Agenda – Council – September 27, 2012

Report – Standing Policy Committee on Property and Development – September 11, 2012

Item No. 1 Subdivision and Rezoning – 55 Ridgecrest Avenue between Main Street and Red River Boulevard
(Old Kildonan Ward)
File DASZ 13/2012

STANDING COMMITTEE RECOMMENDATION:

On September 19, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That the plan of subdivision under File DASZ 13/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2012 dated July 1, 2012 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 13, 2012 which is Schedule "B" of this report, with the following amendments, namely:

        i. Servicing Requirements and Payments

            a. Amend Condition 1 by adding the words "pertaining to the development" after the words "land drainage sewers", and before the words "in the proposed Scotia Street extension."

            b. Delete Condition 2 in its entirety and replace with the following:

                "2. The Developer shall, at no expense to the City, construct an active transportation pathway from Scotia Street to Ridgecrest Avenue within the Scotia Street extension right of way described in A. 1 above, all as determined by and to the satisfaction of the Director of Public Works."

2. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 13/2012 dated July 1, 2012 to an "RMF-M" Residential Multiple- Family District subject to the following:

Report – Standing Policy Committee on Property and Development – September 11, 2012

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 within these lands zoned, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, the active transportation pathway, 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 maintained to the satisfaction of the Director of Planning, Property and Development.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) 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 (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. 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 (1) year from the date the by-law is passed.

Report – Standing Policy Committee on Property and Development – September 11, 2012

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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 – September 11, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 19, 2012, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 11, 2012, 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 July 23, 2012, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendments, namely:

Report from the Planning and Land Use Division

- Amend Recommendation 2.A.i. by adding the words “the active transportation pathway” after the words “the location and design of accessory parking areas” and before the words “private approaches”, and by adding the words “and the Lord Selkirk-West Kildonan Community Committee” after the words “Director of Planning, Property and Development” and before the words “for plan approval”.

Report of the Administrative Coordinating Group
B. Servicing Requirements and Payments

- Amend Condition 1 by adding the words “pertaining to the development” after the words “land drainage sewers”, and before the words “in the proposed Scotia Street extension.”

Report – Standing Policy Committee on Property and Development – September 11, 2012

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

- Delete Condition 2 in its entirety and replace with the following:

  "2. The Developer shall, at no expense to the City, construct an active transportation pathway from Scotia Street to Ridgecrest Avenue within the Scotia Street extension right of way described in A. 1 above, all as determined by and to the satisfaction of the Director of Public Works."

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

RE: **Subdivision and Rezoning - 55 Ridgecrest Avenue between Main Street and Red River Boulevard**
File DASZ 13/2012

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

Prepared by: **Inga Skundberg, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **July 24, 2012**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 23, 2012, the Lord Selkirk-West Kildonan Community Committee concurred in the 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 proposed under File DASZ 13/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2012 dated July 1, 2012 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 13, 2012 which is Schedule "B" of this report, ***with the following amendments, namely:***

        i. Servicing Requirements and Payments

        a. Amend Condition 1 by adding the words "pertaining to the development" after the words "land drainage sewers", and before the words "in the proposed Scotia Street extension."

        b. Delete Condition 2 in its entirety and replace with the following:

        "2. The Developer shall, at no expense to the City, construct an active transportation pathway from Scotia Street to Ridgecrest Avenue within the Scotia Street extension right of way described in A. 1 above, all as determined by and to the satisfaction of the Director of Public Works."

2. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 13/2012 dated July 1, 2012 to an "RMF-M" Residential Multiple- 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 within these lands zoned, plans shall be submitted showing the location and design of the proposed buildings, the location and design of accessory parking areas, ***the active transportation pathway***, 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 maintained to the satisfaction of the Director of Planning, Property and Development.

