

**Agenda – Standing Policy Committee on Property and Development, Heritage and  
Downtown Development – January 8, 2018**

**PUBLIC HEARINGS**

**Item No. 3                      Appeal – Conditional Use – 360/370 Hargrave Street  
   (Daniel McIntyre Ward)  
   File DCU 172644A/2017B**

An appeal was received against the decision of the Director of Planning, Property and Development, to reject a Conditional Use under Downtown Zoning By-Law No. 100/2004 to permit on “the land” the maintenance of a non-accessory, off-street, at-grade parking facility use previously approved by DCU 142239A/2015B until September 21, 2016.

**Agenda – Standing Policy Committee on Property and Development, Heritage and  
Downtown Development – January 8, 2018**

File:	DCU 172644A/2017B
Appellant:	R. J. (Bob) Mathieson, Shelter Canadian Properties Limited
Applicant:	R. J. (Bob) Mathieson, Shelter Canadian Properties Limited
Premises Affected:	360/370 Hargrave Street
Legal Description:	LOT 100/105 BLOCK 4 PLAN 129 1 ST J, hereinafter called “the land”
Property Zoned:	Multiple Use Sector
Nature of the Application:	For a Conditional Use under the Winnipeg Zoning By-law No. 100/2004 to permit The maintenance of a non-accessory, off-street, at-grade parking facility use previously approved by DCU 142239A/2015B until September 21, 2016.
Exhibits Filed:	<ol style="list-style-type: none"><li>1. Order DCU 172644A/2017B dated November 16, 2017</li><li>2. Notice of Appeal filed by R. J. (Bob) Mathieson, Shelter Canadian Properties Limited, received November 30, 2017</li><li>3. Notification of Public Hearing dated December 19, 2017</li><li>4. Surveyor’s Building Location Certificate and sketch dated June 9, 2003</li><li>5. Manitoba Status of Title 2852125/1</li><li>6. Letter of authorization dated September 29, 2017 from Carlton Call Centre Inc. to Robert J. Mathieson, Shelter Canadian Properties Limited</li><li>7. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising</li><li>8. Communication dated November 29, 2017 from WSP Canada Group Limited with respect to the appeal</li><li>9. Plans, Sheets 1 to/and 4 inclusive, for File DCU 172644A/2017B dated November 2, 2017</li><li>10. Report from the Urban Planning Division dated December 28, 2017</li><li>11. Inspection Report</li></ol>

**Agenda – Standing Policy Committee on Property and Development, Heritage and  
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The Winnipeg Public Service to advise that all statutory requirements with respect to this appeal have been complied with.

**REPRESENTATIONS:**

In Support of the Appeal(s):

In Opposition to the Appeal(s):

For Information on the Appeal(s):

For the City:

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

**Agenda – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018**

Moved by Councillor

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

- (a) ☐ is consistent ☐ is not consistent  
with Plan Winnipeg, and any applicable secondary plan;
- (b) ☐ does not create ☐ does create  
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and
- (d) ☐ is ☐ is not  
compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by Councillor

That the appeal(s) be allowed / allowed in part / denied and Order DCU 172644A/2017B be confirmed / cancelled.

Moved by Councillor

That the decision of the Director of Planning, Property and Development be / not be concurred in.

Moved by Councillor

That the public hearing with respect to this appeal be concluded.

## ADMINISTRATIVE REPORT

**Title:** Appeal - DCU 17-172644/B 360/370 Hargrave Street

**Critical Path:** Standing Policy Committee on Property and Development, Heritage and Downtown Development

### AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan		

### EXECUTIVE SUMMARY

The applicant wishes to re-establish a non-accessory surface parking lot through conditional use approval. In 2015, the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management provided a one year temporary approval specifically to determine whether a proposed African Canadian Centre development would achieve funding to proceed. Shelter Canadian Properties ultimately closed the lot in late 2016 and has since pursued a site plan for a permanent parking lot that would meet all zoning standards without a variance.

### RECOMMENDATIONS

1. The Winnipeg Public Service recommends that the appeal be denied and the decision of the Director of Planning, Property and Development Department, dated November 16, 2017, be upheld.

