Minutes – Council – July 18, 2024

Minute No. 425
Report – Standing Policy Committee on Property and Development – July 4, 2024

Item No. 15 **Subdivision and Rezoning – 252 Good Street and 530 St. Mary Avenue**
(Fort Rouge-East Fort Garry Ward)
File DASZ 14/2024 [c/r DAV 133214/2024D]

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 14/2024 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 "B" to this report and as shown on the map dated June 11, 2024 and attached as Schedule "A" to this report, with such other minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 11, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 11, 2024, and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That any building or structure 100 feet or more in distance from the north property line shall not exceed 75 feet in height, excluding permitted projections.

    B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

COUNCIL DECISION (continued):

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

4. That Caveat Nos. 85-11933 and 83-123307 be discharged from Lots 41, 42 and 43, Plan 33124 and Lots 12, 22, 23 and 24, Plan 258.

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 14/2024 (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 14/2024 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 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.

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

COUNCIL DECISION (continued):

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 14/2024 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 variance order DAV 24-133214D 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 14/2024.

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

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 for the vote on the above motion.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 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 July 4, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 25, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

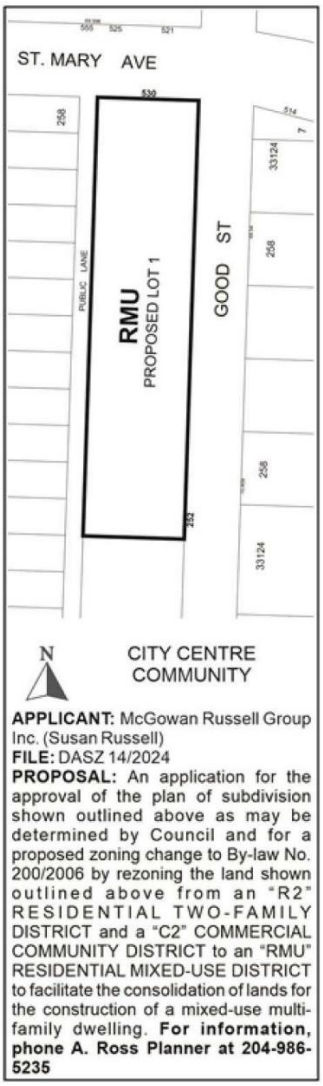
File: DASZ 14/2024

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

Public Hearing: June 25, 2024
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Susan Russell)

Subject:



Premises Affected: 252 Good Street and 530 St. Mary Avenue

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

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

Report date: June 25, 2024

Community Committee Recommendation:

On June 25, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 14/2024 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 "B" to this report and as shown on the map dated June 11, 2024 and attached as Schedule "A" to this report, with such other minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated June 11, 2024 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMU" Residential Mixed Use District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 11, 2024, and attached as Schedule "A" to this report, subject to the following conditions:

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

        i. That any building or structure 100 feet or more in distance from the north property line shall not exceed 75 feet in height, excluding permitted projections.

    B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That Caveat Nos. 85-11933 and 83-123307 be discharged from Lots 41, 42 and 43, Plan 33124 and Lots 12, 22, 23 and 24, Plan 258.

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 14/2024 (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 14/2024 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 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.

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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 variance order DAV 24-133214D 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 14/2024.

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

1. It was a parking lot for many, many, many years, so seeing some development here is really key. We are wanting to See more density, especially in our neighbouring communities to the downtown. I think this is really a huge priority for us councillors representing the downtown and inner-city communities.

2. I'm hoping there will be a presence of affordable units. That is the intent here, even though I do understand the challenges. I thank the person that came in opposition, because they really did highlight some things we have to look at as a city in terms of making sure that we do have affordable units, so wanted to thank them for that.

3. I think this is a good project moving forward.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 1 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated April 9, 2024 2. Notification of Public Hearing dated May 17, 2024 3. Manitoba Status of Titles 1421981/1, 1423222/1, 1748524/1 and 2649130/1 4. Letter of authorization dated February 6, 2024 from The Megill-Stephenson Company Ltd. to McGowan Russell Group 5. Caveats 85-11933 and 83-123307 6. Agreement in Principle between Megill-Stephenson and Peg City dated April 10, 2024 7. Plans (11 pages) 8. Report from the Urban Planning Division dated June 14, 2024 9. Inspection Report 10. Presentation in support of the application, submitted by Jackie Wilkie on June 24, 2024 11. Recording of Representations

REPRESENTATIONS:

In Support:

Steve Boulton
Jesse Boychuk
Susan Russell
Jackie Wilkie

In Opposition:

Stefan Hodges

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 14/2024

ADMINISTRATIVE REPORT

Title: DASZ 14-2024 – 252 Good Street

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the development of a 165 unit multifamily development with ground floor commercial space.

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 14/2024 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 “B” to this report and as shown on the map dated June 11, 2024 and attached as Schedule “A” to this report, with such other minor changes as may be required.
2. That the Developer shall meet all terms and conditions as outlined in Schedule “B”, the report of the Administrative Coordinating Group, dated June 11, 2024 to the satisfaction of the Director of Planning, Property and Development.
3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “RMU” Residential Mixed Use District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated June 11, 2024, and attached as Schedule “A” to this report, subject to the following conditions:

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

        i. That any building or structure 100 feet or more in distance from the north property line shall not exceed 75 feet in height, excluding permitted projections.

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 2.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

4. That Caveat Nos. 85-11933 and 83-123307 be discharged from Lots 41, 42 and 43, Plan 33124 and Lots 12, 22, 23 and 24, Plan 258.

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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 variance order DAV 24-133214D 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 14/2024.

