Agenda – Executive Policy Committee – September 17, 2024

Report – Standing Policy Committee on Property and Development – September 13, 2024

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee.

Item No. 14 Subdivision and Rezoning – 611 to 633 Wellington Crescent (River Heights-Fort Garry Ward) File DASZ 27/2024 [c/r DAV 150910/2024D]

STANDING COMMITTEE RECOMMENDATION:

On September 13, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 27/2024 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 August 15, 2024 and attached as Schedule "A" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 2, 2024, and attached as Schedule "B" to this report, and with such other minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multifamily – Small District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 15, 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:

Report – Standing Policy Committee on Property and Development – September 13, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

i. Prior to the acceptance of any permit applications, the developer shall submit a comprehensive geotechnical engineer's report addressing riverbank erosion, slope stability and flood risks that may affect the proposed development, to the satisfaction of the Director of Planning Property and Development and the Director of the Water and Waste Department. The report shall include a site assessment and analysis of the existing and proposed site conditions. The report should include recommendations for minimum set-back lines and/or any other design measures, such as riverbank stabilization or erosion protection, that may be necessary to ensure the long-term protection of the proposed development from natural riverbank processes, consistent with accepted engineering practice. The engineering analysis along with corresponding design recommendations for any riverbank improvements, flood protection and lot grading, must demonstrate that any proposed lots are configured such that the proposed structures can be situated at a location behind the recommended setback line and where compliance with Designated Floodway Fringe Area Regulation can be achieved, all to the satisfaction of the Director of Planning, Property and Development and the Director of Water and Waste. The City may require that the developer submit supplemental geotechnical engineer's reports in respect of each individual building.

ii. Pursuant to City of Winnipeg Waterway By-law 5888/92, a Waterway Permit shall be obtained for all construction activities including riverbank stabilization, site grading, roads, utilities and buildings within the Regulated Area which extends 107 m (350 ft) from the Assiniboine River.

iii. The Developer shall adhere to flood proofing criteria in accordance with City of Winnipeg Charter and the Designated Floodway Fringe Area Regulations, M.R. 266/91. The construction of works, including but not limited to pools, decks, sheds and private flood-protection works, including berms and side-slopes, is prohibited in the Designated Floodway Area, and all works, must be located entirely outside of the Designated Floodway Area.

iv. That the Owner must submit plans showing the location and design of any and all proposed:

Report – Standing Policy Committee on Property and Development – September 13, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

a. buildings;
b. accessory parking areas;
c. garbage enclosures;
d. fencing; and
e. landscaping and walkways

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 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.

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 Development Application No. DASZ 27/2024 (the "Dedication Fee"), as determined by the 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 recommendations 1 and 2 (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 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.

Report – Standing Policy Committee on Property and Development – September 13, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 27/2024 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.

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

8. 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.

9. 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 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 27/2024 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.

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

12. That variance order DAV 24-150910\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 27/2024.

Agenda – Executive Policy Committee – September 17, 2024

Report – Standing Policy Committee on Property and Development – September 13, 2024

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 13, 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 September 4, 2024, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

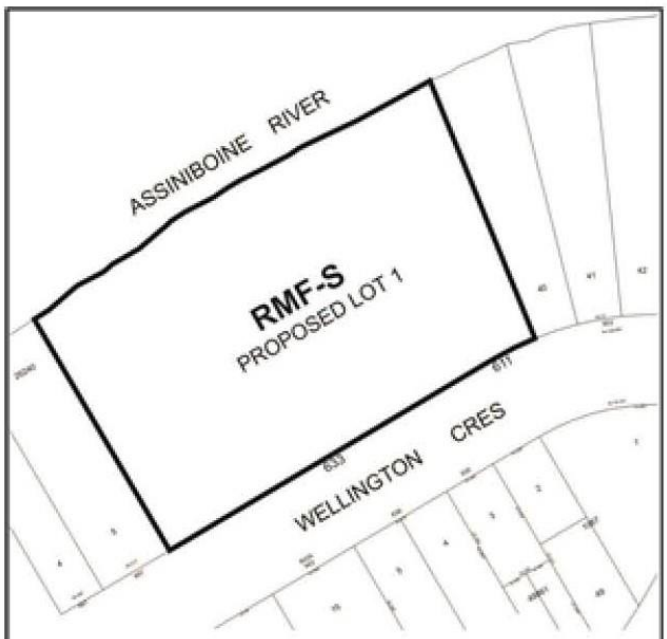
File: DASZ 27/2024

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

Public Hearing: September 5, 2024
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



APPLICANT: John Scott Wintrup Planning & Development (John Wintrup)
FILE: DASZ 27/2024
PROPOSAL: An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands and to allow for the establishment of a Multi-Family Dwelling use. **For information, phone A. Ross Planner at 204-986-5235**

Premises Affected: 611 to 633 Wellington Crescent

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

Prepared by: Kate McMillan, Manager of the Decision Making Process
City Centre Community Committee

Report date: September 5, 2024

Community Committee Recommendation:

On September 5, 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 27/2024 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 August 15, 2024 and attached as Schedule "A" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 2, 2024, and attached as Schedule "B" to this report, and with such other minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multifamily – Small District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated August 15, 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. Prior to the acceptance of any permit applications, the developer shall submit a comprehensive geotechnical engineer's report addressing riverbank erosion, slope stability and flood risks that may affect the proposed development, to the satisfaction of the Director of Planning Property and Development and the Director of the Water and Waste Department. The report shall include a site assessment and analysis of the existing and proposed site conditions. The report should include recommendations for minimum set-back lines and/or any other design measures, such as riverbank stabilization or erosion protection, that may be necessary to ensure the long-term protection of the proposed development from natural riverbank processes, consistent with accepted engineering practice. The engineering analysis along with corresponding design recommendations for any riverbank improvements, flood protection and lot grading, must demonstrate that any proposed lots are

configured such that the proposed structures can be situated at a location behind the recommended setback line and where compliance with Designated Floodway Fringe Area Regulation can be achieved, all to the satisfaction of the Director of Planning, Property and Development and the Director of Water and Waste. The City may require that the developer submit supplemental geotechnical engineer's reports in respect of each individual building.

