

**Minutes – East Kildonan-Transcona Community Committee – September 7, 2021**

**REPORTS**

**Item No. 1                      Plan Approval – Molson Street  
   (Elmwood-East Kildonan Ward)  
   File DASZ 6/2013**

**COMMUNITY COMMITTEE DECISION:**

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and approved plans for Molson Street.

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**DECISION MAKING HISTORY:**

Moved by Councillor Schreyer,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

## ADMINISTRATIVE REPORT

**Title:** Plan Approval 21-196007 – Molson Street

**Issue:** For consideration at the Public Hearing for plans associated with the construction of a multi-family dwelling.

**Critical Path:** East Kildonan – Transcona Community Committee as per DASZ 6/2013 (B/L 128/2013).

### AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Femi Ojo, MCIP, RPP	n/a	n/a	n/a	

### RECOMMENDATIONS

The Urban Planning and Design Division recommends **approval** of the submitted plans.

### REASONS FOR REPORT

Per the Zoning Agreement for DASZ 6/2013 (B/L 128/2013):

*“The Owner must submit plans showing the location and design of any and all proposed buildings, accessory parking areas, potential shadow impacts, garbage enclosures, fencing, landscaping, bicycle parking and signage on the Owner’s Land (“Works”) to the City’s Director of Planning, Property and Development (“Director”) and the City’s East Kildonan-Transcona Community Committee for approval prior to the issuance of any building or development permit, and thereafter must maintain the Works to the satisfaction of the Director.”*

The applicant has submitted;

- A site plan with dimensions showing the location and different elevations of the proposed buildings;
- Landscape plan;
- Accessory parking area;
- Internal pedestrian walkways;
- Garbage enclosures; and

- Private approach to site.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the submitted plans will be approved.

HISTORY

**June 26, 2013** – Council concurred in the recommendation of Executive Policy Committee and approved the proposed plan of subdivision/rezoning of the subject property from an “RR5 Rural Residential 5 District and an “C2” Commercial Community District to “RMF-M” Residential Multi-Family District; “RMF-L” Residential Multi-Family Large District and “C2” Commercial Community District under file DASZ 6/2013.

The aforementioned DASZ approval was subject to a Zoning Agreement. Clause #2 of the said Zoning Agreement relates to plan approval, which is relevant to this application.

FILE/APPLICANT DETAILS

FILE:	ZR-PA 21-196007
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.423 - (Eaglemere)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	Molson Street (Roll # 04007255790)
LEGAL DESCRIPTION:	LOT 2 PLAN 57655 62/66 K OTM
APPLICANT:	Double L Construction & Management Ltd. (Lin Xu) 607 Patricia Avenue Winnipeg, MB, R3T 3A7
OWNER:	6387463 Manitoba Ltd. c/o Marwest Management Canada Ltd. Winnipeg, MB, R3C 0A5

**DISCUSSION****SITE DESCRIPTION**

- The subject property is located on the east side of Molson Street in the Eaglemere neighbourhood of the Elmwood East Kildonan ward.
- The property is +/- 106,755 sq. ft. and currently undeveloped.
- The subject site is within the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*. The property is zoned “RMF-M” Residential Multi-Family District.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (*flown 2018*)