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

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) 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 (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. 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 (1) year from the date the by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) 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.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

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

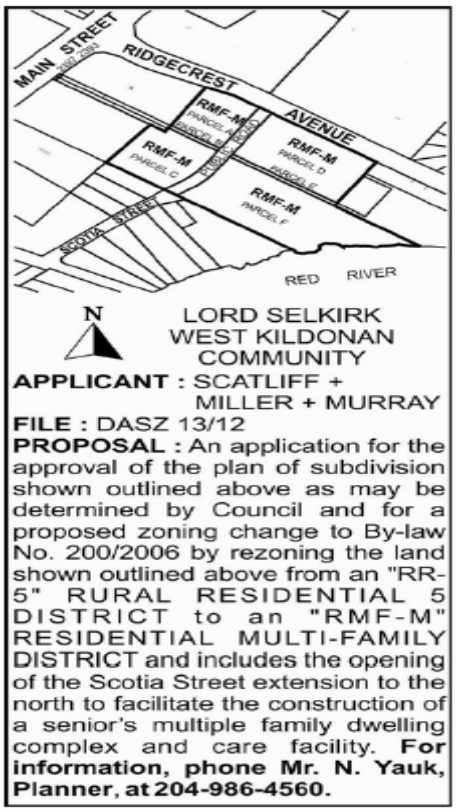
1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated July 16, 2012.

2. The subject project will provide good sustainable development for the area, and addresses the need for increased density and more in-fill housing for seniors.

3. The applicant is considering the provision of public access to the river.

PUBLIC HEARING SUMMARY

File:	DASZ 13/2012
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Sharma, Chairperson Councillor Eadie Councillor Pagtakhan
Public Hearing:	July 23, 2012 West Committee Room Council Building, 510 Main Street
Applicant:	Scatliff & Miller & Murray (Matthew Fitzgerald)
Subject:	



Premises Affected:	55 Ridgecrest Avenue between Main Street and Red River Boulevard

Exhibits Filed:

1. Application dated June 9, 2012
2. Notification of Public Hearing dated June 18, 2012
3. Manitoba Status of Title(s) 2572795/1, 2572824/1, 2572826/1, 2572830/1, 2572833/1 and 2572839/1

4a. Letter of authorization dated June 6, 2012 from The City of Winnipeg (Real Estate Division) to Scatliff & Miller & Murray, on behalf of Geal Investments Ltd. and Gerald Doull MacDonald

4b. Letter of authorization dated March 30, 2012 from Geal Investments Ltd. and Gerald Doull MacDonald to Scatliff & Miller & Murray

5. Caveats 4169709/1 and 4159710/1
6. Zoning Agreement DASZ 22/2010
7. Plans (3 pages)
8. Report from the Planning and Land Use Division dated July 16, 2012
9. Inspection Report
10. Plan showing the proposed alignment of Scotia Street, submitted by Matthew Fitzgerald, Scatliff & Miller & Murray at the public hearing
11. Communication dated July 23, 2012 from Gloria Samson with respect to the application and the Samson right of way, submitted at the public hearing
12. Audio Recording of representations

REPRESENTATIONS:

In Support:

Joe Bova
Matthew Fitzgerald, Scatliff & Miller & Murray
Roy Houston, KGS Group
Jay Lev
Bruce Lillie
Gisele MacDonald
Mike Scatliff, Scatliff & Miller & Murray

In Opposition

Glen and Christine Anderson
James and Betty Ann Graydon
William and Alex Kachur
Gloria Samson

For Information:

Tamara Peabody

For the City:

Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. N. Yauk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 13/2012

ADMINISTRATIVE REPORT

Title: DASZ 13/12 – South Side Ridgecrest Avenue b/w Main Street & the river

Issue: For consideration at the Public Hearing to rezone land from "RR5" Rural Residential District to "RMF-M" Residential Multiple Family District and to realign parcel boundaries and extend Scotia Street northward.

Critical Path: Lord Selkirk – West Kildonan Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 13/2012 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/2012 dated July 1, 2012 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated July 13, 2012 which is Schedule "B" of this report.

2. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the planned area as shown on Schedule "A" for File DASZ 13/2012 dated July 1, 2012 to an "RMF-M" Residential Multiple- 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 within these lands zoned, 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 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 the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) 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 (2)-year period and Council approves the extension.

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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 rezone the property to an “RMF-M” Multi-Family Zoning District to accommodate 4 separate multi-family buildings and an assisted living facility with buildings ranging in heights from 4-6 stories.
- The total number of proposed dwelling units includes 207 self contained suites and 180 assisted living units.
- The intended use of the land requires a rezoning and subsequent Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Planning and Land Use Division are concurred in, the property can be rezoned to the "RMF-M" Residential Multiple-Family District.

CONSULTATION

In preparing this report there was consultation with:

The Administrative Coordinating Group of the City of Winnipeg

SUBMITTED BY

Department	Planning, Property and Development
Division	Planning and Land Use
Date:	July 16, 2012
File No.	DASZ 13/12

List of Attachments:

- APPENDIX 'A': Planners Report
- Schedule "A" for File No. DASZ 13/2012, LSWK Community Committee, dated July 1, 2012
- SCHEDULE B: REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – July 13, 2012
- APPENDIX B: Plan Approval Design Guidelines for DASZ 13/12
- APPENDIX C: Applicant's Conceptual Site Plan

APPENDIX 'A'

DATE: July 16, 2012

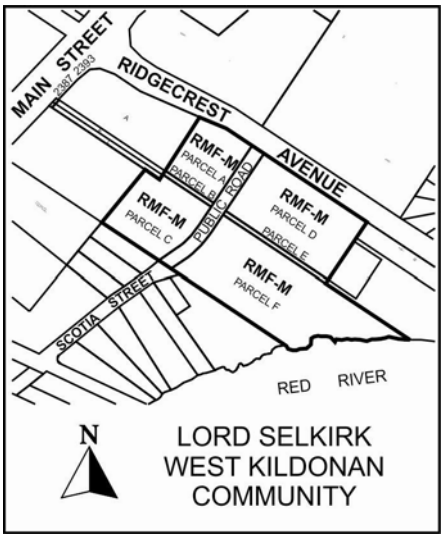
FILE: **DASZ 13/12**
RELATED FILES:

COMMUNITY: Lord Selkirk / West Kildonan
NEIGHBOURHOOD #: 3.322

SUBJECT: For consideration at the Public Hearing to rezone the subject property to an "RMF-M" Residential Multi-Family Zoning District to accommodate multi-family development and an assisted living facility.

LOCATION: South Side Ridgecrest Ave b/w Main Street and the River

LEGAL DESCRIPTION: Parcels B, C, D, G, N, J, M, N, P, Plan 52275



APPLICANT: Matthew Fitzgerald / Scatliff Miller & Murray
1120 – 201 Portage Avenue
R3B 3K6

OWNER: **Gerald Macdonald**

RECOMMENDATION: Approval

REPORT SUMMARY

- The applicant intends to rezone the property to an “RMF-M” Multi-Family Zoning District to accommodate 4 separate multi-family buildings and an assisted living facility with buildings ranging in heights from 4-6 stories.
- The total number of proposed dwelling units includes 207 self contained suites and 180 assisted living units.
- The intended use of the land requires a rezoning and subsequent Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the Public Hearing.
- The Urban Planning Division is supportive of the proposed amendment.

SITE DESCRIPTION

Land Use and Zoning

- The subject site is located on the south side of Ridgecrest Avenue just east of Main Street and is currently zoned “RR5” Rural Residential District.

- The site is approximately 10 acres in size and is located in the Rivergrove Neighbourhood of the Old Kildonan Ward.

- The area is designated as Recent Community in Areas of Stability under the Complete Communities Direction Strategy that supports the OurWinnipeg Development Plan.

