**Minutes – Executive Policy Committee – March 12, 2024**

**Report – Standing Policy Committee on Property and Development – March 7, 2024**

**Item No. 11 Zoning Agreement Amendment – 4025 Roblin Boulevard (Charleswood-Tuxedo-Westwood Ward) File ZAA 5/2023 [c/r DAV 241153/2023D]**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Zoning Agreement dated November 22, 2000 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 220/2000 and registered against title to the land described therein (the "Subject Land") as Caveat No. 2571526/1, be amended and restated in accordance with the following:

    A. Remove the obligations under paragraphs 2 and 3;

    B. Remove the restriction on principal building number and height contained in the first paragraph numbered as paragraph 4;

    C. Remove the restriction on vehicular access from McQuaker Drive contained in the second paragraph numbered as paragraph 4;

    D. Replace the landscaping obligations contained in paragraph 5 in accordance with the following:

        Existing trees must be maintained in accordance with the plans shown on page 10 of the Arborist Report dated November 1, 2023, attached as Schedule "C" to this report (the "Arborist Report"). The developer must, before the City will issue a development permit, provide the City with written confirmation of a certified arborist hired to provide tree protection oversight through demolition and construction in accordance with the Arborist Report, to the satisfaction of the Director of Planning, Property and Development.

    E. Replace the plan approval requirements contained in paragraph 6 in accordance with the following:

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

**Report – Standing Policy Committee on Property and Development – March 7, 2024**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

- private approaches,
- buildings (including building elevations and materials),
- accessory parking areas,
- loading areas,
- fencing
- garbage enclosures, and
- landscaping

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

F. Add a restriction that no building shall be located at any time within 30 feet of the west property line; and

G. Add a requirement that the developer enter into and register against title to the subject land by way of caveat a Servicing Agreement that includes all obligations contained in the Report of the Administrative Coordinating Group dated February 9, 2024, attached as Schedule "B" to this report, with the following amendment:

i. In Section III – Servicing Conditions, delete Condition 3 in its entirety and replace with the following:

"3) <u>McQuaker Drive</u>

The Developer shall, at no expense to the City, construct pavements, in McQuaker Drive, from Roblin Boulevard to the north end of the proposed future private approach, and all related works, including but not limited to a sidewalk on the east side, appropriate asphalt transition, ornamental street lighting, boulevard landscaping, and land drainage infrastructure, all as determined by the Director of Public Works and to the satisfaction of the Director of Public Works."

H. Add a requirement that a single private approach from McQuaker Drive shall be located no closer than 400 feet, and no further than 475 feet as measured from the north limit of the Roblin Boulevard public right of way.

**Report – Standing Policy Committee on Property and Development – March 7, 2024**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")

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

4. Subject to registration of the amended and restated Zoning Agreement required under recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2571526/1 be discharged from title to the Subject Land.

5. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

**Report – Standing Policy Committee on Property and Development – March 7, 2024**

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Carried

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On March 7, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On February 27, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1.G., delete the period after the words “to this report” and replace with the following:

  “, with the following amendment:

  i. In Section III – Servicing Conditions, delete Condition 3 in its entirety and replace with the following:

     “3) <u>McQuaker Drive</u>

**Report – Standing Policy Committee on Property and Development – March 7, 2024**

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> The Developer shall, at no expense to the City, construct pavements, in McQuaker Drive, from Roblin Boulevard to the north end of the proposed future private approach, and all related works, including but not limited to a sidewalk on the east side, appropriate asphalt transition, ornamental street lighting, boulevard landscaping, and land drainage infrastructure, all as determined by the Director of Public Works and to the satisfaction of the Director of Public Works."

- Add the following new Recommendation 1.H.:

  "1.H. Add a requirement that a single private approach from McQuaker Drive shall be located no closer than 400 feet, and no further than 475 feet as measured from the north limit of the Roblin Boulevard public right of way."

and forwarded the matter to the Standing Policy Committee on Property and Development.

## PUBLIC HEARING SUMMARY

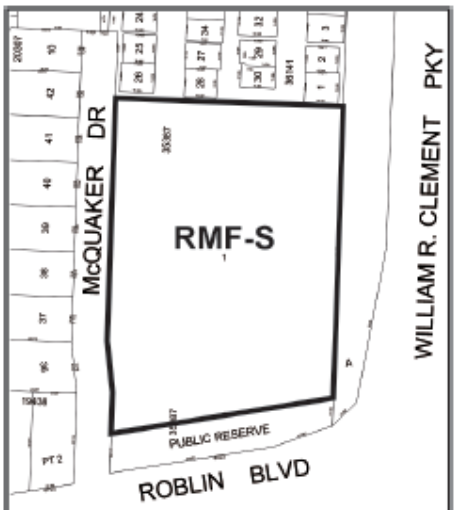
**File:** ZAA 5/2023

**Before:** Assiniboia Community Committee
Councillor Lukes, Chairperson
Councillor Dobson
Councillor Duncan

**Public Hearing:** February 27, 2024
Council Building, 510 Main Street

**Applicant:** Serhal Consulting (Daniel Serhal)

**Subject:**




**APPLICANT** :Serhal Consulting Inc. (Daniel Serhal)
**FILE**: ZAA 5/2023
**PROPOSAL** : To amend the Zoning Agreement DAZ 220/2000 (By-law 7718/2000) affecting the land shown outlined above by deleting clauses 2 and 3 to allow the construction of a Multi-Family Dwelling development on the land that is not restricted to seniors only accommodations and not limited to 33 units, deleting clause 4 to allow more than one principal building on the property and buildings that are more than 3 storeys in height and deleting clause 4 to allow the development to have access from McQuaker Drive, along with Roblin Boulevard. **For information, phone D. Clark Planner at 204-986-5684**

**Premises Affected:** 4025 Roblin Boulevard

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

**Prepared by:** Leah Cowan, Senior Committee Clerk
Assiniboia Community Committee

**Report date:** February 29, 2024

**Community Committee Recommendation:**

On February 27, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the Zoning Agreement dated November 22, 2000 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 220/2000 and registered against title to the land described therein (the "Subject Land") as Caveat No. 2571526/1, be amended and restated in accordance with the following:

    A. Remove the obligations under paragraphs 2 and 3;

    B. Remove the restriction on principal building number and height contained in the first paragraph numbered as paragraph 4;

    C. Remove the restriction on vehicular access from McQuaker Drive contained in the second paragraph numbered as paragraph 4;

    D. Replace the landscaping obligations contained in paragraph 5 in accordance with the following:

        Existing trees must be maintained in accordance with the plans shown on page 10 of the Arborist Report dated November 1, 2023, attached as Schedule "C" to this report (the "Arborist Report"). The developer must, before the City will issue a development permit, provide the City with written confirmation of a certified arborist hired to provide tree protection oversight through demolition and construction in accordance with the Arborist Report, to the satisfaction of the Director of Planning, Property and Development.

    E. Replace the plan approval requirements contained in paragraph 6 in accordance with the following:

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

        - private approaches,

- buildings (including building elevations and materials),
- accessory parking areas,
- loading areas,
- fencing
- garbage enclosures, and
- landscaping

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

F. Add a restriction that no building shall be located at any time within 30 feet of the west property line; and

G. Add a requirement that the developer enter into and register against title to the subject land by way of caveat a Servicing Agreement that includes all obligations contained in the Report of the Administrative Coordinating Group dated February 9, 2024, attached as Schedule "B" to this report***, with the following amendment:***

***i. In Section III – Servicing Conditions, delete Condition 3 in its entirety and replace with the following:***

***"3) <u>McQuaker Drive</u>***

***The Developer shall, at no expense to the City, construct pavements, in McQuaker Drive, from Roblin Boulevard to the north end of the proposed future private approach, and all related works, including but not limited to a sidewalk on the east side, appropriate asphalt transition, ornamental street lighting, boulevard landscaping, and land drainage infrastructure, all as determined by the Director of Public Works and to the satisfaction of the Director of Public Works."***

***H Add a requirement that a single private approach from McQuaker Drive shall be located no closer than 400 feet, and no further than 475 feet as measured from the north limit of the Roblin Boulevard public right of way.***

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")

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

4. Subject to registration of the amended and restated Zoning Agreement required under recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2571526/1 be discharged from title to the Subject Land.

5. That, the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

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

1. It's important, obviously, that we have proper access for the existing residents at the northern portion of this property. The traffic will be very limited given that there are 40 units, primarily supporting seniors who have been living in that community for quite some time.

2. Also, that the existing property to the south at 4025 be developed to provide additional housing for Winnipeggers and future Winnipeggers.

3. Also, in some of the amendments, to speak to them, that the developer incur costs that would improve the existing roadway of McQuaker but not to the urban standard, which we heard from residents here, they were not looking for a full out concrete curb, gutter, removal of their ditch system, but this will accomplish some support towards an improved roadway, and potential pedestrian corridor as well.

**Exhibits Filed:**

1. Application dated November 16, 2023
2. Notification of Public Hearing dated December 12, 2023
3. Manitoba Status of Titles 3261412/1, 1539654/1
4. Caveats 2248849, 2288294, 2221246, 2366736, 2682282, 2251862, 2571526
5. Arborist Report dated August 4, 2021
6. Transportation Impact Study dated November 2021
7. Plans (6 pages)
8. Report from the Urban Planning Division dated February 15, 2024
9. Inspection Report
10. Communication dated February 12, 2024 from Scott Alan Gregoire in support of the application
11. Communication dated February 13, 2024 from Joshua Simair in opposition to the application
12. Communication dated February 14, 2024 from Stefan Campbell in opposition to the application
13. Communication dated February 15, 2024 from Heather Schilling in opposition to the application
14. Communication dated February 13, 2024 from Nicole Dubois in opposition to the application
15. Communication dated February 16, 2024 from Jonathan Troniak in opposition to the application
16. Communication dated February 17, 2024 from Melissa Campbell in opposition to the application
17. Communication dated February 17, 2024 from Monica Gompf in support of the application
18. Communication dated February 18, 2024 from Pamela Mulrooney in opposition to the application
19. Communication dated February 19, 2024 from Philip Gerald Vermeulen in opposition to the application
20. Communication dated February 19, 2024 from Susan Hjalmarson in opposition to the application
21. Communication dated February 20, 2024 from Kristyn Burak in opposition to the application
22. Communication dated February 19, 2024 from Wendy Rahnefeld in opposition to the application
23. Communication dated February 20, 2024 from Barbara Bennett in support of the application
24. Communication dated February 20, 2024 from Kathleen Chiswell in support of the application
25. Communication dated February 20, 2024 from Kendra Hodges in opposition to the application
26. Communication dated February 20, 2024 from Erik Campbell in opposition to the application

**Exhibits Filed:**
**(continued)**

27. Communication dated February 20, 2024 from Terence Richard Ladyman in support of the application
28. Communication dated February 20, 2024 from Susan Elizabeth Ladyman in support of the application
29. Communication dated February 21, 2024 from Mandi Giesbrecht in opposition to the application
30. Communication dated February 21, 2024 from Harold A. Wiens in support of the application
31. Communication dated February 21, 2024 from Carolyn F. Wiens in support of the application
32. Communication dated February 21, 2024 from Tiffany Skoda in opposition to the application
33. Communication dated February 21, 2024 from Sarah Geres in opposition to the application
34. Communication dated February 21, 2024 from Kathryn Joy Lussier in support of the application
35. Communication dated February 21, 2024 from Kris Sidhu in support of the application
36. Communication dated February 21, 2024 from Donald V. Lussier in support of the application
37. Communication dated February 22, 2024 from Brenda Gibbings in opposition to the application
38. Communication dated February 22, 2024 from Brett Hickey in opposition to the application
39. Communication dated February 22, 2024 from Katarina Vugrin in opposition to the application
40. Communication dated February 22, 2024 from Gordon Frost in opposition to the application
41. Communication dated February 22, 2024 from Lisa Wong in opposition to the application
42. Communication dated February 23, 2024 from Donald Fraser in opposition to the application
43. Communication dated February 23, 2024 from Stanley Brent Campbell in opposition to the application
44. Communication dated February 23, 2024 from Janis Lee Campbell in opposition to the application
45. Communication dated February 23, 2024 from Ruth MacKinnon in opposition to the application
46. Communication dated February 23, 2024 from Zachary Hotson in support of the application
47. Communication dated February 23, 2024 from Karl Gompf in support of the application
48. Communication dated February 23, 2024 from Jenna Malmo in opposition to the application

**Exhibits Filed:**
**(continued)**

49. Communication dated February 23, 2024 from Edward Bettess in opposition to the application
50. Communication dated February 23, 2024 from Joel Malmo in opposition to the application
51. Communication dated February 23, 2024 from Vanda Araujo in opposition to the application
52. Communication dated February 23, 2024 from Robyn Olson in opposition to the application
53. Communication dated February 24, 2024 from Kevin McElrea in opposition to the application
54. Communication dated February 24, 2024 from Kyle Cooper in opposition to the application
55. Communication dated February 24, 2024 from Guy McLachlan in support of the application
56. Communication dated February 24, 2024 from Lynne Gibbings in opposition to the application
57. Communication dated February 24, 2024 from Allan and Dolores Bischoff in support of the application
58. Communication dated February 24, 2024 from Joan McLachlan in support of the application
59. Communication dated February 24, 2024 from Lorna Hughson in support of the application
60. Communication dated February 24, 2024 from Kyle Burak in opposition to the application
61. Communication dated February 24, 2024 from Robyn Nicole Halliday in opposition to the application
62. Communication dated February 25, 2024 from Ramona Turner in opposition to the application
63. Communication dated February 25, 2024 from Brian Hughson in support of the application
64. Communication dated February 25, 2024 from Breanne MacQuarrie in opposition to the application
65. Communication dated February 25, 2024 from Alan Maclean in support of the application
66. Communication dated February 25, 2024 from Susan McElrea in opposition to the application
67. Communication dated February 25, 2024 from Glen Johnston in opposition to the application
68. Communication dated February 25, 2024 from Barbara Pettitt in support of the application
69. Communication dated February 25, 2024 from Verna Guenther in support of the application
70. Communication dated February 25, 2024 from Denis Dubois in opposition to the application

