

Minutes – Council – June 27, 2024

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

**Item No. 13 Subdivision and Rezoning – 453 Grassie Boulevard
 (Transcona Ward)
 File DASZ 21/2023 [c/r DAV 193185/2023D]**

COUNCIL DECISION:

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

1. That the subdivision proposed under Development Application No. DASZ 21/2023 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 “B” to this report and as shown on the map dated May 28, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
 - A. 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 February 14, 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 in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated May 28, 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. 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
 - g. free-standing signage

Minutes – Council – June 27, 2024

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COUNCIL DECISION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan - Transcona 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. The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated.
3. That the City enter into, execute and deliver with the Developer
 - A. A 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 21/2023 (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.

Minutes – Council – June 27, 2024

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

COUNCIL DECISION (continued):

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 21/2023 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 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 21/2023 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.
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 21/2023.

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DECISION MAKING HISTORY:

Moved by Councillor Rollins,

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

Carried

Councillor Wyatt was absent from the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On May 28, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete Recommendation 2.A.ii in its entirety, and replace with the following:
 - “ii. The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated.”

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

PUBLIC HEARING SUMMARY

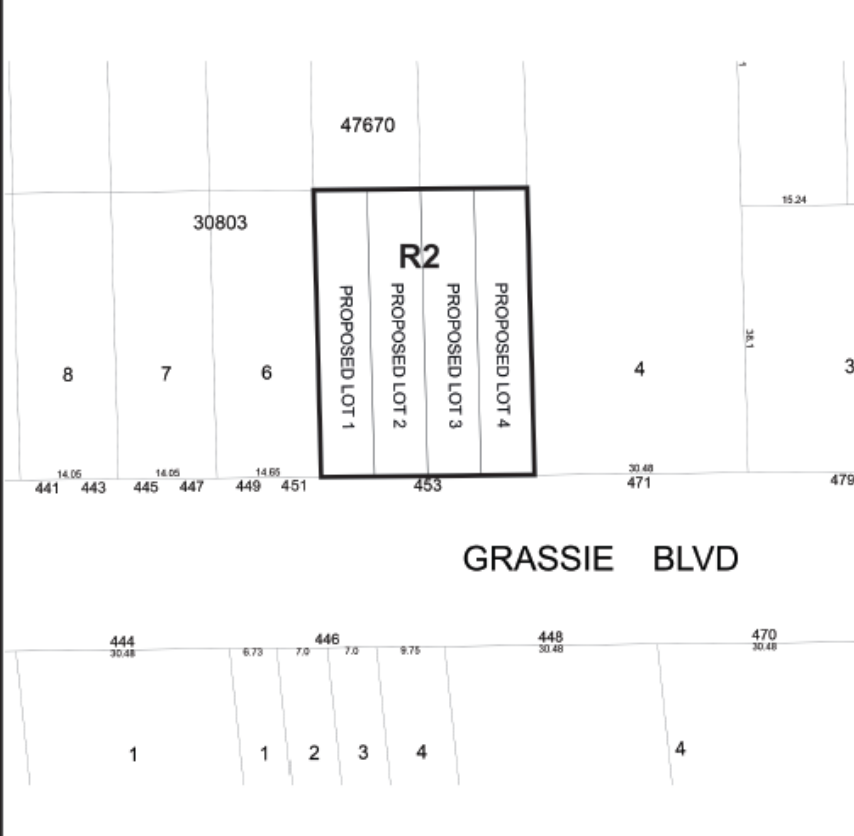
File: DASZ 21/2023

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Wyatt

Public Hearing: May 28, 2024
Council Building, 510 Main Street

Applicant: Carrington Property Management (Carla Devlin)

Subject:

By-Law No. _____	File No. DASZ 21/2023
Atlas Sheet No. W23  EAST KILDONAN TRANSCONA 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 453 Grassie Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of four (4) residential zoning lots and to facilitate the construction of two (2) two-family dwellings.
 47670 30803 8 7 6 4 3 14.05 14.05 14.05 30.48 15.24 36.1 441 443 445 447 449 451 453 471 479 GRASSIE BLVD 444 446 448 470 30.48 6.73 7.0 7.0 9.75 30.48 30.48 1 1 2 3 4 4	
THIRD READING : _____ EFFECTIVE DATE : _____	
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____	

Premises Affected: 453 Grassie Boulevard

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

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: May 30, 2024

Community Committee Recommendation:

On May 28, 2024, the East Kildonan-Transcona 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 21/2023 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 “B” to this report and as shown on the map dated May 28, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required, subject to the following:
 - A. 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 February 14, 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 in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated May 28, 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. 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
 - 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 East Kildonan - Transcona 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. —the Owner must submit plans showing the location and design of a turnaround to ensure vehicles are not backing out onto Grassie Boulevard to the City for approval by the Director of Public Works 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 of Public Works.~~

ii. *The Owner must submit landscaping plans showing a raised front yard in relation to the driveway, new elevations in colour, and the addition of a double garage for each unit if it can be accommodated.*

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

A. A 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 21/2023 (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 21/2023 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 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.
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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.
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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 21/2023.

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

The East Kildonan-Transcona Community Committee provided the following supporting reason for its recommendation:

1. It's consistent with the area structure plan, which is very extensive.

**Objections under
the Charter:**

Total number of valid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated November 6, 2023
2. Notification of Public Hearing dated March 25, 2024
3. Manitoba Status of Title 3146364/1
4. Letter of authorization dated September 5, 2024 from Lakhveer Dhillon and Avikashveer Dhillon to Carrington Property Developments
5. Caveat 1758406/1
6. Arborist Report
7. Plans (13 pages)
8. Report from the Urban Planning Division dated April 30, 2024
9. Inspection Report
10. Presentation dated May 27, 2024 from Jennifer Lim in support of the application

REPRESENTATIONS:

In Support:

Jennifer Lim

In Opposition:

Nil

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development, Department

K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

ADMINISTRATIVE REPORT

Title: DASZ 21/2023 453 Grassie BLVD

Issue: For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from “R1-L” Residential Single-Family (Large) District to the “R2” Residential Two-Family District for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.