ii. Pursuant to City of Winnipeg Waterway By-law 5888/92, a Waterway Permit shall be obtained for all construction activities including riverbank stabilization, site grading, roads, utilities and buildings within the Regulated Area which extends 107 m (350 ft) from the Assiniboine River.

iii. The Developer shall adhere to flood proofing criteria in accordance with City of Winnipeg Charter and the Designated Floodway Fringe Area Regulations, M.R. 266/91. The construction of works, including but not limited to pools, decks, sheds and private flood-protection works, including berms and side-slopes, is prohibited in the Designated Floodway Area, and all works, must be located entirely outside of the Designated Floodway Area.

iv. That the Owner must submit plans showing the location and design of any and all proposed:

a. buildings;
b. accessory parking areas;
c. garbage enclosures;
d. fencing; and
e. landscaping and walkways

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 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.

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 Development Application No. DASZ 27/2024 (the "Dedication Fee"), as determined by the 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 recommendations 1 and 2 (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 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.

6. That Development Application No. DASZ 27/2024 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.

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

8. 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.

9. 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 7 and 8, 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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11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

12. That variance order DAV 24-150910\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 27/2024.

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

1. There’s a lot of pride on Wellington crescent and a lot of history on the property. Initially this application gave me concern. I was nervous about what was going to happen, but as you see today we have one person in opposition regarding the fence height, which is their right, but in the rest of the neighborhood we have some supporters. Our office hasn't received a lot of phone calls.

2. A lot of people don't want to live in an apartment block or condo when they retire. In river heights-fort Garry we have a problem right now where we don't have very many places left where you could live in a detached bungalow or place in the neighborhood as you retire, especially for those snowbirds. Having this project where someone can take care of your lawn and have your own space I think will be very well received in the neighborhood as a housing choice that we don't have a lot of right now.

3. I like the orientation of the building

4. They addressed my issues concerning the floodplain.

5. There will be high demand for these properties and a lot of people will be interested. It's a unique approach to infill so I am supportive.

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 May 6, 2024 2. Notification of Public Hearing dated July 4, 2024 3. Manitoba Status of Title 3249479/1 4. Letter of authorization dated March 25, 2024 from Marc Kipnes, 611 Wellington Ltd. to John S. Wintrup 5. Legal Descriptions and Title Plot 6. Proposed Rezoning 7. Proposed Lot Configuration 8. Plans (7 pages) 9. Report from the Urban Planning Division dated August 23, 2024 10. Inspection Report 11. Presentation in support of the application, submitted by John Wintrup on August 29, 2024 12. Communication dated September 2, 2024, from Thomas Blumberg in support of the application 13. Communication dated September 4, 2024, from Brenlee Carrington Trepel in support of the application 14. Communication dated September 4, 2024, from Brent Trepel in support of the application 15. Communication dated September 4, 2024, from Brent Bellamy in opposition to the application 16. Recording of Representations

REPRESENTATIONS:

In Support:

Thomas Blumberg
Brenlee Carrington Trepel
Brent Trepel
John Wintrup

In Opposition:

Brent Bellamy

For Information:

Nil

For the City:

A. Ross, Senior Planner, Planning, Property and Development Department
C. Ho, Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department

Exhibit “9” referred to in File DASZ 27/2024

ADMINISTRATIVE REPORT

Title: DASZ 27-2024 – 611 Wellington Crescent

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the establishment of a multifamily development containing 14 detached units.

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 27/2024 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 August 15, 2024 and attached as Schedule “A” to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 2, 2024, and attached as Schedule “B” to this report, and with such other minor changes as may be required.
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iv. That the Owner must submit plans showing the location and design of any and all proposed:

I. buildings;

II. accessory parking areas;

III. garbage enclosures;

IV. fencing; and

V. landscaping and walkways

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

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 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.

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 Development Application No. DASZ 27/2024 (the “Dedication Fee”), as determined by the 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 recommendations 1 and 2 (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 submitted the Plan in accordance with recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.
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8. 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.
9. 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 7 and 8, 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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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
12. That variance order DAV 24-150910\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 27/2024.

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 27/2024 – 611 Wellington Crescent may be approved with conditions.

HISTORY

N/A

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

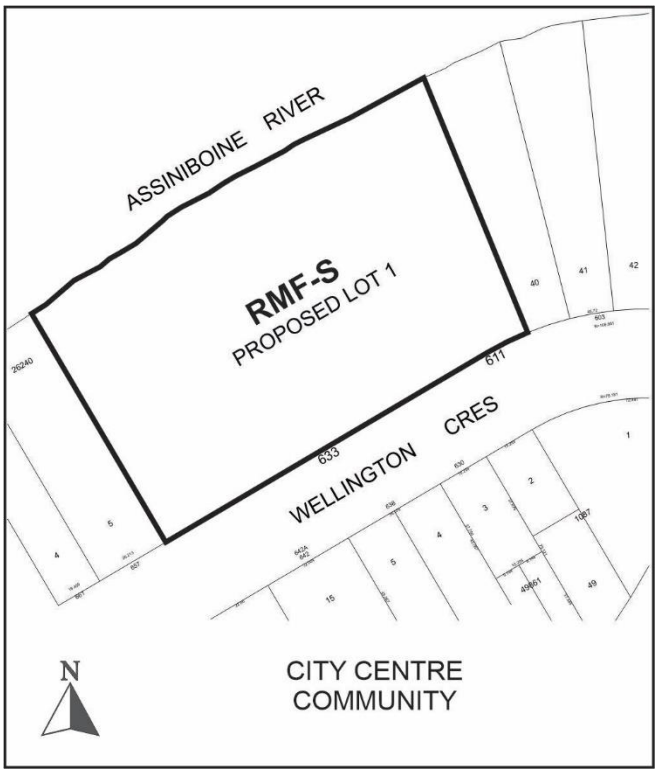
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: August 23, 2024

