Agenda – Council – July 18, 2024

Report – Executive Policy Committee – July 9, 2024

Item No. 7 Rezoning – 259 Dumoulin Street
(St. Boniface Ward)
File DAZ 202/2024 [c/r DCU 104083/2024D & DAV 104065/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 13, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. 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 the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

4. 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 Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 202/2024 (collectively, 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 consideration for second and third reading.

6. That Development Application No. DAZ 202/2024 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not 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.

Report – Executive Policy Committee – July 9, 2024

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

8. That the conditional use and variance orders shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2024.

Report – Executive Policy Committee – July 9, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 24, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

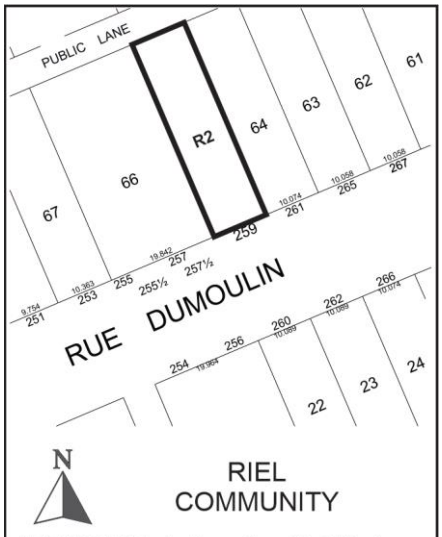
File: DAZ 202/2024

Before: Riel Community Committee
Councillor Chambers, Chairperson
Councillor Allard

Public Hearing: June 24, 2024
Council Building, 510 Main Street

Applicant: John Scott Wintrup Planning & Development

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DAZ 202/2024
PROPOSAL: To rezone the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow the establishment of a Multi-Family Dwelling use. **For information, phone D. Iskierski Planner at 204-986-5337**
DEMANDEUR : John Scott Wintrup Planning & Development (John Wintrup)
N° DE DOSSIER: DAZ 202/2024
PROJET : Modifier le zonage du terrain délinéé ci-dessus de sorte qu'il passe de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie R2 (secteur d'habitations bifamiliales) afin de permettre l'aménagement d'une habitation multifamiliale. **Pour obtenir des renseignements, appelez D. Iskierski, urbaniste, au 204-986-5337.**

Premises Affected: 259 Dumoulin Street

For submission to: The Executive Policy Committee

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

Report date: June 25, 2024

Community Committee Recommendation:

On June 24, 2024, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 13, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. 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 the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

4. 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 Recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 202/2024 (collectively, 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 consideration for second and third reading.

6. That Development Application No. DAZ 202/2024 will be deemed to be concluded and all approvals in connection with same will expire if the Developer has not 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.

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

8. That the conditional use and variance orders shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2024.

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

1. This is in-line with the secondary plan. We have a proponent that's going over and above by adding an accessible unit, which is not a requirement but will be.

2. We see the proponent going over and above on the trees. Thinking on our feet, coniferous trees on the south side means blocking the sun in the summer, which means a cooler home. We're winning on the sun, not winning on the wind. Its over and above the requirement which would have been one. We're going to get a net new four. There's also the possibility of two surviving the process.

Objections under the Charter:

Total number of **v**alid 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 March 7, 2024
2. Notification of Public Hearing dated May 8, 2024
3. Manitoba Status of Title 3215288/1
4. Letter of authorization dated December 4, 2023 from West Taylor Development Ltd. (Hope Schott) to John S. Wintrup
5. Surveyor's Building Location Certificate and sketch dated July 11, 2022
6. Legal Descriptions and Title Plot
7. Current Zoning / Lot Configuration
8. Proposed Rezoning
9. Plans (6 pages)
10. Report from the Urban Planning Division dated May 24, 2024
11. Inspection Report
12. Presentation dated June 21, 2024, from John S. Wintrup in support of the application
13. Recording of representations

REPRESENTATIONS:

In Support:

John Wintrup

REPRESENTATIONS (continued):

In Opposition:

Nil

For Information:

Nil

For the City:

D. Iskierski, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File DAZ 202/2024

ADMINISTRATIVE REPORT

Title: DAZ 202/2024 – 259 Dumoulin Street

Issue: For consideration at the public hearing for a rezoning to the "R2" Residential Two-Family district to enable the construction of a multi-family residential building, through a Conditional Use, with three (3) residential units.

Critical Path: Riel Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
D. Iskierski, RPP, MCIP	n/a	n/a	n/a	n/a

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report.
2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated May 13, 2024 to the satisfaction of the Director of Planning, Property and Development.
3. 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 the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.
4. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.
5. That, upon instruction from the Director of Planning, Property and Development that the developer has paid all fees, charges or other amounts due in respect of DAZ 202/2024 (collectively, 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 consideration for second and third reading.

6. That Development Application No. DAZ 202/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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.
7. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
8. That the conditional use and variance orders shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DAZ 202/2024.

REASON FOR THE REPORT

- The applicant wishes to rezone the subject property from the "R1-M" Residential Single-Family Medium district to the "R2" Residential Two-Family district to enable the establishment of a multi-family residential building, through a Conditional Use, that will have three (3) residential units.
- 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 and Design Division are concurred in, the land will be rezoned.

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 Mature Communities

6.1 Sustainable Urban Growth

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

6.6 Intensification Target

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

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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.

