Agenda – Executive Policy Committee – June 18, 2024

Report – Standing Policy Committee on Property and Development – June 4, 2024

Item No. 6 Subdivision and Rezoning – 1009 St. Mary's Road (St. Vital Ward) File DASZ 20/2024 [c/r DAV 128946/2024D & DCU 136537/2024D]

STANDING COMMITTEE RECOMMENDATION:

On June 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 20/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 7, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated May 6, 2024 and attached as Schedule "B" to this Report.

    B. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 6, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District and "RMF-L" Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 7, 2024, and attached as Schedule "C" to this report, subject to the following conditions:

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

        i. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family Large or "R2" Residential Two-Family, the Owner must submit plans showing the location and design of any and all proposed:

Report – Standing Policy Committee on Property and Development – June 4, 2024

STANDING COMMITTEE RECOMMENDATION: (continued):

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

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

ii. For those portions of the Owner's Land Zoned "RMF-L" Residential Multi-Family Large District that the maximum height permitted shall be limited to 80 feet.

iii. That within the ground floor of a principal building, the minimum setback for at-grade parking shall be 85 feet for those portions of the land zoned "RMF-L" Residential Multi-Family Large.

iv. That a maximum of one (1) shared private vehicular approach to St. Mary's Road shall be permitted between the subject properties.

v. That the Owner and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

3. That the City enter into, execute and deliver with the Developer

A. A Development/Servicing Agreement in accordance with Recommendation 1; and

Report – Standing Policy Committee on Property and Development – June 4, 2024

STANDING COMMITTEE RECOMMENDATION: (continued):

B. A Zoning Agreement in accordance with Recommendation 2,

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").

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

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 20/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

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

8. That Development Application No. DASZ 20/2024 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 the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development – June 4, 2024

STANDING COMMITTEE RECOMMENDATION: (continued):

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

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

12. That Development Application No. DASZ 20/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/2024.

Agenda – Executive Policy Committee – June 18, 2024

Report – Standing Policy Committee on Property and Development – June 4, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On June 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, with the following amendment:

- In Recommendation 1.A., delete the following:

  ", with the following amendment:

  i. In Section IV – Servicing Conditions, add the following new Condition:

  "7) Funding for Outdoor Recreation

  The Developer shall make a $30,000.00 contribution toward outdoor expansion classroom(s) to be constructed within the Louis Riel School Division – St. George School to the determination and satisfaction of the Director of Planning Property and Development, or alternatively, an equivalent contribution towards the adjacent St. George Park."

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 27, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1.A., delete the period after the words "Schedule "B" to this report" and replace with the following:

  ", with the following amendment:

  i. In Section IV – Servicing Conditions, add the following new Condition:

Report – Standing Policy Committee on Property and Development – June 4, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

> "7) Funding for Outdoor Recreation
>
> The Developer shall make a $30,000.00 contribution toward outdoor expansion classroom(s) to be constructed within the Louis Riel School Division – St. George School to the determination and satisfaction of the Director of Planning Property and Development, or alternatively, an equivalent contribution towards the adjacent St. George Park."

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

PUBLIC HEARING SUMMARY

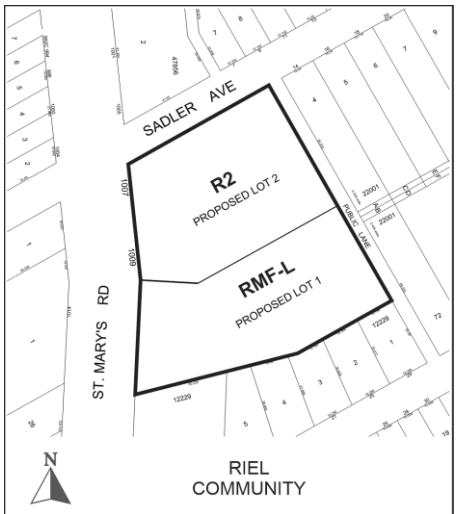
File: DASZ 20/2024

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Allard
Councillor Mayes

Public Hearing: May 27, 2024
Council Building, 510 Main Street

Applicant: Jackie Wilkie (McGowan Russell Group Inc.)

Subject:



APPLICANT : McGowan Russell Group Inc. (Jackie Wilkie)
FILE : DASZ 20/2024
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of two (2) lots and for the construction of a Multi-Family Dwelling use, on proposed Lot 1, and the maintenance of the Place of Worship use, on proposed Lot 2. **For information, phone D. Iskierski Planner at 204-986-5337**
DEMANDEUR : McGowan Russell Group Inc. (Jackie Wilkie)
N° DE DOSSIER : DALZ 20/2024
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) et de la catégorie R2 (secteur résidentiel bifamilial) à la catégorie R2 (secteur résidentiel bifamilial) et à la catégorie RMF-L (secteur de grandes habitations multifamiliales) en vue de faciliter l'aménagement de deux lots pour permettre la construction d'une habitation multifamiliale sur le projet de lot 1 et le maintien d'un lieu de culte sur le projet de lot 2. **Pour obtenir des renseignements, appelez D. Iskierski, urbaniste, au 204-986-5337.**

Premises Affected: 1009 St. Mary's Road

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

Prepared by: R. Ford, Committee Clerk
Riel Community Committee

Report date: May 27, 2024

Community Committee Recommendation:

On May 27, 2024, the Riel 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 subdivision proposed under Development Application No. DASZ 20/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 7, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section II of the report of the Administrative Coordinating Group dated May 6, 2024 and attached as Schedule "B" to this Report***, with the following amendment:***

        i. In Section IV – Servicing Conditions, add the following new Condition:

            "7) <u>Funding for Outdoor Recreation</u>

            The Developer shall make a $30,000.00 contribution toward outdoor expansion classroom(s) to be constructed within the Louis Riel School Division – St. George School to the determination and satisfaction of the Director of Planning Property and Development, or alternatively, an equivalent contribution towards the adjacent St. George Park."