### REASON FOR THE REPORT

A 2015 approval order for a variance and conditional use, granted at an appeal, expired in September 2016. A new application to re-establish and improve the non-accessory parking area was rejected by the Director of Planning, Property and Development Department on November 16, 2017. The applicant has appealed the decision of the Director.

The Standing Policy Committee on Property and Development, Heritage and Downtown Development is the delegated hearing body for appeals of the Public Service's decisions on variance and conditional use applications in Downtown Winnipeg.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the parking area would be remain closed pending site development.

## HISTORY/DISCUSSION

**File:** DCU 17-172644/B  
**Related Files:** DCU 15-142239/B

**Community:** City Centre  
**Neighbourhood #:** 1. 169  
**Subject:**

For a Conditional Use under Downtown Zoning By-Law No. 100/2004 to permit the maintenance of a non-accessory, off-street, at-grade parking facility use previously approved by DCU 142239A/2015B until September 21, 2016.

**Applicant:** Bob Mathieson Shelter Canadian Properties  
7 EVERGREEN PL UNIT 2600  
WINNIPEG MB R3L 2T3

**Owners:** Carlton Call Centre Inc.  
Arni C. Thorsteinson  
7 EVERGREEN PL UNIT 2600  
WINNIPEG MB R3L 2T3

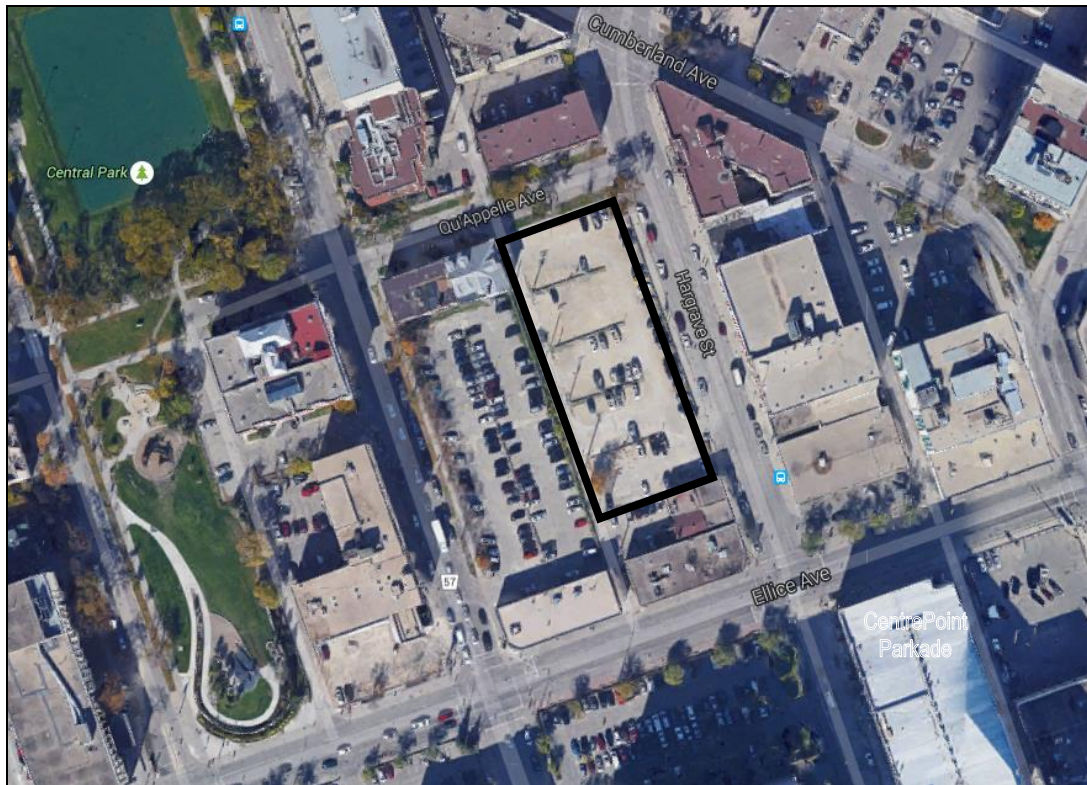
### Criteria for Approval

Pursuant to Section 247(3) of the City of Winnipeg Charter, a Conditional Use application can be approved with condition(s) if the proposed development:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and
- (d) is compatible with the area in which the property to be affected is situated.