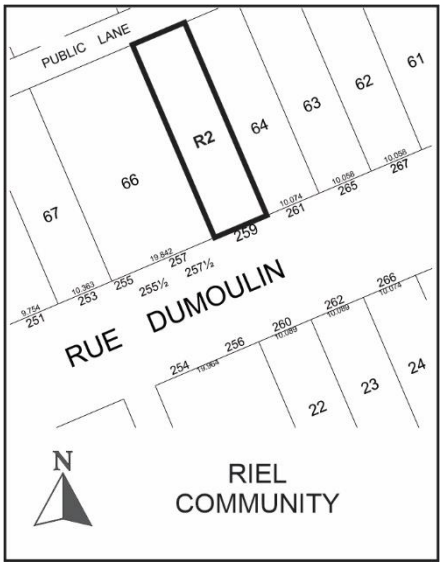
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design
Prepared By:	Dan Iskierski, RPP, MCIP
Date:	May 24, 2024
File No.	DAZ 202/2024

1.	Schedule A	Planning Discussion
2.	Schedule B	Report of the Administrative Working Group – May 13, 2023
3.	Schedule C	File No. DAZ 202/2024 Riel Community Committee, dated June 24, 2024
4.	Appendix A	Proposed By-law

Schedule 'A' – Planning Report

DATE:	May 24, 2024
FILE:	**DAZ 202/2024**
RELATED FILES:	DCU 24-104083\D, DAV 24-104065\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.501 – North St. Boniface
SUBJECT:	To rezone a residential lot from an "R1-M" Residential Single-Family Medium District to an "R2" Residential Two-Family Small District in order to facilitate the construction of a three (3) unit multi-family residential building.
LOCATION:	259 Dumoulin Street
LEGAL DESCRIPTION:	LOT 65 PLAN 29635 76/7 ST B



APPLICANT:	John Wintrup (J.Wintrup Consulting Ltd.) 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNER:	WEST TAYLOR DEVELOPMENT LTD. 2262 West Taylor Blvd Winnipeg, MB R3P 2J5
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Dumoulin Street in the North St. Boniface neighbourhood of the St Boniface ward.
- The site is accessed from a paved rear laneway (concrete).

- The subject site is 4044 square feet (375.70 square metres) in area. The site is currently occupied by a one storey building built in 1933.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhoods - Mature Communities policy area, is within the Medium Density policy area of the *North St. Boniface Secondary Plan* and is zoned “R1-M” Residential Single-Family Medium District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

South: Dumoulin Street then triplex zoned “R2” Residential Two-Family District.

East: Detached single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

West: Fourplex zoned “RMF-M” Residential Multi-Family Medium District.

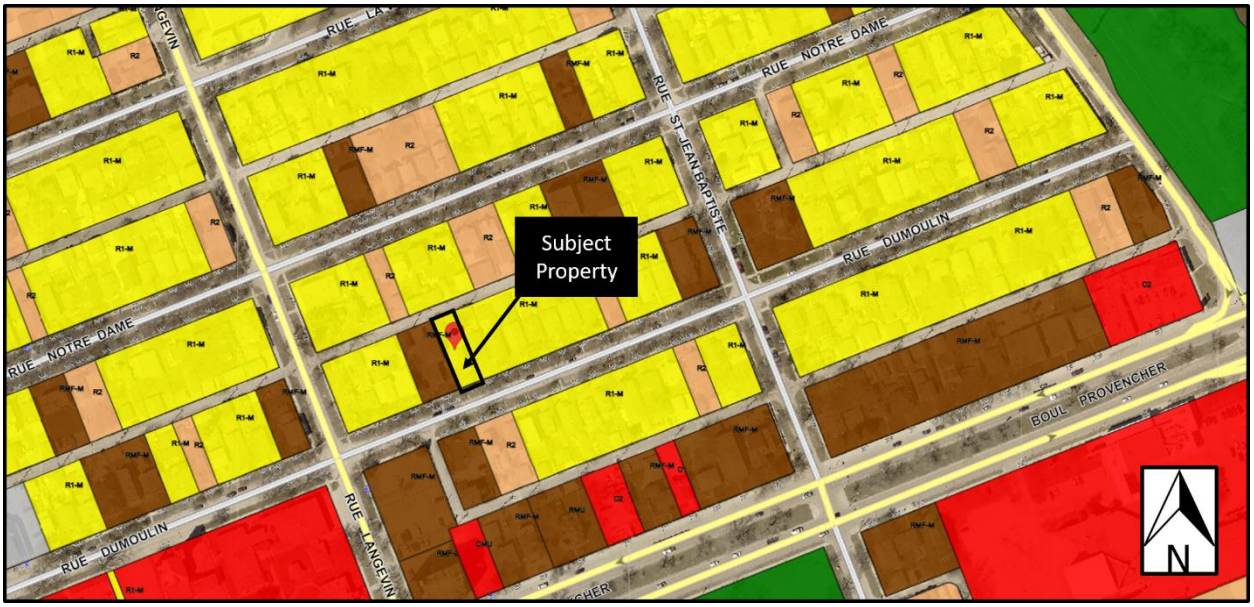


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the property from “R1-M” Residential Single-Family Medium District to “R2” Residential Two-Family District.
- The applicant is proposing to construct a multi-family building that will encompass three (3) residential units.
- The building being proposed is two storeys in height with two entrances on the façade facing Dumoulin Street and one entrance in the side yard, as well as secondary entrances in the rear.
- The building footprint is approximately 25 feet (7.62 metres) wide by 53.5 feet (16.31 metres) long.
- A total of three (3) parking stalls will be provided behind the building with one (1) designated as an accessible parking stall.
- Vehicular access to the property is proposed by way of the existing rear laneway accessed from rue St. Jean Baptiste to the east or rue Langevin to the west.
- A garbage enclosure will be located adjacent to the parking area.
- A site plan, landscaping plan, floor plans, elevations and renderings have been provided.
- The proposed development requires a Conditional Use to establish a multi-family use in the “R2” zoning district (see associated Conditional Use application and planner’s report for DCU 24-104083D).
- The proposed development requires variances associated with the minimum lot area requirements, pedestrian pathway width and accessory parking area (see associated variance application and planner’s report for DAV 24-104065D).

