Minutes – Executive Policy Committee – November 13, 2024

Report – Standing Policy Committee on Property and Development – November 8, 2024

Item No. 10 Subdivision and Rezoning – 199 Parkview Street (St. James Ward) File DASZ 42/2024 [c/r DAV 186853/2024D]

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 42/2024 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 September 12, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated October 21, 2024, and with such 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-M PDO-1 Airport VicinityR2 PDO-1 Airport Vicinity" Residential Multi-Family (Medium) District, in accordance with the proposed by-law attached as Appendix "A" to this report, as amended in accordance the map dated September 12, 2024, attached as Schedule "C" 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. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g free-standing signage

Report – Standing Policy Committee on Property and Development – November 8, 2024

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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

ii. That the maximum height of any building shall not exceed 28 in height.

iii. That the number of dwelling units shall be limited to a maximum of six (6) dwelling units.

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 representing 10% of the Planned Area value of Development Application No. DASZ 42/2024 (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.

Report – Standing Policy Committee on Property and Development – November 8, 2024

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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 42/2024 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 after the date it is enacted if the Plan is not registered in accordance with recommendation 7 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 42/2024 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 the 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.

Report – Standing Policy Committee on Property and Development – November 8, 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 November 8, 2024, the Standing Policy Committee on Property and Development concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 31, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 1, delete the words “map dated October 22, 2024 and attached as Schedule “D” to this report” and replace with “map dated September 12, 2024 and attached as Schedule “C” to this report”

- In Recommendation 2, delete the words “R2 PDO-1 Airport Vicinity” Residential Two-Family District” and replace with “RMF-M PDO-1 Airport VicinityR2 PDO-1 Airport Vicinity” Residential Multi-Family (Medium) District,”, and delete the words “and as shown on the map dated October 22, 2024 and attached as Schedule “D to this report.” and replace with “, as amended in accordance the map dated September 12, 2024, attached as Schedule “C” to this report, subject to the following conditions:

Report – Standing Policy Committee on Property and Development – November 8, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

      a. buildings
      b. accessory parking areas
      c. private approaches
      d. garbage enclosures
      e. fencing
      f. landscaping
      g free-standing signage

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

   ii. That the maximum height of any building shall not exceed 28 in height.

   iii. That the number of dwelling units shall be limited to a maximum of six (6) dwelling units.

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

Report – Standing Policy Committee on Property and Development – November 8, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

- In Recommendation 8, delete the word "Plan" and replace with "Zoning Agreement", and delete the period after the words "Land Titles Office" and replace with "by way of caveat against the lands described therein."

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

PUBLIC HEARING SUMMARY

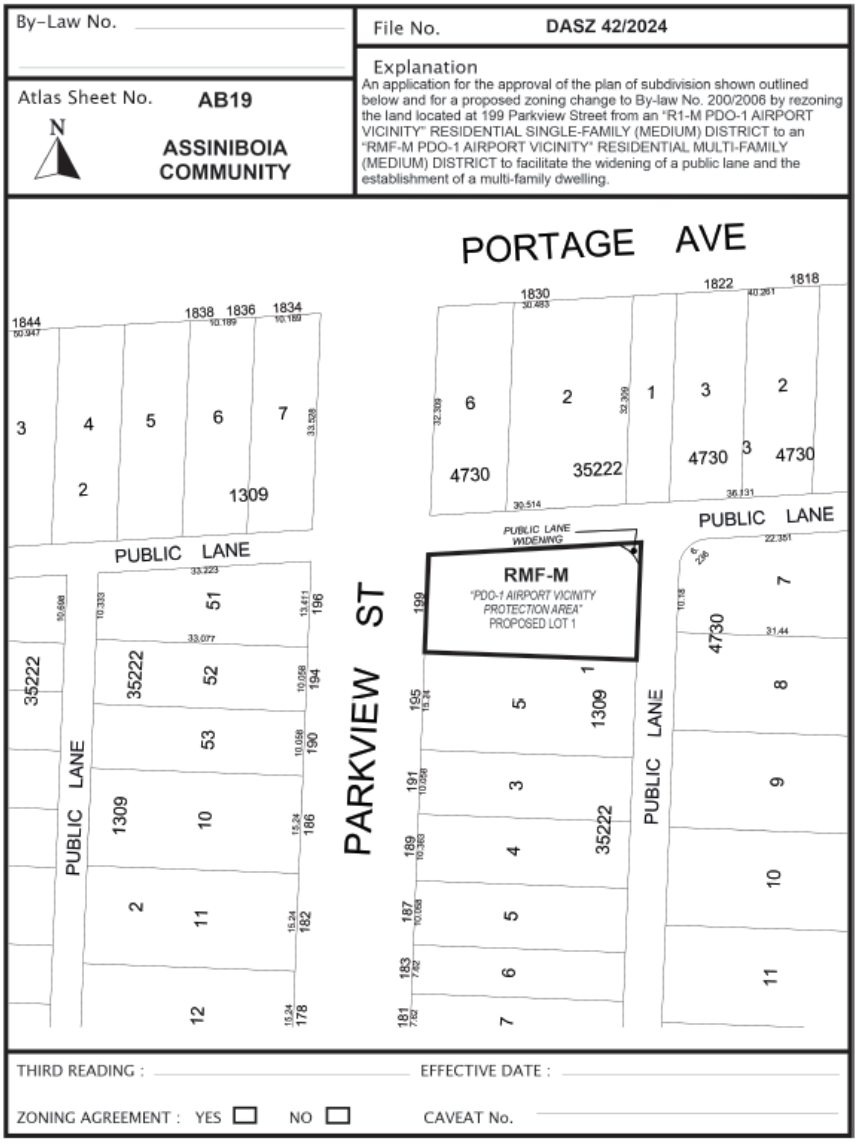
File: DASZ 42/2024

Before: Assiniboia Community Committee
Councillor Dobson, Chairperson
Councillor Duncan
Councillor Lukes

Public Hearing: October 31, 2024
Council Building, 510 Main Street

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

Subject:



Premises Affected: 199 Parkview Street

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

Prepared by: L. Cowan, Senior Committee Clerk
Assiniboia Community Committee

Report date: October 31, 2024

Community Committee Recommendation:

On October 31, 2024, the Assiniboia 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 42/2024 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 September 12, 2024 and attached as Schedule "C" to this report, as amended in accordance with the report of the Administrative Coordinating Group dated October 21, 2024, and with such 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-M PDO-1 Airport VicinityR2 PDO-1 Airport Vicinity" Residential Multi-Family (Medium) District***, in accordance with the proposed by-law attached as Appendix "A" to this report, ***as amended in accordance the map dated September 12, 2024, attached as Schedule "C" 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. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g free-standing signage

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

ii. That the maximum height of any building shall not exceed 28 in height.

iii. That the number of dwelling units shall be limited to a maximum of six (6) dwelling units.

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 representing 10% of the Planned Area value of Development Application No. DASZ 42/2024 (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 42/2024 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 after the date it is enacted if the Plan is not registered in accordance with recommendation 7 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

10. That Development Application No. DASZ 42/2024 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 the 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.

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

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

1. I see this as gentle infill in the neighbourhood.

2. We need to increase housing in the City of Winnipeg.

3. This is an opportunity on a corner lot which is most desirable to add gentle density to.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 70

In accordance with section 236.1(1), the threshold for sufficient objection has been met.

