Minutes – Executive Policy Committee – April 16, 2024

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

Item No. 17 Subdivision and Rezoning – 126-140 Sherbrook Street (Fort Rouge-East Fort Garry Ward) File DASZ 34/2023 [c/r DAV 237179/2023D]

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 subdivision proposed under Development Application No. DASZ 34/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated April 4, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated February 16, 2024.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 Neighbourhood Main Streets" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated April 4, 2024 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. The height of any building shall not exceed 75 ft. excluding permitted projections.

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

            a. buildings
            b. accessory parking areas
            c. garbage enclosures
            d. fencing
            e. landscaping
            f. signage

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 34/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 34/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

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

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That Development Application No. DASZ 34/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

13. That the variance order for File No. DAV 23-237179\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2023.

Report – Standing Policy Committee on Property and Development – April 11, 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 April 11, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 4, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

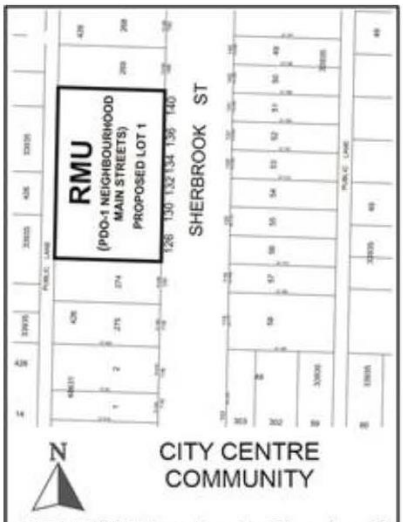
File: DASZ 34/2023

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

Public Hearing: April 4, 2024
Council Building, 510 Main Street

Applicant: Landmark Planning & Design Inc. (Brennan Johnson)

Subject:



APPLICANT: Landmark Planning & Design Inc. (Brennan Johnson)
FILE: DASZ 34/2023
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from a "C2 PDO-1 NEIGHBOURHOOD MAIN STREETS" COMMERCIAL COMMUNITY DISTRICT to an "RMU PDO-1 NEIGHBOURHOOD MAIN STREETS" RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of land for the construction of a mixed-use commercial and residential building.
For information, phone A. Ross Planner at 204-986-5235

Premises Affected: 126-140 Sherbrook Street

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

Prepared by: K. Dolski, Senior Committee Clerk
City Centre Community Committee

Report date: April 8, 2024

Community Committee Recommendation:

On April 4, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 34/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated April 4, 2024 and attached as Schedule "A" to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated February 16, 2024.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU PDO-1 Neighbourhood Main Streets" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated April 4, 2024 and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. The height of any building shall not exceed 75 ft. excluding permitted projections.

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

            a. buildings
            b. accessory parking areas
            c. garbage enclosures
            d. fencing
            e. landscaping
            f. signage

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 34/2023 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with this report (the "By-law") and bring same directly to Council by way of communication for first reading.

6. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

7. That Development Application No. DASZ 34/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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

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

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

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

13. That the variance order for File No. DAV 23-237179\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2023.

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

1. This provides rejuvenation for an area that needs more housing.

2. It’s on a corridor that has access to transit and active transportation.

3. There has been dialogue with the neighborhood, that’s important, very happy about that.

4. The design, it is fitting with the character of the area.

5. There is housing that is affordable, maybe not as much as some people would like it to be, but we heard an explanation from the administration today as to why that’s so.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 10

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

Exhibits Filed:

1. Application dated December 15, 2023
2. Notification of Public Hearing dated January 24, 2024
3. Manitoba Status of Titles 3156089/1, 3185956/1, 3222200/1, 3263846/1
4. Letter of authorization dated October 3, 2023 from 10113571 Manitoba Ltd. (Joel Rodrigues), JROD Holdings Inc. (Joel Rodrigues) and 10137130 Manitoba Ltd. (Joel Rodrigues) Ltd. to Landmark Planning & Design Inc.
5. Car Share Agreement in Principle dated October 3, 2023
6. Plans (14 pages)
7. Report from the Urban Planning Division dated March 13, 2024
8. Communication dated March 19, 2024, from Jennifer Theule with respect to the application
9. Inspection Report
10. Communication dated March 30, 2024, from Will Bonness in support of the application
11. Communication dated April 1, 2024, from Dexter Kirby in support of the application
12. Communication dated April 1, 2024, from Byren Gregorchuk in support of the application
13. Communication dated April 1, 2024, from Troy Ladan in support of the application
14. Communication dated April 1, 2024, from Luis Santiago in support of the application
15. Communication dated April 1, 2024, from Tony Mitousis in support of the application
16. Communication dated April 1, 2024, from Kaleb Dickson in support of the application
17. Communication dated April 1, 2024, from Mark Funk in support of the application
18. Communication dated April 1, 2024, from Alyce Kupskay in support of the application
19. Communication dated April 1, 2024, from Dean Spearman in support of the application
20. Communication dated April 1, 2024, from Brenna Wardrop in support of the application
21. Communication dated April 1, 2024, from Louise Taylor in support of the application
22. Communication dated April 1, 2024, from Evan Hanson in support of the application
23. Communication dated April 1, 2024, from Joel Rodrigues in support of the application

24. Communication dated April 1, 2024, from Jeff Unrau in support of the application
25. Communication dated April 1, 2024, from Charles Kovach in support of the application
26. Communication dated April 2, 2024, from Stephen Glockner in support of the application
27. Communication dated April 2, 2024, from Diana Smith in support of the application
28. Communication dated April 2, 2024, from Brent Mitchell in opposition to the application
29. Communication dated April 2, 2024, from Kendra Stephenson in support of the application
30. Communication dated April 4, 2024, from Stefan Hodges in opposition to the application
31. Presentation in support of the application, submitted by Brennan Johnson on April 3, 2024
32. Petition in opposition to the application purporting to contain 27 signatures, submitted by Chandra Mayor
33. Communication dated April 3, 2024, from Jill Newbury in opposition to the application
34. Communication dated April 3, 2024, from Amanda Emms in opposition to the application
35. Communication dated April 3, 2024, from Diana Fred in opposition to the application
36. Communication dated April 3, 2024, from Talia Potash in opposition to the application
37. Communication dated April 3, 2024, from Margaret Eve MacKinnon in opposition to the application
38. Communication dated April 4, 2024, from Yutaka Dirks in opposition to the application
39. Communication dated April 3, 2024, from Marcel Sabourin in support of the application
40. Communication dated April 3, 2024, from Angela Lisi in support of the application
41. Communication dated April 3, 2024, from Cyril Coulibaly in support of the application
42. Communication dated April 3, 2024, from Derek Linfitt in support of the application
43. Communication dated April 3, 2024, from Pete Lawrence Harrison in support of the application
44. Communication dated April 2, 2024, from Jessie Gregory in support of the application
45. Communication dated April 4, 2024, from Avery Helm in opposition to the application
46. Communication dated April 4, 2024, from David Rodrigues in support of the application
47. Recording of Representations

REPRESENTATIONS:

In Support:

Will Bonness
Cyril Coulibaly
Kaleb Dickson
Mark Funk
Stephen Glockner
Byren Gregorchuk
Jessie Gregory
Evan Hanson
Pete Lawrence Harrison
Brennan Johnson
Dexter Kirby
Charles Kovach
Alyce Kupskay
Troy Ladan
Derek Linfitt
Angela Lisi
Tony Mitousis
David Rodrigues
Joel Rodrigues
Marcel Sabourin
Brendan Salakoh
Luis Santiago
Diana Smith
Dean Spearman
Kendra Stephenson
Louise Taylor
Jeff Unrau
Brenna Wardrop

In Opposition:

Yutaka Dirks
Amanda Emms
Diana Fred
Avery Helm
Stefan Hodges
Margaret Eve MacKinnon
Chandra Mayor
Brent Mitchell
Jill Newbury
Talia Potash

For Information:

Jennifer Theule

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
D. Iskierski, Senior Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 34/2023

ADMINISTRATIVE REPORT

Title: DASZ 34/2023 – 126-140 Sherbrook Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a 7-storey mixed use building.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 34/2023 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated April 4, 2024 and attached as Schedule “A” to this report, with such minor changes as may be required, for registration in the Winnipeg Land Titles Office.
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(b) accessory parking areas;

(c) garbage enclosures;

(d) fencing;

(e) landscaping; and

(f) signage

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

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12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order for File No. DAV 23-237179\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 34/2023.

