Agenda – Council – May 2, 2025

Report – Executive Policy Committee – April 22, 2025

Item No. 9 Rezoning – 237 Bertrand Street
(St. Boniface Ward)
File DAZ 224/2024 [c/r DAV 253994/2024D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2024 by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 10, 2025 and attached as Schedule "D" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 24, 2025 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement, if required, in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

Report – Executive Policy Committee – April 22, 2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

3. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 224/2024 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 224/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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.

6. That the By-law will come into force when the Servicing Agreement, if required, is fully executed.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

9. 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 DAZ 224/2024.

Report – Executive Policy Committee – April 22, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 22, 2025, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 10, 2025, the Riel 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

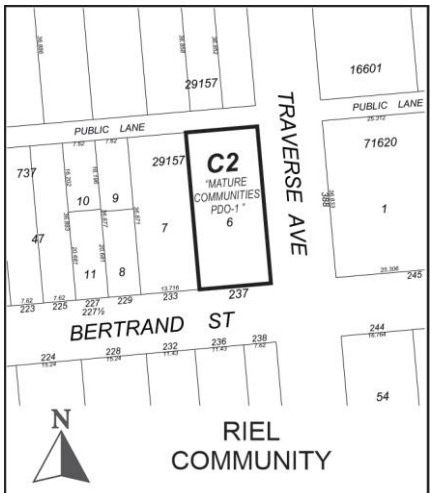
File: DAZ 224/2024

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: April 10, 2025
Council Building, 510 Main Street

Applicant: Home Sketch Inc. (Abdullah Akram Chaudhary)

Subject:



APPLICANT: Home Sketch Inc. (Abdullah Akram Chaudhary)
FILE: DAZ 224/2024
PROPOSAL: To rezone the land shown outlined above from an "R2 MATURE COMMUNITIES PDO-1" RESIDENTIAL TWO-FAMILY DISTRICT to a "C2 MATURE COMMUNITIES PDO-1" COMMERCIAL COMMUNITY DISTRICT to allow for the establishment of Commercial and Residential uses. **For information, phone D. Clark Planner at 204-986-5684**
DEMANDEUR: Home Sketch Inc. (Abdullah Akram Chaudhary)
N° DE DOSSIER: DAZ 224/2024
PROJET : Demande de rezonage du terrain indiqué ci-dessus visant à le faire passer du DO-1 des quartiers établis de la catégorie R2 (secteur résidentiel bifamilial) au DO-1 des quartiers établis de la catégorie C2 (secteur commercial communautaire) afin de permettre l'établissement d'utilisations commerciales et résidentielles. **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.**

Premises Affected: 237 Bertrand Street

For submission to: Executive Policy Committee

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

Report date: April 11, 2025

Community Committee Recommendation:

On April 10, 2025, the Riel 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 Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2024 by rezoning the subject land to a "C1 Mature Communities PDO-1" Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated April 10, 2025 and attached as Schedule "D" to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 24, 2025 and attached as Schedule "B" to this report.

    B. That the City enter into, execute and deliver with the Developer a Servicing Agreement, if required, in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

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

2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the "Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.

4. That upon instruction from the Director of Planning, Property and Development that the Developer has paid all fees, charges or other amounts due in respect of DAZ 224/2024 (collectively, 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 consideration for second and third reading.

5. That Development Application No. DAZ 224/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not 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.

6. That the By-law will come into force when the Servicing Agreement, if required, is fully executed.

7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

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

9. 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 DAZ 224/2024.

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

1. As I stated before I know the site, my understanding is that it's been, well it's time for a change in terms of this building. I think it's changed ownership, I don't know how many times but I think this is a, well, the proponent thinks this is a viable project and I think it'll be good for the neighbourhood.

2. It'll add new units to the neighbourhood in a mature neighbourhood, and, you know, I hope that the committee agrees to have those extra bike parking stalls so that they're visible to the public to alleviate parking concerns.

3. This is the type of development, I really like these types of developments, walkable neighbourhoods where you can go to the corner store, there's not a whole lot of that and if they think, I mean, it's not gonna be the same use, because that model is well, it's rare these days, but I think its going in the right direction. Re-appropriating land that could be better used and to the benefit of the neighbourhood.

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 December 23, 2024 2. Notification of Public Hearing dated January 7, 2025 3. Manitoba Status of Title 3271897/1 4. Letter of authorization dated March 20, 2024 from Okasha Siddiquie of Siddiquie Estates Ltd. to Home Sketch Inc. (Abdullah Akram Chaudhary) 5. Arborist Report for 237 Bertrand Street 6. Plans (5 pages) 7. Report from the Urban Planning Division dated March 24, 2025 8. Inspection Report 9. Recording of Representations

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For Information:

Nil

For the City:

Y. Haj Ahmad, Urban Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
M. Robinson, Principal Planner, Planning, Property and Development Department

Exhibit “7” referred to in File DAZ 224/2024

ADMINISTRATIVE REPORT

Title: DAZ 224/2024 – 237 Bertrand Street

Issue: An application for consideration at the public hearing to rezone the subject property from an “R2 MATURE COMMUNITIES PDO-1” Residential Two-Family District to a “C2 MATURE COMMUNITIES PDO-1” Commercial Community District to allow for the construction of a mixed-use residential and commercial building with one commercial unit, an office and 4 residential dwelling units.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
Y. Haj Ahmad, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 224/2024 by rezoning the subject land to a “C1 Mature Communities PDO-1” Commercial Neighbourhood District in accordance with the proposed by-law attached as Appendix “A” to this report and as shown on the map dated April 10, 2025 and attached as Schedule “D” to this report, subject to the following conditions:

    A. That the Developer enter into a Servicing Agreement, if required, with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 24, 2025 and attached as Schedule “B” to this report.