Critical Path: East Kildonan – Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

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 - (e) fencing;
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 - (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 East Kildonan - Transcona 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.

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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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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 21/2023.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone the existing property into four properties, each to be zoned “R2” Residential Two-Family. This is for the purpose of building a total of two, two-family buildings, with the individual dwellings located on separate lots.
- Subdivision and 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 land will be **subdivided and rezoned**.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Chyz-Lund, MCP
Date:	April 30, 2024
File No.	DASZ 21/2023

List of Schedules and Appendices

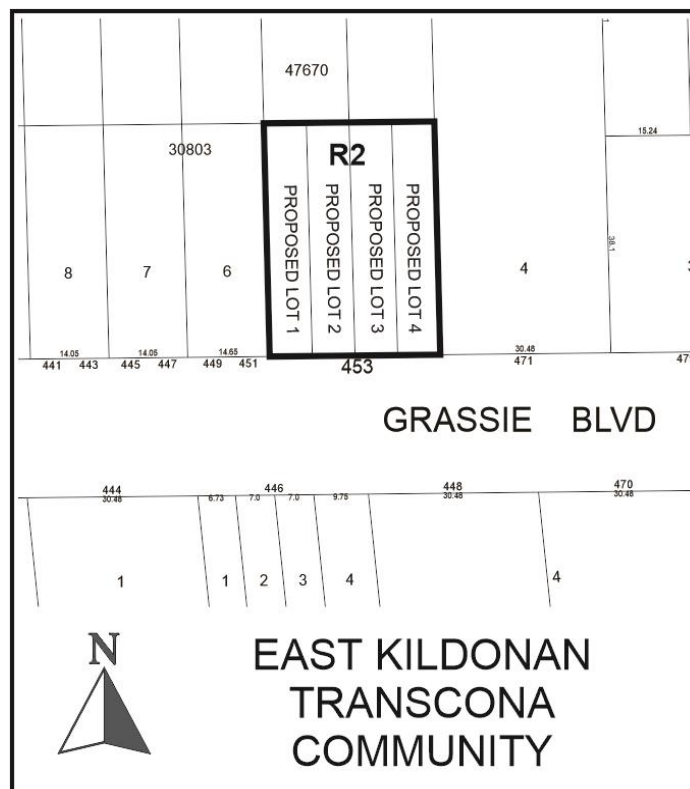
- Schedule A – Planning Discussion
- Schedule B: Report of the Administrative Coordinating Group, dated February 14, 2024
- Schedule “C” of File No. DASZ 21/2023, East Kildonan – Transcona Community Committee, dated May 28, 2024
- Appendix B: Draft by-law

SCHEDULE 'A' - PLANNING DISCUSSION

DATE: April 30, 2024
FILE: **DASZ 21/2023**
RELATED FILES: DAV 23-193185\D
COMMUNITY: East Kildonan - Transcona Committee
NEIGHBOURHOOD #: Grassie - 4.424

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to subdivide and rezone the subject property from "R1-L" Residential Single-Family (Large) District to an "R2" Residential Two-Family District for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.

LOCATION: 453 Grassie Boulevard



LEGAL DESCRIPTION: LOT 1 PLAN 47670 61/2A K OTM

APPLICANT: Carla Devlin (Carrington Property Developments Inc.)
6 Deerledge Trail
East St Paul, MB R2E 0M4

OWNER: Avikashveer Dhillon
453 Grassie Blvd
Winnipeg, MB R3W 1S5

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The subject property is located on the north side of Grassie Boulevard, just east of Skowron Crescent in the Grassie Neighbourhood of the Transcona Ward.

The subject property is currently zoned “R1-L” Residential Single-Family (Large) District.

The subject property is located in an Established Neighbourhood – Recent Community policy area as designated in *Complete Communities 2.0*.

The subject property is also located in the “Existing Low Density Residential” policy area of the *Transcona West Area Structure Plan*

The subject property has an assessed area of 13,445 square feet.

Currently on the property is one single-family dwelling.



Figure 1: Subject site and surrounding area (flown 2021).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single-family dwellings zoned “RR5” Rural Residential 5. Laneway, then single-family dwellings zoned “R1-L” Residential Single-Family (Large) District.

East: A single-family dwelling zoned “R1-L” Residential Single-Family (Large) District.

South: Grassie Boulevard, then single-family dwellings zoned “R1-L” Residential Single-Family (Large) District and “R1-M” Residential Single-Family (Medium) District

West: Two-family dwellings zoned “RMF-S” Residential Multi-Family (Small) District.