REASON FOR THE REPORT

- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 34/2023 – 126-140 Sherbrook Street may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP

List of Appendices and Schedules

1. Appendix A Planning Report
2. Appendix B Proposed By-Law
3. Schedule A Plan of Subdivision and Rezoning
4. Schedule B Report of the Administrative Coordinating Group

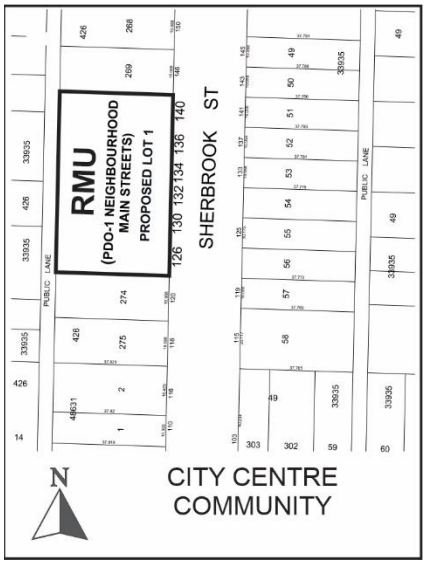
APPENDIX 'A' – Planning Report

DATE: March 4, 2024
FILE: **DASZ 34/23**
RELATED FILES: DAV 23-237179\D
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.103 – West Broadway

SUBJECT: For a subdivision and rezoning for DASZ 34/2023 – 126-140 Sherbrook Street to permit the development of a 7-storey mixed use building.

LOCATION: 126-140 Sherbrook Street

LEGAL DESCRIPTION: LOT 270 PLAN 426 79 ST JA



APPLICANT: Brennan Johnson (Landmark Planning & Design Inc)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: 10113571 MANITOBA LTD.
1808 Loudoun Rd
Winnipeg, MB R3S 1A4

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of Sherbrook Street, between Westminster and Sara Avenues, in the West Broadway neighbourhood of the Fort Rouge-East Fort Garry ward.
- The property is designated “Urban Mixed Use Corridor” under the *Complete Communities Direction Strategy 2.0.*
- The property is made up of 4 individual lots, all currently zoned “C2” PDO-1 Neighbourhood Main” – Commercial Community Neighbourhood Main Streets. The lots are proposed to be consolidated and rezoned to “RMU PDO-1 Neighbourhood Main Streets” Residential Mixed Use as part of File DASZ 34/2023.
- The property is 23,777 sq. ft in size and contains 4 buildings containing low density residential and mixed uses.
- This segment of Sherbrook Street is characterized by commercial and mixed uses.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Two family (duplex) uses zoned “C2” PDO-1 Nhbd Main” – Commercial Community Neighbourhood Main Streets.

South: Office uses zoned “C2” PDO-1 Nhbd Main” – Commercial Community Neighbourhood Main Streets

East: Sherbrook Street, then social service, multifamily and mixed uses zoned “C2” PDO-1 Nhbd Main” – Commercial Community Neighbourhood Main Streets

West: Rear lane, then multifamily uses zoned “C2” PDO-1 Nhbd Main” – Commercial Community Neighbourhood Main Streets

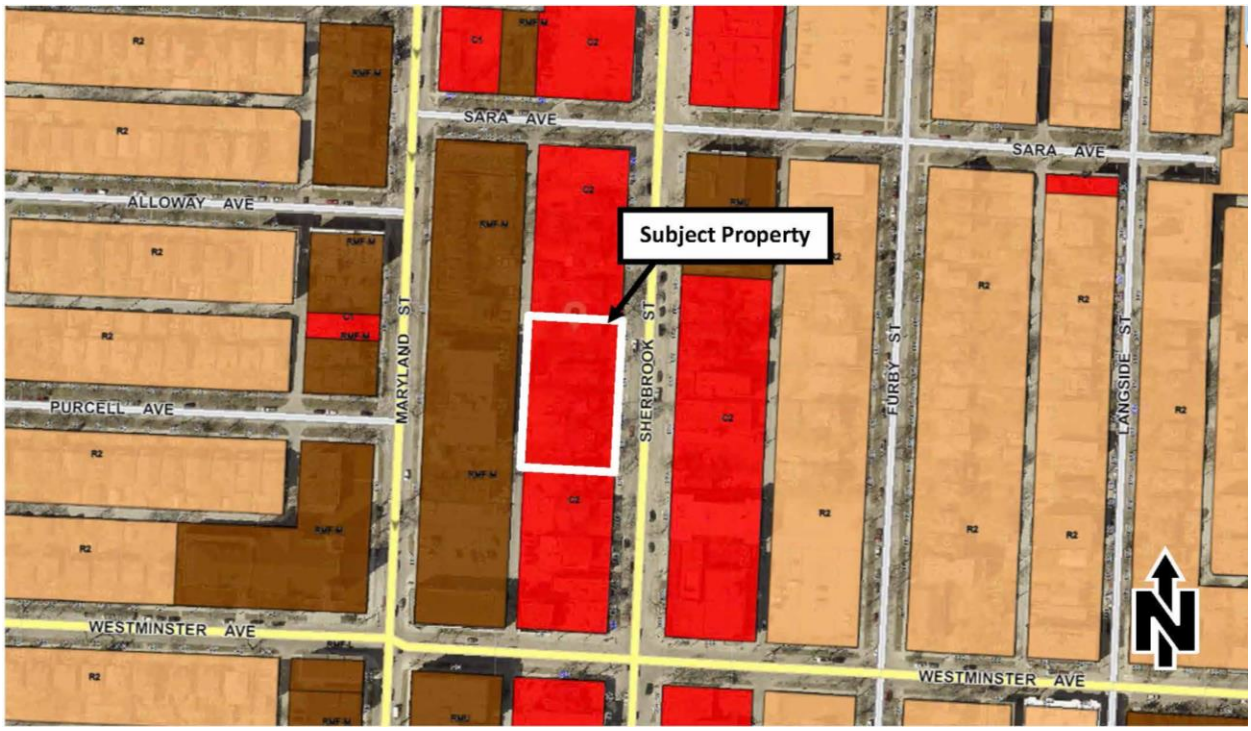


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build a mixed use development with 102 dwelling units and 7 individual commercial spaces on the ground floor. 38 of the dwelling units will be deemed affordable under the Canadian Mortgage and Housing Corporation (CMHC) “MLI Select” program.
- The existing buildings will be demolished.
- Indoor, secure bike parking is being provided.
- The proposal requires a subdivision and rezoning to consolidate the four underlying lots and to rezone the property to the “RMU PDO-1 Neighbourhood Main Streets” Residential Mixed Use District.
- The proposal also requires variances for density, yards, parking and buffering. These are outlined in the Administrative Report for File DAV 23-237179\D.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the application. The following plan adjustments were made:

Fine grained commercial streetscape

The applicant agreed to provide multiple commercial units along the street in order to strengthen the pedestrian oriented, small scale storefront rhythm of Sherbrook Street.

Sidewalk vitality

The applicant agreed to extend storefront windows back along the sides from the front on the ground floor, since those areas will be very visible from the sidewalk. On south side, windows are extended back along the full length of the retail unit.

Signage

The applicant agreed to include placeholders for the future storefront signage, to confirm that they will be pedestrian oriented in scale and height.

Landscaping

The applicant agreed to provide the full required complement of street edge landscaping.

Accessible and visitor parking

The applicant agreed to provide all required accessible parking stalls and some visitor parking stalls.

OURWINNIPEG 2045

Policy 4.4 States: *Affordable and Supportive Housing Options*

Enable collaborative partnerships that provide a continuum of existing or new affordable housing, making use of municipal supports such as fiscal, regulatory and measurement tools to ensure those most in need have increased access throughout the resident and building life-cycle.