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

APPENDIX A – Planning Report

DATE:	August 23, 2024
FILE:	**DASZ 27/2024**
RELATED FILES:	DAV 24-150910\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.631 - (WELLINGTON CRESCENT)
SUBJECT:	For a Subdivision and Rezoning to permit the establishment of a multifamily development containing 14 detached units.
LOCATION:	611 Wellington CRES
LEGAL DESCRIPTION:	LOT 32/39 PLAN 308 43/5 ST B



APPLICANT:	John Wintrup (J. Wintrup Consulting Ltd.) 139 Roslyn Rd Unit 301 Winnipeg, MB R3L 0G7
OWNER:	611 WELLINGTON LTD. 3676 Roblin Blvd Winnipeg, MB R3R 0E1

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Wellington Crescent, three properties west of Maryland Avenue, in the Wellington Crescent neighbourhood of the River Heights - Fort Garry ward.
- The site is designated Mature Community under the *Complete Communities Direction Strategy 2.0,* is 123,212 sq. ft.in size and is currently vacant.
- The property contains 8 underlying lots that will be consolidated under this application.
- The property is currently zoned “R1-M” – Residential Single Family – Medium and is proposed for rezoning to the “RMF-S” – Residential Multifamily – Small district.

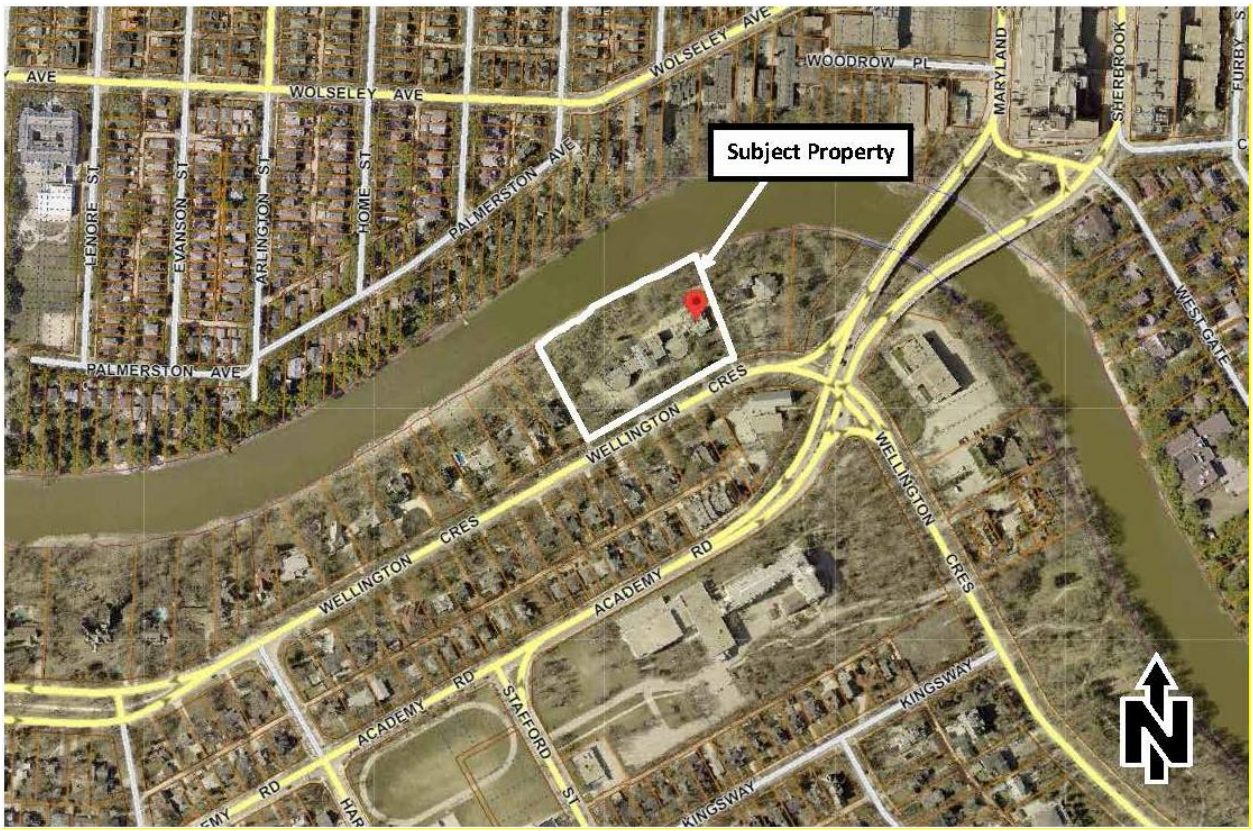


Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2023)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Assiniboine River, then multifamily housing zoned “R2” - Residential Two family.