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2. That, in lieu of the dedication of land, the developer shall provide a cash payment representing ten percent 10% of the planned area value of the Development Application (the

"Dedication Fee"), as determined by the City's Director of Planning, Property and Development.

3. 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 recommendation 1 (the "By-law") and bring same directly to Council by way of communication for first reading.
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7. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Servicing Agreement, if required, is not fully executed in accordance with recommendation 6 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
8. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
9. 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 DAZ 224/2024.

REASON FOR THE REPORT

- The applicant is proposing to rezone the property from the "R2 MATURE COMMUNITIES PDO-1" Residential Two-Family District to the "C2 MATURE COMMUNITIES PDO-1" Commercial Community District to allow for the construction of a mixed-use residential and commercial building.
- Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the subject property will be rezoned from the "R2 MATURE COMMUNITIES PDO-1" Residential Two-Family District to the "C1 MATURE COMMUNITIES PDO-1" Commercial Neighbourhood District.

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045 Goal – City Building

A successful strategy for sustainable city growth uses a variety of planning approaches. It strikes a balance between 'growing out' and 'growing up', offering choices ranging from traditional, single-family neighbourhoods to denser forms of urban housing and new neighbourhoods designed around a mix of land uses and a sustainable transportation system (p.17).

Building a city of complete communities provides the following additional benefits:

- *Minimization of environmental impacts per capita, in support of better air quality, resource efficiency, waste management, and climate change mitigation*
- *Adaptability to climate change and resilience to natural hazards*
- *Promotion of more active lifestyles and increased social interaction* (p.17).

City Building Objectives

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

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

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

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

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

New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to healthy food, daily needs, employment, education, recreation, and green infrastructure (p.31).

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities (Primary Responsibility: Planning, Property and Development Department)

One of the Vision Statement's in the Climate Action Plan is that:

Winnipeg facilitates compact development and healthy neighbourhoods that are connected through a network of active and transit-oriented mobility options. This means that the City strategically integrates climate action within both land use and transportation decision-making.

Strategic Opportunity #3 *Advancing Sustainable Transportation – Increasing Mobility Options and Shift to Zero Emission Vehicles*

Increasing access to mobility options and fuel switching are key directions for reducing emissions from transportation. Key directions aim to directly shift residents out of single occupancy vehicles through sustainable transportation options with lower or no emissions (walking, cycling, public transit, carshare, and carpooling) or indirectly enable diverse mobility choices through the development of higher density, and more complete communities (p.vi)

3.1 Increase Use and Efficiency of Public Transit Systems

3.2 Increase the Density of Urban Development Along Key Transit Corridors.

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

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

4.3 Pursue Transit-Oriented Development

Strategic Opportunity #5 *Low Carbon and Energy Efficient Buildings*

In order to lower energy and greenhouse gases used in Winnipeg's new and existing buildings, the City and community need to find better ways to understand the energy use and emissions from buildings and provide builders with the tools and resources (where needed and feasible) to support these retrofits and designs.

5.2 Improve energy performance of new buildings

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

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

HISTORY

N/A

CONSULTATION

Relevant City of Winnipeg departments per the Administrative Coordinating Group.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning and Design Division

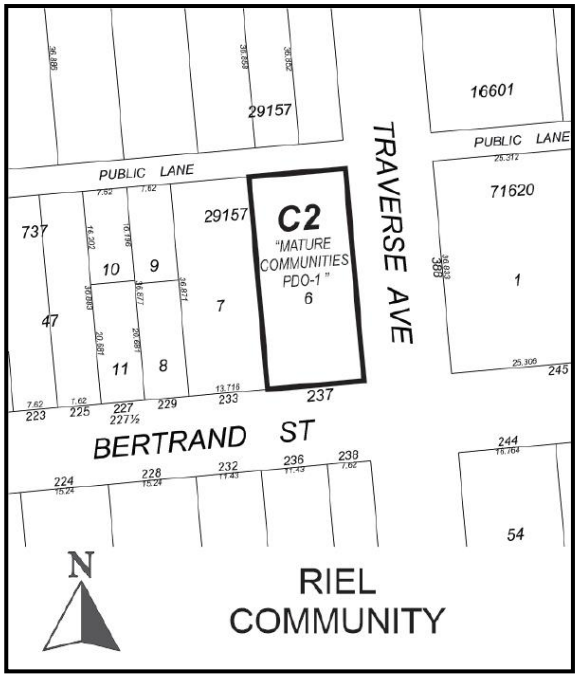
Prepared by	Yasmine Haj Ahmad, MCP
Date:	March 24, 2025
File No.	DAZ 224/2024

List of Schedules and Appendices

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – March 24, 2025
Schedule C	Proposed File No. DAZ 224/2024 Riel Community Committee, dated April 10, 2025
Schedule D dated	Recommended File No. DAZ 224/2024 Riel Community Committee, April 10, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

FILE:	**DAZ 224/2024**
RELATED FILES:	DAV 24-253994\D
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.502 – Central St. Boniface
SUBJECT:	To rezone the subject property from the "R2" Residential Two-Family District to the "C2" Commercial Community District.
LOCATION:	237 Bertrand Street



APPLICANT:	Abdullah Akram Chaudhary (Home Sketch Inc.) 166 Meadowood Dr Unit 45 Winnipeg, MB R3Y 1V4
OWNER:	SIDDIQUIE ESTATES LTD. 91 Turnstone Terr Winnipeg, MB R3Y 0R8

RECOMMENDATION: Approval, as modified, with conditions

SITE DESCRIPTION

- The subject property is located on Bertrand Street, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject site is 55 feet (16.76 metres) wide, 120.9 feet (36.86 metres) long, and 6,649 square feet (617.71 square metres) in area. The site is currently occupied by a mixed use residential and commercial (convenience store).

