Minutes – Council – May 22, 2025

Minute No. 302
Report – Standing Policy Committee on Property and Development – May 8, 2025

Item No. 9 Subdivision and Rezoning – 2360 St Mary's Road
(St. Norbert-Seine River Ward)
File DASZ 2/2025 [c/r DAV 277770/2024D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the subdivision proposed under Development Application No. DASZ 2/2025 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 March 28, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated March 24, 2025 and attached as Schedule "B" to this Report.

    B. That the developer be required to enter into a Servicing Agreement 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, with the following amendment:

        i. In Section IV – Servicing Conditions, delete Condition 5 in its entirety

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 28, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

Report – Standing Policy Committee on Property and Development – May 8, 2025

COUNCIL DECISION (continued):

i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi Family - Small, the Owner must submit plans showing the location and design of any and all proposed:

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

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

ii. For every lot that abuts the Public Reserve, the Owner will, at no expense to the City as determined by and to the satisfaction of the Director of Public Works:

a. Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and

b. Maintain, repair or replace, as required, the fence and/or bollards as originally constructed, installed or erected.

iii. The Developer shall adhere to flood proofing criteria in accordance with City of Winnipeg Charter and the Designated Floodway Fringe Area Regulations, M.R. 266/91. The construction of works, including but not limited to pools, decks, sheds and private flood-protection works, including berms and side-slopes, is prohibited in the Designated Floodway Area, and all works, must be located entirely outside of the Designated Floodway Area.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with Recommendation 1; and

Report – Standing Policy Committee on Property and Development – May 8, 2025

COUNCIL DECISION (continued):

B. a Zoning Agreement in accordance with Recommendation 2,

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").

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

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 2 (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 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Standing Policy Committee on Property and Development – May 8, 2025

COUNCIL DECISION (continued):

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

11. That Development Application No. DASZ 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

Report – Standing Policy Committee on Property and Development – May 8, 2025

DECISION MAKING HISTORY:

Pursuant to The Municipal Conflict of Interest Act, Councillor Wyatt advised that he would refrain from entering the discussion and voting on the following matter, because of a conflict with a financial interest, and left the meeting.

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 13, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 8, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 29, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- In Recommendation 1.B., delete the semicolon after the words “Schedule “B” to this report”, and replace with the following:

  “, with the following amendment:

  i. In Section IV – Servicing Conditions, delete Condition 5 in its entirety.”

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

On April 10, 2025, the Riel Community Committee adjourned the public hearing to its meeting on April 29, 2025 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

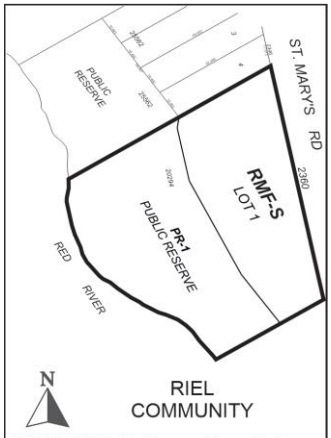
File: DASZ 2/2025

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Chambers

Public Hearing: April 29, 2025
April 10, 2025
Council Building, 510 Main Street

Applicant: McGowan Russell Group (Melissa Neirinck)

Subject:



APPLICANT : McGowan Russell Group (Melissa Neirinck)
FILE : DASZ 2/2025
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "RR5" RURAL RESIDENTIAL (5) DISTRICT to an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a "PR1" PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow for the construction of a multi-family dwelling development and the creation of Public Reserve. **For information, phone D. Clark, Planner at 204-986-5684.**
DEMANDEUR : McGowan Russell Group (Melissa Neirinck)
N° DE DOSSIER : DALZ 2/2025
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement indiqué ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à changer le zonage du terrain indiqué ci-dessus pour qu'il passe de la catégorie RR5 (secteur résidentiel en milieu rural 5) à la catégorie RMF-S (secteur de petites habitations multifamiliales) et à la catégorie PR1 (secteur des parcs et des loisirs 1 (quartier)) afin de permettre la construction d'un ensemble résidentiel multifamilial et la création d'une réserve publique. **Pour plus de renseignements, appelez D. Clark, urbaniste, au 204-986-5684.**

Premises Affected: 2360 St Mary's Road

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

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

Report date: April 29, 2025

Community Committee Recommendation:

On April 29, 2025, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 2/2025 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 March 28, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:

    A. That the "Plan" be amended in accordance with Section I of the report of the Administrative Coordinating Group dated March 24, 2025 and attached as Schedule "B" to this Report.

    B. That the developer be required to enter into a Servicing Agreement 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~~;~~***, with the following amendment:***

        i. In Section IV – Servicing Conditions, delete Condition 5 in its entirety.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 28, 2025, and attached as Schedule "C" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi Family - Small, the Owner must submit plans showing the location and design of any and all proposed:

            a. buildings

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

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

ii. For every lot that abuts the Public Reserve, the Owner will, at no expense to the City as determined by and to the satisfaction of the Director of Public Works:

a. Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and

b. Maintain, repair or replace, as required, the fence and/or bollards as originally constructed, installed or erected.

iii. The Developer shall adhere to flood proofing criteria in accordance with City of Winnipeg Charter and the Designated Floodway Fringe Area Regulations, M.R. 266/91. The construction of works, including but not limited to pools, decks, sheds and private flood-protection works, including berms and side-slopes, is prohibited in the Designated Floodway Area, and all works, must be located entirely outside of the Designated Floodway Area.

3. That the City enter into, execute and deliver with the Developer

A. a Servicing Agreement in accordance with Recommendation 1; and

B. a Zoning Agreement in accordance with Recommendation 2,

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").

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

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 2 (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 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2-year period and Council approves the extension.

8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

11. That Development Application No. DASZ 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

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

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

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

1. In review of this, the plans of the developer, it's a great project. Again, we need housing here in the City of Winnipeg.

2. The construction that was done along St. Mary's Road south of Burland has pretty much been completed, I believe the only thing that they're doing now is the landscaping of the area so it gives better vision of what that area would look like, and now the developer can come in and add the housing that is so desired.