REASON FOR THE REPORT

This report provides information and makes recommendations regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subdivision and rezoning for DASZ 11/2024 – 1100 Corydon Avenue may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

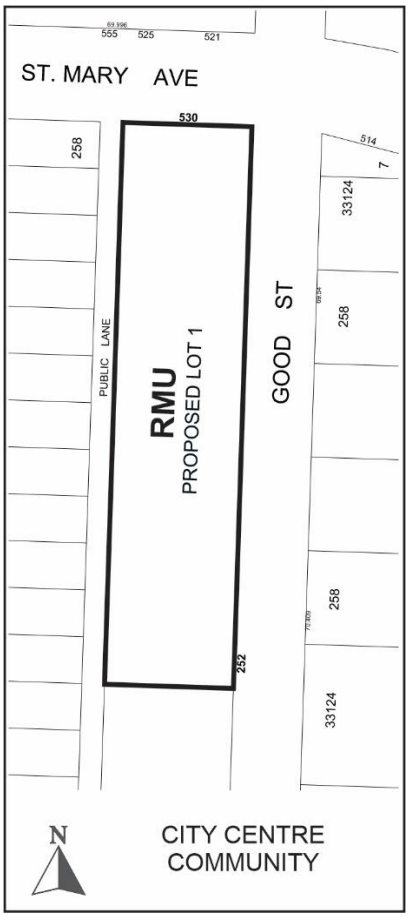
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: June 14, 2024

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

APPENDIX A – Planning Report

DATE:	June 14, 2024
FILE:	**DASZ 14/2024**
RELATED FILES:	DAV 24-133214\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.103 - (WEST BROADWAY)
SUBJECT:	For a Subdivision and Rezoning to permit the development of a 165 unit multifamily development with ground floor commercial space.
LOCATION:	252 Good ST
LEGAL DESCRIPTION:	LOT 38 PLAN 33124 84/85 ST JA



APPLICANT:	Susan Russell (McGowan Russell Group Inc.) 825 St Joseph St Winnipeg, MB R2H 3A8
OWNER:	THE MEGILL-STEPHENSON COMPANY LIMITED 260 St Mary Ave 315 (C/O LONGBOAT ASSET MANAGEMENT) Winnipeg, MB R3C 0M6

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the southwest corner of Good Street and St. Mary Avenue, in the West Broadway neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 36,075 square feet in area and is currently occupied by a funeral home and surface parking lots.
- The subject site is accessed by a rear lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is currently split-zoned "R2" - Residential Two-Family and "C2" – Commercial Community.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: St. Mary Avenue, then high rise mixed use development zoned "M" Multiple Use Sector

South: Multifamily development zoned "RMF-L" Residential Multifamily - Large.

East: Good Street, then multifamily and commercial development zoned "RMF-L" Residential Multifamily - Large and "C2" Commercial Community.

West: Rear lane, then mixed density residential development and commercial development zoned “R2” Residential Two-Family and “C2” Commercial Community.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to establish a 7-storey, 165 unit multi-family residential building on a site that has mostly contained surface parking lots for several decades.
- The residential component will contain ground level townhouse units along Good Street to reinforce a pedestrian scale. The building will also include a 1,896 sq. ft. commercial space, which will front St. Mary Avenue.
- The proposal will include:
    - 17 units deemed affordable under the Canadian Mortgage and Housing Program “MLI Select” Program, for 10-years.
    - 89 car parking stalls (57 indoor and 32 outdoor off the lane) and 85 indoor bicycle parking stalls
    - A fitness room and multipurpose room on the second floor facing St. Mary Avenue.
- Through the presence of numerous wall plane recesses and projections, balconies, colours and façade materials, window sizes and architectural building features, the long building mass will be “broken up” to provide variation and visual interest.

The commercial space along St. Mary contains ground level storefront windows to provide a welcoming space that shows the interior of the commercial space to the street.

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a planning process leading up to completion of the application. The applicant agreed to:

- Keep the building height compatible with the south abutting building at 230 Good Street.
- Close all vehicular approaches on Good Street and take vehicular access from the rear lane.
- Include pedestrian scale entrances, close to ground level, to support a walkable, welcoming residential environment.
- Include features to help 'break up' the expanse of façades - such recesses, projections, balconies, and façade treatments and colour.
- Provide a vibrant building presentation against St. Mary Avenue with active uses, storefront entrances, windows, varied façade treatments and landscaping.
- Provide indoor secure bike parking.
- Plant some trees in the Good Street boulevard in lieu of the private street edge landscaping deficiency.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

The site is designated as Mature Community under the *Complete Communities Direction Strategy 2.0 (CCDS 2.0)*. Key policies most relevant to this proposal include:

- *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.*
- *Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.*
- *Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
- *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.*
- *Encourage multi-family residential development to incorporate affordable housing in accordance with Goal 1 and its associated policies outlined in the Housing section of this By-law.*
- *Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.*
- *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.*
- *Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.*
- *Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.*
- *Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features*
- *Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.*
- *New development should respect and complement the existing character of the built form of surrounding properties.*
- *For properties with public lane access, vehicular access should be taken from the public lane*
- *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.*

The proposed development will result in a new multi-family residential and mixed use development on a corner property that meets the above polices by:

- Increasing neighbourhood population and to contributing to the physical renewal and revitalization of an older neighbourhood.
- Redeveloping of surface parking lots that have impacted the walkability and urban quality of West Broadway for several decades.
- Incorporating some affordable housing (CMHC MLI Select criteria).
- Transitioning the previously all-commercial lot against St. Mary Avenue to mixed-use, pedestrian-oriented development.
- Incorporating housing types that enable “aging in place” in Established Neighbourhoods (the affordable units are planned to contain enhanced access features - wider doorways, seamless floor transitions and visitable washrooms.
- Positively contributing to neighbourhood physical character, including a range of architectural features and supporting pedestrian activity.
- Taking all vehicular access from the public lane.
- Although taller than “Low-rise”, considerations of CCDS 2.0 Policy Section 1.6 including heights on the block and the location across from Downtown apply to make the 7 storey proposal fit within its context.

WINNIPEG ZONING BY-LAW 200/06

REZONING AND SUBDIVISION

Land use

CCDS 2.0 encourages residential development that positively contributes to neighbourhood character while expanding housing options for residents. This project adds a significant number of housing units for people in the West Broadway neighbourhood those looking to live close to Downtown and amenities in walking distance.

Regarding the commercial space on St. Mary Avenue, locating commercial services within walkable distance of residential districts helps reduce the need for residents to travel to distant commercial areas to meet their service needs. Local access to services in the neighbourhood is one of the key ingredients of Complete Communities (CCDS 2.0, Mature Communities, Goal 4).

Height and massing

As described in the Administrative Report for Associated File DAV 24-133214\D, a height of 7 storeys and 71 ft. is compatible with the context. The recently built south abutting building (230 Good Street) is approximately 65 ft. in height, and two other buildings on the block are 7 and 6.5 storeys in height respectively.

The proposed building includes features to help 'break up' the expanse of façades - such recesses, projections, balconies, and façade treatments and colour.