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.

REASON FOR APPLICATION

- The subject property is currently zoned “R1-M” Residential Single-Family Medium District.
- In order to accommodate this higher density development, a rezoning application is required.
- The “R2” Residential Two-Family District enables, through a Conditional Use, a maximum residential density of one (1) residential unit per 800 square feet (74.32 square metres) of site area.
- Given the proposed lot area of 4044 square feet (375.70 square metres), the proposed three-unit building would result in a density of 1348 square feet (125.23 square metres) per dwelling unit.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* is one of four direction strategies supporting *OurWinnipeg*, 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 of the city of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a “Mature Community” as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states “encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City’s residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

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

a. Applicable City-endorsed policies or guidelines;

b. Existing zoning of the property and adjacent properties;

c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;

d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

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

1.9 Small-scale residential uses other than single-family residential may be accommodated

- *Complete Communities Direction Strategy 2.0* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride." More specifically, policies that relate to the subject proposal are as follows:

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

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

  2.5 Encourage a variety of architectural styles.

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

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

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances.

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

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

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

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

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

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

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

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

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

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

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

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

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

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

The subject proposal aligns with the above applicable policies for Mature Communities 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 transportation, active transportation routes, water and wastewater service capacity and city services such as library, recreation and education;
- The proposed density is compatible with the surrounding context in that it is only a slight increase from the adjacent detached single and two-family dwellings and within the same density as nearby multi-family including a triplex on a nearly identical sized lot across the street; and
- The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, and takes vehicular access from the rear laneway.

NORTH ST. BONIFACE SECONDARY PLAN

The objectives of the North St. Boniface Secondary Plan are:

1. To provide clarity, certainty, and consistency to area residents and builders on land use planning directions and outcomes.
2. To support a range of housing options that accommodate a range of incomes, households, type, density, style and tenure for all life stages at strategic locations within the neighbourhood.
3. To encourage site and building plans that promote good urban design and are pedestrian focused.
4. To establish a process and a set of criteria to evaluate infill development proposals and to mitigate the potential for land use conflicts.
5. To develop safe, convenient and functional community wide 'complete street' networks for public transit users, pedestrians and cyclists.
6. To transition out industrial uses from residential areas.
7. To enhance existing parks and open spaces with a focus on completing the planned public riverbank parkway and greenway networks.
8. To recognize and celebrate the neighbourhood's cultural assets.
9. To encourage sustainable development which is designed to minimize the spatial use of land, conserve natural areas and reflects local heritage.

The subject property is within the Medium Density Residential Policy Area. The objective of the secondary plan is to provide for single-family, two-family and small-scale multi-family housing options in a context sensitive manner. The applicable policies for the subject proposal are as follows:

3. Residential multi-family uses may be supported where there is a public lane and the property is at least 30 feet wide.

4. Parking areas shall not be established in the front yard of residential multi-family buildings; all parking areas shall be accessed from a public lane.

11. All development applications for residential multi-family uses that seek to reduce the parking standards shall provide an analysis of how their project will minimize its impact of on-street parking capacity within the immediate area.

12. The minimum lot area per dwelling unit for a multi-family residential development within the Medium Density Residential Policy Area should not be less than 800 square feet.

13. The maximum height for development within the Medium Density Residential Policy Area should not exceed 35 feet.

The subject proposal meets the above policies in that they are proposing a triplex with a lot area per dwelling unit of 1348 square feet on a lot that has a width of 33 feet with parking in the rear off of the lane and a a building height under 35 feet.

The applicant is requesting a parking variance to reduce the number of parking spaces and has submitted a parking analysis for review.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

- The Residential Two-Family District is intended to accommodate, through Conditional Use, the development of multi-family units in areas with medium to high residential densities.
- Development in the 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 Dumoulin Street that is characterized by a mix of residential uses with similar scale and built form to what is being proposed.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Established Neighbourhood – Mature Communities” which supports increasing residential densities.
- The proposed density is within the maximum 800 square feet (74.32 square metres) per dwelling unit typically permitted through Conditional Use in the “R2” Residential Two-Family 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 “R2” Residential Two-Family Zoning District.

Based on these considerations, the “R2” Residential Two-Family Zoning District is a suitable zoning district to enable the proposed development.

SUMMARY

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

- The subject 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* as well as the Medium Density Residential Policy Area within the *North St. Boniface Secondary Plan*.
- The proposed development will increase residential density in the North St. Boniface 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, active transportation paths to the east, water and wastewater service capacity and city services such as library, recreation and education.

RECOMMENDATIONS

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

This Report Submitted by:

Planning, Property and Development Department
Urban Planning and Design Division

Report Prepared by:
Dan Iskierski, RPP, MCIP

PPD File# DAZ 202/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 259 DUMOULIN STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DAZ 202/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by the Department should the plans of development change during the design process.

