Minutes – Council – September 26, 2024

Minute No. 442
Report – Executive Policy Committee – September 17, 2024

Item No. 11 Subdivision and Rezoning – 457 Sterling Lyon Parkway (Charleswood-Tuxedo-Westwood Ward) File DASZ 28/2024 [c/r DAV 151605/2024D]

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 28/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024 and attached as Schedule "B" to this report, 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 on proposed Lot 1 to a "CMU" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024, and attached as Schedule "B" 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 28/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a by-law in accordance with recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

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

Report – Executive Policy Committee – September 17, 2024

COUNCIL DECISION (continued):

6. That Development Application No. DASZ 28/2024 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 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 28/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2024.

Report – Executive Policy Committee – September 17, 2024

DECISION MAKING HISTORY:

Moved by His Worship Mayor Gillingham,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 2024, the Executive Policy Committee concurred in the recommendation of the Assiniboia Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 4, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

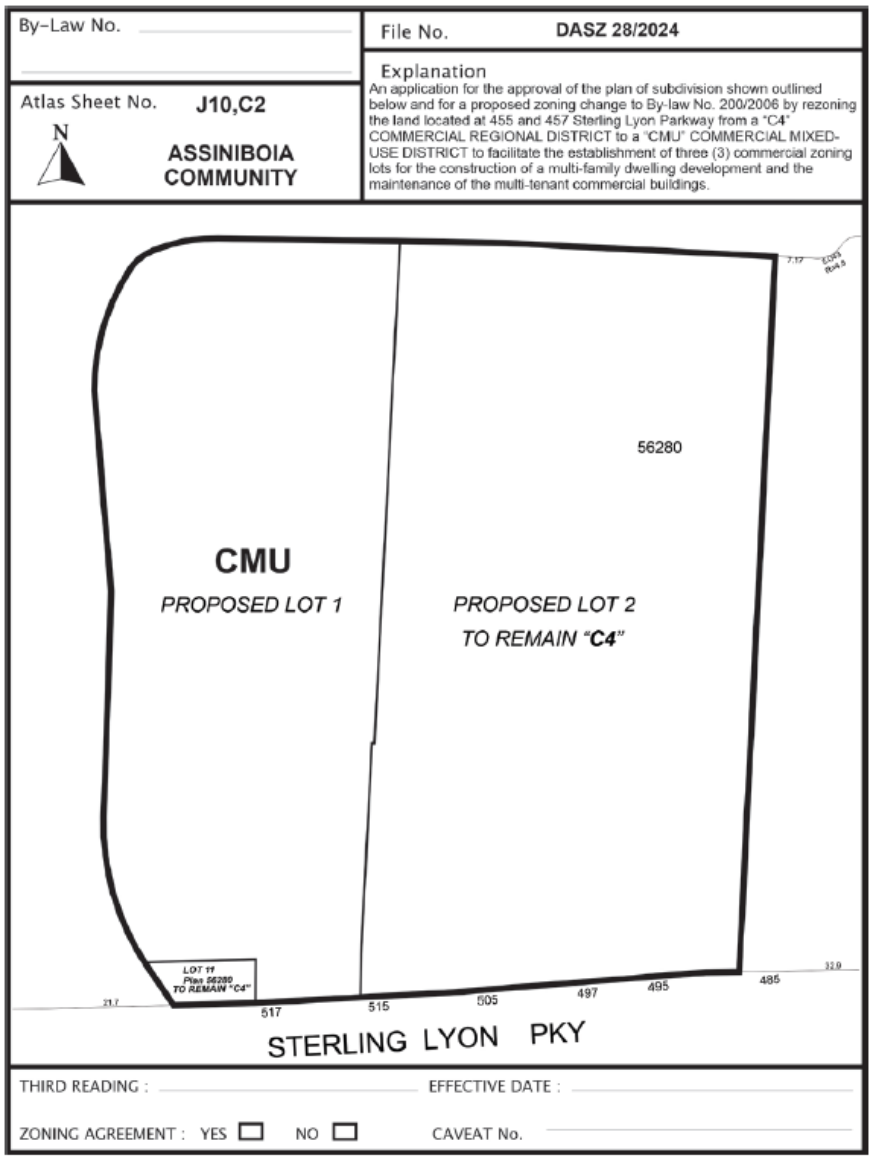
File: DASZ 28/2024

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

Public Hearing: September 4, 2024
Council Building, 510 Main Street

Applicant: Seasons Retail Corp. (Nathan Wihelm)

Subject:



Premises Affected: 457 Sterling Lyon Parkway

For submission to: Executive Policy Committee

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

Report date: September 4, 2024

Community Committee Recommendation:

On September 4, 2024, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the subdivision proposed under Development Application No. DASZ 28/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024 and attached as Schedule "B" to this report, 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 on proposed Lot 1 to a "CMU" Commercial Mixed-Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024, and attached as Schedule "B" 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 28/2024 (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 28/2024 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 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2024.

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

1. Housing shortages across Canada and specific to Winnipeg are continuingly needing to be addressed. This is one of those.

2. To continue towards the completion of the Season’s development is a priority for not only the stakeholders here but also the residents of Charleswood-Tuxedo and Westwood, and to also just encourage investment into Winnipeg, and specific to the ward I represent, of Charleswood-Tuxedo-Westwood.

