Agenda – Council – February 27, 2025

Report – Executive Policy Committee – February 18, 2025

Item No. 8 Subdivision and Rezoning – 22 Granite Way
(Fort Rouge-East Fort Garry Ward)
File DASZ /46/2024

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 18, 2025, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 46/2024 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 Schedule D to this report and as shown on the map dated February 6, 2025, and attached as Schedule B to this report, with such minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule C, the report of the Administrative Coordinating Group, dated December 16, 2024, to the satisfaction of the Director of Planning, Property and Development.

3. That the Downtown Winnipeg Zoning By-law No. 100/2004 be amended by rezoning the subject land to a "C" Character Sector in accordance with the proposed by-law attached as Schedule D to this report and as shown on the map dated February 6, 2025, and attached as Schedule B to this report.

4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development.

5. That in lieu of the dedication of land, the developer shall provide a cash payment representing 10 percent of the Planned Area value of Development Application No. DASZ 46/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with Recommendations 1 and 3 (the "By-law") and bring same directly to Council by way of communication for first reading.

Report – Executive Policy Committee – February 18, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

7. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with Recommendation 1 and has paid the Dedication Fee and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

8. That Development Application No. DASZ 46/2024 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 two 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 two-year period and Council approves the extension.

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

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

11. That the By-law will be repealed without coming into force one year following 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 one-year period and Council approves the extension.

12. That Development Application No. DASZ 46/2024 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 one 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 one-year period and Council approves the extension.

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

Report – Executive Policy Committee – February 18, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 18, 2025, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following new Recommendation 4, and renumbering the remaining recommendations accordingly:

  "4. That prior to the issuance of a development permit, the Public Service be directed to work with the proponent and the Granite Curling Club, to develop an adequate parking plan in order to support the operational sustainability of the Club, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development."

and submitted the matter to Council.

STANDING COMMITTEE:

On February 6, 2025, due to a tie vote, the Standing Policy Committee on Property and Development submitted the matter to Executive Policy Committee without recommendation.

PUBLIC HEARING SUMMARY

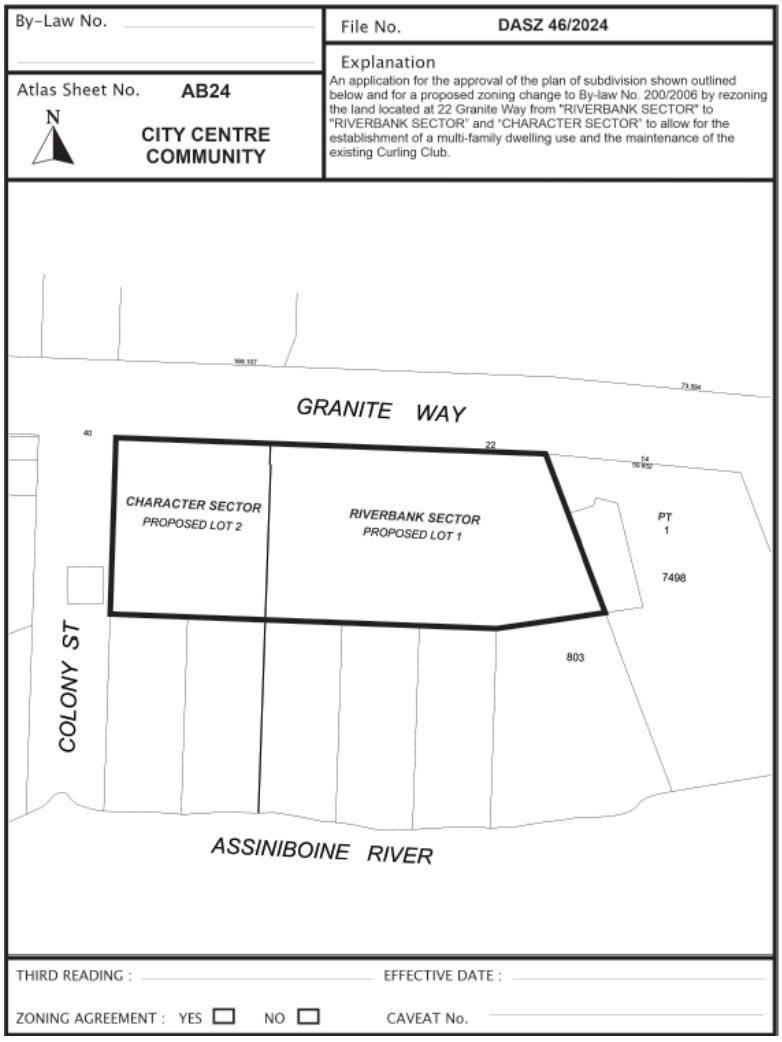
File: DASZ 46/2024

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Santos
Councillor Schreyer
Councillor Wyatt

Public Hearing: February 6, 2025
Council Building, 510 Main Street

Applicant: Richard Mahé
The City of Winnipeg
(Land Enhancement Office)

Subject:



Premises Affected: 22 Granite Way

For submission to: Executive Policy Committee

Prepared by: L. Cowan, Senior Committee Clerk
Standing Policy Committee on Property and Development

Report date: February 6, 2025

Community Committee Recommendation:

Due to a tie vote, the Standing Policy Committee on Property and Development submits the matter to Executive Policy Committee and Council without recommendation.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 985

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

Exhibits Filed:

1. Application dated November 14, 2025
2. Notification of Public Hearing dated January 6, 2025
3. Manitoba Status of Title 3299060/1
4. Letter of authorization dated September 16, 2024 from The City of Winnipeg (Marc Pittet for the Director of Planning, Property and Development) to The City of Winnipeg (Richard Mahe)
5. Map of subject property dated February 7, 2022
6. Plans (2 pages)
7. Report from the Urban Planning Division dated January 2, 2025
8. Inspection Report
9. Communication dated January 28, 2025 from Codi Guenther in support of the application
10. Communication dated January 28, 2025 from Lee Malcolmson in opposition to the application
11. Communication dated January 29, 2025 from Brett Nickol in opposition to the application
12. Communication dated January 29, 2025 from Kat Roberts in support of the application
13. Communication dated February 2, 2025 from Max Schreckenbach in support of the application
14. Communication dated February 2, 2025 from Todd Hamin in opposition to the application
15. Communication dated February 3, 2025 from Brent Balint in support of the application
16. Communication dated February 3, 2025 from Gloria Taylor in support of the application
17. Communication dated February 3, 2025 from Brent Balint in support of the application
18. Communication dated February 3, 2025 from Derek Nieroda in opposition to the application
19. Communication dated February 3, 2025 from Michael R. Siwicki in opposition to the application
20. Communication dated February 3, 2025 from Brad Chute with respect to the application
21. Communication dated February 3, 2025 from Andrew McLaren in support of the application

Exhibits Filed:
(continued)

22. Communication dated February 3, 2025 from Neal McDonald with respect to the application
23. Communication dated February 3, 2025 from Reid Davies in opposition to the application
24. Communication dated February 4, 2025 from John Redekop in opposition to the application
25. Communication dated February 4, 2025 from Matthew Banville in opposition to the application
26. Communication dated February 4, 2025 from Erin Riediger in support of the application
27. Communication dated February 4, 2025 from Andy S. Howe in opposition to the application
28. Communication dated February 4, 2025 from Aaron Pollock in support of the application
29. Communication dated February 4, 2025 from Mark Bemonte in support of the application
30. Communication dated February 4, 2025 from Eric Wiebe in support of the application
31. Communication dated February 4, 2025 from Brenda Hildebrand in opposition to the application
32. Communication dated February 4, 2025 from Derek Hay in opposition to the application
33. Communication dated February 3, 2025 from Dana Proctor in opposition to the application
34. Communication dated February 4, 2025 from David Ellert in support of the application
35. Communication dated February 4, 2025 from Ken Adamson in opposition to the application
36. Petition in opposition to the application purporting to contain 1,066 signatures, submitted by Christian Pierce
37. Communication dated February 4, 2025 from Penny Parsons in opposition to the application
38. Communication dated February 4, 2025 from Mark Jacob Reimer in opposition to the application
39. Communication dated February 4, 2025 from Bruce Peloquin in opposition to the application
40. Communication dated February 4, 2025 from Duncan Alexander Hamilton in opposition to the application
41. Communication dated February 4, 2025 from Bruce and Heidi Birchard in opposition to the application
42. Communication dated February 4, 2025 from Lynn Newell in opposition to the application

Exhibits Filed:
(continued)