South: Wellington Crescent, then then single family dwellings and Place of Worship zoned “R1-M” – Residential Single Family - Medium

East: Place of Worship zoned “RMF-M” – Residential Multifamily - Medium

West: Single family dwelling zoned “R1-M” – Residential Single Family - Medium

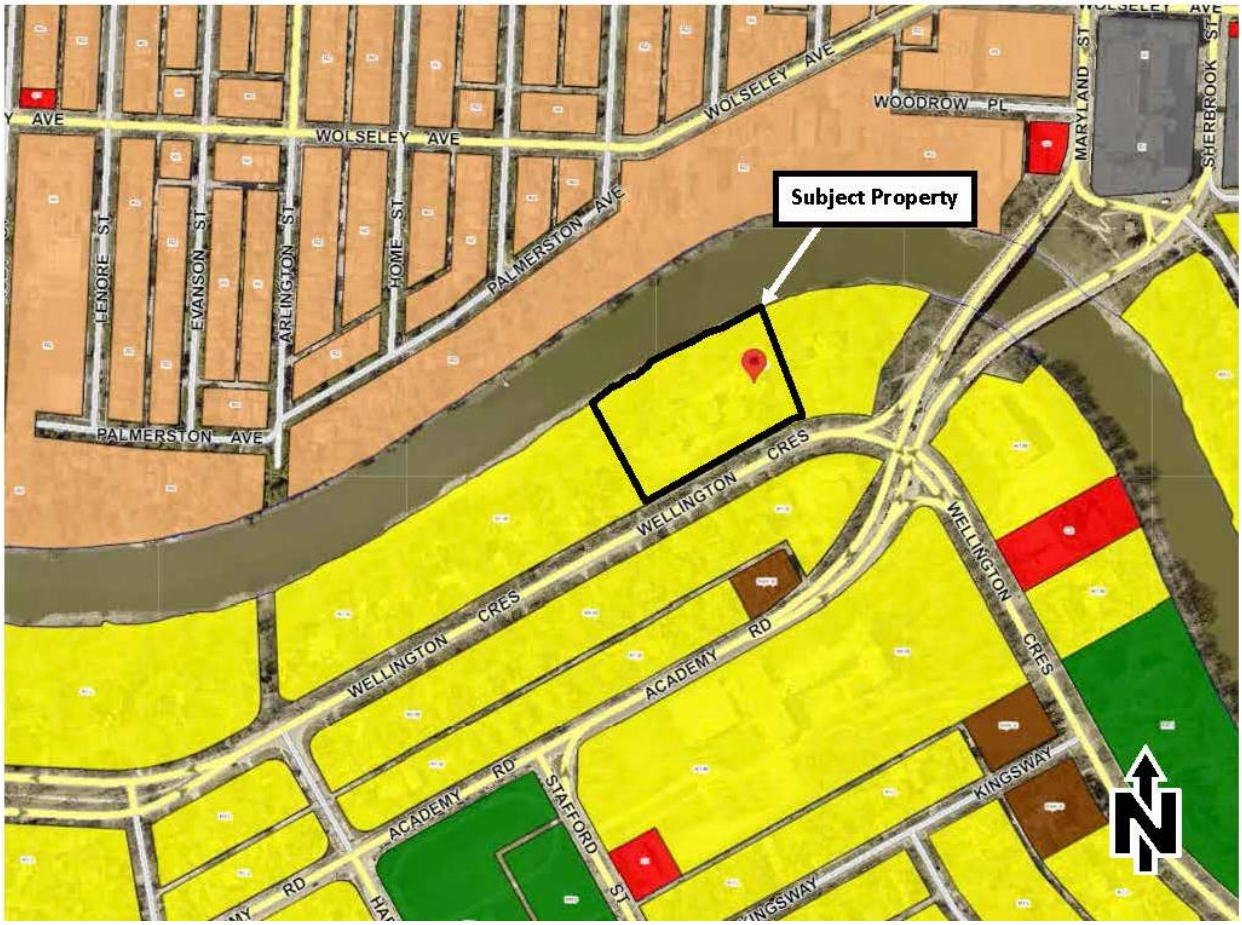


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks to build a multifamily development containing 14 detached homes.
- All homes will face and connect to Wellington Crescent.
- Landscaping, including new trees, will be provided.
- Pedestrian connections and bike parking will be provided.
- In addition to this Subdivision and Rezoning, the proposal requires variances for yards, pedestrian route, parking aisle, parking buffering and fencing (see Report for Associated File DAV 24-150910\D).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

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

Street front orientation
in spite of the internal shared driveway, the applicant was asked to ensure the dwellings against Wellington Crescent face the street. This is provided.

Fencing
The Division initially requested that the maximum height requirement of 4 ft. for front yard fences was met. The applicant sought 6 ft. but reached a compromise with support from the Division for 5 ft., provided that the fencing is transparent and decorative. This is provided.

Individual entrances
The Division asked the applicant to provide individual street-facing entrances for the Wellington-facing homes, with individual access points from the sidewalk, in order to align with the physical context of dwellings along Wellington Crescent. This is provided.

Trees
The Division requested an arborist report showing which remaining onsite mature trees can be saved and how, and requested a small parklet space near the southwest corner of the site to buffer the parking. These are both provided.

Pedestrian connections
The applicant agreed to provide continuous pedestrian connections linking units from the public sidewalk.

Bike parking
The applicant agreed to provide some secure bike parking. This is located at the southwest parklet space.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

The proposed development falls within the Established Neighbourhoods – Mature Communities policy area.

Policy 1.9 of this section states:

"Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6."

Small scale residential is defined on p. 95 as:

- *"A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses.*
- *Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height.*
- *Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population."*

The proposal, at 1-2 storeys in height and on a collector street, is supportable under CCDS 2.0.

The Division supports small-scale residential without a lane in this case because it is a unique site that is large and readily accommodates a central drive aisle that functions as a lane. In addition:

- The site has good access. It is located on a collector street and less than one block from north-south arterial streets (Maryland and Sherbrook).
- The proposal is generally consistent with the Infill Guidelines (see below).

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

INFILL GUIDELINES - please see report for File DAV 24-150910\D.

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 housing units for people in the Wellington Crescent neighbourhood and those looking to live close to Sherbrook Village and its amenities in walking distance.

Height and massing

As described above, a height of 1- 2 storeys is compatible with the context and within the general range identified in the applicable policies of CCDS 2.0.

Access

The development uses one access point in order to avoid unduly fragmenting the public sidewalk and to support a walkable pedestrian environment on Wellington Crescent. The Public Works Department and the Winnipeg Fire and Paramedic Service identified no concerns with access.