The residential component includes pedestrian scale entrances, close to ground level, to support a walkable, welcoming residential environment.

The commercial component provides a vibrant building presentation against St. Mary Avenue with active uses, storefront entrances, windows, varied façade treatments and landscaping.

Density

The zoning district of "RMU" was chosen in consultation with the Urban Planning Division in order to align closely with the mixed use intent and higher density (218 sq. ft. of lot area/ dwelling unit) of the proposal. Similar high densities are found nearby including:

Address	lot area/ dwelling unit
230 Good Street immediately south of the subject property	**249 sq. ft.**
196 Colony Street across the street and south of the subject property	**296 sq. ft.**
224 Colony across the street from the subject property	**290 sq. ft.**
190 Colony, and 188 Colony across the street and south of the subject property	**402 sq. ft.**
182 Colony across the street and south of the subject property	**236 sq. ft.**

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development provided it is non-combustible construction and sprinklered. Additional review will be required by the Department should the plans of development change during the design process.
- 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.

The Department of Public Works advises that:

- The Developer shall plant 5 shade trees along Good Street fronting the plan area and restore the sod to good order.

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

OTHER CONSIDERATIONS

PUBLIC ENGAGEMENT

The applicant indicates the following regarding public engagement that was undertaken for this proposal (summarized by the Division):

- An information meeting was advertised through 2,195 hand delivered flyers to nearby residences by Canada Post. The flyers provided information on the time and location with contact name and number for further information. The flyers were delivered approximately two weeks prior to the event.
- The meeting was held in person at The Downtown Commons at 320 Colony Street, close to the subject site, in the multipurpose room on February 20th, 2024, from 5-7pm. Six people were in attendance.
- The format of the event was a self-directed open house with presentation boards displayed around the room and project team members available to answer questions and collect comments.
- An exit survey was also made available to participants to provide their feedback and gain input on how key elements of the project meet specific goals for the development. Four people submitted a survey at the end of the evening.

The full Consultation Report can be found in Appendix C.

CAVEATS

Two caveats from 1983 and 1985 are recommended for discharge. The caveats prohibit development and certain land uses (the proposed land uses comply with CCDS 2.0), prohibit a building over 6 storeys (the proposed 7 storeys complies with CCDS 2.0), include option for City road or lane widening (confirmed by Public Works as not required), and require Community Committee plan approval (Director plan approval is recommended).

SUMMARY

The Urban Planning Division supports the subdivision and rezoning because the proposal contains the following features which align with *Complete Communities 2.0:*

- Increases neighbourhood population and to contributes to the physical renewal and revitalization of an older neighbourhood.
- Redevelops surface parking lots that have impacted the walkability and urban quality of West Broadway for several decades.
- Incorporates some affordable housing (CMHC MLI Select criteria).
- Transitions the previously all-commercial lot against St. Mary Avenue to mixed-use, pedestrian-oriented development.
- Supports "aging in place" in an Established Neighbourhood.
- Positively contributes to neighbourhood physical character, including a range of architectural features and supporting pedestrian activity.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 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.
- Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.
- Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

- 10% of the units will be priced at CMHC's Mortgage Loan Insurance rates for ten years.

Schedule A for File No. DASZ 14/2024, City Centre Community Committee, June 11, 2024

By-Law No. _____

File No. **DASZ 14/2024**

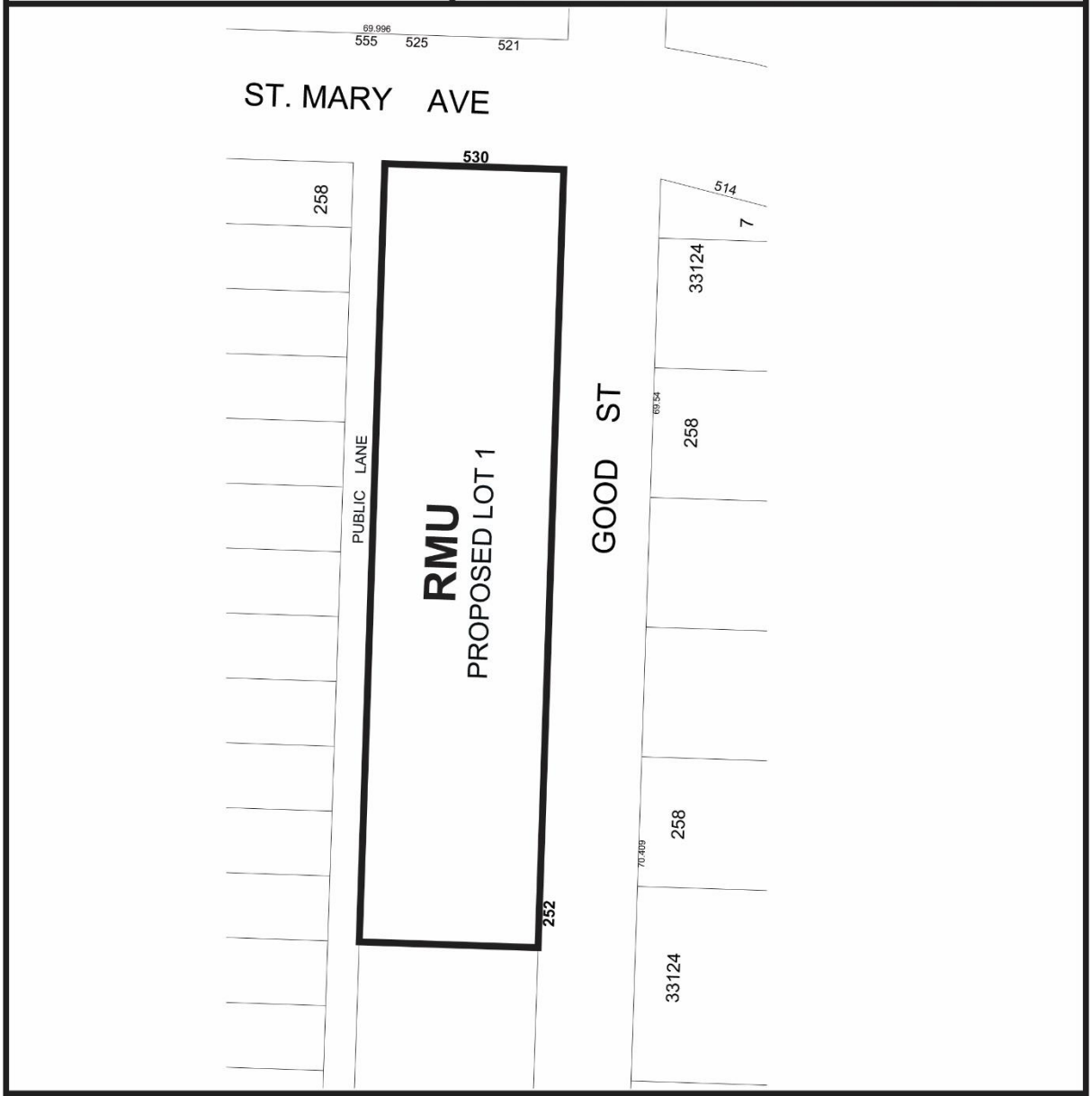
Atlas Sheet No. **AA24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 252 Good Street and 530 St. Mary Avenue from an "R2" RESIDENTIAL TWO-FAMILY DISTRICT and a "C2" COMMERCIAL COMMUNITY DISTRICT to an "RMU" RESIDENTIAL MIXED-USE DISTRICT to facilitate the consolidation of lands for the construction of a mixed-use multi-family dwelling.