Exhibits Filed:

1. Application dated August 19, 2024
2. Notification of Public Hearing dated September 12, 2024
3. Manitoba Status of Title 1206379/1
4. Letter of authorization dated March 1, 2024 from 2417260 Manitoba Inc. (Leonard Cavenagh) to John S. Wintrup
5. Lot configuration
6. Site Plan
7. Plans (7 pages)
8. Report from the Urban Planning Division dated October 22, 2024
9. Inspection Report
10. Communication dated October 22, 2024 from Hailey Yozenko in opposition to the application
11. Communication dated October 22, 2024 from Kim Yozenko in opposition to the application
12. Communication dated October 25, 2024 from Prabhjot Ghuman in support of the application
13. Communication dated October 25, 2024 from Manjot Deol in supposed of the application
14. Communication dated October 26, 2024 from Manjot Thind in supposed of the application
15. Communication dated October 26, 2024 from Ravneer Bhandal in supposed of the application
16. Communication dated October 26, 2024 from Christopher Czescik in support of the application
17. Communication dated October 26, 2024 from Sukhpal Bhandal in support of the application
18. Communication dated October 26, 2024 from Neal Dhillon in support of the application
19. Communication dated October 26, 2024 from Pabreet Brar in support of the application
20. Communication dated October 26, 2024 from Anmol Jammu in support of the application
21. Communication dated October 26, 2024 from Sandeep Rehill in support of the application
22. Communication dated October 26, 2024 from Inderdeep Brar in support of the application
23. Communication dated October 26, 2024 from Nathaniel Hernandez in support of the application

Exhibits Filed:
(continued)

24. Communication dated October 26, 2024 from Jonas Mulatu in support of the application
25. Communication dated October 28, 2024 from Kuljit Ghuman in support of the application
26. Communication dated October 28, 2024 from Jasleen Brar in support of the application
27. Communication dated October 28, 2024 from Harman Singh in support of the application
28. Communication dated October 31, 2024 from John Scott Wintrup in support of the application
29. Communication dated October 28, 2024 from Sherree Vickers in opposition to the application
30. Communication dated October 28, 2024 from Paramveer Deol in support of the application
31. Communication dated October 29, 2024 from Christine Slobodian in opposition to the application
32. Communication dated October 29, 2024 from Jarrett Mazur in support of the application
33. Petition in opposition to the application purporting to contain 75 signatures, submitted by Kelly Ryback
34. Communication dated October 29, 2024 from Rebecca Mae Groen in opposition to the application
35. Communication dated October 31, 2024 from Kelly Ryback in opposition to the application
36. Communication dated October 30, 2024 from Varinder Ghuman in support of the application
37. Communication dated October 30, 2024 from Shannon Dhillon in support of the application
38. Communication dated October 30, 2024 from Gurleen Grewal in support of the application
39. Communication dated October 30, 2024 from Shauna McQuarrie in opposition to the application

REPRESENTATIONS:

In Support:

Ravneer Bhandal
Sukhpal Bhandal
Pabreet Brar
Inderdeep Brar
Jasleen Brar
Christopher Czescik
Manjot Deol
Paramveer Deol
Neal Dhillon
Shannon Dhillon
Prabhjot Ghuman
Kuljit Ghuman
Varinder Ghuman
Marko Gospic
Gurleen Grewal
Nathaniel Hernandez
Anmol Jammu
Jarrett Mazur
Jonas Mulatu
Ken O'Connor
Sandeep Rehill
Harman Singh
Manjot Thind
John Scott Wintrup

In Opposition:

Melody Adams
Earl Atkinson
Sue Babiak
Irene Bennink
Wayne Bennink
A. Brown
Joey Brown
Stephanie Burd
Kathy Burton
Reanna Closen
Pete Coluwik
Linda Cousins
Jim Cousins
Meghan Cree-Smith
Lauren Dares
Vern Davis
Pat Downs
Melaney Droguett
Eric Dykes
Benjamin Figler
Samuel Findlay
Jennifer Foti
Brent Gair
Jesse Gamis
Rebecca Mae Groen
Darryl Hammond
Marissa Hammond
Amanda Hygaard
Yoko Inakiri
Donna Johnson
Ryan Joshi
Matthew Kantzioris
Russel Khan
Kristine Khan
Greg Kipling
Chad Kipling
Brian Kipling
Russell Leach
Lynne Leader
Marc Leparc
Benjamin Loewen
Ryan Martinez
Dan McDavie
Jason McMaster
Shauna McQuarrie
D. Milner
Larry Mudge
Carol Nichols
Mike Ottenbreit
Tania Ottenbreit
Carla Rak
Travis Rak
Carolyn Rose
Paul Ryan
Kelly Ryback
Laura Ryback
Martina Sawatsky
Phil Simpson
Lisa Slater
Christine Slobodian
John Trinidad
Juwey Trinidad
Sherree Vickers
Jessica Wallis
Joseph Wandering Spirit
Morgan Willacy
Mark Wolch
Sandra Wolch
Hailey Yozenko
Kim Yozenko
Ryan Zaan

For Information:

Nil

For the City:

R. Galston, Senior Planner, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 42/2024

ADMINISTRATIVE REPORT

Title: DASZ 42/2024 – 199 Parkview Street

Issue: For consideration at the public hearing for a subdivision and rezoning to: widen the public lane and rezone the subject land to the “RMF-M” Residential Multi-Family (Medium) District in order to accommodate the establishment of a multi-family family residential building with eight (8) dwelling units.

Critical Path: Assiniboia Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Galston, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 42/2024 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 October 22, 2024 and attached as Schedule “D” to this report, as amended in accordance with the report of the Administrative Coordinating Group dated October 21, 2024, and with such 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 “R2 PDO-1 Airport Vicinity” Residential Two-Family District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated October 22, 2024 and attached as Schedule “D” 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 42/2024 (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 42/2024 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 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.
10. That Development Application No. DASZ 42/2024 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 the 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.

REASON FOR THE REPORT

- Subdivision and 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 Division are concurred in, the subject property may be subdivided and rezoned consistent with the map provided in Schedule "D" of this report.

CONSULTATION

In preparing this Report there was consultation with: N/A

OURWINNIPEG POLICY ALIGNMENT

6.16 Established Neighbourhoods

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

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.1:** *Increase strategic infill development that provides access to and capitalizes on existing and planned corridors with frequent transit service*
- **Key Direction 4.2:** *Ensure new areas of growth are designed according to the principles of Complete Communities.*

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

HISTORY

NA

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Robert Galston, MCP
Date:	October 22, 2024
File No.	DASZ 42/2024

List of Schedules and Attachments

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Coordinating Group Re: Proposed Subdivision and Rezoning of Land Located at 199 Parkview Street, October 21, 2024
Schedule C	File No. DASZ 42/2024, Assiniboia Community Committee, dated September 12, 2024
Schedule D	File No. DASZ 42/2024, Assiniboia Community Committee, dated October 22, 2024

Appendix A Proposed By-law

SCHEDULE 'A'

DATE: October 22, 2024
FILE: **DASZ 42/2024**
RELATED FILES: DAV 24-186853/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.204 (Bruce Park)

SUBJECT: For consideration at the public hearing for a subdivision and rezoning to widen the public lane and rezone the land to the "RMF-M" Residential Multi-Family (Medium) District in order to accommodate the establishment of a multi-family residential building.