- The subject site is accessed by a concrete surfaced back lane with access from Traverse Avenue and Kenny Street.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the Mature Communities policy area. The property is zoned “R2” Residential Two-Family District.



Figure 1: Aerial photo of subject site and surrounding area *(flown 2025)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A public lane then single and two-family residential uses zoned “R2” Residential Two-Family District.

South: Bertrand Street then single-family residential uses zoned “R2” Residential Two-Family District.

East: Traverse Avenue then a multi-family residential use zoned “R2” Residential Two-Family District.

West: A multi-family residential use zoned “R2” Residential Two-Family District.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposed development includes removing the existing dwelling and commercial unit on site and constructing a 3-storey (31.7-foot-tall) residential and commercial mixed-use building.
- A commercial space is proposed on the ground level with a floor area of 2,562 square feet distributed as follows:
    - A 1,762-square foot retail unit,
    - An 800-square foot office space.
- 4 dwelling units are proposed, with two on the second storey and two on the third storey.
- 6 parking stalls are proposed off the lane.
- Landscaping is proposed as follows:
    - 6 Manitoba trees along the street edge of Bertrand Street and Traverse Ave
    - 3 Manitoba trees buffering of residential and non-residential uses along the west property line
    - 26 Caragana shrubs along the street edge of Bertrand Street and Traverse Ave
    - 18 Caragana shrubs buffering of residential and non-residential uses along the west property line
- The submitted site plan shows that the proposed building will be 40 feet (12.19 metres) wide and 67.5 feet (20.57 metres) long.

COLLABORATIVE PLANNING AND CONSULTATION

With the Urban Planning and Design Division

The Urban Planning and Design Division has been in communication **with the applicant about the proposal via email since October 2024** in which the details of the proposed development were discussed including additional refinements to the design.

With the Public

The applicant did not include any letters of support or details of public consultation in their application.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in *Complete Communities Direction Strategy 2.0.*
- The Vision for Established Neighbourhoods is for them to continue to evolve as complete communities, to increase the diversity of housing choices, improve housing affordability, and more efficiently use land, infrastructure and services.
- Goal 1 states "encourage compatible residential development within Established Neighbourhoods to build more *Complete Communities* and align with the City's residential intensification target.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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

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

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

  a. Applicable City-endorsed policies or guidelines;

  b. Existing zoning of the property and adjacent properties;

  c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks and layout;

  d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

  e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

h. The supporting transit, pedestrian and active transportation network; and

i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

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

1.9 Small-scale residential uses other than single-family residential may be accommodated

- Complete Communities Direction Strategy 2.0 states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Goal 2 states "design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

2.2. Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation.

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

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

2.5. Encourage a variety of architectural styles.

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

2.8. Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

a. Direct pedestrian access to main building entrances from the street;

b. Transparent storefront displays; and

c. Human scaled signage.

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

a. Window placement that supports passive surveillance;

b. Unit entrances with direct access to the street;

c. Front porches;

d. Balconies;

e. Awnings;

f. Lighting; and

g. Height of primary entrances.

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

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

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

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

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

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

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

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

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

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

- Goal 3 states “ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.” More specifically, policies that relate to the subject proposal are as follows:

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

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

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

- Goal 4 states “ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs”.

- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.1 *Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.*

  4.3 *Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.*

  4.4 *New commercial development should be complementary and context sensitive to nearby uses.*

  4.6 Vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane, or where the site is large enough to accommodate the proposed development where a public lane is not present.

  4.7 Encourage commercial areas to transition into mixed-use, pedestrian-oriented and transit- supported developments, where feasible.

  4.8 *Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.*

- Mature Communities policies for Established Neighbourhoods that relate to the subject proposal are as follows:

  4.10 Consider the establishment of new neighbourhood-focused, small scale commercial uses where at least one of the following criteria are met:

  a. The property is a corner lot fronting a collector or arterial street;

  b. The property abuts an existing commercial use on a collector or arterial street;

  c. Immediately adjacent uses render the subject property unsuitable for residential development; or

  d. The property contains existing non-residential uses or buildings that were not designed to accommodate residential uses.

The subject proposal aligns with the above applicable policies for Mature Communities for the following reasons:

- The development will help achieve residential intensification targets;
- The development will positively contribute to the surrounding neighbourhood by providing additional housing options;
- The proposed development will better utilize existing infrastructure including the street network, active transportation paths, water and wastewater service capacity and city services such as library, recreation and education.
- The proposed density is compatible with the surrounding context where this section of Bertrand Street has other examples of multi-family buildings, including a 17-unit multi-family dwelling, two nineplexes, two sevenplex, a sixplex, three fourplexes, three triplexes and several duplexes on both sides of Bertrand Street between Kenny Street and Ritchot Street.
- The proposed development meets the design policies mentioned above. Namely the building is positioned near the front and corner side property lines to create a pedestrian

orientation, has a height and scale similar to surrounding buildings, uses a variety of building materials, adds to the architectural interest of the area, includes features such as balconies that increase activity along the street edge, and takes vehicular access from the rear laneway.

- The site is located on a corner lot of a collector street, Bertrand Street, and a local street, Traverse Avenue, and contains an existing commercial retail use. As such it complies with two of the Mature Communities specific policies for supporting the proposed rezoning proposal.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Reason for the Rezoning

The applicant is proposing to rezone from "R2" to "C2" for the purposes of constructing a 3-storey mixed use building. The proposed building is to include 4 residential units and two small scale commercial units on the ground floor, and office and a retail space.