3. So, again, this is a good project and I'm glad to see it happening in the south end of the City in my ward.

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 January 9, 2025 2. Notification of Public Hearing dated February 11, 2025 3. Manitoba Status of Title 2777681/1 4. Letter of authorization dated November 12, 2024 from KSB Group Inc (Kuldip Bhullar) to McGowan Russell Group (Melissa Neirinck) 5. Arborist and Tree Preservation Report 6. Conceptual Plan of Subdivision 7. Site Plan 8. Landscape Plan 9. Plans (9 pages) 10. Report from the Urban Planning Division dated March 28, 2025 11. Inspection Report 12. Presentation dated April 9, 2025 in support of the application submitted by Melissa Neirinck 13. Recording of Representations of public hearing held on April 10, 2025 14. Notice of Adjournment dated April 14, 2025 15. Presentation dated April 24, 2025, in support of the application submitted by the Applicant 16. Recording of Representations of public hearing held on April 29, 2025

REPRESENTATIONS:

In Support:

Kuldip Bhullar
Pardeep Bhullar
Melissa Neirinck
Susan Russell

In Opposition:

Nil

For Information:

Nil

For the City:

D. Clark, Senior Planner, Planning, Property and Development Department
K. Kowalyk, Land Development Engineer, Planning, Property and Development Department
S. Nuttall, Planner, Planning, Property and Development Department

Exhibit "10" referred to in File DASZ 2/2025

ADMINISTRATIVE REPORT

Title: DASZ 2/2025 – 2360 St. Mary's Rd.

Issue: An application for consideration at the Public Hearing to subdivide the existing lot into two lots and rezone one lot to 'RMF-S' (Residential Multi-Family Small) and one lot to 'PR1' (Parks and Recreation) to facilitate the construction of a multi-unit residential development.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Clark RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision proposed under Development Application No. DASZ 2/2025 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 March 28, 2025 and attached as Schedule "C" to this report, with such minor changes as may be required, subject to the following:
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    B. That the developer be required to enter into a Servicing Agreement 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;
2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-S" Residential Multi Family (Small) District and "PR1" Parks and Recreation 1 (Neighbourhood) District, in accordance with the proposed by-law attached as Appendix "A" to this report and as shown on the map dated March 28, 2025, and attached as Schedule "C" to this report, subject to the following conditions:
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i. For those portions of the Owner's Land zoned "RMF-S" Residential Multi Family - Small, the Owner must submit plans showing the location and design of any and all proposed:

   a) buildings;

   b) accessory parking areas;

   c) private approaches;

   d) garbage enclosures;

   e) fencing;

   f) landscaping; and

   g) free-standing signage

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

ii. For every lot that abuts the Public Reserve, the Owner will, at no expense to the City as determined by and to the satisfaction of the Director of Public Works:
   a) Construct continuous fencing or bollards as approved by the Director of Public Works, along the entirety of the lot line abutting the Public Reserve and located within that lot; and
   b) Maintain, repair or replace, as required, the fence and/or bollards as originally constructed, installed or erected.

iii. The Developer shall adhere to flood proofing criteria in accordance with City of Winnipeg Charter and the Designated Floodway Fringe Area Regulations, M.R. 266/91. The construction of works, including but not limited to pools, decks, sheds and private flood-protection works, including berms and side-slopes, is prohibited in the Designated Floodway Area, and all works, must be located entirely outside of the Designated Floodway Area.

3. That the City enter into, execute and deliver with the Developer

   A. a Servicing Agreement in accordance with recommendation 1; and

   B. a Zoning Agreement in accordance with recommendation 2,

   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").

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

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 2 (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 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid the Fees within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.
8. That the subdivision section of the By-law will come into force when the Servicing Agreement is fully executed and 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 Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.
10. That the By-law will be repealed without coming into force 1 year following the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
11. That Development Application No. DASZ 2/2025 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.
12. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- The applicant is proposing to subdivide the property into two lots and rezone lot one to the RMF-S Residential Multi Family – Small zoning district and lot 2 to the "PR1" Parks and Recreation zoning district, for the purpose of establishing a 20-unit residential development
- Subdivision and Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be subdivided into two lots and lot 1 will be rezoned to the "RMF-S" Residential Multi Family Small zoning district and lot 2 will be rezoned to the "PR1" Parks and Recreation zoning district.

HISTORY

N/A

OURWINNIPEG 2045 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 #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 to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

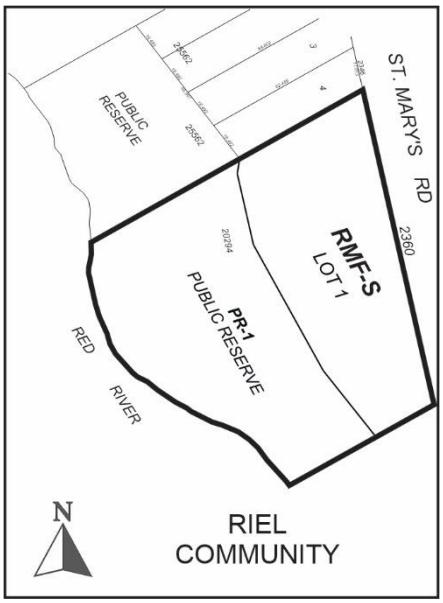
SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Devin Clark, RPP, MCIP
Date:	March 28, 2025
File No.	DASZ 2/2025

Schedule A	Planning Discussion
Schedule B	Report of the Administrative Working Group – March 24, 2025
Schedule C	File No. DASZ 2/2025 Riel Community Committee, dated March 28, 2025
Appendix A	Proposed By-law

SCHEDULE 'A'

DATE:	**March 28, 2025**
FILE:	**DASZ 2/2025**
RELATED FILES:	**DAV 24/277770**
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.527 – Normand Park Neighbourhood
SUBJECT:	To subdivide the land into two lots and rezone lot 1 to the "RMF-S" Residential Multi Family – Small zoning district and lot 2 to the "PR1" Parks and Recreation zoning district.
LOCATION:	2360 St. Mary's
LEGAL DESCRIPTION:	LOT 9 PLAN 20294 138/142 ST N



APPLICANT:	McGowen Russell Group Inc. (Melissa Nierinck) 825 St. Joseph Street Winnipeg , Manitoba R2H 3A8
OWNER:	KSB Group Inc. 906 North Drive Winnipeg , Manitoba R3T 0A8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the west side of St. Mary's Road, along the portion of the former alignment prior to the improved interchange at the Perimeter Highway. The property is located within the Normand Park Neighbourhood of the St. Norbert – Seine River ward.
- The site is currently zoned "RR5" Rural Residential.

- The subject site is approximately 128,502 square feet in area and is currently occupied by a single family dwelling that was constructed in 1960.
- The subject property is located within the Established Neighbourhoods, Recent Community policy area under the *Complete Communities Direction Strategy 2.0*.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family dwellings zoned “R1-M” Residential Single Family – Medium and parkland zoned “PR1” Parks and Recreation Neighbourhood.