LOCATION: 199 Parkview Street
LEGAL DESCRIPTION: LOT 4 BLOCK 1 PLAN 1309 WLTO IN RL 31 AND 32 PARISH OF ST JAMES



APPLICANT: J. Wintrup Consulting, Ltd. (John Wintrup)
139 Roslyn Road, Unit 301
Winnipeg, Manitoba R3L 0G7

OWNERS: 2317260 Manitoba, Inc.
18 Sandylands Place
Winnipeg, Manitoba R2Y 1A1

RECOMMENDATION: Approval, as modified

SITE DESCRIPTION

- The subject site is located on the east side of Parkview Street, south of Portage Avenue. It is in the Bruce Park Neighbourhood of the St. James Ward.
- The subject site is approximately 5,973 square feet in area, and presently contains a one-storey place of worship building. This building has been located on the subject site for more than 25 years.
- The subject site is adjacent to paved public lanes on the north side of the site, and at the rear (east) of the site.
- The subject site is located within the Established Neighbourhoods – Mature Communities policy area of the *Complete Communities Direction Strategy 2.0*.
- The subject site is currently zoned “R1-M” Residential Single-Family (Medium).
- The site is located within Area 1 of the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Infill Guidelines).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2024)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane, then multi-family residential and commercial uses zoned “C2” Commercial Corridor.

South: Single-family residential uses zoned “R1-M” Residential Single-Family (Medium).

East: Public lane, then single- family residential uses zoned “R1-M” Residential Single-Family (Medium).

West: Parkview Street, then single- family residential uses zoned “R1-M” Residential Single-Family (Medium).



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from the “R1-M” Residential Single-Family (Medium) district to the “RMF-M” Residential Multi-Family (Medium) district. This is to allow the applicant to demolish the existing place of worship building and construct a three-storey multi-family building with eight (8) dwelling units.
- The Winnipeg Public Service requires that the northeast corner of the subject property, at the intersection of the lanes to the north and east of the site be widened to allow greater turning room for City vehicles, such as snowplows and solid waste collection trucks. As such, a subdivision is required so the northeast corner of the subject site can be cut to accommodate the widening. This corner cut at the intersection of these two lanes will be approximately 51 square feet (4.78 square metres).
- Plans submitted show the proposed building will be three (3) storeys tall, with a height of 38.2 feet to the midpoint of the peaked roof.
- A total of seven (7) accessory parking stalls are provided, including one (1) accessible parking stalls. These parking stalls will be accessed from the adjacent public lanes.

Associated Street Variance (DAV) Applications

- The proposed development is also the subject of an associated Variance (DAV) application concerning lot area, density, parking, side yard setbacks, landscaping, and buffering. Please refer to the Administrative Report under file no. DAV 24-186853/D for more information.

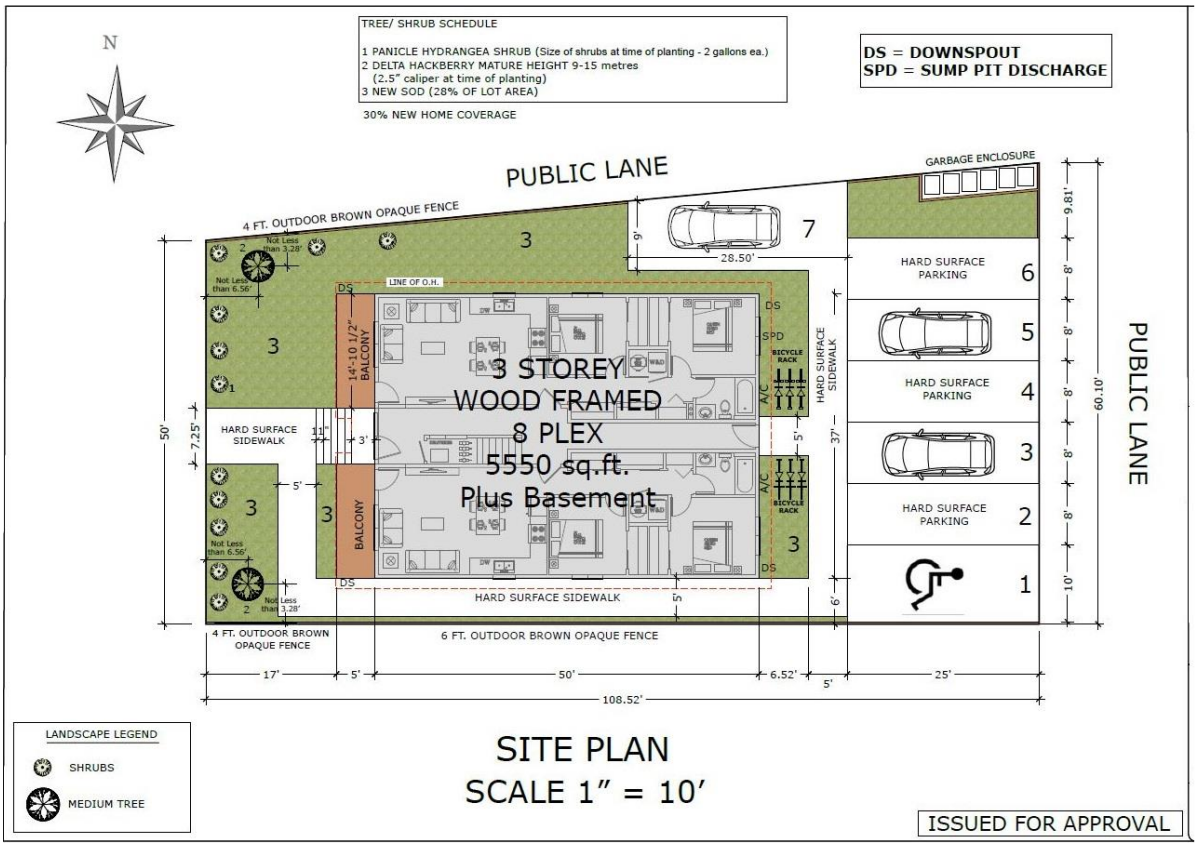


Figure 3: Site Plan showing proposed building and parking area (submitted by applicant).

ANALYSIS AND ISSUES

OURWINNIPEG 2045

- *OurWinnipeg 2045* is the City's long-range development plan. Per *OurWinnipeg 2045*, the subject site is identified as an Established Neighbourhood – Recent Community. The policy for this area states:

  6.16 Established Neighbourhoods

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

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* supports *OurWinnipeg 2045*, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- As noted above, the subject property is classified as an Established Neighbourhoods – Mature Communities policy area under *Complete Communities 2.0*. Key policies include:

  Goal 1

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

Policies

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:

- *Applicable City-endorsed policies or guidelines;*
- *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 street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;*
- *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.

1.9 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.

Goal 2

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.

Policies

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

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

2.5 Encourage a variety of architectural styles.

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

2.11 Multi-family residential or mixed-use buildings that front public streets and contain internal parking areas should provide a main entrance facing the public street.

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

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

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

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

- *a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;*
- *b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and*
- *c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.*

2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have

different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.

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

Goal 3

3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs. More specifically, policies that relate to the subject proposal are as follows:

Policies

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

SUBDIVISION

- As noted above, subdivision is required in order to cut the northeast corner of the subject property so that the intersection of the lanes to the north and east of the property. This corner cut will have a surface area of approximately 51 square feet (4.78 square metres).

REZONING

- As noted above, the subject site is currently zoned “R1-M” Residential Single-Family (Medium). This zoning district does not permit multi-family residential uses.
  - The applicant is proposing to rezone the land to the “RMF-M” Residential Multi-Family (Medium) district. The “RMF” districts are intended 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-M” zone are:
  - Minimum lot area of 9,000 square feet;
  - Minimum lot area per dwelling unit is 800 square feet;
  - Minimum front yard of 25 feet;
  - Minimum rear yard of 25 feet;
  - 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);
  - Minimum corner side yard of 20 feet; and,
  - Maximum building height of 60 feet.
  - The Urban Planning and Design Division instead recommends rezoning the subject property to the “R2” Residential Two-Family District, as this zoning district will allow infill development that is more compatible with the surrounding area in terms of building scale, density, and parking facilities.