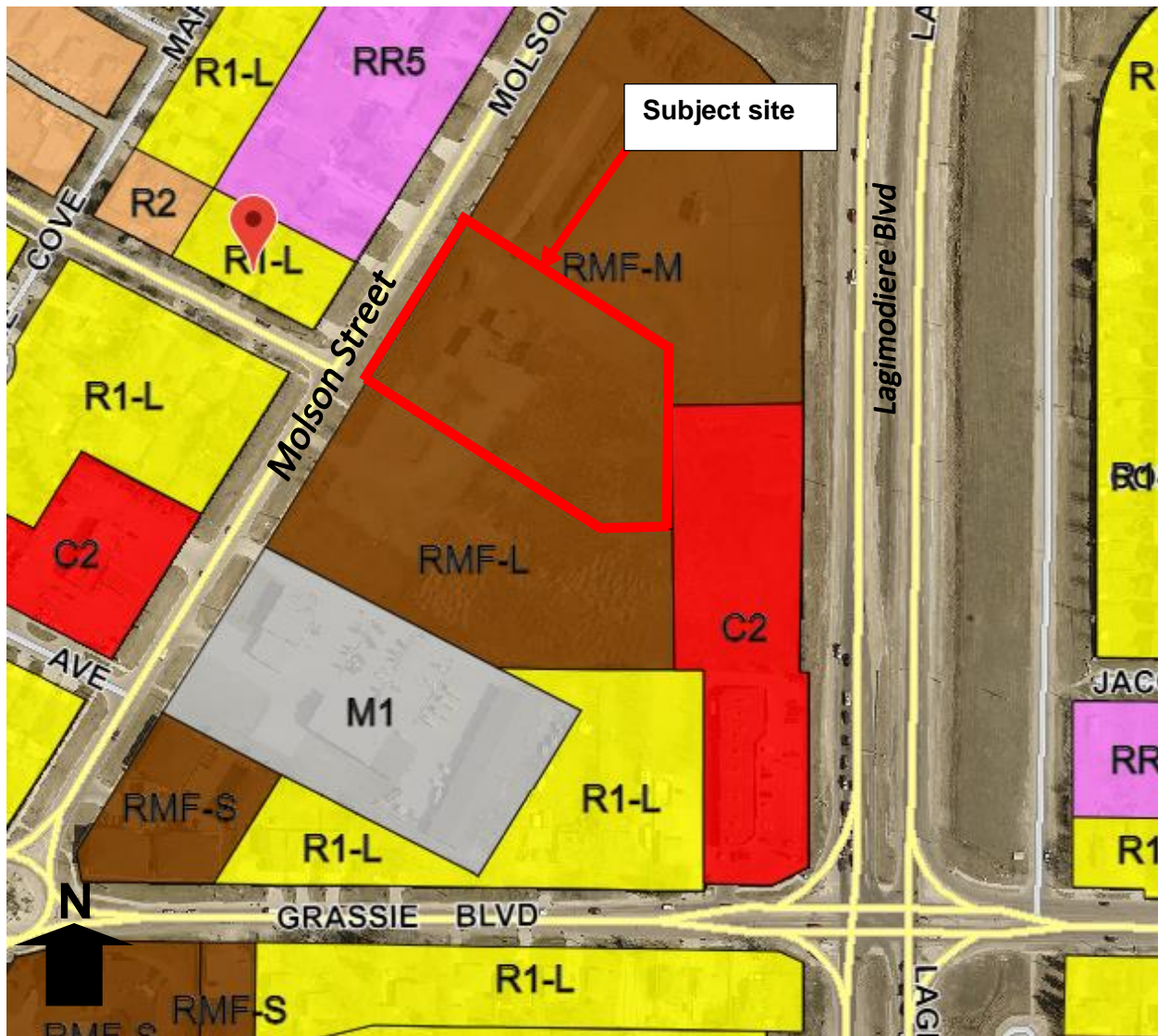
**SURROUNDING LAND USE AND ZONING (See Figures 1 and 2)**

**North:** An undeveloped parcel zoned “RMF-M” Residential Multi-Family (Medium) District.

**South:** Vacant property zoned “RMF-L” Residential Multi-Family (Large) District.

**East:** Undeveloped portion of properties zoned “C2” Commercial Community and “RMF-M” Residential Multi-family (Medium) District

**West:** Molson Street, then residences zoned “R1-L” Residential Single-Family (Large) District and “RR5” Rural Residential 5 District.



## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing a town house-style multi-family development comprising of four buildings (three storeys), 96 residential dwellings.
- The proposed building will be 35 feet tall. A total of 128 parking stalls are being proposed for the entire development.
- There is a centralized play area with benches and tables.
- The planting of trees and shrubs along the Molson Avenue frontage and in other places on site.
- The pedestrian connection on site is well integrated, connecting all the proposed buildings, the parking area and the centralized plat area.