The proposal makes use of municipal regulatory incentives to build new affordable housing.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

This portion of Sherbrook is designated as “Urban Mixed Use Corridor” under CCDS 2.0. The following are the key policies relevant to this proposal:

Goal 1

All Corridors

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

Policy 3.1 of the General Growth section states:

1.1 Where compatible with surrounding land uses and subject to other applicable policies of this By-law, direct the highest multifamily residential densities to the areas that provide the best transit service.

This location has transit routes within a block in all directions: Sherbrook Street, Maryland Street, Westminster Avenue and Broadway Avenue, plus high frequency transit further north on Portage Avenue.

Policy 3.4.1 states:

3.4.1. Use Corridor right-of-way width as a guide to determine maximum building height, where appropriate.

The width of Sherbrook is approximately 78 ft. and the height of the proposed building is approximately 71 ft. which complies with this policy.

Goal 3

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

Urban Mixed Use Corridors

3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm by:

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

3.1.2 Having entrances provide direct access to the public sidewalk.

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

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

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

3.1.7 Promoting pedestrian-scale signage.

Goal 4

4.0 Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.

Urban Mixed Use Corridors

4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.

All Corridors

4.4 Support and protect Corridors' continued retail and service function by encouraging retail and service use intensification and by supporting reinvestment in existing Corridors.

4.5 Encourage the location of the most active retail and service uses to ground floor commercial spaces, and direct less active uses above-grade.

Goal 6

6.0 Encourage the integration of land use and transportation.

All Corridors
6.1 Ensure the design and use of the public realm supports this By-law's vision for Corridors.

6.2 Ensure the design of Corridors encourages the use of the frequent transit service provided on routes in the Primary Transit Network as well as connections to the feeder network.

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

OTHER CONSIDERATIONS

CONSULTATION

The applicant held public consultations on the proposed project. The applicant indicates:

> *"A thorough public engagement process was undertaken as part of this project, including a series of stakeholder meetings and public open houses over a 5-month period between February 2023 and June 2023. The Project Team met with directly adjacent residents, businesses, and stakeholders, those most likely to be potentially impacted by this proposal, and members of the general public on a total of two occasions."*

The full Consultation Report is found in Appendix 'B' of the Administrative Report for File DAV 23-237179\D.

SERVICING

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development.
- The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate.

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

SUMMARY

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

- The proposal makes use of municipal regulatory incentives to build new affordable housing.
- The scale and density are appropriate given the location on an Urban Mixed Use Corridor surrounded by multiple transit and active transportation options.
- The proposal meets the CCDS 2.0 vision of Established Neighbourhoods to *"continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services."*

OURWINNIPEG POLICY ALIGNMENT

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY (WPRS) ALIGNMENT

The proposal aligns with the WPRS, which states:

"Measuring the supply of affordable and social housing against needs in the community serves as a reflection of how we are doing in promoting and maintaining the welfare of all residents."

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 34/2023 – 126-140 Sherbrook Street
March 13, 2024

Schedule “A” for File No. DASZ 34/2023, City Centre Community Committee, April 4, 2024

By-Law No. _____

File No. **DASZ 34/2023**

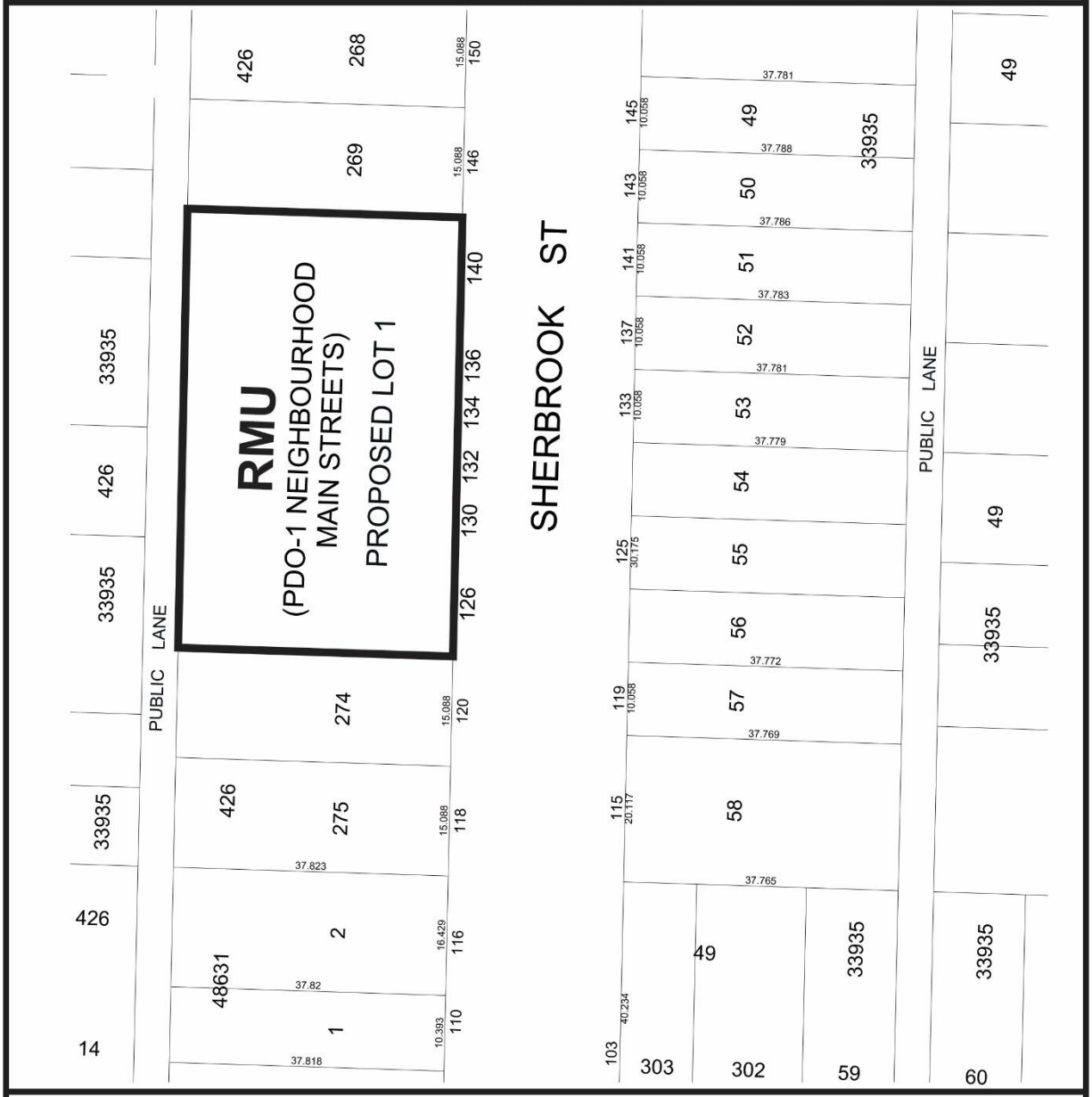
Atlas Sheet No. **AA23**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 126, 130, 132, 134, 136 and 140 Sherbrook Street from a “C2 PDO-1 NEIGHBOURHOOD MAIN STREETS” COMMERCIAL COMMUNITY DISTRICT to an “RMU PDO-1 NEIGHBOURHOOD MAIN STREETS” RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of land for the construction of a mixed-use commercial and residential building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 126 TO 140 SHERBROOK STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 34/2023. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section II - Servicing Conditions

1) Water System Assessment

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

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 5 year rainfall event applied.