Current Zone: "R2" Residential Two-Family

The "R2" district is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower density areas.

Proposed Zone: "C2" Commercial Community

The Commercial Community "C2" district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, limited residential and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed-use corridors.

Recommended Zone: "C1" Commercial Neighbourhood

The Commercial Neighbourhood "C1" district is intended to accommodate small, compact commercial uses within or surrounded by residential areas that are attractive and compatible in scale and character with surrounding residential uses, to serve the convenience needs of the surrounding neighbourhood. This district is not intended to accommodate businesses sized or designed to serve a trade area more than one-half mile from the business. C1 districts are generally located in Neighbourhood or Community mixed use centres or along Neighbourhood or Community mixed use corridors.

- Based on the comparison between the "C1" and "C2" zoning districts, including definition, the preferred location, permitted uses, and dimensional standards as prescribed in the Winnipeg Zoning By-law, and based on the proposed building design and proposed uses, the Urban Planning and Design Division concludes that "C1" is a more appropriate zoning district for the proposed development for the following reasons:
    - The proposed 4 dwelling units of 1,662 square feet per unit density meet the "RMF-S" density of 1,250 square feet per unit, which is used for residential structures within the "C1" district.
    - The proposed 800-square-foot office space and 1,762-square-foot retail space meet the 5,000-square-foot gross floor area restrictions under Use Specific Standards 87 and 90.

- The property has an area of 6,649 square feet and abuts a public lane at the back, reducing the required lot area of 9,000 square feet to 5,000 for “C1” lots. The required lot area variance as per “C2” requirements would not apply.
- The site plan shows a 10-foot interior west side yard and a 5-foot east corner side yard to the residential portion of the building, which complies with the side yard requirements for “C1” lots. The required variances for not complying with a 12-foot west interior side yard and a 20-foot east corner side yard for the residential portion of the building under the “C2” district would not apply.

CONSISTENCY WITH *CCDS 2.0* AND SURROUNDING NEIGHBOURHOOD

As noted above, the subject site is located within an “Established Neighbourhood – Mature Community” policy area under the *Complete Communities Direction Strategy 2.0* where pedestrian-oriented vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane and where there is access to quality transit. In the case of the subject site, it is a corner lot located at an intersection where there is an existing commercial business, the property abuts a public lane, and is fringing on a collector street, Traverse Avenue. The site has access to high quality transit service that is proposed, under the Winnipeg Transit Master Plan, to improve significantly over the next 5 years. It is 197 metres from Goulet Street, 297 metres from Marion Street, and 415 metres from Tache Avenue, where direct transit lines are planned, and 453 metres from Des Meurons Street, a planned frequent transit line. The site is also within walking distance to a number of commercial amenities located in the Norwood Grove Business Improvement Zone.

The applicant has submitted a design that supports a high quality, pedestrian-oriented urban environment and aligns with the design policies in *CCDS 2.0*. More specifically, the building and site design encompass the following considerations:

- A strong pedestrian-oriented ground floor design that incorporates a small scale, fine grained commercial storefront with large transparent windows and prominent front entrances;
- The density, massing and scale of the development is consistent with existing multi-family residential buildings along Bertrand Street;
- Units with balconies and windows that face Bertrand Street and Traverse Avenue add “eyes on the street” which can improve the perception of safety at the street level;
- The parking area is concealed from street view by the building and a fence; and
- The building incorporates a quality façade design with varying articulations, a combination of cladding materials which helps to break-up the massing of the building and enhance the overall look of the street edge along Bertrand Street and Traverse Avenue.

The development will help achieve the residential intensification targets as noted under *CCDS 2.0* and the City’s Climate Action Plan of a minimum of 50% of all new development located in the existing built up area of the city resulting in a more efficient and environmentally sustainable use of land, existing infrastructure and existing services. The development will also positively contribute to the surrounding neighbourhood by providing additional housing options.

RECOMMENDED SERVICING AGREEMENT

Wastewater Sewers

The Developer shall, at no expense to the City, construct and install all wastewater sewer upgrades to serve the Planned Area and adjacent lands as indicated by the accepted technical memorandum, all to the satisfaction of the Director of Water and Waste.

Boulevards

a) The Developer shall, at no expense to the City, plant a tree within the north boulevard of Horace Street, all in accordance with City specifications and guidelines and, where required, with concept plans prepared by the Developer and submitted to, and approved by, the Director of Public Works.

b) The Developer shall, at no expense to the City, maintain the sod for a period of one year and the trees for a period of two years, in accordance with specifications approved by the Director of Public Works.

Utilities

a) The Developer shall, at no expense to the City, cause underground electrical and telephone services to be installed to serve the Planned Area and will pay the full cost to convert any existing overhead services within the Planned Area to underground to the satisfaction of the Director of Public Works.

b) The Developer shall pay all costs associated with the relocation of street lights and other utilities made necessary as a result of, or required to accommodate, the works to be constructed by the Developer to serve the Planned Area, as determined by and to the satisfaction of the Director of Public Works.

Construction Traffic

a) The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works.

b) The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake regular scraping and sweeping of streets until building construction, including landscaping is complete, all as determined by and to the satisfaction of the Director of Public Works.