3. Can we be quicker in these processes? Absolutely and we’ll work towards doing that to encourage that investment, but I’m proud to have this investment in my ward and happy to support it today.

Objections under the Charter:

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

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

Exhibits Filed:

1. Application dated May 13, 2024
2. Notification of Public Hearing dated June 19, 2024
3. Manitoba Status of Title 2929889/1
4. Letter of authorization dated December 1, 2023 from Seasons Retail Corp. (Nathan Wilhelm) to Nathan Wilhelm
5. Caveat 3850726/1
6. Plan showing existing structures on land dated November 13, 2023
7. Plan of proposed subdivision dated November 13, 2023
8. Rendering of subject property
9. Plans (3 pages)
10. Report from the Urban Planning Division dated August 26, 2024
11. Inspection Report
12. Communication dated August 30, 2024 from Dylan Fontaine in support of the application
13. Communication dated August 30, 2024 from Graham MacNeill in support of the application
14. Communication dated August 30, 2024 from Brenna Wardrop in support of the application
15. Communication dated August 30, 2024 from Angela Regier in support of the application
16. Presentation dated September 4, 2024 from Evan Hanson in support of the application
17. Communication dated September 4, 2024 from Nathan Wilhelm in support of the application
18. Communication dated September 3, 2024 from Jennifer Lim in support of the application
19. Communication dated September 3, 2024 from Jeff Unrau in support of the application
20. Communication dated September 4, 2024 from Stephanie Brydges in support of the application
21. Communication dated September 4, 2024 from Rod Wolfe in support of the application
22. Communication dated September 4, 2024 from Louise Taylor in support of the application
23. Recording of Representations

REPRESENTATIONS:

In Support:

Stephanie Brydges
Dylan Fontaine
Blair Forster
Nigel Furgus
Evan Hanson
Jennifer Lim
Graham MacNeill
Angela Regier
Louise Taylor
Jeff Unrau
Brenna Wardrop
Nathan Wilhelm
Rod Wolfe

In Opposition:

Nil

For Information:

Nil

For the City:

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

Exhibit "10" referred to in File DASZ 28/2024

ADMINISTRATIVE REPORT

Title: DASZ 28/2024 – 457 Sterling Lyon Parkway

Issue: For consideration at the public hearing for an application to subdivide and rezone the subject property for the purpose of developing a multi-family residential dwelling on a new lot.

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 28/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024 and attached as Schedule "B" to this report, 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 on proposed Lot 1 to a "CMU" Commercial Mixed Use District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated August 26, 2024, and attached as Schedule "B" 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 28/2024 (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.

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing;

12. That the Variance Order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2024.

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 Winnipeg Public Service are concurred in, the subject property may be subdivided and proposed Lot 1 rezoned to the "CMU" zoning district, subject to conditions.

HISTORY

N/A

CONSULTATION

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

SUBMITTED BY

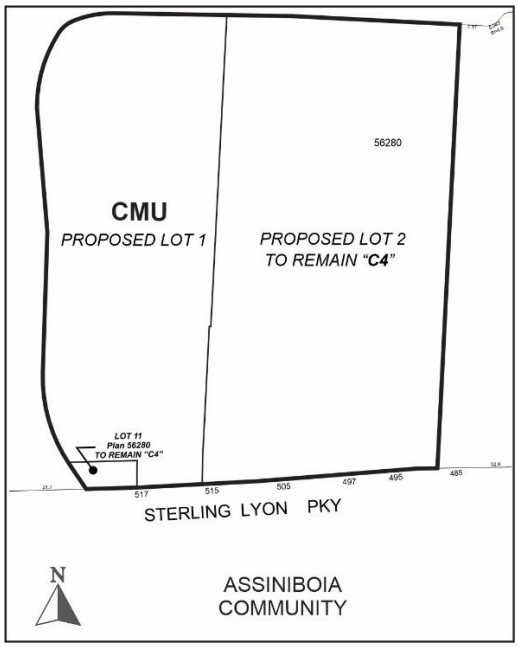
Department	Planning, Property and Development
Division	Urban Planning and Design Division
Prepared by	Robert Galston, MCP
Date:	August 26, 2024
File No.	DASZ 28/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Recommended File No. DASZ 28/2024 Assiniboia Community Committee, dated August 26, 2024
Schedule C	Report of the Administrative Coordinating Group for Proposed Rezoning of Land Located at 455 & 457 Sterling Lyon Parkway, dated August 12, 2024
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DASZ 28/2024**
RELATED FILES:	DAV 24-151605/D
COMMUNITY:	Assiniboia Committee
NEIGHBOURHOOD #:	2.668 (Tuxedo Industrial)
SUBJECT:	To subdivide the property into two (2) separate lots, and rezone one (1) of these parcels from the "C4" Commercial Regional District to the "CMU" Commercial Mixed Use District to facilitate a residential multi-family development
LOCATION:	457 Sterling Lyon Parkway
LEGAL DESCRIPTION:	LOT 11 PLAN 56280 WLTO IN OTM LOTS 1 TO 11 PARISH OF ST CHARLES AND TWO MILE ROAD (NOW CLOSED)