    B. That the Developer be required to enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated May 6, 2024 and attached as Schedule "B" to this report.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District and "RMF-L" Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated May 7, 2024, and attached as Schedule "C" to this report, subject to the following conditions:

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

      i. For those portions of the Owner's Land zoned "RMF-L" Residential Multi-Family Large or "R2" Residential Two-Family, the Owner must submit plans showing the location and design of any and all proposed:

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

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

      ii. For those portions of the Owner's Land Zoned "RMF-L" Residential Multi-Family Large District that the maximum height permitted shall be limited to 80 feet.

      iii. That within the ground floor of a principal building, the minimum setback for at-grade parking shall be 85 feet for those portions of the land zoned "RMF-L" Residential Multi-Family Large.

      iv. That a maximum of one (1) shared private vehicular approach to St. Mary's Road shall be permitted between the subject properties.

      v. That the Owner and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

3. That the City enter into, execute and deliver with the Developer

   A. A Development/Servicing Agreement in accordance with Recommendation 1; and

   B. A Zoning Agreement in accordance with Recommendation 2,

   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").

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

5. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 20/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

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

8. That Development Application No. DASZ 20/2024 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 the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

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

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

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

12. That Development Application No. DASZ 20/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/2024.

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

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

1. This is likely the last of these major corridor applications that we will see, or one of the last. Changes come in the fall. I know the Mayor having run on malls and corridors being densified. That was a big thing in his platform. He has reiterated that multiple times. The only thing in that platform is there should be setbacks. I.E. you can't be abutting the street, that kind of thing. Nothing on height limits, nothing on density limits.

2. If I lived next door, I might be upset about this. I get that. "Take the deal and run" would be my recommendation to the people that live nearby, because this is going to get much bigger if you wait much longer. That is certainly my calculation on this.

3. We do have some screening going in. The landscaping for the four residences to the south.

4. In terms of height, I'd love it if this was half the size. I guarantee if I shave a storey or two off here, it will be reinstated at Planning Committee. Councillor Allard spoke about this once saying "I can give you whatever you want" to the residents, but its just going to be changed at the next level, so I'd just be pandering, so let's try to come up with something else.

5. Seven stories is tall, however if you look south from this site, you'll see Rotunda Towers, and its more than seven stories. You can see a whole bunch of buildings further south that are at least this height.

6. Its not out of keeping with what's a bit further south. Maybe it's a bit out of keeping with what you would see within 200 meters of this site, but the times, they are a changing.

7. If this was coming a year from today, I would predict we'd be talking about 14 stories, or 12 stories something like that, and we wouldn't even be talking about it, because it would be as-of-right. Which is what the Mayor's had in his platform, which my colleagues here voted-for as part of the half-process, the Housing Accelerator Fund.

8. It is on a corridor. Its by Transit that is going to be more frequent. It is near French Immersion and English schools. It does have access to commercial facilities relatively close by.

9. I think having said for years I'd like to densify in the main routes, not so much these controversial mid-block proposals. Well, that means you have to vote for these things when they come on the main corridor.

10. It would be interesting to see what height would be proposed if this was coming forward in a year.

11. I must say, the Developer to their credit contacted me early-on. The Developer had an open-house right on the site. Often, we get people who hold them at Dakota Community Centre, three miles away from the site and nobody showed up. It's a bit of a game. This was literally right there in St. Eugene Church.

12. The idea of developing on the site has been around for as long as I've been elected. At least 2011/2012. It's a site that should be developed. Its on a major corridor.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 4

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

Exhibits Filed:

1. Application dated April 12, 2024
2. Notification of Public Hearing dated April 29, 2024
3. Manitoba Status of Titles 1830660/1 and 2299909/1
4. Letter of authorization dated October 31, 2023 from Albert LeGatt, Archbishop, La Paroisse Catholique de St. Eugene de St. Vital to Raymond S. C. Wan Architect, McGowan Russell Group and Kyle Kostenuk
5. Surveyor's Building Location Certificate and sketch dated November 10, 2023 and November 23, 2023
6. Elevation Drawings (7 pages)
7. Floor plans (6 pages)
8. Shadow Study dated February 1,2024
9. Plans (4 pages)
10. Report from the Urban Planning Division dated May 8, 2024
11. Inspection Report
12. Communication dated May 15, 2024, from Miguel Uttancgandani in opposition to the application
13. Communication dated May 20, 2024, from Miguel Uttancgandani in opposition to the application
14. Communication dated May 22, 2024, from Roland Marion in opposition to the application
15. Communication dated May 23, 2024, from Charles Kereliuk in opposition to the application
16. Presentation dated May 24, 2024, from Jackie Wilkie in support of the application

REPRESENTATIONS:

In Support:

Michael Chan
Darshan Kaila
Dupinderjit Kaila
Jackie Kaila
Ray Wan
Jackie Wilkie

REPRESENTATIONS (continued):

In Opposition:

Charles Kereliuk
Roland Marion
Peter Meleck
Miguel Uttancgandani

For Information:

Nil

For the City:

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

Exhibit “10” referred to in File DASZ 20/2024

ADMINISTRATIVE REPORT

Title: DASZ 20/2024 – 1009 St. Mary’s Road

Issue: An application for consideration at the public hearing to subdivide and rezone from “R2” Residential Two-Family and “R1-M” Residential Single-Family Medium District to “R2” Residential Two-Family and “RMF-L” Residential Multi-Family Large District for the retention of a place of worship and the construction of a seven-storey 120-unit multi-family building.

Critical Path: Riel 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. Iskierski, RPP, MCIP	N/A	N/A	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 20/2024 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated May 7, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
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2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R2” Residential Two-Family District and “RMF-L” Residential Multi-Family Large District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated May 7, 2024, and attached as Schedule “C” to this report, subject to the following conditions:

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c) private approaches;

d) garbage enclosures;

e) fencing;

f) landscaping; and

g) free-standing signage

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

ii. For those portions of the Owner's Land Zoned "RMF-L" Residential Multi-Family Large District that the maximum height permitted shall be limited to 80 feet.

iii. That within the ground floor of a principal building, the minimum setback for at-grade parking shall be 85 feet for those portions of the land zoned "RMF-L" Residential Multi-Family Large.

iv. That a maximum of one (1) shared private vehicular approach to St. Mary's Road shall be permitted between the subject properties.

v. That the Owner and all successors in title to the lots in the subdivision shall enter into, and register and maintain in perpetuity by way of instrument (right-of-way agreement, easement agreement, or declaration) against the titles to the lots a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

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B. a Zoning Agreement in accordance with recommendation 2,

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").