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 252 GOOD STREET AND 530 ST. MARY AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 14/2024. 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) Water Servicing

a) The Water and Waste Department advises there is adequate water servicing for the proposed development provided it is non-combustible construction and sprinklered. Additional review will be required by the Department should the plans of development change during the design process.

b) The Developer shall pay, on demand, if required, their share of cost of the water main on Good Street installed by others.

2) Combined Sewer

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 0.60, 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) Boulevard

a) The Developer shall, at no expense to the City, within 6 months of final building inspection plant 5 shade trees along Good Street fronting the plan area and restore the sod to good order, 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.

c) Security for the boulevard tree and sod obligation shall be secured prior to the release of the legal plan of subdivision for registration at Winnipeg Land Titles Office.

d) Crossing permits should be acquired by the developer as to insure any damage to the existing boulevard sod flanking the planned area is repaired.

4) 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 14/2024
June 11th, 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

Exhibit “6” referred to in File DASZ 14/2024





GeoVerra
Manitoba Land Surveying Ltd.
831 Corbury Street
Winnipeg, MB • R3H 0L9
1-800-465-6233 • www.geoverra.com

CLIENT:

Longboat
DEVELOPMENT CORPORATION

Client File No.:

530 St Mary Avenue & 252 Good Street
Winnipeg,Manitoba

TITLE:

Plan Showing 5-Metre Grid of Ground Elevations
of Part of

River Lots 84 and 85
Parish of St. James

being
SP Lots 38 to 43, Plan 33124
Part Lot 12 & Lots 22 to 24, Plan 258

City of Winnipeg
Manitoba

0 5 10 20 30 40 50m
Scale - 1 : 500

TITLE INFORMATION

Certificate of Title: 1421981/1 W.L.T.O. (Search Date: July 23, 2021)
Registered Owner: The Megill-Stephenson Company Limited
Legal Description: SP Lot 39 Plan 33124 WLTO in RL 84 and 85 Parish of St James
Encumbrances: Instruments 2814305/1, 4332859/1, and 3328601 are registered against the above certificate of title.

Certificate of Title: 1423222/1 W.L.T.O. (Search Date: July 23, 2021)
Registered Owner: The Megill-Stephenson Company Limited
Legal Description: SP Lot 40 Plan 33124 WLTO in RL 84 and 85 Parish of St James
Encumbrances: Instruments 2814305/1, 4332859/1, and 3328601 are registered against the above certificate of title.

Certificate of Title: 2849130/1 W.L.T.O. (Search Date: July 23, 2021)
Registered Owner: The Megill-Stephenson Company Limited
Legal Description: SP Lot 38 Plan 33124 WLTO in RL 84 and 85 Parish of St James
Encumbrances: No active instruments are registered against the above certificate of title.

Certificate of Title: 1748924/1 W.L.T.O. (Search Date: July 23, 2021)
Registered Owner: The Megill-Stephenson Company Limited
Legal Description: Firstly: SP Lots 7, 8, 41, 42 and 43 Plan 33124 WLTO in RL 84 and 85 Parish of St James
Secondly: Lots 12, 22, 23 and 24 Plan 258 WLTO Exc out all lots secondly herein described Wly 8 feet in RL 84 Parish of St James
Thirdly: Lots 40 and 48 Plan 258 WLTO in RL 85 Parish of St James
Encumbrances: Instruments 83-1023671, 85-11933/1, 2814305/1, 2814322/1, 3044200/1, 4332859/1, 4332860/1, 4405782/1, and 5096902/1 are registered against the above certificate of title.

Encumbrances noted hereon are provided for information only and have not been investigated as to their intent or extent.

LEGEND

- Legal Boundary
- Iron Posts Found or placed
- Bollard
- Catch Basin
- Curb Inlet
- Fire Hydrant
- Light Standard
- Manhole (as surveyed)
- Power Pole
- Sign
- Tree
- Fence
- Curb & Gutter
- Edge of Asphalt
- Edge of Road (Non Asphalt)
- Permanent Structure
- Major Contour (231.50)
- Minor Contour
- Spot Elevation

Utilities As Surveyed

- Natural Gas Line
- O/H Power Line
- Buried Power Line
- Water Line
- Combined Sewer (Storm & Sanitary)