APPLICANT:	Nathan Wilhelm (Seasons Retail Corp.) (c/o Forster Harvard Development Corp.) 2100 Dewdney Avenue, Unit 200 Regina, SK S4R 1H2
OWNERS:	Seasons Retail Corp. 201 Portage Avenue, Unit 590 Winnipeg, MB R3B 3K6
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north side of Sterling Lyon Parkway, in the Tuxedo Industrial Neighbourhood of the Charleswood – Tuxedo – Westwood Ward.
- The subject property has a total area of 3.6 acres. Two separate one-storey commercial buildings and accessory parking areas are currently located on the east side of the property. The west side of the property is currently vacant. This vacant area encompasses approximately 1.5 acres.
- The subject property is located at a Regional Mixed-Use Centre under the *Complete Communities Direction Strategy 2.0* Urban Structure Map.
- The property is currently zoned “C4” Commercial Regional.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Private road, then a mix of commercial uses zoned “C4” Commercial Regional.

South: Sterling Lyon Parkway, then commercial uses zoned “C4” Commercial Regional.

East: A mix of commercial uses zoned commercial uses zoned “C4” Commercial Regional.

West: Private road, then vacant land zoned “CMU” Commercial Mixed Use.

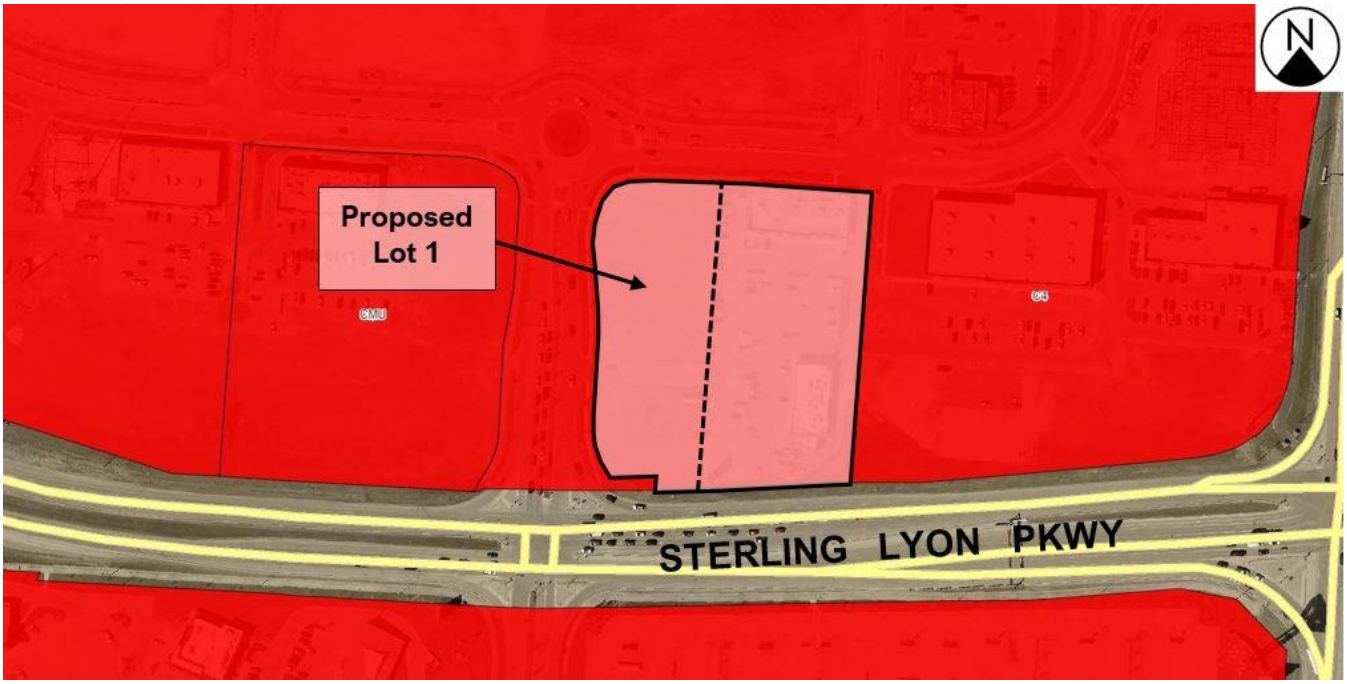


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to subdivide the subject property into two (2) separate lots, Lot 1 and Lot 2, and rezone proposed Lot 1 to the "CMU" Commercial Mixed Use district. This is to accommodate the construction of a multi-family residential development. (Please refer to Figure 3, below.)
- Proposed Lot 1 will be approximately 1.5 acres in size.
- Plans submitted show the proposed multi-family development is a seven-storey building with a maximum height of 74.6 feet to the top of the parapet. The building will contain 162 dwelling units, which will include a mix of 1, 2, and 3-bedroom units.
- A total of 121 accessory parking stalls are proposed for the multi-family development on proposed Lot 1, including 44 underground parking stalls.
- Additionally, 81 existing parking stalls will remain on Lot 2 immediately to the east of Lot 1.
- Access to the proposed development on Lot 1 will be taken from an existing approach from the private street to the west of the site. Additionally, shared access between proposed Lot 1 and Lot 2 would be enabled through a cross-access agreement.
- No new private approaches or access points directly from Sterling Lyon Parkway are proposed as part of this application.