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

5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 20/2024 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading.
7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee 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.
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11. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
12. That Development Application No. DASZ 20/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. That the variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 20/2024.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the land into two lots and to rezone the southern lot (Proposed Lot 1) from its current split zoning (“R1-M” Residential Single-Family Medium and “R2” Residential Two-Family District) to “RMF-L” Residential Multi-Family Large District and to rezone the residual land (Proposed Lot 2) from its current split zoning (“R1-M” Residential Single-Family Medium and “R2” Residential Two-Family District) to “R2” Residential Two-Family District. An existing place of worship will remain on Proposed Lot 2 (to become “R2”) and a seven storey 120-unit multi-family building is proposed for Proposed Lot 1 (to become “RMF-L”).

- Subdivisions and rezonings 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 and Design Division are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule "C" of this report.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.

- Facilitate growth and change strategically within Winnipeg's unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan's goals.

Objective 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 municipal infrastructure capacity.

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Corridors

6.6 Intensification Target

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

6.23 Urban Mixed-Use Corridors

- Prioritize the creation of a comfortable pedestrian environment and attractive public realm along Urban Mixed-Use Corridors through design guidelines and infrastructure investments.

6.24 Transit-Oriented Development

- Support Rapid Transit and other primary transit corridors with strategically located transit stations, that facilitate ridership through development intensification, a mix of complementary land uses, and a pedestrian and cycling-oriented environment consistent with transit-oriented development principles.

6.38 Transit-Oriented Development

- Direct the highest residential and employment densities to areas that can provide the best transit service.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*
- **Key Direction 4.2:** *Ensure new areas of growth are designed according to the principles of Complete Communities.*

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 and Design
Prepared by:	Dan Iskierski, RPP, MCIP
Date:	May 8, 2024
File No.	DASZ 20/2024

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule B — Report of the Administrative Working Group – May 6, 2023
3. Schedule C — File No. DASZ 20/2024 Riel Community Committee, dated May 7, 2024
4. Appendix A — Proposed By-law
5. Appendix B — Sun Shadow Study

SCHEDULE 'A'

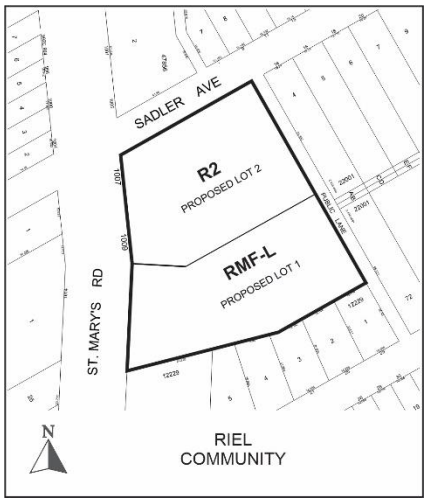
DATE: May 7, 2024

FILE: **DASZ 20/2024**
RELATED FILES: DAV 24-128946\D & DCU 24-136537\D

COMMUNITY: Riel Committee
NEIGHBOURHOOD #: 1.601 – Worthington

SUBJECT: An application for consideration at the public hearing to subdivide and rezone the split zoned parcel from "R2" Residential Two-Family District and "R1-M" Residential Single-Family Medium District to "R2" Residential Two-Family District for the residual parcel and to "RMF-L" Residential Multi-Family Large District for the construction of a 120-unit multi-family residential building.

LOCATION: 1009 St. Mary's Road (see map below)



APPLICANT: Jackie Wilkie (McGowan Russell Group Inc.)
825 St. Joseph St
Winnipeg, MB R2H 3A8

OWNER: LA PAROISSE CATHOLIQUE DE ST EUGENE DE ST VITAL
1007 St Mary's Rd
Winnipeg, MB R2M 3S5

RECOMMENDATION: Approval with Conditions

DISCUSSION

SITE DESCRIPTION

- The subject property is located midblock on the east side of St Mary's Road in between Saddler Avenue to the north and Hindley Avenue to the south in the Worthington neighbourhood of the St Vital ward.
- The site is a designated as an Urban Mixed-Use Corridor under the *Complete Communities Direction Strategy 2.0.* The property is split zoned “R2” Residential Two-Family District along the western portion and “R1-M” Residential Single-Family Medium District along the eastern portion.
- The site is approximately 99,188 square feet (9214.87 square metres) in area and has a church and residence situated on it.
- The site is accessed from an unpaved rear laneway (gravel).

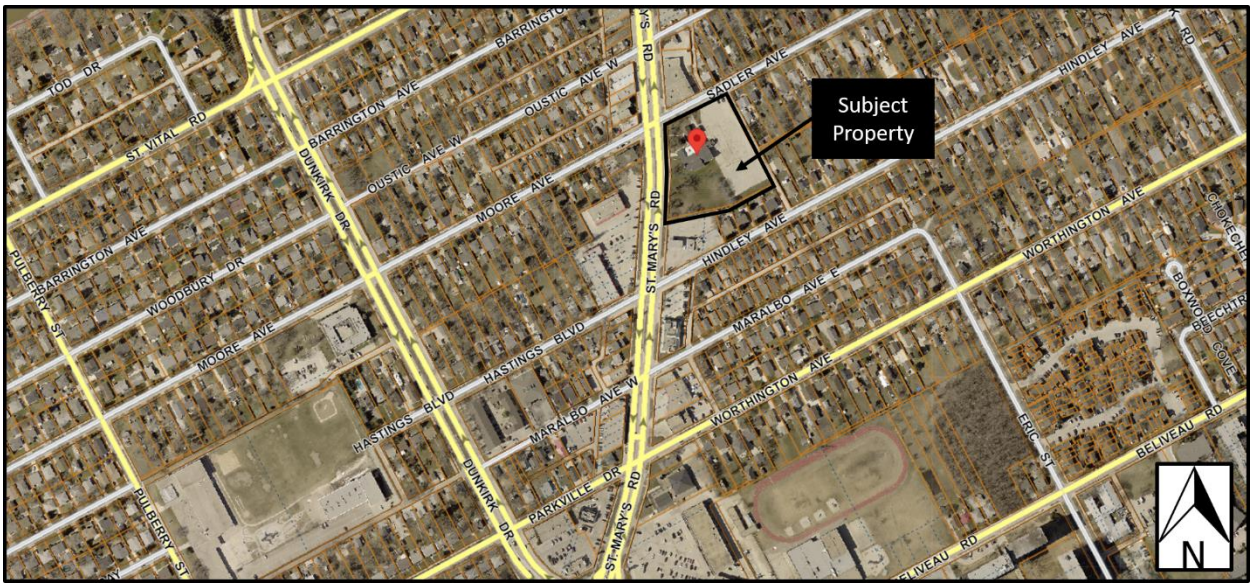


Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Saddler Avenue then commercial uses zoned “C2” Commercial Community Districts.