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

   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
   ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 25 year rainfall event applied providing on-site storage.
   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

3) The Developer shall adhere to the City's Tree Protection Specifications. The removal of City-owned trees is not permitted without prior consent by Urban Forestry. The developer will be required to compensate the City for any damage or removal thereof. (https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf)

   Given the presence of boulevard trees adjacent to the proposed development area, the developer is required to preserve and protect existing trees that are within City-owned land, including those immediately adjacent to the subject site on Dumoulin St.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 202/2024
May 13, 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 S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

Schedule "C" for File DAZ 202/2024, Riel Community Committee, June 24, 2024

By-Law No. _____

File No. **DAZ 202/2024**

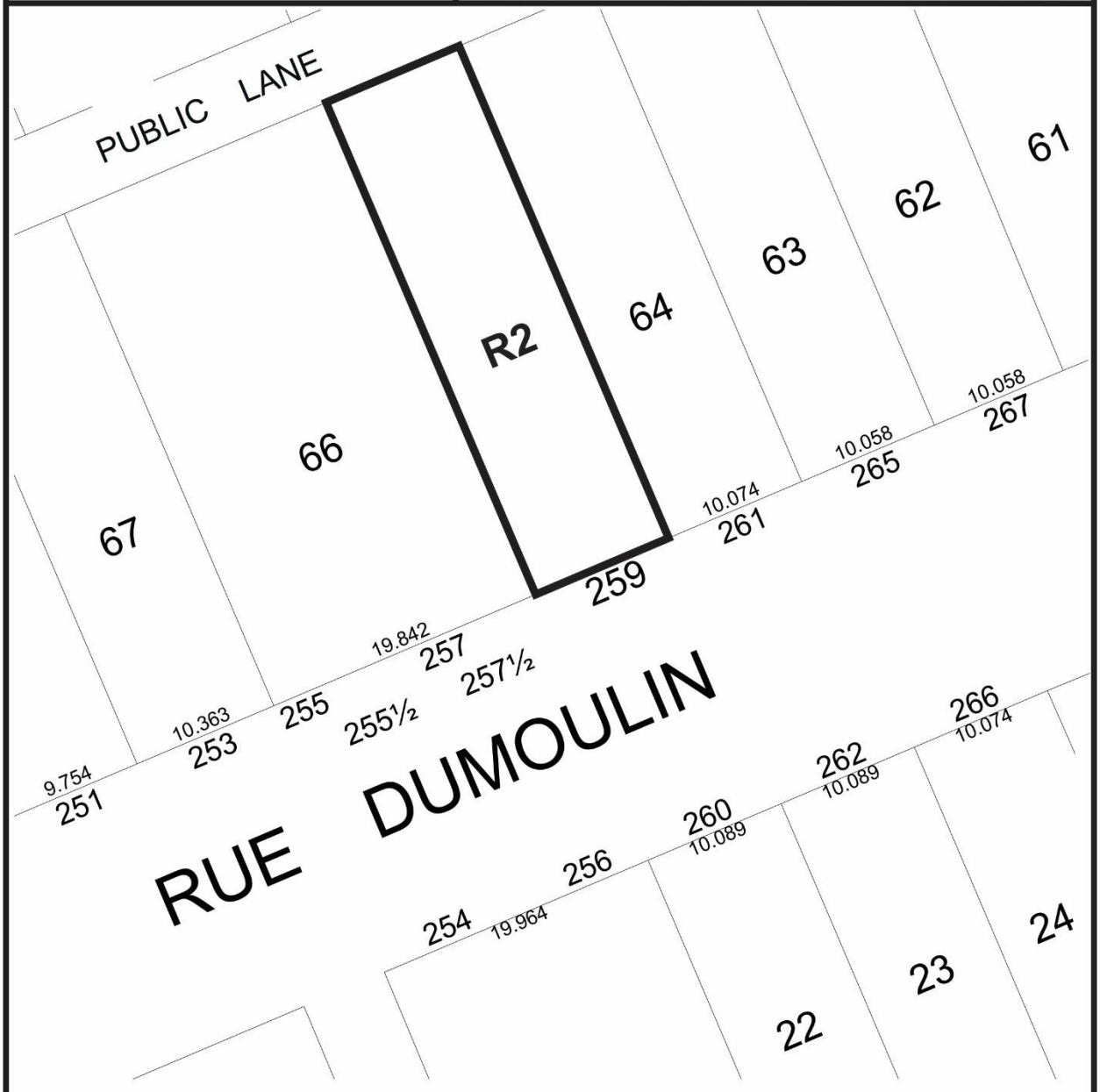
Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 259 Dumoulin Street from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow the establishment of a Multi-Family Dwelling use.

Atlas Sheet No. **Z26**

N

RIEL COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “9” referred to in File DAZ 202/2024

All architectural renderings depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to revisions and other changes. They should not be relied upon as representations of the final design.