SERVICING CONSIDERATIONS

Highlights of the Report of the Administrative Coordinating Group are:

- 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.
- 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.
- A flood protection concept, prepared by a qualified engineer, will be needed for any private flood protection infrastructure that is planned.
- Pursuant to City of Winnipeg Waterway By-law 5888/92, a Waterway Permit shall be obtained.
- The Developer shall submit a comprehensive geotechnical engineer's report addressing riverbank erosion, slope stability and flood risks

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

OTHER CONSIDERATIONS

PUBLIC ENGAGEMENT

The applicant held a public open house with the following details:

- May 30, 2023
- 7:00 -9:00 pm
- 603 Wellington Crescent - Unitarian Universalist Church of Winnipeg.

A copy of the onsite poster advertisement that was used for the open house is provided in Appendix B of the Report for Associated File DAV 24-150910\D.

PLAN APPROVAL

Plan approval is recommended in order to provide opportunity for the Division to review individual unit plans against the infill guidelines.

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.
- Supports “aging in place” by adding new housing options 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 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

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.

Schedule A for File No. DASZ 27/2024, City Centre Community Committee, August 23, 2024

By–Law No. _____

File No. **DASZ 27/2024**

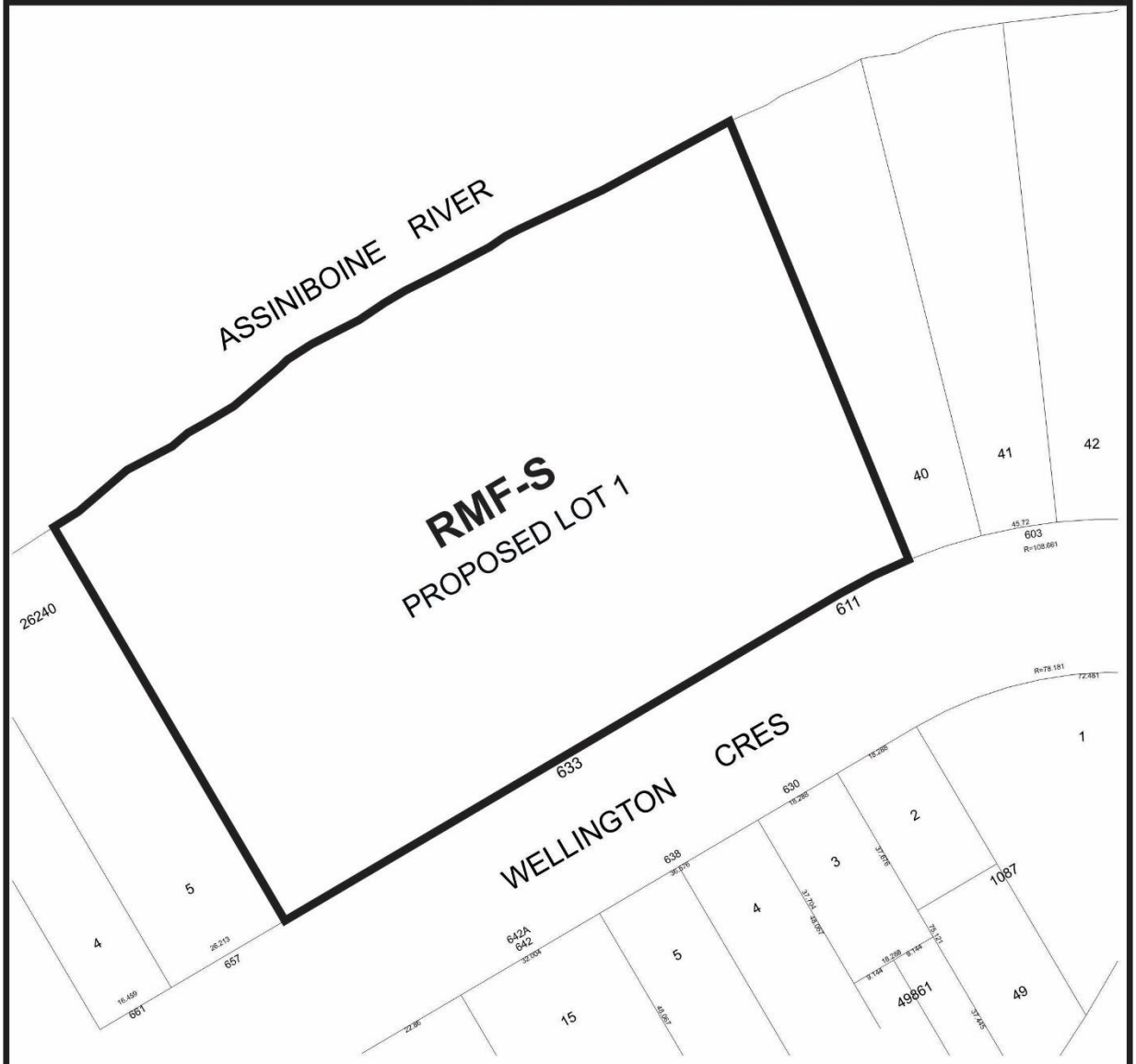
Atlas Sheet No. **AB23**

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 611 and 633 Wellington Crescent from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to facilitate the consolidation of lands and to allow for the establishment of a Multi-Family Dwelling use.



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 611-633 WELLINGTON CRESCENT

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 27/2024. 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

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 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 0.2, with a 25-year rainfall event applied providing on-site storage, for all flow directed to the combined sewer on Wellington Cr.