**Exhibits Filed:**
**(continued)**

71. Communication dated February 25, 2024 from Ronald Ralph Garden in support of the application
72. Communication dated February 25, 2024 from Izel Tamayo in opposition to the application
73. Communication dated February 25, 2024 from Constance Karen Quaglia in support of the application
74. Communication dated February 25, 2024 from Greg Baylis in opposition to the application
75. Communication dated February 25, 2024 from Anne Vandenberg in opposition to the application
76. Communication dated February 25, 2024 from Michael Teske in opposition to the application
77. Communication dated February 25, 2024 from Patricia McInnis in opposition to the application
78. Communication dated February 25, 2024 from Julian Pliszka in support of the application
79. Communication dated February 25, 2024 from Lucille Evans in support of the application
80. Communication dated February 25, 2024 from Roberta Burns in support of the application
81. Communication dated February 25, 2024 from Krystal Miller in opposition to the application
82. Communication dated February 25, 2024 from Terry Pettitt in support of the application
83. Communication dated February 25, 2024 from Kendra Stewart in opposition to the application
84. Communication dated February 25, 2024 from George Forzley in opposition to the application
85. Communication dated February 26, 2024 from Kathryn Gibbings in opposition to the application
86. Communication dated February 26, 2024 from Monica Dubois in opposition to the application
87. Communication dated February 26, 2024 from Sam Henrickson in opposition to the application
88. Communication dated February 26, 2024 from Doug Evans in support of the application
89. Communication dated February 26, 2024 from Georgina Pearl Johnson in support of the application
90. Communication dated February 26, 2024 from Ryan Sanders in opposition to the application
91. Communication dated February 26, 2024 from Vincent Corbin in opposition to the application
92. Communication dated February 26, 024 from Kelly Forzley in opposition to the application

**Exhibits Filed:**
**(continued)**

93. Communication dated February 26, 2024 from Mitch Njegovan in support of the application
94. Communication dated February 26, 2024 from Gerald Gibbings in opposition to the application
95. Communication dated February 26, 2024 from Kathy Njegovan in support of the application
96. Petition with respect to the application purporting to contain 52 signatures, submitted by Barb and Terry Pettitt
97. Communication dated February 24, 2024 from Monica Gompf in support of the application
98. Communication dated February 26, 2024 from Margarida Carvalho in support of the application
99. Communication dated February 26, 2024 from Pamela Mulrooney in opposition to the application
100. Communication dated February 27, 2024 from Jackie Drever in support of the application
101. Presentation dated February 27, 2024 from Kathryn Gibbings in opposition to the application

REPRESENTATIONS:

In Support:

Barbara Bennett
Richard Best
Allan Bischoff
Dolores Bischoff
Roberta Burns
Margarida Carvalho
Stephen Chapman
Kathleen Chiswell
Linda Delaney
Robert Delaney
Jackie Drever
Lucille Evans
Doug Evans
Ronald Ralph Garden
Monica Gompf
Karl Gompf
Dale Gould
Pat Gould
Scott Alan Gregoire
Verna Guenther
Brent Horrill
Zachary Hotson
Lorna Hughson
Brian Hughson
Georgina Pearl Johnson
Terence Richard Ladyman
Susan Elizabeth Ladyman
Kathryn Joy Lussier
Donald V. Lussier
Alan Maclean
Guy McLachlan
Joan McLachlan
Mitch Njegovan
Kathy Njegovan
Barbara Pettitt
Terry Pettitt
Julian Pliszka
Constance Karen Quaglia
Barb Scott
Brian Scott
Daniel Serhal
Kris Sidhu
Harold A. Wiens
Carolyn F. Wiens

In Opposition:

Vanda Araujo
Linda Baylis
Greg Baylis
Edward Bettess
Kristyn Burak
Kyle Burak
Stefan Campbell
Melissa Campbell
Erik Campbell
Stanley Brent Campbell
Janis Lee Campbell
Kyle Cooper
Vincent Corbin
Monica Dubois
Danielle Dubois
Nicole Dubois
Denis Dubois
Grant Forzley
George Forzley
Kelly Forzley
Donald Fraser
Gordon Frost
Sarah Geres
Kathryn Joy Gibbings
Brenda Gibbings
Lynne Gibbings
Gerald Gibbings
Mandi Giesbrecht
David Grohmueller
Robyn Nicole Halliday
Maxine Hasselriis
Sam Henrickson
Brett Hickey
Susan Hjalmarson
Kendra Hodges
Glen Johnston
Ruth MacKinnon
Breanne MacQuarrie
Jenna Malmo
Joe Malmo
Kevin McElrea
Susan McElrea
Patricia McInnis
Krystal Miller
Pamela Mulrooney
Robyn Olson
Wendy Rahnefeld
Ryan Sanders
Heather Schilling
Joshua Simair
Tiffany Skoda
Kendra Stewart
Izel Tamayo
Michael Teske
Jonathan Troniak
Ramona Turner
Anne Vandenberg
Philip Gerald Vermeulen
Katarina Vugrin
Lisa Wong
Garth Wyrchowny

For Information:

Sylvia Bohonos
Maria Carvalho
Eleanor Copetti
George Dohie
Rhonda Grist
Jennifer Hanson
Janice Harper
Lynn Horrill
Jo Johnson
Winnifred Matich
Peter Mitchell
Deborah Schlamp
Moshe Selchen
Cathy Skene
Diane Smith
George Smith
Lorraine Weatherby

For the City:

D. Clark, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
S. Whitehouse, Senior Urban Designer, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 5/2023

# ADMINISTRATIVE REPORT

**Title:** ZAA 5/2023 – 4025 Roblin Blvd.

**Issue:** For consideration at the public hearing for a Zoning Agreement Amendment to remove and amend clauses

**Critical Path:** Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| D. Clark, RPP MCIP | n/a | n/a | |

## RECOMMENDATIONS

1. That the Zoning Agreement dated November 22, 2000 (the "Zoning Agreement"), entered into pursuant to Development Application No. DAZ 220/2000 and registered against title to the land described therein (the "Subject Land") as Caveat No. 2571526/1, be amended and restated in accordance with the following:

   A. remove the obligations under paragraphs 2 and 3;

   B. remove the restriction on principal building number and height contained in the first paragraph numbered as paragraph 4;

   C. remove the restriction on vehicular access from McQuaker Drive contained in the second paragraph numbered as paragraph 4;

   D. replace the landscaping obligations contained in paragraph 5 in accordance with the following:

      Existing trees must be maintained in accordance with the plans shown on page 10 of the Arborist Report dated November 1, 2023, attached as Schedule "C" to this report (the "Arborist Report"). The developer must, before the City will issue a development permit, provide the City with written confirmation of a certified arborist hired to provide tree protection oversight through demolition and construction in accordance with the Arborist Report, to the satisfaction of the Director of Planning, Property and Development.

E. replace the plan approval requirements contained in paragraph 6 in accordance with the following:

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

- private approaches,
- buildings (including building elevations and materials),
- accessory parking areas,
- loading areas,
- fencing
- garbage enclosures, and
- landscaping

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

F. add a restriction that no building shall be located at any time within 30 feet of the west property line; and

G. add a requirement that the developer enter into and register against title to the subject land by way of caveat a Servicing Agreement that includes all obligations contained in the Report of the Administrative Coordinating Group dated February 9, 2024, attached as Schedule "B" to this report.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with recommendation 1 (the "Amending Agreement") and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to be necessary to implement the intent of the foregoing (the "Ancillary Agreements")
3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the Amending Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.
4. Subject to registration of the amended and restated Zoning Agreement required under recommendation 1 against title to the Subject Land at the Winnipeg Land Titles Office, that Caveat No. 2571526/1 be discharged from title to the Subject Land.
5. That, the proper officers of the City are hereby authorized to execute said Amending Agreement.

## REASON FOR THE REPORT

- Zoning Agreement Amendment applications require a public hearing 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 Winnipeg Public Service are concurred in, the subject Zoning Agreement will be amended as proposed.

## CONSULTATION

- In preparing this Report there was consultation with: Relevant City of Winnipeg Departments per the Administrative Coordinating Group.

## OURWINNIPEG POLICY ALIGNMENT

OUR WINNIPEG 2045

Key policies applicable to the proposed development include:

OurWinnipeg Goal - City Building

*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. municipal infrastructure capacity.*

*2. Integrate resilient land use, transportation and infrastructure planning, and investments. Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and*

*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.*

*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.*

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

One of the Vision Statement's in the Climate Action Plan is that:

*Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.*

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

*Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities* (p.vi)

*3.1 Increase Use and Efficiency of Public Transit Systems*

*3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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

*4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*

*4.3 Pursue Transit-Oriented Development*

## 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.

## SUBMITTED BY

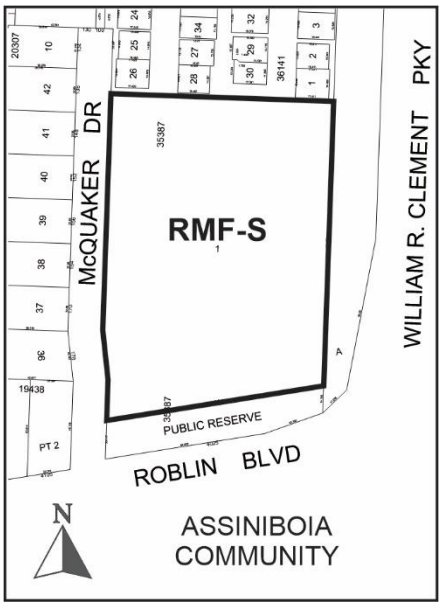
| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Urban Planning |
| Prepared by | Devin Clark, RPP MCIP |
| Date: | February 15, 2024 |
| File No. | ZAA 5/2023 |

**List of Schedules and Attachments**

1. Schedule “A” Planning Discussion
2. Schedule “B” Report of the Administrative Coordinating Group, dated February 9, 2024
3. Schedule “C” Arborist Report
4. Schedule “D” Transportation Impact Study

**SCHEDULE 'A'**

| | |
|---|---|
| **DATE:** | February 15, 2024 |
| **FILE:** | **ZAA 5/2023** |
| **RELATED FILES:** | DAV 23-241153D |
| **COMMUNITY:** | Assiniboia Community |
| **NEIGHBOURHOOD #:** | 2.622 (Ridgedale) |
| **SUBJECT:** | For consideration at the public hearing for a Zoning Agreement Amendment to remove and amend clauses of the Zoning Agreement |
| **LOCATION:** | 4025 Roblin Blvd. |
| **LEGAL DESCRIPTION:** | LOT 1 PLAN 35387 IN RL 40 PARISH OF ST CHARLES |




| | |
|---|---|
| **APPLICANT:** | Serhal Consulting (Danny Serhal)<br>47 Highland Creek Rd.<br>Winnipeg, Manitoba R3Y 0E1 |
| **OWNERS:** | 1996887 ALBERTA LTD.<br>40 Gobert Cres.<br>Winnipeg, Manitoba R2N 3Y6 |
| **RECOMMENDATION:** | Approval with conditions |

## HISTORY

DAZ 220/2000 permitted the land to be rezoned to the “RM-1” Multiple-Family Residential District (now identified as “RMF-S” under the Zoning By-law 200/06). The Zoning was approved subject to the following conditions:

1) The Owner’s land (including land contiguous to the land being rezoned, if any) and hereinafter referred to as “the land”, is described as follows:

   Lot 1 Plan 35387 WLTO in RL 40 Parish of St. Charles

2) The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered or enlarged on the land for any use except seniors accommodations.

3) No more than thirty-three (33) units shall be permitted on the land.

4) The existing building on the land, together with its proposed addition, shall be the only principal building permitted on the land and such building shall be limited in height to three (3) storeys.

4) No vehicular access shall be permitted to the land from McQuaker Drive.

5) The Owner agrees to appropriately landscape the western edge of the land to help screen any existing and future development from McQuaker Drive.

6) No structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until detailed construction plans, indicating site layout, access, parking, loading, garbage enclosures, building elevations, materials and site landscaping are submitted to and approved by the Director of Planning, Property and Development Department, or his designate, and the Assiniboia Community Committee.

DAZ 212/2021

- An application to rezone the lands at 4025 Roblin Blvd. from the “RMF-S” Residential Multi Family – Small zoning district to the “RMF-L” Residential Multi Family – Large zoning district was approved by the Assiniboia Community Committee on January 28, 2022 with amendments to the Public Service’s recommendations.
- On February 24, 2022, Council approved the matter and gave First Reading to By-law No. 36/2022 to amend the zoning from “RMF-S” to “RMF-L”.
- The item was then referred to the Municipal Board due to the Charter (Bill 37), which requires the City to refer certain land use matters, including rezonings, to the Municipal Board if there are twenty-five or more objections to the decision of Council.
- A public hearing was held by the Municipal Board on June 29, July 4 and July 18, 2022. A decision was rendered by the Board on September 15 that recommended that the City reject the rezoning application.
- In accordance with subsection 236.1(9) of the Charter, Council must not pass a by-law except in accordance with the Municipal Board’s recommendations. Accordingly, Council did not give second or third reading to By-law No. 36/2022 and, and rescinded its original approval dated February 24, 2022.