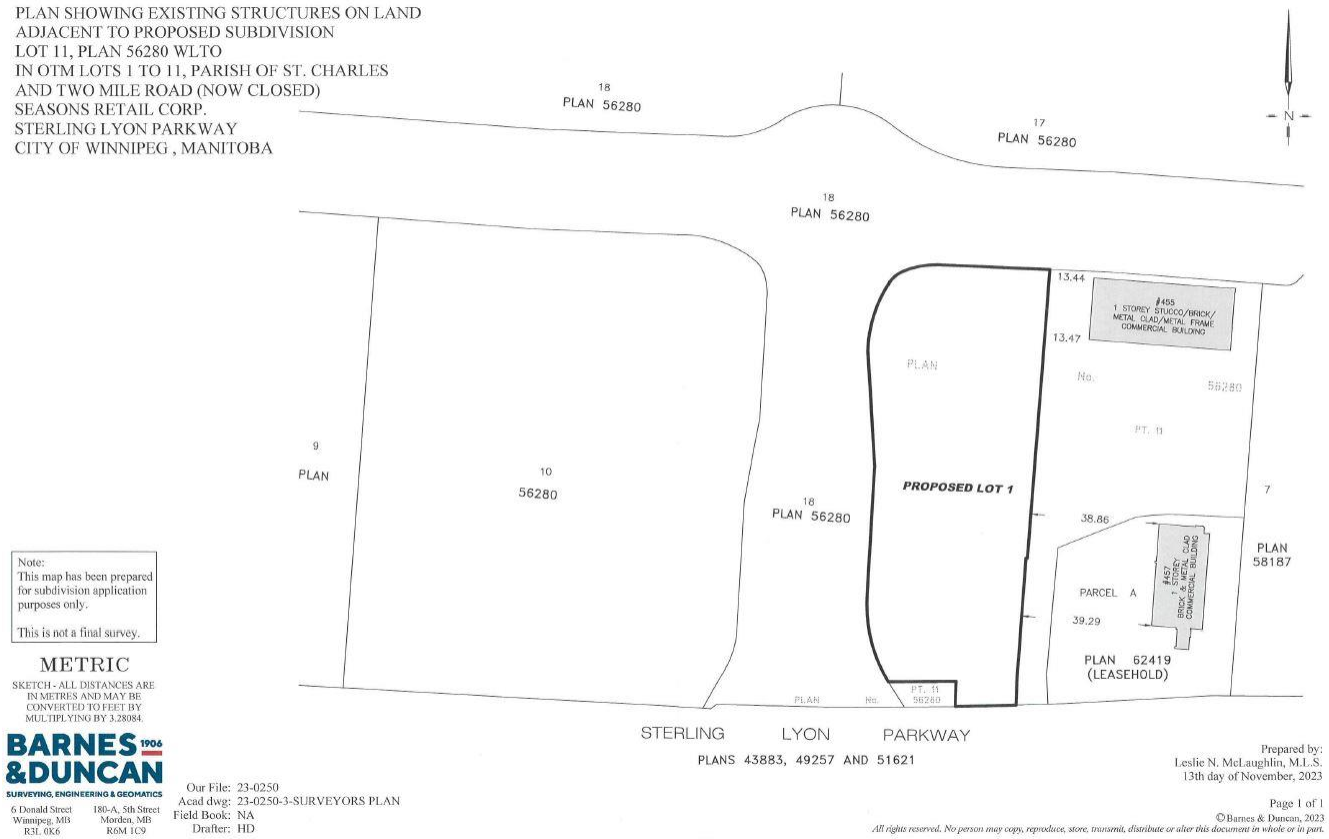


Figure 3: Plan of Subdivision showing proposed Lot 1 (provided by the applicant)

Associated Variance Application (DAV)

- The proposed development is also the subject of an associated Variance application (DAV) concerning the proposed building and accessory parking area. Please refer to the Administrative Report under file no. DAV 24-151605/D for more information.

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 Transformative Area – Regional Mixed Use Centre. The policy for mixed used centres states:

  6.25 Mixed Use Centres

  - *Designate Mixed Use Centres within the Urban Structure, representing the largest commercial areas in the city with the ability to accommodate major retail uses, and become pedestrian-oriented environments connected by integrated and sustainable transportation options, and offering a variety of house, employment, amenities and services.*

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 Transformative Area – Regional Mixed Use Centre under *Complete Communities 2.0*. Key policies for Regional Mixed Use Centres include:

  Commercial Areas and Mixed Use Centres

  1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.

  2.1 Prioritize the commercial intensification of existing commercial areas in Established Neighbourhoods, Mixed Use Centres, Corridors, and Downtown over the creation of new Mixed Use Centres while being mindful of differences in commercial scale permitted in each of these designations.

  Goal 5

  5.0 Allow for the long-term, residential mixed-use intensification of Mixed Use Centres.

  5.1 Where compatible with surrounding land uses, direct the highest multi-family residential densities to areas within Mixed Use Centres that provide the best transit service.