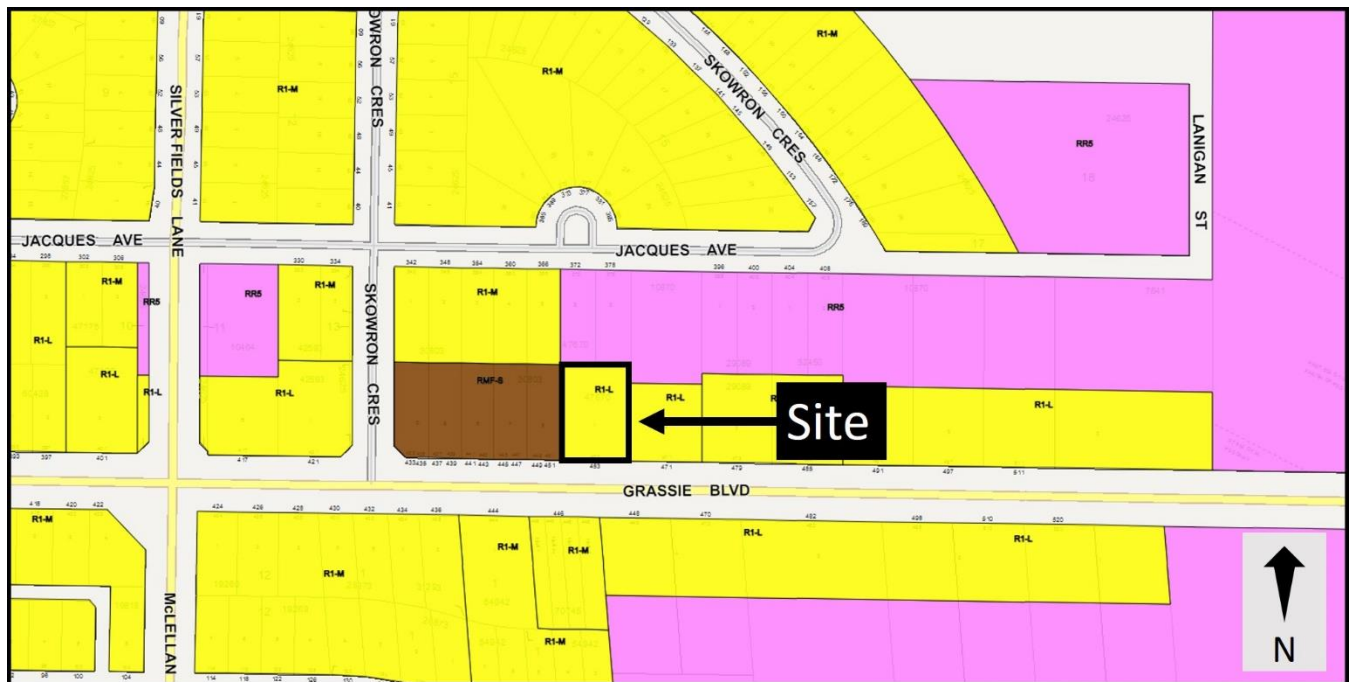


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide and rezone the subject property for the establishment of four lots to allow the construction of two, two-family dwellings, with each dwelling unit being contained on a separate lot.
- The two westerly lots would be 26' wide, and the two easterly lots would be 25' wide. All lots would be 134.5' deep.
- Access to each building would be facilitated by a shared driveway from Grassie Boulevard with a turnaround portion in the front yard abutting the building.
- Each building includes an attached garage oriented towards Grassie Boulevard.
- Each building is clad in a combination of acrylic stucco, and horizontal and vertical siding.

REASON FOR APPLICATION

- 453 Grassie Boulevard is a single property zoned "R1-L" Residential Single-Family (Large) District. The "R1-L" District does not permit two-family dwellings.
- To create four separate lots with one half of the duplex located on each lot, a Subdivision and Rezoning is required.
- Additional variances to the Special Boundary Conditions are required for:
 - Reduced lot areas.
 - Reduced lot widths.
- The variances are analyzed in greater detail in the accompanying report for DAV 23-193185/D
- The Public Service is supportive of the variances.

Collaboration with the Public Service:

- The applicant submitted a Pre-Application for the property, and incorporated changes to their proposal that reflected City of Winnipeg feedback.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg's long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

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

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It facilitates residential intensification that is compatible with surrounding properties and is consistent with the policies of *OurWinnipeg*.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is one of four direction strategies supporting *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.
- The subject site is located in an Established Neighbourhood – Recent Community policy area of CCDS 2.0. Certain goals and policies of CCDS 2.0 apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
 - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
 - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
 - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*

The proposed subdivision and rezoning will provide the opportunity to increase the population in this neighbourhood by enabling a total of four dwelling units where there is currently one dwelling unit.

The development is complimentary to the existing character of the area in that the proposed two-family uses are similar in size and intensity to the surrounding dwellings, which include other two-family buildings to west along with multiple single-family buildings.

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

Two-family buildings are a small-scale residential use that are compatible with the abutting two-family buildings, and can be accommodated on this site through the use of a turn-around that is appropriate to the standards of the Public Works Department.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site is in the Existing Low Density Residential policy area of the Transcona West Area Structure Plan. Key policies include:
 - Policy 5.1.2
 - (1) Composition of Proposed Residential Areas
 - (a) Subject to the policies of this Plan,
 - (i) single family and two family residential uses shall be the predominant use of land within the Residential Area.

- Policy 6.1.2

(1) Low Density Residential Areas

(a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).

The proposed two-family buildings are consistent with the policies of the *Transcona West Area Structure Plan*, as they meet the density range and the building typology prescribed by the plan.

ZONING BY-LAW 200/2006

- The “R2” Residential Two-Family District is intended to enable the development of single and two-family units, and where appropriate limited multi-family units in lower-density areas.
- The subject site is located in an area characterized by a mixture of land uses, including two-family dwellings that are zoned “RMF-S” Residential Multi-Family (Small) District and single-family dwellings zoned “R1” Residential Single-Family Medium, and Large.
- The proposed two-family uses can be accommodated in the “R2” Residential – Two-Family District.
- The “R2” Residential – Two-Family District was chosen because it is intended to accommodate primarily one and two-family development, which is appropriate for this portion of Grassie Boulevard. Any more intensive residential uses would require a Conditional Use.

ADDITIONAL CONSIDERATIONS

Variances

- Variances to the Special Boundary Conditions are required for:
 - Reduced lot areas.
 - Reduced lot widths.
- The variances are analyzed in greater detail in the accompanying report for DAV 23-193185/D
- The Public Service is supportive of the variances.

Site Servicing

- The proposed development will be required to meet the conditions outlined in the report by the Administrative Coordinating Group (ACG) as outlined in Schedule B of this report. The report identifies a servicing agreement is required.