Historical Designation

- On January 9, 2023 The Standing Policy Committee on Property and Development concurred in the recommendation of the Historical Buildings and Resources Committee and approved the following:

  1. That Independent Order of Odd Fellows Home, 4025 Roblin Boulevard, be added to the List of Historical Resources, with the proposed character defining elements:

     A. Exterior:

        i. Three-storey brick structure on raised, stone-clad basement with gable roof with main (south) façade facing Roblin Boulevard, east and west façades facing service roads and wooded areas and rear (north) façade facing a newer residential development;

        ii. The symmetrically designed south façade with its projecting pedimented entrance with lettering that reads, “ODDFELLOWS HOME.” above the entrance and a stone panel with three carved interlocked chain links in the spandrel between the second and third floors, projecting east and west wings topped by gable ends with cornice returns, rectilinear window openings and roof with gable dormers and modest cornice;

        iii. The rear (north) façade, excluding the stuccoed additions, with central projecting area flanked by the main building which included entrances for “GIRLS” (east side) and “BOYS”, and arched window openings with radiating brick heads;

        iv. The west façade with covered entrance, rectilinear window openings and modest cornice, gable dormer, gable with cornice returns and modest cornice; and

        v. The east façade with rectilinear window openings and modest cornice, gable dormer, gable with cornice returns and modest cornice;

     B. Interior:

        i. With the exception of the framed stained-glass wall hanging, the finishes and layout of the main entrance lobby.

## DISCUSSION

### SITE DESCRIPTION

- The subject property is located at the northwest corner of Roblin Boulevard and the William Clement Parkway. It is in the Ridgedale Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property is currently zoned “RMF-S” Residential Multi-Family (Small) district.
- The subject property has a total land area of approximately 4.5 acres in size. It currently contains a three storey multi-family residential building constructed in the 1920s that is currently operating as a care home.
- The subject site is located within the Established Neighbourhoods – Recent Communities policy area of the *Complete Communities 2.0*




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

**SURROUNDING LAND USE AND ZONING (See Figure 2)**

**North:** Bare land condominium units zoned “RMF-S” Residential Multi-Family (Small) district.

**South:** Passive green space zoned “R1-L” Residential Single family – Large, then Roblin Boulevard, then passive green space zoned “PR1” Parks and Recreation (Neighbourhood district).

**East:** Passive green space zoned “A” Agricultural district then the William Clement Parkway

**West:** McQuaker Drive, then single-family residential uses zoned “R1-L” Residential Single-Family (Large).




**Figure 2: Zoning of the site and surrounding area.**

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant is proposing to amend the Zoning Agreement, primarily in order to allow additional multi-unit residential dwellings on the site.
- Submitted plans indicate that a total of 119 new units will be provided on site in addition to the existing 33 units within the Oddfellows building on site, for a total of 152 units.
- A four storey multi-unit building is to be located along the east side of the property and a portion fronting onto Roblin Boulevard.
    - A total of 101 units are proposed within this building.
    - A height of 45 feet is proposed and requires a variance to the permitted 35 feet.
    - The building footprint is shown to be 29,220 square feet.
    - This building is located 103 feet from the north property line.
- Townhouse units are proposed along the west and south portions of the site.
    - A total of 18 townhomes are proposed.
    - Building heights are to be 35 ft.
    - The building footprint for each building is 4,048 square feet.
    - The townhomes facing McQuaker Drive are setback just under 30 feet from the west property line.
- An approach is shown from McQuaker Drive that lines up approximately with the south edge of the Oddfellows building.
- 186 parking stalls are required and the proposal is to have 222 stalls.
    - 152 stalls are provided for the four storey multifamily building
    - 36 stalls are provided for the townhomes
    - 34 stalls are provided for the existing care home
    - 7 accessible and 2 van accessible stalls are provided
    - 20 bicycle parking stalls are provided.
- Landscaping is proposed as follows:
    - Street edge landscaping along McQuaker Drive requires 19 trees and 84 shrubs. The applicant is proposing 90 shrubs and has identified 35 trees to be maintained that count as credit toward the required amount of street edge trees. In total this credit is considered the equivalent of 134 trees with respect to the Zoning By-law tree credit criteria.
    - Street edge landscaping is not required under the Zoning By-law along the south property line, given the property does not abut the right-of-way. However, the applicant is proposing 20 trees and 34 shrubs in front of the 4 storey building as well as 9 trees and 21 shrubs for the townhomes facing Roblin Blvd.
    - Townhomes near the west property line require 23 shrubs for building foundation landscaping and the applicant is proposing 29 shrubs. For the Roblin facing buildings, the townhomes require 9 shrubs and the applicant is proposing 16, and

for the four storey building, 16 shrubs are required and the applicant is proposing 49 shrubs.

- Parking lot interior landscaping requires 4 trees and 11 shrubs. The applicant is proposing 4 trees and 24 shrubs.
- Landscaping is proposed throughout the site in a manner that exceeds the Zoning By-law requirements in order to soften hardscape features such as parking lots.

*Associated Variance Application*

- The proposed development is the subject of an associated Variance application under file no. DAV 23-241153/D. This Variance application is to permit the proposed new multi-family buildings along the west edge of the property to allow building heights of 45 feet instead of 35 feet.

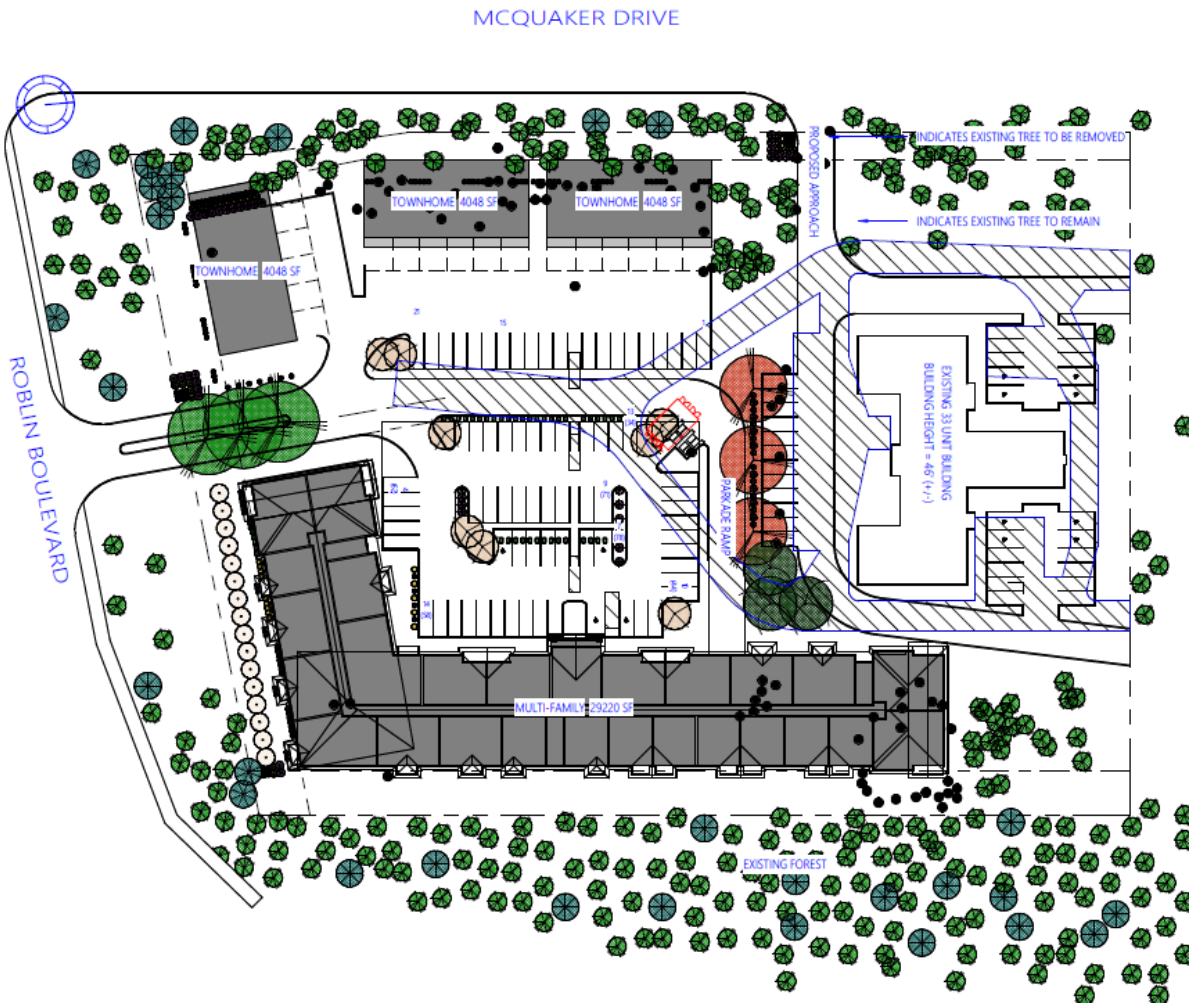



**Figure 3: Site plan of proposed development**

COLLABORATION AND PUBLIC CONSULTATION

- The applicant contacted the Urban Planning Division prior to making an application to amend the Zoning Agreement.

PUBLIC CONSULTATION

- The applicant provided the Urban Planning Division with a summary of the public consultation process that was undertaken with area residents that includes the following:
    - June 26, 2023 - Meeting with the McQuaker neighbours to discuss the development. Residents were in support of the scope and scale of the proposed development, but were adamantly against any new access onto McQuaker. There have been several follow up emails and a Zoom meeting is planned for the week of Feb 11-17.
    - July 24, 2023 - Applicant met with the Board chair and another Board member from the condos to the north of the subject site. This was followed up by a meeting with a larger group of condo residents (arranged by the Board Chair) on August 15 2023.
    - Aug 15, 2023 - we proposed to have the McQuaker access but only for access to and from the existing condo units and care home.
    - Aug 16, 2023 - The McQuaker access was proposed to residents via email. They were not in favour. No other objections were raised about the design, except for a request that a wrought iron fence be established along the McQuaker frontage.

**ANALYSIS AND ISSUES**

OURWINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

*OurWinnipeg 2045*

Relevant objectives and policies applicable to the proposed development include the following:

City Building Objectives

*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. municipal infrastructure capacity.*

*2. Integrate resilient land use, transportation and infrastructure planning, and investments. Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and*

*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.*

The following policies are relevant to the proposed development:

*6.1 Sustainable Urban Growth*

*The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.*

*6.5 Climate Resilient Growth*

*The intensification target adopted in Complete Communities must align at a minimum with climate change mitigation and adaptation goals, objectives, and adopted greenhouse gas emissions reduction targets.*

*6.6 Intensification Target*

*Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.*

*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.*

*6.39 Affordable and Supportive Housing Options*

*Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.*

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

- The subject property is located within the Established Neighbourhoods, Recent Communities policy area under *Complete Communities 2.0*. Relevant policies in *Complete Communities 2.0* include the following*:*

***Goal 1 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.***

General policies

*1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*

*1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*

*1.6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including:*

a. *Applicable City-endorsed policies or guidelines;*
b. *Existing zoning of the property and adjacent properties;*
c. *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
d. *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
e. *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
f. *Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;*
g. *The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
h. *The supporting transit, pedestrian and active transportation network; and*
i. *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

*1.14 Mid-rise residential uses will generally be accommodated on arterial roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

*1.15 Low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

*1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*

***Goal 2 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.***

*2.3 Encourage, where contextually suitable, the location of multi-family buildings at or near the front and corner side property lines to create a pedestrian orientation that is respectful of the area context. Use setbacks to provide landscaping, front courtyards for individual units or other amenities that support the pedestrian environment, building design and relationship to the street.*

*Building design*

*2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*

*2.5 Encourage a variety of architectural styles.*

*2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*

*2.9 Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features which may include, but are not limited to, the following:*

*a. Window placement that supports passive surveillance;*

*b. Unit entrances with direct access to the street;*

*c. Front porches;*

*d. Balconies;*

*e. Awnings;*

*f. Lighting; and*

*g. Height of primary entrances.*

*2.10 Discourage building designs that orient the back of the building to the street.*

*2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*

*Massing and scale*

*2.12 New development should respect and complement the existing character of the built form of surrounding properties.*

*2.13 Where appropriate, taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment.*

*2.14 Avoid buildings that create long blank walls facing public streets.*

*2.15 Encourage the use of architectural features to articulate building walls in order to mitigate the impact of new building mass.*

*Parking and loading*

*2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:*

*a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*

*b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*

*c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

*2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.*

*2.18 Strongly discourage locating surface parking lots between streets and building fronts.*

*2.19 Where motor vehicle parking must be accessed from a front street, it should be effectively screened or incorporated into the building in a manner that positively contributes to the attractiveness of the streetscape.*

*Site design*

*2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*

*2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.*

***Goal 3 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.***

*3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

*3.2 Encourage a mix of types, tenures and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.*

*3.3 Increase the supply of affordable housing within Established Neighbourhoods in proximity to commercial amenities, recreational opportunities and frequent transit service.*

*3.4 Encourage development that incorporates affordable housing to locate close to the Primary Transit Network, rapid transit stations, and Urban Mixed Use Corridors.*

*3.5 Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.*

*3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*

***Goal 6 6.0 Ensure Neighbourhoods and communities are well served by parks, open spaces, and recreational facilities that contribute to sustainability, wellness and active living.***

*6.1 Maintain and improve the quality of open spaces and community facilities in Established Neighbourhoods to ensure the current and future recreational needs of residents are met.*

*6.2 Provide a variety of park experiences and opportunities for active and passive enjoyment in all communities in Established Neighbourhoods.*

*6.3 The City should acquire lands where possible to add to the linear parkway network and riverbank areas.*

*6.4 Where significant intensification of housing occurs within a neighbourhood, ensure parks, open spaces, and community facilities respond to community needs through strategic investment.*

*6.5 Encourage the expansion of the urban tree canopy on private and public property to improve the aesthetics of properties and streetscapes, assist in storm water management, provide shade, and improve the overall quality of life of our communities.*

*6.6 Ensure a variety of public spaces, facilities, parks, and other community amenities are provided in Established Neighbourhoods to support well-being, inclusiveness, and the social fabric of a community.*

