Minutes – Executive Policy Committee – September 17, 2024

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

Item No. 9 Subdivision and Rezoning – 473 and 475 Flora Avenue (Mynarski Ward) File DASZ 30/2024 [c/r DAV 158070/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 30/2024 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, 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 August 13, 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 "RMF-L" Residential Multi-family Large 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.

4. 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 30/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. 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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

7. That Development Application No. DASZ 30/2024 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.

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

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

10. 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.

11. That Development Application No. DASZ 30/2024 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.

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

13. That the variance order DAV 24-158070\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 No. DASZ 30/2024.

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

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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.

Carried

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On September 13, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 5, 2024, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 2, delete the words “Schedule A” and replace with “Schedule B”

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

PUBLIC HEARING SUMMARY

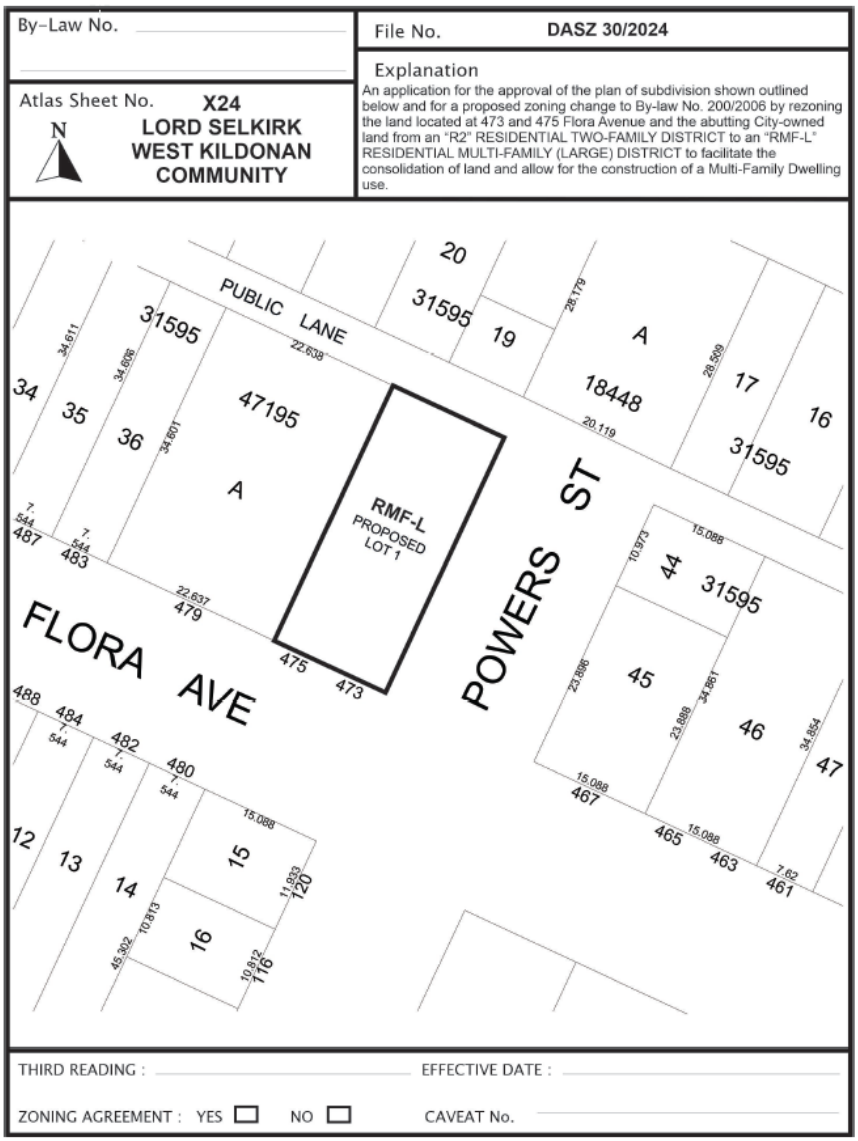
File: DASZ 30/2024

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: MMP Architects (George Vincent)

Subject:



Premises Affected: 473 and 475 Flora Avenue

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

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, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 30/2024 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, 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 August 13, 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 "RMF-L" Residential Multi-family Large 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.