259 DUMOULIN STREET

St. Boniface, WPG, MB

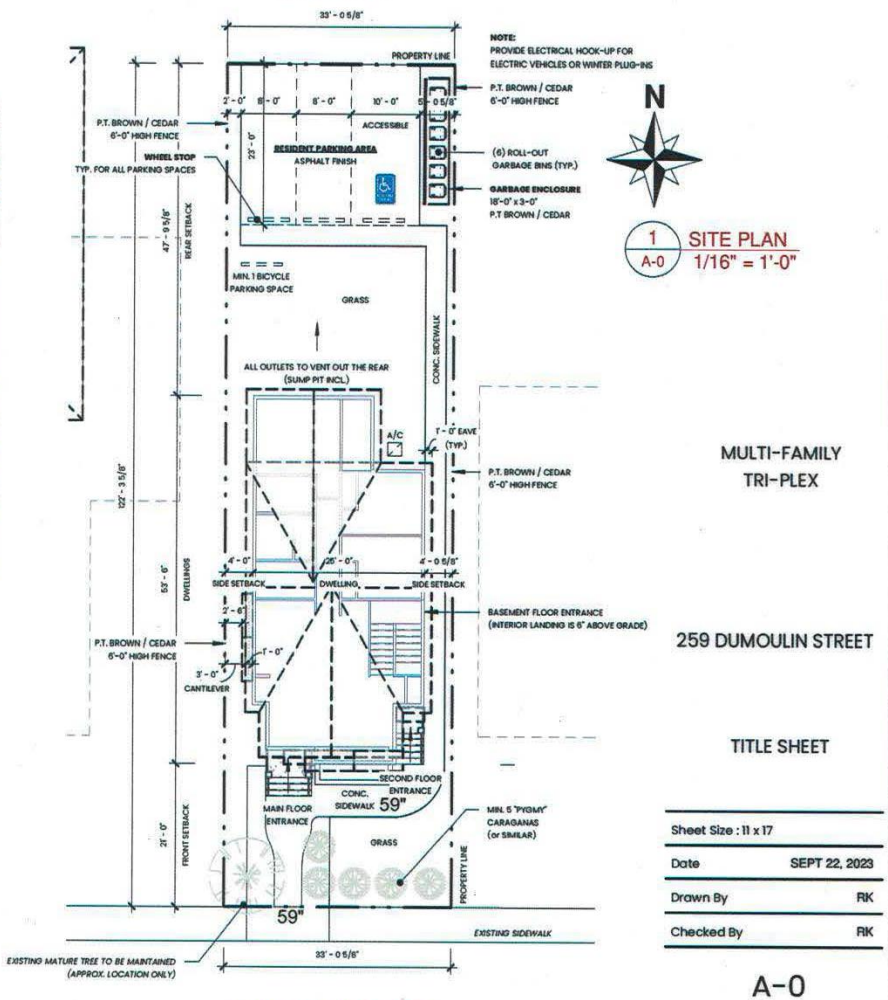
SHEET INDEX

A-1	ELEVATIONS - 1 OF 2
A-2	ELEVATIONS - 2 OF 2
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S-6	BUILDING SECTION - B
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S-8	SECTIONS & DETAILS

PROJECT INFORMATION (EACH UNIT):

MAIN FLOOR SQ.FT.:	1,101
SECOND FLOOR SQ.FT.:	1,192
BASEMENT FLOOR SQ.FT.:	1,009
TOTAL SQ.FT.:	3,302
LOT SQ.FT.:	4,042

BACK LANE



DUMOULIN STREET

MULTI-FAMILY TRI-PLEX

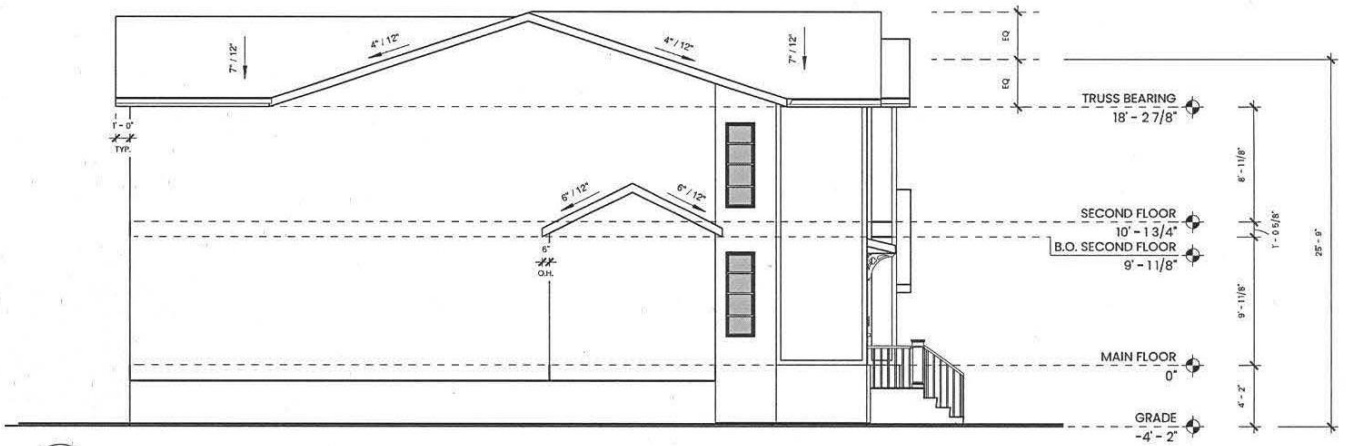
259 DUMOULIN STREET

TITLE SHEET

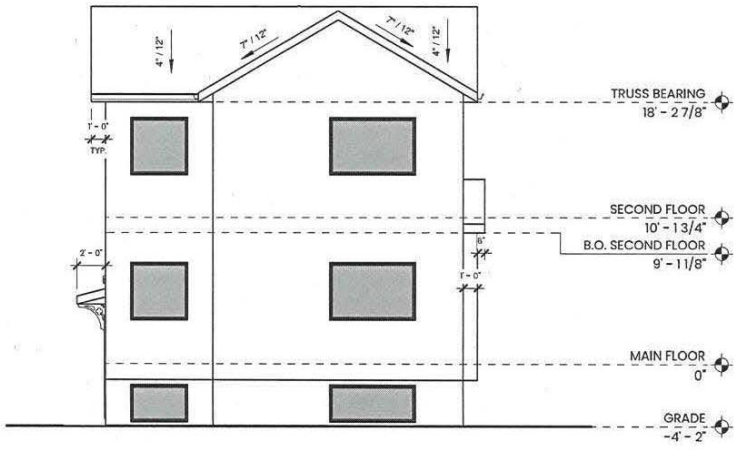
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Date	SEPT 22, 2023
Drawn By	RK
Checked By	RK