## ANALYSIS AND ISSUES

### OUR WINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

The subject site is in an “Areas of Stability” policy area of *OurWinnipeg* and *Complete Communities*. The Key Direction in these documents that applies to Areas of Stability states: *“Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.”*

Under the *Complete Communities Direction Strategy*, relevant policies for Areas of Stability that apply directly to the proposed multi-family use include:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form;*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments;*
- *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities;*
- *Support Complete Communities by ensuring diverse and high-quality housing stock;*

The subject proposal would add to the variety of housing types in the neighbourhood in a manner that is compatible with and complimentary to surrounding properties in terms of building massing, scale and built form.

Given the aforementioned, the subject proposal is consistent with the *Complete Communities Direction Strategy*.

## REASONS FOR THE RECOMMENDATIONS

The submitted plans meet the intent of the plan approval condition as per DASZ 6/2013 as well as the *Complete Communities Direction Strategy* and the Winnipeg Zoning By-Law.

It is therefore recommended that the East Kildonan - Transcona Community Committee approve the plans as submitted.

CONSULTATION

No other City Departments were consulted as part of this application.

OURWINNIPEG POLICY ALIGNMENT

01 Area of Stability – Key Direction:

- Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

- 4.2: Ensure New Areas of Growth Are Designed according to the Principles of Complete Communities.

SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Femi Ojo, MCIP, RPP  
Date: August 18, 2021  
File No: PA 21-196007 ZR