43. Communication dated February 4, 2025 from Matthew Schneider in support of the application
44. Communication dated February 4, 2025 from Jennifer Klippenstein in opposition to the application
45. Communication dated February 4, 2025 from Darnell Johnson in opposition to the application
46. Communication dated February 4, 2025 from Mark Spridzans in opposition to the application
47. Communication dated February 4, 2025 from Michelle McFadden in opposition to the application
48. Communication dated February 5, 2025 from Kieran David Stewart Reid in opposition to the application
49. Communication dated February 5, 2025 from Scott Kidd in opposition to the application
50. Communication dated February 5, 2025 from Daniel Leonard in support of the application
51. Communication dated February 5, 2025 from Jamie Campbell in opposition to the application
52. Communication dated February 5, 2025 from Luc Jean Bernard Dauriac in opposition to the application
53. Communication dated February 5, 2025 from Cliff McMillan in opposition to the application
54. Communication dated February 5, 2025 from Eleanor McMillan in opposition to the application
55. Communication dated February 5, 2025 from Rob Pierce in opposition to the application
56. Communication dated February 5, 2025 from Eric Napier Strong in support of the application
57. Communication dated February 5, 2025 from Doug Holmes in opposition to the application
58. Communication dated February 5, 2025 from Corol Dyck in opposition to the application
59. Communication dated February 4, 2025 from J. Warkentin in opposition to the application
60. Communication dated February 5, 2025 from Stefan Hodges in support of the application
61. Communication dated February 5, 2025 from Chantel Mierau in support of the application
62. Communication dated February 5, 2025 from Sigrid Duncan in opposition to the application
63. Communication dated February 5, 2025 from Ciara Okumura in opposition to the application

Exhibits Filed:
(continued)

64. Communication dated February 5, 2025 from John Scott in opposition to the application
65. Communication dated February 5, 2025 from Cindy Tugwell in opposition to the application
66. Communication dated February 5, 2025 from Robert Daudet in support of the application
67. Communication dated February 5, 2025 from Michael Duncan in opposition to the application
68. Communication dated February 5, 2025 from Greg Wilson in opposition to the application
69. Communication dated February 5, 2025 from Sharon Tod in opposition to the application
70. Communication dated February 5, 2025 from Sarah Fedorowich in opposition to the application
71. Communication dated February 6, 2025 from Evan Pritchard in opposition to the application
72. Presentation dated February 6, 2025, in support of the application submitted by the Applicant at the public hearing
73. Communication dated July 10, 2024, in opposition to the application submitted by Christian Pierce at the public hearing
74. Communication dated November 7, 2024, in opposition to the application submitted by Christian Pierce at the public hearing
75. Communication dated February 5, 2025, in opposition to the application submitted by Christian Pierce at the public hearing
76. Communication dated January 17, 2025, in opposition to the application submitted by John Read at the public hearing
77. Communication dated July 10, 2024, in support of the application submitted by Jeremy Read at the public hearing
78. Communication dated February 6, 2025, from Jason Peter Chuback in opposition to the application
79. Recording of Representations

REPRESENTATIONS:

In Support:

Brent Balint
Brent Bellamy
Mark Bemonte
Robert Daudet
David Ellert
Codi Guenther
Stefan Hodges
Jess Klassen
Mike Lennon
Daniel Leonard
Paul Loewen
Christina Maes Nino
Richard Mahe
Lindsey McBain
Andrew McLaren
Sandra Mielitz
Chantel Mierau
Eric Napier Strong
Brian Pincott
Aaron Pollock
Jeremy Read
Erin Riediger
Christopher Rigaux
Kat Roberts
Councillor Sherri Rollins
Matthew Schneider
Max Schreckenbach
Gloria Taylor
Eric Wiebe
River Woods

In Opposition:

David Ablett
Gerri Acorn
Raelyn Adam
Dennis Adams
Ken Adamson
Hammad Afzal
Greg Agopsowicz
Neil Aguilar
James Aiken
Doug Al Kohn
Amalia Albanito
Jim Albanito
Tom Albig
Robert Albo
Xiola Aldrich
William Alford
Siddeek Ali
Derek Allard
Kevin Allum
Rob Amborsky
Garett Ancelin
Ryan Anderson
Cheryl Anderson
Jack Anderson
D. Anton
Richard Antonio
Devin Antymniuk
Paul Armstrong
Jenn Armstrong
Adrienne Au
Wendy Auld
Keith Auld
Sabine Aziaka
Greg Bahrychuk
Blair Bahrychuk
Colin Bahrychuk
Tiffany Baird
Robert Bajno
Seth Bake
Gail Ballantine
Kara Balshaw
Dave Banbenek
Gary Banner
Holly Banner
Matthew Banville
Jeff Baron
Ken Bartel
Olivia Bauch
Ryan Bay
Jonathan Beardsley
Roxanne Beaudette
Marie-Laure Bebine
Martin Beckwith
Frank Bedard
Lisa Bedard
Doug Bedford
Jake Bell
Steven Bell
Jotham Benedicto
Michael Bernardino
E. Julian Beutel
Tyler Bibautt
M Bijl
Marla Bilesla
Bruce Birchard
Heidi Birchard
Bryce Birchard
Sean Birlatt
Alf Blaich
Odette Blanvroort
David Boguski
Keith Bolland
Don Bonner
Sergio Borgos
Alex Bouchard
Annette Bouchard
Bob Boughey
Michelle Boulet
John Boutang
B Bowman
Laurence Brandt
Charnkamal Brar
Charn Brar
Casey Braun

REPRESENTATIONS (continued):

In Opposition (continued):

Brett Breyfogle
Allen Bristow
Loreleen Britton
Barbara Bromilow
Darlene Brommr
Charles Brown
Lindsey Brown
Barry Brown
Aaron Brown
Linda Brown
Doug Brownridge
Anthony Bruneau-Cormier
Rylie Buchalter
Bryan Buchalter
Ken Buchanan
Michelle Buchanan
April Buenviaje
Gary Buffie
Terry Burgeyne
Kelly Burnett
Cathy Burtnack
Bruce Burton
Sally Buss
Darcie Buxton
Lisa Byron
Don Cairns
Jamie Campbell
Ian Campbell
Barry Campbell
Darrell Campbell
Andrea Campton
Henry Canes
Maryanne Capek
David Cappel
Mark Carlson
Renee Caron
Tyler Carr
Sandra Carson
Pat Carson
Heather Carson
Don Cates
Angelo Cavalas
Frank Cazzorla
Al Chalk
Kevin Chamagua
Bruce J. Chapman
Daniel Chartrand
Amanda Chau
Tim Chevrier
Jason Peter Chuback
Jacqueline Ann Chudley
Carter Reece Chudley
Melissa Chung-Mowat
Grant Churchill
Darrell Clague
Bo Clark
Leroy Clarke
Tom Claspla
Darcy Clendenen
Lise Comte
Julie Comte
Lionel Conan
Kirk Cook
Glen Cook
Gary Cook
Joe Cool
Mathieu Cooney
Tammie Copple
Ryan Corbett
Sally Corby
Karen Costello
Brian Cougklid
Maurice Courcelles
Debby Coutts
Mike Coutts
S. Cranston
Brad Croft
Daniel Csatari
Ryan Cullen
Barb Cullen
Ted Cullen
Colleen Currie
Victoria Currie
Lidia Curtis
Robert Cuthbert
Jane Czuboka
Tiffany Daciuk
Justin Dalmann
Marshall Dana
Dennis Dart
Luc Jean Bernard Dauriac
Luc Dauriac
Stephanie Dauriac
Reid Davies
Kiefer Davies
Lauren Davis
Maggie Degagne
Jacquie Delaney
Monique Delgallo
Brian DeRiviere
Susan Desender
Jamie Desjarlais
Audrey Despins
Blair Despins
Shaleen Despins
Donna Despins
Calum Desrochers
Jay Detoort
Billy Dick
Caroline Dixon
Brian Donak
Lori Donato
Amanda Donnelly
Dan Dott
Nathan Douglas
Michael Dow
Barb Downes
Richard Drabyk
Paul Dueck
Lyndsey Dueck
Eric Duguid
Michael R. Duncan
Sigrid Duncan
Michael Duncan
Christiane Dunia
Alasdair Dunlop

REPRESENTATIONS (continued):

In Opposition (continued):