Litter and Refuse Control and Clean-Up

a) The Developer shall, at no expense to the City, and of its own volition, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction, as determined by and to the satisfaction of the Director of Public Works.

b) The cleanup of litter and refuse shall be done on a regular basis as determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

Land Dedication

As a condition of a rezoning application, the developer is required to provide a cash payment of the “Dedication Fee” representing ten percent 10% of the planned area value of the

Development Application, as determined by the City's Director of Planning, Property and Development.

RECOMMENDATION

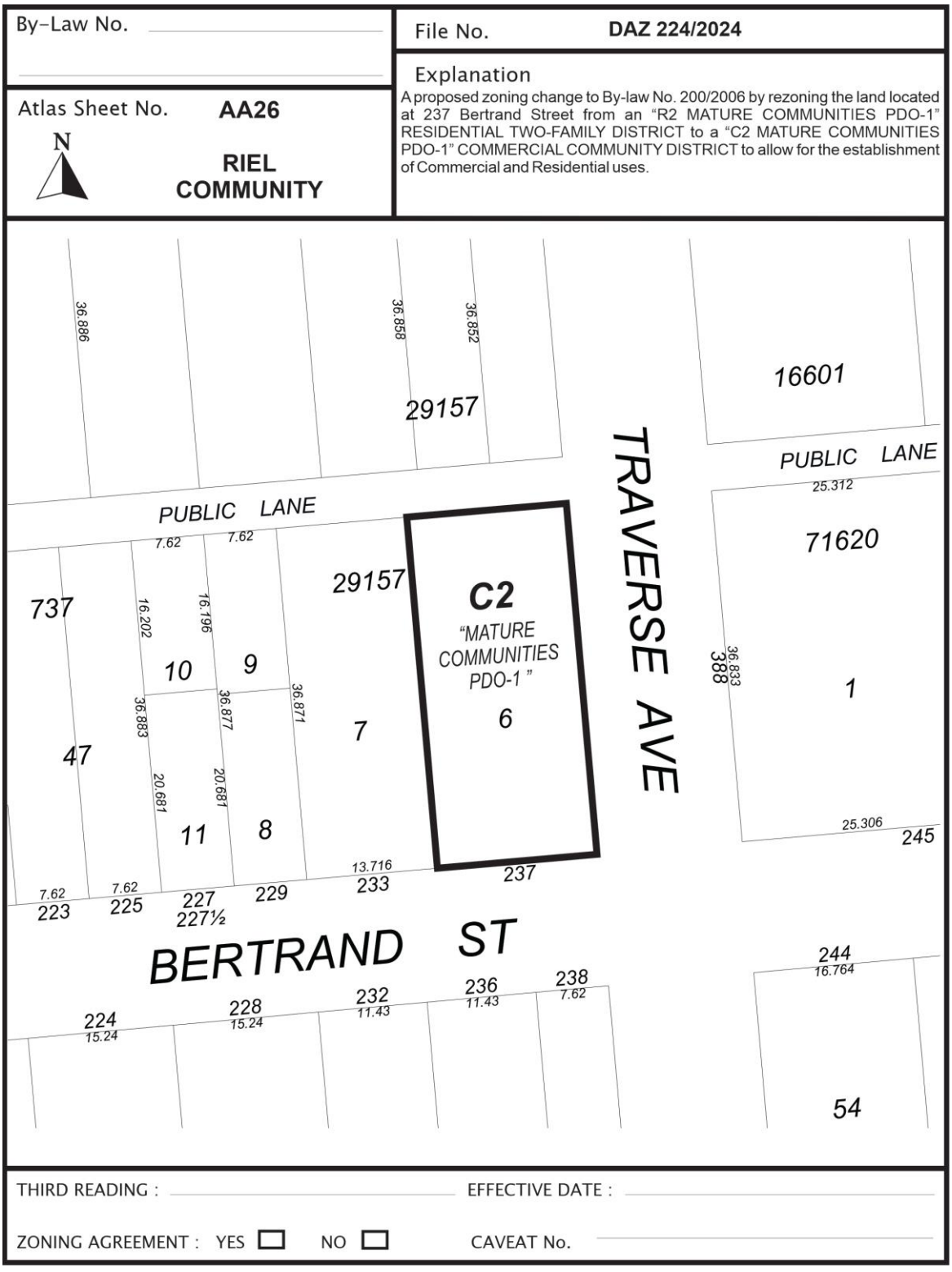
The Urban Planning and Design Division recommends **approval** for the following reason:

- The proposal is consistent with the policies guiding development within the "Established Neighbourhood – Mature Community" policy area under the *Complete Communities Direction Strategy 2.0* where pedestrian-oriented vertical commercial/residential mixed-use development is generally supported where local commercial development currently exists, where there is the presence of a public lane and where there is access to quality transit; and
- The proposal has been well designed based on collaboration between the Public Service and the applicant and enhances the overall look of the street edge along Bertrand Street and Traverse Avenue.

This Report Submitted by: Yasmine Haj Ahmad, MCP
Planning, Property and Development Department
Urban Planning and Design Division
Report Prepared by: PPD File # DAZ 224/2024