NOTES

- Distances are ground and in metres and decimals thereof.
- To derive surface elevations, add 230.00 to all shown elevations (1.25 = 231.25)
- Survey Date: July 25th, 2021
- Elevations are geodetic and are referenced to City of Winnipeg benchmark 27-16 (7-66854 - Chrome Tbl., in E. wall of the Wpg. Art Gallery, Osborne St., 3.2 m N. of S.E. Cor. of Bldg.) Elevation = 232.000.
- Horizontal datum is referenced to CANNET base station MB_Winnipeg.
- Underground water and sewer service information supplied by the City of Winnipeg and should be verified prior to design or construction.
- On site underground services were located by GeoVerra Manitoba Land Surveying Ltd. Underground facilities shown on this plan are those that could be found and located. Other facilities may exist, of which we were unaware or unable to locate.
- This plan represents the best information available at the time of survey. GeoVerra and its employees take no responsibility for the location of any underground pipes, conduits, or facilities, whether shown on or omitted from this plan.
- All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of GeoVerra Manitoba Land Surveying Ltd.
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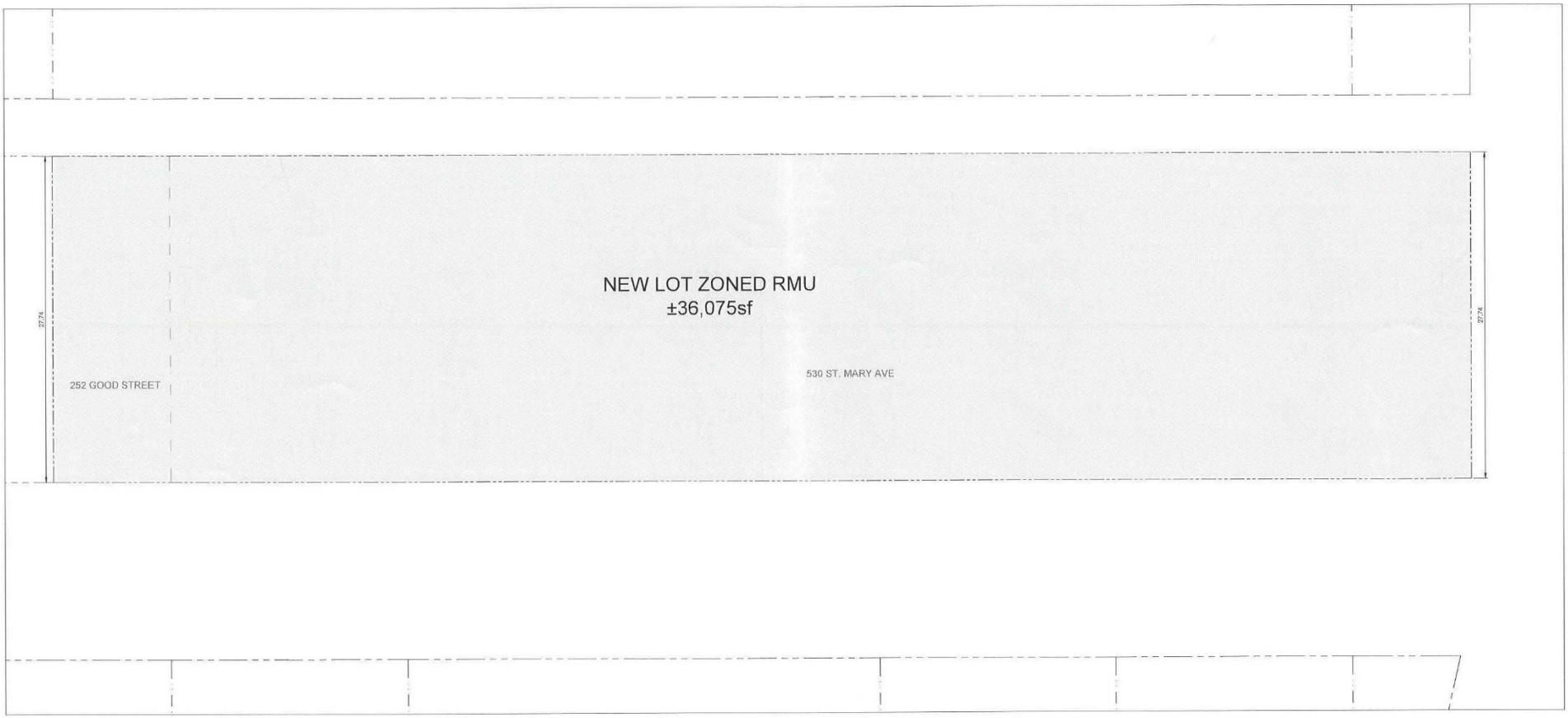
I certify that the survey represented by this plan is correct to the best of my knowledge.