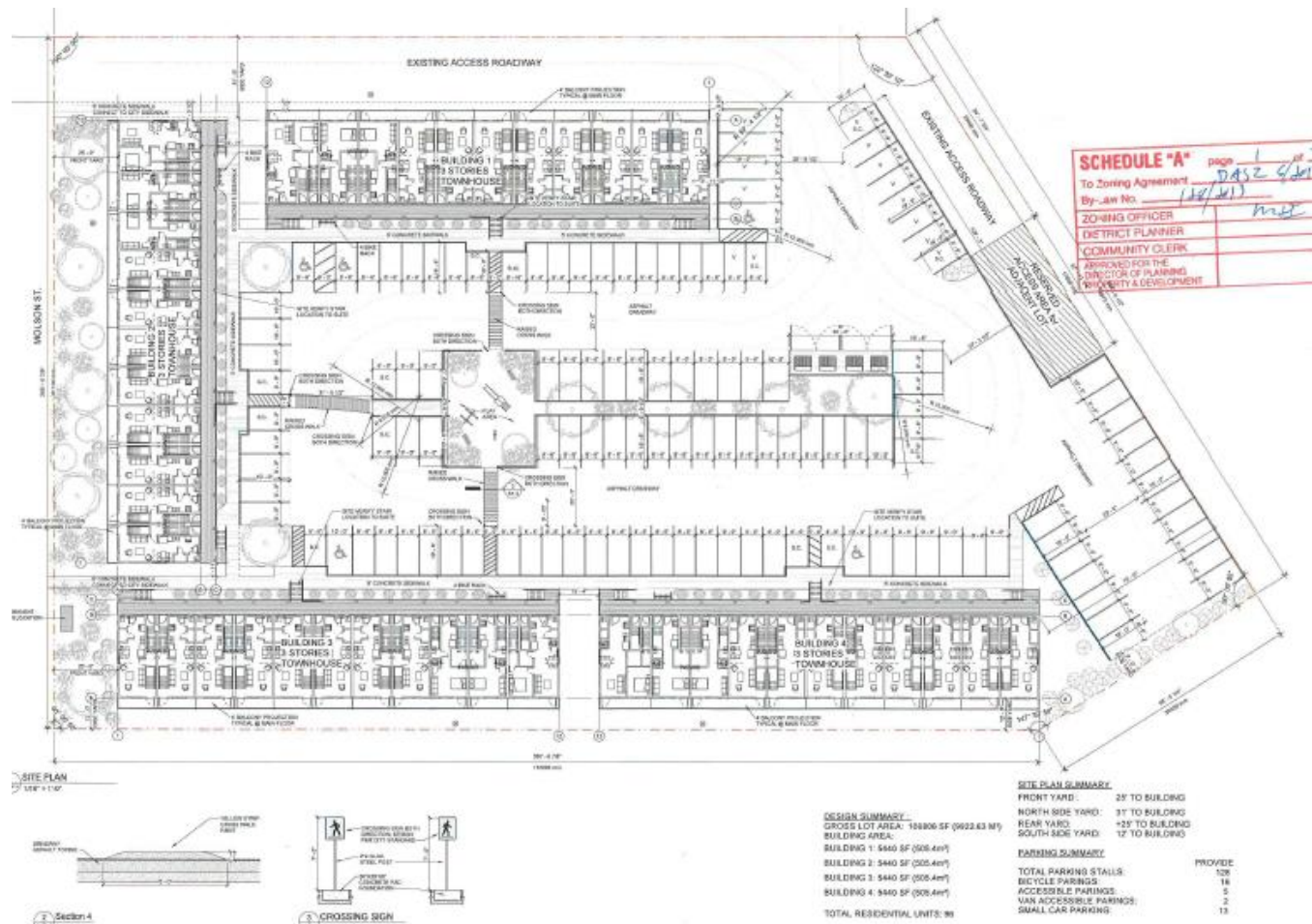
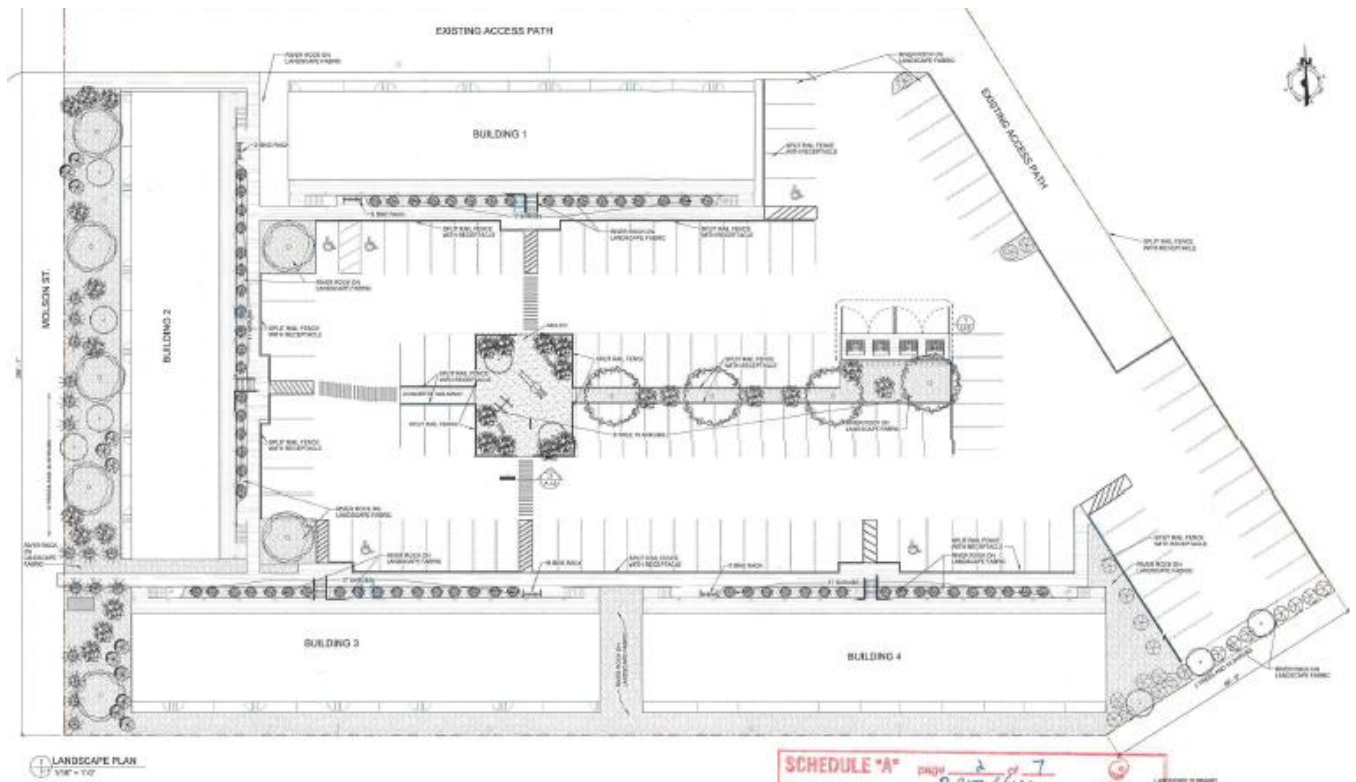