### Site Description:

The subject property is in the Central Park Neighbourhood of the Downtown between Ellice Avenue and Cumberland Avenue in the Daniel McIntyre Ward. The 36,000 square foot property was historically two parts. The larger section, 370 Hargrave, comprising two thirds of the site, is zoned "DL" Downtown Living Sector and is surrounded by residential uses. The smaller section, 360 Hargrave, is zoned "M" Multiple Use and is surrounded by commercial uses. The site is currently vacant.



**Figure 1: Google photo map of subject parcel and surrounding context**

### **Project Description:**

A 2015 approval order for a variance and conditional use to allow an unimproved non-accessory parking area expired in September 2016. The applicant has applied to re-establish the subject parking area through conditional use approval. The applicant has submitted a site plan that would meet all zoning standards without a variance.

### **Background:**

Following the demolition of the YMHA 16 years ago, the City was presented with a development concept for an apartment building for the subject site that was to break ground in 2002. In the interim, Imperial Parking was authorized to apply for a variance to permit the gravel site to be used for parking. The Winnipeg Public Service supported the request for a one year period while development plans were being finalized. In 2008, the matter of the lapsed variance approval was brought to the attention of Zoning Enforcement. After several meetings, the owner identified a new land use proposal for the site with the African Canadian Centre as its prime tenant. An option to purchase was in place with the African Canadian Centre with a 2012 deadline. However, through subsequent meetings, it became apparent that there was a divergence of views about what was a realistic and acceptable timeline for the parking lot to remain.

In 2011, the Director of Planning, Property and Development rejected the application for continuation of the non-accessory parking lot. Standing Policy Committee on Downtown Development, Heritage and Riverbank Management extended the life of the parking lot through conditional use approvals in 2013 and 2015 on the premise of helping the African Canadian Centre development proceed. Shelter Canadian Properties ultimately closed the lot in late 2016 following the expiry of the most recent conditional use order.

### **Analysis and Issues:**

The existing parking lot was originally endorsed for a one year period pending final plans for a development project. In the 16 years since then, many changes have taken place in both the surrounding area in the City's policy and regulatory framework.

- In 2004, the City adopted a new Downtown Zoning By-Law.
- In 2009-2010, the three levels of government invested over \$5 Million in the redevelopment of Central Park. While these improvements have had huge social benefits, they were also expected to be a catalyst for private reinvestment in surrounding properties.
- In 2011, Council formally adopted *OurWinnipeg* and supporting documents, Complete Communities Direction Strategy and the Downtown Parking Strategy. Together these documents express Council's intent to reduce surface parking in our Downtown.
- Also in 2011, the City entered into an agreement with Longboat Development Corporation to loan \$5 Million for construction of a parkade at Ellice and Hargrave, less than one block from 360/370 Hargrave. The purpose of the City's investment in parking structures is to facilitate a shift away from surface lots.

Surface parking occupies a vast amount of land in our Downtown. Approximately one fifth of Downtown real estate is occupied by surface parking lots. These lots not only degrade the image of our Downtown, they also create challenges for safety and deter legitimate pedestrian movement.

Experience in Downtown Winnipeg has demonstrated time and again that the revenue that can be generated from an unimproved parking lot is a significant disincentive to redevelopment. The long and drawn out history of this "temporary" parking lot is a testament to that fact. By contrast, vacant land, where parking has *not* been permitted, has been relatively quick to redevelop even in marginal locations like Logan Avenue (e.g. site of the recent Peace Tower development).

### **Reason for Recommendations:**

- Continuation of commercial parking is disincentive to redevelopment.
- The size of this site (nearly an acre) provides maximum options for development.
- Qu'Appelle Avenue is a viable residential street with direct access through Central Park. (See Figure 2 below.)
- The City helped fund a 420 stall public parkade less than a block away.