SUMMARY

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

- The Subdivision and rezoning will result in the establishment of a residential development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to the “R2” Residential Two-Family District.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 21/2023

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED ON THE 453 GRASSIE BOULEVARD

It is recommended that approval of DASZ 21/2023, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions:

Section I – General Comments

- 1) The Water and Waste Department has advised that there is adequate water and wastewater servicing for the proposed development. Additional review will be required by their Department should the plans of development deviate from these assumptions.
- 2) The Public Works Department has advised that The Developer shall, at no expense to the City, construct a turnaround within private property to ensure vehicles are not backing out onto Grassie Boulevard.

Section II – Engineering Studies

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.

Section III - Servicing Conditions

- 1) Land Drainage Sewers
 - a) The Developer shall, at no expense to the City, construct and install a 525mm land drainage sewer in Grassie Boulevard, from the east property line of the Planned Area to the existing 525mm land drainage sewer fronting 451 Grassie Boulevard, as determined by and to the satisfaction of the Director of Water and Waste.
 - b) The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles office, their share of the regional land drainage system as determined by and to the satisfaction of the Director of Water and Waste.

2) Grassie Boulevard

- a) The Developer shall, at no expense to the City, construct a Portland cement concrete pavement 10.0m wide by 200mm thick and all related works, in Grassie Boulevard (or alternatively pay their share of the costs) between the existing terminus of the Portland cement concrete pavement and the east limit of the Planned Area abutting Grassie Boulevard, including but not necessarily limited to ornamental street lighting, boulevard landscaping on both sides and any necessary land drainage works, all as determined by and to the satisfaction of the Director of Public Works.
- b) The City will endeavor, within the limits of its powers, to make recoveries from other benefiting privately owned land(s) through subsequent development agreements.

3) Sidewalks

The Developer shall, at no expense to the City construct a 1.5m wide by 100mm thick Portland cement concrete sidewalk and all related works (or alternatively pay the full costs), on the standard alignment, 0.3m off of the property line, on the north side of Grassie Boulevard abutting the Planned Area, including but not limited to removal and reconstruction of a portion of the existing sidewalk to properly tie in, if required, all as determined by and to the satisfaction of the Director of Public Works.

4) Payments for Grassie Boulevard Services, Off-site Services and Facilities

- a) The Developer shall pay its share of the cost of Portland cement concrete pavement previously constructed by others at and in the vicinity of the intersection of Grassie Boulevard and Lagimodiere Boulevard, as determined by the Director of Public Works.
- b) The Developer shall pay its share of the cost of traffic control signals previously installed at the intersections of Grassie Boulevard with Lagimodiere Boulevard and McLellan Drive as determined by the Director of Public Works.
- c) The Developer shall pay its share of the cost of services previously installed by the City and others in Grassie Boulevard, if applicable, as determined by the Directors of Public Works and Water and Waste.

5) Lot Line Service Connections

The Developer shall be responsible for the full cost to install separate sewer and water lot line services from the respective mains property line to the newly created lots, including retaining an engineer to provide inspection/as-builts for the new services.

6) Lot Grading

- a) The Developer shall, at no expense to the City and prior to the execution of the servicing agreement, provide a lot grading plan, prepared by a municipal engineer, for the Planned Area, to the satisfaction of the Director of Water and Waste.
- b) The Developer shall, at no expense to the City, construct all drainage works necessitated by the lot grading plan of record to the satisfaction of the Director of Water and Waste.
- c) Prior to the issuance of any building permits in respect of the Planned Area, the Developer shall, at no expense to the City, construct all swales, catch basins and leads required to provide lot drainage within the Planned Area.
- d) Upon registration of the approved subdivision mylars in the Land Titles Office, the Developer shall, at no expense whatsoever to the City, grant to the City and register easements in respect of all swales, catch basins and leads for lot drainage within the Planned Area.

7) 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.

8) Boulevards

- a) The Developer shall, at no expense to the City, sod, and plant trees on, all boulevards fronting on the Planned Area, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.
- b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

9) 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.

10) 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.

Section IV – Costs and Fees

1) By-laws and Approvals

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

2) Professional Fees

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

progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other engineering consulting services related to the installation and acceptance of municipal services, and all associated works to serve the Planned Area.

3) Administration Fees

The Developer shall pay to the City, prior to the release of 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 21/2023
February 14, 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