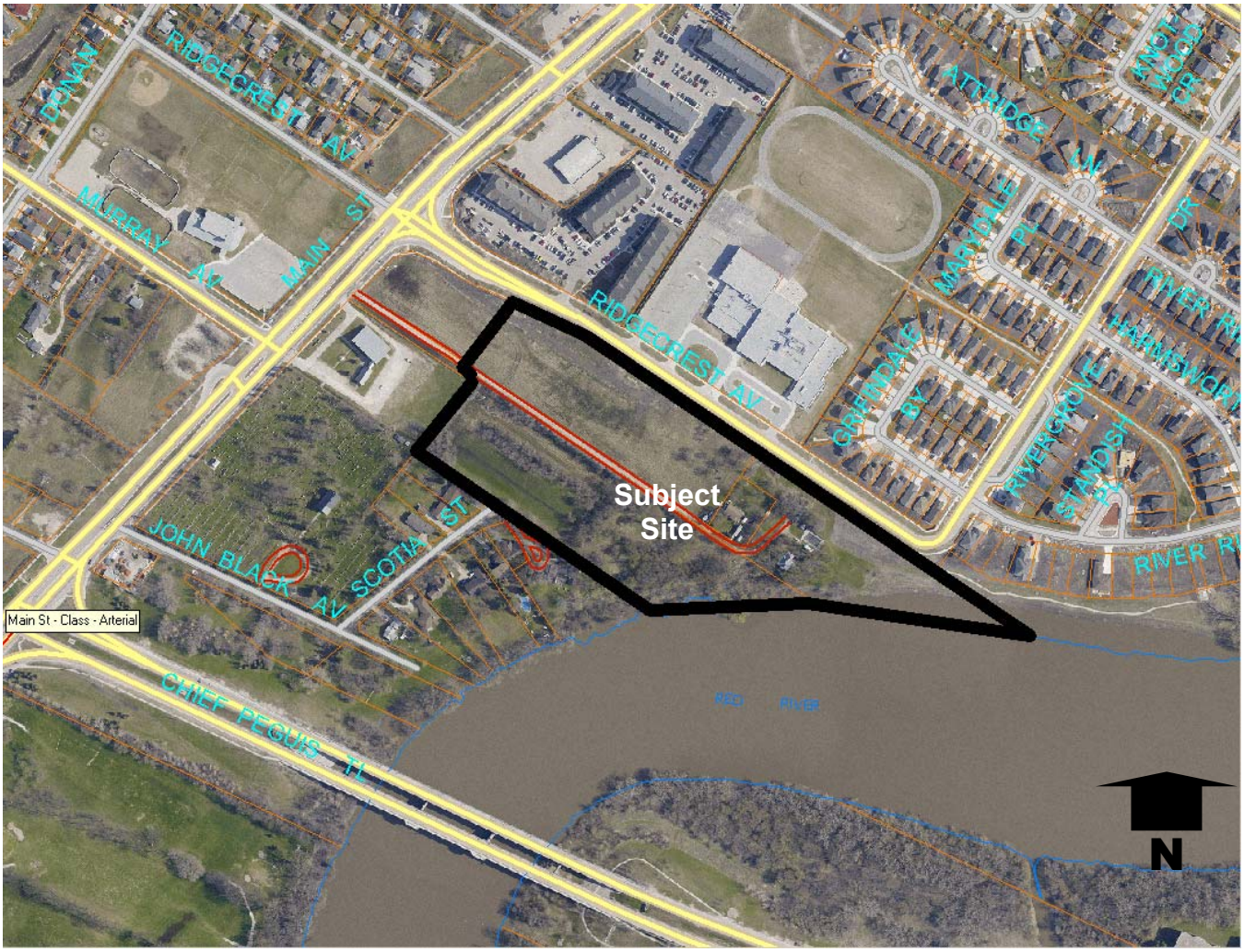


Figure 1: Approximate Boundary of the Subject Site (Aerial Flown 2009)

SURROUNDING LAND USES & ZONING (See Figure 2)

North: A public school zoned "R1-E" Residential Single-Family District and multi-family apartments zoned "C2" Commercial District.