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 Flood Protection & Riverbank

a) The current site plan does not provide adequate space around the proposed buildings to satisfy berm requirements in the floodproofing criteria. A flood protection concept, prepared by a qualified engineer, will be needed for any private flood protection infrastructure that is planned to protect multiple buildings or a communal portion of the Planned Area.

b) Winnipeg's Public Service understands that the developer has engaged a geotechnical engineer to undertake a comprehensive study, and provide recommendations for site grading, riverbank erosion protection, stabilization works, flood protection, and to establish a safe setback line for proposed buildings. The proposed development concept is understood by the Public Service to include the placement of a substantial

volume of fill on the upper bank area, over ground that has been unstable, and this fill placement would tend to further destabilize the slope without any additional measures to compensate for this loading. Based on discussions with the developer's team and a preliminary viewing of draft conceptual plans, significant stabilization work, likely entailing rockfill columns, and riprap erosion protection will be required to address riverbank risk and accommodate the proposed development. The City has not undertaken a detailed review or formally endorsed the proposed approach for addressing the riverbank stability issues.

4 Waterway Permit

Pursuant to City of Winnipeg Waterway By-law 5888/92, a Waterway Permit shall be obtained for all construction activities including riverbank stabilization, site grading, roads, utilities and buildings within the Regulated Area which extends 107 m (350 ft) from the Assiniboine River.

i) In support of a Permit Application, the proponent shall provide a Geotechnical Report under seal of a qualified Engineer, addressing the stability of the riverbank, possible impacts of the proposed development on the same, and recommended design measures to ensure the long-term protection of the development from natural riverbank processes. The Waterways Authority may require that the Engineer submit a supplemental report or letter in support of each individual building.

ii) A hydraulics analysis may also be required if works such as stabilization, erosion protection or site grading are proposed that may have an adverse impact on the channel hydraulics.

Section II – Engineering Reports

The Public Service recommends that the Developer submit a comprehensive geotechnical engineer's report prior to submitting a waterway or development permit application. This report should address riverbank erosion, slope stability, and flood risks that could affect the proposed development. The report must be satisfactory to the Director of Planning, Property and Development, and the Director of the Water and Waste Department.

The report should include:

i) A site assessment and analysis of the existing and proposed site conditions.

ii) Recommendations for minimum setback lines or other design measures, such as riverbank stabilization or erosion protection, necessary to protect the development long-term.

The engineering analysis and corresponding design recommendations for riverbank improvements, flood protection, and lot grading should demonstrate that the proposed lots are configured so that structures can be built behind the recommended setback line and in compliance with the Designated Floodway Fringe Area Regulation.

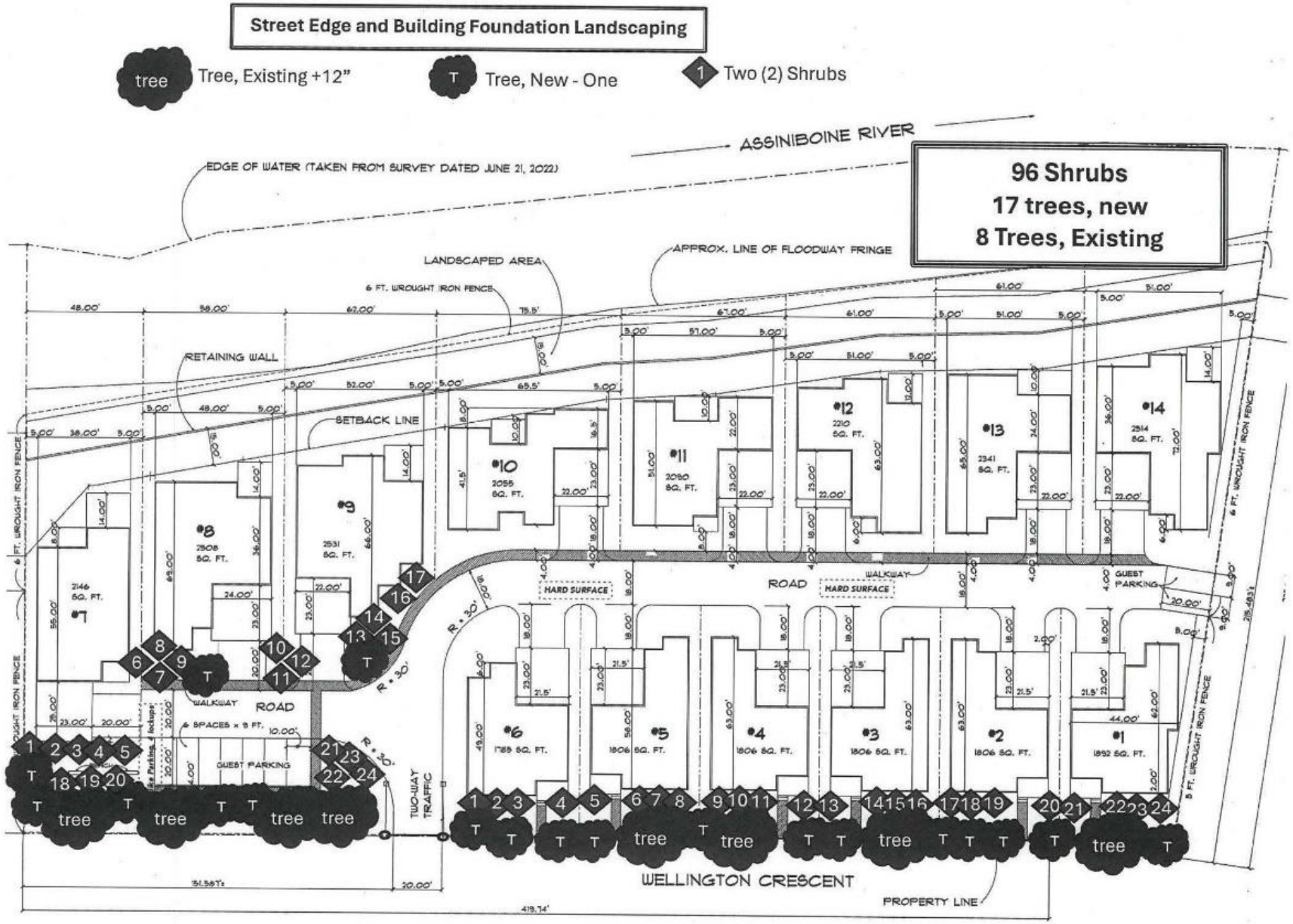
THIS REPORT SUBMITTED BY:

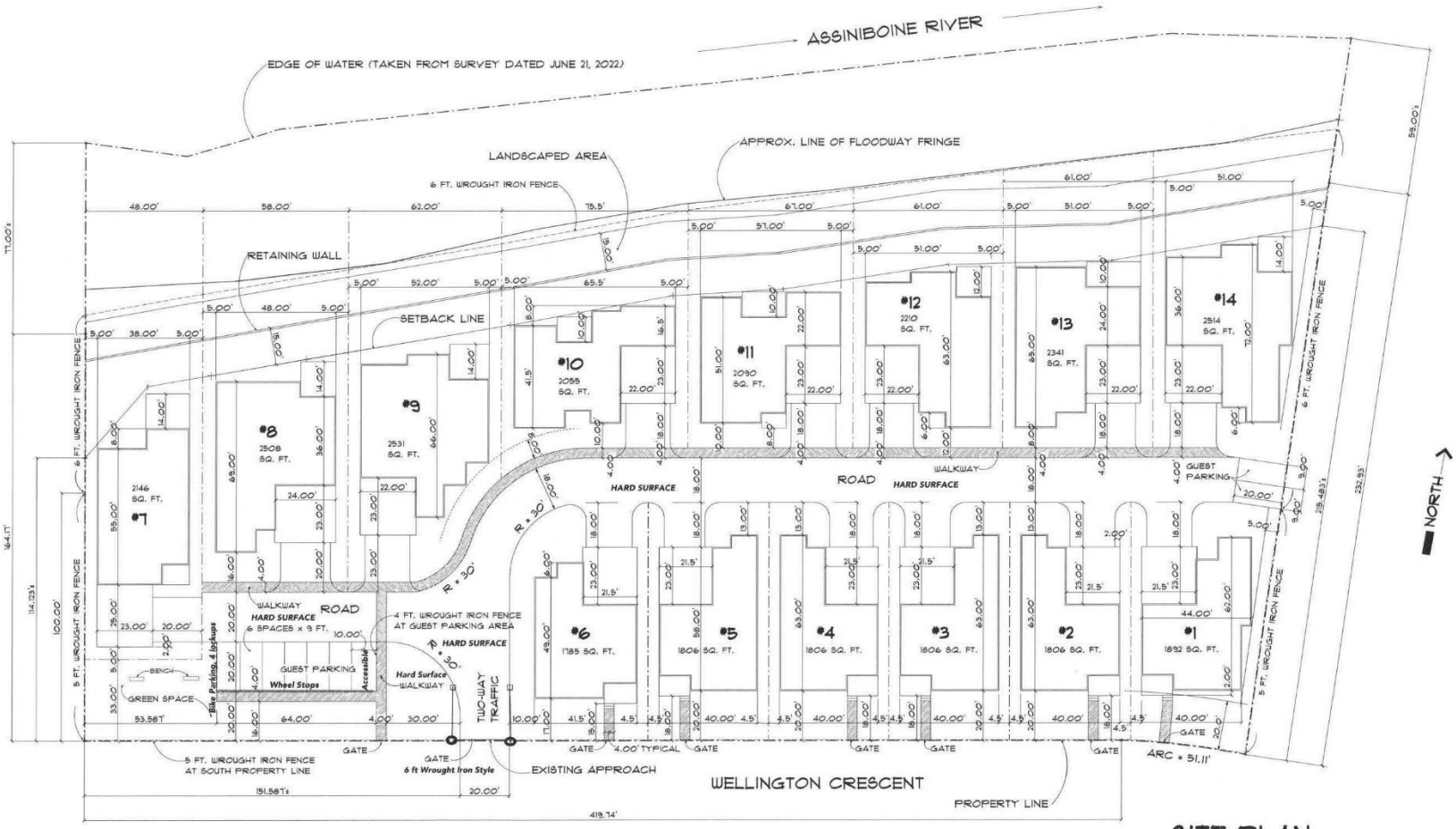
Administrative Co-ordinating Group
File No. DASZ 27/2024
August 2nd, 2024

"*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 “8” referred to in File DASZ 27/2024





SITE PLAN

SCALE 1" = 20.0'

Lots 32-39 Plan 308 611 - 633 Wellington CRES +/- 2.8 acres [121,968 sq.ft.]

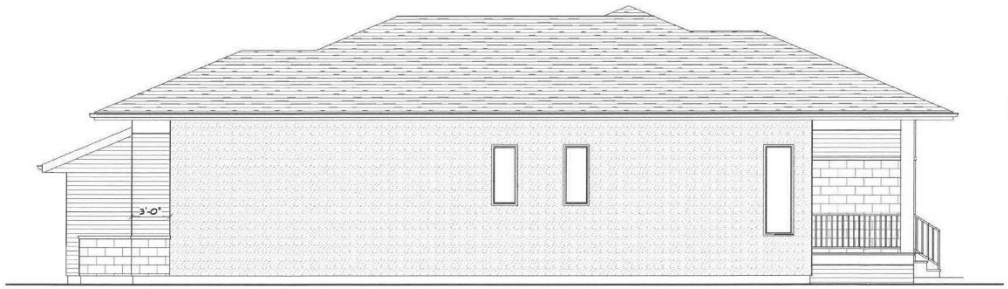
03 - 2024 - 8423



UNIT 4 - EAST ELEVATION
SCALE: 1/4" = 1'-0"