Dean Dunstone
Darlene Dupuis
Doug Durnin
Dylan Dutiaume
Liam Dutiaume
Corol Dyck
Harry Dyck
Jack Dyck
Daryl Dyck
Ross Eagleton
Calvin Ed
Alixe Edwards
Neil Einarson
Brenda Elias
Eden Elliott
Lawrence Elliott
Russel Enns
Ross Enokson
Graham Epp
Stefan Epp-Koop
Rob Erickson
Dan Erickson
Tara Everald
Tom Ewert
Kevin Exell
Les Fabo
Abbie Falon
Gina Falsarella
Fred Faran
Wanda Farian
Ken Faulder
Sarah Fedorowich
Val Fehr
Wilma Fehr
Susan Fennell
Craig Ferens
Chris Ferguson
Mercedes Fillion
Patrick Fillion
Charles Fillion
W.M. Findlater
Heather Finlay
Bill Finlay
Matt Finlay
Brittany Finlayson
Dave Fisher
Jim Fisher
Caitlin Fitzgerald
Walter Flett
Peter Flynn
Barry Fogg
Andy Fogg
Methew Fogg
Melanie Fogg
Stuart Fogg
S Forseng
Diane Fournier
Diane Fowler
Dana Fox
Mark Franklin
Matt Franks
Cheryl Franz
Ed Fread
Jason Fredette
Brian Fredricks
David Friesen
Selena Friesen
Tyler Friesen
Kayli Frovich
Georgie Ann Frye
Deb Funk
Rick Furney
Colin Gallagher
Melodie Garing
Ron Gauthier
Jacques Gauthier
Bailey Gautier
Lorraine Gendre
Judy George
Wes Gill
Rick Gill
Megan Gillespie
Sally Gillet
Kevin Gilmour
Erica Gilmour
Tyler Givan
Jim Glenn
Elizabeth Gonzales
Ron Goriak
Barry Gorlick
Gus Gottfried
Kent Gower
Elizabeth Grace
Sherri Grandmont
Gail Granger
David Grant
Jim Grant
Sean Grassie
Tyson Grassing
Michael Gravenor
Michael Gravenor
Michael Gravenor
James Green
Joan Greenlay
Grant Griffilk
Gary Gumprich
Lance Gussie
Luanne Hagyard
Lisa Halket
Ian Halket
Mark Hall
Duncan Alexander Hamilton
Ken Hamilton
Duncan Hamilton
George Hamilton
Todd Hamin
Natalie Hamm
Greg Hammond
Eileen Hamrlik
Grant Hamrlik
Jon Hanel
Ernie Hansen
Guy Hansen
Richard Hansen
Shelley Hansen

REPRESENTATIONS (continued):

In Opposition (continued):

Muriel Hanson
Chris Hanuschuk
Sabrina Harding
Jason Hare
Les Harley
Janos Harris
Judy Harrison
Hayley Haufek
Richard Hawkins
Tara Hawlay
Dani Hawryluk
Tim Hawryluk
Brandon Hawthorne
Jamie Hay
Debbie Hay
Derek Hay
Tara Hayes
Diane Hayward
Andrew Hector
Brad Hemeryck
John Heminger
Jessi Henderson
Lindsay Henderson
Don Henry
Bryan Herder
Melissa Herrick
Jason Hiebert
Ken Hilash
Brenda Hildebrand
Weldon Hildebrandt
Murray Hill
Ashley Hinther
Ken Hodges
Candace Hodgins
Bill Hoffer
Doug Holmes
Georgia Holmes
Adrian Honish
Brenden Hope
Kristen Hordyk
Katrina Hotel
Dan Hotel
Mathew Hottmann
Andy S. Howe
Jane Howe
Sheri Huetter
Loretta Humeniuk
Roon Hunker
Tom Hunt
Terry Hunter
Dennise Husler
Stephen Hutchings
Tuou Huyuk
Gillian Hyra
Joel Ingram
Shawne Ireland
Wade Ireland
Alice Ireland
Kathy Isaac
Craig Isenor
D. RM Jackson
Emilie Jackson
Darrell Jacques
Cindy Jacques
Mark James
Sunmandeep Janoo
Emily Janssens
Ken Janssens
Jake Jason
Noah Jeffers
Carolyn Jefferson
Robert C. Jenion
Coryn Jenion
Teresa Jenkins
Marina Jewell
Darnell Johnson
Wayne Johnson
Bob Johnson
Lloyd Johnson
Jim Johnson
Jordan Johnson
Connor Johnson
Jacquie Johnson-Weight
Lise Johnston
Keely Jones
Dolores Jones
Mike Jones
Kyle Joseph
Judy Kackowski
Brian Kaleta
Joanne Kaletzke
EJ Kaminski
Mitch Kaminsky
David Kammerlock
Rory Kaneski
Joanne Kapelus
Andrew Kaplan
Patty Kelch
Gail Kell
Bob Kellington
Andrew Kendel
Kristel Kereluk-Schnell
Eric Khantsa
Scott Kidd
Bruce Kidd
Clyde Kindzierski
Joanne King
Tavis King
Amanda Kinnell
Travis Kirkness
Steven Klapprat
Jennifer Klippenstein
Kevin Klippenstein
Bill Kluchnik
Karen Klym
Larry Knowles
Jay Knysh
Eric Knysh
Nathan Koderhe
Glen Kolida
Travis Kondratuk
Shawna Kondratuk
Derek Koop
Ann Koop Hunsberger
Dallas Kornelsen
Joel Kosa

REPRESENTATIONS (continued):

In Opposition (continued):

Debra Kosano
Matt Kowalchuk
Jenny Kowalson
Hunter Krahn
Andrew Krahn
Brock Kramble
David Krause
Jason Kressock
Eric Krievans
Ron Ksionzyk
Carl Kummen
M Kuruluk
Brian Kushner
Ellie Kynman
Tom Kynman
Meghan Lagardi
Eileen Lagardi
Ted Laing
Mary Lakados
Annette Landry
Steve Lang
L Langlois
Guy Langlois
Del Lapointe
Hilda Larson
Tom Larvey
James Lasko
Raymond Lasore
Nicole LaSpina
Sara Lauman
Mikayla Laurencelle
Eva Lavallee
Denis Lavallee
Christiane Lavancelle
Mark Lawson
Abbey Lawton
Sean Lawton
Michelle Lawton
Jessica Lecuyer
Erick Lee
Ingrid Lee
Ron Lent
John Leperre
Don Lepper
Annick Lesage
Christine Lesage
Estelle Lesage
Chantal Lesage
Noel Lesage
Brenda Lesiuk
Bernard Lesk
Jocelyn Leslie
Amelie Letteiget
Kim Letteiget
Tom Lewis
Qianwen Liang
Graeme Lieb
Eric Lister
Alan Livingstone
Larry Livingstone
Liasan Llewellyn
Michael Loeppky
Richard Loeppky
Ron Long
Trevor Loreth
Ryan Lowdon
Josh Loyozur
Jennifer Lucas
Sheldon Lucier
Kyle Lueck
Sharon Luhowy
Robert Lussier
Keer Lussier
Chantal Lussier
Carl Lutz
William Lyburn
Mikaylah Lyburn
E. MacCuish
Don MacDonell
Grant MacDougall
Roger Mack
Gord Mackay
Arlene Macleod
Cheryl MacMillan
John Macpherson
David MacRae
Jaysin Magnifico
Greg Magnus
Norm Magnusson
Shawn Magnusson
Ian Mahon
Mike Mahon
Leon Majcher
Lee Malcolmson
Jennifer Mallette
Blaine Malo
Levis Malo
Bill Mamchuk
Pedja Mamzic
Alycia Manchuenko
Kevin Mandarino
Barry Mandyk
Frank Manicone
Janice Marchant
Sam Marcotte
Scott Markham
Matt Martens
Matt Martin
Cheryl Martinez
Frank Martinez
Russell Maskus
Shane Masters
Melissa Mathew
Greg Matter
Greg Mayberry
Darlene Maywood
Alan Mazur
Denise McCabe
Preston McCaffrey
Mike McCaffrey
Gail McCamis
Bonnie McCann
Brent McCannell
Bob McCorrister
Sean McCreary
Alex McCuaig

REPRESENTATIONS (continued):

In Opposition (continued):