**Figure 2: Google Streetview image from the parking lot looking north.**

## **CONSULTATION**

This Report has been prepared in consultation with:  
N/A

## **OURWINNIPEG POLICY ALIGNMENT**

### *Complete Communities Direction Strategy*

In the context of our Downtown residential neighbourhoods, Section 03-1b lists three policy directions:

1. *Promote and enable sustainable, high density residential development in strategic locations Downtown.*
2. *Support the evolution of existing Downtown residential neighbourhoods into sustainable, safe and complete communities.*
3. *Promote the completeness of established Downtown neighbourhoods while supporting intensification and densification where appropriate.*

In the context of parking and transportation, Section 03-1f states:

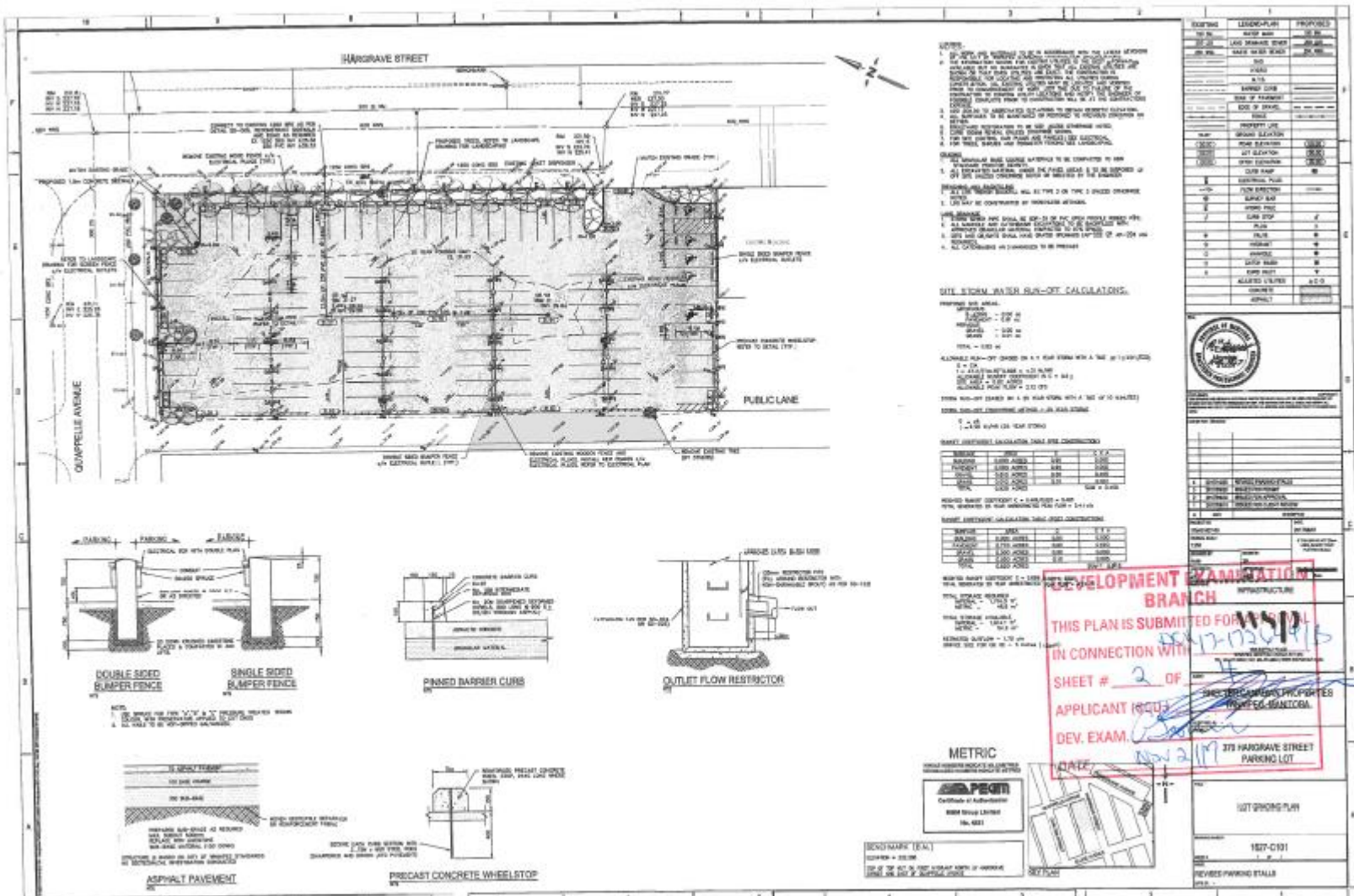
- *Support viable alternatives to Downtown surface parking as recommended through the city's Sustainable Transportation Direction Strategy and Downtown Parking Strategy in order to:*
  - > *reduce the amount of surface parking Downtown;*
  - > *accommodate projected Downtown residential, commercial and employment growth;*
  - > *work with downtown agencies/stakeholders to create new opportunities for higher density mixed use development projects;*
  - > *increase economic activity in and around strategically located, mixed use public parking structures;*
  - > *provide a continuity of pedestrian-oriented services and amenities at street level;*
  - > *integrate with other modes of Downtown transportation to enhance connectivity.*