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

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 34/2023
February 16, 2024

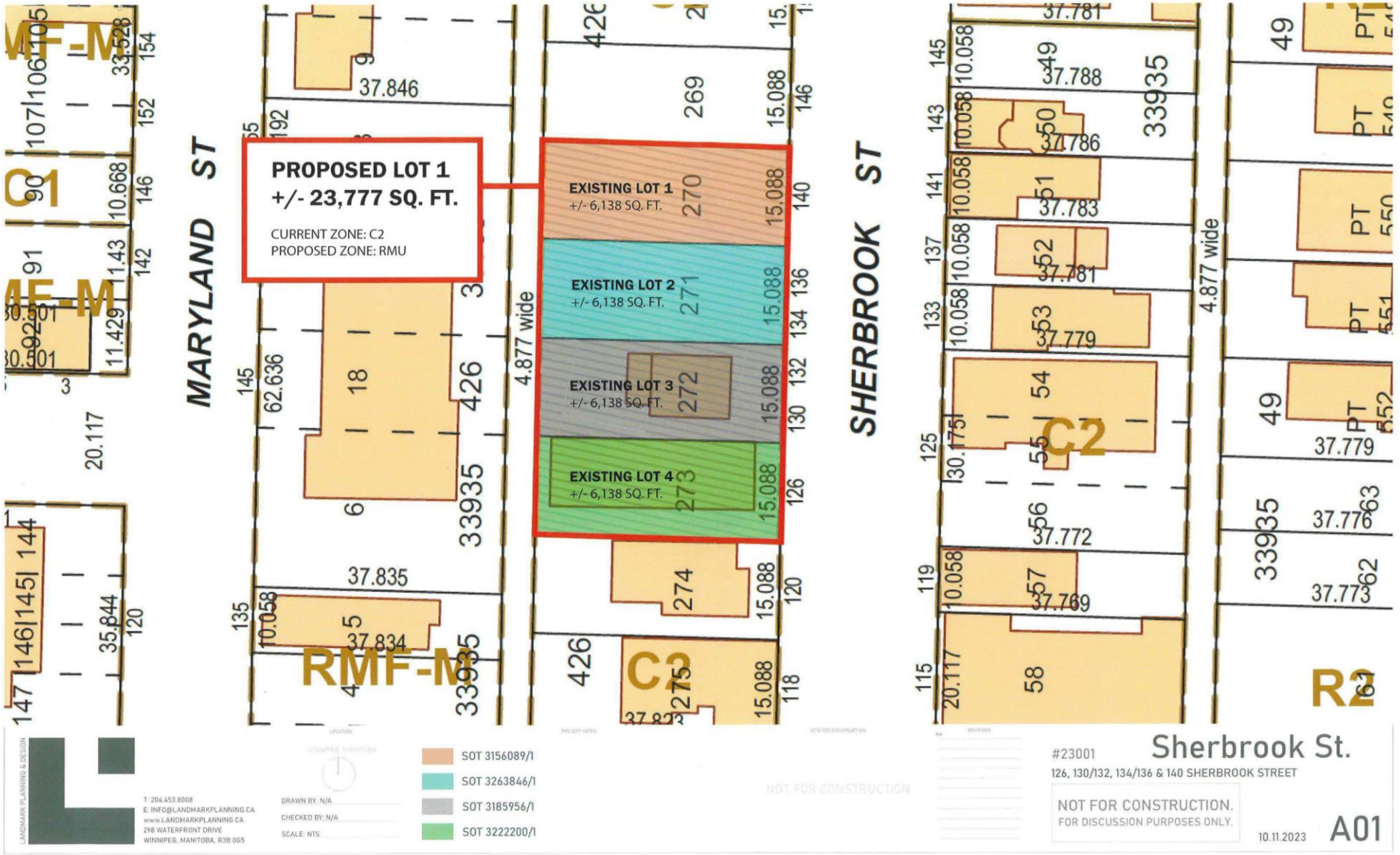
"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

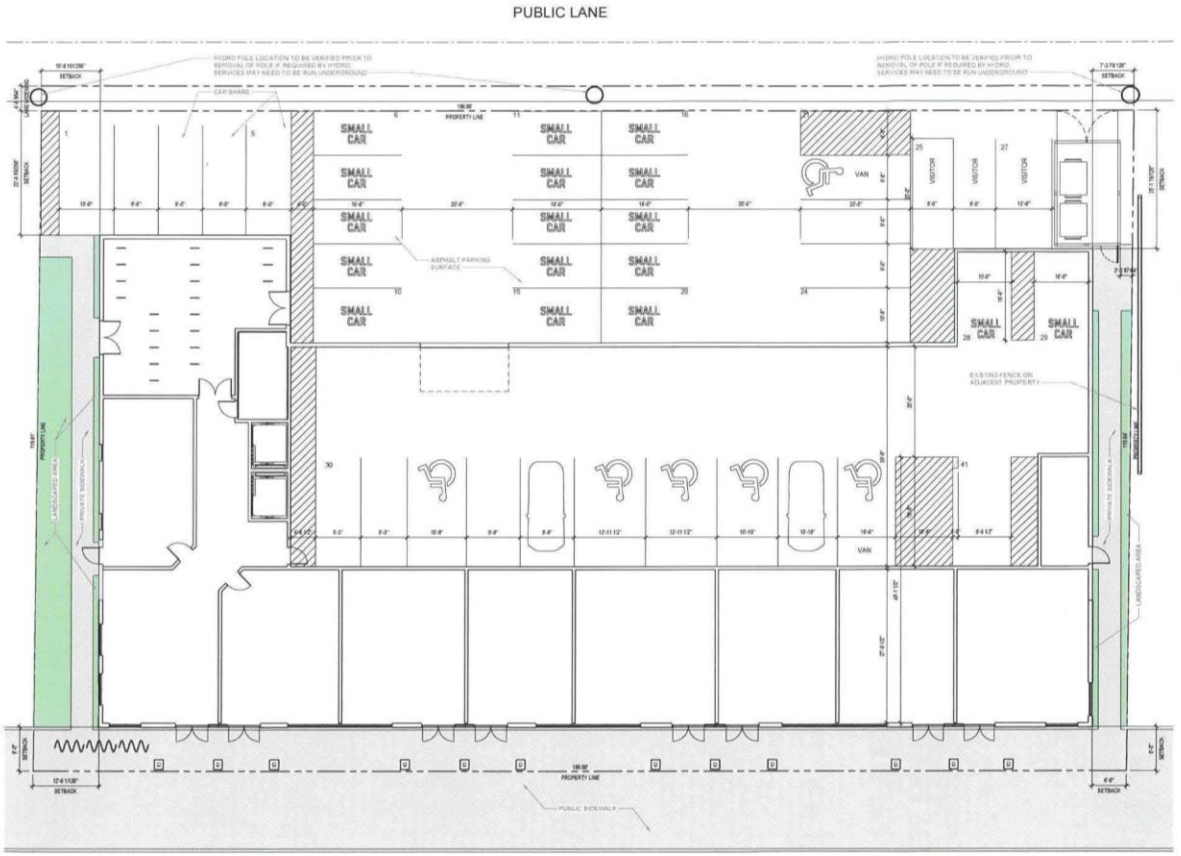
"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Appendix B - Proposed By-Law

Exhibit “6” referred to in File DASZ 34/2023




PROPOSED LOT 1
+/- 23,777 SQ. FT.
CURRENT ZONE: C2
PROPOSED ZONE: RMU
EXISTING LOT 1
+/- 6,138 SQ. FT.
EXISTING LOT 2
+/- 6,138 SQ. FT.
EXISTING LOT 3
+/- 6,138 SQ. FT.
EXISTING LOT 4
+/- 6,138 SQ. FT.
MARYLAND ST
SHERBROOK ST
4.877 wide
RMF-M
C2
C3
R2
SOT 3156089/1
SOT 3263846/1
SOT 3185956/1
SOT 3222200/1
#23001
Sherbrook St.
126, 130/132, 134/136 & 140 SHERBROOK STREET
NOT FOR CONSTRUCTION.
FOR DISCUSSION PURPOSES ONLY.
10.11.2023
A01
T: 204.453.8008
E: INFO@LANDMARKPLANNING.CA
www.LANDMARKPLANNING.CA
298 WATERFRONT DRIVE
WINNIPEG, MANITOBA, R3B 0G5
DRAWN BY: N/A
CHECKED BY: N/A
SCALE: NTS



1 A1.1 SITE PLAN
1" = 10'-0"



N
2 A1.1 KEY PLAN
1/16" = 1'-0"

SITE STATISTICS:

PROPERTY DESCRIPTION

LEGAL DESCRIPTIONS
- LOT 271 PLAN 426 WLTO IN RL 79 PARISH OF ST JAMES
- LOT 272 PLAN 426 WLTO IN RL 79 PARISH OF ST JAMES
- LOT 271 PLAN 426 WLTO IN RL 79 PARISH OF ST JAMES
- LOT 270 PLAN 426 WLTO IN RL 79 PARISH OF ST JAMES