*6.7 Improve the quality and increase the coverage of the urban tree canopy in Established Neighbourhoods by 10% over the next five years.*

CLIMATE CHANGE ACTION PLAN

- Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles:*

  *3.1 Increase Use and Efficiency of Public Transit Systems*

  *3.2 Increase the Density of Urban Development Along Key Transit Corridors.*

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

  *4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service*

  *4.3 Pursue Transit-Oriented Development*

TRANSIT MASTER PLAN

- The Transit Master Plan identifies the interrelated nature of land use and transit use.
- The Transit Master Plan promotes multimodal connections with land use that better enable people to choose to live without a car or drive less. (p.26)

ZONING

- The current zoning of the subject property is “RMF-S” Residential Multifamily - Small
- Dimensional standards prescribed under Zoning By-law 200/2006 for the “RMF-S” zoning district are as follows:
  - Minimum lot area – 9,000 square feet
  - Minimum lot area per dwelling unit – 1,250 square feet
  - Minimum front yard – 20 feet
  - Minimum rear yard – 25 feet
  - Minimum interior side yard – 4 feet
  - Minimum corner side yard – 5 feet
  - Maximum height of building – 35 feet

ALIGNEMENT WITH COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- In a general sense, the development proposal is compatible with the surrounding area in terms of form, heights, setbacks, density and preservation of trees (where possible). This development increases and expands housing options for residents in the neighbourhood.
- The proposal takes into consideration the zoning of properties adjacent to the site. The land to the north is zoned “RMF-S” and “R1-L” to the west. 12 townhome units are proposed in a manner that would face McQuaker Drive, with vehicle access proposed from Roblin Blvd.
- Building heights of the townhomes are to be 35 feet, and setbacks to the units are proposed at just under 30 feet. In addition, existing trees and new landscaping are proposed along this edge in order to further visually buffer the new dwellings from the existing dwellings on McQuaker. Tree protection measures have been recommended during construction in order to maintain these existing mature trees (per the recommendations of the arborist report).
- The subject lot is significantly larger than other lots in the area and is conducive to higher density development based on this size.
- The subject property is adjacent to two arterial roadways as well as current transit and the future rapid transit “Rose” line.
- Policy 1.15 indicates that *low-rise residential uses will generally be encouraged to locate on arterial roads and collector roads where compatible with adjacent land uses and where they can be conveniently served with transit and local commercial amenities, and in consideration of the factors listed in Policy section 1.6.*

  Low-rise residential is defined in *Complete Communities 2.0* as *buildings four stories or less in height. This typically includes single-family dwellings, two-family dwellings (an up/down duplex or side-by-side), row housing (including triplex, fourplex, and stacked row housing), and apartment housing.* Commercial amenities are located within walking distance of the subject site. For example, a 400 metre walking distance, as measured from the front of the subject site would get you slightly past Alcrest Drive. An 800 metre walking distance would get you to Hendon Ave. 400 and 800 metre walking distances are typically considered to take between 5-10 minutes respectively.
- Building locations are suitable in relation to the surrounding context and building design appears to be of a high-quality, with visual interest.
- Policy 2.10 says to *discourage building designs that orient the back of the building to the street.* The proposed townhomes along McQuaker achieve this as they are oriented toward the street with entrances facing west.
- Parking is located behind the buildings and should be minimally visible from the street
- Affordability and accessibility details have not been provided with the development application, but are encouraged in accordance with policy goal 3.0, which seeks to *ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*

TRANSPORTATION ANALYSIS

- A technical memorandum was prepared (January 25, 2024) as an addendum to the original Transportation Impact Study (TIS) from November 2021.
- This addendum was requested by the City of Winnipeg to update analysis results based on the proposed decrease in density from 300 multi-family units to the current proposal for 119 additional units plus the existing 33 care home units.
- The addendum quantifies the difference in estimated vehicle trips between the 2021 development plan and the 2024 development plan, and, using updated volume projections and analysis, determines if prior recommendations are anticipated to still be required in the context of updated development plans.
- The addendum recommendations are as follows:
    - The proposed 2024 development is anticipated to generate 46 AM trips, and 49 PM trips. This in comparison is 43% and 37% of the 2021 site plan in the AM and PM peak hours, respectively.
    - Traffic operation performance results indicates that an eastbound left turn storage is not required on Roblin Boulevard at McQuaker Drive – regardless of access scenario for the proposed 2024 development.
    - To better accommodate the increase of U-turns on Roblin Boulevard at Oakdale Drive, the south curb is recommended to be reconfigured as per Figure 9 (Figure 3 of this report).
    - The study team recommends proceeding with the modification to the curb on the south side of Roblin Boulevard just east of Oakdale Drive with implementation of the 2024 development plan.

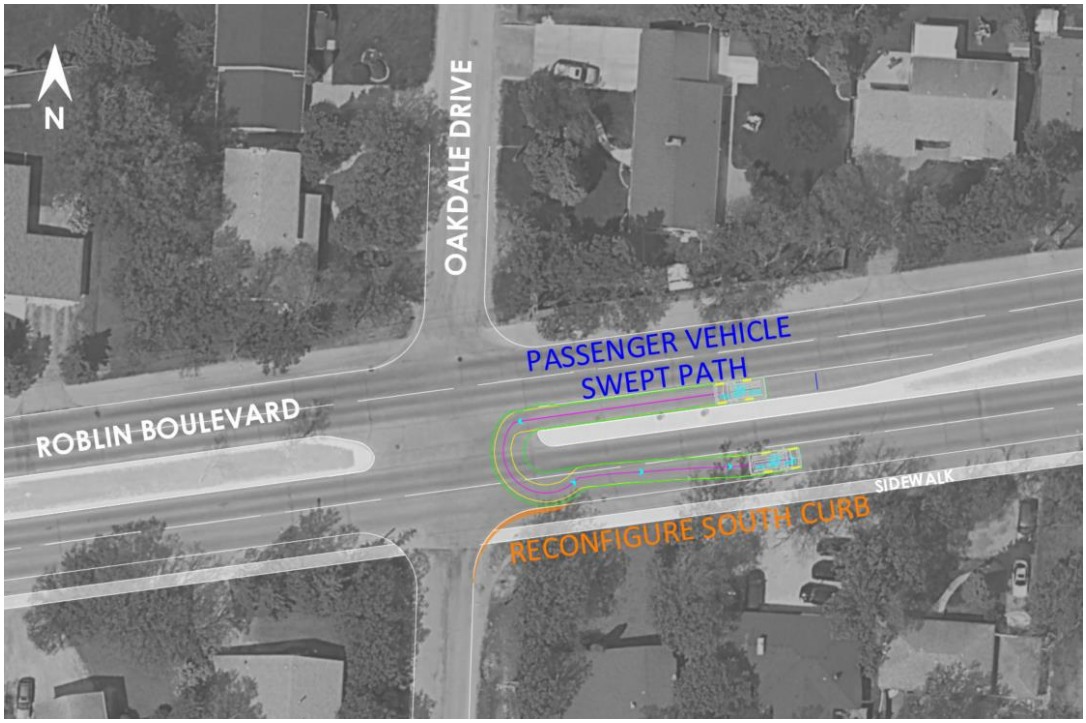



**Figure 4: proposed Oakdale Dr. Roblin Blvd. reconfiguration**

- The applicant was asked to provide input on anticipated traffic volumes for McQuaker Drive if it was limited to the 40 condos and care home use. The feedback received from the traffic consultant was as follows:
    - Based on an existing land use of 40 condos (with seniors as tenants) and 30 assisted living suites, 200 to 250 trips per day is the new traffic flow estimate from the literature.
    - To give that context, based on the literature, the nine houses on McQuaker compute to about 100 trips per day. The combined estimate volume of 300 to 350 trips per day with existing McQuaker plus existing 4025 Roblin is far below the 1,000 vehicle per day threshold we usually reference for local streets based on City guidelines.
- Public Works has reviewed the proposed traffic study and provides
- The Public Works Department has reviewed the findings of the TIS and is recommending that access to the site be granted via McQuaker Drive (in addition to the Roblin access) in order to reduce the need for westbound u-turn movements at Oakdale Drive, as indicated in the proponents' study, subject to the developer entering into a servicing agreement in accordance with Schedule "B" to this report.
- Should access to the site be granted via McQuaker, the Administration believes that this approach should be located as close to McQuaker as possible and that the access design be configured in a manner that limits the glare of vehicle traffic exiting the site while facing residential dwelling units to the west. As indicated in Schedule B of this report, the developer will be responsible to upgrade the portion of McQuaker Drive to an urban standard roadway between Roblin Blvd. and the approach location to the site. See Figure 5 below for proposed approach location.
- Additional benefits of relocating the approach include:
    - Reducing the amount of road required for upgrading to an urban standard
    - Protection of trees within the public right-of-way (particularly in front of the proposed townhomes)
- Further recommendations that are contained within the Administrative Coordinating Group report identified as Schedule "B" in this report.

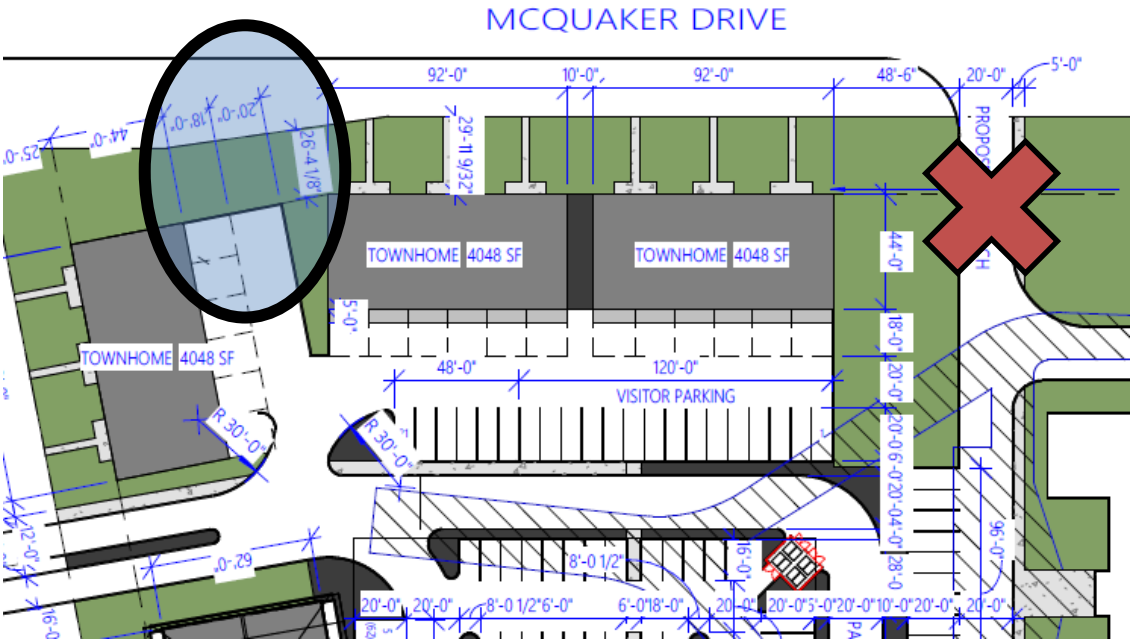



**Figure 5 – Recommended relocation of private approach**

TRANSIT

- The site is serviced by two transit stops along Roblin Blvd and two stops at the intersection of the William Clement Parkway and Roblin Blvd. Based on current weekday schedules, 52 buses serve stop 60495 heading westbound along Roblin Blvd. serving the Westdale area. 47 buses serve stop 60494 which head to Polo Park and Downtown. 10 buses serve stop 60001, which heads northbound to the Grace Hospital. 10 buses serve stop 60488 with service to Unicity. See Figure 6 below for stop number locations.

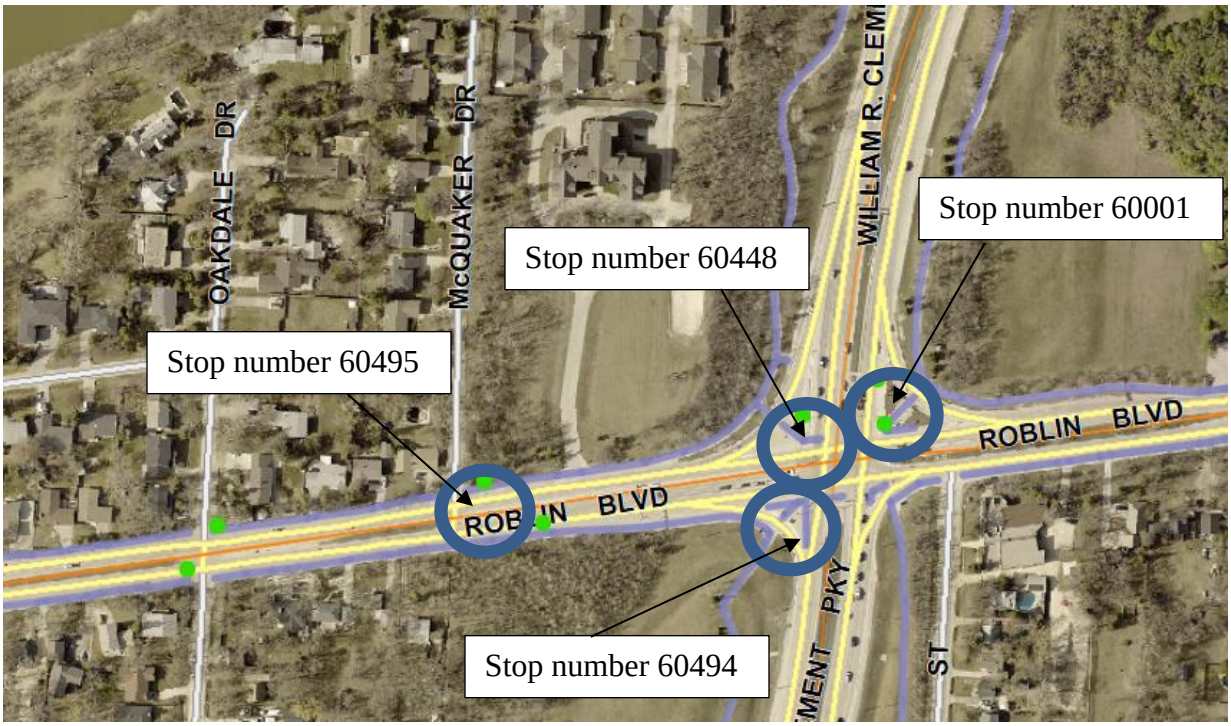



**Figure 6: Transit stops along William Clement Parkway in close proximity to the subject site**

- The City of Winnipeg's Transit Master Plan states that:
  *The Winnipeg metro area's population is expected to approach one million citizens within 25 years. Accommodating the transportation needs of this future population requires enhancements to all aspects of the transportation system. The mobility needs of all people, regardless of age and ability, must be addressed in a sustainable, cost-effective, and reliable way (p.14).*