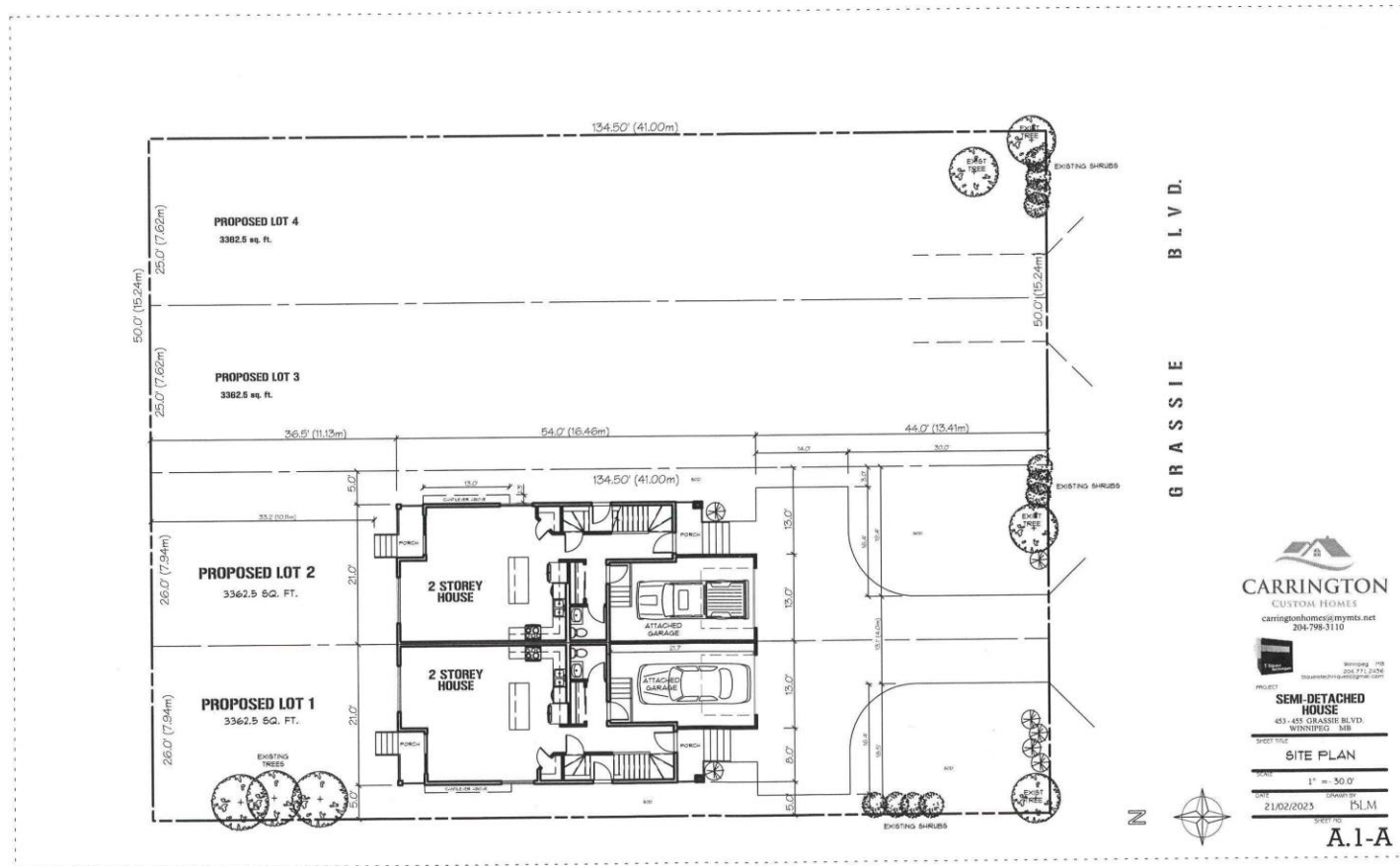
**SCHEDULE “C” OF FILE DASZ 21/2023, East Kildonan – Transcona Community
Committee,
Dated May 28, 2024**

By-Law No. _____ Atlas Sheet No. W23 EAST KILDONAN TRANSCONA COMMUNITY	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">File No.</td> <td style="padding: 5px;">DASZ 21/2023</td> </tr> <tr> <td colspan="2" style="padding: 5px;"> 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 453 Grassie Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of four (4) residential zoning lots and to facilitate the construction of two (2) two-family dwellings. </td> </tr> </table>	File No.	DASZ 21/2023	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 453 Grassie Boulevard from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of four (4) residential zoning lots and to facilitate the construction of two (2) two-family dwellings.	
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GRASSIE BLVD