- The “R2” district can accommodate multi-family residential uses through a Conditional Use application. Should the subject property be rezoned to the recommended “R2” district, the applicant could apply for a Conditional Use application to construct a multi-family development. The Urban Planning & Design Division would then evaluate this multi-family proposal to ensure it is consistent with policies in the *Complete Communities Direction Strategy 2.0* and design guidelines in the *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines).*
- The dimensional standards for multi-family residential structures in the “R2” district area:
    - Minimum lot area of 4,000 square feet;
    - Lot area per dwelling of 800 square feet;
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum side yards of four (4) feet; and,
    - Maximum building height of 35 feet.
- As discussed further, below, the surrounding context to the south, east and west of the subject site, as well as the *Complete Communities Direction Strategy 2.0* policies outlined above, do not support the scale of intensification proposed by the applicant. As such, the Urban Planning and Design Division recommends the “R2” Residential Two-Family zoning district.

CONSISTENCY WITH *COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0* AND COMPATIBILITY WITH THE SURROUNDING AREA

- As noted above, the subject site is located in the Established Neighbourhood – Mature Communities policy area under the *Complete Communities Direction Strategy 2.0.* This policy area supports increasing residential densities in a manner compatible with the surrounding context. The recommended rezoning aligns with several of the policies previously identified in this report. To summarize policies the proposal meets, briefly:
    - In accordance with policies 1.1, 1.2, and 3.1, the development promotes greater density within an Established Neighbourhood and contributes to the physical renewal of older neighbourhoods, offering a different form of housing beyond single family dwellings that accommodates people with a variety of needs or different life stages.
    - In accordance with policy 1.9, the subject property is located on a local street which has access to a public lane, which can supports small-scale residential uses (other than single-family) in Mature Communities.
- Further, policies in *Complete Communities 2.0* allow for secondary considerations when supporting intensification in Established Neighbourhoods, including considerations outlined in policy 1.6.
- The following discusses these considerations with respect to this application.

Infill Guidelines

- The *Small Scale and Low-Rise Residential Development Guidelines for Mature Communities (Infill Guidelines)* were adopted by Council on June 24, 2021.

- The proposed development meets the Preferred Location Criteria for Low-Rise Multi-Family Buildings. However, plans submitted with this applicant show key design details that do not align with the Infill Guidelines. These include:
    - Building Height – the applicant is proposing a building with a height of 38.1 feet to the midpoint of the sloped roof. The Infill Guidelines direct buildings on local streets to have a height of no more than 35 feet.
    - South Side Yard – the applicant is proposing a side yard setback of six (6) feet. The Infill Guidelines directs buildings to have a minimum side yard setback of six (6) feet for buildings that have a height of 28 feet or less. For portions of buildings taller than 28 feet, one (1) additional foot of setback is required for each additional foot of height. (For this proposed 38-foot tall building, this additional setback distance is 10 feet.)
- Given the configuration and size of the property (approximately 5,973 square feet), the Urban Planning and Design Division expects that the Infill Guidelines, including guidelines for side yard setback and building height, can be met.

Surrounding zoning context; built form, uses and their characteristics

- The subject property is considered a transitional lot, in that it is located between commercial and multi-family properties fronting on Portage Avenue to the north, and established single-family residential properties south of Portage Avenue. Moreover, it has a rear public lane.
- In this manner, the Urban Planning and Design Division is generally supportive of some intensification that can be accommodated under the “R2” district at this site.
- However, given the size of the subject property (5,973 square feet), the proposed three-storey building with eight (8) dwelling units does not provide a reasonable and context sensitive transition between commercial and multi-family uses to the north and single-family uses on Parkview Street to the south.
- As outlined above, the dimensional standards for the “R2” zoning district are considered better suited to the subject property, whether it is a two-family dwelling, three-unit dwelling, or another type of multi-family dwelling through a Conditional Use application. For example, the minimum lot area in the “R2” district is 4,000 square feet, and the maximum building height is 35 feet.

Proximity to Portage Avenue and high-frequency transit service

- The subject site is located approximately 144 feet (43.9 metres) south of Portage Avenue. Under *OurWinnipeg 2045* and *Complete Communities Direction Strategy 2.0,* Portage Avenue is identified as a Regional Mixed-Use corridor intended to accommodate higher levels of development in order to capitalize on existing transit infrastructure and proximity to commercial amenities.
- Under the *Winnipeg Transit Master Plan,* Portage Avenue is identified as a future extension of the “Blue” rapid transit line. The plan identifies the intersection of Portage Avenue and Berry Street as the location of a future transit station. This is located approximately 252 feet (76.8 metres) to the east of the subject site.
- Currently, the subject site is service by high-frequency daily transit, with eastbound and westbound stops within 89 feet (27.1 metres) for transit routes 11 and 21.

- Considering this level of transit service, and proximity to commercial amenities on Portage Avenue, the Urban Planning and Design Division supports rezoning to the “R2” district. However, this availability of transit service and amenities does not support the proposed development under the “RMF-M” district, which includes eight (8) dwelling units and seven (7) accessory parking stalls. This is a ratio of 0.87 parking stalls for each dwelling unit, which is lower than what could be supported at this location.

Summary

- Should the proposal be scaled back under the “R2” district, as recommended, it would add to the mix of housing types at a scale and built form more in line with the surrounding neighbourhood. More specifically, given the site will only have access via a local street, the dimensional standards of the “R2” district would be appropriate which also corresponds with building heights and setbacks more similar to lower density neighbourhoods such as the residential areas to the south, east, and west.
- The “R2” Residential Multi-Family Small provides for an increase in density in line with the policies in *Complete Communities Direction Strategy 2.0*.
- Considering the subject property’s location on the block, its proximity to frequent transit service, and the recommended level of intensification accommodated under the “R2” zoning, the Urban Planning and Design Division proposed development is suitable and is consistent with *Complete Communities Direction Strategy 2.0.*

PUBLIC CONSULTATION

- The applicant has not provided any information related to any public consultation with respect to this application.

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. With respect to this application, the Public Service is recommending the developer provide ‘cash in lieu’ as determined by the Planning, Property and Development Department.

RECOMMENDATION

The Urban Planning Division recommends **approval** of the subdivision and rezoning to the “R2” district for the following reasons:

- The recommended “R2” district will enable a residential development that is consistent with policies in the *Complete Communities Direction Strategy 2.0.*
- The recommended “R2” district can accommodate multi-family development through the approval of a Conditional Use application.

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

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 42/2024

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVSION AND REZONING OF LAND LOCATED AT 199 PARKVIEW STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 42/2024. 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

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

2) Due to the proximity of the water and sewer lines to the existing boulevard trees, if excavation is proposed within 2 meters of the boulevard trees the proponents should contact Urban Forestry. Any new water service installed should be at a minimum of 3 meters from the existing boulevard trees.