ZONING SUMMARY

CURRENT ZONING DISTRICT: (D)PDO NEIGHBOURHOOD MAIN ST.
PROPOSED ZONING DISTRICT: RMU WITH DENSITY VARIANCE
URBAN INFILL AREA: YES

BUILDING DESCRIPTION

7 STOREYS
6 RESIDENTIAL FLOORS
ACTIVE USES & LIVE/WORK UNITS ON MAIN FLOOR

102 DWELLING UNITS - 17 UNITS PER FLOOR - 35 AFFORDABLE SUITES
19 STUDIO UNITS - 3 UNITS PER FLOOR
64 1 BEDROOM UNITS - 9 UNITS PER FLOOR
19 2 BEDROOM UNITS - 3 UNITS PER FLOOR
12 3 BEDROOM UNITS - 2 UNITS PER FLOOR
COMMERCIAL RENTAL UNITS (CRU) - 6 ON MAIN FLOOR

NON-COMBUSTIBLE CONSTRUCTION

NOTE: ALL SQUARE FOOTAGES (UNIT, CRU, PARKING, FITNESS) ARE APPROXIMATE (+/-)

	REQ'D	PROV'D
LOT AREA:	9,800 SF	23,777 SF
AFFORDABLE SUITES (37%):	37%	37% (35 UNITS)
REGULAR SUITES (63%):	-	64
CRU:	-	6
DWELLING COUNT:	49	102
LOT AREA/DU	800 SF	233 SF (VARIANCE)
SETBACKS		
FRONT:	24'	6'-4" (VARIANCE)
REAR:	24'	22'-6" (VARIANCE)
NORTH SIDE:	17'	6'-0" (VARIANCE)
SOUTH SIDE:	17'	10'-6 (9/256" (VARIANCE)
BUILDING HEIGHT:	150'	73' (2 PARAPET)
PARKING FOR AFFORDABLE SUITES:	6	6
STALLS/DU:	0.15:1	0.15:1
PARKING FOR REGULAR SUITES:	63	64
STALLS/DU:	0.99:1	0.44:1
PARKING FOR CRU:	7	7
STALLS/CRU:		1.16:1
PARKING COUNT:	64	41-13 INT. & 27 EXT.
BICYCLE:	64	50-40 INT. & 10 EXT.
BIKE PARKING/DU:	0.5:1	0.54:1
ACCESSIBLE:	6	6 (INSLUDING 2 VAN ACCESSIBLE STALLS)
VAN ACCESSIBLE:	2	3
CAR SHARE:	6	3 (EACH COUNTS FOR 10 STALLS)
SMALL CAR:	19	17

LANDSCAPING
REFER TO LANDSCAPE DRAWINGS

2	ISSUED FOR REZONING	2023.10.31 DS
1	ISSUED FOR REZONING	2023.09.27 DS
No.:	Revision:	Date: By:

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NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
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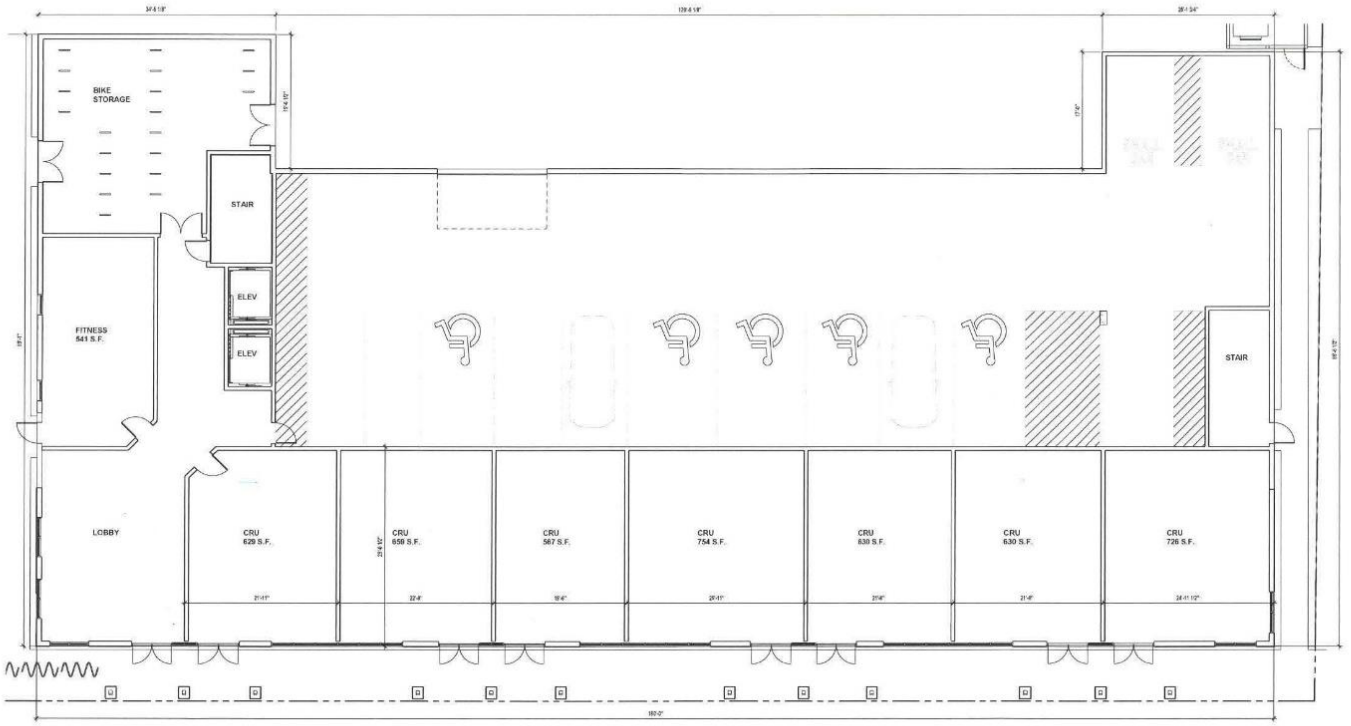
The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

SITE PLAN

Drawn by: JMT Checked by: EH

A1.1

Project No: Date:



LEVEL-01: FLOOR PLAN
1/8" = 1'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR RE-ZONING	2023.10.31	DS
1	ISSUED FOR RE-ZONING	2023.09.27	DS

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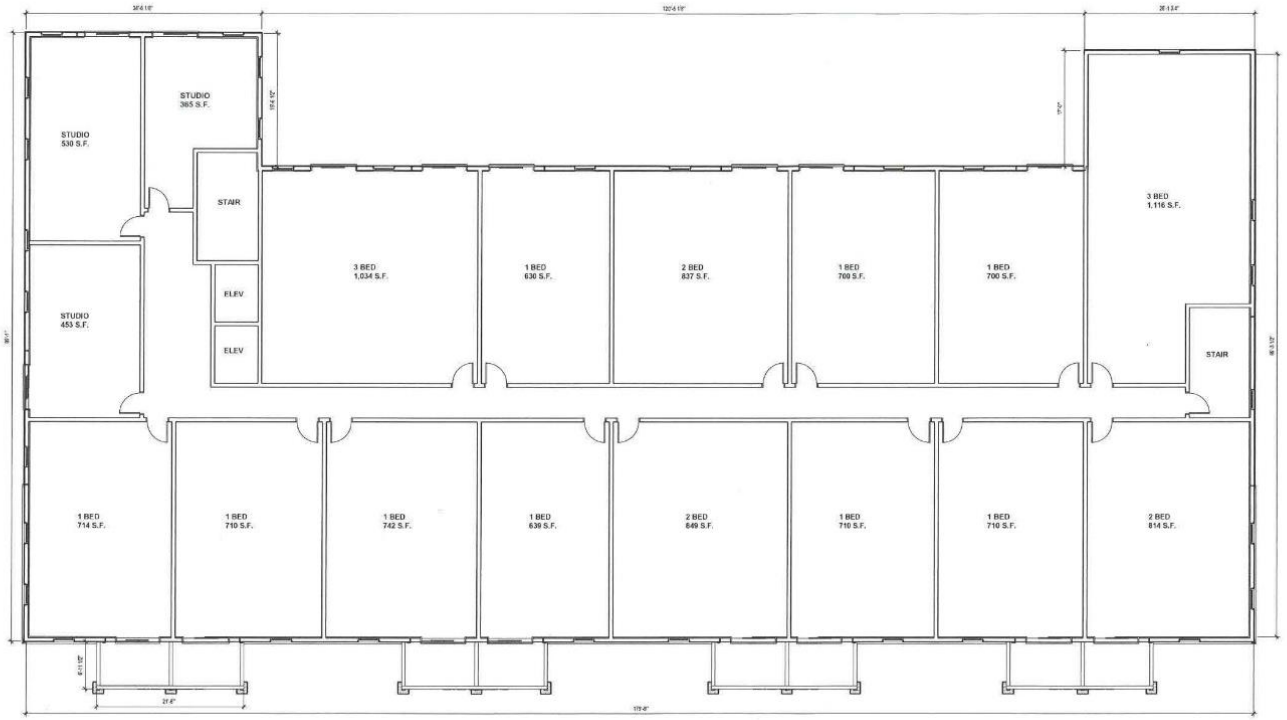
LEVEL-01 FLOOR PLAN