<b>SUBMITTED BY</b>
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Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Kurtis Kowalke  
Date: December 28, 2017  
File No: DCU 17-172644/B

Exhibit "9" referred to in File DCU 172644A/2017B





- NOTES**
1. SEE CIVIL ENGINEER'S REPORT FOR DETAILED DESIGN OF THE BUILDING AND PARKING LOT.
  2. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR CONCRETE AND STEEL REINFORCEMENT.
  3. THE PARKING LOT SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ASPHALT PAVEMENT.
  4. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ELECTRICAL AND MECHANICAL SYSTEMS.
  5. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PLUMBING AND HEATING SYSTEMS.
  6. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ROOFING AND INSULATION.
  7. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR EXTERIOR FINISHES.
  8. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR INTERIOR FINISHES.
  9. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR FLOORING.
  10. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PAINTS AND COATINGS.
  11. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR GLAZING.
  12. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR DOORS AND WINDOWS.
  13. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR STAIRS AND LIFTS.
  14. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ELEVATORS.
  15. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR RAMPWAYS.
  16. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR HANDICAPPED ACCESS.
  17. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR SAFETY.
  18. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR SECURITY.
  19. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR FIRE PROTECTION.
  20. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ENVIRONMENTAL CONTROL.
  21. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR SOUND ATTENUATION.
  22. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR VIBRATION CONTROL.
  23. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR AIR QUALITY.
  24. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR LIGHTING.
  25. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR AUDIO VISUAL SYSTEMS.
  26. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR COMMUNICATIONS.
  27. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR DATA PROCESSING.
  28. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR TELEVISION.
  29. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR RADIO.
  30. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR TELEPHONE.
  31. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR CABLE TELEVISION.
  32. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR SATELLITE COMMUNICATIONS.
  33. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR FIBER OPTICS.
  34. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR LASER COMMUNICATIONS.
  35. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ULTRASONIC COMMUNICATIONS.
  36. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR INFRARED COMMUNICATIONS.
  37. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR MICROWAVE COMMUNICATIONS.
  38. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR RADIO FREQUENCY COMMUNICATIONS.
  39. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ELECTROMAGNETIC INTERFERENCE.
  40. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR ESD PROTECTION.
  41. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR STATIC PROTECTION.
  42. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR LIGHTNING PROTECTION.
  43. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR SURGE PROTECTION.
  44. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR TEMPERATURE CONTROL.
  45. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR HUMIDITY CONTROL.
  46. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR AIR FLOW CONTROL.
  47. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PARTICULATE CONTROL.
  48. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR OZONE CONTROL.
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  53. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>2.5</sub> CONTROL.
  54. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>10-2.5</sub> CONTROL.
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  57. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>2.5-10-10</sub> CONTROL.
  58. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>10-2.5-10-10</sub> CONTROL.
  59. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>2.5-10-10-10</sub> CONTROL.
  60. THE BUILDING SHALL BE CONSTRUCTED TO THE STANDARD SPECIFICATIONS FOR PM<sub>10-2.5-10-10-10</sub> CONTROL.