Section II – Plan Considerations

The Developer shall, at no expense to the City, legally open property for a 3.0m x 3.0m corner cut where the two public lanes intersect, to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 42/2024
October 21st, 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

"*Original Signed by S. Whitehouse"*
S. Whitehouse, M.C.P.
Urban Planning and Design Division
Planning, Property and Development Department

Schedule "C" for File DASZ 35/2024, Assiniboia Community Committee, dated September 12, 2024

By-Law No. _____

File No. **DASZ 42/2024**

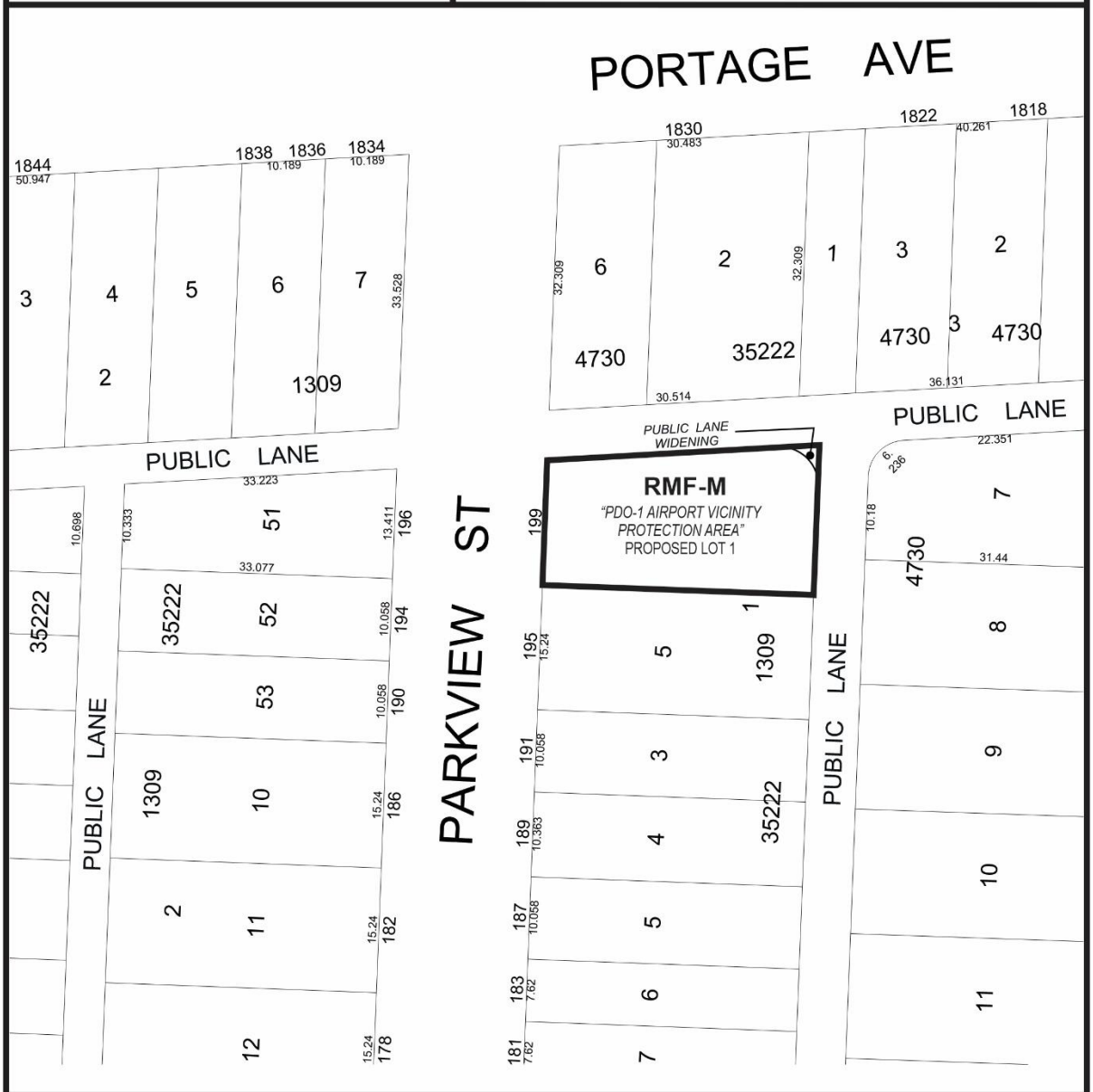
Atlas Sheet No. **AB19**

N

ASSINIBOIA 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 199 Parkview Street from an "R1-M PDO-1 AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-M PDO-1 AIRPORT VICINITY" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the widening of a public lane and the establishment of a multi-family dwelling.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "D" for File DASZ 35/2024, Assiniboia Community Committee, dated October 22, 2024

By-Law No. _____

File No. **DASZ 42/2024**

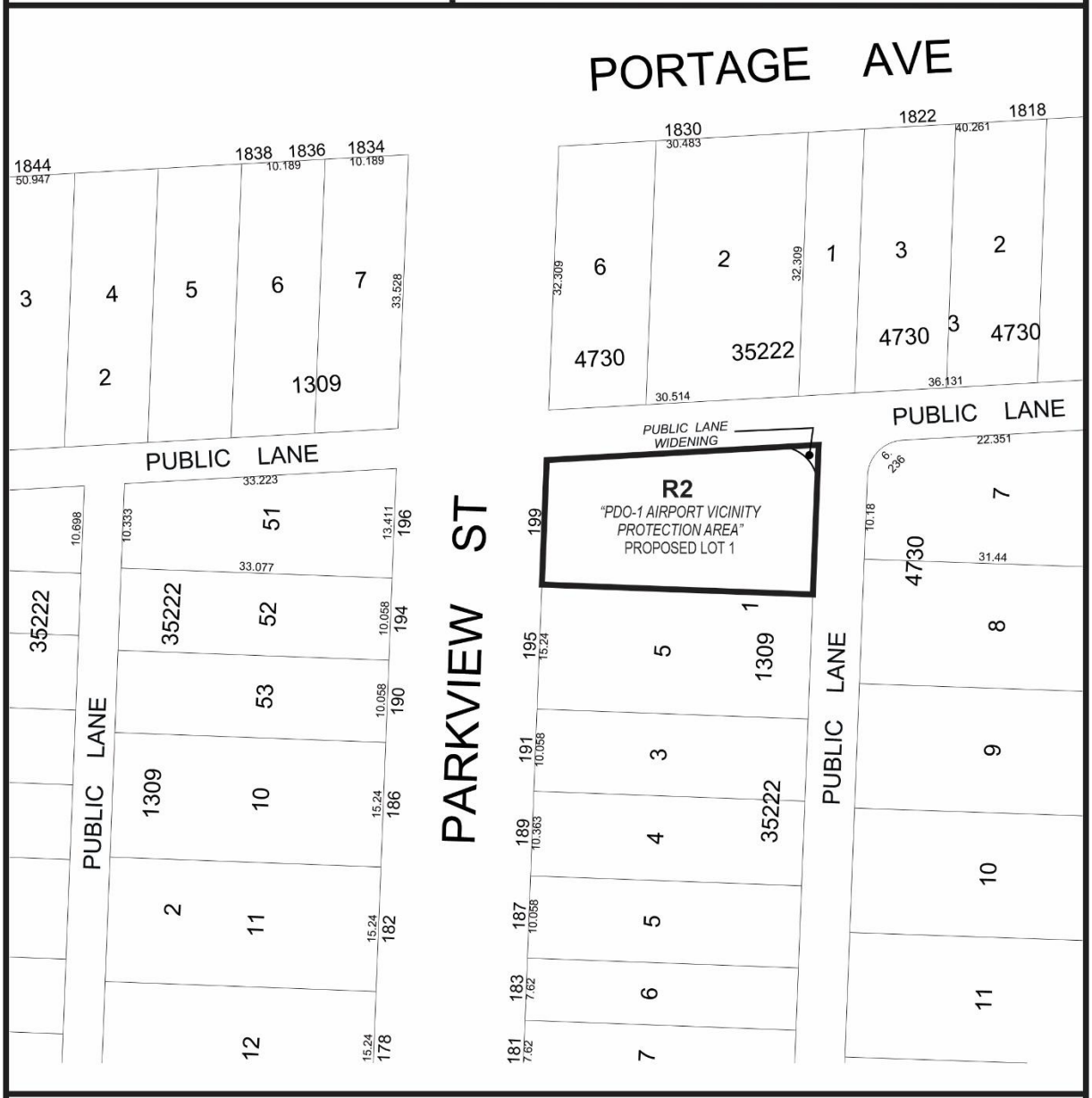
Atlas Sheet No. **AB19**

N

ASSINIBOIA 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 199 Parkview Street from an "R1-M PDO-1 AIRPORT VICINITY" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "R2 PDO-1 AIRPORT VICINITY" RESIDENTIAL TWO FAMILY DISTRICT to facilitate the widening of a public lane and the establishment of a multi-family dwelling.