  5.1.1 Direct the highest multi-family residential densities to the areas in closest proximity to rapid transit, Corridors, and the Primary Transit Network in accordance with Policy 3.1 of the General Growth section, at a height and scale compatible with surrounding land uses. Densities should then decrease with distance from transit stops.

  5.3 Require that proposals to add residential uses in Mixed Use Centres be accompanied by a demonstrable commitment to establish a pedestrian-oriented residential neighbourhood, by:

  a. Establishing a fine-grained network of local streets with sidewalks and street trees;

  b. Designing ground-floor building frontages to reinforce a pedestrian scale; and

  c. Encouraging the extension of adjacent local roads and paths into the site to enhance permeability and to enable future connection opportunities, where possible.

  5.4 Require that proposals to add residential uses in Mixed Use Centres limit negative shadow impacts experienced by rear- and side-adjacent residential properties, by ensuring adequate sunlight penetration through appropriate building massing, setbacks, and building design

  5.5 Require that, where appropriate, the introduction of residential uses be designed in a way that will not create land use conflicts with existing commercial uses.

- The proposed development aligns with these policies in that it accommodates a mix of uses within the “Kenaston & Sterling Lyon” Regional Mixed Use Centre, at a scale that is generally compatible with the surrounding area.
- The proposed residential multi-family buildings are located within a large commercial site with a network of private streets.

SUBDIVISION

- As noted above, the subject site is currently made up of one (1) lot. Subdivision is required in order to create proposed Lot 1, which will accommodate a residential multi-family development. The remainder of the subject site includes proposed Lot 2, which will contain existing commercial development.

Part Lot 11

- A small part lot, Part Lot 11, will be located on the southwest corner of the subject site. This part lot will remain part of an earlier plan of subdivision and will be approximately 1,636 square feet in area and will remain for future public purposes. It should be noted that at this lot size, commercial development on Part Lot 11 will not be feasible or permitted under the Winnipeg Zoning By-law.

REZONING

- As noted above, the entire subject site is currently zoned “C4” Commercial Regional District. The applicant is proposing to rezone proposed Lot 1 to the “CMU” Commercial Mixed Use district.
- The “CMU” District is intended to provide for community-serving mixed use development at a higher scale than is appropriate for established neighbourhood locations. Specifically, the “CMU” district is intended for use in Community and Regional Mixed Use Centres for Community and Regional Mixed Use Corridors. This district is intended to include attractive commercial institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and non-residential uses.
- Generally, the “CMU” district allows mid-rise buildings and medium residential densities. For example, the maximum building height in the “CMU” district is 60 feet, and the maximum density is 800 square feet of lot area per dwelling.
- The applicant proposes a building height of approximately 67 feet to the top of the roof, and a lot area per dwelling unit of 415 square feet. While these heights and densities do not align with the “CMU” standards for height and density, the Urban Planning and Design Division supports them as the proposal aligns with policies under the *Complete Communities Direction Strategy 2.0.*
- Please refer to associated Variance report under file no. 24-151605/D for further discussion.
- The proposed Lot 2 and Part Lot 11 will remain zoned “C4” Commercial Regional district.

COMPATIBILITY WITH THE SURROUNDING AREA

- The surrounding area is generally characterized by commercial uses under the “C4” District, as well as nearby existing multi-family development under the “RMU” Residential Mixed Use District.
- Given this surrounding context, the creation of a lot under the “CMU” zoning district is considered compatible with the surrounding area, and will not have an adverse effect on existing and future development in the surrounding area.

TRANSIT SERVICE

- The proposed residential multi-family site is located within 35 metres (115 feet) from a westbound transit stop on Sterling Lyon Parkway. This stop is currently not accessed by a public sidewalk. However, as discussed below, a condition of the Administrative Coordinating Group report (Schedule “C”) is that the applicant made their share of an 11.4 foot-wide multi-use path on Sterling Lyon Parkway, adjacent to the subject site. As such, it is expected that the subject site will have pedestrian access to this existing transit stop on Sterling Lyon Parkway in the future.
- Within 395 metres (1,296 feet) to the northwest of the subject site is the Seasons transit stop. These stops feature regular daily feeder transit routes with connections to significant destinations including the University of Manitoba Fort Garry Campus and the Polo Park shopping centre. These stops are accessible from the subject site through existing sidewalks on private streets.
- Under the Transit Master Plan, the subject site will continue to be serviced by feeder transit service, as well as proposed new frequent service route (service every 10-15 minutes) on Sterling Lyon Parkway. Each of these routes will connect directly to Beaumont Station of the Southwest Rapid Transit Corridor. Under the Transit Master Plan, feeder routes will no longer connect to Polo Park and the University of Manitoba. However, these destinations will be serviced by a future frequent service route on Kenaston Boulevard, which is approximately 265 metres (870 feet) from the subject site.