Drawn by: JMT Checked by: HH

A1.2

Project No.: Date:



LEVEL-02: FLOOR PLAN
1/8" = 1'-0"

No.	Revision:	Date:	By:
2	ISSUED FOR REZONING	2023.10.31	DS
1	ISSUED FOR REZONING	2023.09.22	DS

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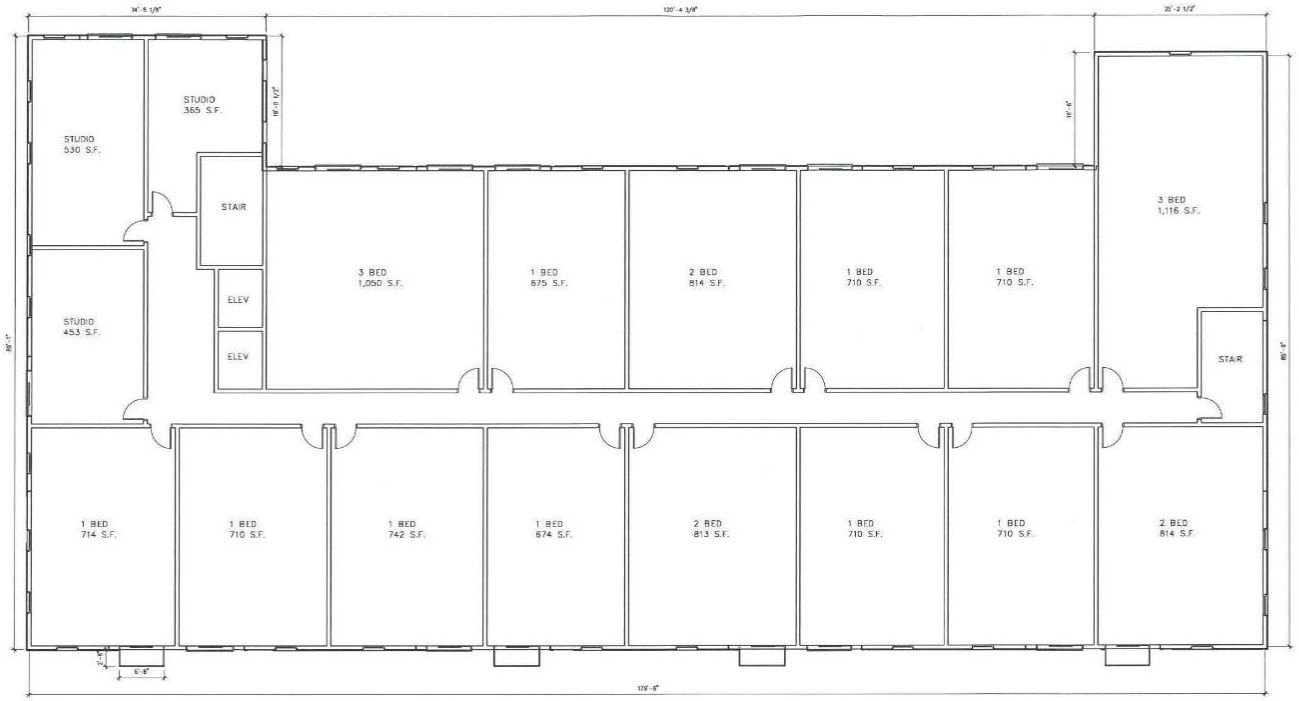
LEVEL-02 FLOOR PLAN

Drawn by: JMT Checked by: DH

A1.3

Project No: Date:



LEVEL-03 & 07: FLOOR PLAN
1/8" = 1'-0"

1 ISSUED FOR REZONING 2025.09.27 EH
No. Revision: Date By

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PARAGON
Option 1

PROPOSED APARTMENTS

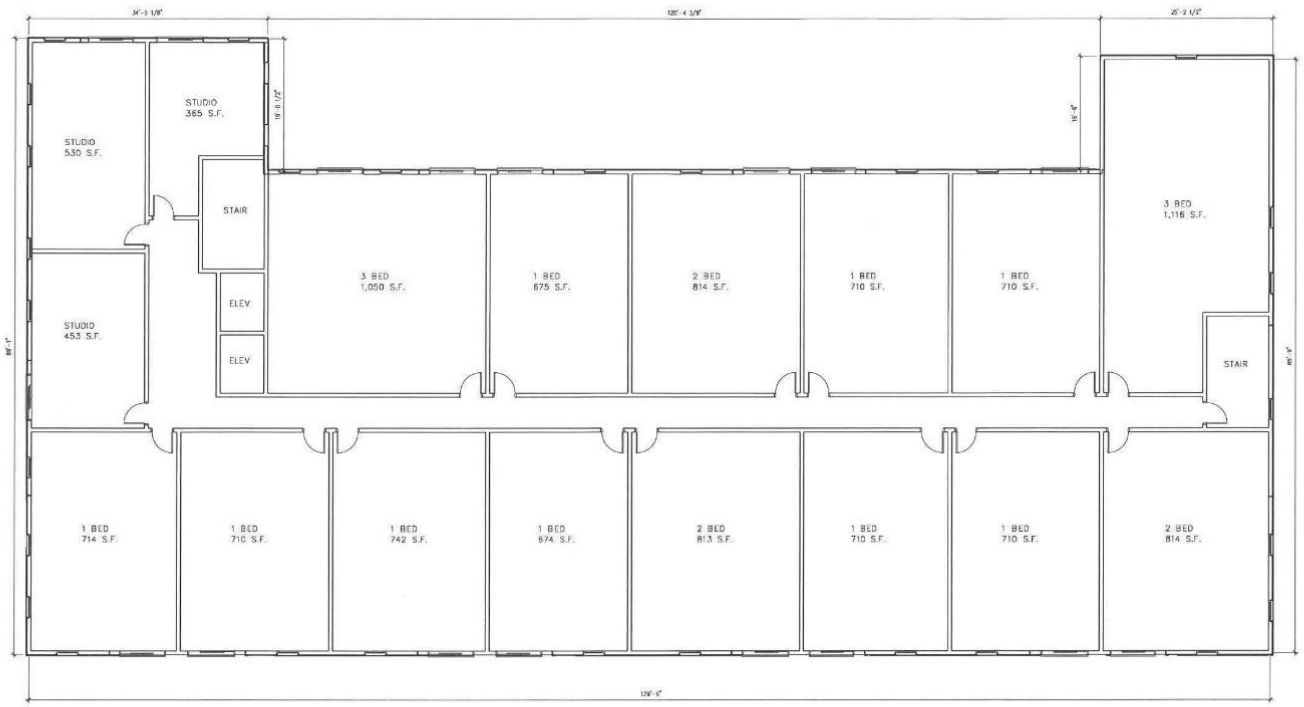
126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