South: Large lot single-family residences fronting onto Scotia Street zoned "R1-E" Residential Single-Family District.

East: A large lot single-family home zoned "R1-E" Residential District, and then a senior's care facility under construction zoned "RMF-M" Residential Multi-Family District.

West: A mix of newly constructed commercial development zoned "C2" Commercial District as well a church zoned "R1-E" Residential Single-Family District.

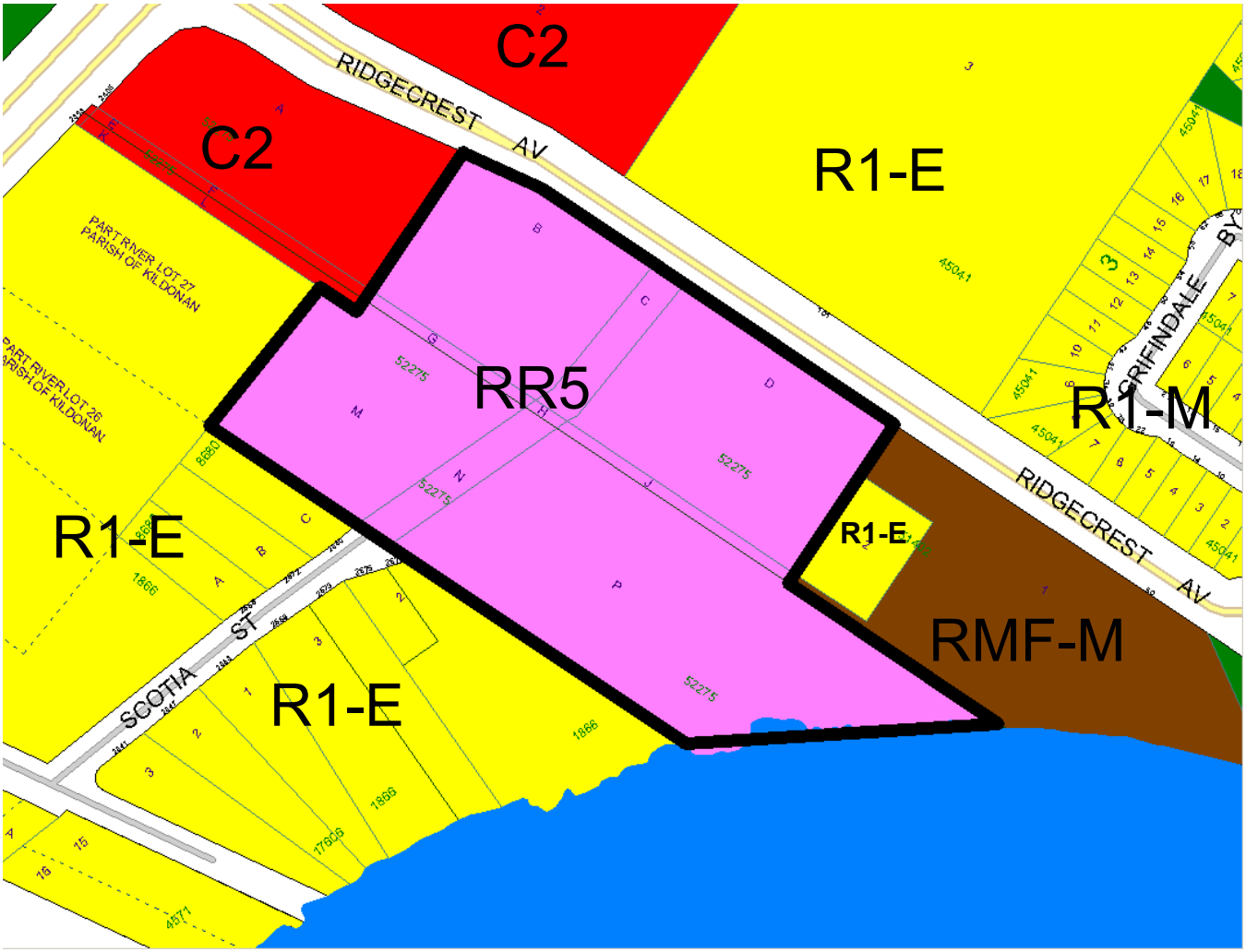


Figure 2: Zoning of the Subject Lands and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to construct 4 multi-family buildings on the subject property and an assisted living facility.
- The buildings will range in height from 4-6 stories.
- The applicant is proposing to rezone the subject site to the “RMF-M” Residential Multi-Family District, which allow a maximum building height of 60 feet.
- The applicant is proposing to subdivide the property into 4 separate zoning lots each with frontage on Scotia Street.

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is within the Areas of Stability – Recent Communities Policy Area. Key relevant policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
- Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
- Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

Zoning By-Law 200/2006: Proposed "RMF-M" Zoning

The zoning district proposed for the development is "RMF-M" Residential Multi-Family. A multi-family zoning category is needed to accommodate the proposed condominiums. Figure 2 (below) provides the dimensional standards for this zoning district.

Figure 2: Dimensional Standards for the RMF-M Zoning District

Zoning District	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Side Yard (Ft.)	Max Building Height (ft)
RMF-M	**800**	**20**	**25**	**8**	**60**

- The "RMF-M" zoning accommodates the complete range of proposed housing types, including the height of the 6-storey structures.
- The proposed development will occur at a density below what is accommodated in the Zoning By-Law for the "RMF-M" zoning district.
    - The density standards for the "RMF-M" zoning district accommodate one dwelling unit for each 800 sq. ft. of lot area. Based on the size of the site, this would yield almost 550 dwelling units. This density includes the assisted living units, however, the zoning by-law does not apply a maximum density for assisted living units as these are deemed a different use category than multi-family units.