4. 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 30/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

5. 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 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

6. 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.

7. That Development Application No. DASZ 30/2024 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.

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

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

10. 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.

11. That Development Application No. DASZ 30/2024 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.

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

13. That the variance order DAV 24-158070\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 No. DASZ 30/2024.

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

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

1. Again, you heard me speak about it. This is such a big improvement to add to the local neighbourhood that is actually going to help a lot of the young people that, if you spend time around these neighbourhood you run into these young people, and they need opportunities to do the things that are going to help them build a better life for themselves.

2. It actually fits really nice, I think. I love the concept of what the exterior will look like. I think that'll have a great place; I do have memory in my mind, what that intersection looks like because before Niji Mahkwa was Niji Mahkwa, I worked at Aberdeen School back in 1984 was the last day I worked there. This is just a great project, it fits right in with what need here, and this is actually in the Dufferin neighbourhood and it fits in really, really good.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated June 3, 2024
2. Notification of Public Hearing dated July 26, 2024
3. Manitoba Status of Titles 1376555/1, 3245722/1, 3245723/1
4. Letter of authorization dated September 28, 2023 from Ndinawemaaganag Endaawaad Inc. to MMP Architects Inc. for 473 Flora Avenue
5. Letter of authorization dated September 28, 2023 from Ndinawemaaganag Endaawaad Inc. to MMP Architects Inc. for 475 Flora Avenue
6. Letter of authorization dated May 2, 2024 from the City of Winnipeg (Marc Pittet, Manager of Real Estate and Land Development Division) to Ndinawemaaganag Endaawaad Inc.
7. Surveyor's Plan (2 pages)
8. Title Plot Sketch
9. Plans (5 pages)
10. Report from the Urban Planning Division dated August 20, 2024
11. Inspection Report
12. Communication dated September 4, 2024 from George Vincent in support of the application
13. Recording of Representations

REPRESENTATIONS:

In Support:

Hailey Connor
Lauren Lange
Shanlee Scott
Jackie Stubbs
George Vincent

In Opposition:

Nil

For Information:

Nil

For the City:

Simi Jerez, Senior Planner, Planning, Property and Development Department

Exhibit “10” referred to in File DASZ 30/2024

ADMINISTRATIVE REPORT

Title: DASZ 30/2024/D – 473 & 475 Flora Avenue

Issue: An application for consideration at the public hearing to rezone the subject property from “R2” Residential Two-family to a “RMF-L” Residential Multi-family Large district to allow for the construction of a new 3-storey multi-family building and accessory social services facility.

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
S. Jerez, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 30/2024 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, with such other minor changes as may be required.
2. That the Developer shall meet all terms and conditions as outlined in Schedule “A”, the report of the Administrative Coordinating Group, dated August 13, 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 “RMF-L” Residential Multi-family Large 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.
4. 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 30/2024 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.
5. 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 3 (the “By-law”) and bring same directly to Council by way of communication for first reading.

6. 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.
7. That Development Application No. DASZ 30/2024 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.
8. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
9. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.
10. 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.
11. That Development Application No. DASZ 30/2024 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.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
13. That the variance order DAV 24-158070\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 No. DASZ 30/2024.

REASON FOR THE REPORT

- The applicant is proposing to consolidate three underlying lots and rezone the subject property from "R2" Residential Two-family to "RMF-L" Residential Multi-family Large District for the construction of a new 3-storey multi-family building with an accessory social service.
- 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 consolidated and rezoned to an "RMF-L" Residential Multi-family Large 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 #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.

