Agenda - Council - October 22, 2008

Report - Standing Policy Committee on Property and Development - October 2, 2008

Item No. 4 Subdivision and Rezoning - 50 Ridgecrest Avenue (Old Kildonan Ward) File DASZ 22/2008

STANDING COMMITTEE RECOMMENDATION:

On October 15, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That the plan of subdivision under File DASZ 22/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated September 9, 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 7, 2008.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22/2008 dated September 9, 2008 to a "RMF-M" Multiple-Family Residential District subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following condition:

        i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

        ii. That no structure on the subject land shall exceed four (4) storeys in height.

Report - Standing Policy Committee on Property and Development - October 2, 2008

3. That the plan of subdivision (Schedule "A") be amended in accordance with Schedule "B", and to the satisfaction of the Director of Planning, Property and Development, to satisfy land dedication for public reserve.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed 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.

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 upon execution by the City of Winnipeg of the Servicing Agreement.

8. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. 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 - October 2, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 15, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 2, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2008, the Lord Selkirk-West Kildonan Community Committee concurred in the revised recommendation of the Winnipeg Public Service, with the following amendment, namely:

- That a new clause 2.a. ii. be added, namely:

  "2.A.ii. That no structure on the subject land shall exceed four (4) storeys in height".

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

COMMUNITY COMMITTEE RECOMMENDATION:

On July 15, 2008, the Lord Selkirk-West Kildonan Community Committee concluded public representations and adjourned the public hearing to its meeting on September 9, 2008 to allow the Ward Councillor and the Winnipeg Public Service to devise appropriate recommendations relative to the height and density of the proposed development in an effort to address the concerns of the area residents.

RE: **Subdivision and Rezoning - 50 Ridgecrest Avenue**
File DASZ 22/2008 [c/r DAV 122600/2008D]

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

Prepared by: **Diane Timmins, Clerk,**
Lord Selkirk-West Kildonan Community Committee

Report date: **September 15, 2008**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 9, 2008, the Lord Selkirk-West Kildonan Community Committee concurred in the revised recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 22/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated September 9, 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 7, 2008.

2. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22 /2008 dated September 9, 2008 to a "RMF-M" Multiple-Family Residential District subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following condition:

        i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

ii. That no structure on the subject land shall exceed four (4) storeys in height.

3. That the plan of subdivision (Schedule "A") be amended in accordance with Schedule "B", and to the satisfaction of the Director of Planning, Property and Development, to satisfy land dedication for public reserve.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed 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.

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

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8. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. 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.

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

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee believes the recommended four (4) storey height limitation will still allow adequate use of the land to make development viable without creating an eye sore for the surrounding "R1" residential properties.

2. The Lord Selkirk-West Kildonan Community Committee believes a four (4) storey flat roof structure is not much higher than a two-storey building with a peaked roof.

3. As some parts of the subject land are lower, particularly going down to the river, in the event development is approved on the lower portion of the property, it will be less visible to the surrounding single-family neighbourhoods.

4. As plan approval calls for masonry construction for structures, the proposed development will not resemble the recently constructed apartment blocks on Main Street.

5. The Lord Selkirk-West Kildonan Community Committee believes the proposed development will be a good addition to the community and the recommended conditions of approval will protect and enhance the open use and view of the river for all the citizens of Winnipeg.

PUBLIC HEARING SUMMARY

File:	DASZ 22/2008 [c/r DAV 122600/2008D]
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Pagtakhan, Chairperson Councillor Lazarenko Councillor O'Shaughnessy
Public Hearing:	September 9, 2008 July 15, 2008 West Committee Room Council Building, 510 Main Street
Applicant:	Lombard North Group (1984) Ltd. - David Palubeski
Subject:	



Premises Affected: 50 Ridgecrest Avenue

Exhibits Filed:

1. Application dated June 3, 2008
2. Notification of Public Hearing dated June 6, 2008
3. Manitoba Status of Titles 1068881 and 2159544
4a. Letter of authorization dated February 7, 2008 from Doug Machan to David Palubeski, Lombard North Group (1984) Ltd.
4b. Letter of authorization dated June 2, 2008 from Sharon Seabourne to Lombard North Group (1984) Ltd.
5. Plan showing proposed Lot 1
6. Title Plot
7. Plans (4 pages)
8. Report from the Planning and Land Use Division dated July 1, 2008
9. Report from the Administrative Coordinating Group dated July 7, 2008
10. RiverRidge Area Structure Plan dated April 2005
11. Inspection Report
12. Communication dated July 15, 2008 from Lombard North Group (1984) Ltd., submitted at the public hearing by David Palubeski, in support of the application
13. Powerpoint presentation given at the public hearing by David Palubeski, in support of the application
14. Audio Recording of representations of public hearing held on July 15, 2008
15. Letter of adjournment dated July 16, 2008
16. Revised report from the Planning and Land Use Division dated September 9, 2008

REPRESENTATIONS:

In Support:

David Palubeski, Lombard North Group
Doug Machan

In Opposition

Glen Anderson
Gary Kwiecien
Ritchie H. Reif and Yadilka Tellez Rojas
Gloria Samson and Walter Samson

For Information:

M. MacDonald
Brian Kazmerik

For the City:

Ms S. Matile, Land Development Engineer, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department
Mr. G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "16" referred to in File DASZ 22/2008 [c/r DAV 122600/2008D]

Winnipeg

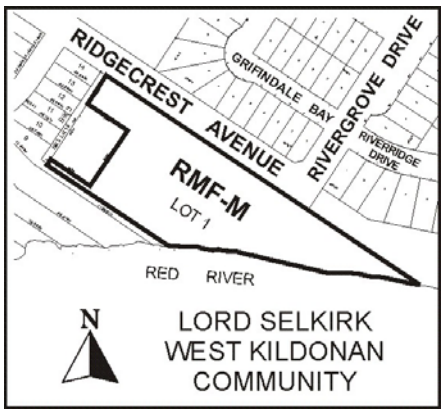
Planning, Property and Development Department Report

To the Lord Selkirk-West Kildonan Community Committee

Revised

Changes in bold and italics

Date:	**September 9, 2008**
File:	**DASZ 22/08**
Related Files:	**DAV 08-122600/D**
Subject:	**Application to amend Zoning By-law 200/2006 by changing the subject property from a "R1-E" Single-Family Estate District to a "RMF-M" Multiple Family District**
Location:	**50 Ridgecrest Avenue**



Applicant:	**Lombard North Group (1984) Ltd. – Dave Palubeski**
Owner:	**Douglas Machan and Sharon Seabourne**
Recommendation:	**Approval, with conditions**

Report Summary:

- The Planning and Land Use Division recommends that the rezoning and subdivision, be approved, with conditions
- The proposed building(s) are setback from the street and stepped down in height towards single-family neighbourhoods, to provide an appropriate transition between areas of different development density
- The proposed density is reasonable for the property, given its location on a collector street, and close to a regional street and transit corridor.

- The proposed development is in step with the River Ridge Area Structure Plan (non-By-law status), which serves as a guideline for development of the area

Site Description

The subject property, which is currently zoned "R1-E" Single-Family Estate Residential, is located on the south side of Ridgecrest Avenue at the Red River, in the Rivergrove neighbourhood of the Old Kildonan ward.

North: Ridgecrest Avenue, then single-family residences zoned "R1-M" Residential
South: Undeveloped land zoned "R1-E" Single-Family Estate Residential
East: Red River
West: Single-family residence and undeveloped land zoned "R1-E" Single-Family Estate Residential

Description of the Proposed Development

The applicant seeks approval to construct an 80-unit condominium development on the subject lands. The project is composed of two, six storey buildings, each containing 40 units and having a maximum building height of 60 feet.

Lot Area

The lot area is 3.66 acres or 159,429 square feet. The minimum lot area per dwelling unit within the project is 1,992.87 square feet, which is less than half the allowable density provided for in the "RMF-M" District.

Rear Yards

Both buildings will be setback to the average summer high water mark, which exceeds the minimum setback requirement of 25 feet.

Interior Side Yard

The interior side yard to the adjoining property is 20 feet, which is in compliance with By-law requirements.

Building Separation

The separation distance between the two principle buildings is 25 feet, which is in compliance with By-law requirements

Building Height

The proposed building heights are 60 feet, which is in compliance with "RMF-M" standards

Parking

A total of 120 parking stalls are being provided on site, which equates to 1.5 parking stalls per unit, the By-law requirement. Resident parking, for the most part, will be provided underground, in a 95 stall parkade. A total of 25 additional parking stalls for residents and guests will be provided above ground.

Analysis

Plan Winnipeg
The subject application constitutes development within a Neighbourhood Policy Area. Neighbourhood Policy Areas are intended to include a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

Secondary Plans
The River Ridge Area Structure Plan, which was not adopted as a By-law by Council, provides some general guidelines for the development of the River Ridge area (see Appendix A).

The proposed development is in step with the general intent of the Plan.

Density
As previously stated, the proposed net density is one dwelling unit per 1,992.87 square feet of lot area, or 80 total units. Under the "RMF-M" District density allowance, the applicant could construct 199 units. So, in that vein, the proposed density is 40% of the allowable density in the "RMF-M" District.

Transportation and Site Access
As identified in the River Ridge Area Structure Plan, multiple family developments should be located at locations with convenient access to Main Street or at controlled intersections with Main Street to provide ease of access and to decrease traffic infiltration into single-family neighbourhoods. With that said, the proposed location is at the southernmost portion of Ridgecrest Drive, near Main Street, which will reduce the amount of traffic infiltration that occurs into the single-family residential districts to the north.

Servicing
The full range of services are installed in Ridgecrest Avenue required to service the project.

Flood Protection
The subject lands will need to be incorporated into the current River Ridge 700 year flood protection works. Previously, diking was extended into the subject site with the development of River Ridge's flood protection works. Additionally, Ridgecrest Avenue is designated as a flood protection dike at this location.

The building site is generally at an elevation in excess of the flood protection level, however, it may be necessary to incorporate some minor filling to raise the building area and adjoining lands to the flood protection level and to provide the City with an easement permitting the construction of a temporary dike in the event that a flood greater than the design event occurs.

Riverbank Stabilization
The applicant expects that it will be necessary to extend current riverbank stabilization works along the river and to the south, along the neighbouring property's frontage. Presently, no agreement is in place. However, the applicant has indicated that in the event that an agreement with the adjoining property owner cannot be reached, an alternative exists which would confine stabilization works to the subject lands. This alternative involves a more costly process of installing rock caissons.
Site Design
Stepbacks and Pedestrian Scale
The two buildings are stepped back from Ridgecrest Avenue, to provide an additional 15-foot setback between the first two floors, and the upper four floors. The resulting building setbacks create view angles from the sidewalk to the roof of Building One of 21 degrees at the second floor and 43 degrees at the sixth floor and to the roof of Building Two of 16 degrees at the second floor and 32 degrees at the sixth floor.

The resulting view angles are similar to the view angles that exist in the adjoining single-family neighbourhood.

Winnipeg's new zoning by-law does not provide step-back guidelines between multi-family and single family uses. However, in considering how they might approach this, the applicant completed an overview of step-backs used in other jurisdictions and sought suggestions from colleagues in other major cities (Vancouver and Toronto). Typical set-backs incorporated in these centers include suggested design step-backs provide view angles to the top of the building at the property line of 60 degrees.

The building setback sections (Appendix A) illustrate the scale of the buildings and the placement of the proposed westerly and easterly condo buildings relative to the river, the street, and the northerly single-family residential buildings.

Shadowing
In order to measure the amount of shadow the proposed building will cast on streets and adjoining properties, the applicant has submitted a shadow study to the City. (Appendix B)

The study indicates that the only time the building shadow would extend beyond the site into the single-family area to the north would be at 4pm on December 21, the shortest day of the year.

While some cities regulate the overshadowing of buildings and open space by adjacent, taller buildings, how overshadowing is defined and measured and what regulatory tools are used to control it varies quite significantly from place to place. Winnipeg has never undertaken a study of this kind.

The only available analysis in the Canadian context was completed in Toronto in 1990. Based upon the conclusions of this study, the proposed development, with the specified setback, would not be deemed to overshadow adjacent properties. (Appendix C)

Building and Landscape Design
Preliminary standards for the building include masonry construction with stone and brick façade surfaces, screened roof top and landscaped riverfront amenity area.

The applicant indicates that west side yard, building, surface parking and street frontage areas will all be landscaped and screened.

The Division recommends that approval be conditional on final plans coming back to the Public Service and Community Committee for review and approval. These plans should be consistent with plan approval guidelines, identified in Appendix D.

Public Input
The applicant has indicated that they have met with property owners to the south (Scotia Street residents) and to the north (Griffindale Bay residents), as well as the immediately adjoining property owners.

Land Dedication
~~The Public Service is recommending cash in lieu of dedication for public open space.~~

The Public Service is recommending that the portion of land, as shown on the attached Schedule B, be dedicated for public open space,. The amount to be taken is less than what the applicant was originally proposing . However, the applicant has indicated that he is in agreement with the recommendation of the Public Service.

In acquiring land for dedication, the Public Service's objectives were twofold:

1. ***To ensure that the City does not incur liability through the acquisition of unstable riverbank.***

   To that point, the Riverbanks Engineer has advised that a portion of the land which was to be dedicated, under the original proposal, was unstable and had not been included in previous bank stabilization works.

2. ***To ensure that a view angle from Ridgecrest to the river was preserved.***

   Additional public reserve lands are not necessary, since the land which the Public Service is recommending be dedicated is sufficient to preserve a view corridor to the river and because the river pathway is not being extended south along the river, in the future.

   Alternatively, plans are for the pathway to be extended west along Ridgecrest to the future Scotia Street extension, and south on Scotia Street to the Chief Peguis Trail.

Recommendation

The Planning and Land Use Division recommends approval of the proposed rezoning and subdivision for the following reasons:

- The proposed building(s) are setback from the street and stepped down in height towards single-family neighbourhoods, to provide an appropriate transition between areas of different development density
- The proposed density is reasonable for the property, given its location on a collector street, and close to a regional street and transit corridor.
- The proposed development is consistent with Plan Winnipeg policy

Recommended Conditions of Approval

1. That the plan of subdivision under File DASZ 22/2008 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated ***September 9,*** 2008 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 7, 2008.

2. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 22 /2008 dated ***September 9***, 2008 to a "RMF-M" Multiple-Family Residential District subject to the following:

A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240 (1) of The City of Winnipeg Charter to include the following conditions:

    i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, private approaches, garbage enclosures, fencing, landscaping and signage to the Director of Planning, Property and Development and the Lord Selkirk-West Kildonan Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the plan be amended in accordance with the attached Schedule "B", and to the satisfaction of the Director of Planning, Property, and Development, to satisfy land dedication for public reserve.

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

5. That in the event the matter is not proceeded with expeditiously and the by-law is not passed 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.

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 upon execution by the City of Winnipeg of the Servicing Agreement.

8. That the zoning section of the by-law comes into force when the plan of subdivision is registered in the Winnipeg Land Titles Office and the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

9. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one year from the date the by-law is passed, failing which the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

10. 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: Michael Robinson, AICP
PPD File # DASZ 22/2008



Figure 1: Aerial Photo (Flown in 2005)

Schedule "A"

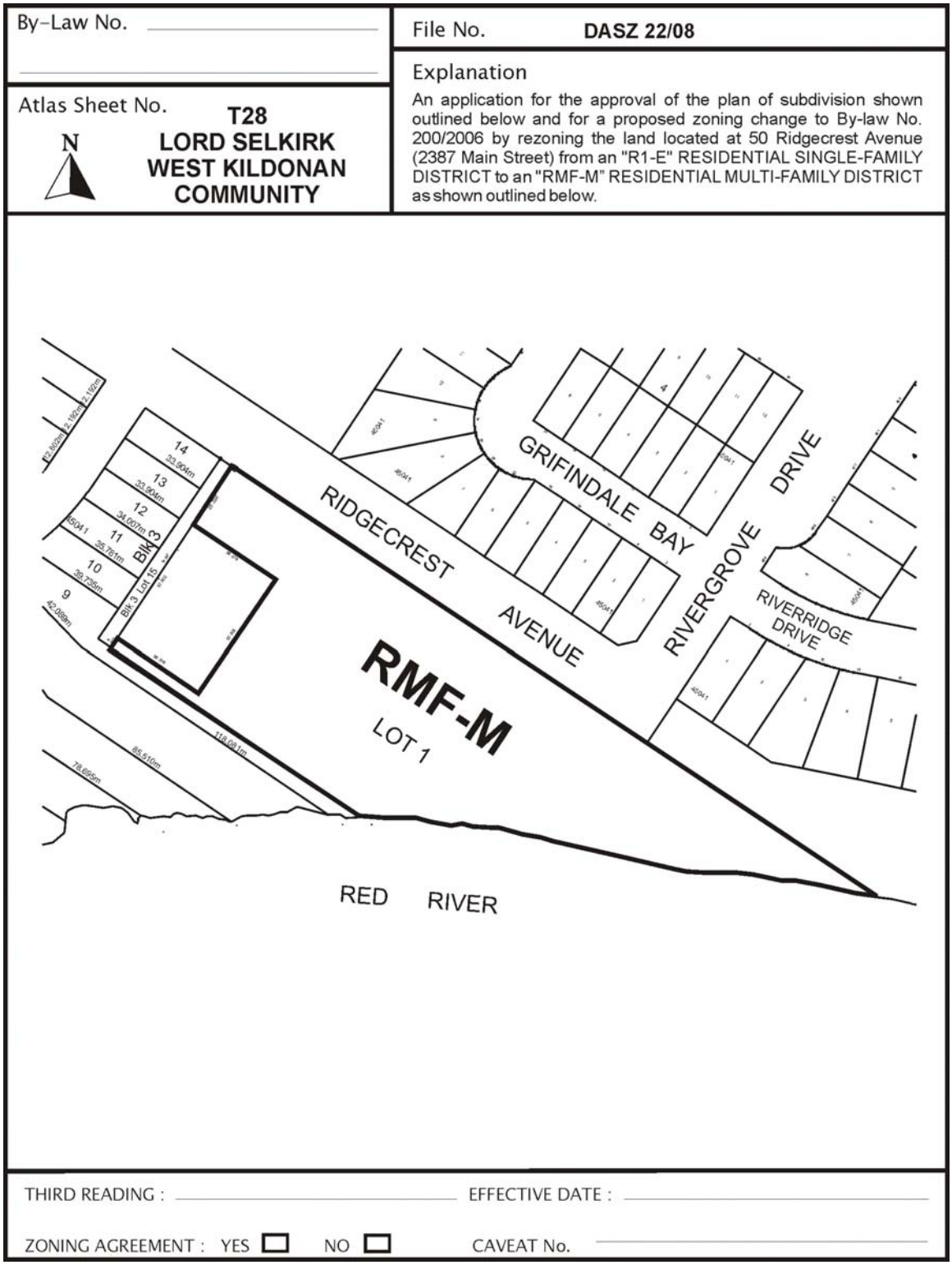
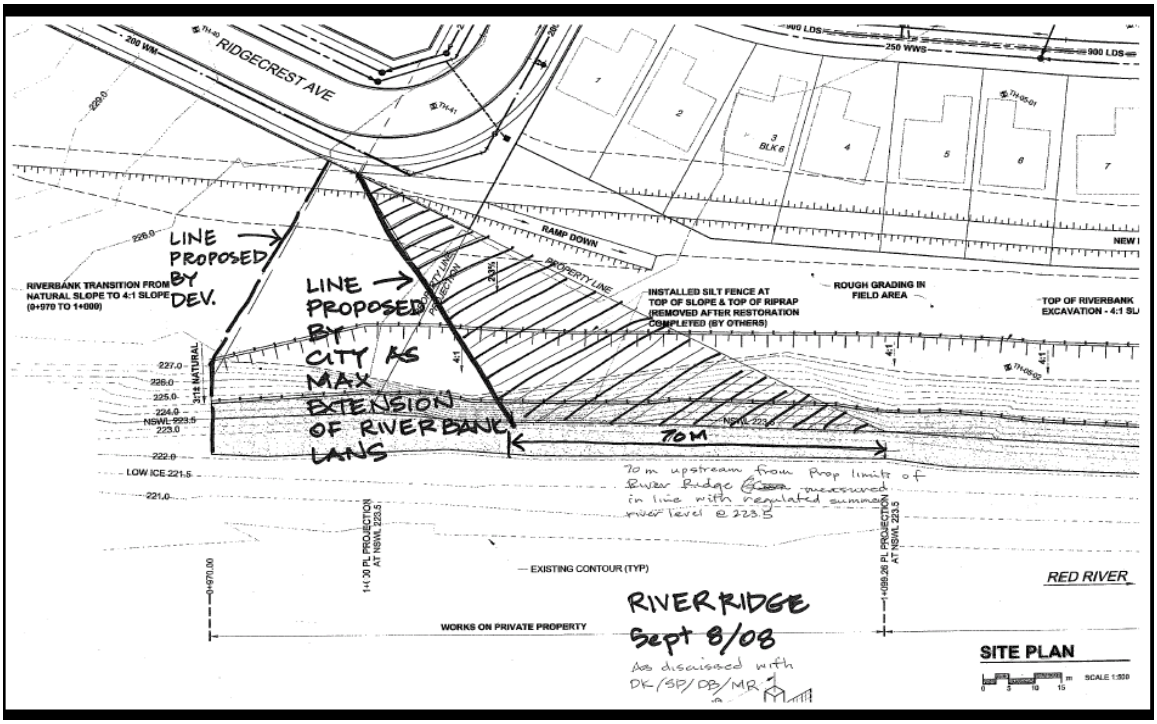


Figure 1: Schedule "A" to the report to the Lord Selkirk-West Kildonan Community Committee for File DASZ 22/2008, dated September 9, 2008.

Schedule "B"


RIDGECREST AVE
LINE PROPOSED BY DEV.
LINE PROPOSED BY CITY AS MAX EXTENSION OF RIVERBANK LANDS
RIVERBANK TRANSITION FROM NATURAL SLOPE TO 4:1 SLOPE (0+970 TO 1+000)
RAMP DOWN
PROPERTY LINE
INSTALLED SILT FENCE AT TOP OF SLOPE & TOP OF RIPRAP (REMOVED AFTER RESTORATION COMPLETED (BY OTHERS)
ROUGH GRADING IN FIELD AREA
TOP OF RIVERBANK EXCAVATION - 4:1 SL
70M
70 m upstream from Prop limits of River Ridge measured in line with regulated summer river level @ 223.5
EXISTING CONTOUR (TYP)
WORKS ON PRIVATE PROPERTY
RED RIVER
RIVERRIDGE
Sept 8/08
As discussed with
DK/SD/DB/MR
SITE PLAN
SCALE 1:500

Appendix A



Eastern Building - Residential Cross Section

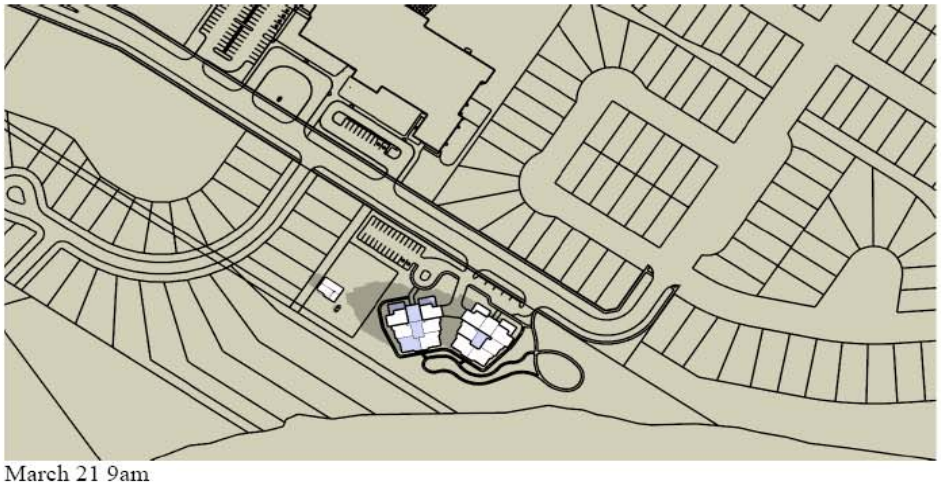


Western Building - Residential Cross Section

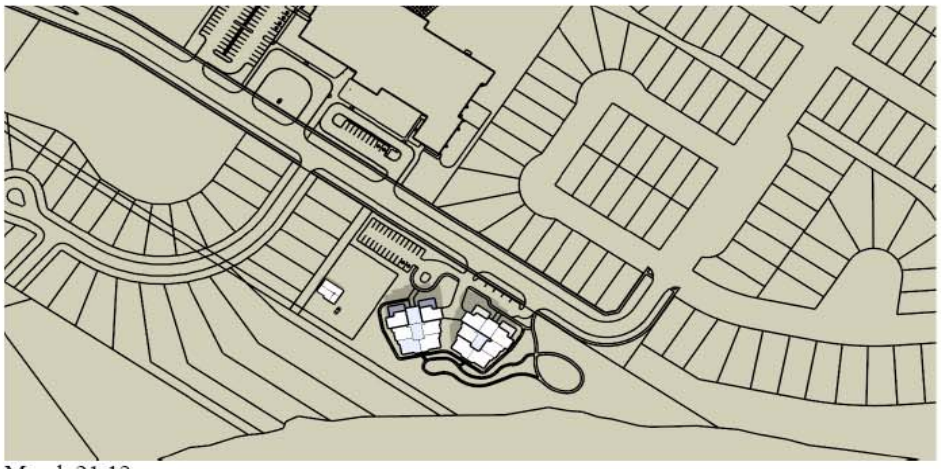
Appendix B

Shadow Casting Study

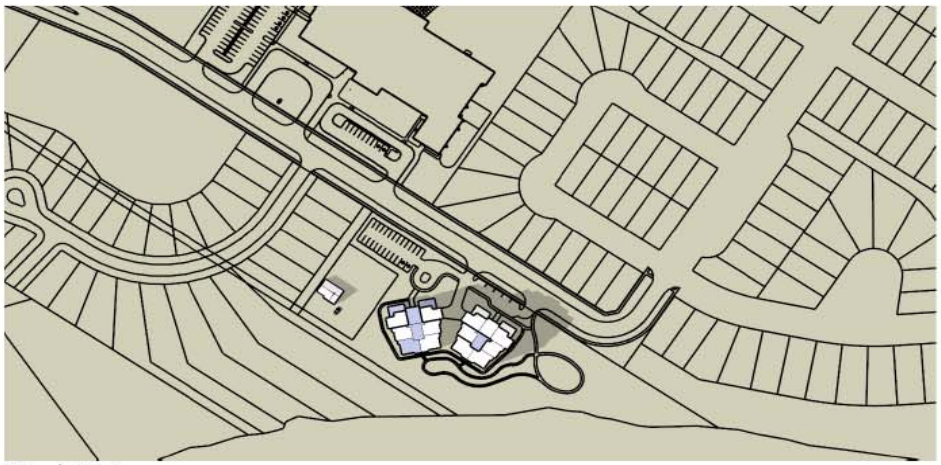
Season: Spring



March 21 9am

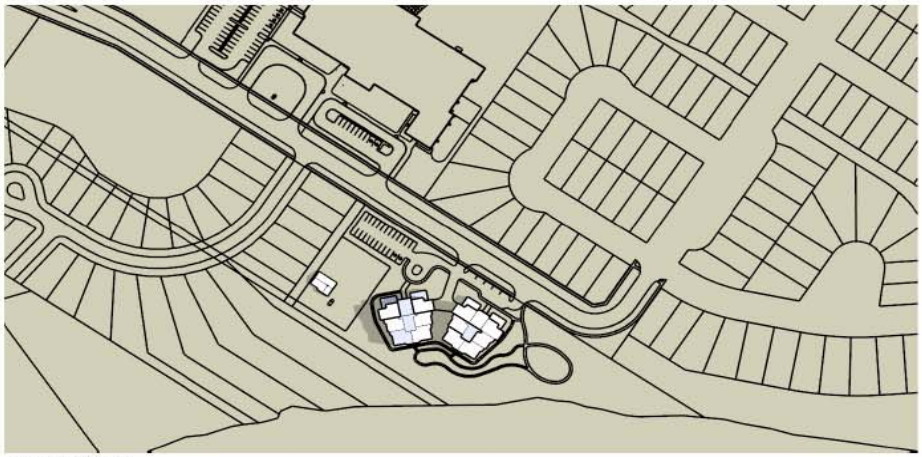


March 21 12pm

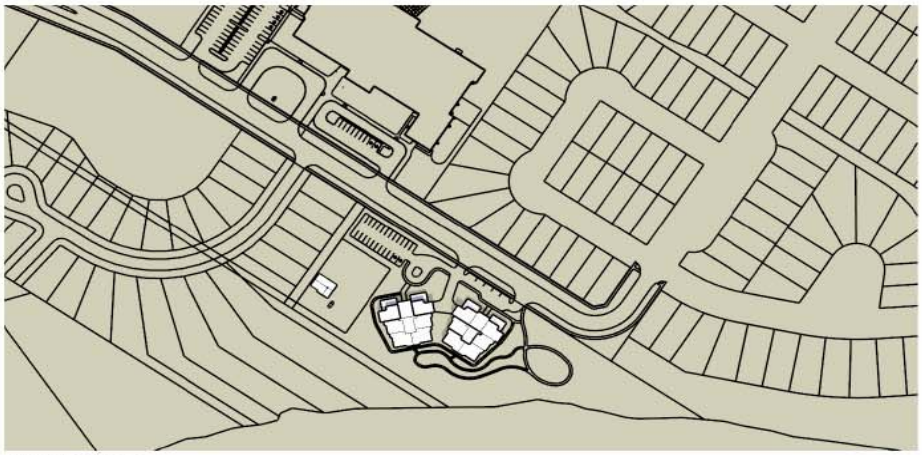


March 21 4pm

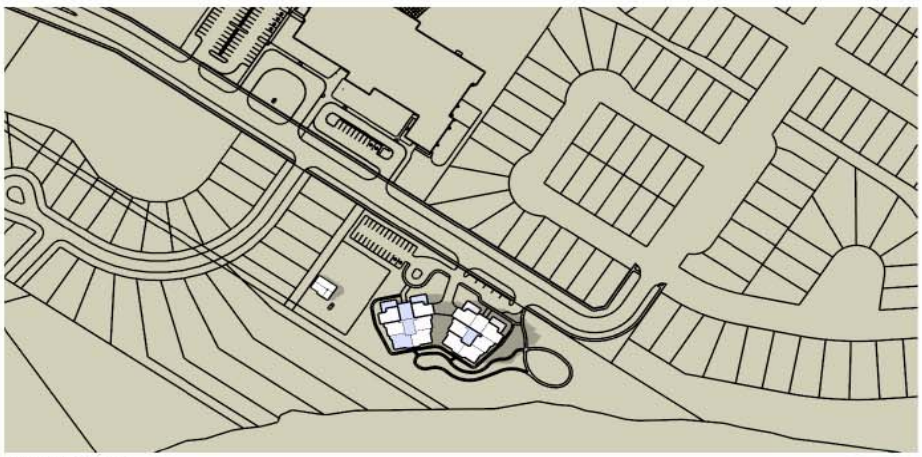
Season: Summer



June 21 9am

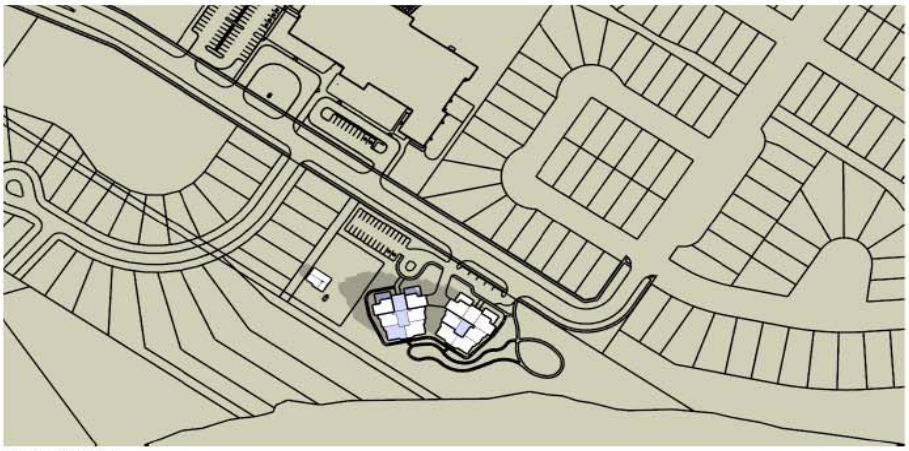


June 21 12pm

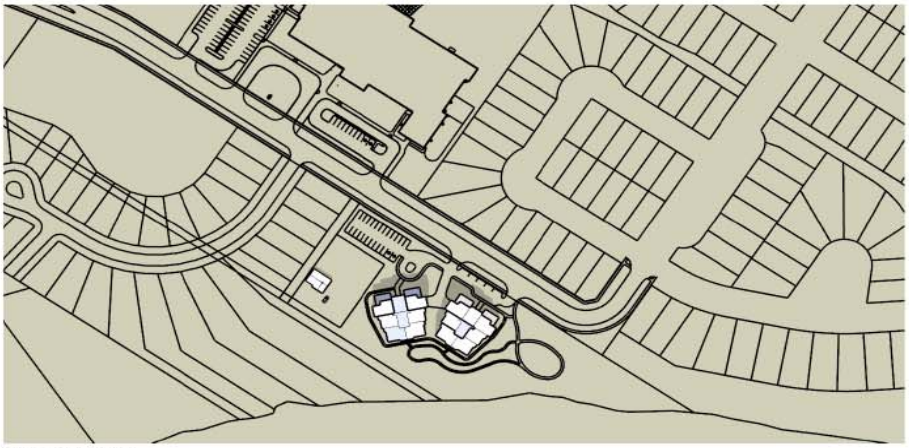


June 21 4pm

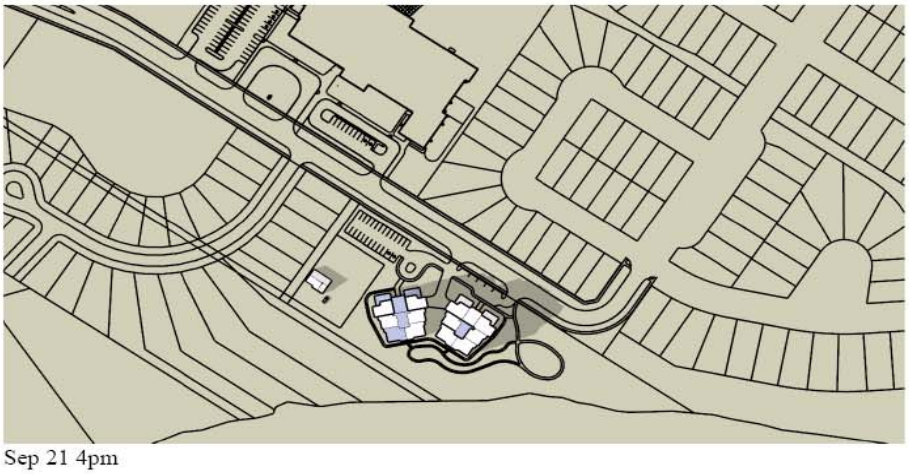
Season: Fall



Sep 21 9am

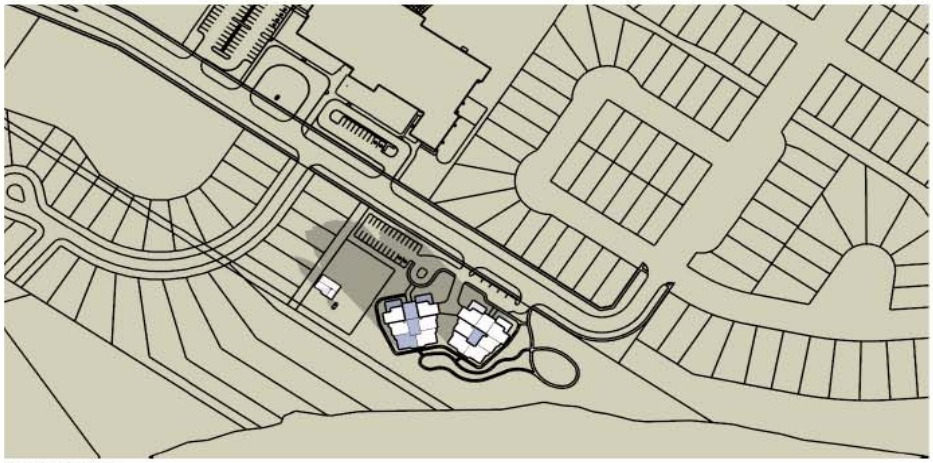


Sep 21 12pm

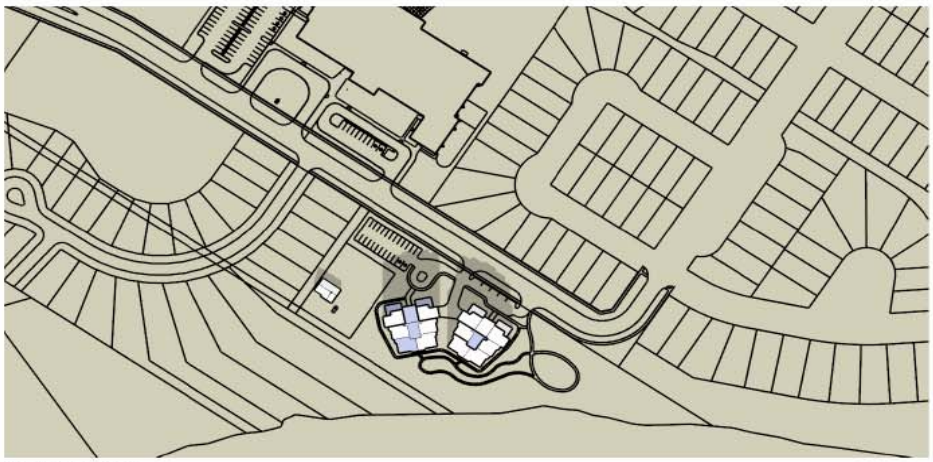


Sep 21 4pm

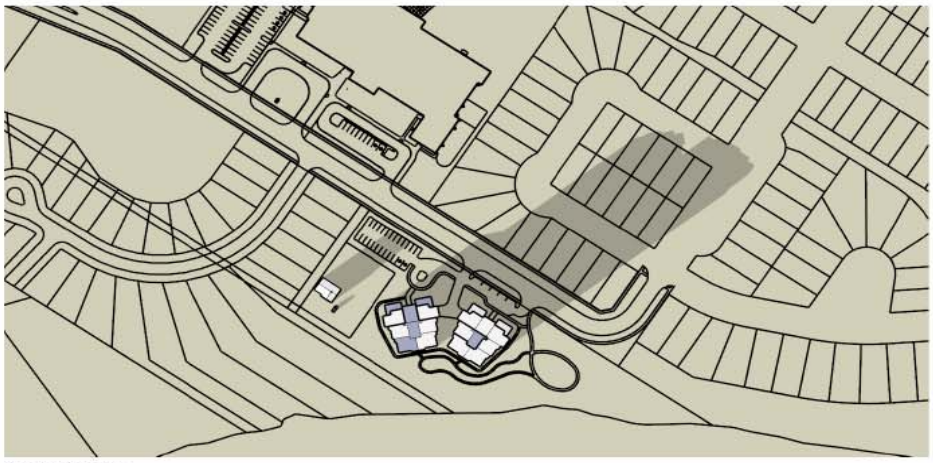
Season: Winter



Dec 21 9am



Dec 21 12pm



Dec 21 4pm

Appendix C

The City of Toronto completed a detailed analysis of overshadowing and set minimum standards for sunlight access on different types of streets and open spaces. The study concluded that sunlight access controls should be developed to provide a minimum seven hour window of sunlight for residential properties, measured at the start of Fall (September 21), when the sun is lower in the sky but when people are still enjoying outdoor spaces and where radiation from the sun is still capable of compensating for cool air temperatures.

The duration of the seven-hour window of sunlight in Winnipeg during the midday period on September 21st is from 9:50 am until 4:50 pm, when the sun is at its highest altitude in the sky. During this period, the shadows cast by the hotel will not shadow adjoining residences to the north.

The sunlight access controls establish a benchmark for what constitutes a reasonable amount of shadowing; balancing the need for development with the rights of individuals for an adequate amount of light.

Arens, Edward A., Bosselman, P., Dunker, K., Wright, R. "Sun, Wind, and Pedestrian Comfort: A study of Toronto's Central Area" 1990. Centre for Environmental Design Research, University of California Berkeley.

Appendix D

Design Guidelines for DASZ 22/08

Purpose: To be used as guidelines when reviewing the final plan submittal for DASZ 22/08

Open space
An area of common open space that can be easily accessed by residents and that provides a focal point for community recreation and interaction and adds to the overall quality of life for residents should be provided. It should be purposefully integrated into the overall design of the development and not merely residual areas left over after the buildings and parking lot are sited.

The open space should be reasonably accessible to all the residents of the development.

Common open space can include gardens, courtyards, recreation, or play areas and may include some of the following features:

- Seasonal planting areas
- Large, flowering trees
- Seating
- Pedestrian scaled lighting
- Gazebos or other decorative shelters
- Play structures for children
- On-site community recreation amenities

Pedestrian
A minimum of one pedestrian connection from the internal sidewalk system to the external sidewalk system for all bordering streets should be provided. Also, where these sidewalks cross a parking lot, connections should be marked through the use of a change in paving materials as a signal to motorists that they should slow down upon approaching.

Landscaping
Landscaping, which is a visible indicator of quality development, should be an integral part of the development, and not merely located in leftover portions of the site.

a) That landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, and entryways, as well as to screen parking areas and to buffer the building from adjoining residences

Design
The overall design should be made up of a distinctive, quality, architectural character and style that avoids monotonous and featureless building massing and design.

Materials
Concrete or masonry construction with stone and brick façade surfaces are expected, as per the initial renderings.

Stepbacks
It is expected that the buildings will be stepped back at the upper floors, as per the initial plans.

Setbacks
It is expected that the buildings will be setback from the street and from adjacent properties, as per the initial plans

Massing
It is preferable to mass the development in two buildings, so that there is a central view angle through the buildings to the river. This breaks up the massing of the buildings and creates external views into the development, including the planned riverbank amenity spaces.

Parking
It is expected that underground parking will be provided, to preserve as much of the area as possible for open space

Bulk Standards
It is expected that the building will not exceed six stories in height (60 feet maximum) and that the buildings will meet or exceed all other required setbacks

Exhibit "9" referred to in File DASZ 22/2008 [c/r DAV 122600/2008D]

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 50 RIDGECREST AVENUE - DASZ 22/08

FOR SUBMISSION TO THE CHAIR AND MEMBERS OF THE LORD SELKIRK-WEST KILDONAN COMMUNITY COMMITTEE

"original signed by S.M. Matile, P. Eng."
S.M. Matile, P. Eng.
Chair
Administrative Co-ordinating Group

July 7, 2008

RE: PROPOSED SUBDIVISION AND REZONING OF LAND AT 50 RIDGECREST AVENUE - DASZ 22/08

An application has been submitted by Lombard North Group (1984) Ltd. for subdividing and rezoning the land at 50 Ridgecrest Avenue from an R1-E Residential Single-Family District to an RMF Residential Multi-Family District.

It is recommended that the approval of DASZ 22/08 be subject to the Applicant's entering into a Servicing Agreement with the City, containing the following:

1. The Developer shall pay its share of the cost of services installed by others in Ridgecrest Avenue, if applicable, as determined by the Directors of Public Works and Water and Waste.

2. Because this property is beyond the Primary Line of Defence, all construction must be in accordance with flood-proofing criteria.

3. The Developer shall pay for it's share of the oversized land drainage system, if applicable, as determined by the Director of Water and Waste.

4. The Developer shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of, or required to accommodate, works to be constructed by the Developer to service the proposed subdivision, as determined by, and to the satisfaction of, the Director of Public Works.

5. The Developer shall, at no expense to the City, initiate and control the regular cleanup of litter and refuse from the contractors and builders for this development, both on-site and off-site, during the installation of services and construction of buildings, until substantial completion of all construction. The cleanup of litter and refuse shall be at a frequency determined by the Director of Public Works. This shall include initiating action and assuming any costs in remedying the situation to the satisfaction of the Director of Public Works.

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

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

8. The Developer shall, at no expense to the City, provide underground electrical

and telephone services to serve the proposed subdivision, and pay the full cost to convert any existing overhead services within the proposed subdivision to underground.

9. The Developer shall pay its share, on an area basis, of the cost of the following improvements at, and in the vicinity of, the intersection of Rivercrest Avenue and Main Street, intended for the area bounded by Main Street, Chief Peguis Trail, the Red River, and Red River Boulevard, as determined by the Director of Public Works:

    a) right-turn channelization in the southeast and northeast corners of the intersection, modifications to the existing median opening as may be required, and modifications to Ridgecrest Avenue west of Main Street as may be required to be compatible with Ridgecrest Avenue east of Main Street, and all related works; and
    b) the full cost of the installation of traffic-control signals and all related works, including, but not limited to, pedestrian and vehicular actuation, interconnection to adjacent traffic-control signals, and audible pedestrian signals;

    all as and when determined by, and to the satisfaction of, the Director of Public Works.

10. The Developer shall pay $1,650.00 plus GST to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

11. The Developer shall pay the full cost of the engineering services provided by or on behalf of the City in connection with the installation of services required to serve the proposed subdivision.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 22/08
July 7, 2008

"original signed by S.M. Matile"
S. M. Matile, P. Eng., Chair
Land Development Branch

"original signed by R. J. Hartmann"
R. J. Hartmann, P. Eng.
Public Works Department, Transportation Division

"original signed by F. Mazur for T. Josephson"
T. S. Josephson, P. Eng.
Water & Waste Department