Manitoba Land Surveyor

PERMIT
GeoVerra
Manitoba Land
Surveying Ltd.
No. 2021-16

NO.	REVISIONS	INITIALS	DATE
0	Issued	DB - SL - TB	Aug. 26, 2021

SHEET NO: 1 OF 1 REV
DATE: August 26, 2021
FILE: 21-02708-001-TOPO PROJECT: 21-02708-001



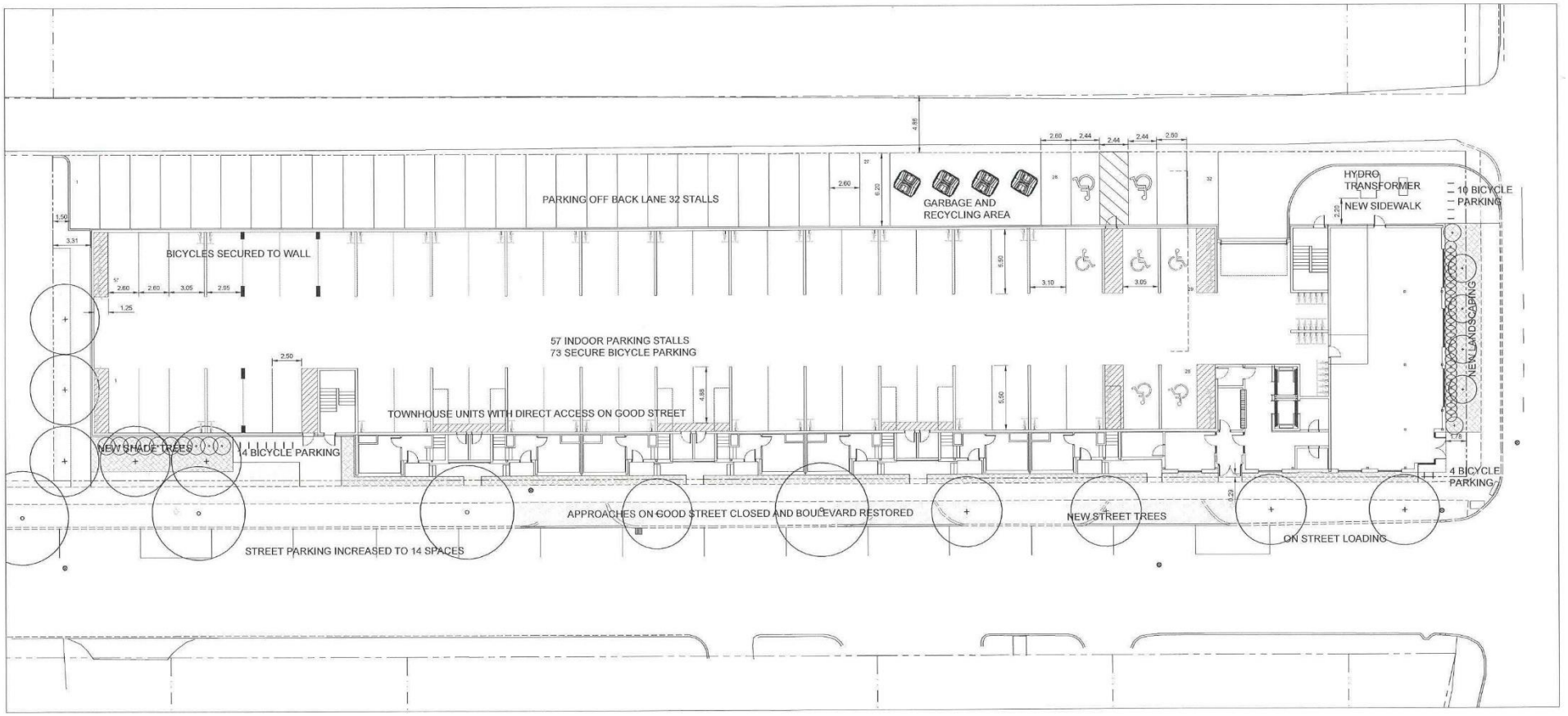
ST MARY AVE / GOOD STREET

CONCEPTUAL PLAN OF SUBDIVSION

MARCH 2024
SCALE 1:150

0 2 5 10 20m

NORTH



ST MARY AVE / GOOD STREET

CONCEPTUAL SITE PLAN

MARCH 2024
SCALE 1:150

0 2 5 10 20m

NORTH

SITE STATISTICS
SITE AREA 36,075sf
ZONING - RMU
NUMBER OF UNITS - 165
DENSITY 1 UNIT/218 sf

	REQUIRED	PROPOSED
PARKING		
165 UNITS (1.5 stalls/unit)	222	88
COMMERCIAL (under 2000sf)	1	1
REDUCTION FOR INFILL HOUSING (TO 80%)	-44	
CREDIT FOR CAR SHARE STALL		13
TOTAL PARKING	179	102
PARKING RATIO (STALLS/UNIT)	1.08	0.61
ACCESSIBLE STALLS (VAN ACCESSIBLE)	7(2)	7(2)
VISITOR PARKING	14	14
BICYCLE PARKING (INDOOR & OUTDOOR)	23	101

LANDSCAPE STATISTICS

	REQUIRED	PROPOSED
STREET EDGE ST. MARY (26.348m/86 ft.)		
1 TREE/30 ft.	3	4
3 SHRUBS/20 ft.	13	26
STREET EDGE GOOD (120.797m/396 ft.)		
1 TREE/30 ft.	13	3*
3 SHRUBS/20 ft.	59	10
BUILDING FOUNDATION (137.66m/452 ft.)		
1 SHRUB/10 ft.	45	0
PARKING LOT SCREENING ON BACK LANE (98.54m/323ft.)		
1 TREE/35 ft.	9	0
3 SHRUBS/20 ft.	48	0
TOTAL TREES	25	7
TOTAL SHRUBS	165	36

* DEVELOPER PROVIDING 5 TREES IN RIGHT OF WAY
OWNER WILL BE APPLYING FOR A VARIANCE FOR REDUCED LANDSCAPE

PLANT LIST

COMMON NAME/SCIENTIFIC NAME	SIZE	REMARKS
DECIDUOUS TREES:		
JAPANESE TREE LILAC / SYRINGA RETICULATA	65 mm cal.	SPECIMEN, WLB, 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, WLB, MACHINE DUG WITH MIN. 10 BRANCHES IN WELL BRANCHED HEAD, STRAIGHT TRUNK, MIN. HT. 4.5m, BRANCHING HT. 1.5m.
DECIDUOUS SHRUBS:		
DWARF PYGMY CARAGANA	#3 CONTAINER	SPECIMEN, CONTAINER GROWN, WITH MINIMUM 3 STALKS IN WELL BRANCHED PLANT, MIN. 450mm 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.