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:	Simi Jerez, RPP, MCIP
Date:	August 20, 2024
File No.	DASZ 30/2024

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule B – Report of the Administrative Coordinating Group - August 13, 2024
- Schedule C – Recommended File No. DASZ 30/2024 Lord Selkirk West Kildonan Community Committee, dated August 20, 2024
- Appendix A – Proposed By-law

APPENDIX A – Planning Report

DATE:	August 20, 2024
FILE:	**DASZ 30/2024**
RELATED FILES:	DAV 24-158070\D
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.301 - Dufferin
SUBJECT:	To rezone the subject property from “R2”Residential Two-family to a “RMF-L” Residential Multi-family Large district.
LOCATION:	473 & 475 Flora Avenue



APPLICANT:	George Vincent (MMP Architects) 123 Bannatyne Ave Unit 200 Winnipeg, MB R3B 0R3
OWNER:	Ndinawemaaganag Endaawaad Inc. 650 Burrows Ave Winnipeg, MB R2W 2A8
RECOMMENDATION:	**Approval with conditions**

SITE DESCRIPTION

- The subject properties are located on the northwest corner of Flora Avenue at Powers Street, in the Dufferin neighbourhood of the Mynarski ward.
- The subject site consists of 3 properties with a combined area of 5,617 square feet; 473 and 475 Flora are each 2,635 square feet in area, and the City owned strip of land running across the rear of both lots is 347 square feet in area.
- The site is currently vacant, and is accessed by a concrete public lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Established Neighbourhood - Mature Community policy area. The property is zoned “R2” Residential Two-family District.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A public lane then commercial land uses and the North End Bell Tower zoned “C2” Commercial Community; then Selkirk Avenue (an Urban Mixed Use Corridor).

South: Flora Avenue; then single family dwellings zoned “R2” Residential Two-family.

East: Powers Street, then a mix of single-family and two-family residential uses zoned “R2” Residential Two-family.

West: Multi-family residential uses (13 units at 479 Flora Avenue; 4 units at 582 Manitoba Avenue) and a duplex zoned “R2” Residential Two-family.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development involves consolidation of three (3) properties into one (1) lot and rezone the site from an "R2" Residential Two-family District to an "RMF-L" Residential Multi-family (Large) District to allow for the construction of a four storey multi-family residential building with a social service facility occupying a portion of the ground floor.
- Lots 41 and 42 are currently owned by Ndinawemaaganag Endaawaad (Ndinawe), a non-profit, community based organization that provides outreach, education, recreation, and shelter support for at-risk youth ages 11-24. Lot 43 which runs along the rear of both properties, abutting the lane is currently City-owned.
- A total of 23 one-bedroom residential dwelling units are being proposed for at-risk youth, including one fully accessible suite on the ground floor.
- An office space is located at the front of the building on the ground level for 24-hour staff and social service support. Ndinawe's offices are located directly across the rear lane from the subject site, for residents and clients to obtain additional support.
- The average lot area density is 244 square feet per dwelling unit.
- Drawings provided show a 34 foot tall building to the mid roof line, clad with patterned masonry and wood siding.
- Windows are limited on the shorter Flora façade due to the location of stairwells. The side elevations, including the Powers Street façade, provide considerable glazing with two (2) +/- 5.2 foot wide by 5.9 foot wide windows per unit.
- The proposed front yard on Flora Avenue meets the calculated front yard alignment of 10 feet. The interior side yard and the corner side yard on Powers Street will each be 4 feet.

- A total of four (4) outdoor parking stalls will be provided accessed directly from the public lane, and covered by the upper levels which extend into the required rear yard setback to 2 feet from the rear property line. The proposal does not include visitor or accessible stalls.
- The applicant is proposing to provide six (6) bicycle parking spaces at-grade near the main building entrance, and a large, lockable storage enclosure in the basement of the proposed building.
- Drawings show a patio area at the corner of the site nearest to the Powers Street and Flora Avenue intersection, including two (2) wood benches.
- The proposed street edge landscaping includes two (2) Brandon Elm trees and 18 Karl Foerster reed grass plantings in the front yard along Flora Avenue, and fifty-one (51) Karl Foerster reed grass plantings along Powers Street.
- The proposed development requires variances associated with the lot area, density, side and rear yard setbacks, insufficient street edge landscaping, a parking reduction, length of parking spaces, and no accessible parking. Please refer to the Planner's report for analysis of the proposed variances (DAV 24-158070\D).

COLLABORATION

- The applicant met with Ndinawe and Winnipeg Public Service staff to confirm support for the proposed development prior to submitting the subject application.