  *In the current transit system, only slightly more than 20% of Winnipeg homes are within a 500 metre (6-7 minute) walk of frequent transit service. Access to frequent transit service (defined as a bus coming every 15 minutes or less) is a tipping point to make transit an attractive and viable choice (p.14).*

  *Primary Transit Network lines are designed to increase ridership by offering direct and frequent service, every 15 minutes or better for the majority of the day, seven days a week. Increasing ridership is the most significant way Winnipeg Transit can contribute to reducing greenhouse gas emissions in Winnipeg (p.25).*
- The Transit Master Plan identifies the William Clement Parkway as part of the Rapid Transit Network 'Rose Line', and indicates that:
- *Rapid Transit features high frequency service that is reliable in its service pattern. High frequency service between 5 minutes in the peak hours and 10 minutes in the off-peak hours enables customers to access stations with confidence they will not be waiting long. Reliable service is achieved through protected rights-of-way and transit priority, which enables on-time movement and prevents Rapid Transit service from bunching in congested areas (p.40).*

- The ROSE Line is intended to form the primary east-west connector through downtown between Transcona and the Grace Hospital (see Figure 7 below).
- The Transit Master Plan identifies these lines being established by 2045 and that they can be adapted as required from on-street to separated routes based on increases in demand.

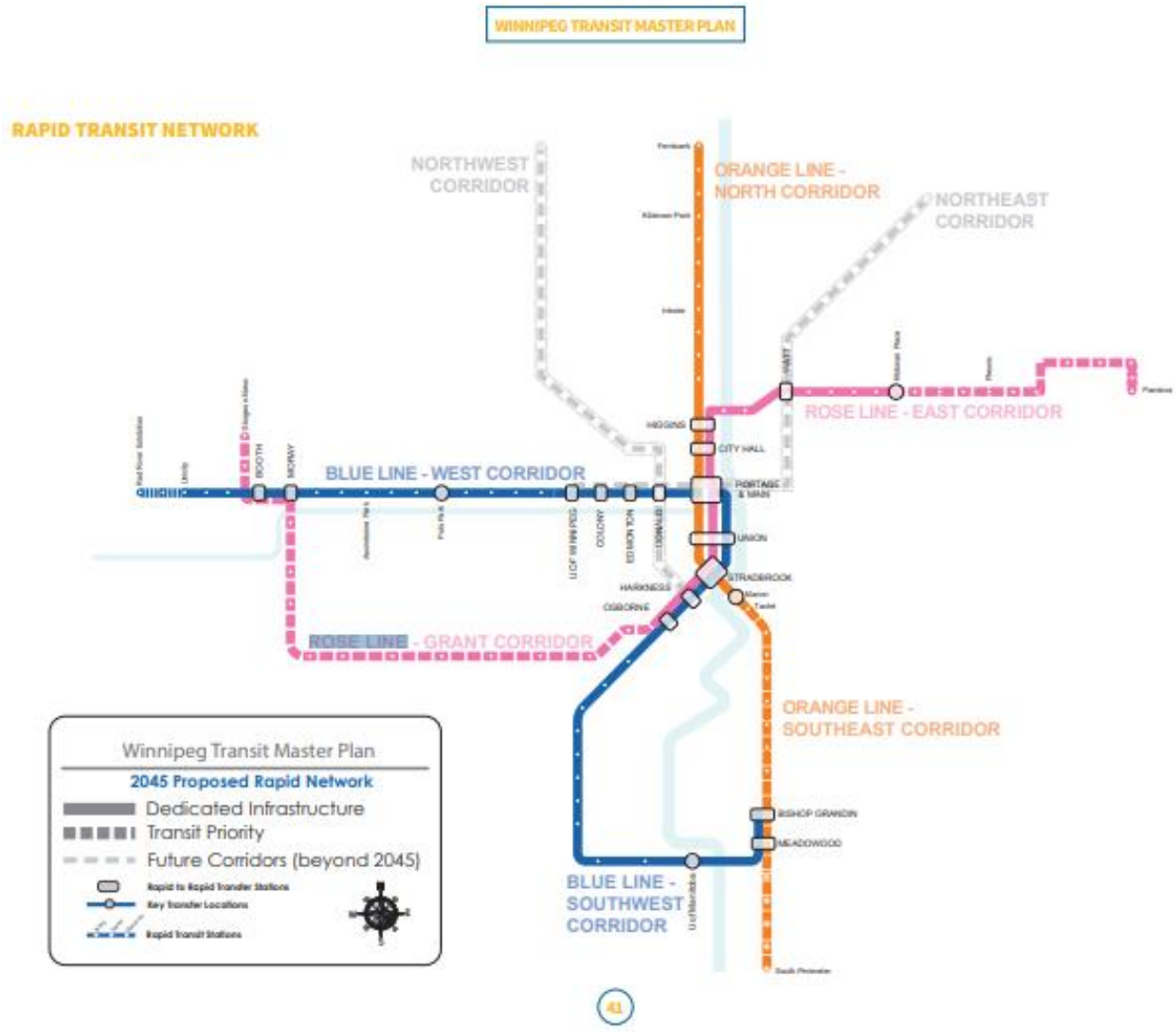



**Figure 7: Proposed Rapid Transit Network**

PEDESTRIAN AND CYCLING NETWORK

In section 2B of the Pedestrian and Cycling Strategy the desire to increase and Improve multi-modal connections is identified.

- *Improving pedestrian and bicycle access to transit increases multi-modal transportation choices and helps to extend the reach of public transit. To develop a comprehensive pedestrian and bicycle network, it is important to look for opportunities to integrate walking and cycling with other modes of transportation, particularly in regards to opportunities for better integration with transit (p.198)*

- The cycling network around the subject site is already established, with a separated cycling facility that runs along both sides of the William Clement Parkway.
- Existing sidewalks are also established on both sides of Roblin Blvd.

COMPATIBILITY WITH THE SURROUNDING AREA

*Context*

- The proposed development is to be located on a 4.5-acre site, which currently contains the Odd Fellows building and operates as a 33-unit care home. To the north are bungalow style condos on land zoned "RMF-S" Residential Multi-Family Small. To the west is McQuaker Drive and then single-family dwellings zoned R1-L "Residential Single Family – Large. To the south is City owned land under the Parks jurisdiction and then Roblin Boulevard, which is an Arterial roadway. To the east is forested City land under Public Works "Streets' jurisdiction and then the William Clement Parkway, which is also classified as an Arterial roadway.

*Density*

- The proposed number of units on site is 152. This includes 101 units in the four storey multifamily building, 18 townhomes, and the 33 units within the existing care home in the Odd Fellows building. The permitted density for the "RMF-S" district allows for a lot area per dwelling unit of 1,250 sq. ft. To calculate lot area per dwelling unit and determine the total number of units permitted on site, the total lot size is divided by 1,250. In this case, 196,600 sq. ft. divided by 1,250 equals 157 units permitted. The proposed lot area per dwelling unit is 1,293 square feet.

*Setbacks/Height*

- The submitted plans show that the townhomes located along the west property line will be setback around 30 feet. The townhome building heights are proposed to be 35 feet.
- The McQuaker Drive right of way is 60 feet wide, which means the new townhouse dwellings will be setback 90 feet from the McQuaker residents property line. Further, the dwellings on the west side of McQuaker are setback around 30 feet from the property line, and many of these yards are well landscaped. As such, there will be an approximate 120-foot separation distance between the existing dwellings on McQuaker and the new townhomes on the subject site. With consideration for the landscaping on the McQuaker resident properties and the trees being preserved on the subject site, a high-quality buffer is anticipated between the existing dwellings and new townhomes.
- Based on the findings of the arborist report a total of 35 existing mature trees that are in good condition are should be protected and remain post construction.
- One of the conditions in the existing Zoning Agreement that is to remain caveated on title is that, *"the owner agrees to appropriately landscape the western edge of the land to help screen any existing and future development from McQuaker Drive."* While this condition is somewhat nebulous, it is anticipated that at the time of plan approval, and post construction, high quality landscaping that will visually buffer the new development will need to be in place, whether that be through the preservation of existing trees (which is strongly encouraged), and/or the planting of new trees and shrubs.
- The 4 storey building is proposed to be 45 feet in height have a setback of just over 108 feet from the north property line. This space between the new building and residents to

the north is also identified within the arborist report where 17 existing trees are in fair/good health and should be viable for protection and survival post construction.

- The closest portion of the 4 storey building to the west property line is approximately 160 feet for the portion fronting Roblin Boulevard and just under approximately 300 feet to the portion of the building closest to the east property line.
- The building heights and setbacks are deemed to be acceptable and appropriate within the context, where the site also abuts two arterial roadways (William Clement Parkway, and Roblin Boulevard).

*Parking*

- The Zoning By-law prescribes 1.5 parking stalls per unit for multi-unit residential development. A total of 186 parking spaces are required and 222 stalls are proposed. This includes 7 accessible stalls (including 2 van accessible stalls), and 15 visitor stalls for the multi family building and an additional 9 stalls for the townhomes. 19 bicycle stalls are required and 20 are provided.
- The existing care home use requires 1 parking stall per 10 units and 1 per staff, equaling a total of 7 required stalls. The current care home use provides 34 surface stalls.
- The multi family residential uses require 179 stalls and a total of 188 stalls are provided.
- The Zoning By-law requires that with multi-unit residential development, 10% of the required parking is provided for visitor parking, which the proposal identifies.
- The parking provided on site meets the vehicle parking requirements of the Zoning By-law and is anticipated to adequately handle the needs of tenant and visitor parking needs. Close proximity to the Active Transportation path along the William Clement Parkway and transit amenities on Roblin Blvd. and the William Clement Parkway are available to accommodate additional and alternate modes of transportation.

*Arborist Report*

- An arborist inspection was conducted on August 21, 2023 with a report prepared November 1, 2023. A tree inventory was completed, which identified the species, size and condition of trees on site. The report also provides preliminary tree preservation recommendations.
- A total of 183 trees were surveyed and categorized into 4 different zones on site.
- Of the 183 trees surveyed on site, 108 trees are recommended to be removed as they are either in poor condition or dead, or fall within the proposed building footprint or hardscaping.
- A total of 75 trees are identified as recommended for tree protection as they are in good or fair condition and fall outside of the proposed development footprint.

The arborist identifies tree protection measures during construction, which includes:

- Identifying the minimum amount of room needed for construction purposes and providing a barrier outside of these construction zones to maximize the tree protection zone where no construction activity should occur.
- The barrier may consist of 6-foot temporary construction fencing
- Minimizing the alteration of existing grade will protect against damage to the root system

- Any tree canopy overhanging the proposed building should be considered ahead of time and pruned by an arborist prior to vertical framing, if it imposes on the structure.

*Landscaping*

- The Zoning By-law requires street edge landscaping for multi-unit residential dwellings requires a minimum of one deciduous or coniferous tree for each 30 feet of linear street frontage, plus 3 shrubs for each 20 feet of linear street frontage.
- McQuaker Drive is considered the “front” yard because the Roblin Blvd. facing portion of the property does not directly abut the public right of way.
- Landscaping requirements along McQuaker Drive are calculated on the basis of 560.1 feet of frontage. As such, 19 trees and 84 shrubs would be required based on this calculation.
- The applicant is proposing to provide 90 shrubs and preserve up to 35 trees along the west edge of the property.
- Street edge landscaping is not required under the Zoning By-law along the south property line, given the property does not abut the right-of-way. However, the applicant is proposing 20 trees and 34 shrubs in front of the 4 storey building as well as 9 trees and 21 shrubs for the townhomes facing Roblin Blvd.
- The Zoning By-law indicates that a development shall receive credit against the amount of landscaping material otherwise required by section 190 for each healthy mature tree over 2½ inches diameter at breast height (DBH) preserved on the site. The credit for preserved trees is determined based on the size of the preserved tree, as shown below.