THIRD READING : _____	EFFECTIVE DATE : _____
ZONING AGREEMENT : YES ☐ NO ☐	CAVEAT No. _____

Exhibit "7" referred to in File DASZ 21/2023





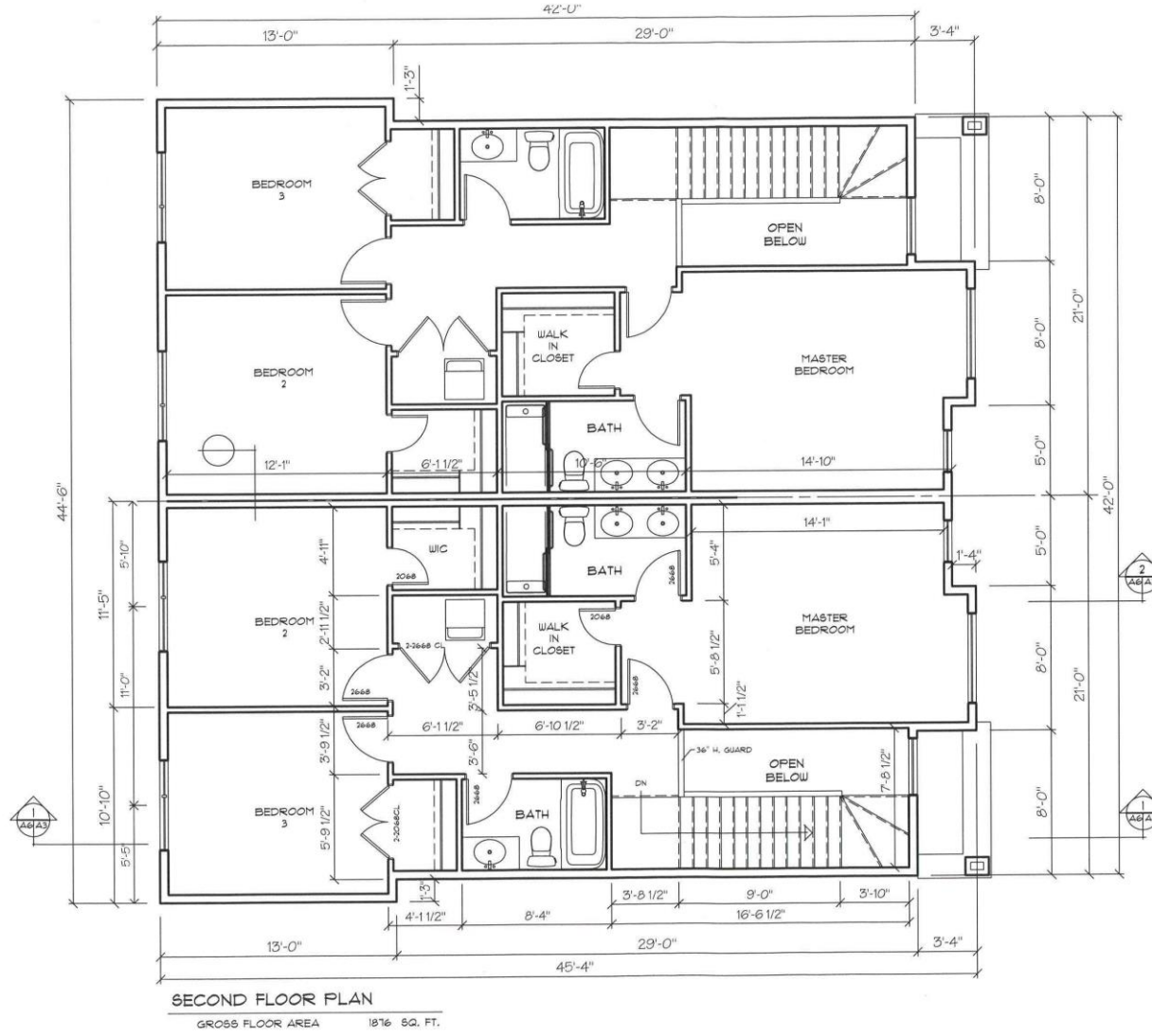
SHEET TITLE

SITE PLAN

DATE 21/02/2023 DRAWN BY BLM

SHEET NO.

A.1-B



CARRINGTON
CUSTOM HOMES
carringtonhomes@myms.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
455 - 455 GRASSIE BLVD.
SHEET TITLE
SECOND FLOOR PLAN

SCALE
DATE CREATED 13/07/2022
DRAWN BY BLM
VERSION 01

A.3



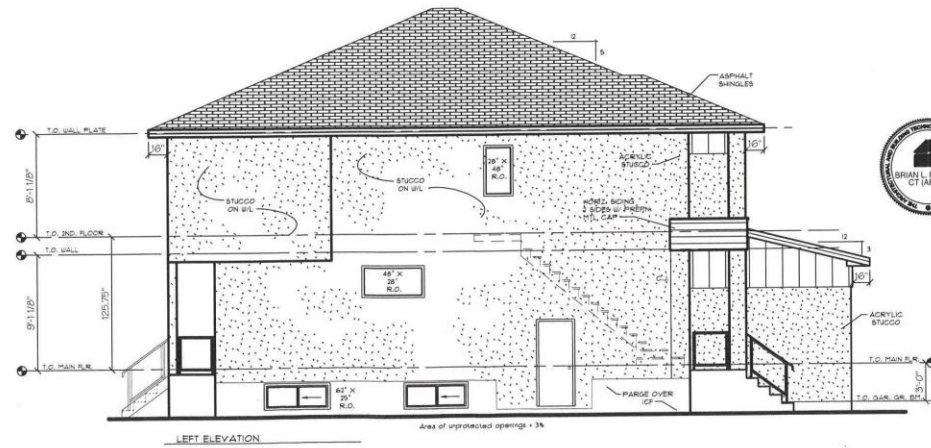
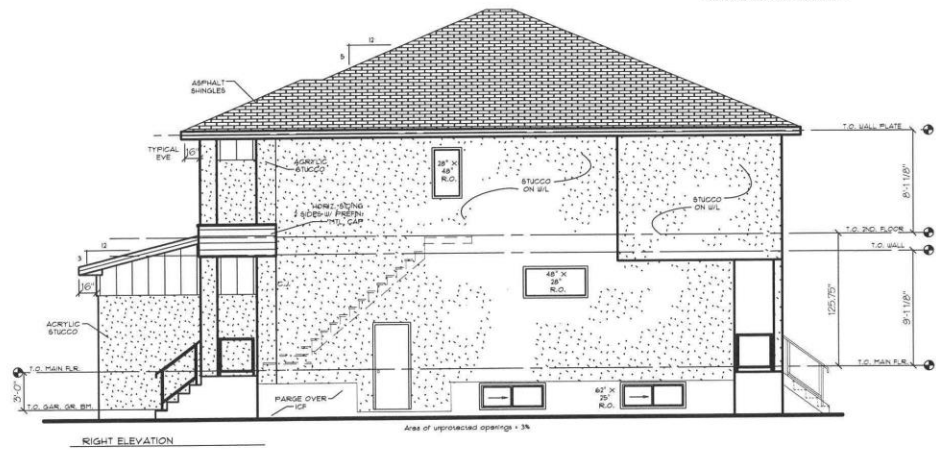
CARRINGTON
CUSTOM HOMES
carringtonhomesurmyms.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
455 - 455 GRASSIE BLVD.
SHEET TITLE

FRONT ELEVATION

SCALE:

DATE CREATED: 19/08/2022
DRAWN BY: BLM
VERSION: 1.0
SHEET NO: A.4



Design plans and specifications are instruments of service.
The user of these plans and specifications is responsible for their
proper use and for obtaining all necessary permits and approvals.
The user is responsible for their use and for their interpretation.
The user is responsible for their use and for their interpretation.