ANALYSIS AND ISSUES

OURWINNIPEG AND THE COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the city of which this property is located within.
- The subject property is located in an Established Neighbourhoods – Mature Community policy area as outlined in *CCDS 2.0*.
- The Vision for Established Neighbourhoods is 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.
- With regard to this proposal, the key goal and policies guiding the development of Established Neighbourhoods are as follows:

    1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

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

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

1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.

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

- *Existing zoning of the property and adjacent properties;*
- *Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;*
- *Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;*
- *Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;*
- *The supporting transit, pedestrian and active transportation network; and*
- *The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.*

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

2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

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

2.5 Encourage a variety of architectural styles.

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

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

a) Window placement that supports passive surveillance;

b) Unit entrances with direct access to the street;

c) Front porches;

d) Balconies;

e) *Awnings;*

f) *Lighting; and*

g) *Height of primary entrances*

2.10 Discourage building designs that orient the back of the building to the street.

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"RMF-L" Residential Multi-family (Large)

- The proposal includes the consolidation of three descriptive lots and rezoning to an "RMF-L" Residential Multi-family Large district. This zoning district is required in order to accommodate a density variance, which cannot be facilitated under the current "R2" Residential Two-family District per the *Development Procedures By-law*.

- The intent of the Residential Multi-family Large district is to accommodate the development of multi-family units in areas with medium to high residential densities.
- The dimensional standards for multi-family structures in the “RMF-L” zone are:
    - A minimum lot area of 20,000 square feet;
    - A minimum lot area per dwelling unit is 400 square feet;
    - A minimum front yard of 25 feet;
    - A minimum rear yard of 25 feet;
    - A minimum interior side yard of 8 feet (where the building is more than one storey in height the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet);
    - A minimum corner side yard of 20 feet; and,
    - A maximum building height of 150 feet.

CONSISTENCY WITH *OURWINNIPEG 2045* AND *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The proposed multi-family residential development fits well within the immediate context of the surrounding neighbourhood which is characterized by a mix of single- two-family, and multi-family residential uses, and small scale commercial land uses.
- Development in the ”RMF” districts should provide convenient access for pedestrians and transit users from the public street.
- The subject site is one block south of the Selkirk Avenue Urban Mixed Use Corridor where a number of services and amenities are concentrated. Because of the corner location adjacent to the North End Bell Tower Plaza, the site has direct access to Selkirk Avenue.
- The subject proposal provides transitional housing and support for youth at risk and those aging out of care to enable them to live independently within the community.
- *Complete Communities Direction Strategy 2.0* designates this site as an “Established Neighbourhood – Mature Community” policy area which supports increasing residential densities. The subject proposal aligns with the above applicable policies for the following reasons:
    - The development will help achieve residential intensification targets;
    - The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
    - The proposed design meets the design policies mentioned above. Namely, the building is oriented to the street, has a scale that transitions well to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area.
- The established residential context, supportive planning policy, high degree of neighbourhood walkability, proximity to high frequency transit service and proximity to a broad range of commercial services are supporting factors in the use of the “RMF-L” Residential Multi-Family (Large) Zoning District.

Land Dedication

- As a condition of rezoning or subdivision of a parcel of land, a developer is required to contribute a portion of the land to be developed to the City of Winnipeg for parks purposes. The amount of land is not less than 10 percent.
- In the case of the subject proposed subdivision and rezoning, the Planning, Property and Development Department is recommending that the developer provide 'cash in lieu' of a dedication of land for the appraised value of the subject site.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development within the Established Neighbourhoods – Mature Community designation in the *Complete Communities Direction Strategy 2.0* in that it facilitates residential development that positively contributes to neighbourhood character and revitalization, expanding housing options for residents in a manner that is sensitive and complementary to existing development, to build more complete communities and align with the City's residential intensification target.