Figure 3: Subject site plan



**Figure 4: Landscape plan**

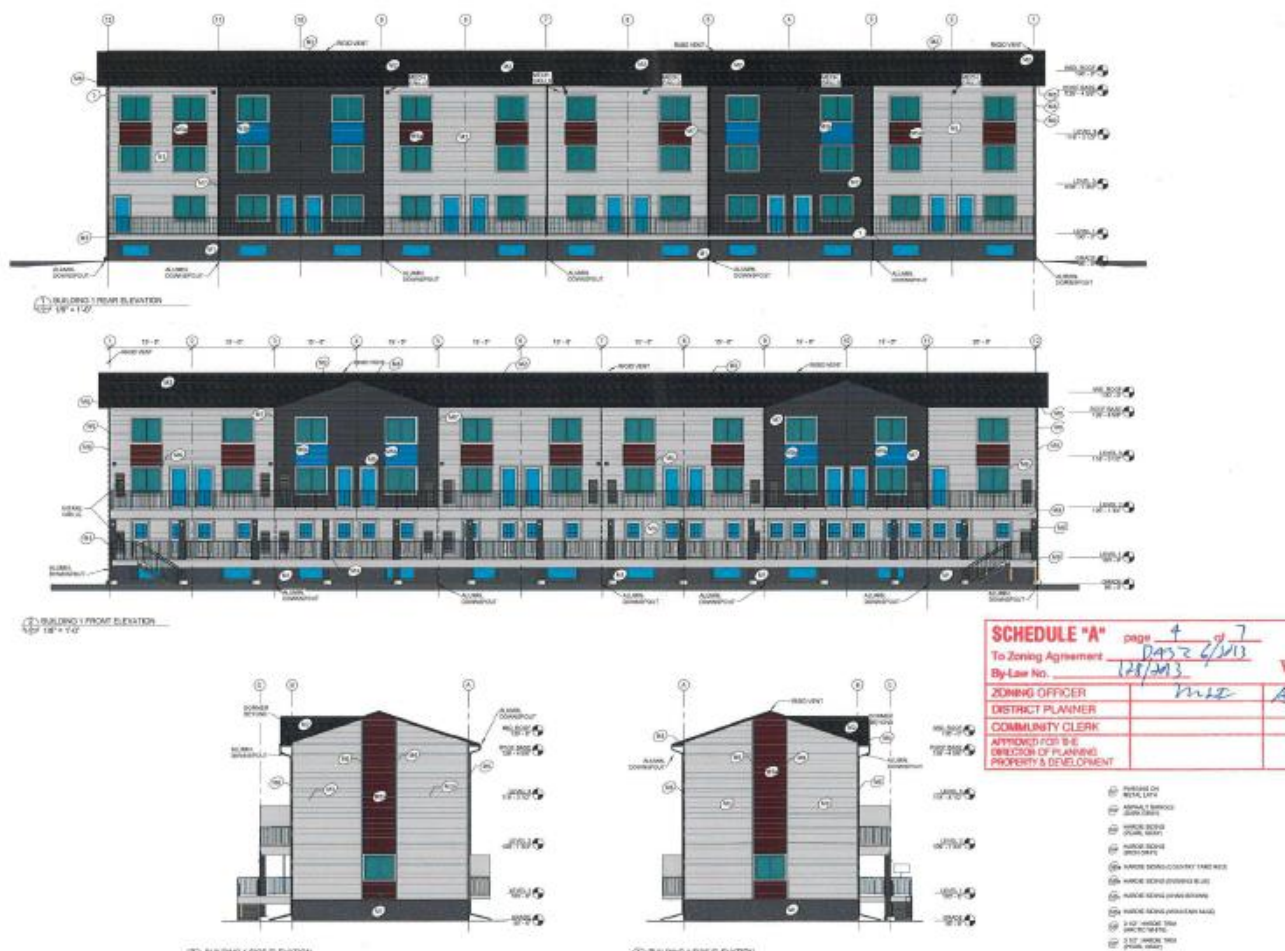