South: Vacant land zoned “RR5” Rural Residential 5.

East: The former St. Mary’s Road alignment and then the new St. Mary’s Road alignment.

West: The Red River.

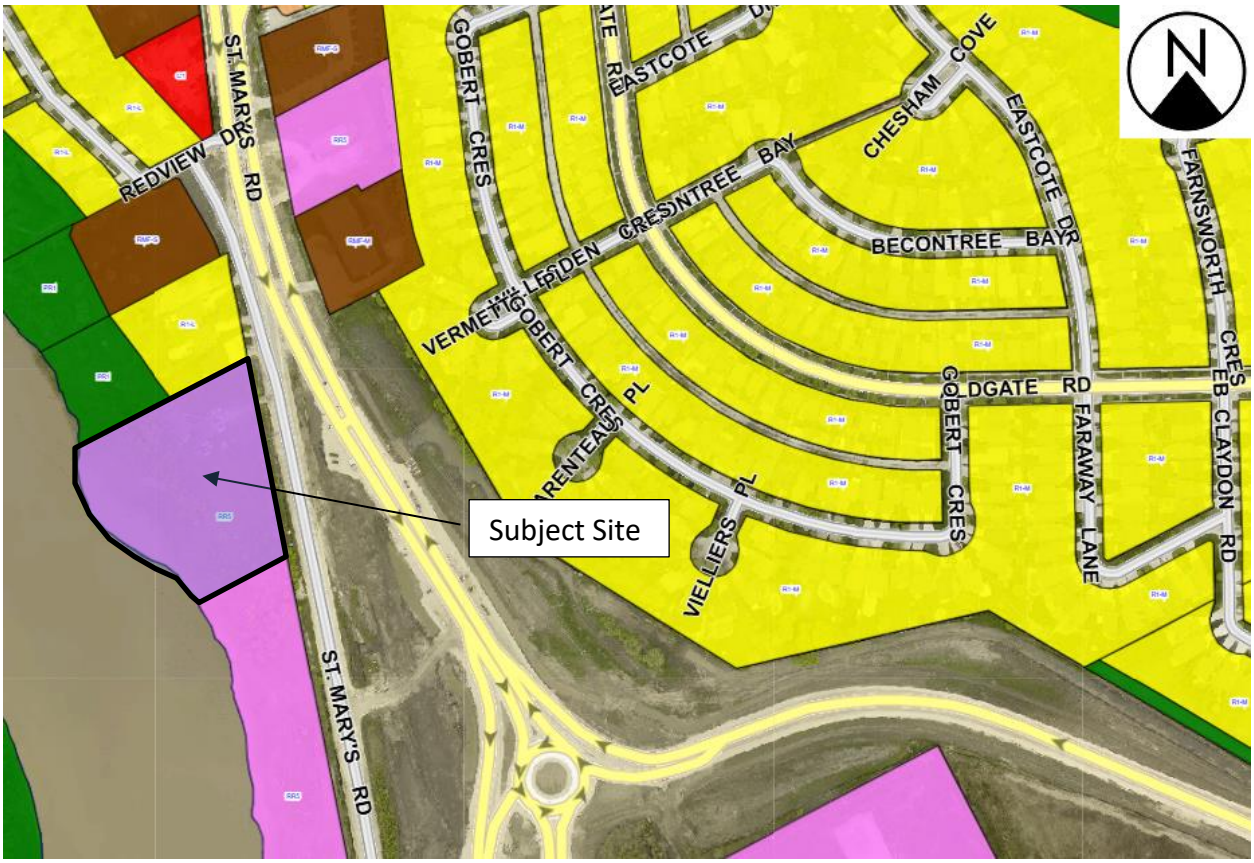


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The proposal is to subdivide the property into two lots. Lot 1 is to be rezoned to the "RMF-S" zoning district and will be approximately 61,000 square feet and Lot 2 is to be rezoned to the "PR1" zoning district and will be approximately 61,500 square feet.
- Development on the "RMF-S" property is proposed at 20 units, consisting of 14 three-storey townhome units and 6 two-storey townhome units contained within 5 separate buildings on site.
- Building heights for the two storey townhomes are proposed at 27 feet 2 inches, and building heights for the three storey townhomes are proposed at 33 feet 8 inches.
- The required parking for the site is 30 stalls based on 1.5 stalls per unit and the site is exceeding this with a total of 46 parking stalls. This is proposed as follows:
    - with 6 single attached garages, 6 tandem stalls in driveway, 7 double attached garages (14 Stalls), 12 tandem stalls in driveway and 8 surface parking stalls.
    - A total of 2 visitor stalls and two van accessible stalls are also proposed.
    - Two approaches are proposed from St. Mary's Road with a designated fire route through the central drive aisle.
- Landscaping is proposed as follows:

- Street edge landscaping along St. Mary's requires 14 trees and 62 shrubs. The submitted plans show 17 trees and 62 shrubs.
- Building foundation landscaping around each of the four buildings meets and exceeds the required shrubs, with the exception of the 5 unit 3 storey buildings where 2 trees are proposed in place of the required 12 shrubs.

- Two 5-litre in ground bins (one garbage and one recycling) are proposed on site for garbage pick-up.

COLLABORATIVE PLANNING and CONSULTATION

- *With the Urban Planning and Design Division*

  The applicant applied for a Pre-application in March of 2022 under file 22-120321 PA. Subsequent to the Pre-application the applicant engaged in multiple meetings to discuss the application with the Public Service.