South: Gas bar zoned “C2” Commercial Community Districts.

East: Public lane then detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

West: St. Mary’s Road then commercial uses zoned “C2” Commercial Community District and a 7-unit multi-family residential building zoned “R2” Residential Two-Family District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the subject property to retain the place of worship, Proposed Lot 2, and construct a 120-unit multi-family building on the newly created lot, Proposed Lot 1, which is the southern portion of the subject property. Proposed Lot 2 will also be rezoned to "R2" Residential Two-Family District and Proposed Lot 1 will be rezoned to "RMF-L" Residential Multi-Family Large District.
- The new parcel is proposed to be developed with a 75 foot (inclusive of architectural feature) 120-unit multi-family residential building with amenity space and parking on the ground floor and dwelling units on the six above floors.
- The proposed building has a slight L-shape and is just over 63 feet (19.20 metres) wide facing St. Mary's Road and approximately 320 feet (97.54 feet) long.
- Submitted elevations, site plan and floor plans show a seven (7) storey building (72 feet to parapet), with the following attributes:
    - A lobby, multi-purpose room, gym and office on the main floor facing St. Mary's Road with a north side access facing the open parking area and a stairwell access on the south side.
    - The north, south and east facades have balconies and windows are included on all facades.
    - There are four different building materials with one to differentiate the main floor (black brick), with floors two-six being finished with either acrylic stucco (black and white) and the top floor including metal cladding with an architectural feature facing St. Mary's Road extending from the top of the first floor to above the parapet made of metal panelling.
- The applicant is proposing 130 parking spaces in a combination of underground, indoor at grade and surface parking.

- Of the 130 parking spaces, six (6) are accessible of which one is van accessible and 14 are for visitors.
- Vehicular access to the property is proposed by way of an approach from St. Mary's Road and the laneway accessed from Saddler Avenue to the north or Hindley Avenue to the south.
- A total of 20 bicycle parking spaces are included
- The landscaping plan shows street edge and building foundation landscaping along St. Mary's Road and a row of existing trees along the south property line to remain, of which credits towards the total required trees were applied. The total count for new trees and shrubs along St. Mary's Road is as follows:
    - Planting of one (1) new tree; and
    - Planting of 24 new shrubs.
- The proposed development requires variances for density, yard setbacks and parking requirements as well as a Conditional Use for a place of worship (see associated variance and Conditional Use applications and planner's report for DAV 24-128946\D and DCU 24-136537\D).

COLLABORRATIVE PLANNING and CONSULTATION

With the Urban Planning and Design Division

The applicant engaged the Urban Planning and Design Division to discuss their proposal prior to submitting a formal application and included the feedback into their final design.

With the Public

The applicant did not include any letters of support or public engagement summary with the submission package.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 supports *OurWinnipeg 2045*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area.
- The subject property is located in the Corridors Policy Area designated as a "Urban Mixed-Use Corridor" as outlined in *Complete Communities Direction Strategy 2.0.*
- Urban Mixed-Use Corridors are the most pedestrian-oriented of the City's Corridors. Their design and land use either currently provide a high-quality urban environment or are expected to transition to such a standard in the shorter term. The City will prioritize the creation of vibrant pedestrian and transit-oriented places in theses Corridors by encouraging residential and commercial intensification, ensuring careful attention to urban design, and through strategic infrastructure investments.

- The Vision for Corridors describe them as targeted segments of major roadways that, due to their excellent transit service via the Primary Transit Network as well as robust commercial opportunities, provide the best opportunity for mixed use intensification outside of the Downtown. They will provide a range of transportation options and will be vibrant destinations for people to live, work, and play. They will be designed to provide a comfortable pedestrian environment and attractive public realm.
- Goal 1 states "encourage strategic residential intensification on Corridors."
- General policies for all Corridors that relate to the subject proposal are as follows:

  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.

- Goal 3 states "ensure corridors provide a comfortable pedestrian environment and attractive public realm."
- General policies for Urban Mixed-Use Corridors that relate to the subject proposal are as follows:

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

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

  3.1.2 Having entrances provide direct access to the public sidewalk.

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

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

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

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

  3.1.7 Promoting pedestrian-scale signage.

  3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.

  3.4 Mitigate negative shadow impacts and ensure adequate sunlight penetration experienced by rear- and side-adjacent residential properties and the public sidewalk by:

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

  3.6 Discourage auto-oriented land uses.

The subject proposal aligns with the above applicable policies for Urban Mixed-Use Corridors for the following reasons:

- The development will help achieve residential intensification targets;

- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, public transit, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context where Urban Mixed-Use Corridors are intended to be locations with higher residential densities; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale fitting for an Urban Mixed-Use Corridor, uses a variety of building materials, adds to the architectural interest of the area, and includes features such as balconies that increase activity along the street edge.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Multi-Family Large District is intended to accommodate the development of multi-family units in areas with high residential densities.
- Development in the ”RMF” district should provide convenient access for pedestrians and transit users from the public street, and should facilitate pedestrian travel between residential uses and the public realm.
- The subject site is located on a block of St. Mary’s Road that is characterized by a mix of residential and commercial uses.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Urban Mixed-Use Corridor” which supports higher residential densities.
- The proposed density is slightly higher (396 sq. ft.) than the maximum 400 sq. ft. per dwelling unit typically permitted in the “RMF-L” Residential Multi-Family Large Zoning District.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a full range of commercial services are supporting factors in the use of the “RMF-L” Residential Multi-Family Large Zoning District.