Figure 5: Building 1 Elevations

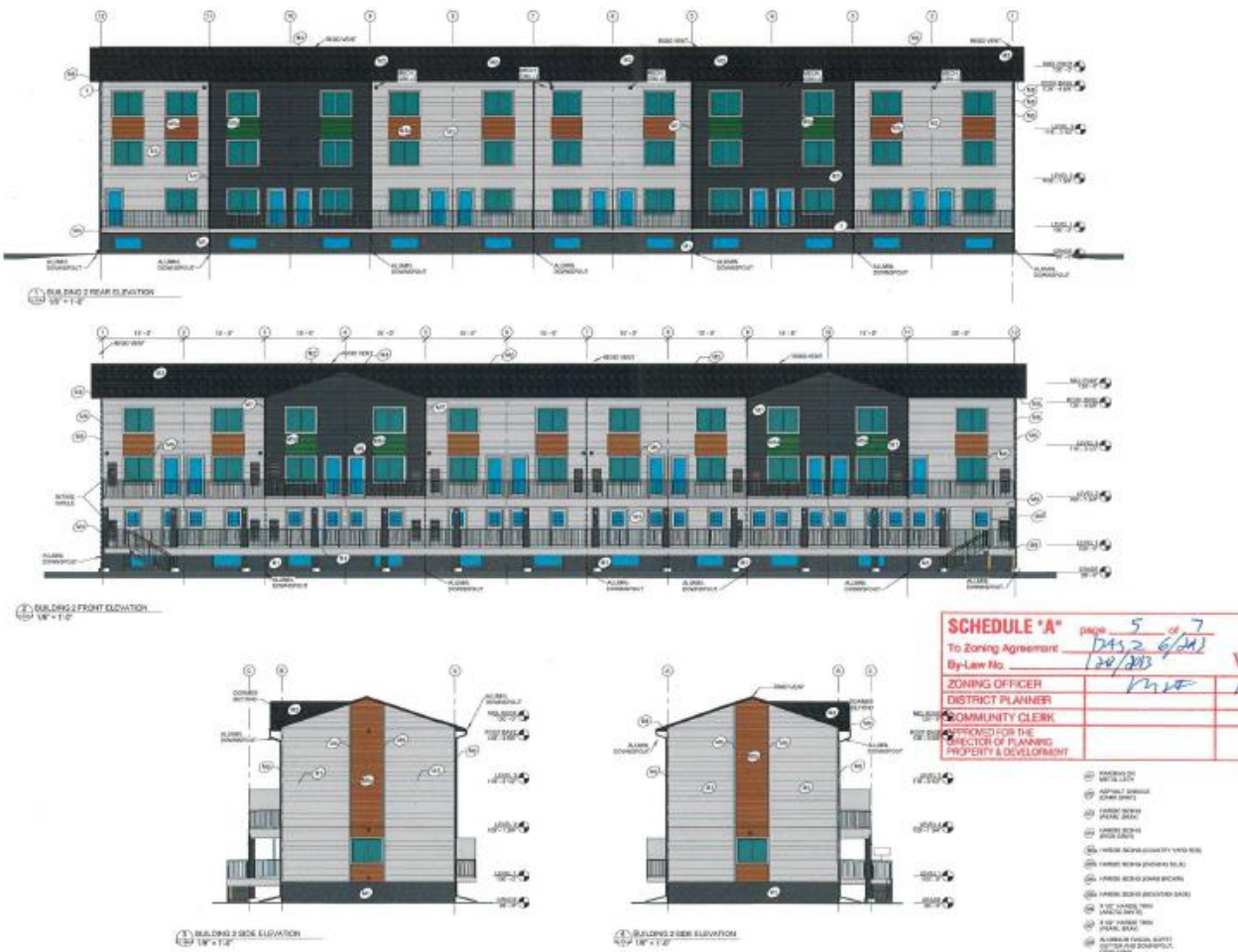


Figure 6: Building 2 Elevations