PEDESTRIAN AND CYCLING CONNECTIONS

- The site plan provided by the applicant shows pedestrian connections for the subject development site in relation to existing sidewalks and shared pathways (cycling and pedestrians).
- This plan shows both proposed multi-family building will have sidewalk connections that lead from the main building entrance to an existing sidewalk on the east side of the fronting private street. This existing sidewalk Sterling Lyon Parkway, and to existing sidewalks that service the developed portions of the Seasons site, including existing commercial sites and other existing multi-family sites in the area.
- Additionally, the existing sidewalk on the private street is expected to connect to a future shared pathway on the north side of Sterling Lyon Parkway. This existing sidewalk also leads to a signalized crossing to an existing shared pathway on the south side of Sterling Lyon Parkway.
- In this manner, the subject site will provide pedestrian connection to existing commercial amenities in the surrounding Seasons area, and has existing and future connections to the wider is expected to well as to public sidewalks on Sterling Lyon Parkway.

PLAN APPROVAL

- Plan Approval by the Director of Planning, Property and Development and the Assiniboia Community Committee is required by the existing Zoning Agreement on the land, per file no. DASZ 37/2008. Detailed final plans showing proposed building elevations, landscaping, active transportation connections, and other design details will be subject to Plan Approval.

CONDITIONS OF APPROVAL

Servicing Considerations

- Servicing comments related to water and wastewater service are included in the Report of the Administrative Coordinating Group (ACG), which is attached to this report at Schedule C.
- Additionally, the ACG report includes a condition related to paying a share of the cost of the future active transportation path along the north side of Sterling Lyon Parkway.
- Please refer to the Schedule C, below, for further information.

Land Dedication

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

RECOMMENDATION

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

- The subdivision and rezoning is consistent with policies guiding development in Regional Mixed Use Centres under the *Complete Communities Direction Strategy 2.0,* which support multi-family residential development that is compatible with the surrounding area.
- The surrounding area is characterized by a mix of uses, including existing multi-family residential uses.
- The subject site is located in close proximity to regular existing and future transit service, and plans submitted show the site will connect to existing active transportation networks.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division

Report Prepared by: Robert Galston, MCP
PPD File #: DASZ 28/2024

Schedule "B" for File DASZ 28/2024, Assiniboia Community Committee, dated August 26, 2024