Based on these considerations, the “RMF-L” Residential Multi-Family Zoning District is the most appropriate zoning district for Proposed Lot 1 to enable the development of a 120-unit multi-family residential building.

LAND DEDICATION

As a condition of a rezoning or subdivision application, a developer is required to contribute a portion of the land to be developed to the City for parks purposes. The amount of land is not less than 10%. The developer is to provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department. The Public Service is requesting cash in lieu for this application.

RECOMMENDATION

The Urban Planning and Design Division recommends **approval with conditions** for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045* and the *Complete Communities Direction Strategy 2.0*.
- The proposed development will increase residential density in the Worthington neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will utilize existing infrastructure including the street network, public transportation, water and wastewater service capacity and city services such as library, recreation and education.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared By: Dan Iskierski, RPP, MCIP
PPD File # DASZ 20/2024

Schedule "C" for File No. DASZ 20/2024, Riel Community Committee, dated May 7, 2024

By-Law No. _____

File No. **DASZ 20/2024**

Atlas Sheet No. **AF27**

RIEL 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 1007 and 1009 St. Mary's Road from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT and an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to facilitate the establishment of two (2) lots and for the construction of a Multi-Family Dwelling use, on proposed Lot 1, and the maintenance of the Place of Worship use, on proposed Lot 2.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 1007 AND 1009 ST. MARY'S ROAD

It is recommended that approval of DASZ 20/2024, 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 based on the provided development plans. Additional review will be required by our Department should the plans of development change during the design process.

2) The planned area is serviced by a partially separated combined sewer. Any intensification to the land needs to adhere to the City's Environment Act Licence No. 3042 for Combined Sewer Overflow, meaning that the flow into the combined sewer cannot increase.

3) The Public Works Department has advised that the Developer and all successors in title to the lots in the subdivision shall enter into, and register at the Winnipeg Land Titles Office (WLTO) under Section 76 of the Real Property Act and maintain in perpetuity by way of instrument (right of way agreement, easement agreement, or declaration) against the titles to the lots, a private cross-access agreement with the owners of the other lots so as to ensure vehicular access to every lot at all times, via streets or internal roads.

   The instrument must contain the substance of the following terms:

   "User" means and includes any Owner and the tenants of any Owner and, with the permission or consent (expressed or implied) of any Owner, each and all of their respective
   agents, employees, customers, licensees, invitees, suppliers, contractors, servants or workmen, and any other occupier for the time being on the land of any Owner; and the term "Users" shall have the same meaning as the context permits or requires, mutatis mutandis.

Declarant, for itself and its successors and assigns, hereby irrevocably agrees and declares that from and after the date of registration of this Declaration in the Winnipeg Land Titles Office an easement and right of way is hereby created over the Lands for the purposes of ingress and egress that shall permit common usage of driveways, vehicular passageways, entrances and exits leading to one or more private approaches on and from St. Mary's Road as they may exist from time to time to ensure access (but for no other purpose whatsoever) to every such lot on the Lands at all times by Users and vehicles.

The rights, liberties and easements herein granted shall be construed as running with the Lands and shall attach to and run with each and every part to which the Lands or any part thereof as may hereafter be subdivided, but no part of the Lands shall pass to or be vested in any other Owner simply by virtue of these presents.

As it is the intent that the burden of all rights, liberties and easements declared herein shall run with the Lands, it is declared that the rights, liberties and easements hereby declared shall enure to the benefit of every Owner and, without limiting the generality of the foregoing, shall enure to the benefit of the successors and/or assigns of any part or parts of the Lands and shall bind the successors in title of Declarant, and each of their respective successors in title, and the owners or occupiers for the time being of the Lands or any part or parts thereof.

The cross-access agreement shall be reviewed and approved by the Public Works Department prior to registration at WLTO.

Section II – Plan Considerations

1) The Developer shall, at no expense to the City, legally open property for a 1.154m widening of the existing north-south public lane right-of-way along the full length of the Planned Area abutting the north-south public lane, to the satisfaction of the Director of Public Works.

Section III – Engineering Studies

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

2) The Developer shall provide a technical memorandum, prepared by a qualified municipal engineer, demonstrating that the flow from the Planned Area to the combined sewer will not increase due to the development and which shall outline the provision of underground services required for the Planned Area and adjacent lands, as determined by and to the satisfaction of the Director of Water and Waste.

Section IV - Servicing Conditions

1) Combined Sewer

The Developer shall, at no expense to the City, construct and install all infrastructure required to serve the Planned Area as indicated by the technical memorandum, all to the satisfaction of the Director of Water and Waste.

2) Public Lane

The Developer shall, at no expense to the City, construct Portland cement concrete pavement 6.0m wide by 150mm thick and transition to a width to be determined within the 6.096m right-of-way, and all related works, including but not limited to land drainage sewer and lane lighting, in the north-south public lane between Hindley Avenue and Sadler Avenue, all as determined by and to the satisfaction of the Director of Public Works.

3) 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.

4) 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.

5) 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.

6) 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 V – 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 the subdivision mylars for registration in the Land Titles Office, 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.