Theresa McDonald
Marvin McDonald
James McEachearn
Donna McEachearn
Carol McEwen
Bryce McEwen
Michelle McFadden
Ross McFadyen
John McFarlane
Bruce McFarlane
Greg McGibbon
Eric McGillivray
Kathryn McGonigal
Jim McGregor
Rebecca McKie
Nickie McKim
J McLachlan
Robert McLellan
Derek McLennan
Rod McLeod
Scott McLeod
Darlyn McLeod
Andy McMaster
Cliff McMillan
Eleanor McMillan
Ron McMillan
Cathy McMillan
Robert McNaughton
Shelby McNish
Susan McRae
Rhonda McSheffrey
Leonard McWilliam
Patty Medd
Kelsey Meger
Val Mennie
Bill Menzies
Kimberly Merasty
Emma Mercer
Shannon Mercier
Barry Meyer
Lisa Meyer
Nick Meyer
Brenda Michel
Gerry Miller
Don Miller
Rob Miln
Nigel Milnes
Terry Moor
Glen Moor
Sharon Moore
Sean Morantz
Rick Morator
Angela Morelli
Marlene Mori
Marc Morissete
Melanie Morris
Kent Mulholland
Greg Mulligan
Charles Mulvema
Sarah Murray
Cory Naharnie
Jill Napper
Adam Natalukd
Barry Nawolski
Khati Nawolski
Evan Nedialthon
Michael Nelson
David Newcombe
Phil Newdorf
Lynn Newell
Mardie Newton
Brian Nichol
Brett Nicholls
Brett Nickol
Robin Nielson
Derek Nieroda
Dan Nighswander
John Norget
Grant Norman
Christina O'Connor
Ray Offman
Cecilia O'Flaherty
Brant Ohryn
Ciara Okumura
Keith Olsen
Deanna Olszewski
Brooklyn Onagi
Ken Onagi
Steven Orbanski
Mike Ormande
Ryan Ostrowsky
Garnet Ottenbreit
Gerald Ouellette
Paul Owens
Cam Owens
Jeff Palson
Riwaynz Paquin
Jeff Parker
Lynnea Parker
Keith Parker
Paula Parks
Catherine Parnetta-Olsen
Penny Parsons
Luke Pasalcko
Trevor Pascal
C. Pattle
Ashley Pauls
Leons Pauls
Ed Pauls
Meghan Pavlick
Gord Pazerniuk
Theresa Pazerniuk
Andrew Peck
Joycelyn Pele
Bruce Peloquin
Jean Peloquin
Wes Penner
Pat Pennycook
Shannon Peppard
Sean Perkins
Chris Peters
Daniel Peters
Katie Peterson
Jonah Peterson
Bob Petri
Kyle Petss

REPRESENTATIONS (continued):

In Opposition (continued):

Blair Philpott
Christian Pierce
Rob Pierce
Guy Pilson
Adam Pimentel
Phil Pines
Susan Place
Alexa Plishka
Nick Polischuk
Brock Pollard
Brent Poole
Bob Poole
Jackson Popple
Danielle Postlethwaite
Megan Pratt
Tom Price
Suzanne Pringle
Evan Pritchard
Darren Pritchard
Dana Proctor
Bonnie Procyshyn
John Prodaniuk
Garrett Provis
Tony Purr
Max Qually
Michelle Queau
Khandaker Rahman
Alanna Ramsay
Marly Ramsey
Thelma Randall
Rosemarie Ratfelder
Robbie Raussete
Trish Rea
John Read
Al Rear
John Redekop
Duane Reder
Dennis Reder
Stephanie Regio
Ingrid Reid
Sean Reid
Kieran David Stewart Reid
Gord Reid
Chantelle Reid
Bill Reid
Dorothy Reid
Mark Jacob Reimer
D Reimer
E Reimer
Kirsten Reimer
Kristen Reimer
Mark Reimer
Garth Reimer
Jake Rempel
Doug Rempell
Kevin Rettig
Mark Ribgy
Nicolas Richard
Jack Richards
Dave Rinfoul
Kathryn Ritchot
Norm Rivard
Marcel Rivard
Dave Robertson
Bobby Robidaux
Luke Robins
Terry Robinson
Valerie Rochon
Russ Romaniuk
Mitchell Rosenfelt
Brian Ross
Michael Rurek
Anne Russell
L Russell
Hailey Ryan
Jeff Ryan
Karen Sadler
Jeff Sadler
Sylvie Saltel Lawrie
Perry Samagalski
Kali Samagalski
Michelle Samagalski
Carolyn Samborski
Dan Sandberl
Patty Sanders
Sarah Jane Sass
Jaime Satardin
Don Sawatzky
Todd Sawatzky
Peter Sawatzky
Dale Sawchylk
Colleen Saydak
Bob Scales
Jim Scharf
Cathy Scharf
Bev Schick
Lisa Schouter
Lanny Schroeder
John Scott
Matthew Scott
Norm Scott
Bruce Scott
Luba Scott
Johnny Scott
Gerry Searcy
Jon Seguire
Richard Selch
Brenda Semenko
Guy Senecal
Charlie Senecal
Lorne Seneshen
Dave Sesak
Joanna Seys
Brian Sharpe
Bill Sharpe
Justin Shaym
Seth Sheiffer
Trionne Shell
Denise Shepis
James Shiells
Colin Shiells
Stu Shiells
Art Shorey
Jill Short
Jennifer Siemens
Mitchell Siemens

REPRESENTATIONS (continued):

In Opposition (continued):

Sandra Sigurdson
Bob Sims
Jayne Sims
Wayne Sitter
Linda Sitter
Michael R. Siwicki
Tony Sklar
Kellie Slobodian
Jody Smart
Winston Smith
Shirley Smith
Joanne Smith
Rick Smith
Laura Smith
Blair Smith
Dillon Smith
Tyson Smith
Justin Solar
Dan Sonmer
Suzanne Soulodre
Erin Sourisseau
Stephanie Sousa
Don Sparling
Jason Specht
Mark Spridzans
Devin Springer
Robert Sproule
R Sproule
Beverley Squair
Paul St. Germain
Sally St. Germain
Sally St.Germain
Joe Stasko
Kevin Stefenson
Sam Stenfell
Jack Steski
Luke Steski
Glen Stewart
Murray Still
Keith Stoesz
Garth Stone
Meagan Strome
Stan Struthers
Hannah Suss
Brianne Suss
Justan Suss
Ed Suzuki
Barry Swain
Ralph Swanson
Rick Sweeney
Ray Swiderek
Dennis Sworyk
Russ Tallman
Scott Tallon
Ciara Tanasychuk
Andre Tardiff
Donna Tarr
Jaclyn Taylor
Daniel Byron Teichroew
Angela Teichroew
Lillian Tendies
Danica Tetrault
David Thomas
Ken Thomas
Maureen Thomas
Derek Thompson
Breanne Thomson
Ron Tichon
Corey Tkach
Sharon Tod
Laurie Toffan
Taylor Toffan
Jane Toffan-Turnbull
Marina Topnik
Andre Touchette
Elhadj D Tratore
Rexie Trembath
Joe Trozzo
Brennan Trueman
Julie Trytek
Cindy Tugwell
Gabrielle Turenne
Reginald Vaughn Turnbull
Erica Turnbull
Reg Turnbull
John Turner
Amanda Turowski
Sonia Udod
Vincent Unrau
Dianne Van Den Bosch
Jannelle Van Den Bosch
Suzanne Van Wyk
Quinton Vander Au
Alec Vandersteen
Alexandre Vaquiero
Lisa Vasko
Jordan Vedle
Donna Vendramelli
Loris Vendranelli
Ruth Vezeau
Stefanie Vieira
Herb Vielhaber
James Vincent
Peter Waite
Ryan Waldner
Gary Walker
Diane Walker
Jaret Walker
Eric Walli
Al Wander
J. Warkentin
Martin Warner
Kirby Watson
Jim Watting
Johnson Watts
Sharon Wazna
Ryan Werbicki
Marian Whalen
Brian Whalen
Allan Whicker
Warren Whittaker
Cephar Wiche
Scott Wichenko
Kyle Wiebe
Gerald Wiens
Nichola Wigle

REPRESENTATIONS (continued):

In Opposition (continued):

Jeff Wigle
Liam Wigle
Courtney Wiles
Tim Will
Ian Willows
Greg Wilson
Graham Wilson
Wayne Winser
Jay Wittrowski
David Wolanin
Don Woodstock
Dan Wuerch
Horst Wuerfel
Carolyn Wyche
C. Wynn
Lisa Yagi
Kathy Yates
G. Young
Sheldon Zacharias
Darcy Zaporzan
Byron Zehr
Greg Ziemanski

For Information:

Brad Chute
Justin Dallmann
Neal McDonald

For the City:

H. Borys, Director, Planning, Property and Development Department
Dan Iskierski, Planner, Planning, Property and Development Department
J. Kiernan, Implementation Coordinator, Chief Administrative Office
K. Kliewer, Senior Planner, Planning, Property and Development Department
J. Kuczera, Real Estate Administrator, Planning, Property and Development Department
M. Pittet, Deputy Chief Administrative Officer
J. Veitch, Manager of Urban Design, Planning, Property and Development Department

Exhibit “7” referred to in File DASZ 46/2024

ADMINISTRATIVE REPORT

Title: DASZ 46/24 – 22 Granite Way – Public Hearing

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	J. Veitch (Acting)	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

This report addresses the subdivision and rezoning of the City-owned property at 22 Granite Way (Granite Curling Club) in Winnipeg. The proposal involves subdividing the land into two parcels; Lot 1 would retain the existing zoning ("R" Riverbank Sector) and would continue to operate as the Granite Curling Club and its eastern surface parking lot. Lot 2, the western surface parking lot, would be rezoned to be the "C" Character Sector. The intention is to facilitate the development of affordable housing on Lot 2, aligning with the goals of the Housing Accelerator Fund (HAF) and the City's strategic plans for Downtown development and intensification. More information is provided in Schedule A, Planning Discussion.