- *With the Public*

  The applicant provided a thorough summary of the public consultation that was undertaken prior to the formal submission of the application. A summary from the applicant is included below:

  - Two in person meetings were scheduled, including a stakeholder meeting on June 21, 2022 and an open house on July 26, 2022. Both were scheduled to be on the subject site. The stakeholder meeting was advertised by delivering paper invitations to the four nearest neighbours to the property on June 14, 2022.
  - The open house meeting was scheduled for July 26, 2022. This meeting was advertised by posting a large sign on the property (2360 St. Mary's Rd.) on July 12, 2022. A tent was set up onsite with large format boards providing project information for the public to review at both events. A telephone number was provided to request additional information, ask questions and or request information regarding the project.
  - Due to some minor site plan modifications since the original open house, an updated information pamphlet was provided to the 4 residents immediately north of the 2360 St. Mary's site on September 26, 2024 with a date of October 3, 2024 for residents to submit questions or comments.
  - No one attended the first stakeholder meeting however we followed up with delivering a "sorry we missed you flyer" to all four residence previously invited on June 30th, 2022 which included the upcoming Open House date. One person responded via email and arranged a meeting via zoom with our team on July 19th, 2022 and their comments are proved in the summary below. One person attended the onsite session.
  - No questions or comments were received from the information pamphlets that were delivered September 26, 2024.
  - The main concern from one of the residents was the end unit of the north 3 storey townhome by the river, noting that they don't want the views from their upper deck to be blocked. We mentioned we can work with them regarding the placement of the trees proposed on our site as well. The updated site plan included shifting trees to not block the view of the river as well as including buffer trees along the north

property line. The participant that attended the open house on July 26th had concerns with traffic load, they said that our team explained that most traffic into the site would be off of the new interchange and will not affect those on Redview. They were fine with what was proposed and then had no further concerns.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- As part of *Complete Communities Direction Strategy 2.0*, the City has an intensification target under Section B1. General Growth Goal 2 - Policy 2.1 states that a minimum of 50% of all new dwelling units be accommodated in the intensification target area of the City of which this property is located within.
- The subject property is located in an Established Neighbourhood designated as a "Recent 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.

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

1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6. 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." More specifically, policies that relate to the subject proposal are as follows:

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.

2.9 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.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

Subdivision and Rezoning

The intent is to subdivide the subject property into two properties and re-zone proposed lot 1 from "RR5" to "RMF-S" for the development of 20 townhome units and re-zone proposed lot 2 from "RR5" to "PR1" for the development of the dedicated public reserve for the extension of the Active Transportation Parkway. Proposed Lot 1 is to be approximately 61,000 square feet and Proposed Lot 2 is to be approximately 61,500 square feet.

Current Zone

- Currently, the lands are zoned "RR5" Rural Residential 5. The "RR5" district is intended to provide areas for large-lot rural residential development, along with limited agricultural uses.

Proposed Zone(s)

- The applicant is proposing to rezone the property to the "RMF-S" Residential Multi Family – Small zoning district and the "PR1" Parks and Recreation Neighbourhood district. The "RMF-S" zone is intended to accommodate the development of multi-family units in areas with medium to high residential densities. The "PR1" zone is intended for sites that are generally passive neighbourhood and community parks and facilities with predominantly pedestrian and cyclist access. These sites may provide unstructured drop-in play and recreation opportunities, including play structures, passive parks, plazas and natural areas. Generally, there are no parking facilities associated with these uses. These parks and open

spaces typically occur in a residential neighbourhood or riverbank context and are generally accessed by residential streets.

- The dimensional standards for multi-family residential uses in the “RMF-S” zoning district are:
    - Minimum lot area of 9,000 square feet
    - Minimum lot area per dwelling unit of 1,250 square feet
    - Minimum front yard of 20 feet;
    - Minimum rear yard of 25 feet;
    - Minimum interior side yard of four (4) feet;
    - Minimum corner side yard of five (5) feet;
    - Principal building separation distance of eight (8) feet; and,
    - Maximum building height of 35 feet.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD AND EXISTING LAND USES

- As noted above, the subject site is located in the Areas of Stability, Recent Communities policy area under *Complete Communities Direction Strategy 2.0*. In the case of the subject site, it is located along the former St. Mary’s right of way and adjacent to the Red River. To the north are single family dwellings, and to the south is vacant land.
- The proposed development plans show that the north edge of the property will have two buildings located near this property line, which is adjacent to a single-family dwelling. The first building is located close in alignment to the front yard of the abutting single-family dwelling and is proposed as a two-unit, two-storey townhome which will have a building height of 27 feet 2 ½ inches to the midline of the roof and a setback of just over 8 feet from the shared property line. The other building is positioned further back from St. Mary’s and is proposed to be a four-unit, three-storey townhome building with a building height of 33 feet 8 ½ inches to the midline of the roof and a setback of 7 feet from the shared property line.
- The site plans indicate that 7 new trees are to be planted along the north (shared) property line, including 5 deciduous trees and 3 coniferous trees, and that two trees, located closely along the shared property line are to also be retained to help further buffer visibility between the two dwellings.
- The Urban Planning Division is satisfied that between the building height, setbacks and landscaping along the property line, that a sufficient transition and buffer has been established between the two uses.
- The proposed density is well below what the maximum density permissions would be for the “RMF-S” zoning district, which would permit close to 50 units. Overall, the proposal to establish 20 residential units on site is deemed to be reasonable and compatible within the context.
- Lands further back on site are to be rezoned to the “PR1” zoning district and will maintain naturalized land adjacent to the river and provide enough space for an Active

Transportation (A.T) pathway in the future, which would tie into the already extensively established A.T pathway located further north along the Red River.

ARBORIST REPORT

An arborist report was prepared for the site as well and identified a list of trees recommended to be protected with tree protection guidelines. The report concluded that 15 trees identified in the analysis fall within the construction footprint and therefore will need to be removed. 30 trees were identified as not being worth preserving as they were in poor health. 71 trees were identified to be protected during construction, noting that the root zone of these trees will be heavily impacted by excavation and compaction if unprotected. The arborist report indicates that tree protection zones should be constructed prior to construction and maintained throughout construction, and that no encroachment into these protection zones is to occur without an arborist on site.

Trees to be removed

Ownership/Location	Tree #	Action/Notes
Client-owned trees 15 trees (Private)	3574, 3578, 3579, 3580, 3637-3643, 3645, 3646, 3659,9648	Removal is the only option for these trees. As they fall near or within the construction footprint
Client-owned trees 30 trees (Private)	3567,3644,3647,3648,3649,3650, 3651, 3652,3660-3680, 9647	Trees are not worth preserving due to poor health/structure. (See Appendix I).

Trees to be protected

Ownership/Location	Tree #	Action/Notes
Client-owned trees 71 trees (Private)	3609-3636, 3653- 3658	The root zone of these trees will be heavily impacted by excavation and compaction if unprotected.

RECOMMENDED SERVICING AGREEMENT

Details found in Schedule B, attached to this report.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- The Urban Planning Division is recommending that plans be submitted to the Director of Planning, Property and Development for review prior to the issuance of a development permit on the lot.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.
- The amount of land is to be no less than 10%.
- The developer is required to either provide land or ‘cash in lieu’ as determined by the Planning, Property and Development Department.
- The City is requesting land dedication as part of this application.
- Details can be found within the ACG report, attached as Schedule B

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Areas of Stability, Recent Communities* policy area in the *Complete Communities Direction Strategy 2.0,* in that the proposal supports objectives of establishing 50% of development within the intensification target area, it provides diversity in the available housing typology of the area, and increases residential population in established neighbourhoods.

