Agenda - Council - March 22, 2006

Report - Standing Policy Committee on Property and Development - March 14, 2006

Item No. 1 Subdivision and Rezoning - 1195 Pandora Avenue West
File DASZ 6/2006

STANDING COMMITTEE RECOMMENDATION:

On March 15, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, as amended, and submits the following to Council:

1. That the plan of subdivision proposed under File DASZ 6/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2006 dated February 22, 2006, for registration in the Winnipeg Land Titles Office.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2006 dated February 22, 2006, to a "C3-1" Commercial District to allow the construction of a fire paramedic station.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the creation of additional sites.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

Report - Standing Policy Committee on Property and Development - March 14, 2006

9. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Standing Policy Committee on Property and Development - March 14, 2006

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 15, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, as amended, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 14, 2006, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee with the following amendment, namely:

- That the words "to allow the construction of a fire paramedic station" be added at the end of Recommendation 3,

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 13, 2006, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 1195 Pandora Avenue West**
File DASZ 6/2006 [c/r DAV 112681/2006D]

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

Prepared by: **Marc Pittet, Acting Clerk,**
East Kildonan-Transcona Community Committee

Report date: **March 13, 2006**

COMMUNITY COMMITTEE RECOMMENDATION:

On March 13, 2006, the East Kildonan-Transcona Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 6/2006 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 6/2006 dated February 22, 2006, for registration in the Winnipeg Land Titles Office.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 6/2006 dated February 22, 2006, to a "C3-1" Commercial District.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the creation of additional sites.

6. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

7. That the subdivision section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office.

8. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office provided that the said

effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

9. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. The Fire Paramedic Service, after extensive analysis, has determined that this location will best suit their needs and the needs of the community.

2. Area residents were provided the opportunity to voice concerns at the public consultation held on November 28, 2005.

3. The East Kildonan-Transcona Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use dated February 22, 2006.

PUBLIC HEARING SUMMARY

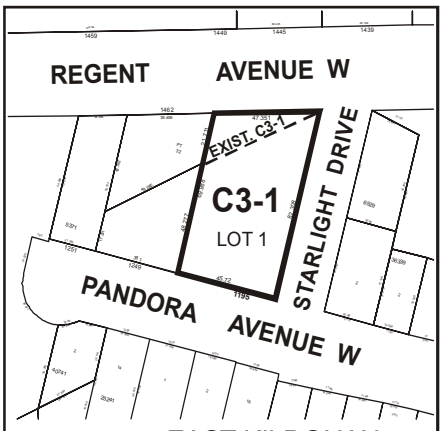
File: DASZ 6/2006 [c/r DAV 112681/2006D]

Before: East Kildonan-Transcona Community Committee
Councillor Lubosch, Chairperson
Councillor Thomas
Councillor Wyatt

Public Hearing: March 13, 2006
Council Building, 510 Main Street

Applicant: City of Winnipeg
(Darryl Pratt, Civic Accommodations Division,
Planning, Property and Development Department)

Subject:



APPLICANT : CITY OF WINNIPEG
FILE : DASZ 6/06
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. 6400/94 by rezoning the land shown outlined above from an "R1-5" RESIDENTIAL DISTRICT to a "C3-1" COMMERCIAL DISTRICT. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: 1195 Pandora Avenue West

6202

Exhibits Filed:

1. Application dated February 21, 2006
2. Notification of Public Hearing dated February 23, 2006
3. Manitoba Status of Titles 1205285 and 1205286
4. Misc. Plan No. 12195/2
5. Plans (3 pages)
6. Report from the Planning and Land Use Division dated February 22, 2006
7. Inspection Report

REPRESENTATIONS:

In Support:

William Clark, Academy Director, Fire Paramedic Service
John S. Wintrup, Planner, Planning, Property and Development Department

In Opposition

Roger and Stephanie Devriendt

For Information:

Yvon Caouette

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

John S. Wintrup, Planner, Planning, Property and Development Department accompanied by William Clark, Academy Director, Winnipeg Fire Paramedic Service, appeared in support of the application and provided an overview of the proposal. Mr. Wintrup stated that a public open house was held on November 28, 2005 and, as a result, the plans before committee were amended to assuage some of the concerns raised by area residents, in particular with respect to landscape buffering and lighting. Mr. Clark explained the history of the application and the need for the establishment of the proposed facility at the location in question. Mr. Clark stated that this site was chosen over five other potential sites in the area.

In response to a question from Councillor Thomas, Mr. Clark stated that the plans for the facility are based on the same plans for the station located at the intersection of Redwood Avenue and McGregor Street.

Roger and Stephanie Devriendt appeared in opposition to the application. Mr. and Mrs. Devriendt stated concerns regarding noise pollution, reduction in property value and increased traffic in the area. Mr. Devriendt stated that he would prefer if the lot in question would remain residential.

Yvon Caouette appeared for information with respect to the application. Mr. Caouette reiterated concerns regarding noise pollution and traffic. Mr. Caouette stated that the house on the property in question has been an eyesore for a number of years and asked what would be done with said house should this application not be approved. Mr. Caouette also asked if the landscaping would incorporate existing trees and if mature trees would be planted.

John Wintrup and William Clark returned in rebuttal. Mr. Wintrup stated that subject property was originally acquired by the City of Winnipeg for the Northeast Transportation Corridor but has since been declared surplus. Mr. Wintrup further stated that the house on the lot in question is not suitable for habitation.

In response to a question from Councillor Wyatt, Mr. Clark replied that emergency vehicles exiting the proposed Fire Paramedic Station do not always have to sound their sirens as the use of sirens is discretionary, depending on traffic levels. Mr. Wintrup stated that the building itself and the proposed landscaped buffer will act as a sound barrier, helping protect area residents from noise pollution. In response to a further question from Councillor Wyatt, Mr. Clark stated that construction of the facility could begin as early as May, 2006.

Exhibit "6" referred to in File DASZ 6/2006 [c/r DAV 112681/2006D]

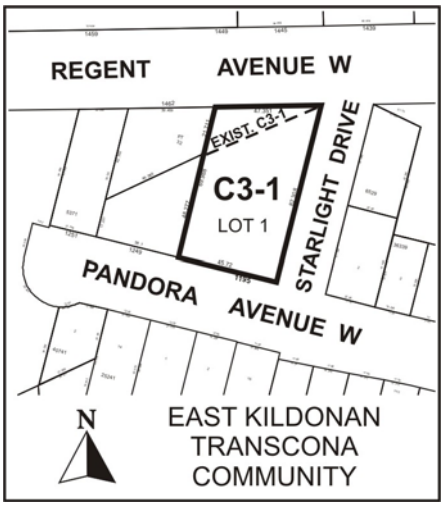
Winnipeg

Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: **February 22, 2006**
File: **DASZ 6/06**
Related Files: **DAV 06-112681D**
Subject: **Rezone and consolidate properties to allow the construction of a Fire Paramedic Station.**

Location: **1195 Pandora Avenue West**



Applicant: **Director of Planning, Property and Development**
Owner: **City of Winnipeg**

Recommendation: **Approve**

Report Summary:

- The Winnipeg Fire and Paramedic Services intends to construct the West Transcona Fire Paramedic Station (Station Number 21) at Regent Avenue and Starlight Dr.
- After considerable analysis, a new fire station constructed at Regent Avenue and Starlight Dr was determined the best location to provide service to the community.

- The location will improve the 4 minute response times to St. Boniface Industrial Park, Mission Gardens Neighbourhood, Crossroads Station, Kildonan Place Mall, Almey/Ravelston, and Peguis Neighbourhood (Transcona West).
- The station will be equipped with a fire fighting apparatus, a paramedic unit and an ambulance (during peak demand hours).
- A new building will be constructed this year that will have parking for 27 vehicles, landscaping and fencing and direct access to Regent and Starlight.
- The WFPS hosted an open house on November 28, 2005 when a majority of attendees indicated support for the proposed development.

Site Description

The subject properties are **150 feet by 270 feet** located on the south west corner of Regent Avenue and Starlight Dr in the Regent neighbourhood of the Transcona Ward. The site is zoned **"C3-1" Commercial District** along Regent Avenue and **"R1-5" Residential District** along Pandora Avenue. Adjacent properties to the west include a residential dwelling zoned "R1-5" and JB Transmission zoned "C3-1". Surrounding lands include single family dwellings zoned "R1-5" to the south across Pandora Avenue and east across Starlight Dr.

Background

The existing single family dwelling fronting Pandora Avenue was constructed in 1955. In 1965 and 1967, the former *Metro Corporation For the Eastern Thoroughfare* acquired the lands for a future transportation roadway immediately east of Lagimodiere Blvd, south of Regent Avenue and north of the CNR Railway R.O.W. Plan 7395. The lands were set aside within the former Plan Winnipeg for the future *Eastern Transportation Thoroughfare*: a major, 4 lane roadway envisioned in 1968 that would be constructed between 1982-1992. The road would connect McDermot Avenue in Downtown Winnipeg to Regent Ave West at Starlight Drive in Transcona.

In 1998, *Transplan 2010 - Moving Toward Solutions* reviewed the Eastern Transportation Thoroughfare and contemplated a corridor for transit vehicles only that would cross Rougeau and stay parallel to the CNR Pine Falls ROW. The majority of the lands for the Eastern Transportation Thoroughfare were declared surplus to the City needs since the four lane roadway was no longer envisioned.

The lands east of Lagimodiere, west of Rougeau and north of the CNR Railway R.O.W. Plan 7395 were subsequently sold to the developer Crossroads Station for a subdivision and rezoning (DASZ 11/1999). The remaining Eastern Transportation Thoroughfare lands east of Rougeau and west of Pandora Avenue have been subject to a subdivision/rezoning for residential homes by Genstar (DASZ 17/05); and sold to Frontier Toyota (DASZ 24/01). The City of Winnipeg retains ownership of the lands at the southwest corner of Starlight and Regent, north of Pandora Avenue. The Winnipeg Police Service (WPS) recently used the single family dwelling on these lands for 'training' purposes but the house has remained vacant.

Description of the Proposed Development

The Winnipeg Fire and Paramedic Services (WFPS) intends to construct the West Transcona Fire Paramedic Station (Station Number 21). The station will be equipped with a quint fire fighting apparatus (combination aerial ladder, pumper and rescue unit). A paramedic unit will be added and an ambulance provided during peak demand hours. A community fire prevention / education officer will be on location.

Analysis

PLAN WINNIPEG
The proposed concept complies with Plan Winnipeg in that a commercial rezoning is allowed in Neighbourhood Policy Areas.

ZONING

- A **"C3-1" Commercial District** has 56 Permitted Uses and 61 Conditional Uses that are intended to provide for highway commercial type developments, with a significant orientation to automobile and truck-related uses. There is a front and rear yard requirement of 25 feet. The maximum height of the buildings is 30 feet.
- The **"R1-5" Single Family Residential District** requires a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet. A side yard of 5 feet is required.

FIRE COVERAGE SERVICING
The eastward expansion of Transcona by 1985 resulted in long response time from the shared police/fire station at Plessis Road and Pandora Ave to the northeastern portion of the community. After considerable analysis in the late 1980's, it was determined that to best provide service to the community, a new fire station (#25) be constructed at Day St and Rosseau Ave West. City Council directed the Fire Department to continue providing service from Plessis Road and Pandora Ave.

A comprehensive risk assessment of the City of Winnipeg was compiled for the WFPS in 2000. The report recommended that the stations at Pandora Ave and Plessis Rd and at Dawson Rd and Marion St be merged into a single station and be relocated to the vicinity of Dugald Road and Lagimodiere Blvd. However, considering the community's expansion to the northwest, further studies concluded that a station at Regent Ave West between Owen and Peguis Streets would better serve the community. The WPS also began planning the 'four district model', which proposes to move the District 6 quarters, vacating Plessis Rd and Pandora Ave. The deteriorating building at Pandora Ave and Plessis Rd has led to health and safety concerns for staff. The high cost of major repairs and the fact that both WPS and WFPS need to establish new operation locations to improve response times reinforced a station relocation.

Six potential sites were evaluated in 2004 with respect to the NFPA Standards for response times, coverage, and access to major thoroughfare. The Regent and Starlight site was ranked the highest and deemed the best location. The station location will improve the 4 minute response times to St. Boniface Industrial Park, Mission Gardens Neighbourhood, Crossroads Station,

Kildonan Place Mall, Almey/Ravelston, and Peguis Neighbourhood (Transcona West). This will also reduce the overlap of coverage with
Station #25 at Day and Rosseau.

TRANSPORTATION AND SITE ACCESS
Access will be from two approaches: an ingress and egress on Regent Avenue and on Starlight Drive. There will be no approaches constructed to connect to Pandora Avenue. The existing approach on Pandora Avenue will be removed.

SITE PLAN
The applicant has submitted a plan illustrating the proposed building foot print and parking area. The building will be located approximately 90 feet from Regent Avenue and 40 feet from Pandora Avenue. Parking will be provided with 16 stalls in the west side yard against the west property line, and 10 parking stalls in the north west corner of the site. The garbage enclosure will be located in the northwest corner of the site adjacent to the west property line. A 'combustible materials' storage shed will also be located nearby. An outdoor exercise area will be located in the southwest corner of the site and a landscaped berm in the southeast corner. Landscaping will used throughout the site with many of the existing trees being retained. A cedar fence will be constructed along the west property line to screen the parking area and along the south property line.

PUBLIC INPUT
The WFPS hosted an open house for the Transcona residents on November 28, 2005. Seventeen (17) residents attended and filled out the exit survey. Results indicate that 70.59 percent of the residents support and 11 percent strongly opposed the new West Transcona Fire Paramedic Station (Figure 4). A master conceptual plan detailing the site design was presented and 58 percent of the residents supported and 28 percent against this aspect of the proposal (Figure 5). Images of the new building were also displayed and 58 percent supported and 23 percent were against the proposed architectural design of the building.

Recommendation

The Planning and Land-Use Division supports rezoning the rear of the property from **"R1-5" Single Family Residential District** to **"C3-1" Commercial District**. The new zoning will permit the construction of the WFPS Station # 21 that will increase the service coverage for residents of Transcona as well as in St. Boniface, providing better fire / paramedic service for the public.

Recommended Conditions of Approval

1. That the plan of subdivision proposed under File No. **DASZ 6/06** be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. **DASZ 6/06,** attached hereto and dated **February 22, 2006**, for registration in the Winnipeg Land Titles Office.

2. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

3. That The Winnipeg Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. **DASZ 6/06** attached hereto and dated **February 22, 2006**, to a **"C3-1" Commercial District**.

4. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

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9. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

10. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

11. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: John S. Wintrup
PPD File DASZ 6/2006

Schedule "A"

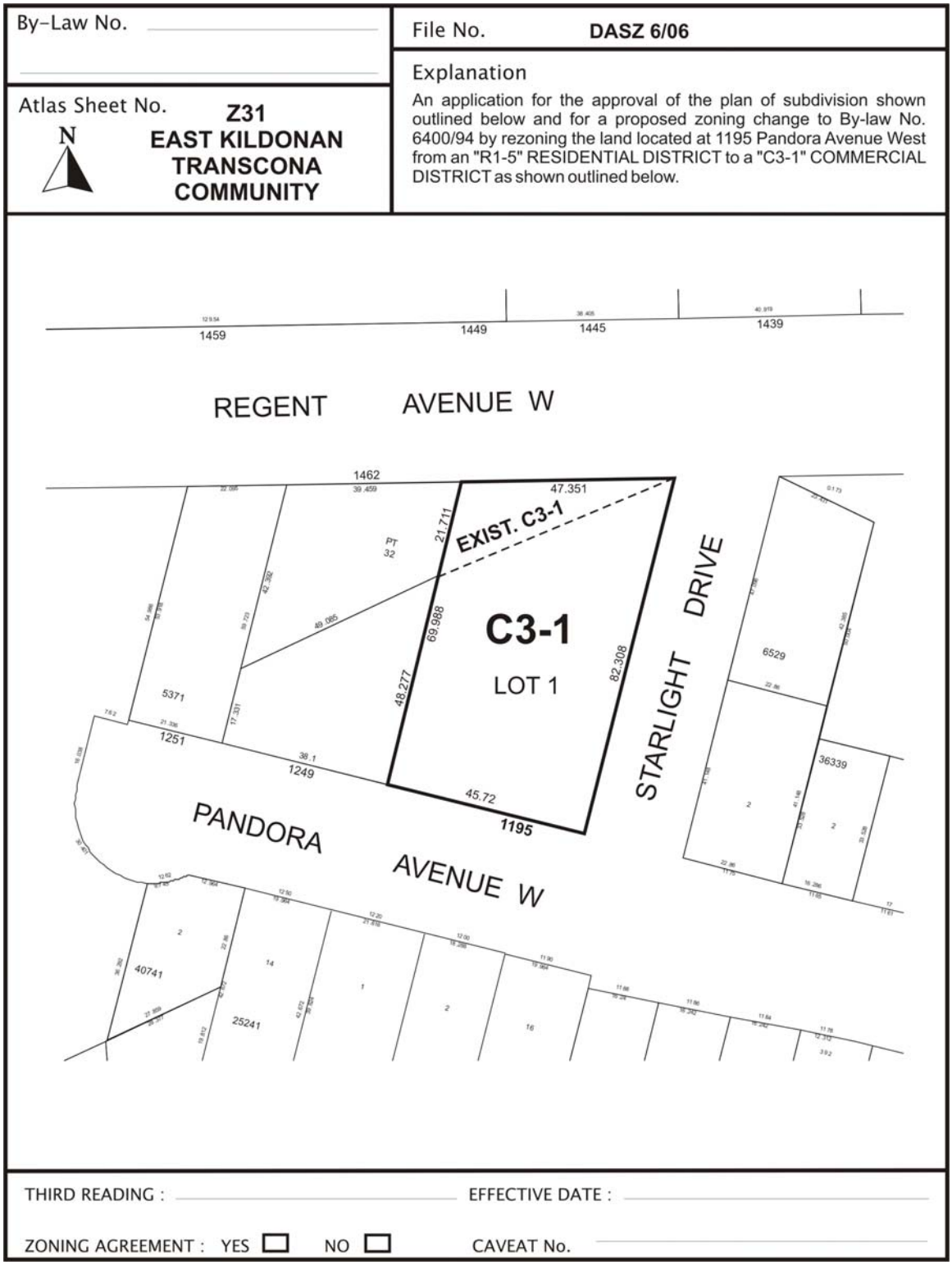


Figure 1: Schedule "A" to the report to the East Kildonan - Transcona Community Committee for File No. DASZ 6/2006, dated February 22, 2006.



Figure 2: Existing Land-Uses for subject property and Surrounding Area.

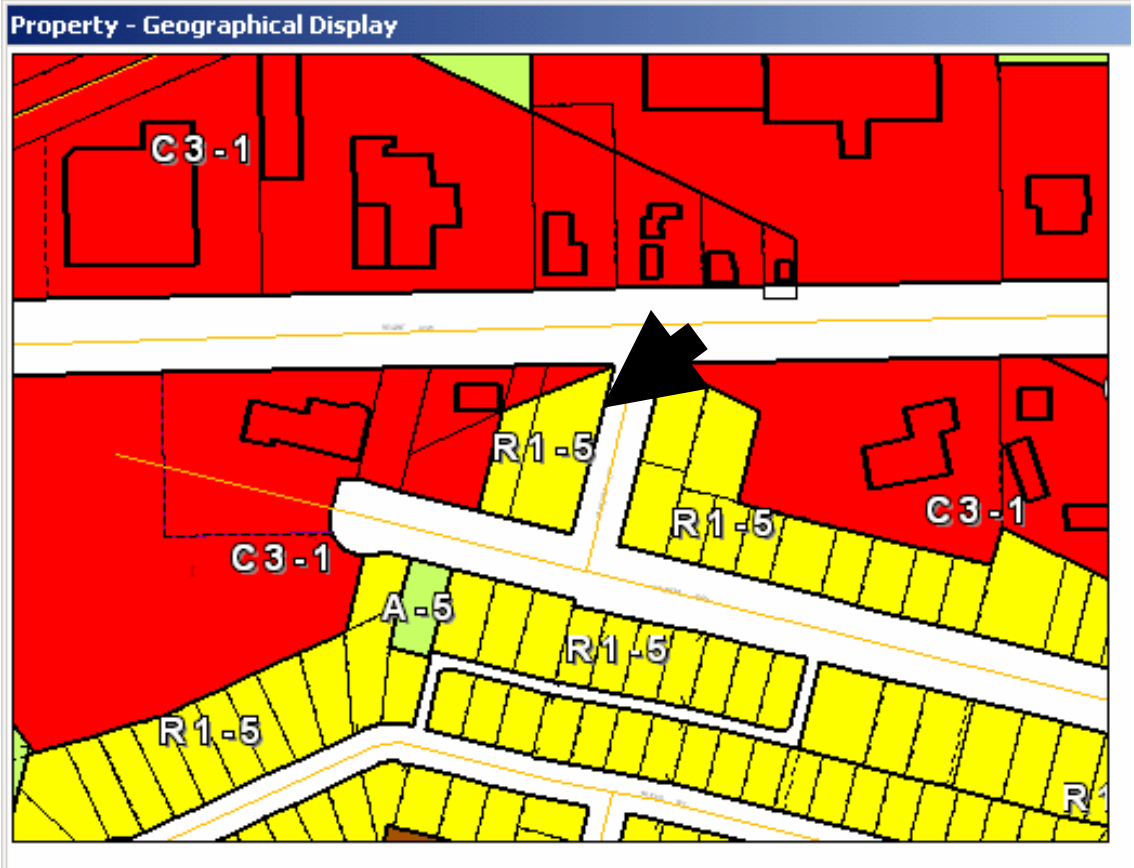


Figure 3: Existing Zoning for subject property and Surrounding Area.

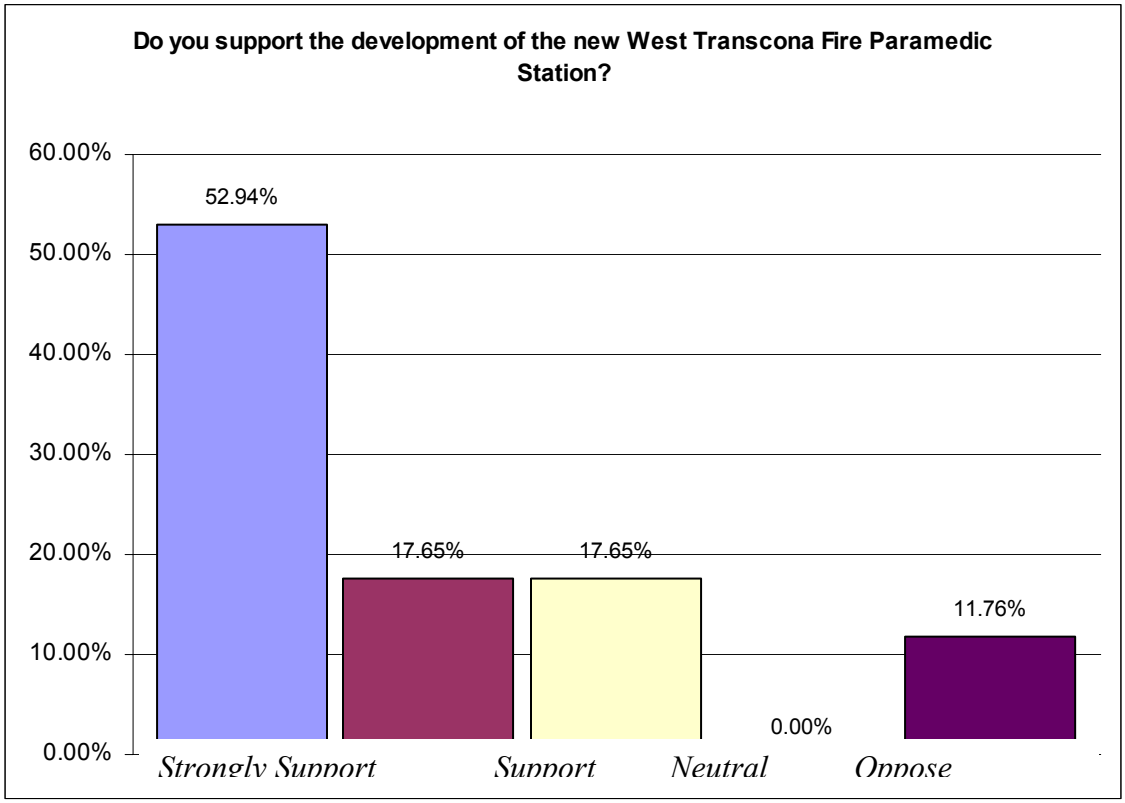


Figure 4: Responses From Exit Survey

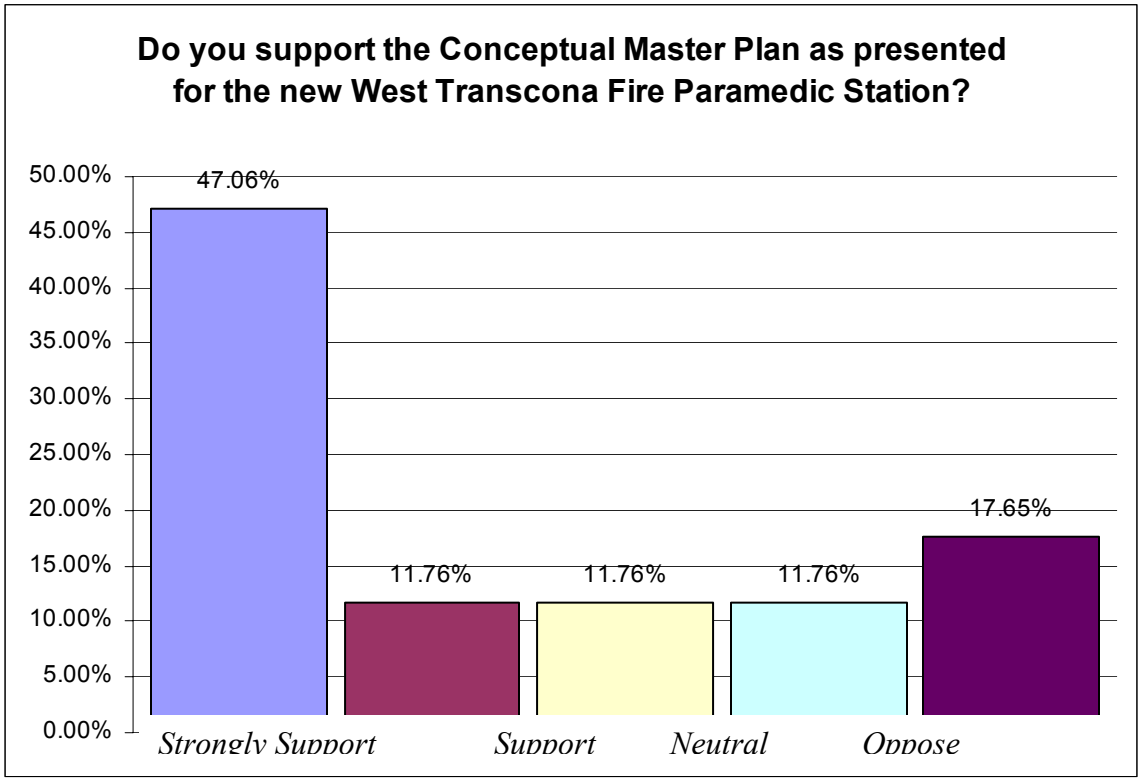


Figure 5: Responses From Exit Survey

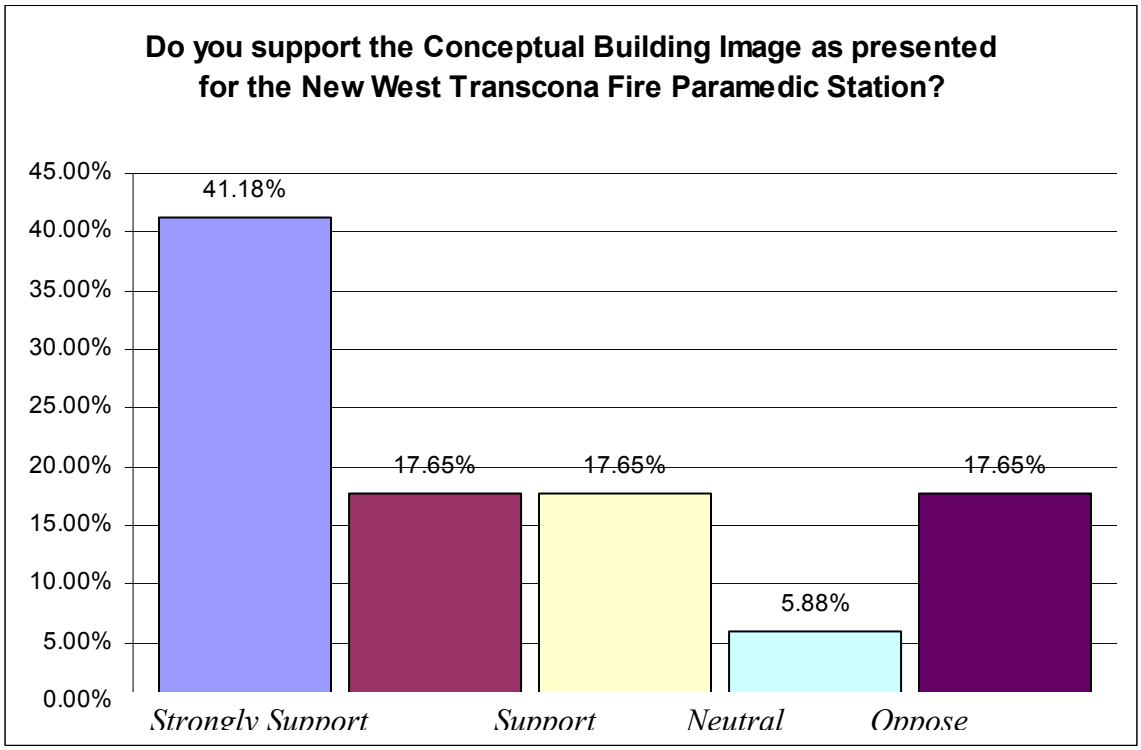


Figure 6: Responses From Exit Survey

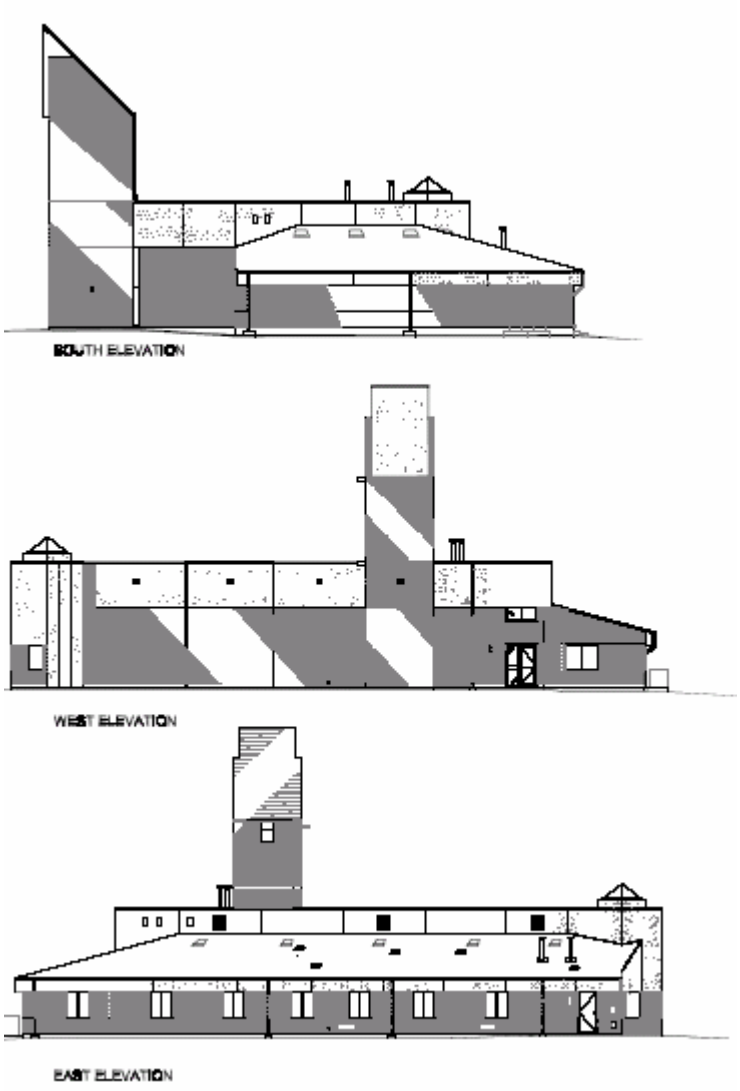


Figure 7: Conceptual renderings of new West Transcona Fire Paramedic Station 21.



Figure 8: Conceptual building image of new West Transcona Fire Paramedic Station 21.

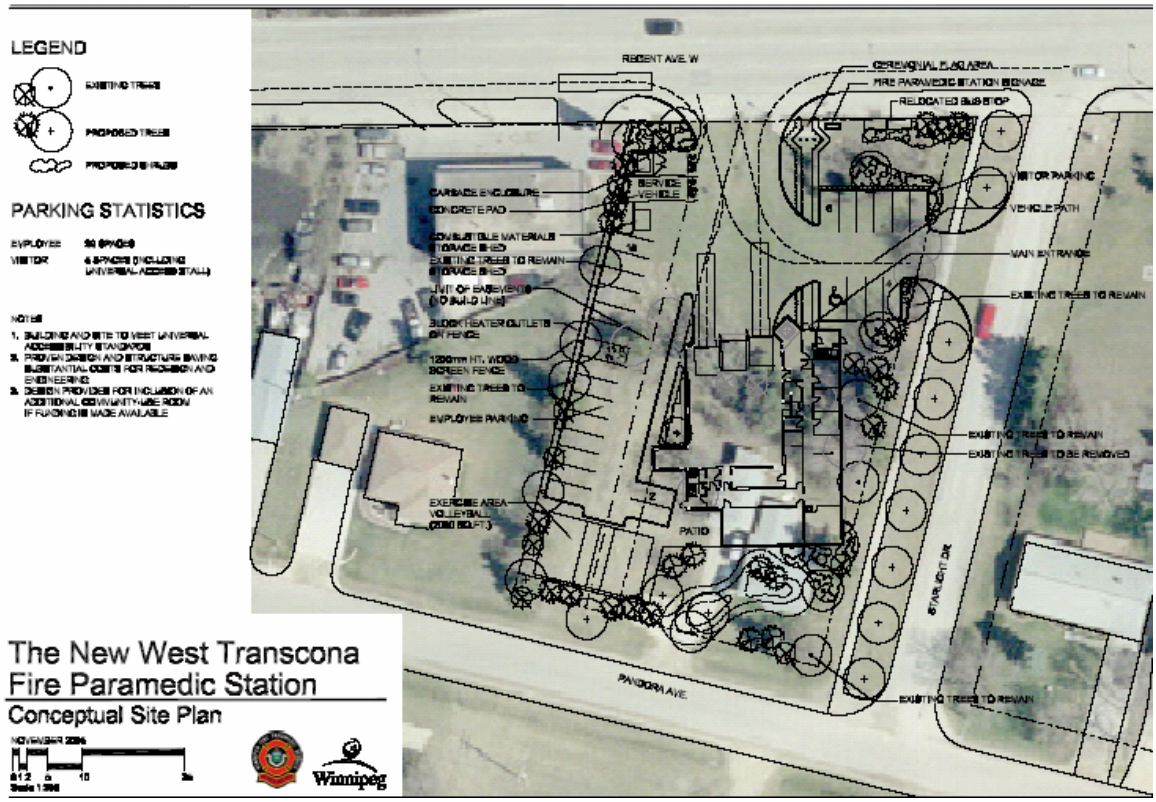


Figure 9: Conceptual Site Plan of proposed West Transcona Fire Paramedic Station.