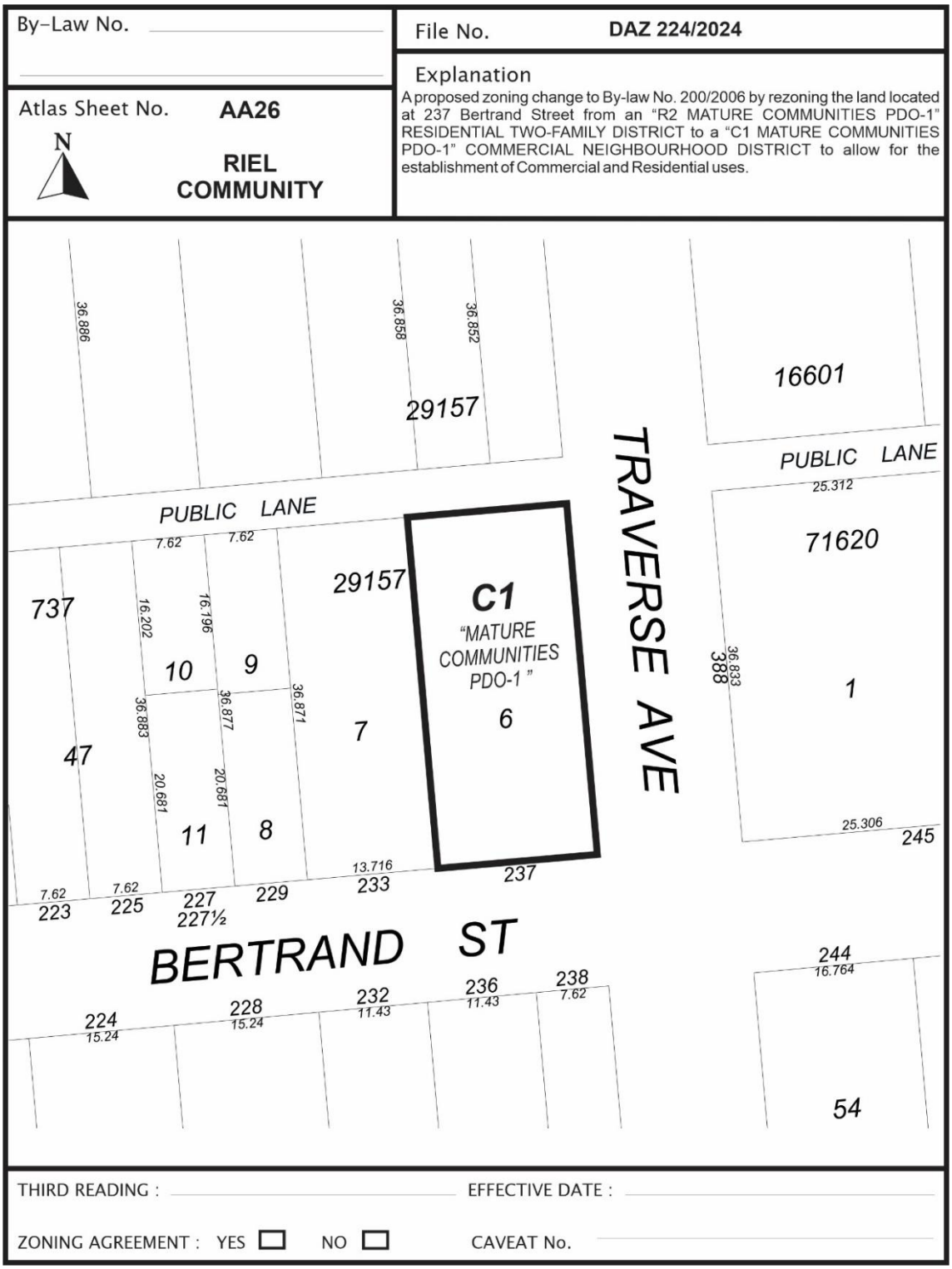
SCHEDULE C

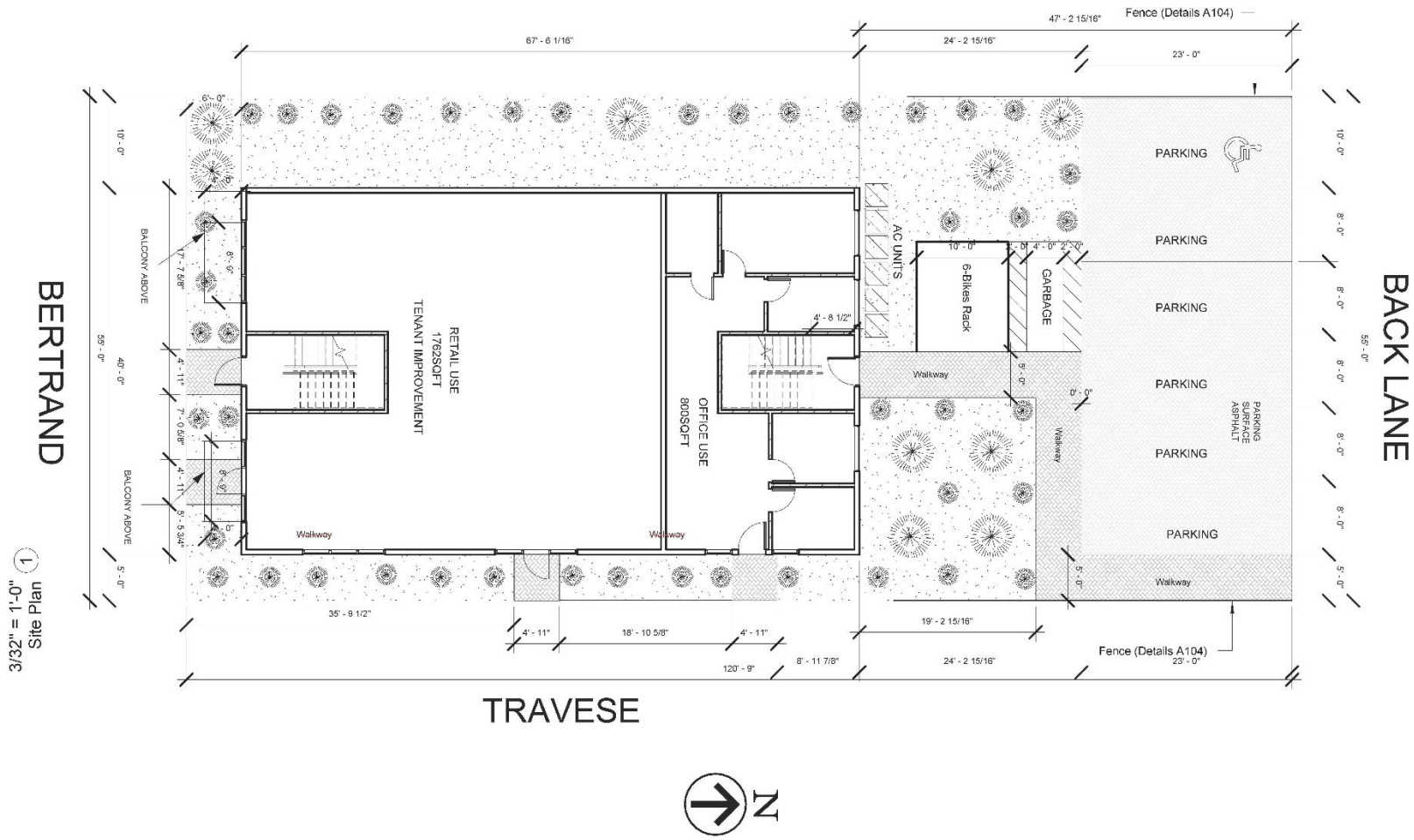
File DAZ 224/2024, Riel Community Committee, April 10, 2025