ST MARY AVE / GOOD STREET

PARKING MANAGEMENT PLAN

FEBRUARY 2024
SCALE 1:150

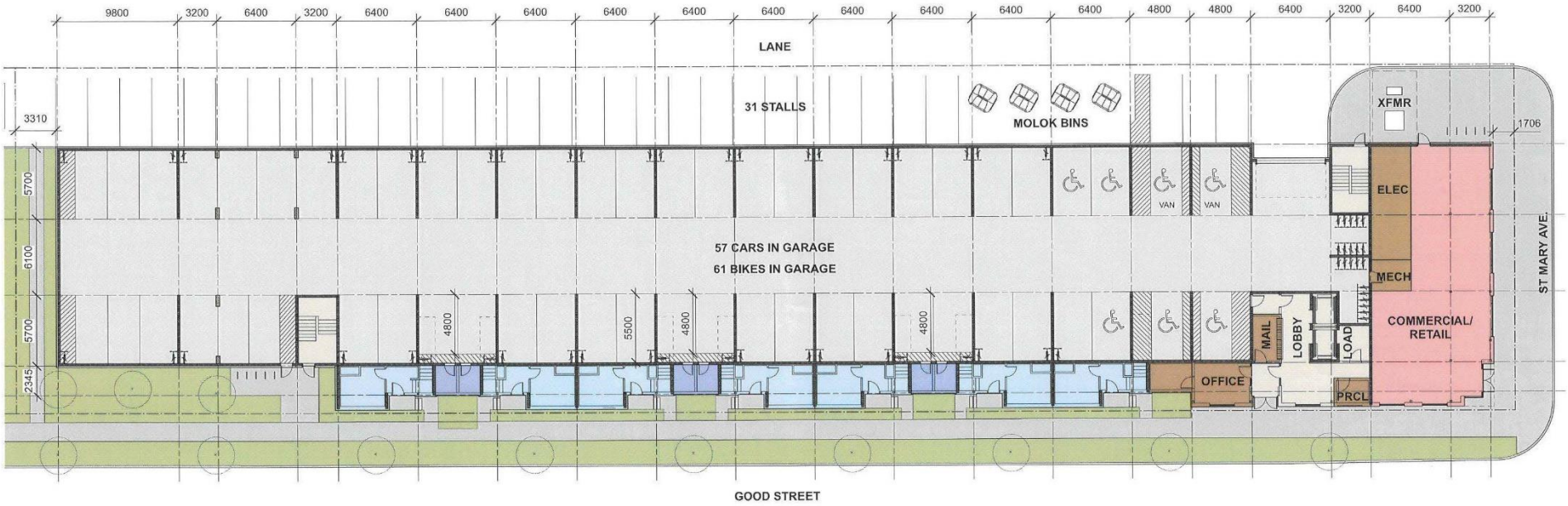
0 2 5 10 20m

NORTH

LEGEND

- VISITOR PARKING (14)
- RESIDENTIAL PARKING (57)
- STREET PARKING (13)
- BACK LANE PARKING (13)
- ON-STREET LOADING (1)
- BIKE PARKING (101)
- AFFORDABLE UNIT PARKING (3)
- COMMERCIAL PARKING (1)
- CAR SHARE PARKING (1)

PARKING	REQUIRED	PROPOSED
165 UNITS (1.5 stalls/unit)	222	88
COMMERCIAL (under 2000sf)	1	1
REDUCTION FOR INFILL HOUSING (TO 80%)	-44	
CREDIT FOR CAR SHARE STALL		13
TOTAL PARKING	179	102
PARKING RATIO (STALLS/UNIT)	1.08	0.61
ACCESSIBLE STALLS (VAN ACCESSIBLE)	7(2)	7(2)
VISITOR PARKING	14	14
BICYCLE PARKING (INDOOR & OUTDOOR)	23	101