By-Law No. _____

File No. **DASZ 28/2024**

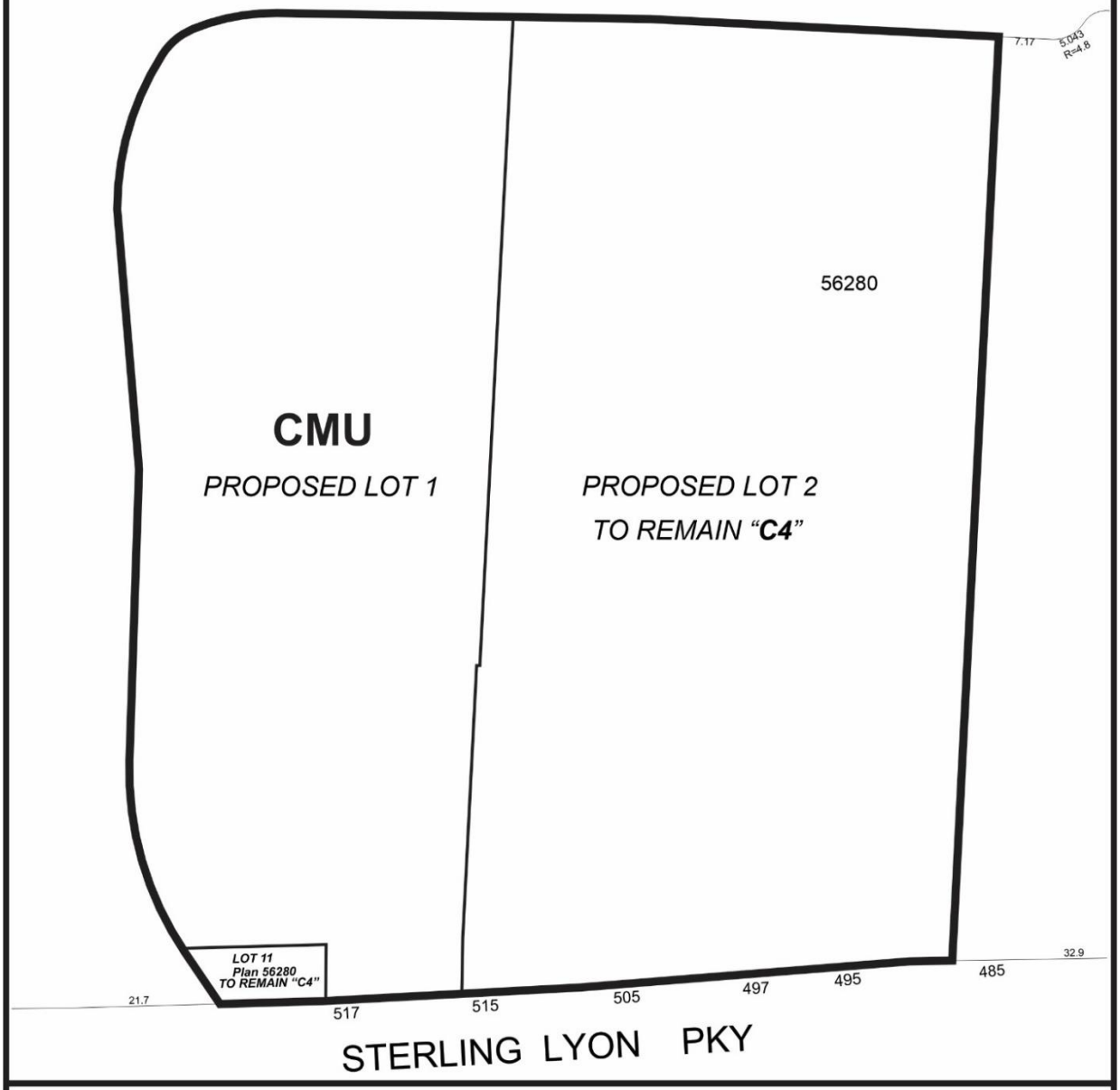
Atlas Sheet No. **J10,C2**

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 455 and 457 Sterling Lyon Parkway from a "C4" COMMERCIAL REGIONAL DISTRICT to a "CMU" COMMERCIAL MIXED-USE DISTRICT to facilitate the establishment of three (3) commercial zoning lots for the construction of a multi-family dwelling development and the maintenance of the multi-tenant commercial buildings.



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 455 & 457 STERLING LYON PARKWAY

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 28/2024. The applicant should take into consideration the following servicing and design requirements and considerations in the development of the site:

Section I – General Comments

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

2. WWD also advises there is currently adequate wastewater servicing for the proposed development based on a review of capacity and the existing servicing considerations. However, it's important to note the following:

   For a project that proceeds over an extended period, there is a risk that the development may encounter a lack of servicing from the existing wastewater infrastructure as others may utilize the remaining capacity in the interim.

   The use of a portion of the City's infrastructure capacity by the project is assigned to a particular proposal only when a permit application has been reviewed and accepted by WWD.

   WWD will not support any development that exceeds the capacity of the wastewater system. Any proposals to discharge additional flow into the City's wastewater system would require upgrades to the system, and these upgrades would need to be made at no cost to the City.

Section II – Servicing Conditions

The Developer shall, pay to the City, in cash, prior to the release of the Mylars for registration in the Winnipeg Land Titles Office, their share of a 3.5m wide asphaltic concrete multi-use pathway in the north boulevard of Sterling Lyon Parkway along the full length of the Planned Area abutting the north side of Sterling Lyon Parkway, all as determined by and to the satisfaction of the Director of Public Works.

THIS REPORT SUBMITTED BY:

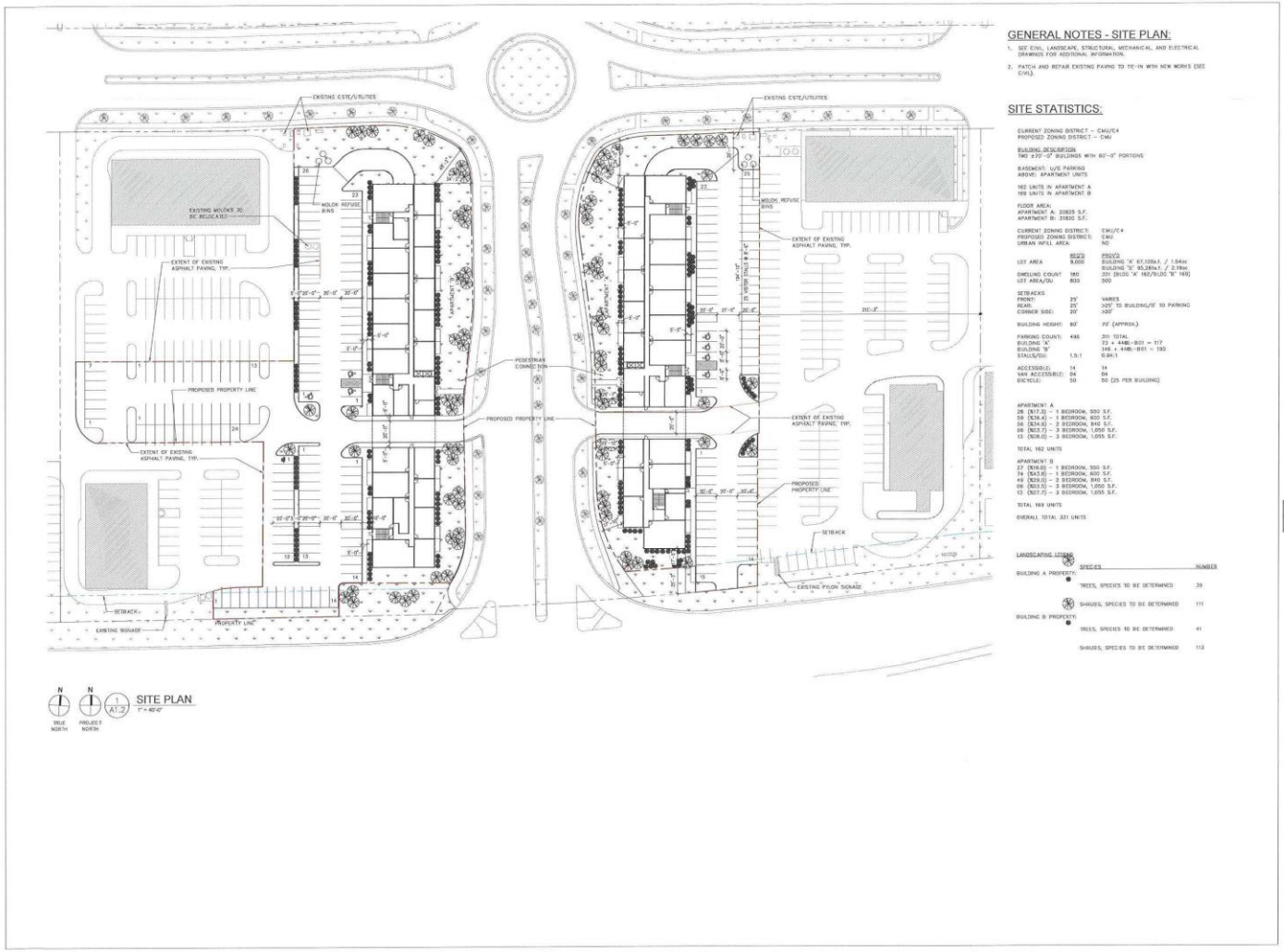
Administrative Co-ordinating Group
File No. DASZ 28/2024
August 12th, 2024