This Report Submitted by: Devin Clark, RPP, MCIP
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 2/2025

Schedule “C” for File No. DASZ 2/25, Riel Community Committee, dated March 28, 2025.

By–Law No. _____

File No. **DASZ 2/2025**

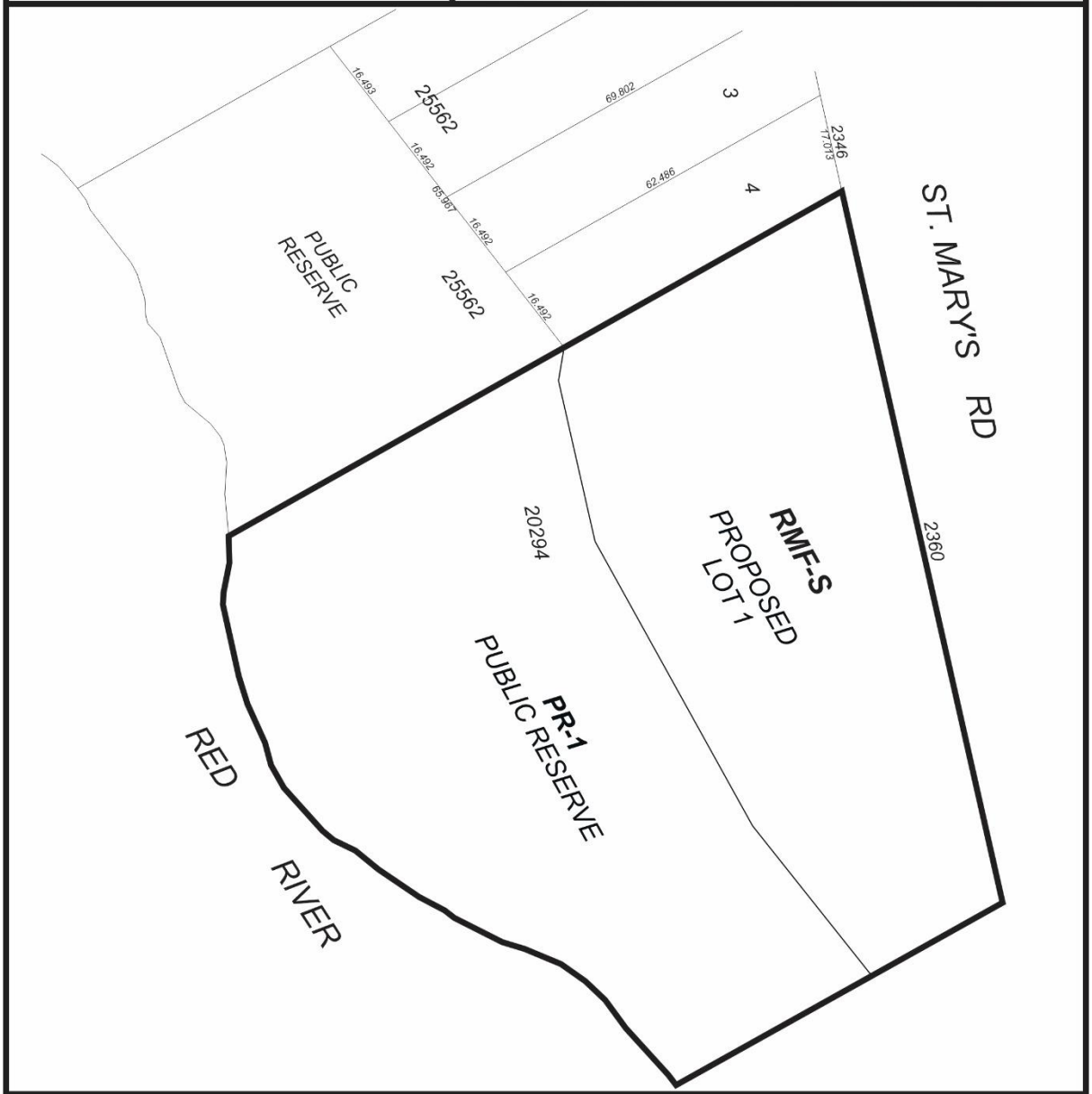
Atlas Sheet No. **AL26**

N

RIEL 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 2360 St. Mary's Road from an "RR5" RURAL RESIDENTIAL (5) DISTRICT to an “RMF-S” RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT and a “PR1” PARKS AND RECREATION 1 (NEIGHBOURHOOD) DISTRICT to allow for the construction of a multi-family dwelling development and the creation of Public Reserve.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