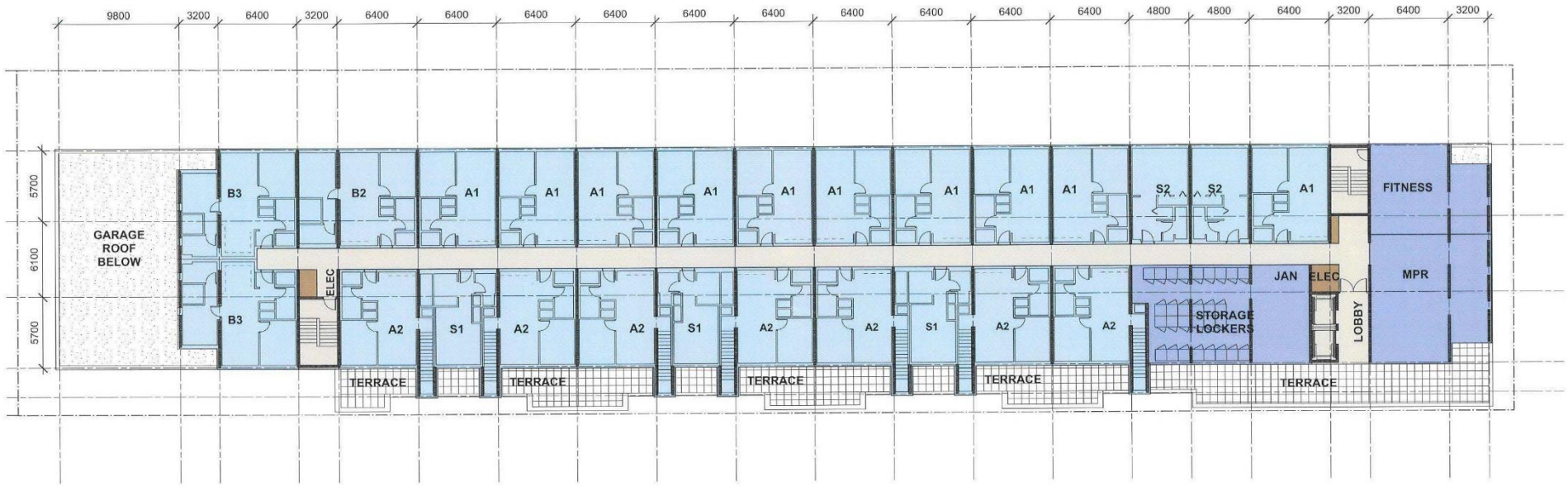
LEVEL 1
SCALE 1:300

TRUE NORTH

LONGBOAT GOOD STREET

February 29, 2024

Cibinel
Architecture Ltd



LEVEL 2
SCALE 1:300

TRUE NORTH

LONGBOAT GOOD STREET

February 29, 2024

Cibinel
Architecture Ltd



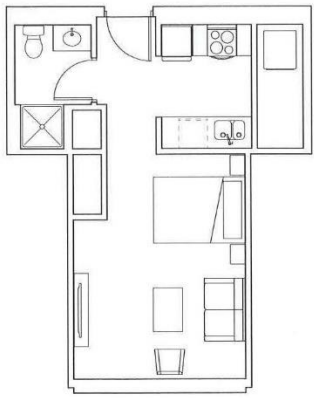
LEVEL 3 THRU 7
SCALE 1:300

TRUE NORTH

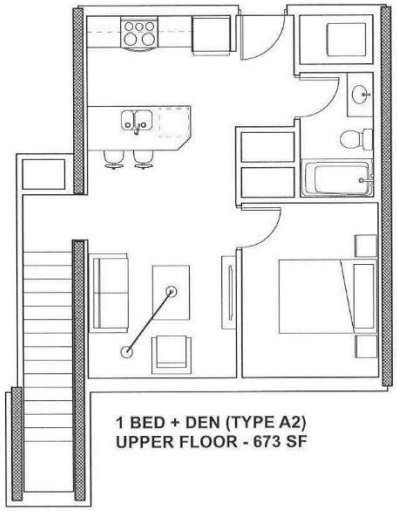
LONGBOAT GOOD STREET

February 29, 2024

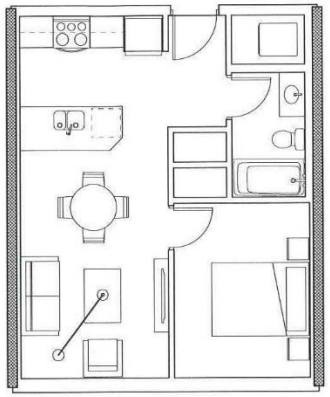
Cibinel
Architecture Ltd



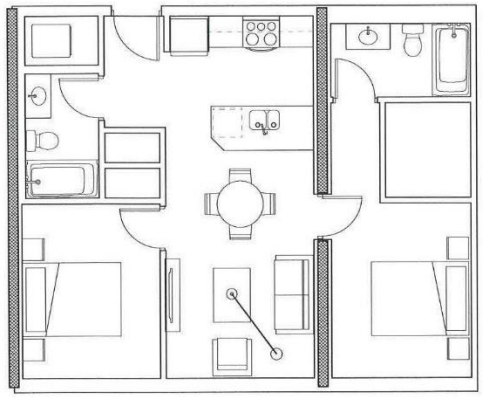
STUDIO (TYPE S1) - 419 SF



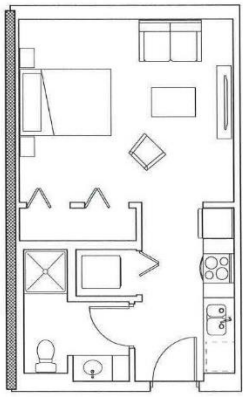
1 BED + DEN (TYPE A2)
UPPER FLOOR - 673 SF



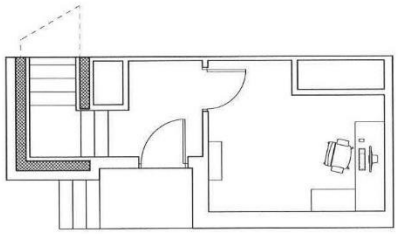
1 BED (TYPE A1) - 554 SF



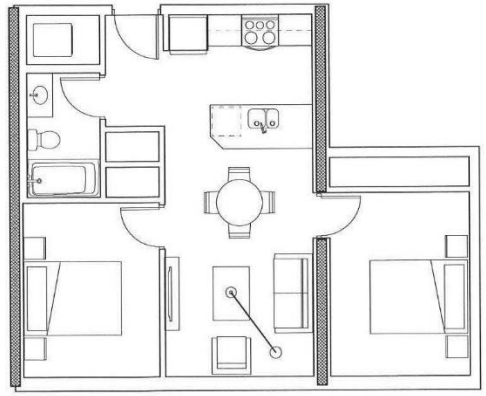
2 BED (TYPE B2) - 831 SF



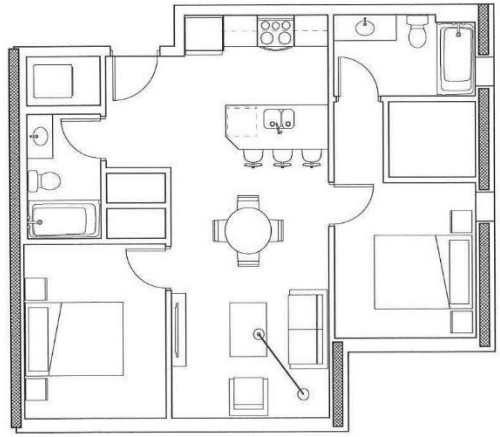
STUDIO (TYPE S2) - 415 SF



1 BED + DEN (TYPE A2)
LOWER FLOOR - 260 SF



2 BED (TYPE B1) - 736 SF



2 BED (TYPE B3) - 863 SF

ENLARGED SUITES
SCALE 1:100

LONGBOAT GOOD STREET
February 29, 2024

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EAST ELEVATION

SCALE 1:500



WEST ELEVATION

SCALE 1:500

LONGBOAT GOOD STREET

February 29, 2024

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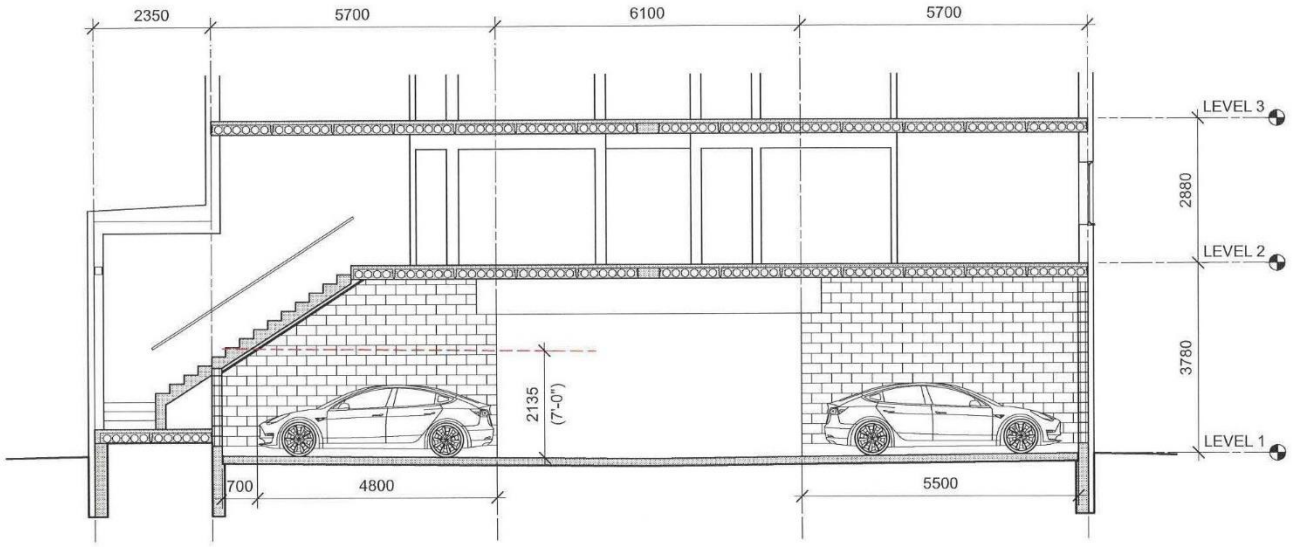
NORTH ELEVATION
SCALE 1:500



SOUTH ELEVATION
SCALE 1:500



PARTIAL SECTION AT GARAGE
SCALE 1:100

LONGBOAT GOOD STREET

February 29, 2024

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Architecture Ltd