**SITE STORM WATER RUN-OFF CALCULATIONS**

PERMITTED RUN-OFF AREA:

AREA	COEFFICIENT	CONTRIBUTION
ROOFS	0.90	1.80
PAVEMENT	0.80	1.60
GRASS	0.10	0.20
TOTAL		3.60

ALLOWED RUN-OFF (BASED ON 4.0 YEAR STORM WITH A TIME OF CONCENTRATION OF 10 MINUTES):

AREA	COEFFICIENT	CONTRIBUTION
ROOFS	0.90	1.80
PAVEMENT	0.80	1.60
GRASS	0.10	0.20
TOTAL		3.60

STORM RUN-OFF (BASED ON 4.0 YEAR STORM WITH A TIME OF CONCENTRATION OF 10 MINUTES):

AREA	COEFFICIENT	CONTRIBUTION
ROOFS	0.90	1.80
PAVEMENT	0.80	1.60
GRASS	0.10	0.20
TOTAL		3.60

STORM RUN-OFF (BASED ON 10 YEAR STORM):

AREA	COEFFICIENT	CONTRIBUTION
ROOFS	0.90	1.80
PAVEMENT	0.80	1.60
GRASS	0.10	0.20
TOTAL		3.60

**DEVELOPMENT EXAMINATION**

**BRANCH**

THIS PLAN IS SUBMITTED FOR REVIEW IN CONNECTION WITH

SHEET # 2 OF 4

APPLICANT: [Signature]

DEV. EXAM: [Signature]

DATE: [Signature]

378 HARGRAVE STREET PARKING LOT

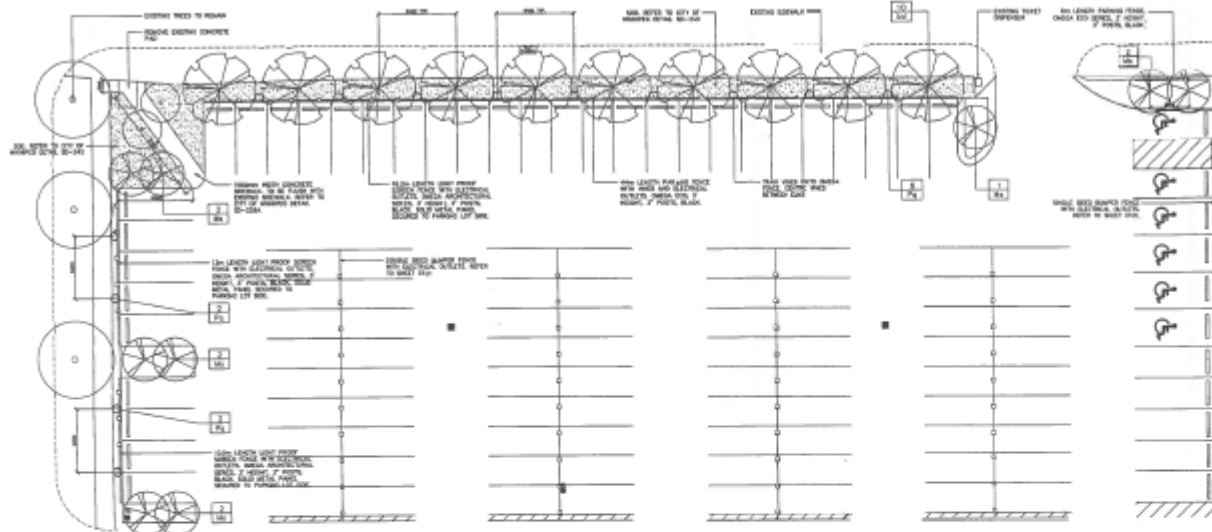
**METRIC**

**ASPECM**

Professional Engineer

1527-C131

REVISED PARKING STALLS



LAYOUT PLAN



1. IF PLANTING IN EXISTING PAVEMENT, PAVEMENT SHALL BE CUT OUT AND REPLACED WITH 150mm (6") GRANULAR FILL.
2. ALL NEW PLANTING SHALL BE DONE WITHIN 150mm (6") OF EXISTING CURB OR WALKWAY.
3. ALL NEW PLANTING SHALL BE DONE WITHIN 150mm (6") OF EXISTING CURB OR WALKWAY.