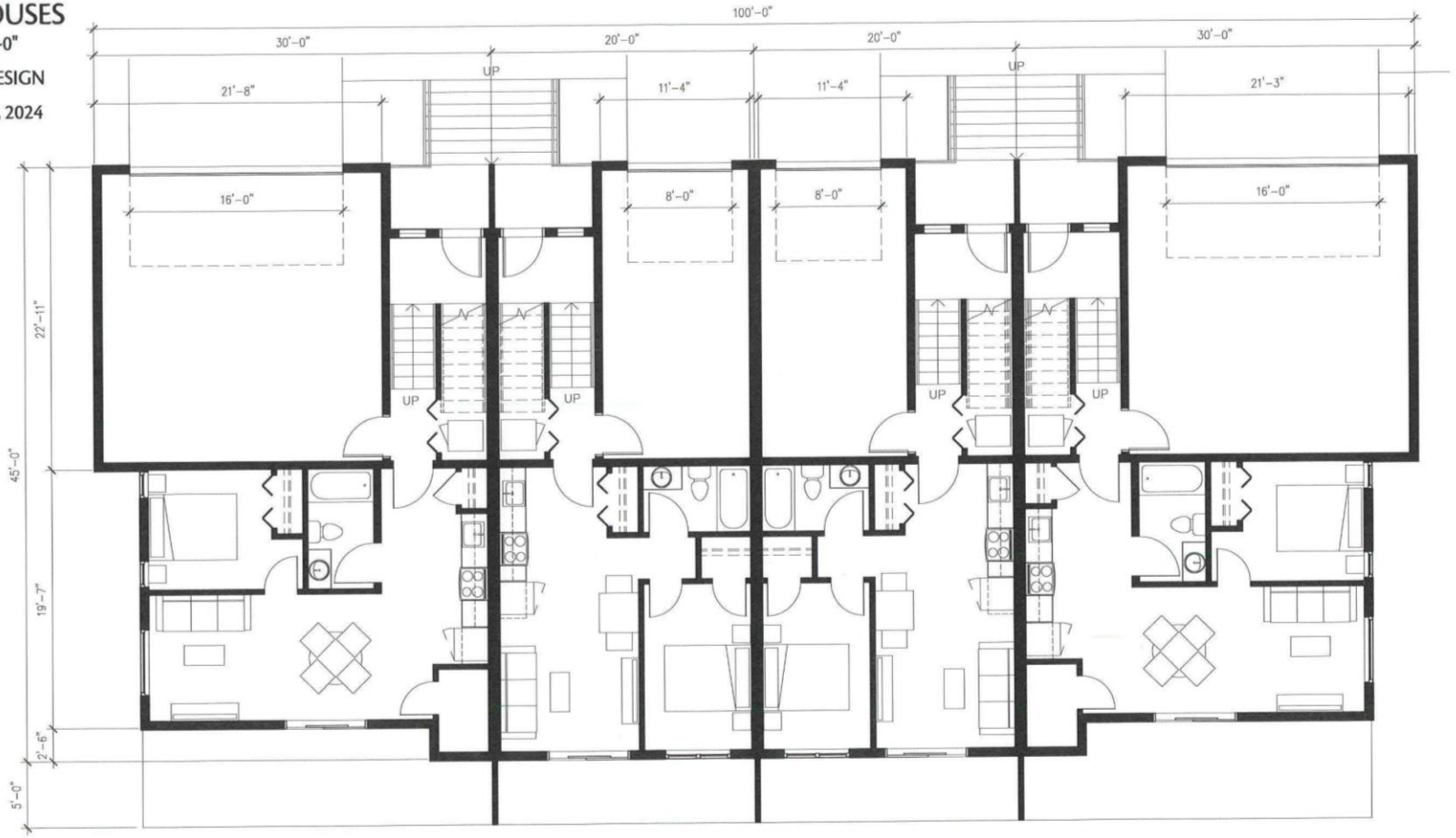
Exhibit “9” referred to in File DASZ 2/2025

2360 ST MARYS TOWNHOUSES

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN

NOVEMBER 13, 2024



3 STOREY - L100

AFFINITY ARCHITECTURE Inc.

SK-02

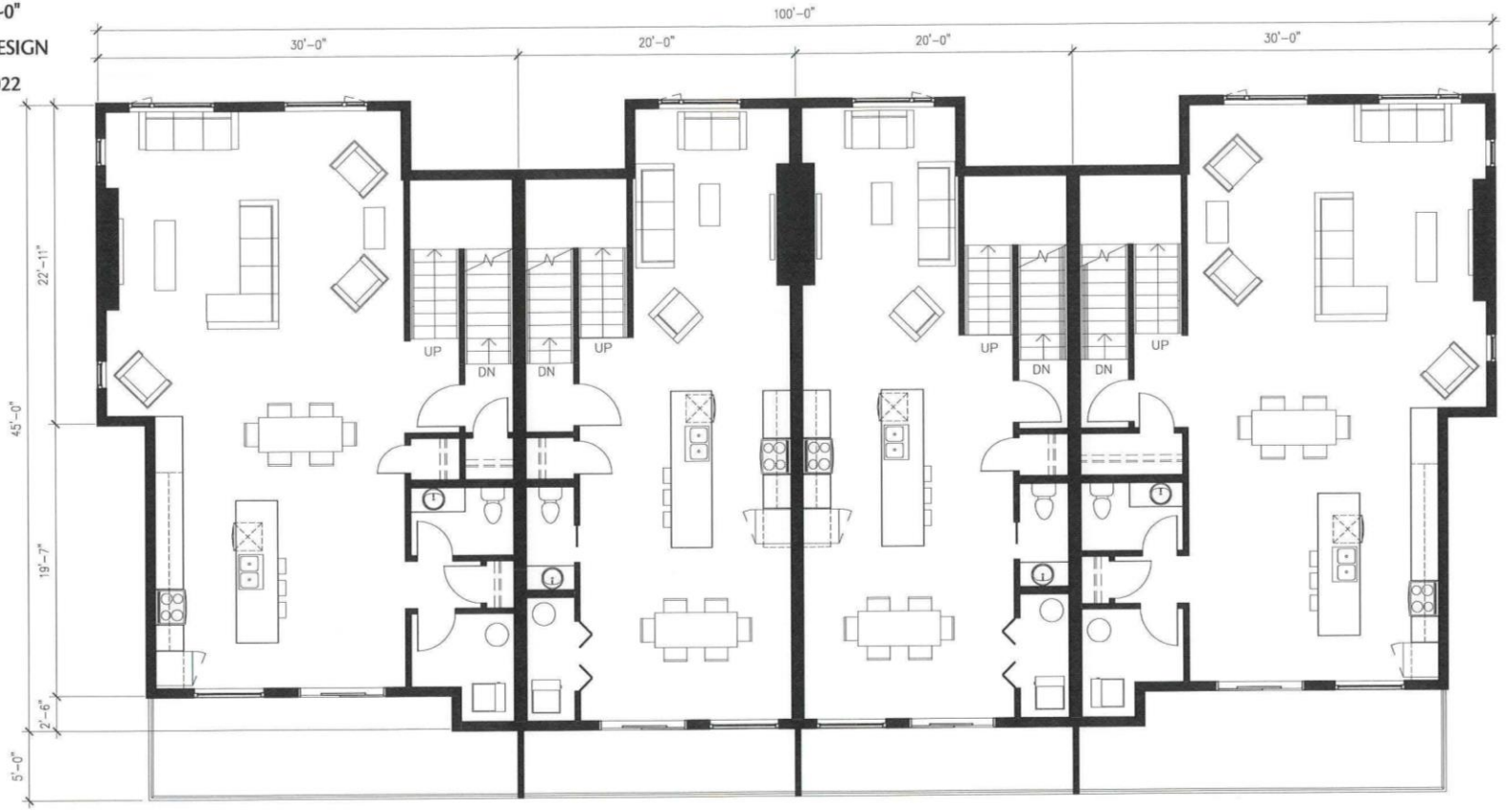
22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022



3 STOREY - L200

AFFINITY ARCHITECTURE Inc.