SCHEDULE D

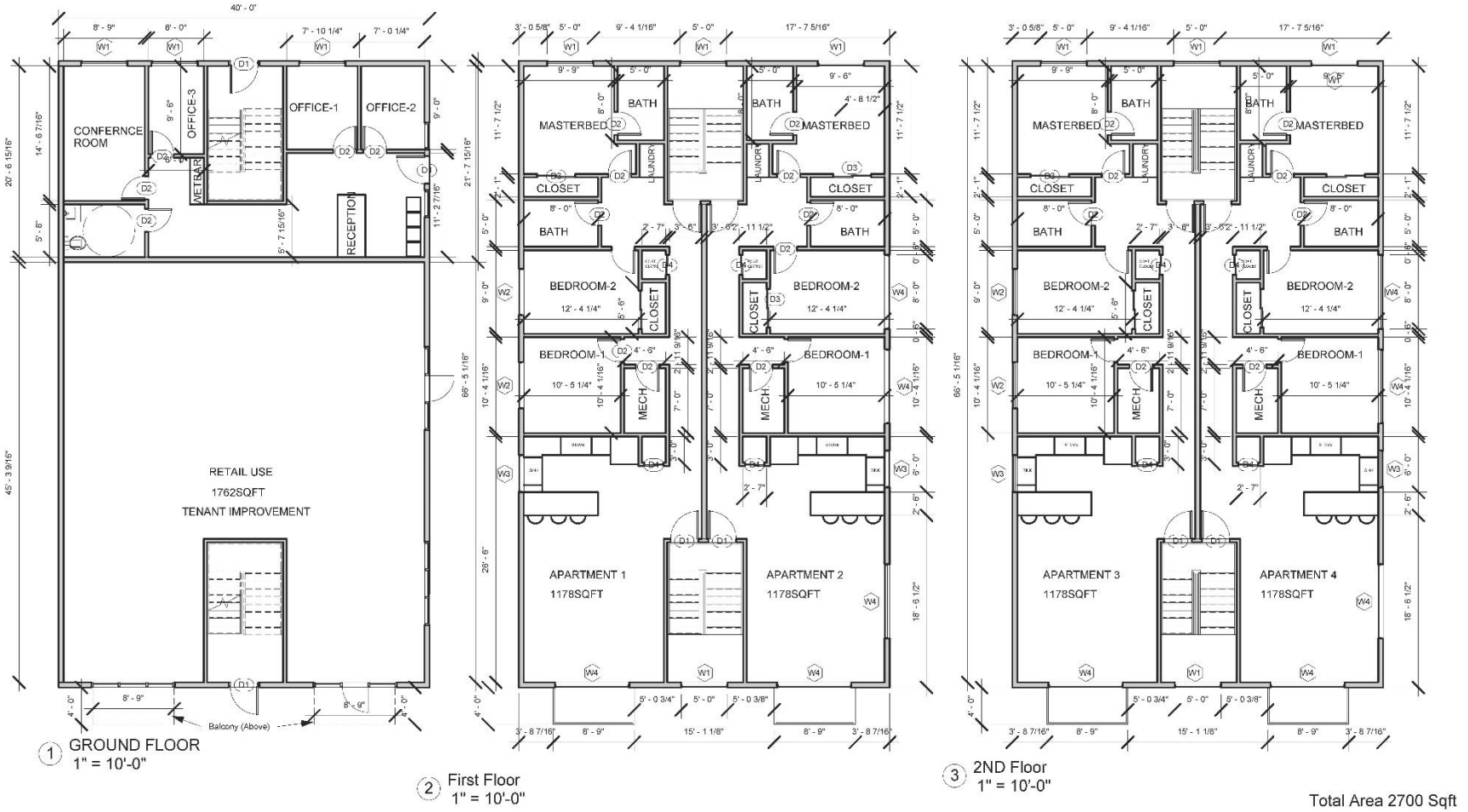
File DAZ 224/2024, Riel Community Committee, April 10, 2025