The proposed development supports the City's objectives of increasing residential density Downtown, utilizing existing infrastructure, and providing a mix of housing options. It aligns with the *OurWinnipeg 2045 Complete Communities Direction Strategy 2.0*, and *CentrePlan 2050* policies, which emphasize sustainable growth, strategic intensification, and the creation of complete communities.

The applicant has been in conversations with Granite Curling Club about this application impacting the City-owned parking lot, and about the City’s initiative to repurpose the land for affordable housing. In response to parking concerns for Club members, the applicant has engaged with Canada Life across the street about a potential parking arrangement with the curling club.

The report recommends approval of the subdivision and rezoning, subject to the full set of recommendations listed below, to ensure the development meets the City's planning and development standards.

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 46/2024 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 Schedule D to this report and as shown on the map dated February 6, 2025, and attached as Schedule B to this report, with such minor changes as may be required.

2. That the Developer shall meet all terms and conditions as outlined in Schedule C, the report of the Administrative Coordinating Group, dated December 16, 2024, to the satisfaction of the Director of Planning, Property and Development.

3. That the Downtown Winnipeg Zoning By-law No. 100/2004 be amended by rezoning the subject land to a “C” Character Sector in accordance with the proposed by-law attached as Appendix A to this report and as shown on the map dated February 6, 2025, and attached as Schedule B to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment representing 10 percent of the Planned Area value of Development Application No. DASZ 46/2024 (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 46/2024 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 two 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 two-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 one year following 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 one-year period and Council approves the extension.

11. That Development Application No. DASZ 46/2024 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 one 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 one-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.

REASON FOR THE REPORT

An application has been received from the City of Winnipeg's Land Enhancement Office to subdivide and rezone land at 22 Granite Way. The Development Procedures By-Law (104/2020) specifies that the required public hearings shall be heard by the designated committee, which is the Standing Policy Committee on Property and Development.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in, the subject site will be subdivided and rezoned consistent with the map provided in Schedule B of this report. There are no direct financial implications to the recommendations of this report.

BACKGROUND

On November 23, 2023, Council adopted a motion to support the Housing Accelerator Fund (HAF) application to the Federal Government, which included provisions to create a Land Enhancement Office under the direction of the HAF Manager. This office would identify surplus City-owned land that could be leased or sold to affordable housing developers/providers and, if required, prepare the land in terms of ensuring it is properly subdivided and/or zoned to facilitate future development.

On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation ("CMHC"), entered into an agreement with The City of Winnipeg (the "City") for $122.4 million in federal funding from the HAF. This funding is based on the City achieving 3,166 net new building permitted housing units and 14,101 in total (including 10,935 units projected to be permitted without HAF) over the next three years. One of the key actions in the

HAF application was the creation of the Land Enhancement Office. The office's mandate is to support the development of affordable, supportive, and mixed-income housing on City-owned land. This initiative focuses on making land available to non-profit, supportive, and Indigenous housing providers to create affordable housing. The office has been created to identify, acquire, consolidate, and rezone sites for higher-density residential development.

On September 26, 2024, Council approved CentrePlan 2050 as a secondary plan by-law. CentrePlan 2050 contains direction related to overall Downtown development, and includes an action item related to development of the surface parking lot to the west of the Granite Curling Club.

On September 26, 2024 Council delegated authority to the Chief Administrative Officer to declare a number of City-owned properties, including 22 Granite Way, as surplus in support of affordable housing development.

The subject rezoning application is being brought forward for Council's consideration in order to prepare the subject land for sale or lease to create housing, including affordable units. More information is provided in Schedule A, Planning Discussion.

FINANCIAL IMPACT

Financial Impact Statement

Date: December 30, 2024

Project Name:

DASZ 46/24 – 22 Granite Way – Public Hearing

COMMENTS:

While payment of subdivision and rezoning fees and cash-in-lieu of land dedication will be payable, given that the City is the applicant, said payments will be in the form of transfers of funds within the City of Winnipeg organization. As such, there are no financial implications associated with this report.

Mike McGinn Dec. 30, 2024
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

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

- 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.

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

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

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 health food, daily needs, employment, education, recreation, and green infrastructure.

Applicable Policies for Downtown

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.15 Transformative Areas

- Designate Downtown, Corridors, Mixed Use Centres, Major Redevelopment Sites and New Communities as Transformative Areas within the Urban Structure in Complete Communities, representing lands that provide the best opportunities to accommodate significant growth and change.

6.17 Downtown Economic Investment

- Support development that reflects the Downtown's designation as a Transformative Area and preeminent complete community, as detailed in Complete Communities.

6.18 Downtown Economic Investment

- Facilitate the intensification of Downtown commercial and office uses, innovation, and local enterprises that promote the Downtown as a primary location for economic activity.

6.19 Downtown Economic Investment

- Facilitate the intensification of Downtown residential development that supports the diversity of housing needs, and builds on the character of existing Downtown districts and destinations.

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 the proposed subdivision and rezoning would enable the City to lease or sell the land to an affordable housing developer so as to provide affordable housing as per the criteria set out by CMHC or the Province of Manitoba.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Dan Iskierski, RPP
Date: January 2, 2025
File No: DASZ 46/2024

List of Schedules and Attachments

1. Schedule A — Planning Discussion
2. Schedule B — File No. DASZ 46/2024 Standing Policy Committee, dated February 6, 2025
3. Schedule C — Report of the Administrative Working Group – December 16, 2024
4. Schedule D — Proposed By-law

SCHEDULE A

DATE: December 18, 2024

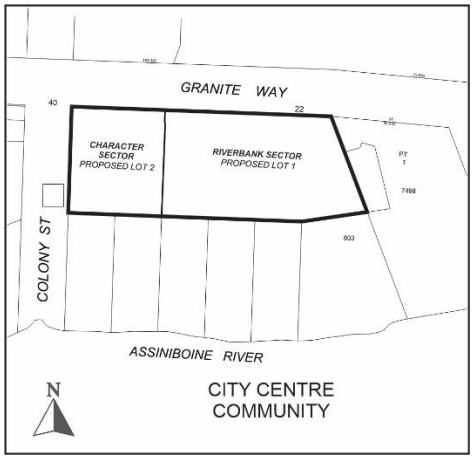
FILE: **DASZ 46/2024**

COMMUNITY: Downtown

NEIGHBOURHOOD #: 1.66 – Legislature

SUBJECT: An application for consideration at the public hearing to subdivide the property with one parcel to remain “R” Riverbank Sector and the newly created parcel to be rezoned to “C” Character Sector.

LOCATION: 22 Granite Way (see map below)



APPLICANT: Richard Mahe
Land Enhancement Office
City of Winnipeg

OWNER: City of Winnipeg

RECOMMENDATION: Approval with Conditions

PLANNING DISCUSSION

SITE DESCRIPTION

The subject property is located east of the most southern portion of Colony Street on the south side of Granite Way with a total frontage of 366.83 feet (111.81 metres) and area of 59,214 square feet (5501.16 square meters). The property is within the Riverbank Sector of the Downtown Winnipeg Zoning By-law 100/2004.