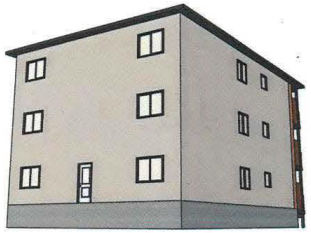


THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “7” referred to in File DASZ 42/2024







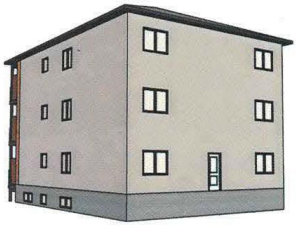


JOB ADDRESS: 199 PARKVIEW ST.

3D VISUAL DISPLAY

THE 8PLX7400

THIS IS AN ARTIST RENDERING ONLY, HOME OWNER TO CHOOSE COLOUR SCHEMES, WINDOW AND DOOR STYLES, SIDING, SHINGLE COLOURS, ETC.



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Website: SDHdesignbuilthomes.com

DESIGNING & BUILDING CUSTOM

DATE APR 9, 2024

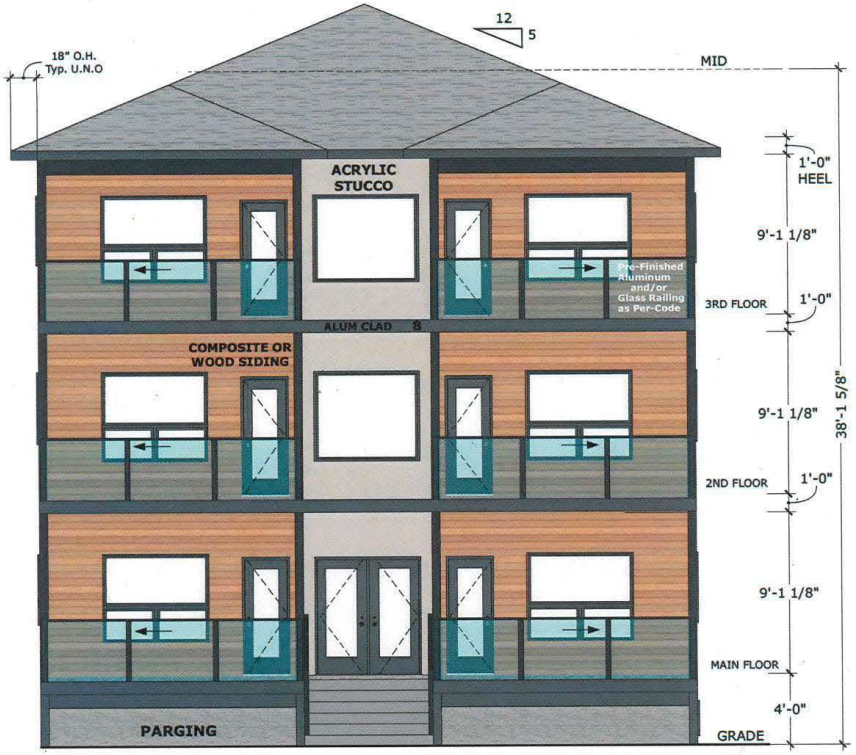
CLIENT/BUILDER GALAXY CUSTOM HOMES

DRAWN BY G. GIBBS

DESCRIPTION 3D DISPLAY

A

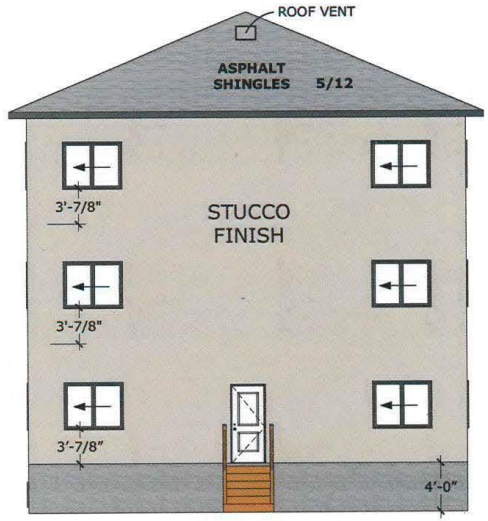
JOB ADDRESS: 199 PARKVIEW ST.
WINNIPEG, MB.



FRONT ELEVATION
SCALE 3/16" = 1'

NOTE:

- STEP FLASHING AS REQUIRED.
- FLASHING REQ'D OVER ALL EXTERIOR OPENINGS.



REAR ELEVATION
SCALE 1/8" = 1'

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CUSTOM & DRAFTING DESIGNS

ISSUE DATE
JUNE 11, 2024

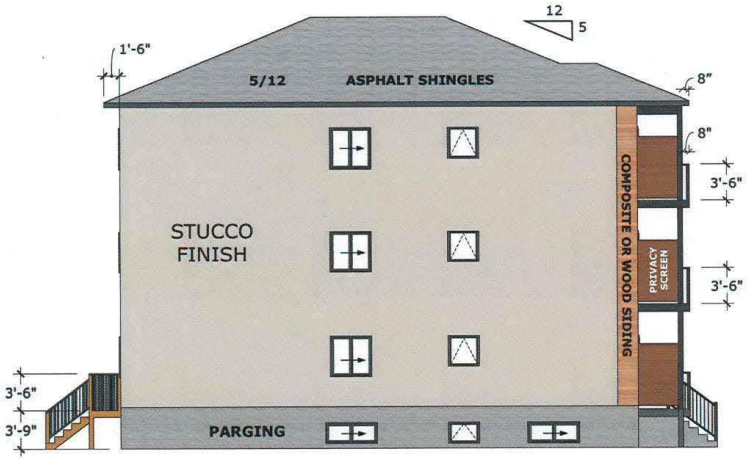
CLIENT /BUILDER
GALAXY CUSTOM HOMES

DRAWN BY
G. GIBBS

DESCRIPTION
ELEVATIONS

1a

JOB ADDRESS: 199 PARKVIEW ST.
WINNIPEG, MB.