**TABLE 5-16: Tree Preservation Credits**

| Caliper of Preserved Tree (in inches) | Number of Required Trees Credited |
|---|---|
| Over 12 inches | 6 |
| 8 inches to 11.9 inches | 4 |
| 2.5 inches to 7.9 inches | 2 |

- The arborist report identifies a total of 35 existing trees located within 20 feet of frontage along McQuaker Drive that are in fair/good condition and able to be preserved. As such the total tree credits applied to the 35 existing trees equates to 134 trees. See table below.

| Tree | Tree # | Species | Condition | Inches | Trees credited |
|---|---|---|---|---|---|
| 1 | 72 | Green Ash | Fair | 11.8 | 4 |
| 2 | 74 | Green Ash | Good | 11.8 | 4 |
| 3 | 75 | Poplar | Good | 13.4 | 6 |
| 4 | 76 | Spruce | Good | 6.3 | 2 |
| 5 | 77 | Spruce | Good | 6 | 2 |
| 6 | 78 | Spruce | Good | 5.9 | 2 |
| 7 | 85 | Bur Oak | Good | 3.9 | 2 |
| 8 | 86 | Bur Oak | Good | 5.5 | 2 |
| 9 | 93 | Poplar | Fair | 23.6 | 6 |
| 10 | 100 | Poplar | Fair | 15.4 | 6 |
| 11 | 177 | Spruce | Good | 7.1 | 2 |
| 12 | 178 | Spruce | Good | 7.1 | 2 |

| | | | | | |
|---|---|---|---|---|---|
| 13 | 109 | Bur Oak | Good | 7.5 | 2 |
| 14 | 110 | Bur Oak | Fair | 11.8 | 4 |
| 15 | 114 | Bur Oak | Fair | 14.1 | 6 |
| 16 | 116 | Bur Oak | Fair | 10.2 | 4 |
| 17 | 118 | Bur Oak | Good | 13 | 6 |
| 18 | 119 | Bur Oak | Good | 8.3 | 4 |
| 19 | 147 | Green Ash | Fair | 13.4 | 6 |
| 20 | 152 | Spruce | Good | 11 | 4 |
| 21 | 153 | Spruce | Good | 3.9 | 2 |
| 22 | 155 | Bur Oak | Good | 10.2 | 4 |
| 23 | 156 | Bur Oak | Good | 16.9 | 6 |
| 24 | 157 | Bur Oak | Good | 6.7 | 2 |
| 25 | 158 | Bur Oak | Good | 9.1 | 4 |
| 26 | 159 | Spruce | Good | 4.7 | 2 |
| 27 | 160 | Spruce | Good | 3.9 | 2 |
| 28 | 164 | Bur Oak | Good | 11.4 | 4 |
| 29 | 165 | Spruce | Good | 4.3 | 2 |
| 30 | 166 | Spruce | Good | 7.9 | 2 |
| 31 | 183 | Bur Oak | Good | 9.4 | 4 |
| 32 | 167 | Bur Oak | Good | 19.7 | 6 |
| 33 | 173 | Bur Oak | Good | 17.7 | 6 |
| 34 | 174 | Bur Oak | Good | 17.3 | 6 |
| 35 | 175 | Bur Oak | Good | 19.7 | 6 |
| **Total Trees Credited** | | | | | = 134 trees |

- The Urban Planning Division recommends a condition that would require an arborist to be on site to provide guidance for protection either during demolition (which is not proposed as part of this application) or construction of any principal building.
- The Zoning By-law indicates that at least 1 shrub must be planted per each 10 lineal feet of each façade facing a public right-of-way or containing a principal building entrance. Foundation plantings may be clustered to provide interest. Foundation planting is not required along any portion of the sides or rears of buildings.
- Foundation landscaping is proposed as follows:
    - Townhomes near the west property line require 23 shrubs for building foundation landscaping and the applicant is proposing 29 shrubs. For the Roblin facing buildings, the townhomes require 9 shrubs and the applicant is proposing 16, and for the four storey building, 16 shrubs are required and the applicant is proposing 49 shrubs.
- For the interior parking lot, landscaping requirements are calculated as 5% of the gross parking lot area. Within this space one tree must be provided for each 300 square feet and one shrub for each 100 square feet. The parking area is calculated at 21,844 square feet and 5% of this area equals 1092 square feet. As such, 4 trees and 11 shrubs are required and the applicant is proposing 4 trees and 24 shrubs.

*Historical Designation*

- As noted in the History section of this report, on January 9, 2023 The Standing Policy Committee on Property and Development concurred in the recommendation of the Historical Buildings and Resources Committee and approved the following:

1. That Independent Order of Odd Fellows Home, 4025 Roblin Boulevard, be added to the List of Historical Resources, with the proposed character defining elements:

A. Exterior:

i. Three-storey brick structure on raised, stone-clad basement with gable roof with main (south) façade facing Roblin Boulevard, east and west façades facing service roads and wooded areas and rear (north) façade facing a newer residential development;

ii. The symmetrically designed south façade with its projecting pedimented entrance with lettering that reads, “ODDFELLOWS HOME.” above the entrance and a stone panel with three carved interlocked chain links in the spandrel between the second and third floors, projecting east and west wings topped by gable ends with cornice returns, rectilinear window openings and roof with gable dormers and modest cornice;

iii. The rear (north) façade, excluding the stuccoed additions, with central projecting area flanked by the main building which included entrances for “GIRLS” (east side) and “BOYS”, and arched window openings with radiating brick heads;

iv. The west façade with covered entrance, rectilinear window openings and modest cornice, gable dormer, gable with cornice returns and modest cornice; and

v. The east façade with rectilinear window openings and modest cornice, gable dormer, gable with cornice returns and modest cornice;

B. Interior:

i. With the exception of the framed stained-glass wall hanging, the finishes and layout of the main entrance lobby.

- The historical designation applies to the building and the elements listed above. The historical designation does not apply to the site. No changes are proposed to the Odd Fellows building, such as overhead walkways, or additions. In consultation with the Heritage Planner, the proposed development conforms to the conditions imposed through the historical designation.

AMENDMENT TO ZONING AGREEMENT

The applicant intends to amend the Zoning Agreement as follows:

2. *The land and any building or structure on it shall not be used for, and no building or structure shall be erected, placed, altered, or enlarged on the land for any use except seniors accommodations*.

    - The applicant intends to remove this condition in order to allow for housing that allows a diversity of housing for all ages.

*3. No more than thirty-three (33) units shall be permitted on the land.*

    - The applicant intends to remove this condition. Based on the “RMF-S” zoning district, the lot size (196,646 square feet) would permit a density of 158 units. The applicant is proposing 119 new units and the maintenance of a 33 unit care home, which is a total of 152 units.

4. *The existing building on the land, together with its proposed addition, shall be the only principal building permitted on the land and such building shall be limited in height to three (3) storeys.*

    - The applicant wishes to remove this condition in order to allow more than one principal building on the land and is applying for a variance to allow the building along the east side of the property to go up to 45 feet. The "RMF-S" zoning district prescribes a height of 35 feet.

5. *No vehicular access shall be permitted to the land from McQuaker Drive*

    - The applicant is proposing to remove this condition in order to allow access to/from McQuaker Drive for the residents who live in the condo site that is located directly north of the subject site and for the existing care home. According to the applicant and the plans submitted, access from McQuaker would not connect to the proposed multifamily and townhomes on the subject site.
    - The Administration recommends that the approach on McQuaker be relocated closer to Roblin Blvd. in a manner similar to what is shown in Figure 5 of this report.

6. *The owner agrees to appropriately landscape the western edge of the land to help screen any existing and future development from McQuaker Drive.*

    - The Urban Planning Division recommends that this condition be amended. The use of the term "appropriately" is nebulous and challenging to enforce.
    - The Urban Planning Division recommends that mature trees be maintained in conformance with the arborist report site plans (included as Schedule C of this report), that demonstrate mature trees that are healthy and able to be maintained. In addition to this condition, the Urban Planning Division recommends that a minimum setback of 30 feet from the west property line be required as a condition.
    - Plan approval is recommended to remain as a condition and prior to the issuance of development permits, a thorough landscape plan should be provided in order to demonstrate how landscaping will minimize visibility to the proposed development from McQuaker.
    - The Urban Planning Division encourages additional trees to be planted in front of the townhouse buildings where any gaps appear to exist based on the arborist report. The image below (Figure 8) shows blue circles denoting where additional landscaping could potentially be provided and identified at the plan approval stage.

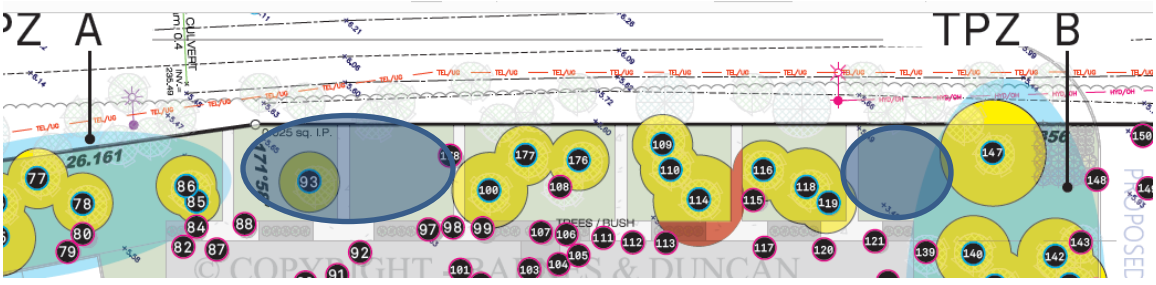



**Figure 8 – Areas where additional trees may be planted**

7. *No structure or works shall be erected or located on the land and no building permit issued for construction on the land unless and until detailed construction plans, indicating site layout, access, parking, loading, garbage enclosures, building elevations, materials and site landscaping are submitted to and approved by the Director of the Planning, Property and*

*Development Department, or his designate, and the Assiniboia Community Committee, and thereafter identified by the signature of the Director of the Planning, Property and Development Department, or his designate, under the designation of Schedule "A" to Zoning Agreement DAZ 220/2000, and no building, structure or works shall be erected or located on the land except in accordance with Schedule "A" and amendments to that schedule or this agreement.*

- The Urban Planning Division is recommending that the condition for plan approval remain caveated on title, but that it be replaced with the standard wording currently used by the Public Service. Plan Approval gives the City an opportunity to review the site in the future, should redevelopment of the site be proposed. In particular, it allows the City to consider how a redevelopment aligns with several of the aforementioned policies in this report from Complete Communities 2.0.

CONDITIONS OF APPROVAL

*Zoning Agreement*

- The Winnipeg Public Service recommends that the Zoning Agreement be amended as applied for with the following conditions/considerations:
    - That no building shall be located within 30 feet of the west property line; and,
    - That existing trees be preserved in general conformance with plans on page 10 of the arborist report, identified in Schedule "C" of this report.
    - That prior to the issuance of development permits, the applicant provide the City with written confirmation of a certified arborist hired to provide tree protection oversight through demolition and construction in accordance with the submitted arborist report, to the satisfaction of the Director of Planning, Property and Development.
- Plan approval is a condition that is already on the Zoning Agreement and this condition is to remain, though upgraded to current language, which requires that plans be submitted to and approved by the Director of Planning, Property and Development and the Assiniboia Community Committee, prior to the issuance of building permits.

*Servicing Agreement*

- The Winnipeg Public Service recommends that the developer enter into a Servicing Agreement with the City of Winnipeg, in order to address a number of items relating to municipal services, infrastructure, and access to the subject site. These items are discussed in the Report of the Administrative Coordinating Group (ACG), which is attached to this report as Schedule "B." A brief summary of the comments contained in that report include, but are not limited to:
    - Recommending that an access point to the site be located off of McQuaker Drive in order to reduce the number of future U-turns on Roblin Boulevard at the median openings.
    - Upgrading McQuaker Drive to an urban standard between Roblin Blvd. and the access point to the site.
    - The Developer shall be responsible for re-constructing the right turn cut-off in the northwest corner of William R. Clement Parkway and Roblin Boulevard as a smart channel. This is intended to slow motorists exiting the William R

Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.

- The Developer will be responsible for paying for necessary sewer and land drainage upgrades.

**REASONS FOR THE RECOMMENDATIONS**

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

- The proposed development aligns with *OurWinnipeg 2045, the Complete Communities Direction Strategy 2.0, the Climate Action Plan, Pedestrian and Cycling Strategy and Transit Master Plan,* in that it provides a variety of housing options, options for people to age in place, with access to a variety of modes of transportation, including Active Transportation, transit and potential future Rapid Transit.
- Tree preservation and protection measures have been identified through an arborist report on the private lands, as well as the ACG report, where any public trees may be affected. The Urban Planning Division is recommending that an Arborist be required on site during construction to report on how tree protection measures are being adhered to.
- The Zoning Agreement Amendment, subject to the recommended conditions, allows development that is compatible with the surrounding area, proposing a modest increase in density that is in line with the permitted density of the “RMF-S” zoning district.
- Building heights are proposed at 35 feet along the west property line, and 45 feet for the building along the east side of the property. The Urban Planning Division is supportive of the associated variance to allow the building height of 45 feet for the east building, but recommends a condition be included to limit this to buildings located within 190 feet of the east property line and that 35-foot-tall buildings be permitted within the remainder of the site.
- The subject property is adjacent to two arterial roadways, both the William Clement Parkway and Roblin Blvd. Modifications to the street network are proposed to address the transportation demands of the proposal.
- Traffic volumes are anticipated to be acceptable, though a second means of access to the site and improvements to the roadways are recommended as the optimal approach to improve traffic flow and safety.

This Report Submitted by: Devin Clark, RPP MCIP
Planning, Property and Development Department
Urban Planning Division

PPD File #: ZAA 5/2023

## SCHEDULE B

## REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

**RE: PROPOSED REZONING OF LAND LOCATED AT 4025 ROBLIN BOULEVARD**

It is recommended that approval of ZAA 5/2023, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

### Section I – General Comments

1) The Water and Waste Department has advised that there is adequate water servicing for the proposed development. Additional review will be required by their Department should the plans of development deviate from these assumptions.

2) The Developer shall be required to preserve and protect all existing trees within City-owned lands (including rights-of-way); any proposed removal of City-owned trees must be pre-approved by the Urban Forestry Branch. The Developer shall be required to compensate the City for any damage or removal thereof, as determined by Director of Public Works. Additional information can be found here:

   https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf

   The Developer must contact the Urban Forestry Branch, prior to commencement of construction (including construction of the proposed private approach) to inspect the site and determine the impact construction may have on existing City-owned trees and any required compensation, if applicable.

3) As a condition of this application, the Developer shall enter into the necessary agreement(s) with the City to permit access through the park land south of the subject site. Said agreement shall ensure that the Property Owner shall be solely responsible for the construction and maintenance of the approach and any required address signage within.