SK-03

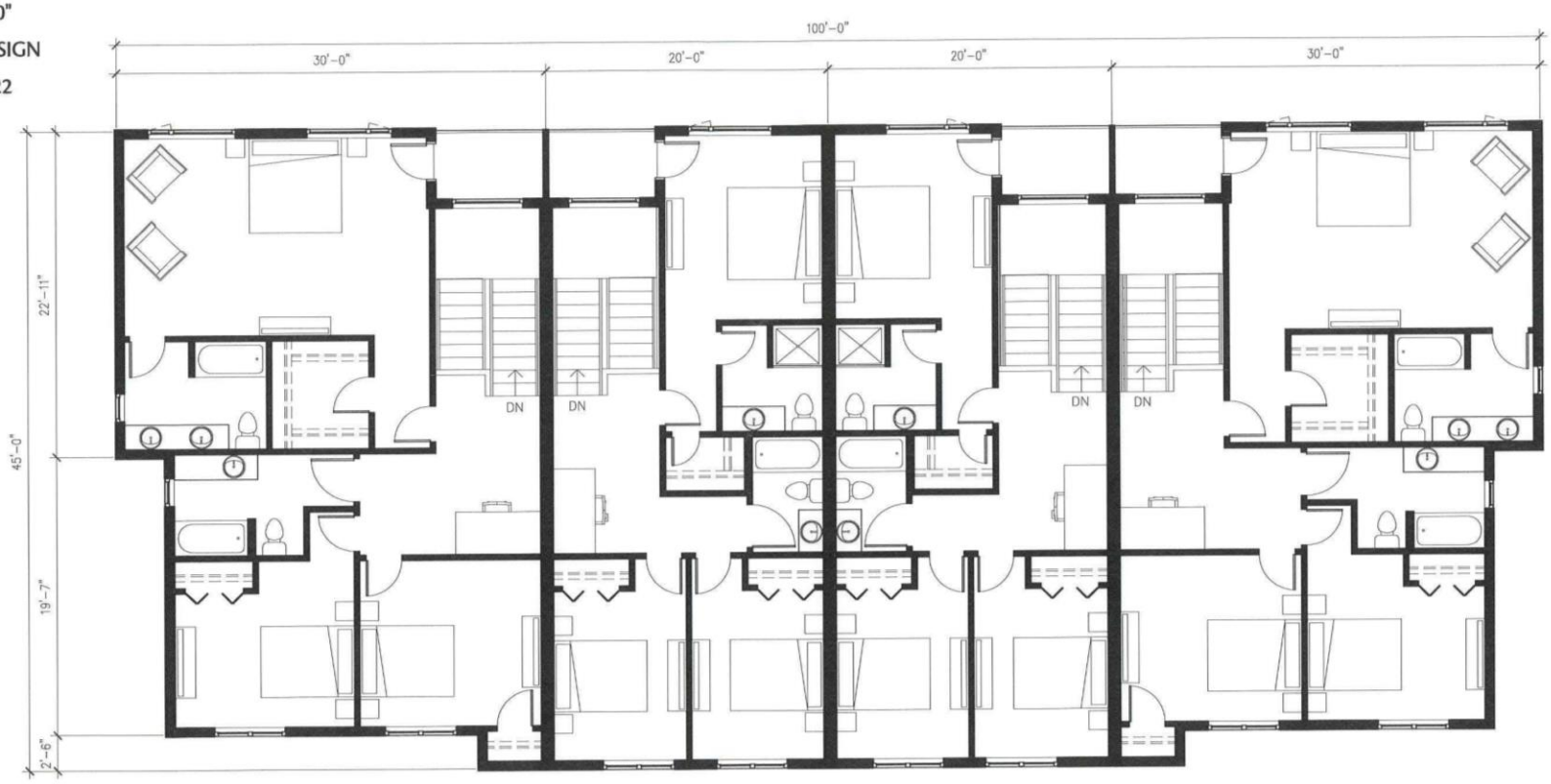
22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022



3 STOREY - L300

AFFINITY ARCHITECTURE Inc.