CARRINGTON
CUSTOM HOMES
carringtonhomes@mymts.net
204-798-3110



PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

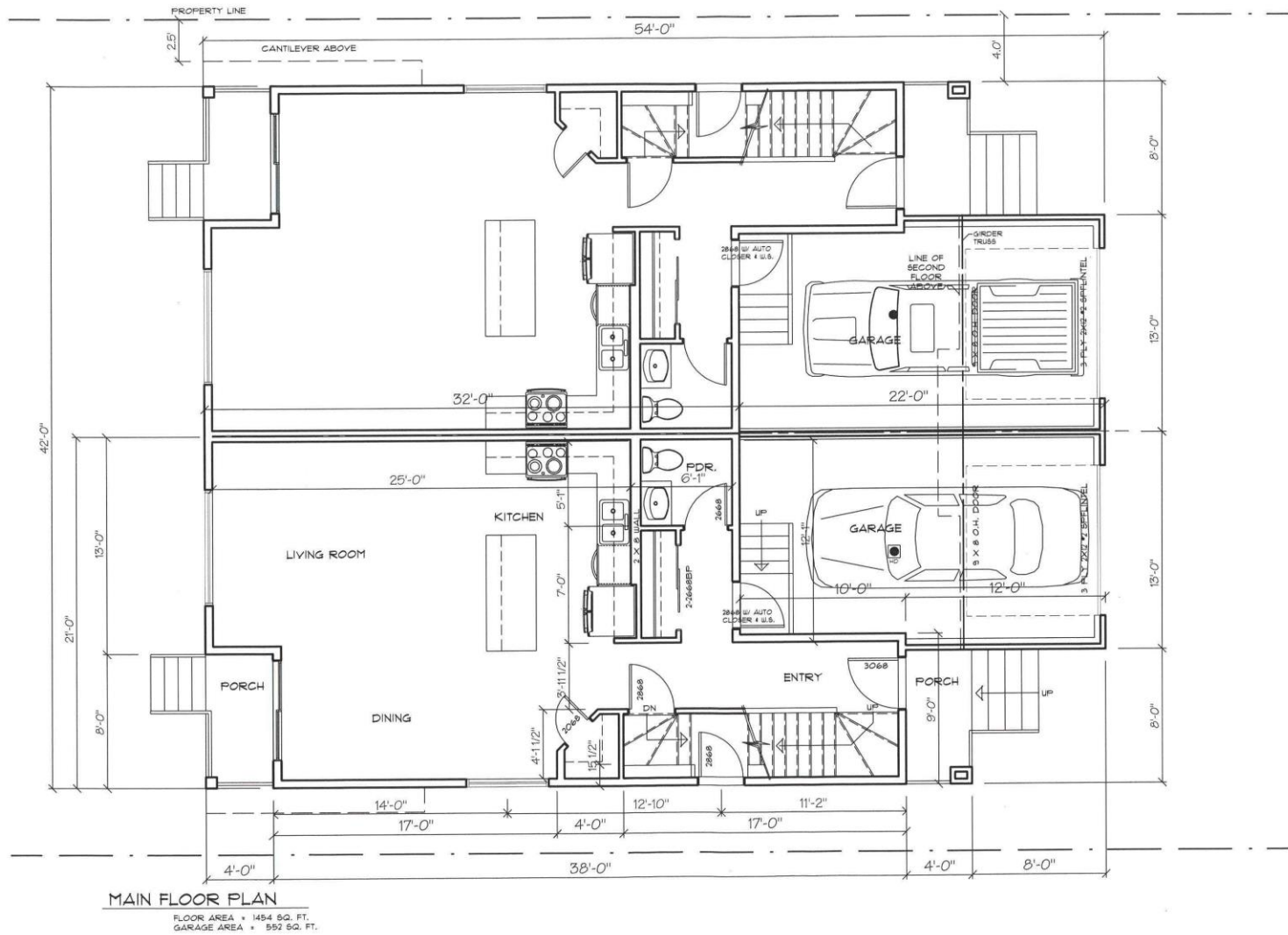
SHEET TITLE
ELEVATIONS

SCALE
1/8" = 1' - 0"

DATE CREATED
19/08/2022

VERSION
1.0

SHEET NO.
A.5



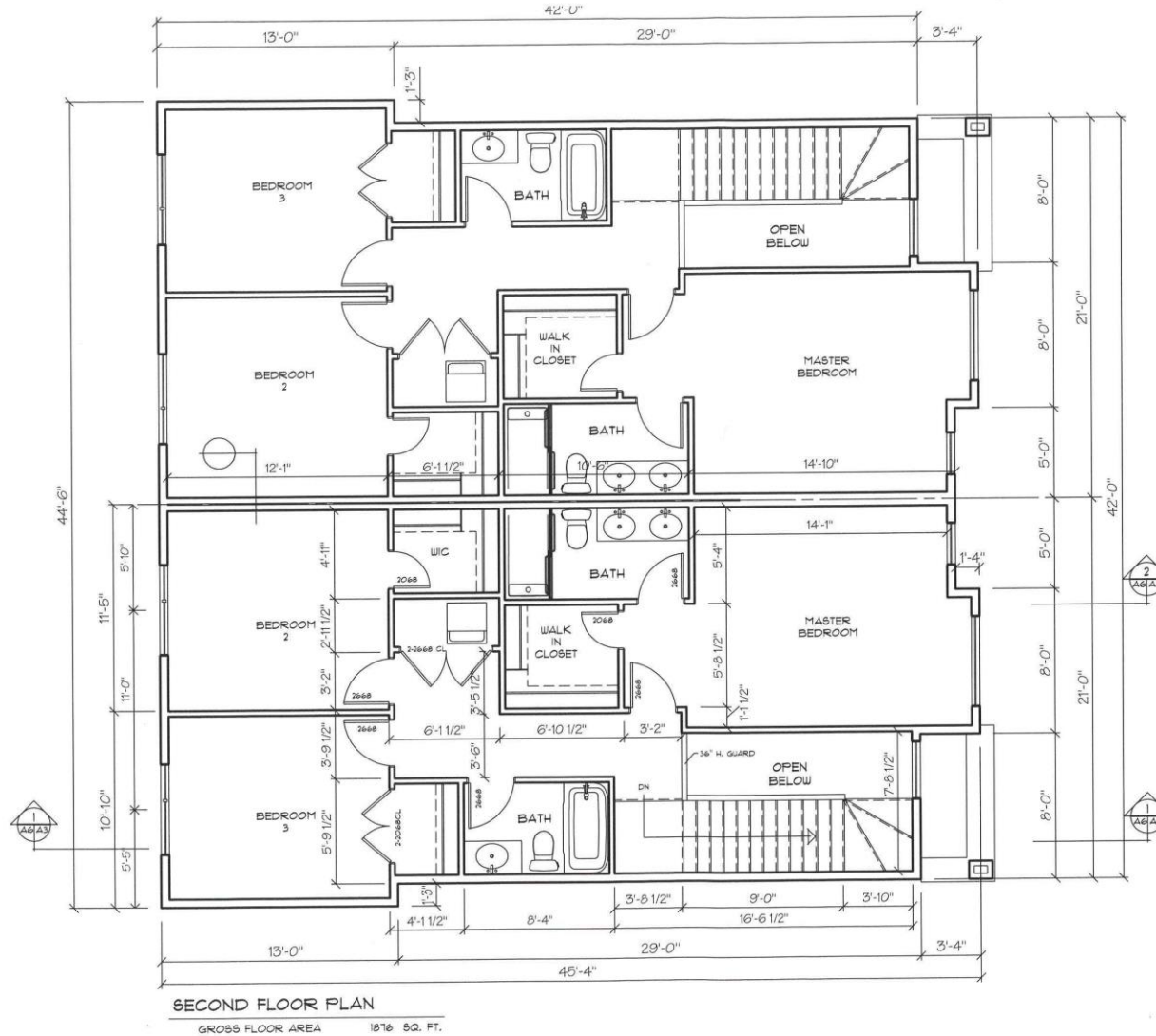
CARRINGTON
CUSTOM HOMES
carringtonhomes@myms.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.
SHEET TITLE
MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

