Minute No. 188
Report - Standing Policy Committee on Property and Development – January 10, 2012

Item No. 1 Subdivision and Rezoning – 401 Pandora Avenue West (Transcona Ward) File DASZ 36/2011

COUNCIL DECISION:

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

1. That the plan of subdivision proposed under File DASZ 36/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 36/2011 dated December 6, 2011 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 December 5, 2011, with the following amendments:

        i. Delete Condition A.1.

        ii. Delete Condition B. 3. and replace with the following:

            "B. 3. That the Developer shall repair the poor sections of existing sidewalk on Pandora Avenue fronting the subject property to the satisfaction of the Director of Public Works."

        iii. Delete Condition B. 4. and renumber the remaining Conditions accordingly.

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 36/2011 dated December 6, 2011, to an "RMF-S" Residential Multi-Family 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:

Report - Standing Policy Committee on Property and Development – January 10, 2012

COUNCIL DECISION (continued):

i. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted to the City of Winnipeg within sixty days of the date of the Community Committee recommendation, showing the location and design of the proposed buildings, the location and design of accessory parking areas (including 11 visitor parking stalls servicing the combined planned area), private approaches, garbage enclosures, bicycle parking, lighting, fencing, landscaping and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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 two years 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 the two-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor 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 shall come into force and effect 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.

Report - Standing Policy Committee on Property and Development – January 10, 2012

COUNCIL DECISION (continued):

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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That the Director of Legal Services and City Solicitor 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 – January 10, 2012

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2012, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 13, 2011, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments:

- Amend Recommendation 1. A. by adding the following after the words "December 5, 2011" ", with the following amendments:

    i. Delete Condition A.1.

    ii. Delete Condition B. 3. and replace with the following:

        "B. 3. That the Developer shall repair the poor sections of existing sidewalk on Pandora Avenue fronting the subject property to the satisfaction of the Director of Public Works."

    iii. Delete Condition B. 4. and renumber the remaining Conditions accordingly."

Report - Standing Policy Committee on Property and Development – January 10, 2012

DECISION MAKING HISTORY (continued):

- Amend Recommendation 2. A. i. by adding the words "to the City of Winnipeg within sixty days of the date of the Community Committee recommendation," after the words "shall be submitted" and by adding the words "(including 11 visitor parking stalls servicing the combined planned area)" after the words "accessory parking areas",

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

RE: **Subdivision and Rezoning – 401 Pandora Avenue West**
File DASZ 36/2011 [c/r DAV 159343/2011D]

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

Prepared by: **Carlos Gameiro, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **December 15, 2011**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 13, 2011, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 36/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 36/2011 dated December 6, 2011 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 December 5, 2011***, with the following amendments:***

        i. Delete Condition A.1.

        ii. Delete Condition B. 3. and replace with the following:

            "B. 3. That the Developer shall repair the poor sections of existing sidewalk on Pandora Avenue fronting the subject property to the satisfaction of the Director of Public Works."

        iii. Delete Condition B. 4. and renumber the remaining Conditions accordingly.

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 36/2011 dated December 6, 2011, to an "RMF-S" Residential Multi-Family 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:

ii. That for the development of any building and/or accessory parking area and/or signage, plans shall be submitted ***to the City of Winnipeg within sixty days of the date of the Community Committee recommendation,*** showing the location and design of the proposed buildings, the location and design of accessory parking areas ***(including 11 visitor parking stalls servicing the combined planned area)***, private approaches, garbage enclosures, bicycle parking, lighting, fencing, landscaping and signage to the Director of Planning, Property and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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 two years 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 the two-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor 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 shall come into force and effect 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

10. That the Director of Legal Services and City Solicitor 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 East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is consistent with the Transcona Yards Secondary Plan.

2. We are trying to increase density in the community, especially in the older neighbourhoods.

3. This will allow for the renewal of the area as well as provide affordable housing.

4. The site is currently in deplorable condition as it was an old industrial yard. This project will facilitate the clean-up of these lands.

5. This is a major improvement for the neighbouring residential properties.

PUBLIC HEARING SUMMARY

File: DASZ 36/2011

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Steen

Public Hearing: December 13, 2011
Bronx Park Community Centre
720 Henderson Highway

Applicant: Daniel Serhal Architecture
(Andrew Skelton)

Subject:



Premises Affected: 401 Pandora Avenue West

Exhibits Filed:

1. Application dated October 6, 2011
2. Notification of Public Hearing dated October 19, 2011
3. Certificates of Title 396888, 415057, 428373, 440370, 492199, 503673, 759293

4a. Letter of Authorization dated August 5, 2011, from the City of Winnipeg to A & S Construction Ltd.

4b. Letter of Authorization dated September 28, 2011, from Vince Spezzano, A & S Construction Ltd., to Andrew Skelton of Daniel Serhal Architecture

5. Plans (2 pages)
6. Report from the Planning and Land Use Division dated December 6, 2011
7. Inspection Report
8. Communication dated December 13, 2011, from Nick Coleman, Manager, Community Planning and Development, CN Business Development and Real Estate, in opposition to the application
9. Photographs of the site and computer generated images of the proposed development, submitted at the public hearing by Daniel Serhal, Daniel Serhal Architecture
10. Audio Recording of representations

REPRESENTATIONS:

In Support:
Nathan Eisbrenner
Daniel Serhal, Daniel Serhal Architecture
Vince Spezzano

In Opposition
Nick Coleman, Manager, Community Planning and Development,
CN Business Development and Real Estate
Peter Kaufmann
Dallas Mowat, Vice President, Operations, Target Products Ltd.
Danny Spencer on behalf of Dominion Pallet and Crate

For Information:
Don Larsen, Technical Sales and Marketing, Sands Division, Target Products Ltd.

For the City:
Mr. K. Raban, Land Development Administrator,
Planning, Property and Development Department
Mr. J. Wintrup, Senior Planner, Planning, Property and Development Department
Mr. M. Pyl, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 36/2011

ADMINISTRATIVE REPORT

Title: DASZ 36/2011 – 401 Pandora Av W

Issue: For consideration at the public hearing to establish 72 townhouse units

Critical Path: East Kildonan-Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	n/a	n/a	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 36/2011 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 36/2011 dated December 6, 2011 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 December 5, 2011.

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 36/2011 dated December 6, 2011, to an "RMF-S" Residential Multi-Family 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, bicycle parking, lighting, fencing, landscaping and signage to the Director of Planning, Property

and Development and the East Kildonan-Transcona Community Committee for plan approval prior to the issuance of any building or development permit, and thereafter all to be maintained to the satisfaction of the Director of Planning, Property and Development.

3. That in lieu of the requirement for land dedication, a sum of money, calculated as ten percent (10%) of the increase in market value of the land and the creation of additional lots, be paid to the City for the purchase of land for purposes of the City other than streets.

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 two years 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 the two-year period and Council approves the extension.

6. That the Director of Legal Services and City Solicitor 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 shall come into force and effect 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 an extension of time is applied for prior to the expiry of the one-year period and Council approves the extension.

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

REASON FOR THE REPORT

- The applicant intends to create two lots from 27 lots, rezone the subject property from “M1” Manufacturing Light district to “RMF-S” Residential Multi-Family district, and build 12, six-unit townhouse buildings for a total of 72 units.

- Each building will be 48 ft. wide and 81 ft. deep with 8 ft. front yards along Pandora. They will be interspersed on the property roughly 28 ft. apart.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Planning and Land Use Division are concurred in, the subject property will be subdivided and rezoned.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

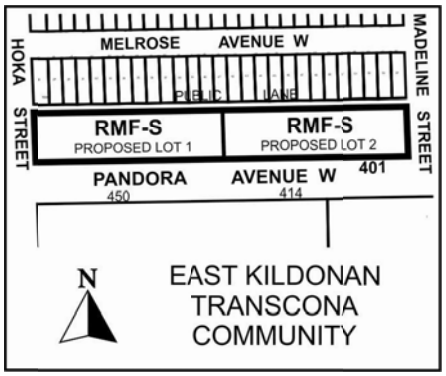
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Michael Pyl
Date:	December 6, 2011
File No.	DASZ 36/11

APPENDIX 'A'

DATE: December 6, 2011
FILE: DASZ 36/2011
RELATED FILES: DAV 11-159343D
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.402

SUBJECT: To create two lots from 27 lots and to rezone the land from "M1" Manufacturing Light district to "RMF-S" Residential Multi-Family district to allow for the construction of 72 townhouse units

LOCATION: 401 Pandora Av W



APPLICANT: Andrew Skelton
Daniel Serhal Architecture
102-990 Lorimer Blvd
Winnipeg, MB R3P 0Z9

OWNER: City of Winnipeg

RECOMMENDATION: Approval

REPORT SUMMARY

- The applicant intends to create two lots from 27 lots, rezone the subject property from "M1" Manufacturing Light district to "RMF-S" Residential Multi-Family district, and build 12, six-unit townhouse buildings for a total of 72 units.
- Each building will be 48 ft. wide and 81 ft. deep with 8 ft. front yards along Pandora. They will be interspersed on the property roughly 28 ft. apart.

SITE DESCRIPTION

- The subject property is located on the north side of Pandora Av W between Hoka St and Madeline St in the Melrose neighbourhood of the Transcona ward.
- The subject property is currently zoned “M1”Manufacturing Light district and is occupied by a two storey office building with an attached single storey warehouse and two storage buildings that previously housed the City’s forestry branch. The property is 2.5 acres, with 900 ft. of frontage along Pandora.
- Adjacent properties include single family dwellings to the north across the rear lane zoned “R1-M” Residential Single Family district, a veterinary clinic to the west across Hoka zoned “C2” Commercial Community district, an auto repair use to the east across Madeline zoned “M1” Manufacturing Light district, and industrial warehouse uses to the south across Pandora zoned “M3” Manufacturing Heavy district.



Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to create two lots from 27 lots, rezone the subject property from "M1" Manufacturing Light district to "RMF-S" Residential Multi-Family district, and build 12, six-unit townhouse buildings for a total of 72 units.
- Each building will be 48 ft. wide and 81 ft. deep with 8 ft. front yards along Pandora. They will be interspersed on the property roughly 28 ft. apart.
- For each six-unit building, the applicant is proposing a six-car garage with access off the back lane. Between each garage will be an additional outdoor handicap stall and an area for garbage disposal. These garages will be set back 4 ft. from the north building wall of the townhouse buildings.
- While the applicant has not submitted plans showing building elevations, the preliminary site plan suggests the townhouse units will be oriented towards interior courtyards.
- The preliminary site plan indicates a 4 ft. wood barrier fence along portions of the Pandora frontage, with breaks for paths accessing the interior courtyards.

BACKGROUND

DAV 11-159343D

- In concurrence with this application, the applicant has also applied for a number of variances to allow as follows:
    - For the construction of a multiple family dwelling complex on two proposed lots to permit:
        - Front yards of 8 ft. instead of 20 ft.
        - An east corner side yard on proposed Lot 2 of 3.5 ft. instead of 5 ft.
    - For the construction of detached parking structures and the establishment of accessory parking areas to permit:
        - 41 parking stalls on proposed Lot 1 instead of 54 stalls.
        - 42 parking stalls on proposed Lot 2 instead of 54 stalls.
        - No visitor parking on proposed Lots 1 and 2 instead of 4 stalls on each lot.
        - Parking directly off a lane instead of from an aisle or driveway.
        - Insufficient screening of a parking area within 20 ft. of a residential zoning district.

DASZ 29/2010

- In September 2010, the City of Winnipeg received an application to create three lots and to rezone the land from "M1" to "RMF-M" to allow for the construction of 96 dwelling units. The applicant had proposed to build eight, three-storey apartment buildings, each with 12 units.
- The application also required a number of variances (DAV 10-160332D), including substandard yards, a minor density variance, minor parking variances, and a variance to allow for parking directly off the lane.

- This application was withdrawn by the applicant and did not proceed to Community Committee.

Other history

- The subject property was formerly occupied by the City's forestry branch. It originally housed the Town of Transcona's civic council.
- On May 24, 2006, Council declared the subject property surplus as per the Public Works/Water & Waste Facilities Master Plan.
- The City of Winnipeg sought proposals to develop the subject property beginning in early 2009.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg, the city's new long-range development plan, and is intended to gain statutory authority as a secondary plan. The strategy is intended to serve as a "playbook" to guide land use and development in Winnipeg. It received third reading at City Council on July 20, 2011, and became effective on August 17, 2011.
- The subject property falls within the "Mature Communities" designation of Complete Communities' urban structure map. Mature Communities consist of Winnipeg's earliest neighbourhoods and were mostly developed prior to the 1950s. Key features of these areas are a grid road network with back lanes and sidewalks, older housing stock in the form of low to moderate densities, and a finer mix of land uses along many of the commercial streets. They present some of the best opportunities to accommodate infill development, to increase housing choice, and to maximize the use of existing infrastructure.
- Supporting Direction and Enabling Strategies include:
    - Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.
        - Support a mix of uses within buildings located on commercial streets.
        - Facilitate land assembly for infill developments.

Zoning

- The Manufacturing Light (M1) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.
- The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.

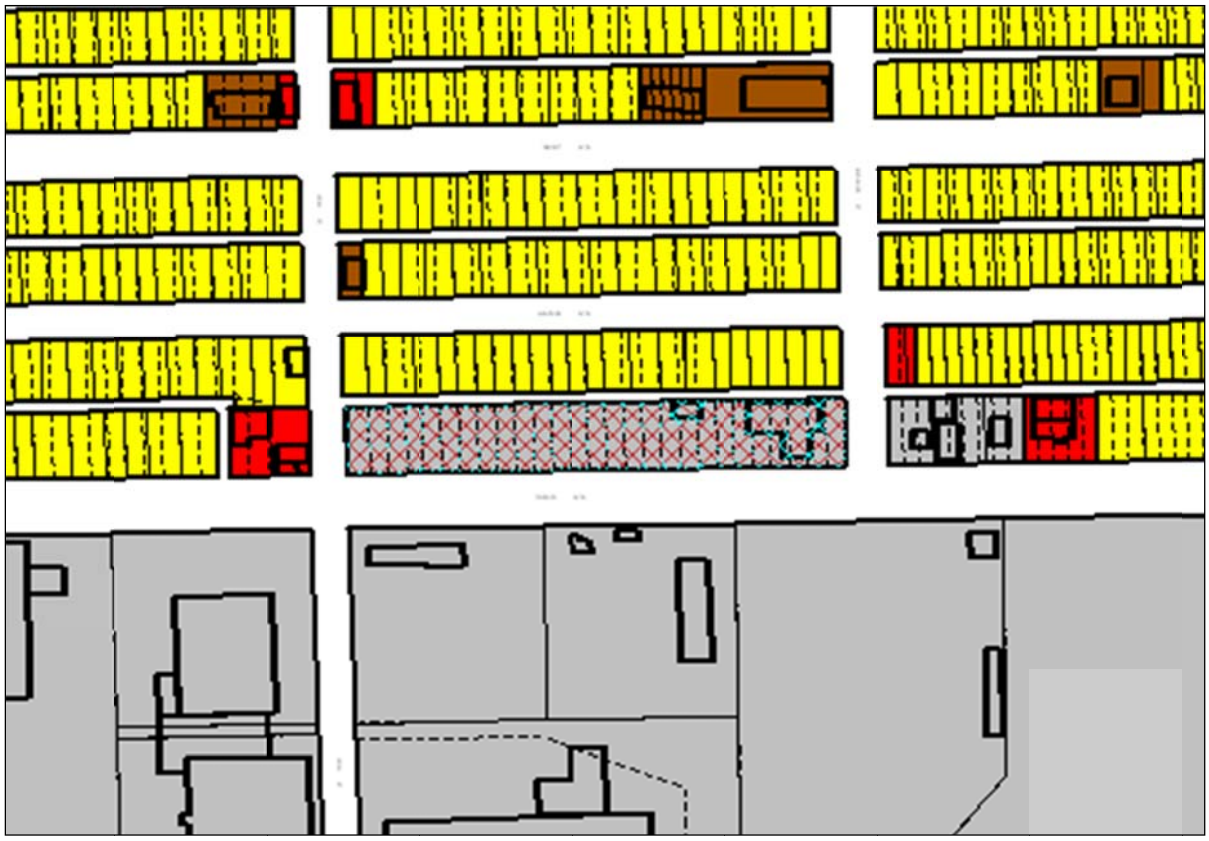


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 143 of the zoning by-law prescribes the following dimensional standards for the "RMF-S" district:

	Min. Lot Area (sq. ft.)	Min. Lot Width (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Interior Side Yard (ft.)	Min. Corner Street Side Yard	Principal Building Separation (ft.)	Max. Building Height (ft.)
RMF-S	9,000	1,250	20	25	4	5	8	35

Figure 3: Dimensional standards for the "RMF-S" district

- Section 161 of the zoning by-law requires 1.5 parking spaces per dwelling unit for multi-family uses.
    - Ten percent of the required parking spaces must be unassigned guest parking.
- Section 172(3)(a) of the zoning by-law requires that an accessory off-street parking area must be provided with a parking driveway with a minimum width of 8 feet, having access to a street or, where permitted, to a public lane.

- Section 190(8) of the zoning by-law requires that a landscaped buffer must be installed when a parking or loading area accessory to any use, other than a single- or two-family residential use, is located within 20 feet of a side or rear lot line abutting or adjacent to a residential zoning district.
    - This landscaping must comply with Options 1 or 2 in Section 190(7)(a), but the required minimum height of any wall, fence, berm, or combination of a wall, fence, or berm must be 4 feet rather than 6 feet.

Transcona Yards Industrial Area Redevelopment Plan

- The subject property directly abuts the boundary of the Transcona Yards Industrial Area Redevelopment Plan (the boundary is the middle of the Pandora right-of-way).
- The intent of policies in the plan pertaining to Pandora Av frontage is to permit the existing industrial activities to continue functioning and to mitigate potential impacts of future developments on adjacent residential properties. Policies include:
    - Light industrial, commercial, institutional, and/or office uses shall be encouraged to be developed as opportunities arise.
    - The City shall pursue the improvement of the aesthetic treatment of the Pandora frontage as opportunities arise.

Site remediation issues

- The applicant will be required to remediate the subject property as a condition of the property's sale.
- The remediation of environmentally contaminated properties is governed by the Manitoba Department of Conservation through the Contaminated Sites Remediation Act.

Public consultation

- The applicant has held two public open houses. The first was held on November 25, 2011, from 3-5pm at Transcona Memorial United Church. There were roughly a dozen people in attendance.
- A second open house was scheduled for December 6, 2011, from 6-8pm at the same location. However, this report was submitted prior to it.

Public transit and Active Transportation

- The site is well-serviced by transit, with routes 49 and 90 along Pandora and routes 46, 47, and 89 along Regent two blocks to the north.
- The City of Winnipeg recently installed an Active Transportation pathway along the north side of Pandora traversing the frontage of the subject property.
- The subject property is also within comfortable walking distance of Downtown Transcona, which is the pedestrian-oriented commercial centre of the neighbourhood.

Site design issues

- At the time of application, the applicant has submitted a basic site plan showing building location and site layout. While a plan with such limited detail is acceptable at this stage, further information will be necessary before building permits can be issued. As a result, plan approval is recommended as a condition of approval. Through this process, the Urban Planning Division will be looking for the following:
    - First and foremost, the proposed development should provide a strong presence along Pandora. Given that most other development is oriented towards the street, this development should, too. Doing so will provide a strong contribution to the Pandora streetscape. It should also be noted that the Transcona Yards Redevelopment Plan prescribes that the City shall pursue the improvement of the aesthetic treatment of the Pandora frontage as opportunities arise.
    - Likewise, any fencing along Pandora should contribute positively to an active, pedestrian-oriented streetscape. It should be transparent, such as wrought iron, and not opaque, such as a wood barrier fence. It should also be of an appropriate height.
    - Both long-term and short-term bicycle parking should be provided. Short term bicycle parking should emphasize convenience and, in a residential use, should be used for visitors. It should be located in the front yard in close proximity to the entrance. Long term bicycle parking, in contrast, is intended for residents. Therefore, it should be much more secure and weather protected; residents should feel comfortable leaving their bicycles in the facility without fear of theft or weather-induced damage for weeks or months at a time. Long-term bicycle parking can be located either outside, assuming sufficient security, or inside, assuming the bike room can be easily accessible.
    - A well-articulated building design.
    - Any potential outdoor amenity space for residents.
    - A thorough and well-defined landscaping plan, with a mix of both coniferous and deciduous trees. A plant list should be provided.
    - The location and design of the site's garbage enclosures.
    - The location and design of any accessory signage. If any identification signage is to be proposed, the Urban Planning Division will be looking for a monument sign designed with complimentary cladding materials.

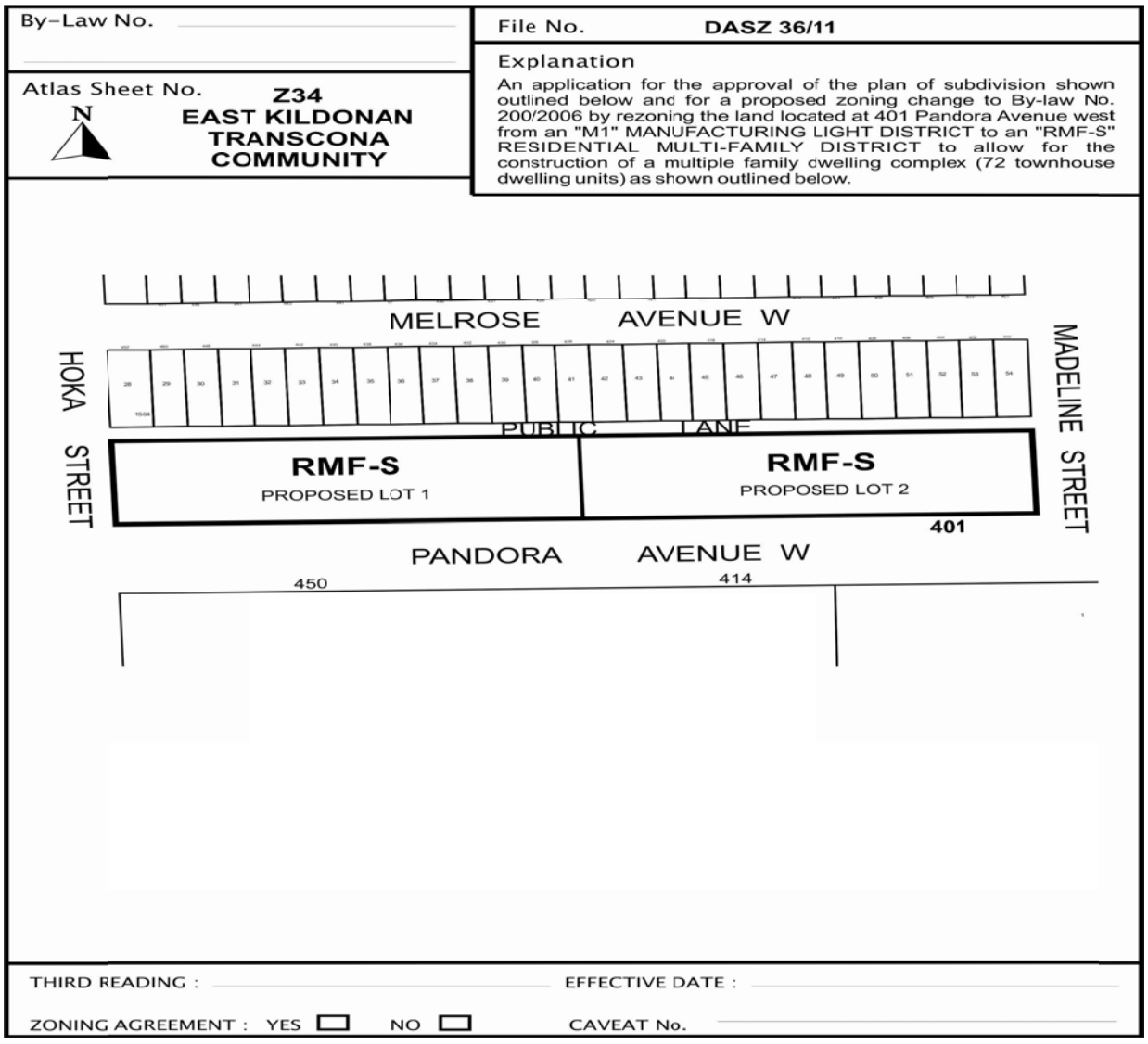
RECOMMENDATION

The Urban Planning Division is supportive of the proposed development. The subject property is an ideal location for multi-family development, given its close proximity to public transit, Active Transportation facilities, and Downtown Transcona. That being said, the dimensional standards of the proposed “RMF-S” district help ensure compatibility with surrounding single family neighbourhoods, including a maximum height of 35 ft. and maximum permitted density of 86 units.

Plan approval is recommended as a condition of approval. It is of the highest priority to the Urban Planning Division that the Pandora Av frontage is developed to a high-quality, pedestrian-oriented standard. This is emphasized in the Transcona Yards Industrial Area Redevelopment Plan. Other design considerations will be addressed through the plan approval process, as well.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 36/2011

Schedule "A" for File No. DASZ 36/11, East Kildonan-Transcona Community Committee, dated December 6, 2011.



Schedule "B" – Report of the Administrative Coordinating Group

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – December 5, 2011

RE: PROPOSED SUBDIVISION AND REZONING ON LAND LOCATED AT 401 PANDORA AVENUE WEST - DASZ 36/2011

It is recommended that the approval of DASZ 36/2011, if granted, be subject to the applicant entering into a Servicing Agreement with the City of Winnipeg, containing the following conditions:

A. Plan Considerations

1. The developer shall, at no expense to the City, transfer to the City and legally open, property for a 1.154m widening to the Public Lane right-of-way for the full length of the Planned Area abutting the Public Lane to the north of the subject property to the satisfaction of the Director of Public Works.

B. Servicing Requirements and Payments

1. The developer shall, to the satisfaction of the Director of Water and Waste, confirm the location of, and grant a 6.0 metre wide easement for the existing land drainage sewer traversing the property.

2. The developer shall, at no expense to the City, remove the existing Private Approaches (3) serving the subject property and restore the curb, boulevard and sidewalk, plant trees as required at all locations, and construct the Pandora Bike path in the removed private approach location(s) on Pandora Avenue, all as determined by and to the satisfaction of the Director of Public Works.

3. The developer shall pay its share of the Pandora Bike path recently constructed by others in front of the subject property. The current rate is $250 per linear metre.

4. The developer shall, at no expense to the City, construct, in portland cement concrete pavement, widenings to the public lane abutting the north side of the Planned Area to result in a paved lane width of 6.0m in the public lane, as determined by and to the satisfaction of the Director of Public Works.

Should the existing portland cement concrete pavement in the public lane not be in a condition suitable to accommodate a widening of the existing portland cement concrete pavement, as determined by the Director of Public Works, the Developer shall, at no expense to the City, construct, in portland cement concrete pavement a new 6.0m portland cement concrete pavement in the public lane, all as determined by and to the satisfaction of the Director of Public Works.

5. The developer shall, at no expense to the City, construct a 1.5m in width by 100mm in thickness portland cement concrete sidewalk along the East side of Hoka Street, between Melrose Avenue West and Pandora Avenue West, as determined by and to the satisfaction of the Director of Public Works.

6. The Developer is to 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, which are required by the Developer to serve the proposed subdivision, as determined by and to the satisfaction of the Director of Public Works.

7. The Developer shall be responsible to control and to initiate the clean up 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 clean up of litter and refuse shall be done on a regular basis as 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.

8. The Developer shall ensure that construction traffic uses access routes as determined by the Director of Public Works. The Developer shall maintain, at no expense to the City, the access routes in a clean, dust free and safe condition, free of dropped and tracked-on mud, and shall undertake 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.

9. Following completion of all major construction works, the Developer shall, at its cost, have the locations of the survey monuments within the Planned Area verified and, where the survey monuments have been disturbed, moved, covered, mutilated, or destroyed, have them replaced by a Manitoba Land Surveyor, who shall provide the Director of Planning, Property and Development with a certificate that all survey monuments within the Planned Area have been verified and/or replaced.

10. The Developer shall pay the full cost of engineering services provided by or on behalf of the City in connection with the installation of, and provision of as-built drawings by March 31 of the year following substantial performance showing, the services required to serve the Planned Area.

11. The Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, $1,200.00 plus GST per acre of the Planned Area (minimum $1,650.00) to defray the City's administration and related costs associated with the preparation and implementation of the Development Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 36/2011
December 5, 2011

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