TYPICAL TREE PLANTING

LAYOUT	QUANTITY	SPACING	NOTES
1. 150mm (6") PLANTING	10	150mm (6")	1. 150mm (6") PLANTING
2. 150mm (6") PLANTING	10	150mm (6")	2. 150mm (6") PLANTING

PLANT SCHEDULE



1. IF PLANTING IN EXISTING PAVEMENT, PAVEMENT SHALL BE CUT OUT AND REPLACED WITH 150mm (6") GRANULAR FILL.
2. ALL NEW PLANTING SHALL BE DONE WITHIN 150mm (6") OF EXISTING CURB OR WALKWAY.
3. ALL NEW PLANTING SHALL BE DONE WITHIN 150mm (6") OF EXISTING CURB OR WALKWAY.

TYPICAL VINE PLANTING

CONCRETE WALL/POST

ASPHALT PARKING LOT

EXPANDED SUBGRADE

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CONCRETE WALL/POST

ASPHALT PARKING LOT

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CONCRETE WALL/POST

ASPHALT PARKING LOT

EXPANDED SUBGRADE

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**DEVELOPMENT EXAMINATION**  
**BRANCH**  
 THIS PLAN IS SUBMITTED FOR APPROVAL  
 IN CONNECTION WITH 447-172 644  
 SHEET # 3 OF 4  
 APPLICANT (S) [Signature]  
 DEV. EXAM. [Signature]  
 DATE Nov 2/11

**WSP**  
 WILSON & SONS  
 370 HARGRAVE STREET  
 WINNIPEG, MANITOBA  
 R3S 0V1  
 1-800-388-2828  
 204-781-1111  
 204-781-1112  
 204-781-1113  
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 204-781-1122  
 204-781-1123  
 204-781-1124







2600 Seven Evergreen Place  
Winnipeg, Manitoba  
R3L 2T3

Telephone: (204) 475-9090  
Fax: (204) 452-5505

November 30, 2017

CITY CLERKS -WPG \*17 NOV 30 12:18

City Clerk, City of Winnipeg  
C/o Standing Policy Committee on Downtown Development,  
Heritage and Riverbank Management  
Susan A. Thompson Bldg.  
510 Main Street  
Winnipeg, Manitoba  
R3B 1B9

Dear Sir/Madam:

Re: Conditional Use Order DCU17-172 644/B  
Non Accessory Parking, 360/370 Hargrave Street

We are appealing the November 14, 2017 rejection of our Conditional Use: 17-172 644/B application to permit the maintenance of a non-accessory, off-street, at-grade parking facility.

The attached WSP Technical Memo confirms:

- (i) requirement for this 116 car non-accessory off street parking facility at 360/370 Hargrave Street to facilitate leasing 28,140 sq. ft. of vacant office space in 400 Ellice Avenue.
- (ii) sufficient economical parking alternative is not available in the area.
- (iii) 360/370 Hargrave Street is a convenient walking distance from 400 Ellice Avenue.

We disagree with the comments and reasons for rejection in the November 9, 2017 Planning Administrative Report.

1. Comments:

(a) " since the lot was first established, the City of Winnipeg has adopted a new Downtown Zoning By-Law, new Urban Design Guidelines, and a Downtown Parking Strategy."

(i) Downtown Zoning By-Law permits conditional use Parking, non-accessory off street at-grade. The proposed paved parking facility complies with all by-law requirements including drainage, fencing, landscaping and lighting.

(ii) Downtown Parking Strategy - this strategy recognizes:

- "our parking system should enable choice. Winnipeggers should have options for locations to park and related to different price points."
- "Because the development of structured parking is a major capital investment, it is essential that we are using our existing parking resources as efficiently as possible."
- "Bring existing surface parking lots up to a standard of quality."