DATE CREATED: 24/08/2022
DRAWN BY: BLM
CHECKED BY: BLM

A.2



CARRINGTON
CUSTOM HOMES
carringtonhomes@myms.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.
SHEET TITLE
SECOND FLOOR PLAN

SCALE: 3/16" = 1' - 0"
DATE CREATED: 24/08/2022
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SHEET NO: A.3

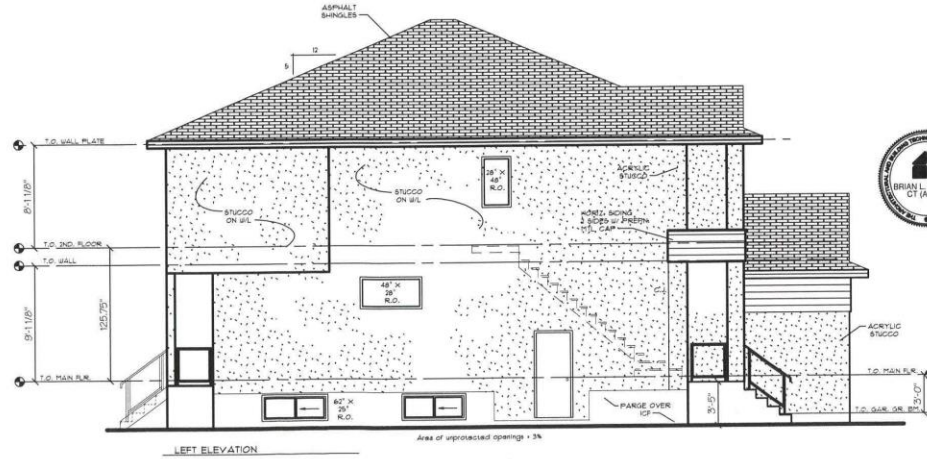
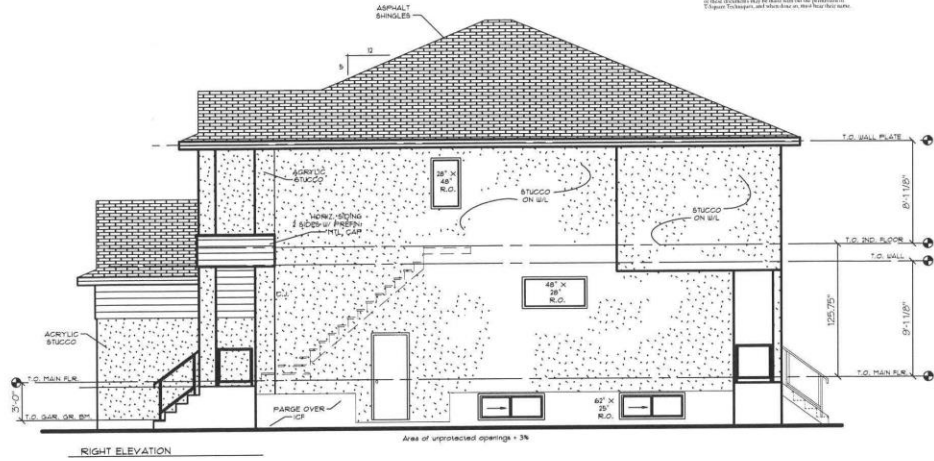


CARRINGTON
CUSTOM HOMES
carringtonhomes@myms.net
204-798-3100

PROJECT
SEMI-DETACHED HOUSE
457 - 459 GRASSIE BLVD.
SHEET TITLE: FRONT ELEVATION

SCALE:

DATE CREATED: 24/08/2022
DRAWN BY: B.M.
VERSION: 1.0
SHEET NO: A.4



Design, plan and specifications are subject to change without notice. Carrington Custom Homes is not responsible for any errors or omissions. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted. All dimensions are to the center of the wall unless otherwise noted.

CARRINGTON
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204-798-3110



PROJECT
SEMI-DETACHED HOUSE
453 - 455 GRASSIE BLVD.

SHEET TITLE
ELEVATIONS

SCALE
1/8" = 1' - 0"

DATE CREATED
24/08/2022

VERSION
1.0

SHEET NO.
A.5