HOME SKETCH INCORPORATION

237 BERTRAND STREET WINNIPEG Owner	SITE PLAN 1'-0" = 3/32"	Drawn by A.A Checked by B.A	Project number - Date 1/23/2024	A101 Scale 3/32" = 1'-0"



1 GROUND FLOOR
1" = 10'-0"

2 First Floor
1" = 10'-0"

3 2ND Floor
1" = 10'-0"

Total Area 2700 Sqft

HOME SKETCH INCORPORATION

237 BERTRAND STREET WINNIPEG

Owner

FLOOR PLANS

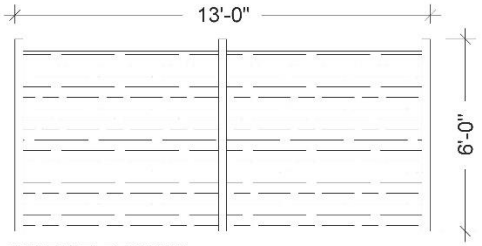
N

Drawn by	Project number	
A.A	-	A102
Checked by	Date	
B.A	1/23/2024	Scale 1" = 10'-0"

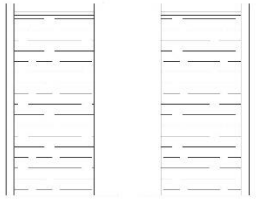


HOME SKETCH INCORPORATION

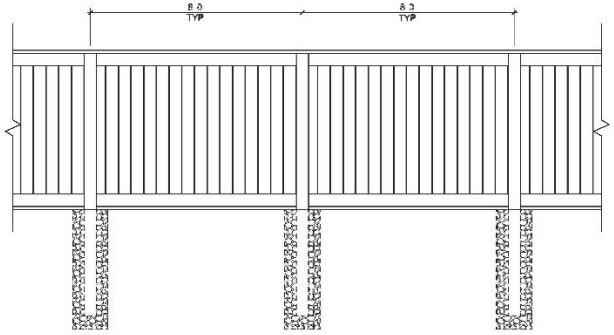
237 BERTRAND STREET WINNIPEG	Elevations	Drawn by: A.A	Project number: -	A103
Owner		Checked by: B.A	Date: 1/23/2024	Scale: 1" = 10'-0"



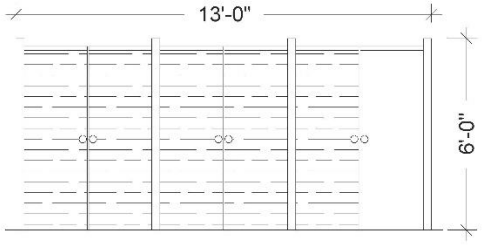
NORTH ELEVATION



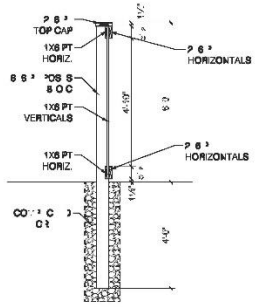
EAST AND WEST ELEVATION



FENCE – ELEVATION VIEW



SOUTH ELEVATION



FENCE – TYPICAL SECTION VIEW

GARBAGE ENCLOSURE

HOME SKETCH INCORPORATION

237 BERTRAND STREET WINNIPEG	Garbage and Fence details	Drawn by: A.A	Project number: -	A104
Owner		Checked by: B.A	Date: 1/23/2024	Scale

LOT AREA 6641SQFT

NO	DESCRIPTION	SYMBOL	AREA/NO	PERCENTAGE
1	GRASS		2167SQFT	33%
2	HARDSCAPE		1573SQFT	24%
3	SHRUBS (CARAGANA)		44	44-(REQUIRED NO)
4	TREE (MANITOBA MAPLE)		09	9 (REQUIRED NO)
5	BUILDING AREA		2700SQFT	41%
6	LOT AREA		6641SQFT	

NO	DESCRIPTION	Units	AREA
1	Apartment	4	1178SQFT
2	Stair Case	-	720SQFT
3	Commercial Area	-	2562SQFT
4	Building footprint	-	2700SQFT

BERTRAND ELEVATION DETAILS 1242 SQFT

NO	DESCRIPTION	AREA/NO	TOTAL FRONT PERCENTAGE	GROUND FLOOR PERCENTAGE (414SQFT)
1	HORIZONTAL SIDING	380SQFT	32%	
2	ACRYLIC STUCCO	183SQFT	15%	36%
3	STONE	218SQFT	18%	17%
4	WINDOWS	414SQFT	33%	30%

TRAVESE ELEVATION DETAILS 2092 SQFT

NO	DESCRIPTION	AREA/NO	TOTAL FRONT PERCENTAGE	GROUND FLOOR PERCENTAGE (765SQFT)
1	HORIZONTAL SIDING	895SQFT	43%	
2	ACRYLIC STUCCO	516SQFT	25%	67%
3	STONE	132SQFT	06%	5%
4	WINDOWS	530SQFT	25%	22%

Window Schedule

Type Mark	Width	Height
W1	5' - 0"	6' - 0"
W2	5' - 0"	4' - 0"
W3	4' - 0"	4' - 0"
W4	8' - 0"	6' - 0"

Door Schedule

Mark	Width	Height
	2' - 9 1/2"	6' - 7"
D1	3' - 0"	6' - 8"
D2	2' - 6"	6' - 8"
D3	4' - 0"	6' - 8"
D4	2' - 0"	6' - 8"

HOME SKETCH INCORPORATION

237 BERTRAND STREET WINNIPEG

Owner

DETAILS

Drawn by	Project number	A105
A A	-	
Checked by	Date	
B.A	1/23/2024	Scale 3/8" = 1'-0"