LEVEL-03 & 07 FLOOR PLAN

Drawn By: JMT Checked by: EH

A1.4

Project No. 19016 Date



LEVEL-04 & 06: FLOOR PLAN

No.	Revision	Date	By
1	ISSUED FOR REZONING	2021.09.27	DS

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Consultants

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PARAGON
Option 1

PROPOSED APARTMENTS

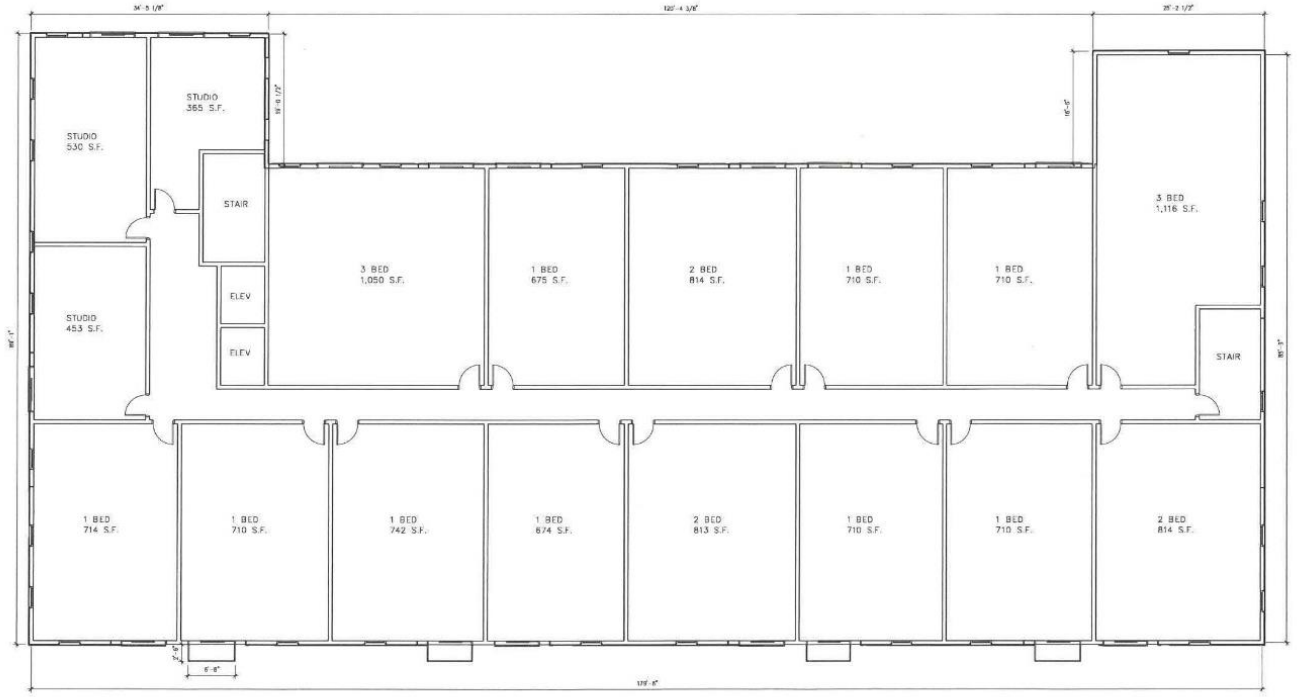
126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

LEVEL-04 & 06 FLOOR PLAN

Drawn by: JMT Checked by: JH

A1.5

Project No. 19016 Date



LEVEL-05: FLOOR PLAN
1/8" = 1'-0"

No.	Revision	Date	By
1	ISSUED FOR REZONING	2023.09.27	DS

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PARAGON
Option 1

PROPOSED APARTMENTS

126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

LEVEL-05 FLOOR PLAN

Drawn by: JMT Checked by: EH

A1.6

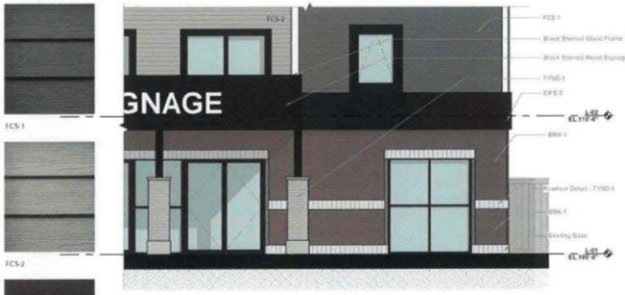
Project No. 150186 Date



1 A4.1 EXTERIOR BUILDING ELEVATION - EAST
1/8" = 1'-0"



2 A4.1 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



3 A4.1 Enlarged Elevation Detail
1/4" = 1'-0"

MATERIALS LEGEND:

FCS-1
Fiber Cement Lap Siding - Hardieplank -
Colour: Rich Espresso

FCS-2
Fiber Cement Lap Siding - Hardieplank -
Colour: Pearl Grey

TYND-1
Tyndall Stone Wellington Series

BRK-1
Canada Brick - Canada Collection -
Colour: Albion

EIFS-1
Exterior Insulation Finishing System - Parged Exterior - Match

BRK-1

EIFS-2
Exterior Insulation Finishing System - Parged Exterior - Match
Hardiepanel Colour: Midnight Black

Note: Refer to jimmyhardie.ca for exact colour tones

2 ISSUED FOR REZONING 2023.10.31 DS
1 ISSUED FOR REZONING 2023.09.27 DS
No. Revision Date By

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EXTERIOR BUILDING ELEVATIONS

Drawn by: AA Checked by: EH

A4.1

Project No. Date: 2023.05.01



1 A4.2 EXTERIOR BUILDING ELEVATION - WEST
1/8" = 1'-0"



2 A4.2 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

No.	Revision	Date	By
2	ISSUED FOR RE-ZONING	2023.08.31	DS
1	ISSUED FOR RE-ZONING	2023.05.17	DS