A-0

Scale	As indicated



1 / A-1 LEFT
1/8" = 1'-0"



2 / A-1 BACK LANE
1/8" = 1'-0"

MULTI-FAMILY
TRI-PLEX

259 DUMOULIN STREET

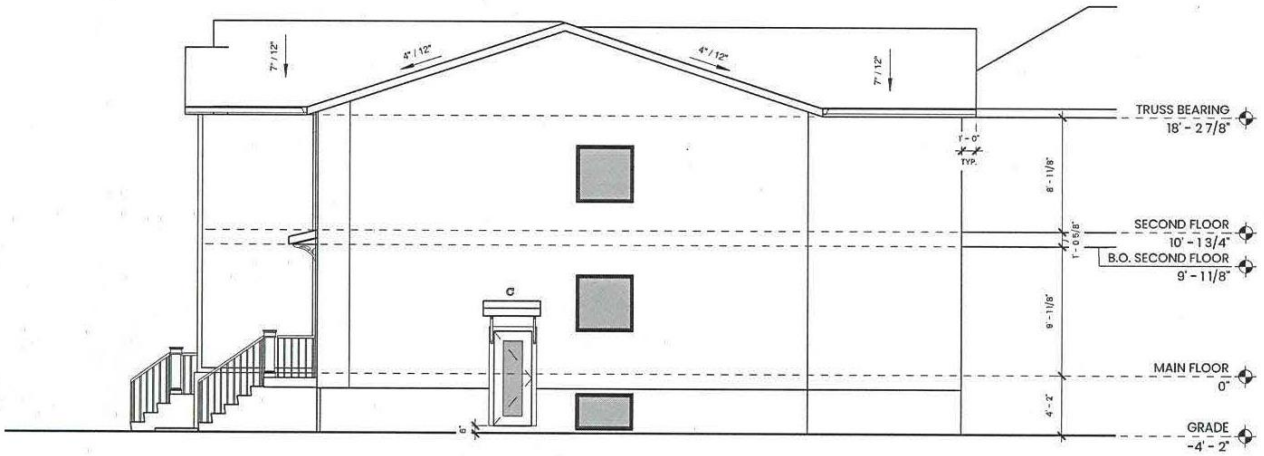
ELEVATIONS - 1 OF 2

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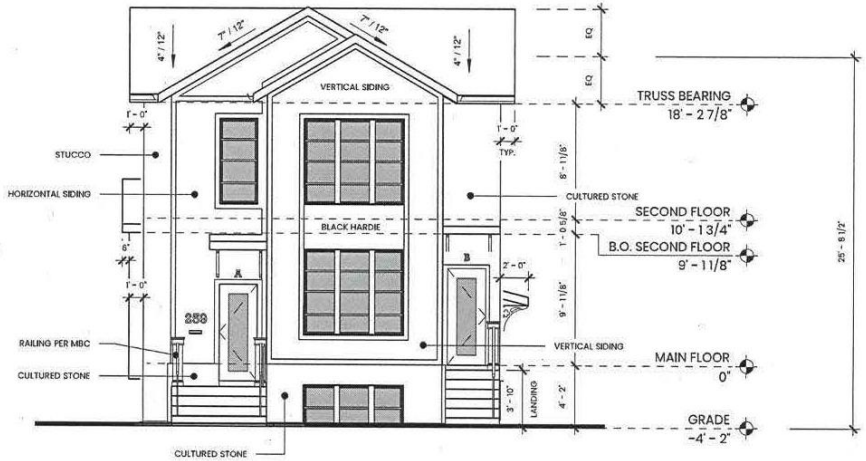
A-1

Scale	1/8" = 1'-0"

013



1 / A-2 RIGHT
1/8" = 1'-0"



2 / A-2 FRONT
1/8" = 1'-0"

MULTI-FAMILY
TRI-PLEX

259 DUMOULIN STREET

ELEVATIONS - 2 OF 2

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Date	SEPT 22, 2023
Drawn By	RK
Checked By	RK