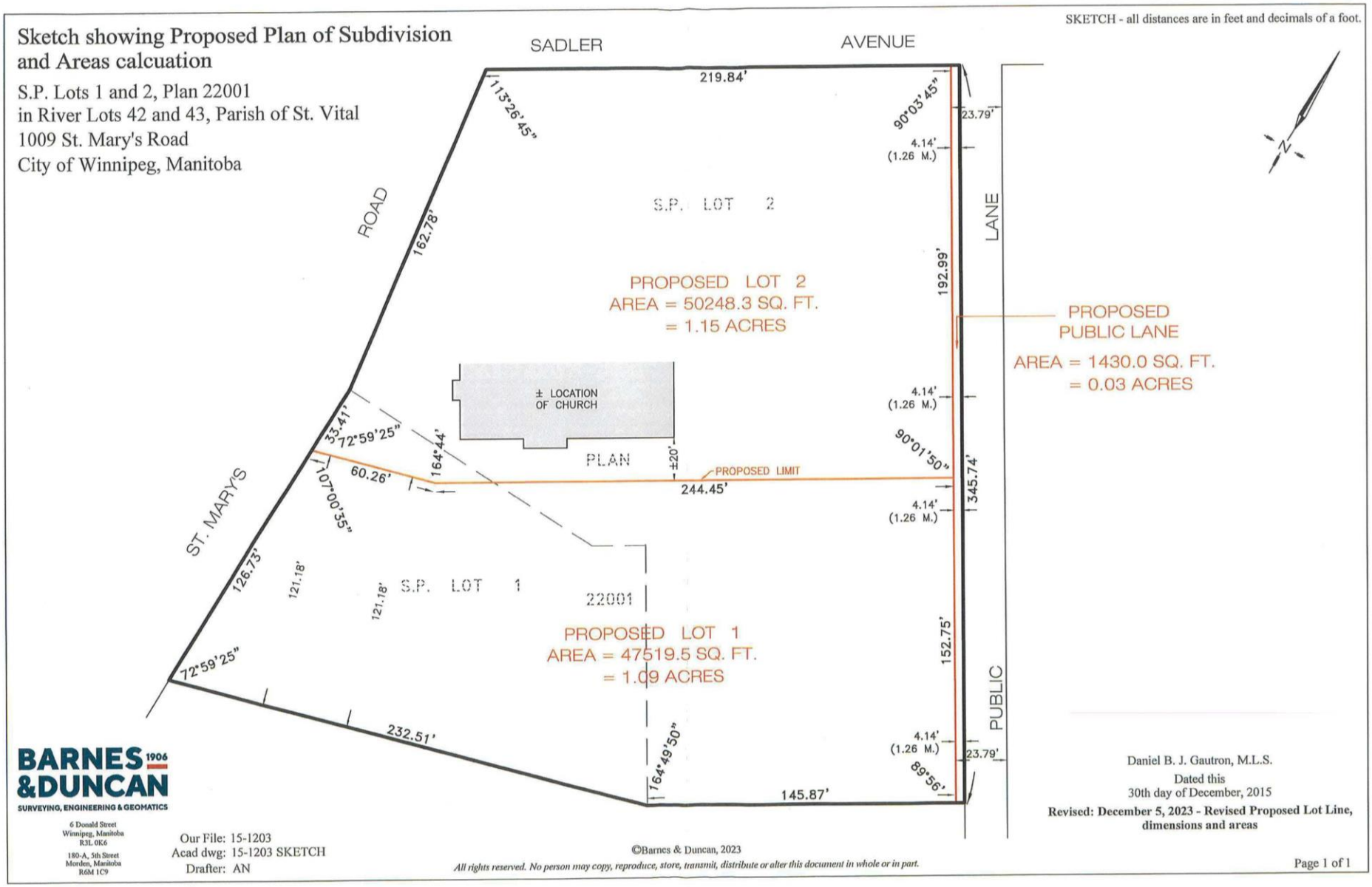
THIS REPORT SUBMITTED BY:
Administrative Co-ordinating Group
File No. DASZ 20/2024
May 6th, 2024

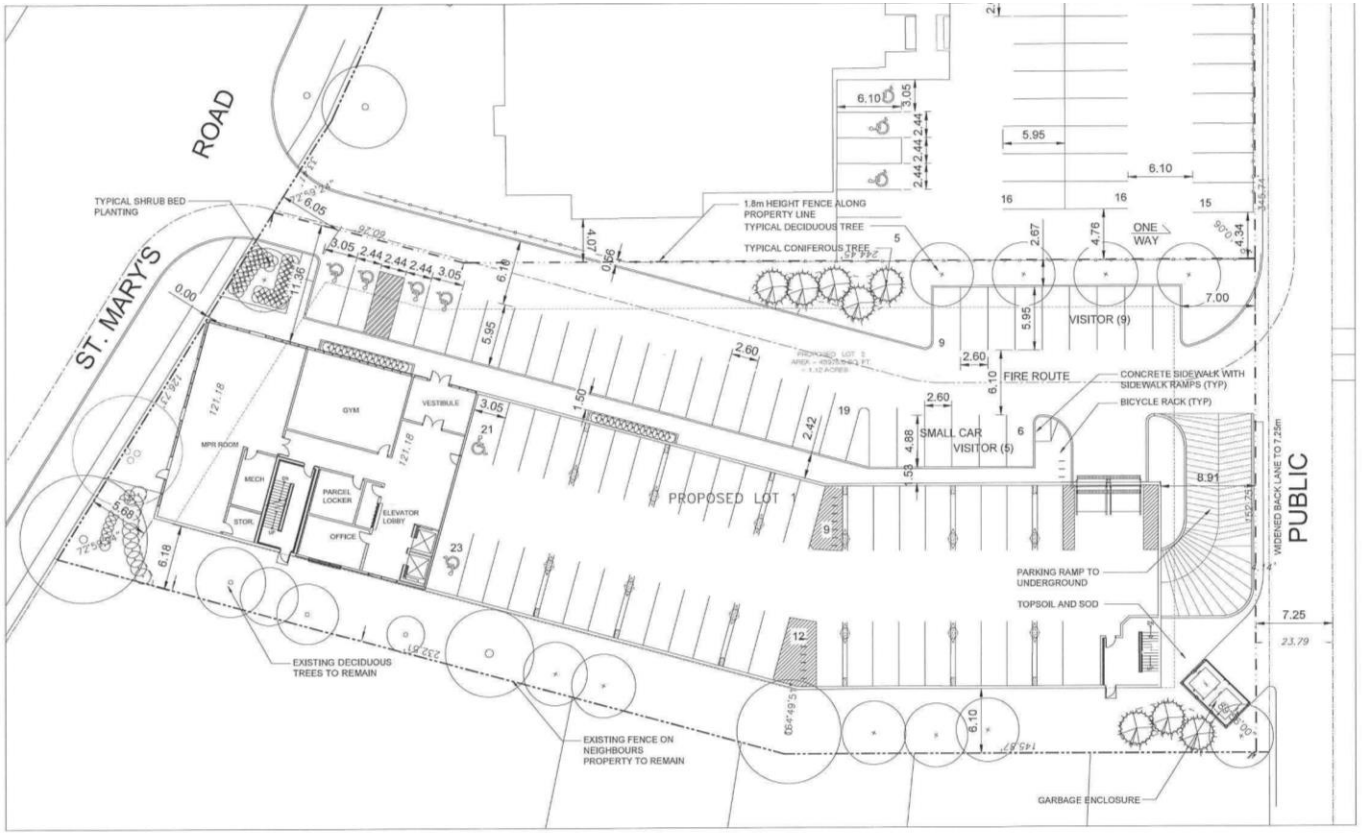
"*Original Signed by K.Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*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