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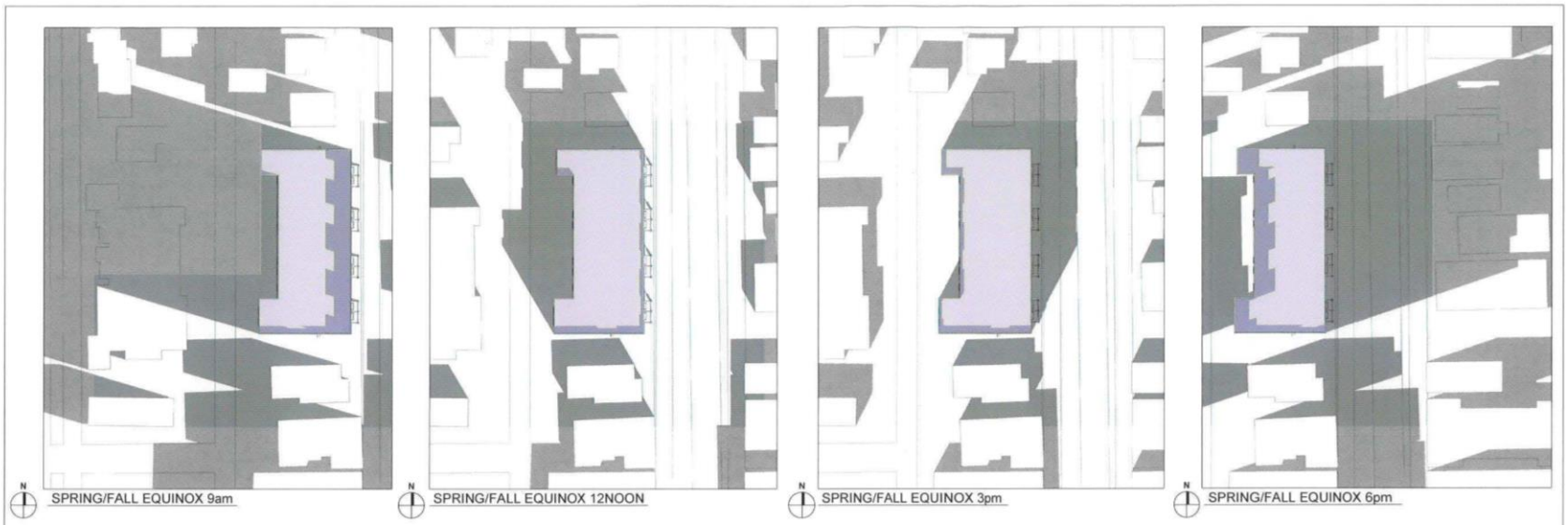
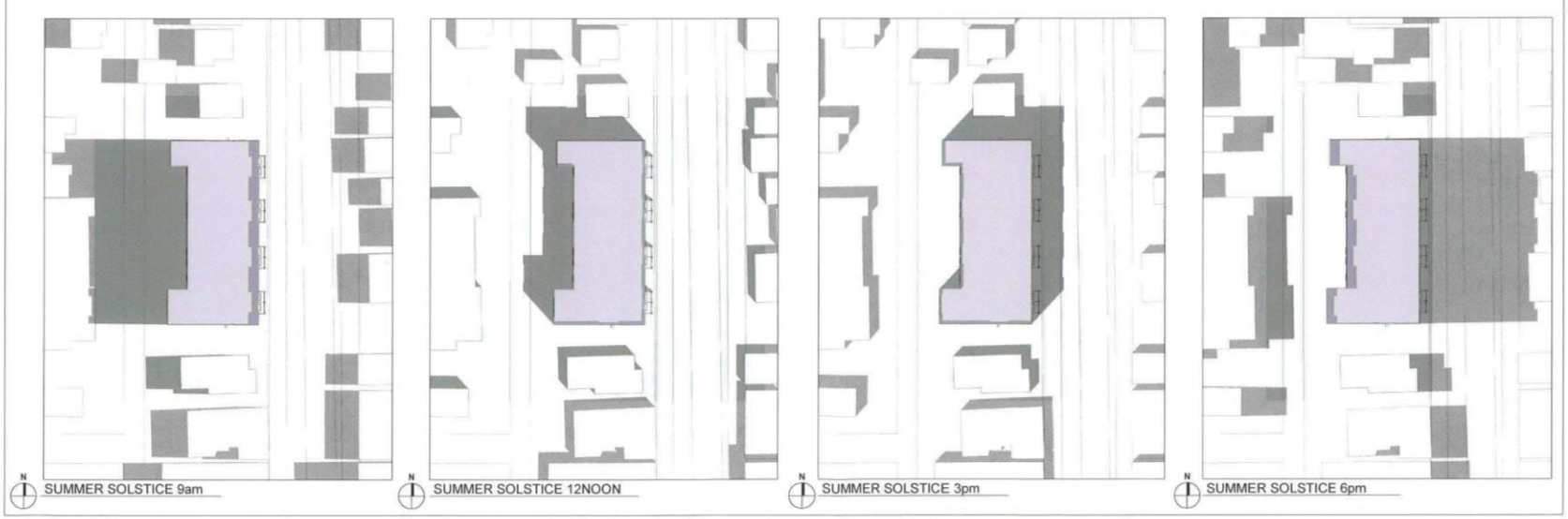
EXTERIOR BUILDING ELEVATIONS

Drawn by: AA Checked by: EH

A4.2

Project No: Date: 2023.05.04





1 ISSUED FOR REZONING 2015.09.17 DS
No. Revision Date By

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PARAGON
Option 1

PROPOSED APARTMENTS

126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

SHADOW STUDY SPRING/FALL EQUINOX & SUMMER SOLSTICE

Drawn by: Author Checked by: Checker

A4.4

Project No: 15016 Date:



NORTH ELEVATION - ANGULAR PLANE

1 ISSUED FOR REZONING 2023.05.17 DS
No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

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PARAGON
Option 1

PROPOSED APARTMENTS

126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

ANGULAR PLANE NORTH ELEVATION

Drawn by: Author Checked by: Checker

A4.5

Project No: 19116 Date:



SOUTH ELEVATION - ANGULAR PLANE

No.	Revision:	Date:	By:
1	ISSUED FOR REZONING	2025.09.17	DS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

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PARAGON
Option 1

PROPOSED APARTMENTS

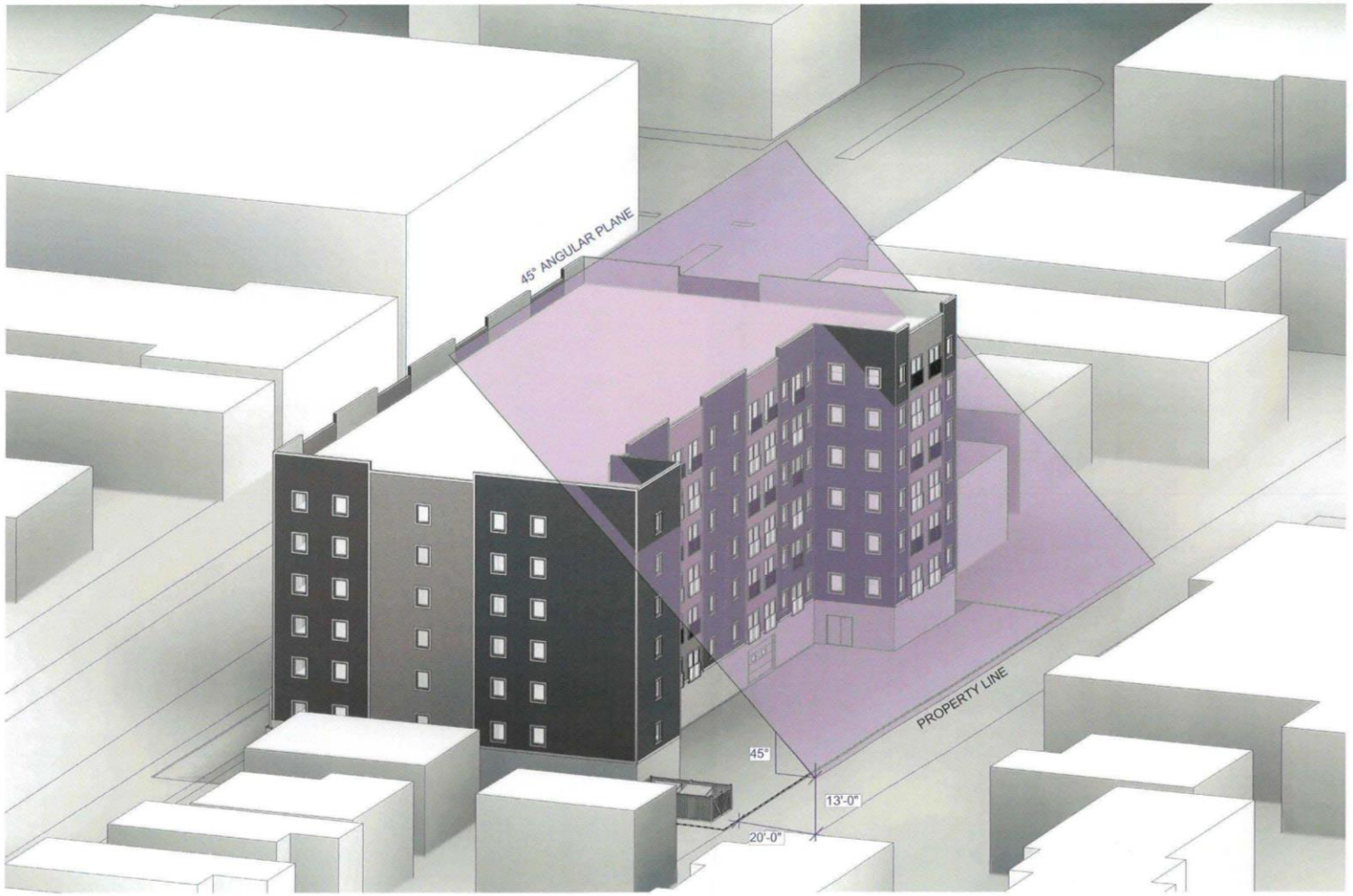
126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

ANGULAR PLANE SOUTH ELEVATION

Drawn by: Author Checked by: Checker

A4.6

Project No.: 170116 Date:



NORTH LOOKING SOUTH - 3D ANGULAR PLANE DIAGRAM

1 ISSUED FOR REZONING 2021.09.27 DS
No. Revision Date By

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants

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PARAGON
Option 1

PROPOSED APARTMENTS

126-140 SHERBROOK ST. APTS.
WINNIPEG, MB

ANGULAR PLANE 3D DIAGRAM

Drawn by: Author Checked by: Checker

A4.7

Project No: 19016 Date: