Minutes – Executive Policy Committee – September 17, 2024

REPORTS

Item No. 22 Subdivision and Rezoning – 927 Notre Dame Avenue (Point Douglas Ward) File DASZ 22/2024 [c/r DAV 156520/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommended to Council:

1. That the subdivision proposed under Development Application No. DASZ 22/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 9, 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 a "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024, and attached as Schedule "C" to this report.

3. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10% of the Planned Area value of Development Application No. DASZ 22/2024 (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.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That Development Application No. DASZ 22/2024 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 Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 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 22/2024 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 the Variance order DAV 24-156520D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 22/2024.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

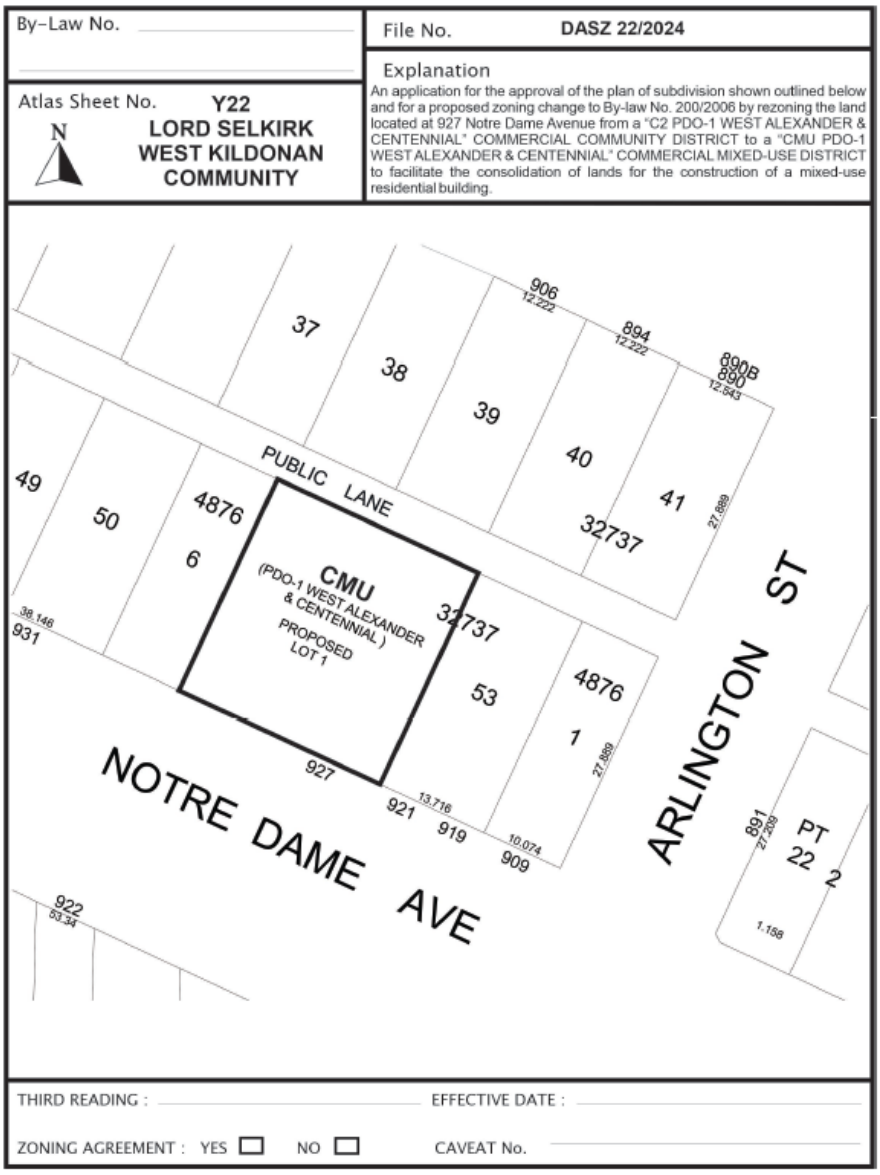
File: DASZ 22/2024

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Sharma
Councillor Eadie

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

Applicant: WSP Canada Inc. (Lauren Lange)

Subject:



Premises Affected: 927 Notre Dame Avenue

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 5, 2024

Community Committee Recommendation:

On September 5, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 22/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 9, 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 a "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024, and attached as Schedule "C" to this report.

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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 the Variance order DAV 24-156520D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 22/2024.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1 I am honored to be here today to speak on this project that has bee a very long time coming. I want to thank Levi and his team and everybody involved for spearheading this transformative project in our community – the Queer Village Housing Development. This project, and the partnership between Sunshine House and 2Spirit Manitoba, represents not only a safe space but a lifeline for 2SLGBTQIA+ and gender diverse persons, particularly those experiencing or at risk of gender-based violence.

2. The proposed development will feature a range of housing options tailored to meet the diverse needs of vulnerable individuals. Including 6 emergency residential shelter units with 11 beds, providing immediate refuge for those facing urgent housing insecurity. These emergency units offer safety and protection when it's needed most.

3. And beyond that emergency support, Queer Village will also offer 14 self-contained transitional housing units – 14 beds in total – to help individuals move from crisis to stability. This transitional housing will provide vital support services to empower residents as they work towards greater independence and security.

4. But the vision of this project doesn't stop here. Seven social housing units will provide permanent, affordable homes for those ready to move into the next phase of their lives. These units represent not just housing but a foundation for long-term stability, dignity, and community belonging.

5. This development is about more than just buildings – it's about providing a continuum of care. From emergency shelter to transitional and permanent housing, Queer Village will ensure that gender diverse persons have a place they can call home at every stage of their journey.

6. It's a project that exemplifies inclusivity, safety, and compassion – values that reflect the best of who we are as a community. And as we move forward, this development will serve as a model for how we can work together to provide housing and support to those who need it most, especially here in the Point Douglas Ward.

7. So those are my supporting comments and again, I'm really, really excited; hopefully we can do a, kind of a, ceremonial shovels in the ground ceremony with my Council colleagues here at LSWK, that would be greatly appreciated next year, assuming everything goes well with timelines and so on and so forth.

8. And, to move forward onto the Mayor's mandate about housing. We are in a housing crisis and housing is a top, number one priority for the City of Winnipeg. I can speak for myself, as a number on priority, and I know this speaks wholeheartedly to the Mayor's mandate in moving forward.

Objections under the Charter:	Total number of valid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated June 10, 2024 2. Notification of Public Hearing dated July 4, 2024 3. Manitoba Status of Titles 1885650/1, 1847054/1 4. Letter of authorization dated February 26, 2024 from First Mennonite Church of Winnipeg in Manitoba (Matthew Froese, Chair, Church Council) to WSP Canada Inc. 5. Surveyor's Building Location Certificate and sketch dated December 15, 2024 6. Plans (12 pages) 7. Report from the Urban Planning Division dated August 20, 2024 8. Inspection Report 9. Communication dated September 4, 2024 from Lauren Lange in support of the application 10. Recording of Representations

REPRESENTATIONS:

In Support:

David Danyluk
Levi Foy
Lauren Lange

In Opposition:

Nil

For Information:

Nil

For the City:

S. Jerez, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 22/2024

ADMINISTRATIVE REPORT

Title: DASZ 22/2024 – 927 Notre Dame Avenue

Issue: An application for consideration at the public hearing to rezone the subject property from "C2 PDO-1 West Alexander & Centennial" to "CMU PDO-1 West Alexander & Centennial" district to allow for the construction of a new 4-storey commercial mixed-use multi-family building.

Critical Path: Lord Selkirk - West Kildonan Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 22/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 20, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated August 9, 2024, and attached as Schedule "B" to this report, and with such other minor changes as may be required.

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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 the Variance order DAV 24-156520D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File No. DASZ 22/2024.

REASON FOR THE REPORT

- The applicant is proposing to rezone the subject property from "C2 PDO-1 West Alexander & Centennial" Commercial – Community to "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use district for the construction of a new 4-storey commercial mixed-use multi-family building.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject property will be rezoned from "C2 PDO-1 West Alexander & Centennial" to "CMU PDO-1 West Alexander & Centennial" district.

OURWINNIPEG 2045 POLICY ALIGNMENT

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

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

City Building Objective #2: Integrate resilient land use, transportation and infrastructure planning, and investments.

- *Ensure that land use, transportation, and infrastructure planning are aligned to provide the conditions for compact, complete and connected communities, supported by sustainable transportation options and municipal infrastructure capacity.*

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

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

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

Goal 2: The City actively Plans for and Partners in Affordable Housing

Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Choi Ho, RPP, MCIP
Date:	August 20, 2024
File No.	DASZ 22/2024

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Report of the Administrative Coordinating Group - August 9, 2024
- Schedule C – Recommended File No. DASZ 22/2024 Lord Selkirk West Kildonan Community Committee, dated August 20, 2024
- Appendix A – Proposed By-law

SCHEDULE A

DATE: August 20, 2024
FILE: **DASZ 22/2024**
RELATED FILES: DAV 24-156520\D
COMMUNITY: Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #: 3.105 - (West Alexander)

SUBJECT: To rezone the subject property from "C2 PDO-1 West Alexander & Centennial" Commercial – Community to "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use district

LOCATION: 927 Notre Dame Avenue



APPLICANT: Lauren Lange (WSP Canada Group Limited)
1600 Buffalo Pl
Winnipeg, MB R3T 6B8

OWNER: TRUSTEES OF THE FIRST MENNONITE CHURCH OF WINNIPEG
922 Notre Dame Ave
Winnipeg, MB R3E 0M9

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The subject property is located on Notre Dame Avenue, in the West Alexander neighbourhood of the Point Douglas ward.
- The subject site is 7,975 square feet (740.90 square metres) in area.
- The site is currently a surface parking lot.
- The subject site is accessed by a concrete rear public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the "Urban Mixed-use Corridor" policy area.
- Under the *West Alexander & Centennial Neighbourhood Plan*, the site is within the "Commercial" policy area.
- The property is in the "C2 PDO-1 West Alexander & Centennial" Commercial Community zoning district.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear Public Lane, then 910 and 906 Winnipeg Avenue – single-family dwelling uses zoned "R2" Residential Two-Family (Low Density Residential policy area per the *West Alexander & Centennial Neighbourhood Plan*).

South: Notre Dame Avenue, then 922 Notre Dame Avenue and 888 Arlington Street - a church use and a 32-unit multi-family dwelling use, respectively, zoned "C2" Commercial Community.

East: 919 Notre Dame Avenue - a office use zoned "C2 PDO-1 West Alexander & Centennial" Commercial Community (Commercial policy area per the *West Alexander & Centennial Neighbourhood Plan*).

West: 931 Notre Dame Avenue - a warehouse use zoned "C2 PDO-1 West Alexander & Centennial" Commercial Community (Commercial policy area per the *West Alexander & Centennial Neighbourhood Plan*).

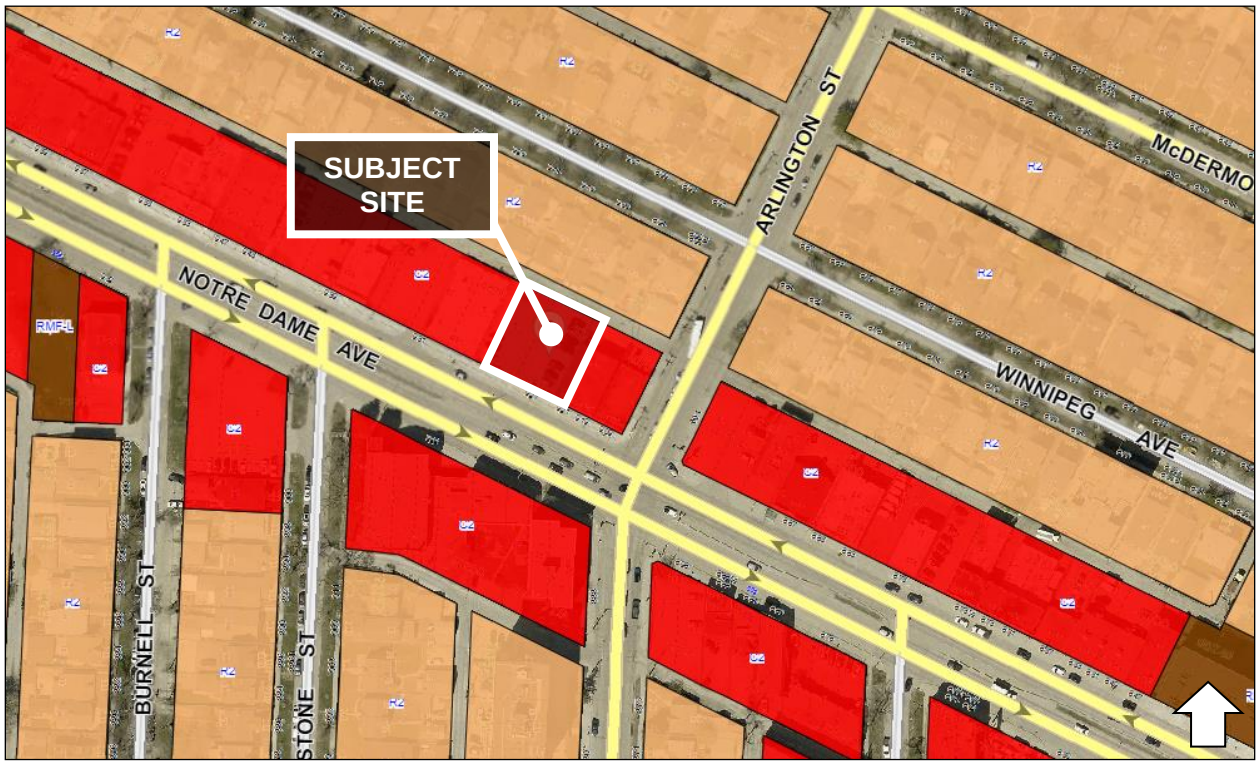


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a new 4-storey commercial mixed-use multi-family building. The existing surface parking lot will be redeveloped.
- The letter of intent states Sunshine House and 2Spirit Manitoba are partnering in the development of the Queer Village Housing Development project for 2SLGBTQIA+ individuals experiencing or at risk of gender-based violence.
- The applicant indicates the proposed development will include:
  - 6 emergency residential shelter units (11 beds) on the main floor
  - 14 self-contained transitional housing units (14 beds) on the second and third floor
  - Seven (7) self-contained social housing units (7 beds) on the fourth floor
  - Shared common/amenity spaces and office spaces on the main floor
  - A rooftop garden on the second floor terrace
  - 24/7 on site wraparound supports
- The submitted site plans show the proposed building will be approximately 87 feet (26.51 metres) wide and approximately 83 feet (25.29 metres) long.
- The submitted elevations indicate a building height of approximately 44 feet (13.41 metres).

- The submitted elevations show three (3) building materials used for the front and rear elevations: EIFS cladding, masonry veneer cladding, and solar façade panel cladding. The primary entrance will be off Notre Dame Avenue.
- The proposed development will have no front, west side, or east side yard setbacks.
- The proposal will have no on-site parking.
    - The letter of intent indicates the applicant has negotiated an agreement with the First Mennonite Church of Winnipeg to have eight (8) dedicated parking spaces for Queer Village staff and visitors within their existing surface parking lot at 940 Notre Dame Avenue.
- The applicant indicates indoor bike racks and storage will be provided on the main floor.
- The application includes a 4.5 feet (1.373 metre) widening to the east-west public lane right-of-way.
- The proposed rezoning also requires Variances for lot area, building setbacks, lot area per dwelling, and landscaping (see associated Variance application and Planner's Report DAV 24/156520D).

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The applicant engaged with the Urban Planning and Design Division and revised the site plan and elevation drawings as per the recommendations of the Urban Planning and Design Division prior to submitting a formal development application.

With the Public

- The applicant undertook an open house event on Tuesday, March 5th, 2024 from 6:00-8:00pm at the First Mennonite Church of Winnipeg at 922 Notre Dame Avenue.
- 298 invitations were hand-delivered to residences and commercial businesses located within an approximate 200-metre radius of the subject property.
- The applicant also spoke with the Chair of the West Alexander Residents' Association (WARA) over the telephone in advance of the open house.
- The applicant indicated three (3) participants signed into the open house event as well as approximately 25 friends and supporters of the Project in attendance.
- All feedback received was positive or neutral (attending for information).
    - One (1) representative from the West Alexander Residents' Association noted they are supportive of affordable housing development in the neighbourhood.
    - Another noted they would like to see greenspace incorporated into the design.
- The applicant indicated landscape elements such as planters and /or hanging plants along the front façade, where possible, are being considered to address the WARA's concerns related to the Notre Dame Avenue streetscape.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* (CCDS 2.0) is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject site is located in the "Urban Mixed-use Corridor" policy area in *CCDS 2.0.* The proposal aligns with the following goals and policies:
    - *Goal 1: Encourage strategic residential intensification on Corridors.*
        - *1.1 Support densities in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses.*
    - *Goal 3: Ensure Corridors provide a comfortable pedestrian environment and attractive public realm.*
        - *3.1 Ensure that development on Urban Mixed Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:*
            - *3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.*
            - *3.1.2 Having entrances provide direct access to the public sidewalk.*
            - *3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.*
            - *3.1.4 Encouraging balconies and public spaces, such as plazas, patios, or other pedestrian amenities.*
            - *3.1.7 Promoting pedestrian-scale signage.*
        - *3.2 Fine-grained local commercial uses and vertical mixed-use buildings with ground floor commercial uses will be encouraged.*
    - *Goal 4: Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.*
        - *4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed Use Corridors.*

West Alexander & Centennial Neighbourhood Plan

- The following goals of the *West Alexander & Centennial Neighbourhood Plan* (WACNP) align with the proposed development:
    - *Maintain a balance of complementary land uses;*
    - *Create and reinforce a well-designed, liveable, integrated community;*
    - *Encourage building design, site layouts, and urban design features which promote safety, accessibility and contribute to the uniqueness of the community; and*
    - *Promote affordable and varied housing choices.*
- The subject site falls under the "Commercial" policy area of the *WACNP*. The intent of the "Commercial" district is to provide for commercial businesses with a more regional focus.

- *Notre Dame and Logan Avenue are major connectors to the downtown, and generally buildings edge the sidewalk forming a traditional vertical rhythm of storefronts. The Avenues are busy thoroughfares, and are more accepting of more regional focused commercial developments, although smaller-scaled businesses are still an important component of the street. New development should respect the established built form of the street.*

- The following applicable "Commercial" policies align with the proposal:
  - *Commercial areas will not be permitted to encroach upon or expand into the surrounding residential areas*
  - *Discourage blank walls on building*
  - *Require all sides of new buildings which face public streets to have windows with transparent glass at least the street level*
  - *Encourage new developments to consider the light, view and privacy of adjacent buildings*
  - *Encourage site planning to include side yards and other spaces to ensure that all space is positively used and has a function*
    - *Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards*
    - *Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design*
  - *Encourage the use of 'green' design principles, such as the use of sustainable building design, and the utilization of 'green roofs*

City of Winnipeg Zoning By-Law 200/2006

- The applicant is proposing to rezone from "C2 PDO-1 West Alexander & Centennial" Commercial – Community to "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use district for the purposes of constructing a new 4-storey commercial mixed-use multi-family building.

- The "CMU PDO-1 West Alexander & Centennial" Commercial Mixed-Use zoning district is the most suitable zoning district to accommodate the proposed development for the following reasons:

  - The current "C2 PDO-1 West Alexander & Centennial" Commercial – Community zoning district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and broader community.

  - The subject site is located on a portion of Notre Dame Avenue designated as an "Urban Mixed-Use Corridor" which is characterized by moderate to high volume retail and commercial roadways, located on the Primary Transit Network, contains multi-block sections where development patterns are conducive to supporting higher density mixed-use pedestrian environments, and are accessible, safe, and attractive for pedestrians and cyclists.

- The current “C2 PDO-1 West Alexander & Centennial” Commercial – Community zoning district would have required a substantial density increase.

    - The *Development Procedures By-law* dictates a density regulation or rule in a zoning by-law must not be modified unless the subject site has one of the following zoning designations or where an application to change the zoning designation to one of the following: “CMU” Commercial Mixed-Use, “RMU” Residential Mixed-Use”, “RMF-L” Residential Multi-Family – Large or “TOD” Transit Oriented Development.

    - As the latter is not a rezoning option and since the development proposed a combination of uses including a “Social Service Facility” use that is not permitted in Residential zoning districts, the suitable district to rezone to was “CMU” Commercial Mixed-Use.

- The “CMU PDO-1 West Alexander & Centennial” Commercial Mixed-Use zoning district is intended to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at-large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and nonresidential uses.

REASONS FOR RECOMMENDATION

The Urban Planning and Design Division recommends **approval** of the Rezoning application for the following reasons:

- The development meets several of the intents and policies outlined in *OurWinnipeg 2045*, *Complete Communities Direction Strategy 2.0, and the West Alexander & Centennial Neighbourhood Plan.*
- The proposal provides increased residential density with a total of 21 new dwelling units replacing a surface parking lot which will help minimize the spatial use of land as well as help the city achieve its residential intensification targets.
- The development provides the West Alexander neighbourhood with affordable housing and varied housing choices in a pedestrian-oriented, bikeable, transit-connected, services and amenity rich mature neighbourhood.
- The proposal is well-designed to a high-standard of urban design in collaboration with the Urban Planning and Design Division and supports pedestrian activity and reinforces the public realm on Notre Dame Avenue.
- The rezoning allows for a commercial mixed-use multi-family development that increases community well-being supports for those in greatest need.

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

Report Prepared by: Choi Ho, RPP, MCIP
PPD File #: DASZ 22/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 927 NOTRE DAME AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 22/2024. The applicant should take into consideration the following comments and amend the proposed plan in accordance with Section II - Plan Considerations:

Section I – General Comments

The Water and Waste Department advises there is adequate water servicing for the proposed development. Additional review will be required by their Department should the plans of development change during the design process.
The subject land is also 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 allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
- The peak land drainage discharged from the site must be based on a c-value of 0.4, with a 5 year rainfall event applied.
- 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.

Section II – Plan Considerations

The Developer shall legally open, at no expense to the City, property required for a 1.373m widening to the east-west public lane right-of-way for the full length of the Planned Area abutting east-west public lane, to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 22/2024
August 9th, 2024

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

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

SCHEDULE C

File DASZ 22/2024, Lord Selkirk – West Kildonan Community Committee, August 20, 2024

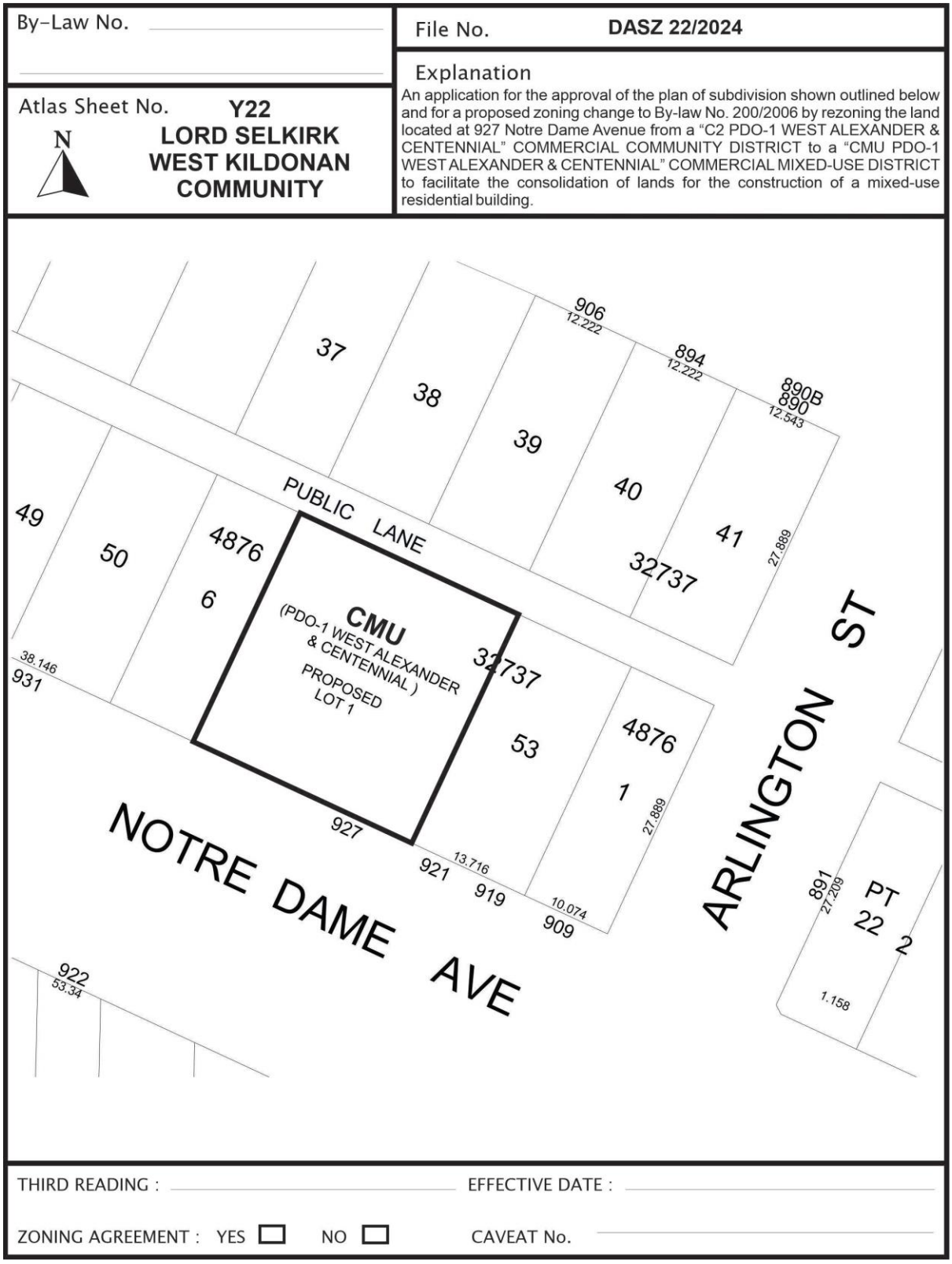
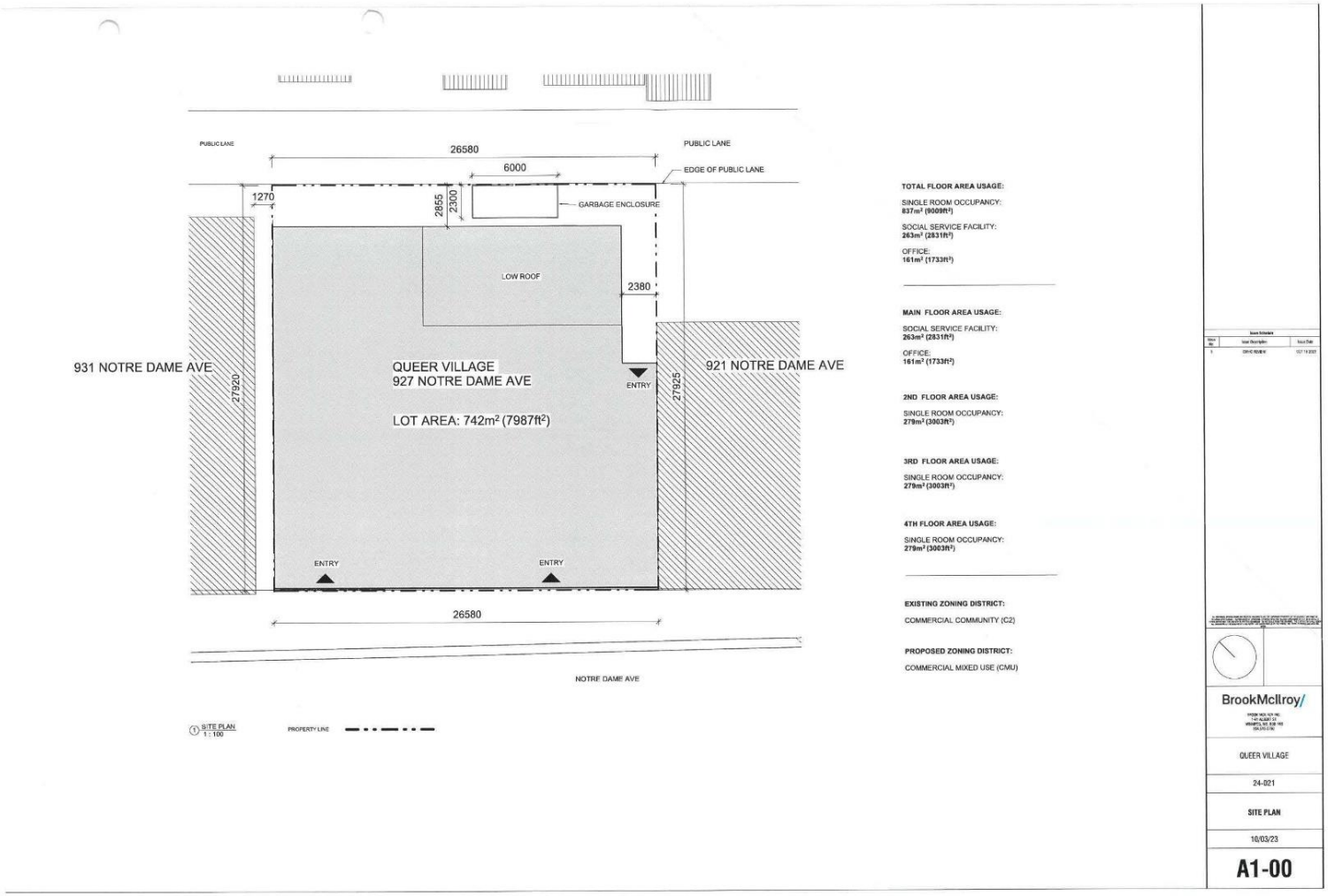


Exhibit “6” referred to in File DASZ 22/2024





1 FRONT EXTERIOR PERSPECTIVE

BrookMcIlroy/

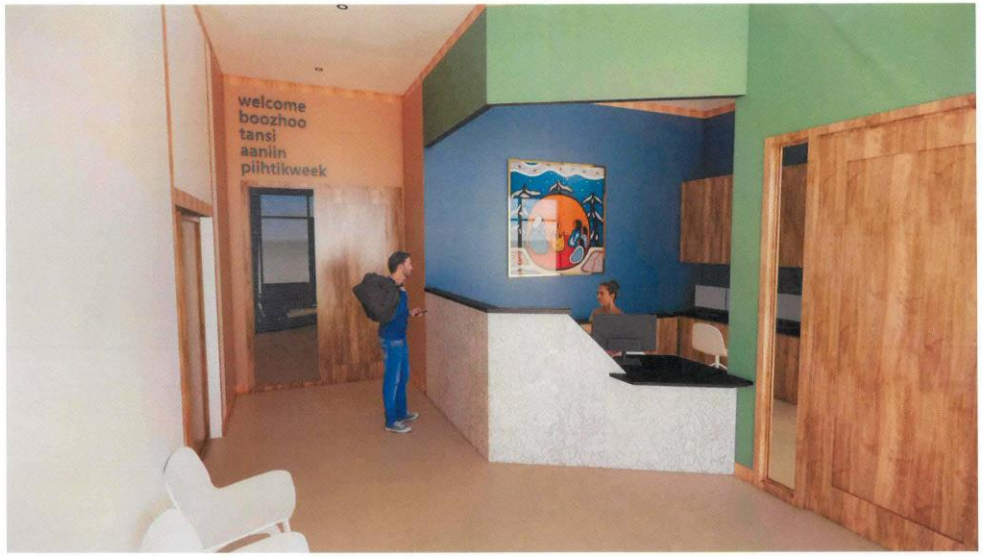
25M / Sunshine House
Queer Village

23-046

3D FRONT EXTERIOR VIEW

10/03/23

A1-01



1 RECEPTION PERSPECTIVE

BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

3D INTERIOR VIEWS

10/16/23

A1-02



1 COMMON LIVING AND DINING SPACE PERSPECTIVE 1



2 COMMON LIVING AND DINING SPACE PERSPECTIVE 2

Issue Schedule

No.	Issue Description	Issue Date
1	ISSUED REVIEW	OCT. 10 2023

BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

3D INTERIOR VIEWS

10/05/23

A1-03



1 RESIDENTIAL SUITE PERSPECTIVE

Issue Schedule

Issue No.	Issue Description	Issue Date
1	Client review	OCT 16 2023

BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

3D INTERIOR VIEWS

10/16/23

A1-04



③ REAR EXTERIOR PERSPECTIVE

Issue Schedule

Issue No.	Issue Description	Issue Date