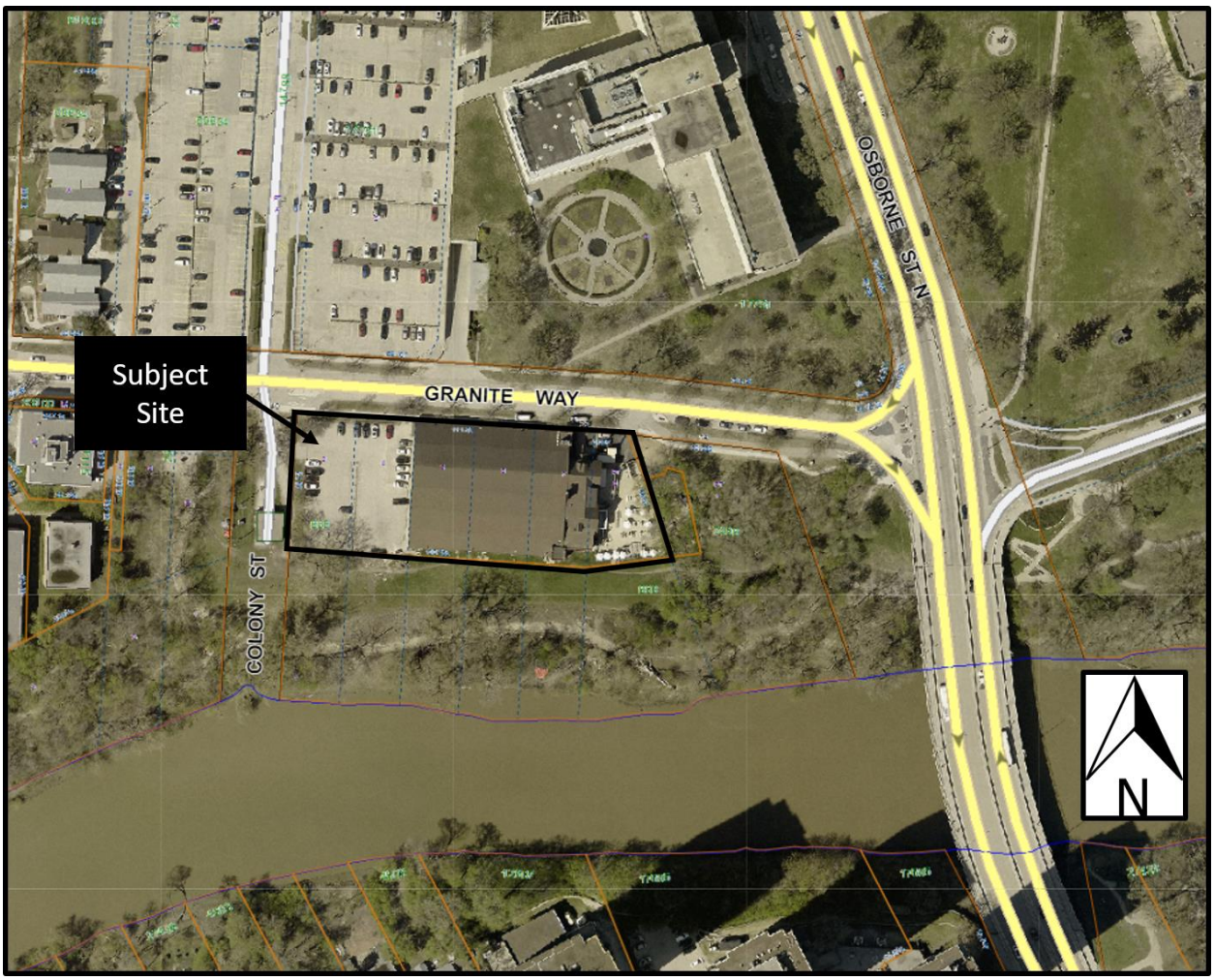


Figure 1: Aerial photo of subject site and surrounding area *(flown 2021).*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Granite Way then commercial uses zoned “C” Character Sector.

South: Parkland, including an active transportation pathway, zoned “R” Riverbank Sector.

East: Parkland zoned “R” Riverbank Sector then Osborne Street

West: Colony Street then parkland zoned “R” Riverbank Sector and multi-family housing outside the Downtown plan area zoned “RMF-M” Residential Multi-Family Medium District.

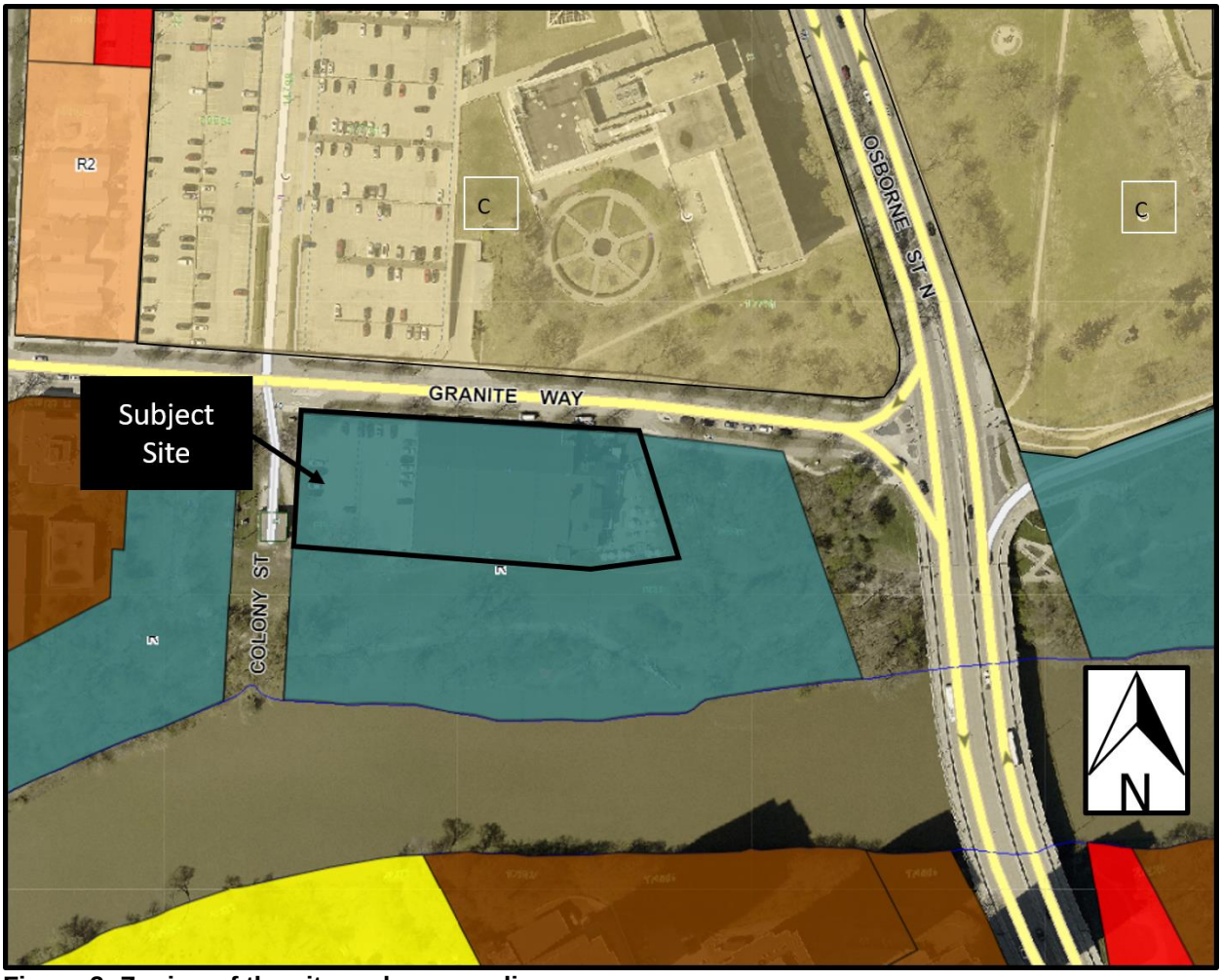


Figure 2: Zoning of the site and surrounding area.

NATURE OF APPLICATION

Subdivide the subject property into two parcels, Lot 1 and Lot 2 with Lot 2 being rezoned to the Character Sector Zoning District to support a multi-family development and the residual parcel, Lot 1 to remain Riverbank Sector for the continued operation of the Granite Curling Club and associated surface parking.

The two parcels will be as follows:

Proposed Lot 1: 39,390.4 square feet (0.904 acres) Riverbank Sector
Proposed Lot 2: 19,823.6 square feet (0.455 acres) Character Sector

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

Section B1. General Growth

Goal 2 - Encourage strategic intensification.