SK-04

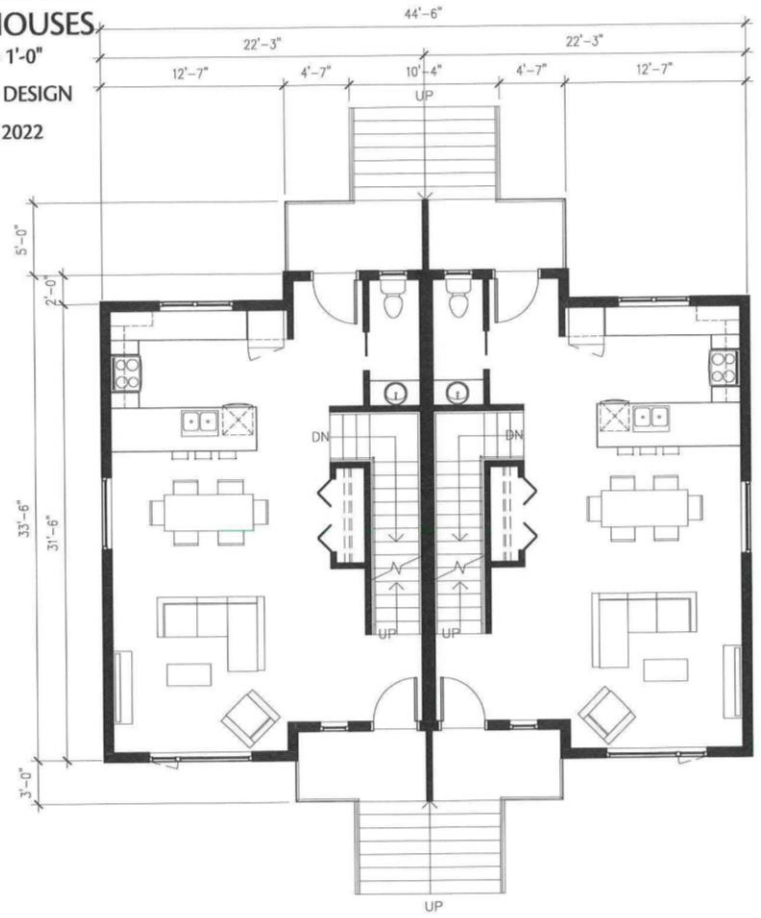
22013

2360 ST MARYS TOWNHOUSES

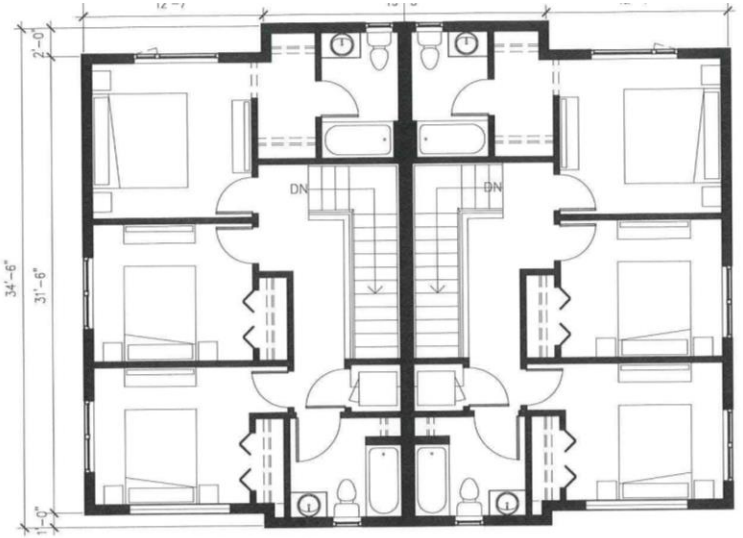
SCALE 1/8" = 1'-0"

SCHEMATIC DESIGN

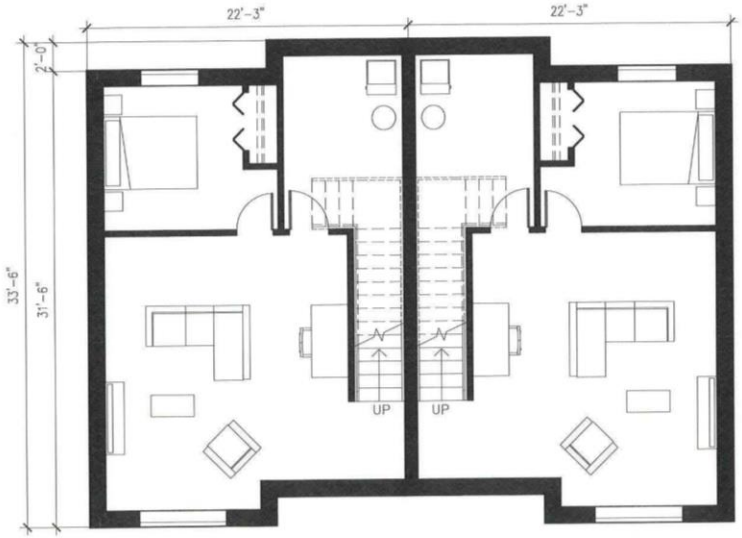
OCTOBER 5, 2022



2 STOREY - L100



2 STOREY - L200



2 STOREY - L000

AFFINITY ARCHITECTURE Inc.

SK-05

22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8"= 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022



3 STOREY EAST ELEVATION

EXTERIOR FINISH LEGEND:

BRICK VENEER
BCK-1: BRICK VENEER, TBD

CEMENTITIOUS SIDING
FCP-1: FIBER CEMENT BOARD SIDING, IRON GREY
FCP-2: FIBER CEMENT BOARD & BATTEN, ARCTIC WHITE
FCP-3: FIBER CEMENT LAP SIDING, WOOD LOOK, TBD

CEMENTITIOUS STUCCO PARGING
CSP-1: COLOUR TBD

ASPHALT SHINGLES
AS-1: COLOUR TBD

AFFINITY ARCHITECTURE Inc.

SK-15

22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8"= 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022

EXTERIOR FINISH LEGEND:

BRICK VENEER
BCK-1: BRICK VENEER, TBD

CEMENTITIOUS SIDING
FCP-1: FIBER CEMENT BOARD SIDING, IRON GREY
FCP-2: FIBER CEMENT BOARD & BATTEN, ARCTIC WHITE
FCP-3: FIBER CEMENT LAP SIDING, WOOD LOOK, TBD

CEMENTITIOUS STUCCO PARGING
CSP-1: COLOUR TBD

ASPHALT SHINGLES
AS-1: COLOUR TBD



3 STOREY WEST ELEVATION

AFFINITY ARCHITECTURE Inc.

SK-16

22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8"= 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022

EXTERIOR FINISH LEGEND:

BRICK VENEER
BCK-1: BRICK VENEER, TBD

CEMENTITIOUS SIDING
FCP-1: FIBER CEMENT BOARD SIDING, IRON GREY
FCP-2: FIBER CEMENT BOARD & BATTEN, ARCTIC WHITE
FCP-3: FIBER CEMENT LAP SIDING, WOOD LOOK, TBD

CEMENTITIOUS STUCCO PARGING
CSP-1: COLOUR TBD

ASPHALT SHINGLES
AS-1: COLOUR TBD



3 STOREY NORTH ELEVATION
1/8" = 1'-0"

3 STOREY SOUTH ELEVATION

AFFINITY ARCHITECTURE Inc.

SK-17
22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8"= 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022

EXTERIOR FINISH LEGEND:

BRICK VENEER
BCK-1: BRICK VENEER, TBD

CEMENTITIOUS SIDING
FCP-1: FIBER CEMENT BOARD SIDING, IRON GREY
FCP-2: FIBER CEMENT BOARD & BATTEN, ARCTIC WHITE
FCP-3: FIBER CEMENT LAP SIDING, WOOD LOOK, TBD

CEMENTITIOUS STUCCO PARGING
CSP-1: COLOUR TBD

ASPHALT SHINGLES
AS-1: COLOUR TBD



2 STOREY WEST ELEVATION



2 STOREY EAST ELEVATION

1/8" = 1'-0"

AFFINITY ARCHITECTURE Inc.

SK-18

22013

2360 ST MARYS TOWNHOUSES

SCALE 1/8"= 1'-0"

SCHEMATIC DESIGN

OCTOBER 5, 2022

EXTERIOR FINISH LEGEND:

BRICK VENEER
BCK-1: BRICK VENEER, TBD

CEMENTITIOUS SIDING
FCP-1: FIBER CEMENT BOARD SIDING, IRON GREY
FCP-2: FIBER CEMENT BOARD & BATTEN, ARCTIC WHITE
FCP-3: FIBER CEMENT LAP SIDING, WOOD LOOK, TBD

CEMENTITIOUS STUCCO PARGING
CSP-1: COLOUR TBD

ASPHALT SHINGLES
AS-1: COLOUR TBD



2 STOREY NORTH ELEVATION



2 STOREY SOUTH ELEVATION

AFFINITY ARCHITECTURE Inc.

SK-19
22013