1	ZONING REVIEW	OCT. 19 2023

BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

3D REAR EXTERIOR VIEW

10/18/23

A1-05



BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

MAIN FLOOR PLAN

10/03/23

A2-01



BrookMcIlroy/

25M / Sunshine House
Queer Village

23-046

2ND FLOOR PLAN

10/03/23

A2-02



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23-046

3RD FLOOR PLAN

10/03/23

A2-03



BrookMcIlroy//

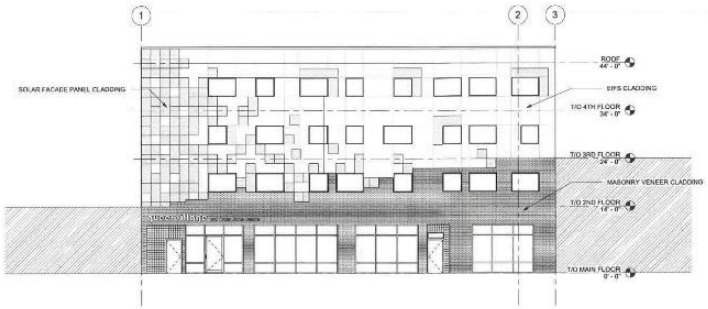
25M / Sunshine House
Queer Village

23-046

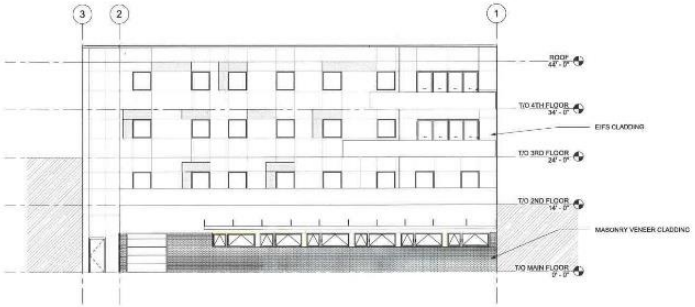
4TH FLOOR PLAN

10/03/23

A2-04



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

BrookMcIlroy/

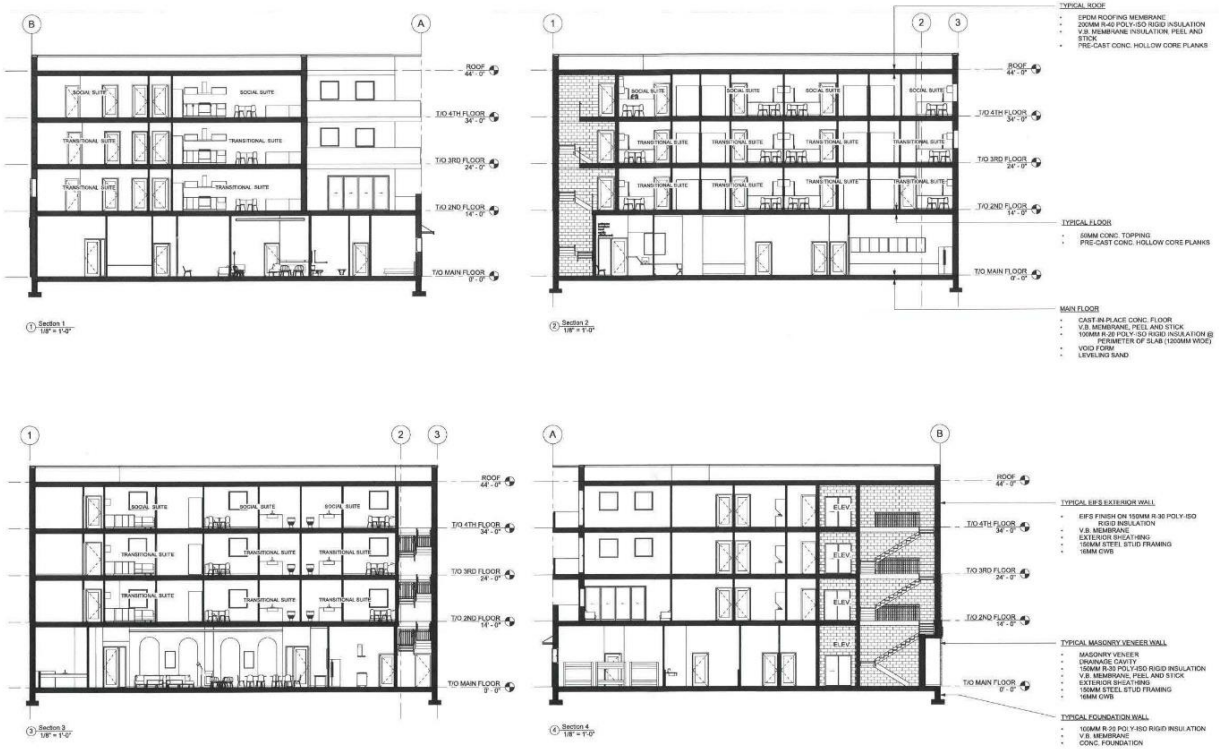
23M / Sunshine House
Queer Village

23-046

BUILDING ELEVATIONS

10/03/23

A3-00



BrookMcIlroy/

2SM / Sunshine House
Queer Village

23-046

BUILDING SECTIONS

10/03/23

A4-00