"*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

Exhibit “9” referred to in File DASZ 28/2024





Rev. Revision Date By:

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Consultants:

AFFINITY ARCHITECTURE Inc.
Unit 201 - 227 Stafford Street • Winnipeg • Manitoba • R3M 3J3
Phone 204-982-4040 • Fax 204-453-4558 • info@affinityarchitecture.com

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The contractor shall verify dimensions and data noted herein with conditions on the site and is held responsible for reporting any discrepancies to the architect for adjustment, prior to proceeding.

PARAGON DESIGN BUILD
BUILDINGS 20,24,21,25

SEASONS MIXED-USE SITE

605 STERLING LYON PARKWAY
WINNIPEG, MB

BUILDING A FLOOR PLANS

Drawn by: ESH Checked by: EH

A2.1

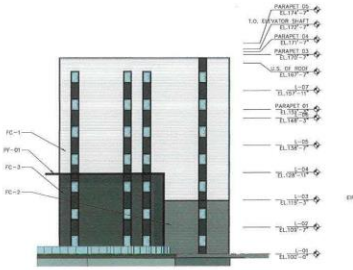
Project No.: 23027 Date: NOVEMBER 2023



1 A4.1 EXTERIOR BUILDING A ELEVATION - WEST
1/16" = 1'-0"



2 A4.1 EXTERIOR BUILDING A ELEVATION - EAST
1/16" = 1'-0"



3 A4.1 EXTERIOR BUILDING A ELEVATION - NORTH
1/16" = 1'-0"



4 A4.1 EXTERIOR BUILDING A ELEVATION - SOUTH
1/16" = 1'-0"

EXTERIOR FINISH LEGEND:

EXTERIOR INSULATION AND FINISH SYSTEM
EFS-01
- ARCTIC STUCCO WITH BRICK STENCIL
- CHARCOAL BRICK COLOUR WITH BLACK GROUT

EXTERIOR PAINT
PP-1
- BLACK
- ALL EXTERIOR HOLLOW METAL DOORS

PP-2
- BLACK
- STRUCTURAL STEEL AND GUARDS

PREFINISHED METAL FLASHINGS
NOTE: CONSULT SECTION AND PLAN DETAIL DRAWINGS FOR ADDITIONAL MATERIAL SELECTIONS.
PF-01
- VICWEST, BLACK
- ROOF AND CANOPY FASCIA

PF-02
- LUX, BENT FLAT STOCK, HEMLOCK
- CANOPY COLUMNS AND BEAMS

CL-01
- CLEAR ANODIZED FLASHING TO MATCH CURTAIN WALL AND STOREFRONT ALUMINUM PRODUCTS

FIBRE CEMENT CLADDING
FC-1
- JAMES HARDIE LAP SIDING, ARCTIC WHITE
- COMPLETE WITH 3" CORNER TRIMS (ARCTIC WHITE) AND 3" WINDOW TRIMS (IRON GREY)

FC-2
- JAMES HARDIE LAP SIDING, AGED PEWTER
- COMPLETE WITH 3" CORNER TRIMS (AGED PEWTER) AND 3" WINDOW TRIMS (IRON GREY)

FC-3
- JAMES HARDIE LAP SIDING, IRON GREY
- COMPLETE WITH 3" CORNER TRIMS (IRON GREY) AND 3" WINDOW TRIMS (IRON GREY)

FC-4
- JAMES HARDIE FIBRE CEMENT PANEL, AGED PEWTER
- FACE-FASTENED WITH HARDIE BATTENS (IRON GREY) OVER BUTT JOINTS

No. Revision: Date: By:

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Phone 204-982-4000 • Fax 204-453-4556 • info@affinityarch.com

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PARAGON DESIGN BUILD
BUILDINGS 20,24,21,25

SEASONS MIXED-USE SITE

605 STERLING LYON PARKWAY
WINNIPEG, MB

EXTERIOR BUILDING A ELEVATIONS

Drawn by: ESH Checked by: EH

A4.1

Project No: 23027 Date: NOVEMBER 2023