LEFT ELEVATION
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NOTE:
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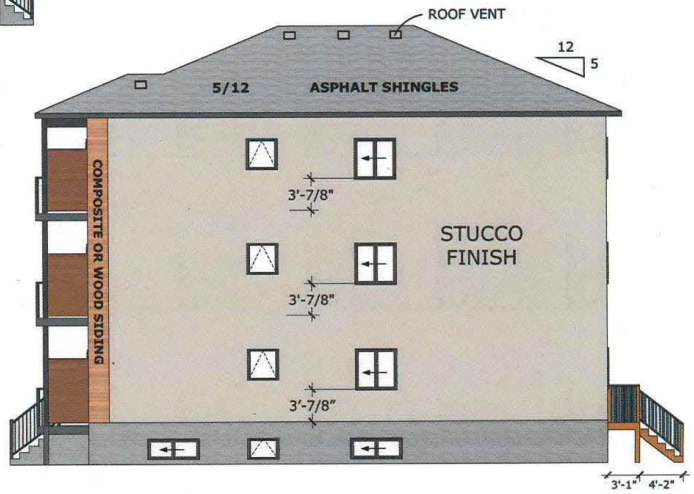

RIGHT ELEVATION
SCALE 1/8" = 1'

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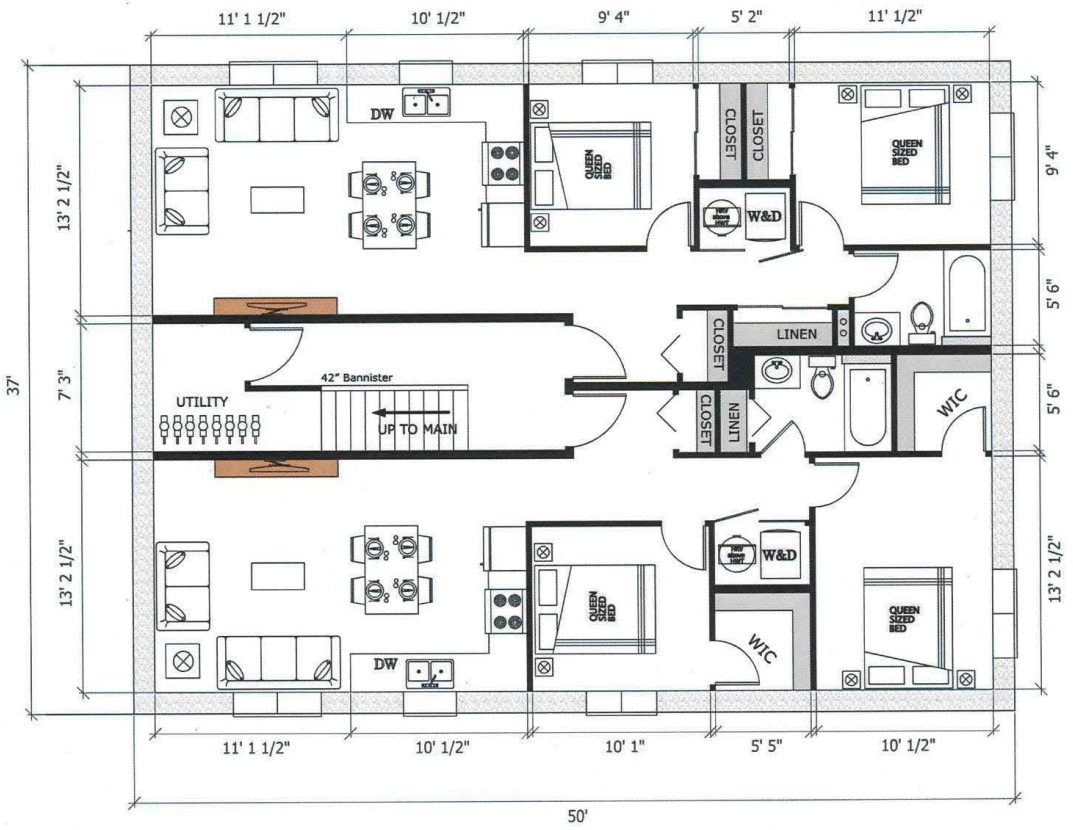
ISSUE DATE
JUNE 11, 2024

CLIENT /BUILDER
GALAXY CUSTOM HOMES

DRAWN BY
G. GIBBS

DESCRIPTION
ELEVATIONS

1b



L.L. FLOOR PLAN (8 PLEX)

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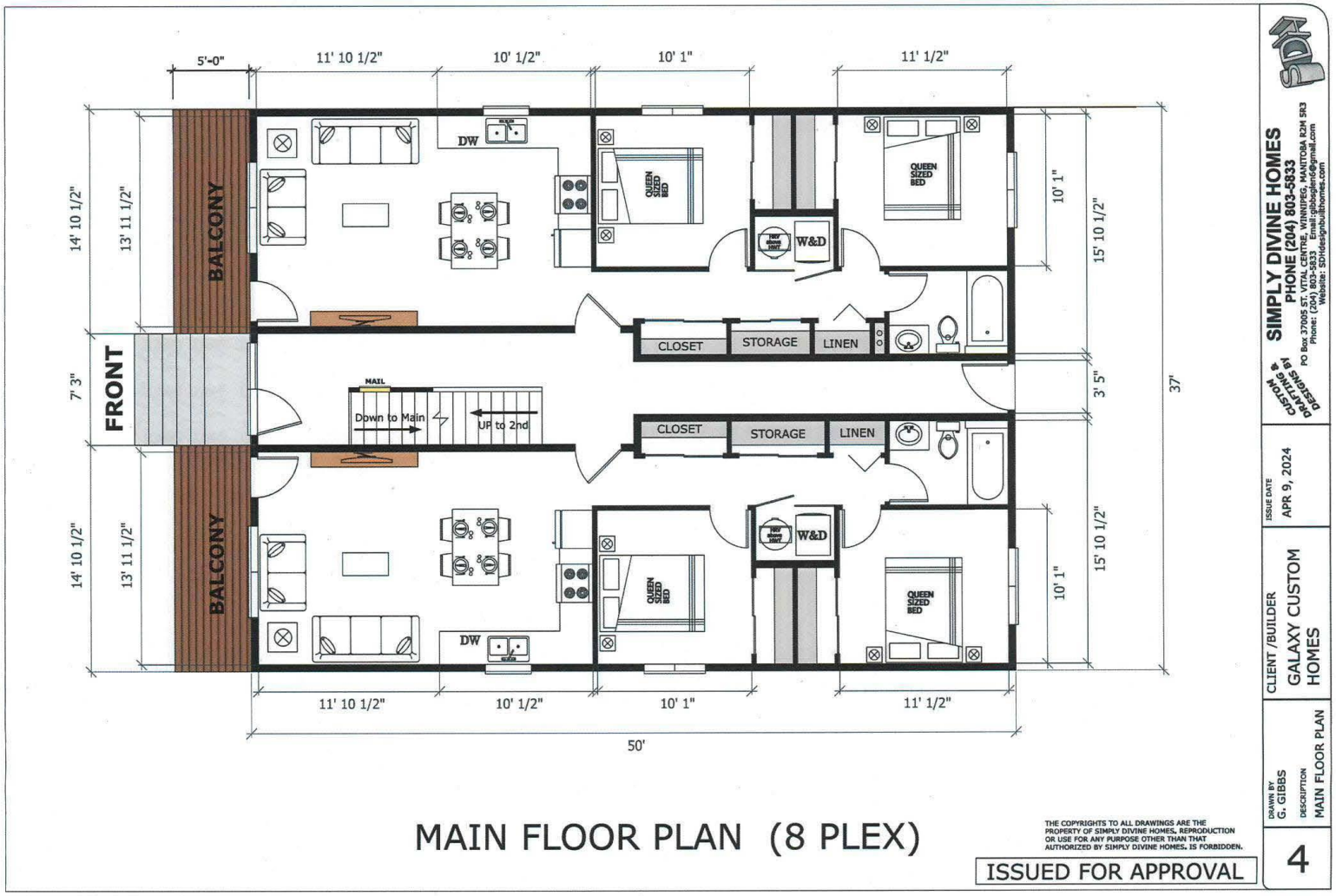
ISSUE DATE: APR 9, 2024