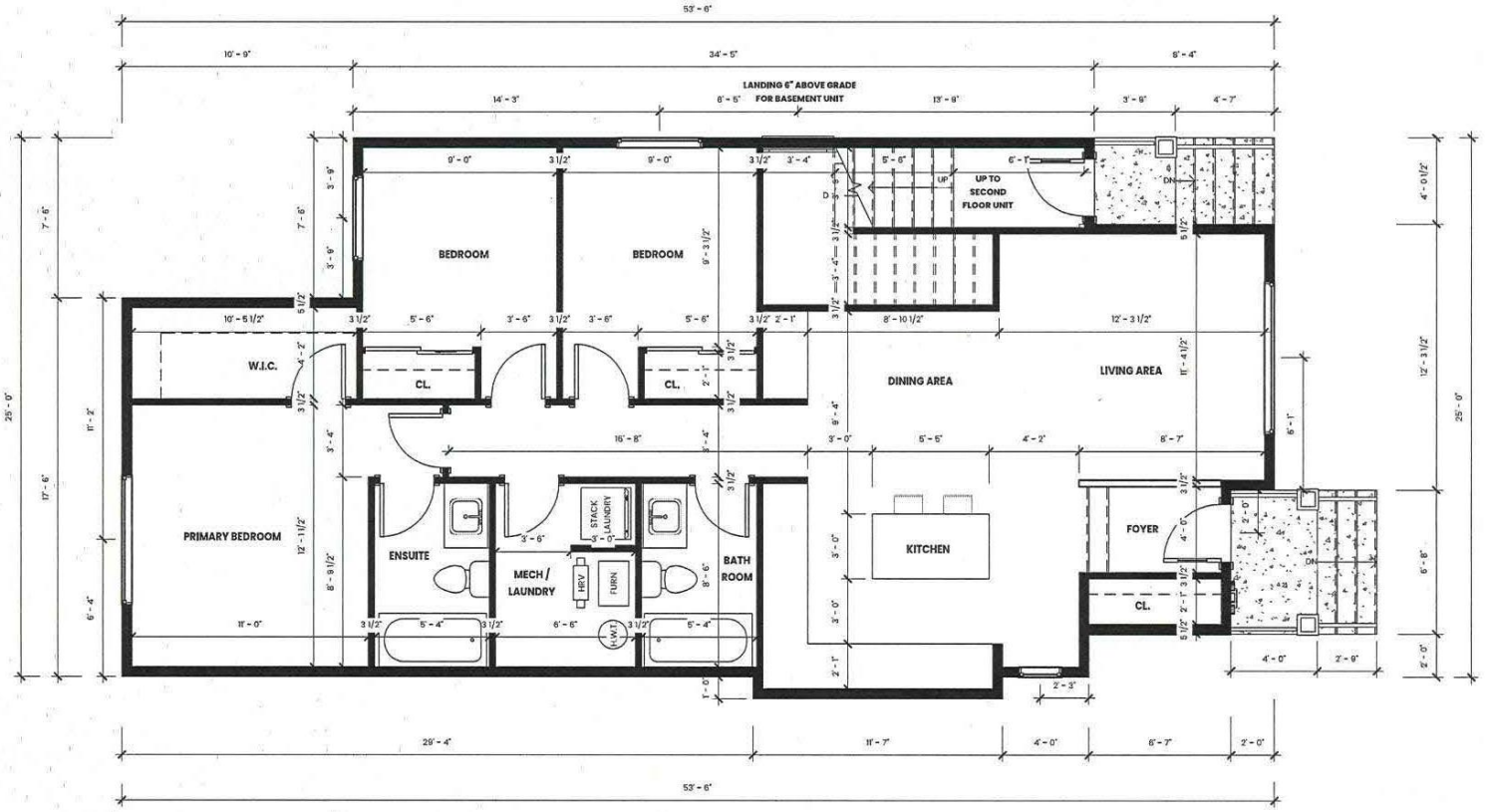
A-2

Scale	1/8" = 1'-0"

014

PROJECT INFORMATION (EACH UNIT):

MAIN FLOOR SQ.FT.:	1,101
SECOND FLOOR SQ.FT.:	1,192
BASEMENT FLOOR SQ.FT.:	1,009
TOTAL SQ.FT:	**3,302**
LOT SQ.FT.:	4,042