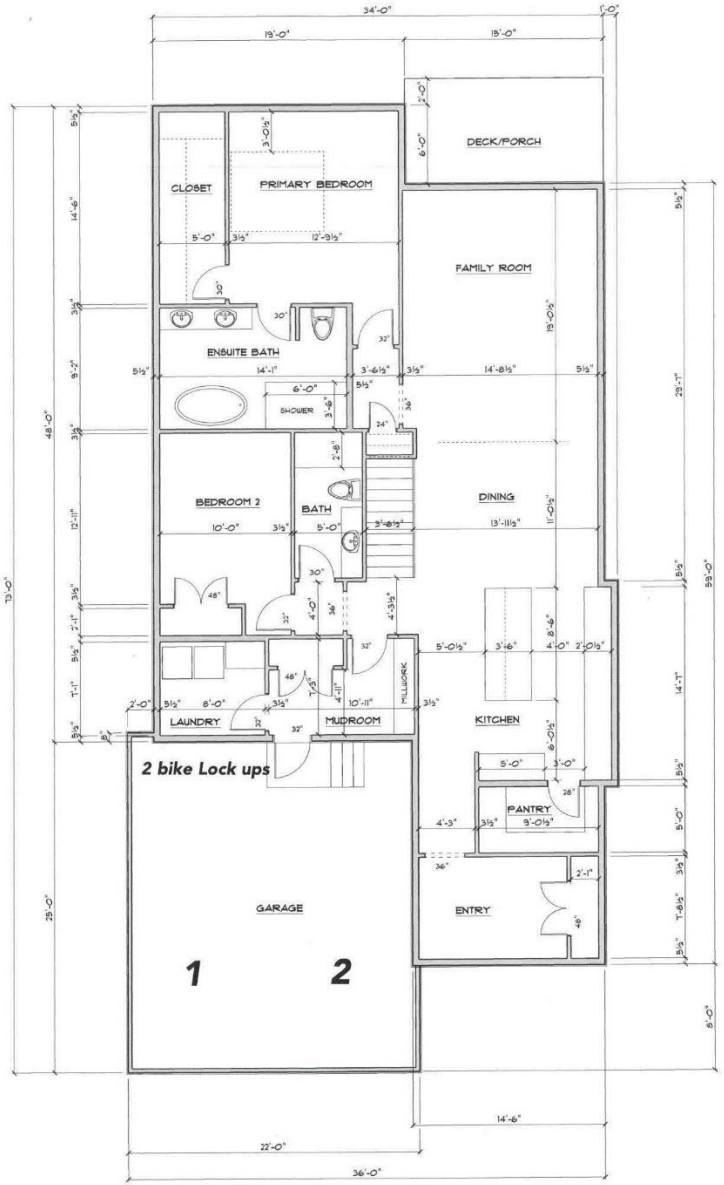
UNIT 4 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



UNIT 4 - WEST ELEVATION
SCALE: 1/4" = 1'-0"

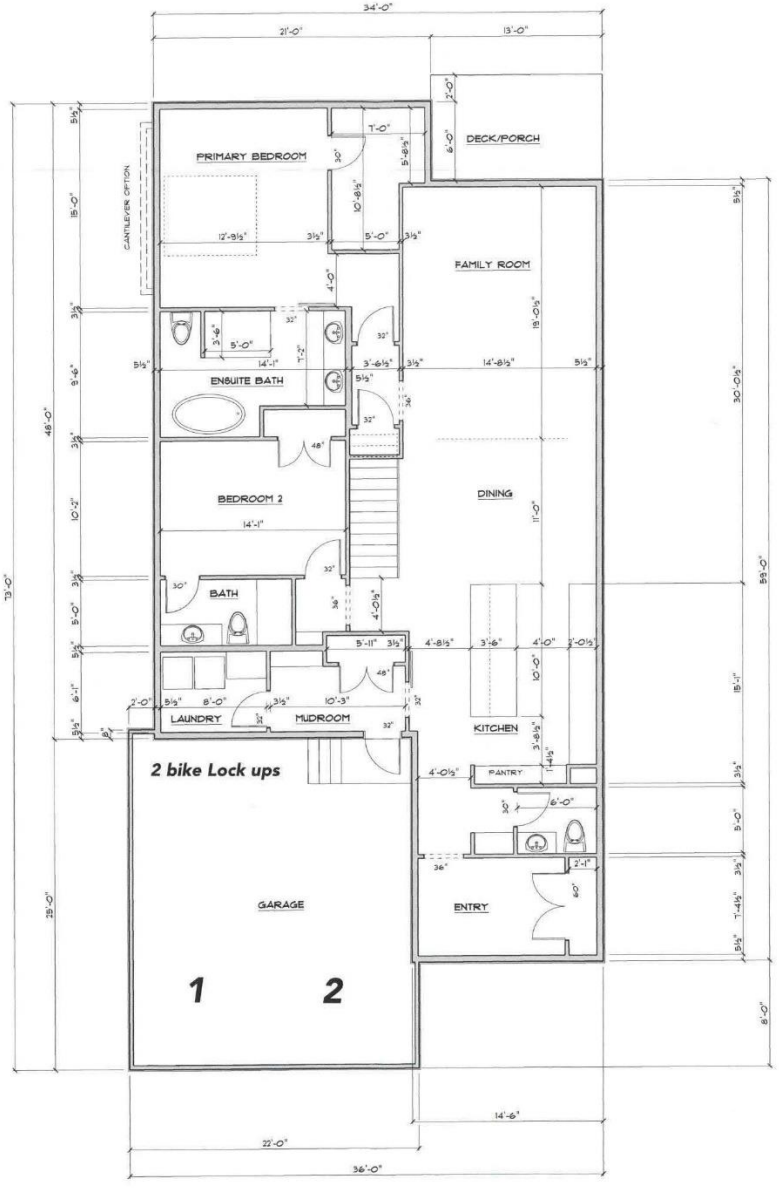


UNIT 4 - SOUTH ELEVATION (WELLINGTON CRESCENT)
SCALE: 1/4" = 1'-0"



HOUSE: 1804 SQ. FT.

GARAGE: 543 SQ. FT.



HOUSE: 1801 SQ. FT.

GARAGE: 543 SQ. FT.





Typical Wrought Iron Fence