### Section II – Engineering Studies

1) The Developer shall, at no expense to the City, conduct geotechnical investigations in accordance with the City's "Guidelines for Site Investigation Requirements for Public Works Street Projects" and develop pavement designs, all to the satisfaction of the Director of Public Works.

2) The Water and Waste Department has advised that the wastewater collection system servicing the Planned Area does not have capacity to support the proposed development. The Developer shall provide a comprehensive servicing report, prepared by a qualified municipal engineer, which will outline the wastewater upgrades required to adequately

service the proposed development and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

3) The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, for the provision of land drainage sewer under Section III, 3) McQuaker Drive and to service adjacent lands to the satisfaction of the Director of Water and Waste.

**Section III - Servicing Conditions**

1) Land Drainage Sewers

a) The Developer shall at no expense to the City, extend the land drainage system as required under Section III, 3) McQuaker Drive and to service adjacent lands, according to the accepted technical memorandum and to the satisfaction of the Director of Water and Waste.

b) The Developer shall pay to the City, in cash, prior to release of agreements, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

2) Wastewater Sewers

The Developer shall, at no expense to the City, construct and install wastewater sewer upgrades required to service the Planned Area and adjacent lands, according to the accepted servicing report, to the satisfaction of the Director of Water and Waste.

3) McQuaker Drive

The Developer shall, at no expense to the City, construct Portland cement concrete pavements, 7.5m wide by 150mm thick, in McQuaker Drive, from Roblin Boulevard to the proposed future private approach, and all related works, including but not limited to a sidewalk on the east side, appropriate asphalt transition, ornamental street lighting, boulevard landscaping, and land drainage sewer, all as determined by the Director of Public Works and to the satisfaction of the Director of Public Works.

4) William R. Clement Parkway and Roblin Boulevard

The Developer shall, at no expense to the City, re-construct the right turn cut-off in the northwest corner of William R Clement Parkway and Roblin Boulevard as a smart channel, and all related works, all as determined by and to the satisfaction of the Director of Public Works. This is intended to slow motorists as exiting William R Clement Parkway to reduce the possibility of rear-end collisions with vehicles entering the proposed development. It also inherently provides greater distance to the private approach.

5) Roblin Boulevard

The Developer shall, at no expense to the City, construct and install pavement upgrades, and all related works including but not limited to boulevard and sidewalk modifications or

other alternatives on Roblin Boulevard required to accommodate u-turning traffic, if deemed necessary and required by Public Works, all as determined by and to the satisfaction of the Director of Public Works.

6) Public Reserve

a) The Developer shall be solely responsible for all costs associated with the removal of the existing approach, including associated site restoration and construction of the proposed approach, as determined by and to the satisfaction of the Director of Public Works.

b) The Developer shall remove the existing pillars, on either side of the existing approach, situated on City property. Any future pillars shall be located within the privately held land as private infrastructure.

c) The Developer shall, at no expense to the City, provide continuous fencing within the Developer-Owned Land for properties abutting the Public Reserve land(s), as determined by and to the satisfaction of the Director of Public Works.

d) The Developer shall permit the City to file a caveat against the title of each such lot, requiring the property owner(s) to maintain and/or repair/replace the fence as originally constructed, to the satisfaction of the Director of Public Works.

7) Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

8) Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

9) Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

10) Survey Monuments

a) Subsequent to completion of the Planned Area, as determined by the Director of Planning, Property and Development, the Developer shall pay the full costs of having all survey monuments within the Planned Area verified and/or restored by a Manitoba Land Surveyor and shall prepare a Plan of Survey Perpetuating Certain Monuments, confirming the position of all the survey monumentation within the Planned Area, for filing in The Winnipeg Land Titles Office.

b) In certain circumstances where all the survey monuments within the Planned Area have been found or restored to their original positions, upon approval by the Director of Planning, Property and Development, the requirements for Plan of Survey Perpetuating Certain Monuments may be waived.

**Section IV – Costs and Fees**

1) By-laws and Approvals

The Developer shall pay all of its and the City's costs, fees, and expenses associated with the preparation and attainment of approval for registration of the Zoning By-law(s) and plan(s) of subdivision, including all Municipal Board, Land Titles Office and other fees and expenses, all survey, engineering and advertising fees and costs, and all expenses incidental to the preparation of this Agreement and the physical development of the Planned Area.

2) Professional Fees

a) The Developer shall pay the full cost of all design services, including preliminary engineering studies, servicing reports, servicing criteria, construction drawings and specifications, and grading and landscaping plans and specifications, to be provided by Consulting Engineer(s) approved by the City, for the design of the municipal services, parklands, parkways and associated works required to serve the Planned Area;

b) The Developer shall pay the full cost of construction and landscaping supervision

services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of agreements, an administration fee plus applicable GST to help defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. ZAA 5/2023
February 9, 2024

"*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

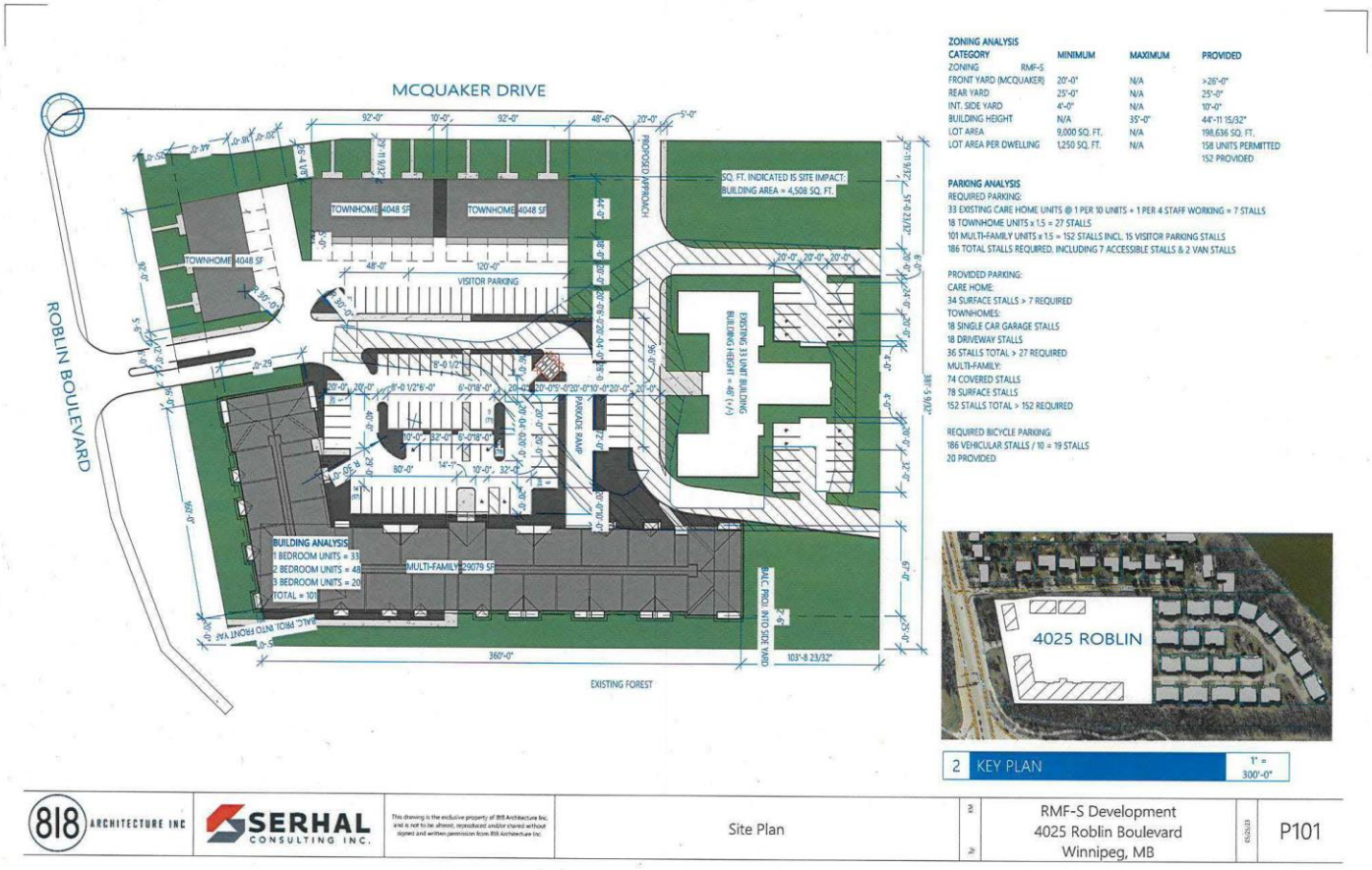
"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

**Schedule "C" – Arborist Report**

**Schedule "D" – Transportation Impact Study**

Exhibit “7” referred to in File ZAA 5/2023




**ZONING ANALYSIS**

| CATEGORY | MINIMUM | MAXIMUM | PROVIDED |
|---|---|---|---|
| ZONING RMF-S | | | |
| FRONT YARD (MCQUAKER) | 20'-0" | N/A | >26'-0" |
| REAR YARD | 25'-0" | N/A | 25'-0" |
| INT. SIDE YARD | 4'-0" | N/A | 10'-0" |
| BUILDING HEIGHT | N/A | 35'-0" | 44'-11 15/32" |
| LOT AREA | 9,000 SQ. FT. | N/A | 198,636 SQ. FT. |
| LOT AREA PER DWELLING | 1,250 SQ. FT. | N/A | 158 UNITS PERMITTED<br>152 PROVIDED |

**PARKING ANALYSIS**

REQUIRED PARKING:
33 EXISTING CARE HOME UNITS @ 1 PER 10 UNITS + 1 PER 4 STAFF WORKING = 7 STALLS
18 TOWNHOME UNITS x 1.5 = 27 STALLS
101 MULTI-FAMILY UNITS x 1.5 = 152 STALLS INCL. 15 VISITOR PARKING STALLS
186 TOTAL STALLS REQUIRED, INCLUDING 7 ACCESSIBLE STALLS & 2 VAN STALLS

PROVIDED PARKING:
CARE HOME:
34 SURFACE STALLS > 7 REQUIRED
TOWNHOMES:
18 SINGLE CAR GARAGE STALLS
18 DRIVEWAY STALLS
36 STALLS TOTAL > 27 REQUIRED
MULTI-FAMILY:
74 COVERED STALLS
78 SURFACE STALLS
152 STALLS TOTAL > 152 REQUIRED

REQUIRED BICYCLE PARKING:
186 VEHICULAR STALLS / 10 = 19 STALLS
20 PROVIDED



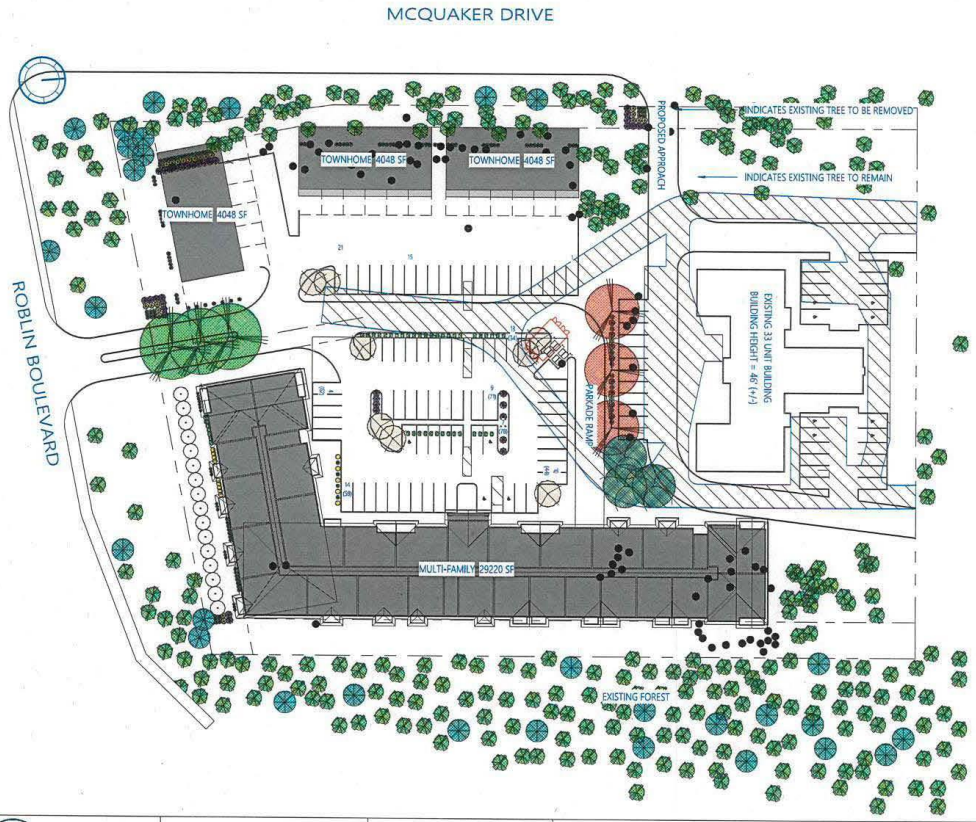

2 KEY PLAN 1" = 300'-0"

818 ARCHITECTURE INC | SERHAL CONSULTING INC. | This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Site Plan

RMF-S Development
4025 Roblin Boulevard
Winnipeg, MB

P101




**LANDSCAPING ANALYSIS**

| MULTI-FAMILY | REQUIRED | PROVIDED |
|---|---|---|
| STREET FRONTAGE: | 200'-0" | |
| TREES REQUIRED: | FRONTAGE / 20'-0" (INFILL GUIDE) =20 | 20 |
| SHRUBS REQUIRED: | FRONTAGE / 20'-0" (BY-LAW) x 3 =60 | 34 |
| BLDG. FNDN. FRONTAGE: | 160'-0" | |
| SHRUBS REQUIRED: | FRONTAGE / 10'-0" = 16 | 49 |
| PARKING LOT GROSS AREA: | 21,844 SQ. FT. | |
| TREES REQUIRED: | AREA x 5% / 300 = 4 | 4 |
| SHRUBS REQUIRED: | AREA x 5% / 100 = 11 | 24 |
| LANDSCAPE AREA REQUIRED: | AREA x 5% = 1,093 SQ. F.T | <1,320 SQ. FT. |

| TOWNHOMES | REQUIRED | PROVIDED |
|---|---|---|
| STREET FRONTAGE (ROBLIN): | 176'-0" | |
| TREES REQUIRED: | FRONTAGE / 20'-0" (INFILL GUIDE) =9 | 7 + 2 EXISTING |
| SHRUBS REQUIRED: | FRONTAGE / 20'-0" (BY-LAW) x 3 =27 | 21 |
| BLDG. FNDN. FRONTAGE: | 92'-0" | |
| SHRUBS REQUIRED: | FRONTAGE / 10'-0" = 9 | 16 |
| STREET FRONTAGE (MCQ.) | 374'-0" (TO PROPOSED APPROACH) | |
| TREES REQUIRED: | FRONTAGE / 20'-0" (INFILL GUIDE) =19 | EXISTING |
| SHRUBS REQUIRED: | FRONTAGE / 20'-0" (BY-LAW) x 3 =56 | 55 |
| BLDG. FNDN. FRONTAGE: | 92'-0" x 2 + 44'-0" = 228'-0" | |
| SHRUBS REQUIRED: | FRONTAGE / 10'-0" = 23 | 29 |