Exhibit “9” referred to in File DASZ 20/2024





SITE STATISTICS
SITE AREA ±1.09ac (47 519.5sf)
ZONING – RMF-L
NUMBER OF UNITS - 120
DENSITY 1 UNIT/395 sf

	REQUIRED	PROPOSED
PARKING (1.5 stalls/unit required)	180	
UNDERGROUND		52
INDOOR		44
SURFACE		34
REDUCTION FOR INFILL HOUSING (TO 80%)	-36	
TOTAL PARKING	144	130
DEFICIENCY		-14
ACCESSIBLE STALLS (VAN ACCESSIBLE)	6(2)	6(2)
VISITOR PARKING	14	14
BICYCLE PARKING (INDOOR & OUTDOOR)	15	20

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE (48.29m/158 ft.)		
1 TREE/30 ft.	5	1
3 SHRUBS/20 ft.	24	24
BUILDING FOUNDATION	1 SHRUB/10 ft.	
112.66m/370 ft.	37	37
PARKING LOT INTERIOR		
(5% OF 1487 sm/16,006 sf)	74.35 sm/800 sf	317sm/3,412 sf
1 TREE/300 SQ.FT.	3	9
1 SHRUB/100 SQ.FT.	8	8
TOTAL TREES	8	10
CREDIT FOR 6 EXISTING TREES OVER 12"		36
TOTAL SHRUBS	69	69

ANY ADDITIONAL PLANTING IS AT THE DISCRETION OF THE OWNER

PLANT LIST

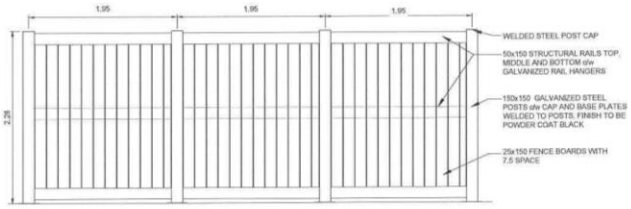
COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES		
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN BASSWOOD/ TILIA AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
AMERICAN ELM UMLUS AMERICANA	65 mm cal.	SPECIMEN, W.B. MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 8.0m, BRANCHING HT. 1.8m.
DECIDUOUS SHRUBS		
DWARF PYGMY CARAGANA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
DWARF SWEET BOX	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
ROYAL JUBILEE NINEBARK / PHYSOCARPUS OPULIFOLIUS 'JEFROY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.
LITTLE LADY LILAC/ SYRINGA X 'JEFLADY'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
MAGIC CARPET SPIREA/ SPIREA JAPONICA 'MAGIC CARPET'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm HT.
DWARF CRANBERRY / VIBURNUM TRILOBUM 'BAILY COMPACT'	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 600mm HT.