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

Report Prepared by: Simi Jerez, RPP, MCIP
PPD File #: DASZ 30/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 473 AND 475 FLORA AVENUE AND ABUTTING

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 30/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

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

2) The subject land is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed future development cannot exceed the allowable discharge rate:
   i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.
   ii. The peak land drainage discharged from the site must be based on a c-value of 0.35, with a 25 year rainfall event applied providing on-site storage.
   iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 30/2024
August 13, 2024

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

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

SCHEDULE C

File DASZ 30/2024, Lord Selkirk - West Kildonan Community Committee, August 20, 2024

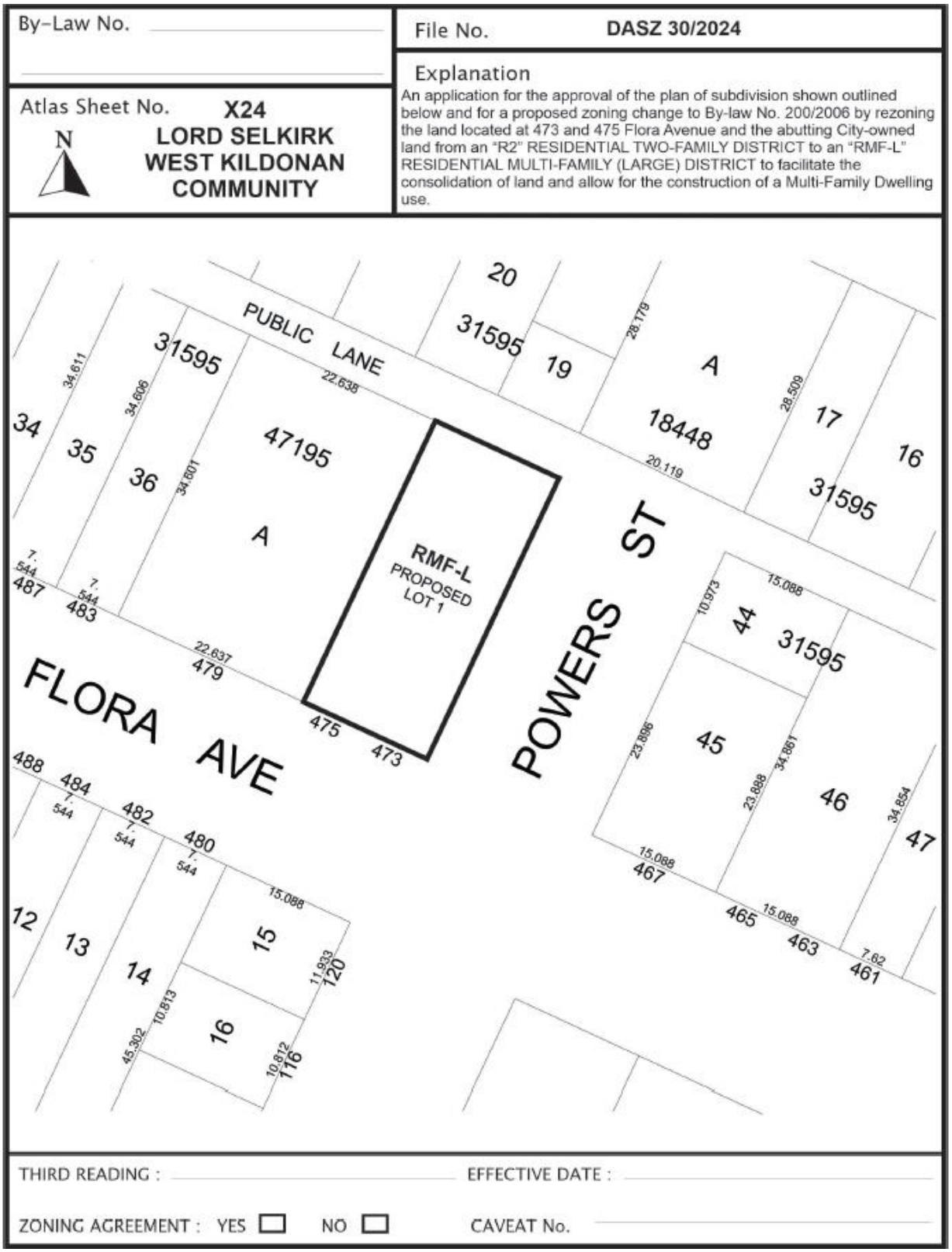
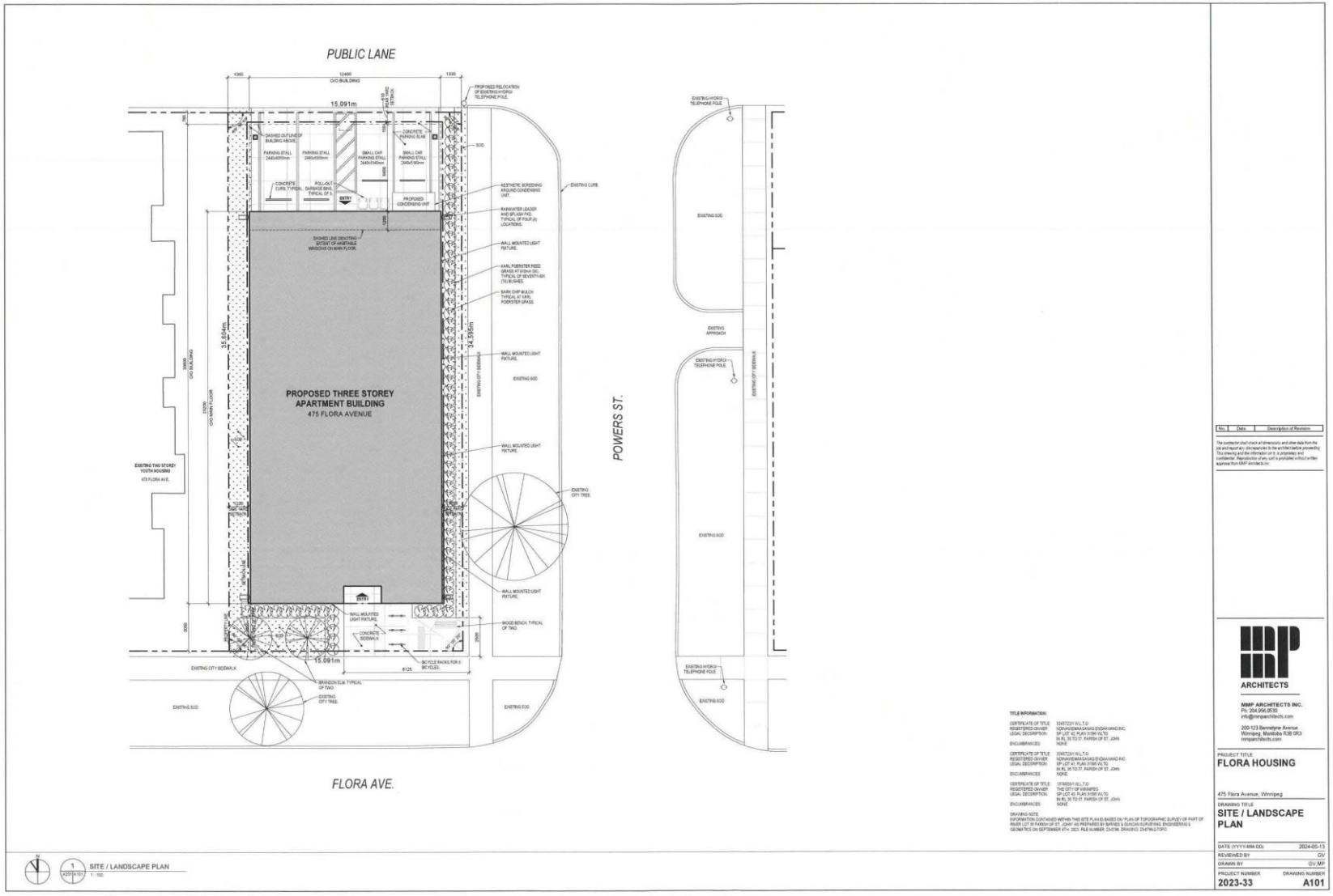
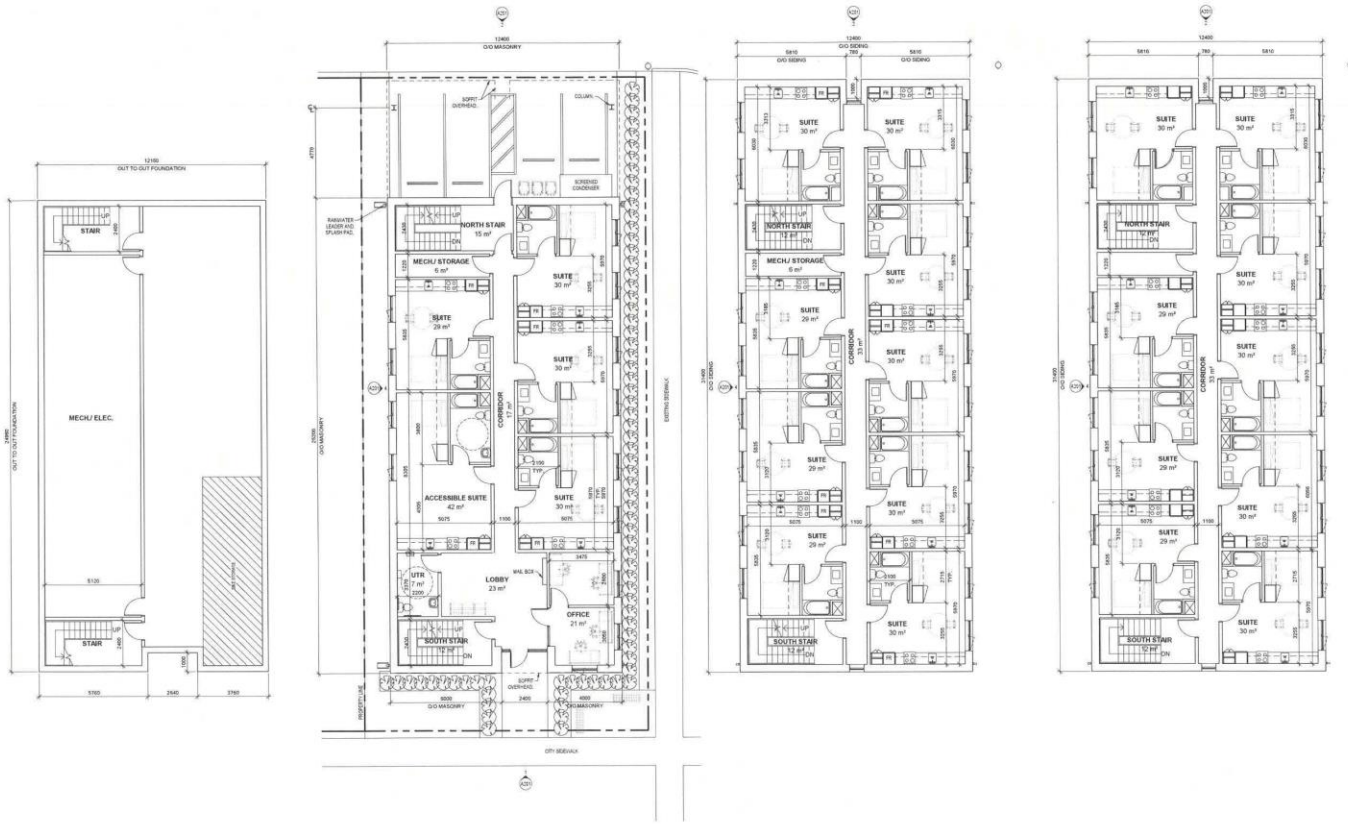