818 ARCHITECTURE INC | SERHAL CONSULTING INC.

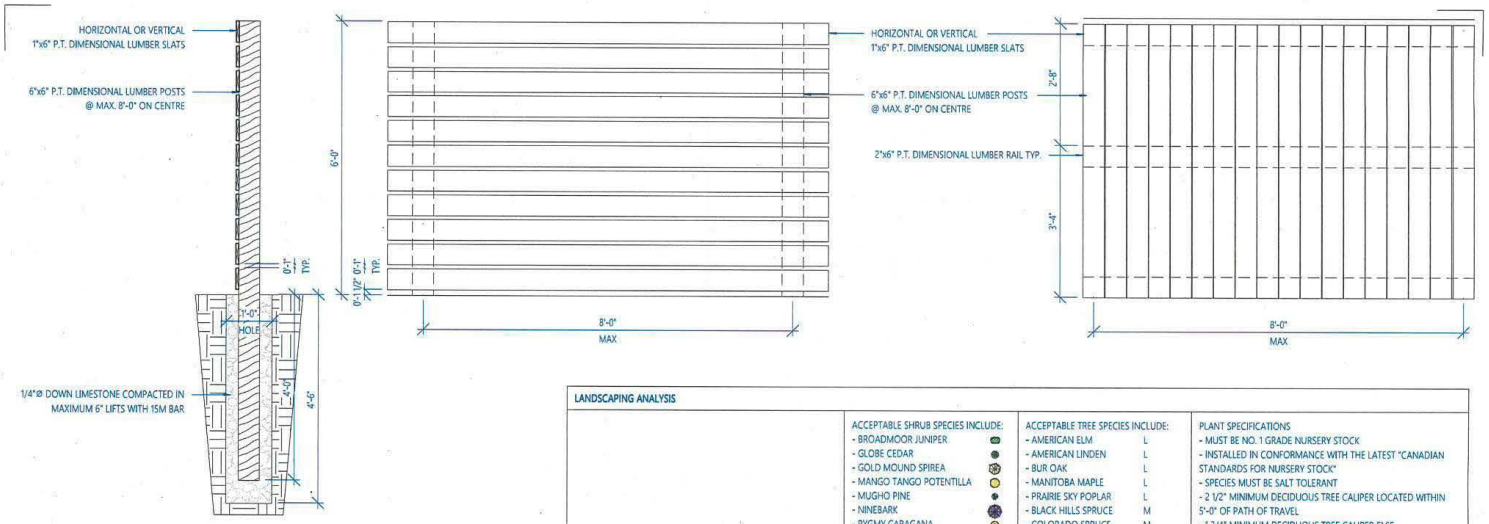
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Landscaping Plan

RMF-S Development
4025 Roblin Boulevard
Winnipeg, MB

6.23.23

P102



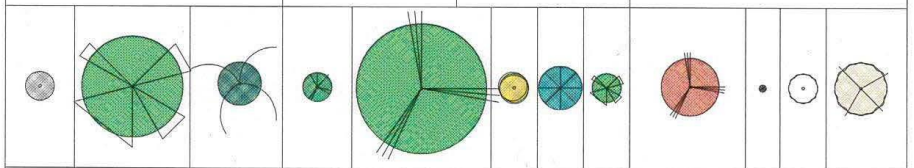

1 FENCE DETAIL 1/2" = 1'-0"

**LANDSCAPING ANALYSIS**

ACCEPTABLE SHRUB SPECIES INCLUDE:
- BROADMOOR JUNIPER
- GLOBE CEDAR
- GOLD MOUND SPIREA
- MANGO TANGO POTENTILLA
- MUGHO PINE
- NINEBARK
- PYGMY CARAGANA
- WINTERCREEPER DWARF

| ACCEPTABLE TREE SPECIES INCLUDE: | |
|---|---|
| - AMERICAN ELM | L |
| - AMERICAN LINDEN | L |
| - BUR OAK | L |
| - MANITOBA MAPLE | L |
| - PRAIRIE SKY POPLAR | L |
| - BLACK HILLS SPRUCE | M |
| - COLORADO SPRUCE | M |
| - DISCOVERY ELM | M |
| - AMUR MAPLE | S |
| - JUNIPER | S |
| - SHOWY MOUNTAIN ASH | S |
| - TREE LILAC | S |

PLANT SPECIFICATIONS
- MUST BE NO. 1 GRADE NURSERY STOCK
- INSTALLED IN CONFORMANCE WITH THE LATEST "CANADIAN STANDARDS FOR NURSERY STOCK"
- SPECIES MUST BE SALT TOLERANT
- 2 1/2" MINIMUM DECIDUOUS TREE CALIPER LOCATED WITHIN 5'-0" OF PATH OF TRAVEL
- 1 3/4" MINIMUM DECIDUOUS TREE CALIPER ELSE
- 6'-0" MINMUM CONIFER TREE HEIGHT
- TREES TO BE PLANTED MINIMUM 6.56' FROM SIDEWALK & 3.28' FROM PROPERTY LINE
- LOCATE TREES TO ALLOW FOR FULL CANOPY & ROOT DEVELOPMENT




818 ARCHITECTURE INC | SERHAL CONSULTING INC.

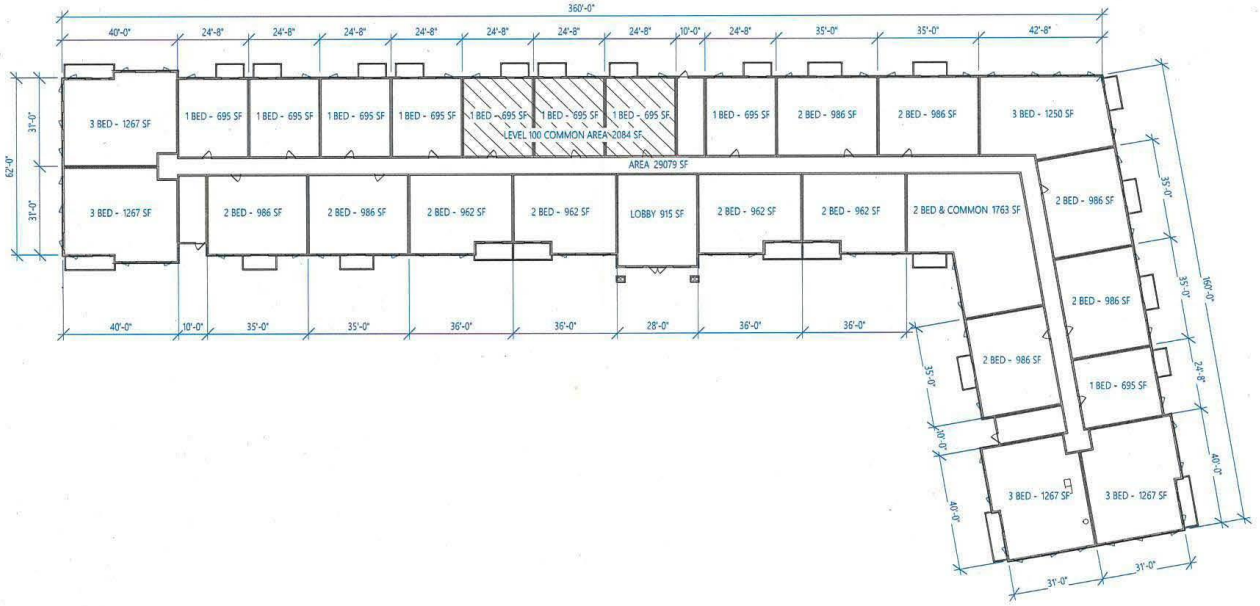
This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

Site Details

RMF-S Development
4025 Roblin Boulevard
Winnipeg, MB

01/20/23

P103




| | | | | | | |
|---|---|---|---|---|---|---|
| 818 ARCHITECTURE INC | SERHAL CONSULTING INC. | This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc. | Building Layout | KM | RMF-S Development<br>4025 Roblin Boulevard<br>Winnipeg, MB | P201 |



1 WEST 1/32" = 1'-0"



**SOUTH ELEVATION MATERIALS SUMMARY**

| | |
|---|---|
| TOTAL AREA: | 6,980 SQ. FT. |
| STONE: | 1,203 SQ. FT. |
| LAP SIDING: MOUNTAIN SAGE | 2,306 SQ. FT. |
| LAP SIDING: ARCTIC WHITE | 1,559 SQ. FT. |
| FENESTRATION: | 1,640 SQ. FT. |
| 20x 6'-0"x4'-0" | 480 SQ. FT. |
| 16x 5'-0"x4'-0" | 320 SQ. FT. |
| 20x 6'-0"x7'-0" | 840 SQ. FT. |
| PANEL ARCTIC WHITE | 272 SQ. FT. |

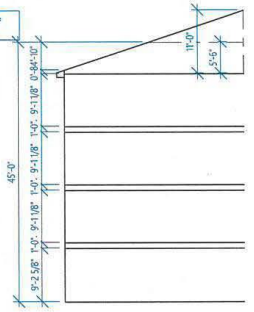
2 SOUTH 1/32" = 1'-0"



3 NORTH 1/32" = 1'-0"

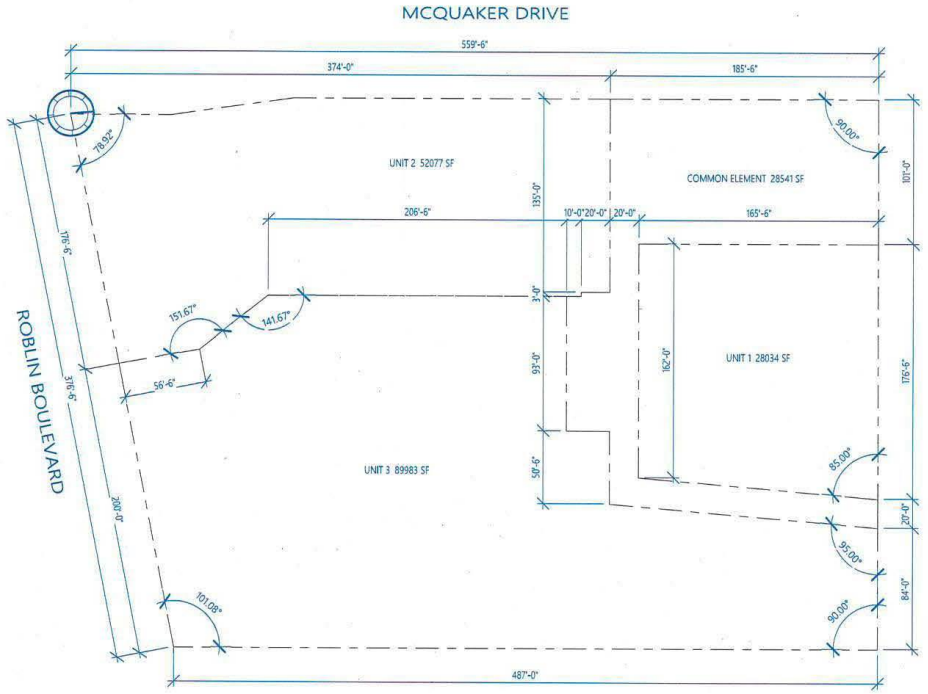


4 EAST 1/32" = 1'-0"




5 PARTIAL BUILDING SECTION 1/16" = 1'-0"

| | | | | | | |
|---|---|---|---|---|---|---|
| 818 ARCHITECTURE INC | SERHAL CONSULTING INC. | This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc. | Elevations | RMF-S Development<br>4025 Roblin Boulevard<br>Winnipeg, MB | 08/14/23 | P401 |




1 Subdivision Plan 1/64" = 1'-0"

818 ARCHITECTURE INC

This drawing is the exclusive property of 818 Architecture Inc. and is not to be altered, reproduced and/or shared without signed and written permission from 818 Architecture Inc.

It remains the responsibility of the Construction Manager/Owner and/or person assuming similar responsibilities of the aforementioned to: verify all datums and dimensions prior to construction and to report any deviations, errors and/or omissions to 818 Architecture Inc. immediately upon discovery and prior to proceeding, and; ensure that acceptable, proper and safe construction measures are taken at all times.

SERHAL CONSULTING INC.

Drawn by: AW
Approved by: DS

RMF-S Development
4025 Roblin Boulevard
Winnipeg, MB

05/25/23

P101