Setting an intensification target

2.1 Aim for a minimum of 50% of all new dwelling units to be located in the intensification target area.

2.2 Aim to establish a minimum of 350 new dwelling units per year in the Downtown each year until 2030, and 500 dwelling units per year after 2030.

Section C1. Downtown

Goal 2 - Reinforce downtown as the primary focus for economic activity through residential, commercial, and office intensification.

Vacant and underutilized properties

2.2 Facilitate the redevelopment of vacant or underutilized properties, such as surface parking lots, to support increased residential and mixed-use development, when servicing allows, to achieve a sustainable, inclusive and vibrant Downtown.

Goal 4 - Ensure land use decisions reduce the impact of automobile use to enhance the pedestrian experience Downtown.

Strategic surface parking

4.1 Reduce the number of surface parking lots Downtown, and discourage the creation and expansion of standalone surface parking lots, particularly in areas with high pedestrian activity, in accordance with the Downtown Parking Strategy.

Goal 5 - Facilitate an amenity-rich, enjoyable, and beautiful urban environment that contributes to a high quality of life, to reflect Downtown's importance as the city's preeminent complete community.

Supporting residential growth

5.1 Encourage development with uses and amenities that support the Downtown residential population.

CentrePlan 2050

1.1 Goal: Embrace and elevate Downtown's unique neighbourhoods and districts.

Legislature and University of Winnipeg

1.1.20 Explore the feasibility of redeveloping the surface parking lot next to the Granite Curling Club to include both market and non-market housing that supports club operations and/or building maintenance.

1.2 Goal: Play a leadership role in Downtown housing

1.2.11 Help non-market and Indigenous housing providers overcome hurdles to developing adaptable no-barrier, transitional, supportive, and social housing. This could include assistance with Downtown land or building assembly, streamlining development and permitting processes, and/or development incentives.

3.2 Goal: Ensure public spaces meet needs of a growing residential population

3.2.8 The City shall look for opportunities (including existing rights of way, surface parking lots, derelict properties, and land acquisition) to develop new parks.

The subject proposal aligns with the above housing and neighbourhood policies for Downtown for the following reasons:

- Enabling housing on this site will help achieve residential intensification targets;
- The subdivision and rezoning specifically relates to *CentrePlan 2050*'s intent to redevelop the surface parking lot to the west of the Granite Curling Club;
- Ensuring affordable housing options are integrated into the development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- Any development will better utilize existing infrastructure including the street network, public transit, water and wastewater service capacity and city services such as library and recreation; and
- Zoning that permits higher density housing is compatible with the surrounding context, which includes a mixture of housing types with higher residential densities.

The proposal also aligns with Housing Accelerator Fund (HAF) goals to increase housing availability (including affordable units), with a focus on Downtown, as well as the Land Enhancement Office's mandate to support the development of affordable, supportive, and mixed-income housing on City-owned land.

While the application does not advance applicable policies related to public space and riverbank acquisition, it is noted that this is an area with significant open space with Mostyn Park, Memorial Park and the Legislature grounds. The site is a transitional location between downtown and the West Broadway Neighbourhood and housing will provide a 24 hour presence to enhance area safety and vibrancy. If the site were to remain "R" Riverbank sector, it is unlikely it would ever become public park space, but instead would remain as a substandard surface parking lot.

The applicant has been in conversations with Granite Curling Club about this application impacting the city-owned parking lot, and about the City's initiative to repurpose the land for affordable housing. In response to parking concerns for Club members, the applicant has engaged with Canada Life about a potential parking arrangement with the curling club. the existing surface parking lot to the east of the Granite Curling Club with approximately 20 stalls will continue to provide parking for the Curling Club users. There is also potential for a parking arrangement to be made with the curling club on the site of the new development.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

“R” Riverbank Sector is intended primarily for the use and enjoyment of the public with uses supportive of and accessory to continuous linear parkway and public gathering nodes being encouraged. This sector permits public or private development that is integrated with the functions of public space, such as accessory restaurants, retail, or services. It also accommodates public recreation and entertainment uses such as recreation centres, performance venues, galleries or museums.

“C” Character Sector is intended to encourage a compatible, fine-grained mix of uses rather than a separation of uses in these diverse areas. The built form is key in this sector, more specifically for this site, relating to the monumental Tyndall Stone buildings near the Legislative Buildings. This sector permits residential development and the maximum building height is limited to 100 feet.

Given the surrounding context of lower rise buildings with historical significance and adjacency to the West Broadway Neighbourhood which is outside the downtown boundaries, the “C” Character Sector is the most appropriate zoning district for Proposed Lot 2 to enable the sale or lease to an affordable housing developer for the purpose of developing the site for housing, including the provision of affordable units.

RECOMMENDATION
The Urban Planning and Design Division recommends **approval** for the following reasons:

- The subject subdivision and rezoning will result in the establishment of a multi-family residential development that is consistent with policies in *OurWinnipeg 2045, Complete Communities Direction Strategy 2.0* and *CentrePlan 2050*.
- The subject subdivision and rezoning of key City owned lands for the development of multi-family housing including an affordable housing component is part of the Council adopted Housing Accelerator Fund Application and mandate.
- The proposed development will increase residential density in the neighbourhood, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected, amenity rich mature neighbourhood as well as helping the city to achieve its residential intensification targets.
- The proposed development will utilize existing infrastructure including the street network, public transportation, water and wastewater service capacity and city services.

SCHEDULE B for File No. DASZ 46/2024, Standing Policy Committee, dated February 6, 2025

By-Law No. _____

File No. **DASZ 46/2024**

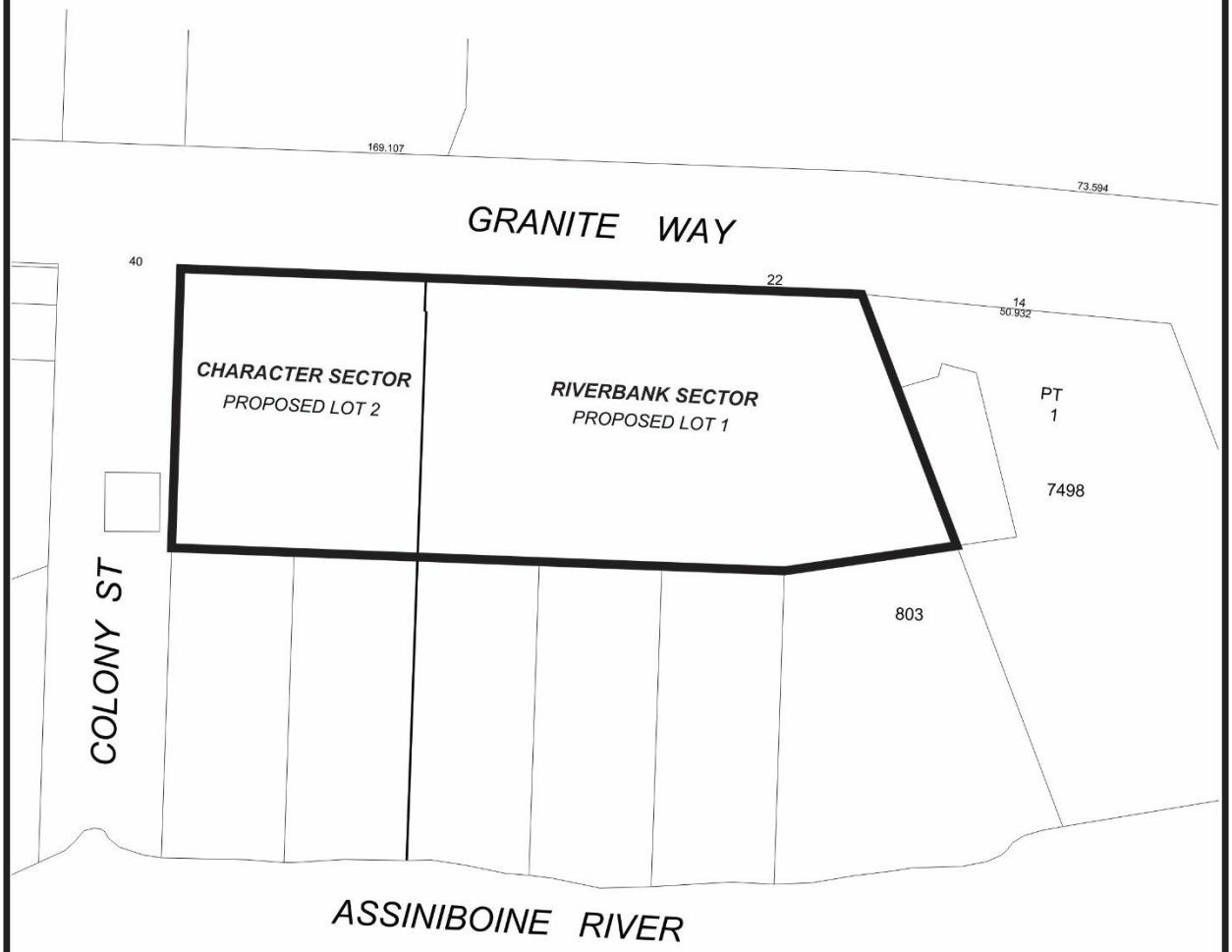
Atlas Sheet No. **AB24**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 22 Granite Way from "RIVERBANK SECTOR" to "RIVERBANK SECTOR" and "CHARACTER SECTOR" to allow for the establishment of a multi-family dwelling use and the maintenance of the existing Curling Club.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE C

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 22 GRANITE WAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 46/2024. 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 subject land is 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 0.23, 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.