Exhibit “9” referred to in File DASZ 30/2024





ARCHITECTS

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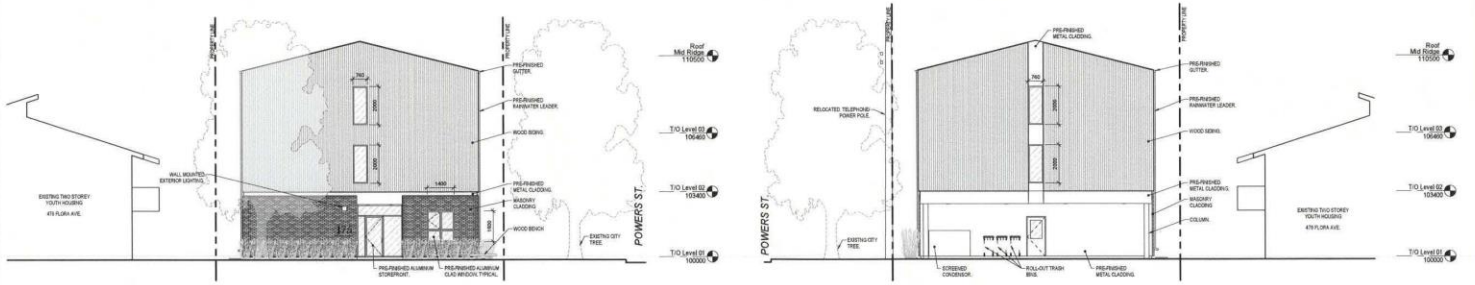
PROJECT TITLE
FLORA HOUSING

475 Flora Avenue, Winnipeg

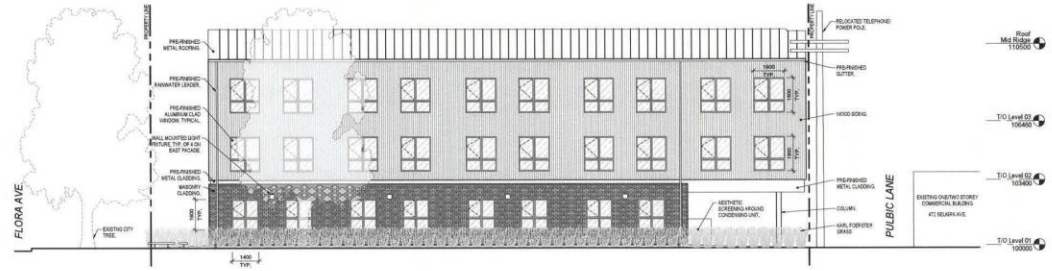
DRAWING TITLE
PLANS

DATE (YYYY-MM-DD)	2022-05-17
REVIEWED BY	GV
DRAWN BY	GV MP
PROJECT NUMBER	DRAWING NUMBER
2023-33	A102

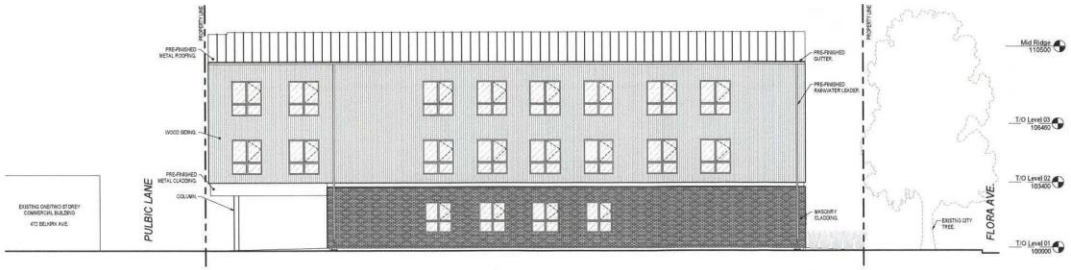


1 Exterior Elevation - South
A102 A201 1 : 100

2 Exterior Elevation - North
A102 A201 1 : 100



22 Exterior Elevation - East
A201 1 : 100



4 Exterior Elevation - West
A102 A201 1 : 100

No.	Date	Description of Revision

The contractor shall check all dimensions and other data from the job and report any discrepancies to the architect before proceeding. This drawing and the information on it is proprietary and confidential. Reproduction of any sort is prohibited without written approval from MMP Architects Inc.

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PROJECT TITLE
FLORA HOUSING

475 Flora Avenue, Winnipeg

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE (YYYY-MM-DD)	2022-08-17
REVIEWED BY	Checker
DRAWN BY	Author
PROJECT NUMBER	DRAWING NUMBER
2023-33	**A201**


475