The proposal to upgrade an existing parking lot to provide economical parking enacts these strategies.

- (b) "A multi-level public parking facility recently opened one block south of this site, supported by a capital investment by the City of over \$5 Million."
  - If this facility has any parking available after it satisfies the final requirements for the adjacent office and condominium it is not a suitable alternative to 360/370 Hargrave Street.
- (c) "All these factors emphasize the need to pursue a higher and better form of development for this site."
  - Shelter has pursued all other opportunities over the past 16 years. Currently Shelter's options are:
    - (i) Invest; \$400,000 to upgrade to a compliant paved parking lot
    - (ii) Leave the site vacant

The leasing of 28,140 sq. ft. of vacant office space at 400 Ellice Avenue is dependent on this parking.

- The City recently allowed Calvary Temple to develop a replacement parking lot on Notre Dame Avenue.

We disagree with the planners opinion that the requested variance does not satisfy the provisions of Section 254 and criteria (a), (b) and (d) of Section 247 (3) of the City of Winnipeg Charter Act. Our November 1, 2017 application itemized why it complies.

We are requesting the Standing Policy Committee on Property and Development, Heritage and Downtown Development to grant a variance allowing a 119 car paved at grade surface off street non-accessory parking facility at 360/370 Hargrave Street. It is required to facilitate leasing of 28,140 sq. ft. of vacant office space at 400 Ellice Avenue. The increased vehicle and pedestrian traffic on Hargrave Street and Ellice Avenue will improve safety in the area.

Yours truly,

SHELTER CANADIAN PROPERTIES LIMITED



R. J. MATHIESON  
Vice President, Design & Construction

RJM/ch

Encl.



Exhibit "1" referred to in File DCU 172644A/2017B

DCU 17-172644/B

APPLICANT: Bob Mathieson Shelter Canadian Properties Limited  
7 EVERGREEN PL UNIT 2600  
WINNIPEG MB R3L 2T3

PREMISES AFFECTED: 360/370 Hargrave ST  
LEGAL DESCRIPTION: LOT 100/105 BLOCK 4 PLAN 129 1 ST J  
hereinafter called "the land".  
PROPERTY ZONED: Multiple Use Sector  
ZONING ATLAS SHEET: Z24  
NATURE OF APPLICATION:

For a Conditional Use under Downtown Zoning By-Law No. 100/2004 to permit The maintenance of a non-accessory, off-street, at-grade parking facility use previously approved by DCU 142239A/2015B until September 21, 2016.

It is the opinion of the Director of Planning, Property and Development Department that this application does not meet the statutory criteria of the City of Winnipeg Charter in that it:

- (a) is not consistent with Plan Winnipeg and any applicable secondary plan;
- (b) does create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and
- (d) is not compatible with the area in which the property to be affected is situated.

C.W. Charter Section 254 and Subsection 247(3)

ORDER:  
RE: 360/370 Hargrave ST

The Director of Planning, Property and Development Department hereby orders that the maintenance of a non-accessory, off-street, at-grade parking facility use previously approved by DCU 142239A/2015B until September 21, 2016 **is hereby REJECTED.**

DATE OF ORDER: November 16, 2017

CERTIFIED BY:

---

for the Director Planning, Property and Development Department

## HOW TO APPEAL

You must appeal against either the whole of this order or part(s) of it by filing a letter of appeal. This appeal will be heard by the Appeals Committee. That letter must:

- (a) be addressed as set out below,
- (b) be received at that office not later than 4:30 p.m. on November 30, 2017,  
[IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]
- (c) refer to Conditional Use Order DCU 17-172644/B, give brief reasons and describe whether you appeal the whole order or only part(s) of it.

You can attend the appeal hearing and speak on issues raised in someone else's appeal; but the Appeals Committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg  
c/o Standing Policy Committee on Downtown Development,  
Heritage and Riverbank Management  
Susan A. Thompson Bldg.  
510 Main Street  
Winnipeg, MB, R3B 1B9  
Fax 947-3452  
Email: clk-appeals@winnipeg.ca