1009 ST. MARY'S ROAD

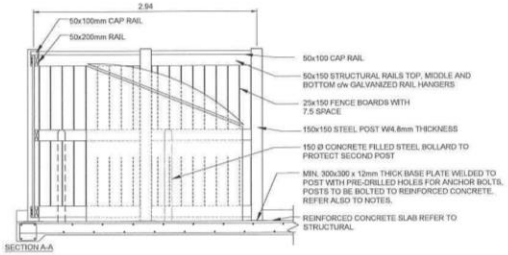
CONCEPTUAL SITE PLAN

JANUARY 31, 2024
SCALE 1:200

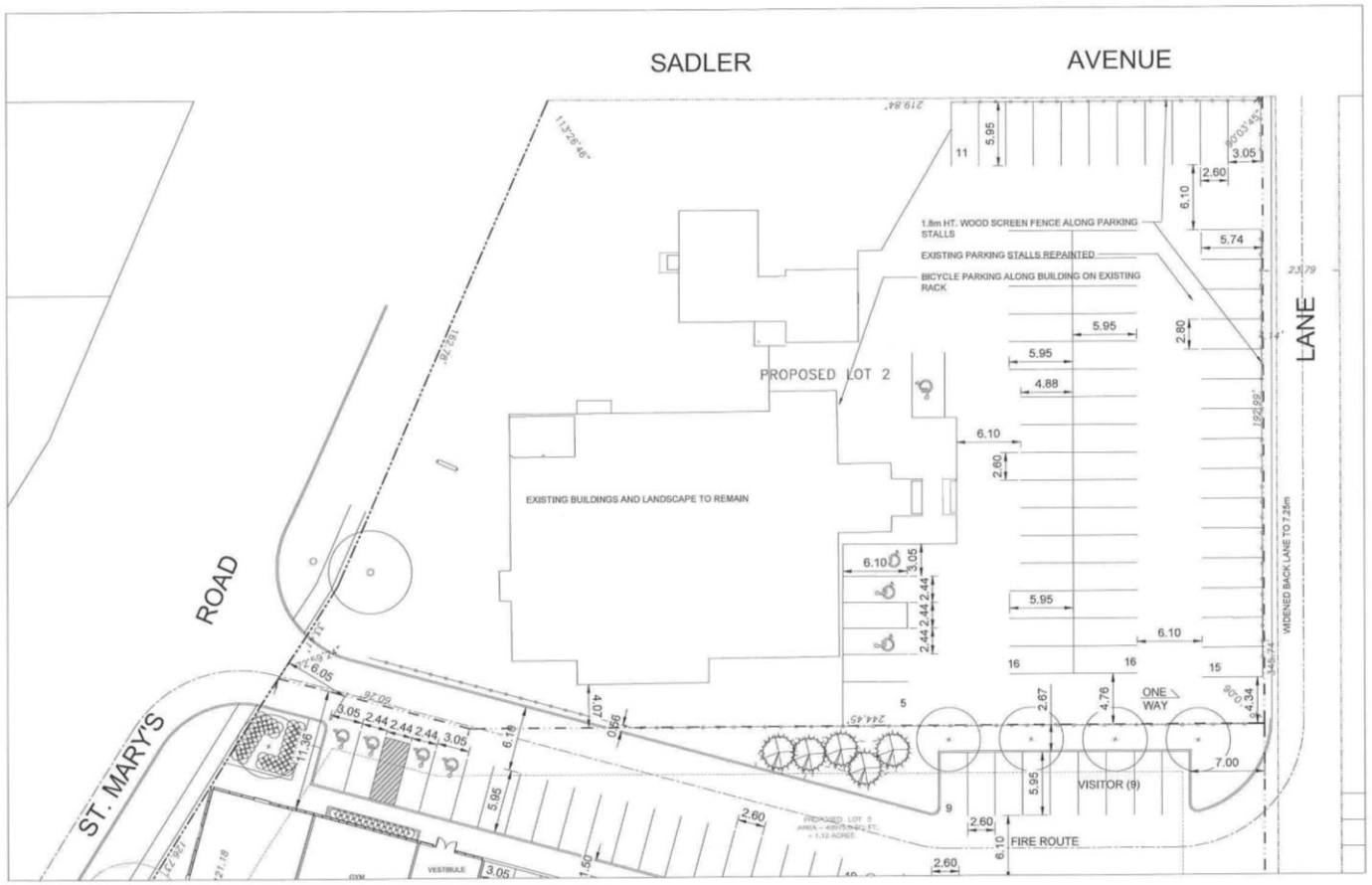
0 2 5 10 15 25m NORTH



PARTIAL REAR ELEVATION
GARBAGE ENCLOSURE
N.T.S.



SECTION A-A



SITE STATISTICS
PROPOSED ZONING - R2

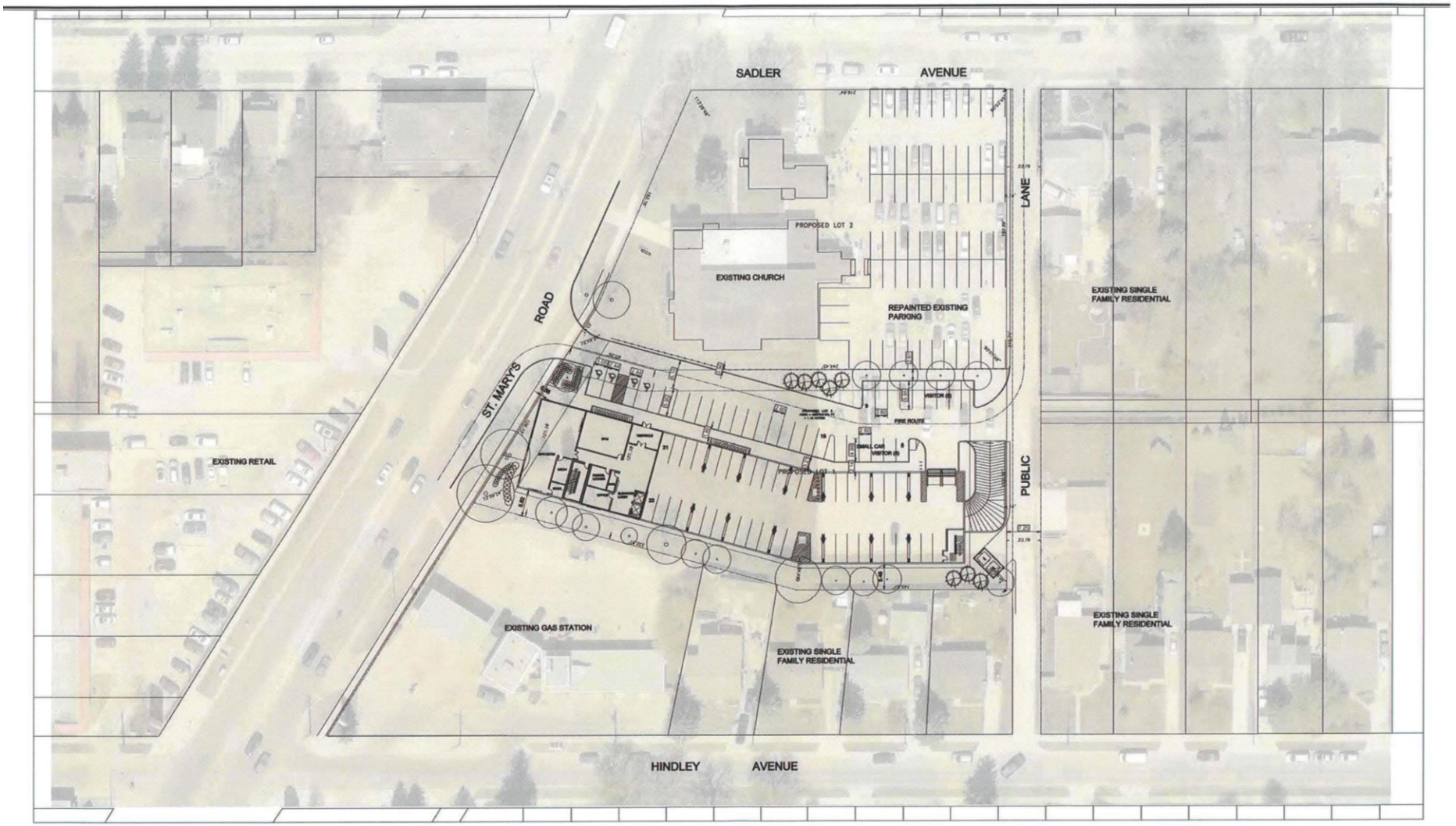
	REQUIRED	PROPOSED
PARKING		
PLACE OF WORSHIP (250 SEATS)	50	
PARISH HALL (+/-3840SF)	38	
TOTAL PARKING	88	64
DEFICIENCY		-24
ACCESSIBLE STALLS (VAN ACCESSIBLE)	4(2)	4(2)
BICYCLE PARKING (INDOOR & OUTDOOR)	9	10

1009 ST. MARY'S ROAD

CHURCH SITE PLAN

JANUARY 31, 2024
SCALE 1:200

0 2 5 10 15 25m NORTH



1009 ST. MARY'S ROAD

CONTEXT PLAN

DECEMBER 5, 2023
SCALE 1:750

0 5 10 15 25 50m NORTH