CLIENT /BUILDER: GALAXY CUSTOM HOMES

DRAWN BY: G. GIBBS

DESCRIPTION: LL FLOOR PLAN

3



MAIN FLOOR PLAN (8 PLEX)

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CUSTOM HOME DESIGNING & BUILDING

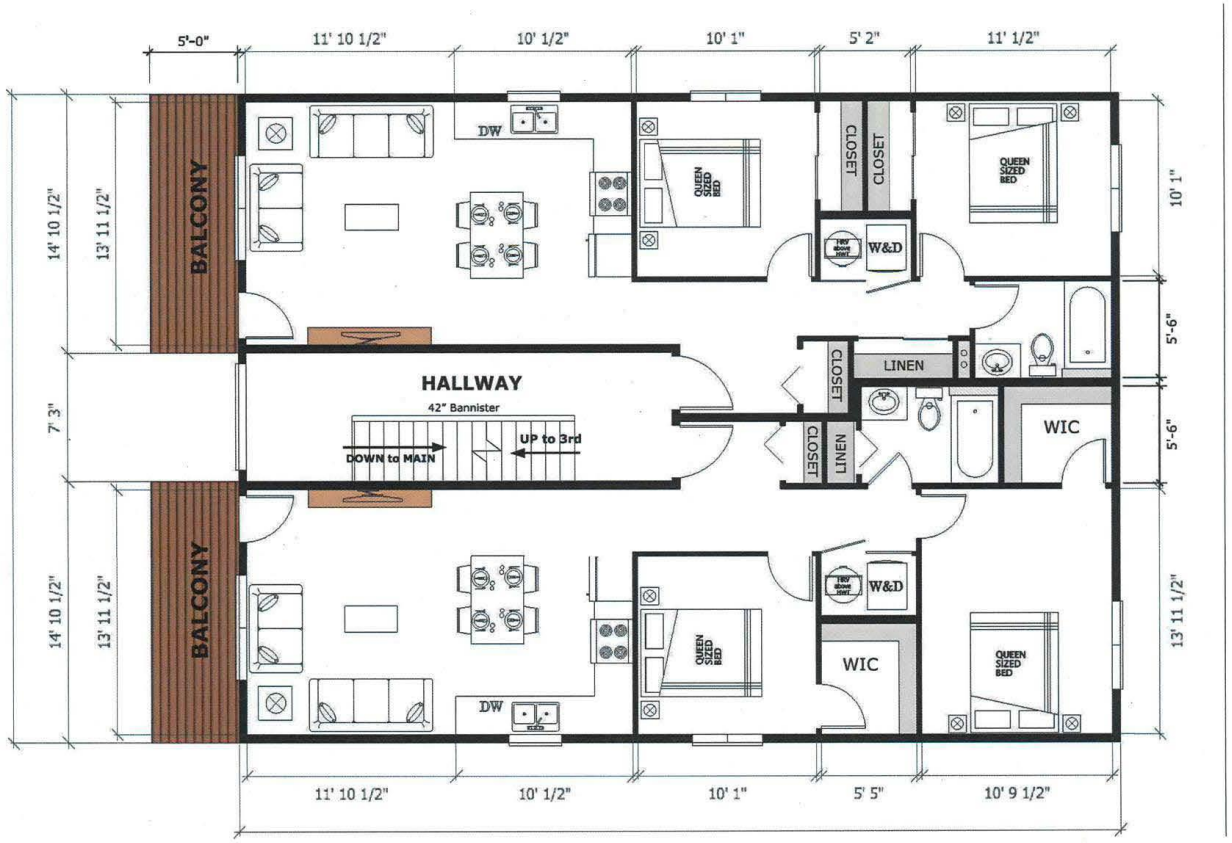
ISSUE DATE: APR 9, 2024

CLIENT /BUILDER: GALAXY CUSTOM HOMES

DRAWN BY: G. GIBBS

DESCRIPTION: MAIN FLOOR PLAN

4



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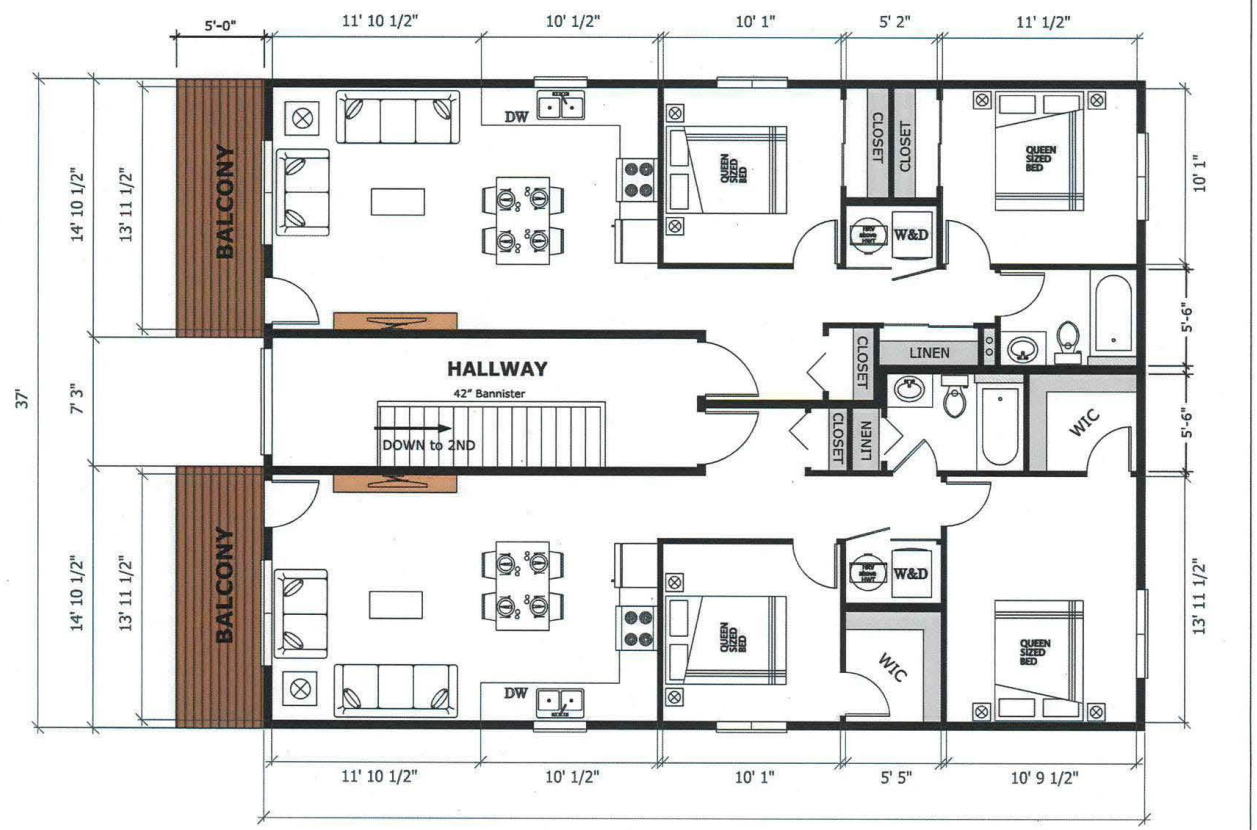
ISSUE DATE: APR 9, 2024

CLIENT /BUILDER: GALAXY CUSTOM HOMES

DRAWN BY: G. GIBBS

DESCRIPTION: 2ND FLOOR PLAN

5



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CLIENT /BUILDER
GALAXY CUSTOM HOMES

DRAWN BY
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DESCRIPTION
3RD FLOOR PLAN

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