2) The Developer will be required to adhere to flood proofing criteria in accordance with Designated Floodway Fringe Area Regulation, M.R. 266/91, and the City of Winnipeg Charter and no works, including fill, can extend into the Floodway Area.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 46/2024
December 16th, 2024

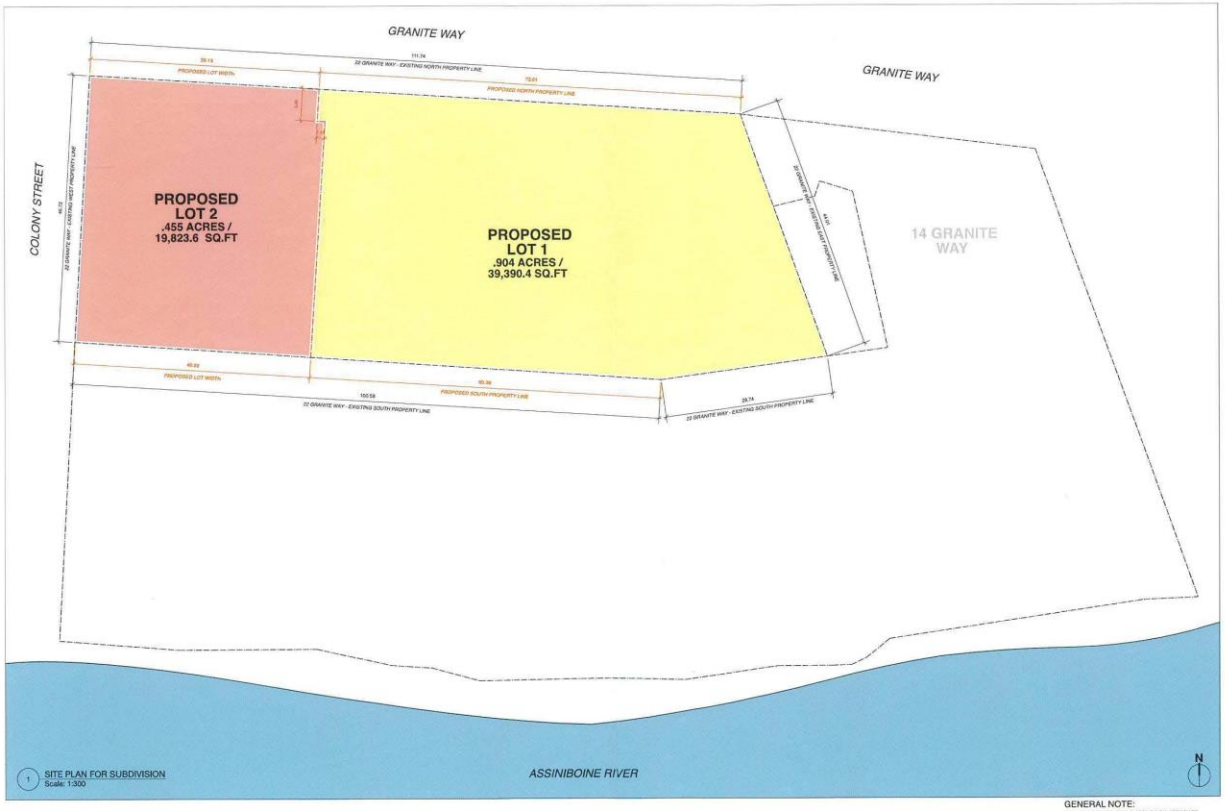
"*Original Signed by K. Kowalyk"*
K. Kowalyk, P. Eng.
Land Development Branch
Planning, Property and Development Department

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

Exhibit “6” referred to in File DASZ 46/2024

22 GRANITE WAY

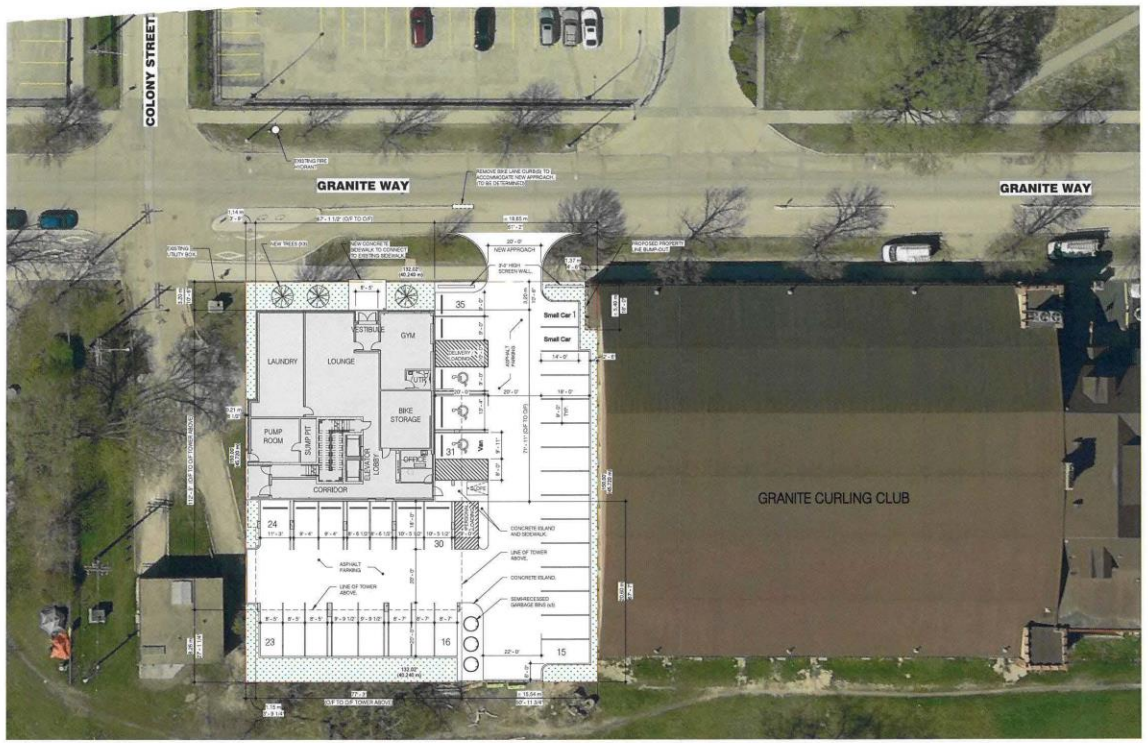
PROPOSED PLAN OF SUBDIVISION



1 SITE PLAN FOR SUBDIVISION
Scale: 1:300

GENERAL NOTE:
1. ALL MEASUREMENTS AND AREA CALCULATIONS ARE APPROXIMATE AND SUBJECT TO VERIFICATION BY A MANITOBA LAND SURVEYOR

SHEET
1 / 1



N

SITE PLAN
SCALE 1 : 200

number TEN architectural group

Winnipeg Office 204.942.0881
Victoria Office 250.360.2166

architecture + interior design + planning

UWCRC 2.0 GRANITE WAY HOUSING
GRANITE WAY & COLONY STREET, WINNIPEG, MB
project

SITE PLAN
sheet title

consultant

seal

drawn by: Author
checked by: Checker
project no. 2016121

scale: 1 : 200
date: Aug. 29, 2024
sheet no. A1.0