MULTI-FAMILY
TRI-PLEX

259 DUMOULIN STREET

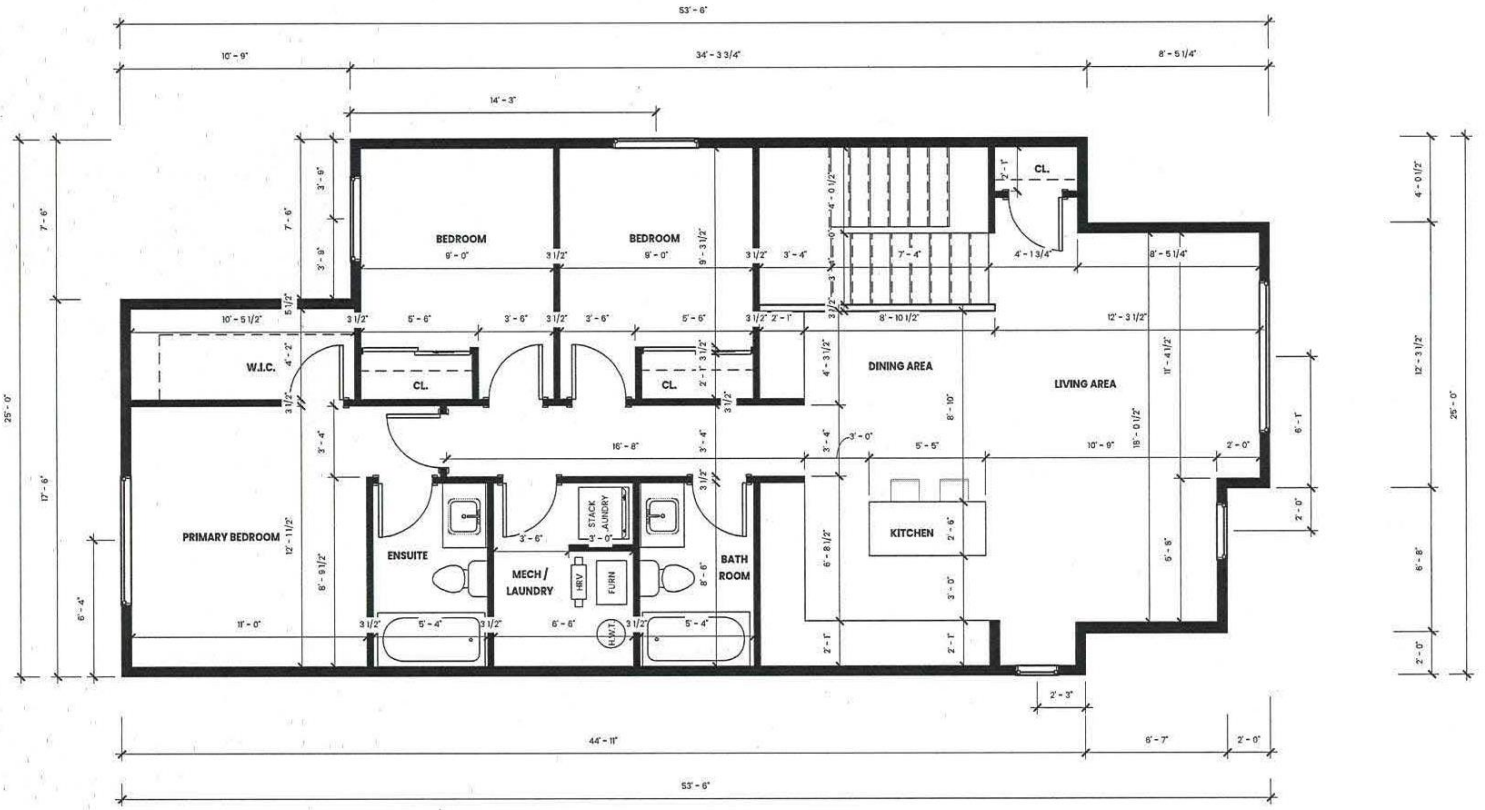
MAIN FLOOR PLAN

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Date	SEPT 22, 2023
Drawn By	RK
Checked By	RK

A-3

Scale	As indicated

015



PROJECT INFORMATION (EACH UNIT):

MAIN FLOOR SQ.FT.:	1,101
SECOND FLOOR SQ.FT.:	1,192
BASEMENT FLOOR SQ.FT.:	1,009
TOTAL SQ.FT:	**3,302**
LOT SQ.FT.:	4,042

MULTI-FAMILY
TRI-PLEX

259 DUMOULIN STREET

SECOND FLOOR PLAN

Sheet Size : 11 x 17	
Date	SEPT 22, 2023
Drawn By	RK
Checked By	RL

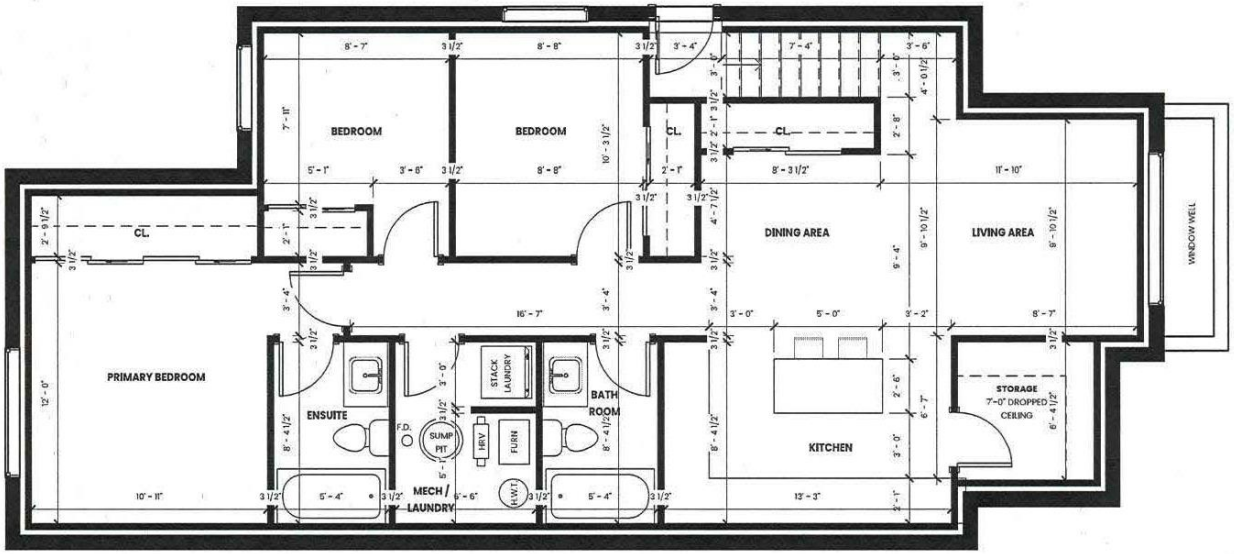
A-4

Scale	As indicated

016

PROJECT INFORMATION (EACH UNIT):

MAIN FLOOR SQ.FT.:	1,101
SECOND FLOOR SQ.FT.:	1,192
BASEMENT FLOOR SQ.FT.:	1,009
TOTAL SQ.FT:	**3,302**
LOT SQ.FT.:	4,042



1 / A-5 BASEMENT FLOOR PLAN
3/16" = 1'-0"

MULTI-FAMILY
TRI-PLEX

259 DUMOULIN STREET

BASEMENT FLOOR PLAN

Sheet Size : 11 x 17	
Date	SEPT 22, 2023
Drawn By	RK
Checked By	RK

A-5

Scale	As indicated

017