- From a density perspective, the proposed development is more in keeping with the most restrictive multiple-family zoning – "RMF-S", which allows one dwelling unit for each 1,250 sq. ft. of lot area (this would yield 348 units based on the total lot area of approximately 10 acres).
- The proposed 387 units equates to a density of one dwelling unit for each 1, 125 square feet of lot area.
- The applicant's conceptual site plan (though not dimensioned) appears to meet or exceeds the minimum standards of the Zoning By-Law for the "RMF-M" district.

Compatibility

It is no doubt that the proposed development is consistent with existing neighbouring development such as the apartment buildings just north of Ridgecrest Avenue along Main Street. When developing new multiple-family housing in existing areas it is important to consider a number of factors including existing adjacent lower density developments so as to identify and mitigate potential impacts. In evaluation this development proposal the following components have been considered:

Traffic

An important consideration for medium density development that has the potential of generating significant volume of vehicular traffic to be located on streets that can handle traffic flow, such as arterial and collector streets. It is noted that access to and from the site will be from Ridgecrest Avenue.

Public works has reviewed a traffic assessment prepared by the KGS Group and has concluded that they have no concern regarding the proposed development and issues relating to traffic generation and circulation.

Access to Transit

A common best practice with respect to multiple-family developments is to encourage development on sites with reasonable access to transit, active transportation pathways, public green space and other public services and amenities. Most notable is the site's proximity to Main Street, which provides direct access to Public Transit. For this reason, the City of Winnipeg Transit department has no concerns regarding the proposed development.

Building Height and Setbacks

Best practices for the siting of multiple-family developments suggest there are cases where proposed buildings can be taller in height than that allowed in adjacent, existing zoning districts. One way to deal with a potential conflict in height is to provide an appropriate setback from the adjacent neighbouring property that house shorter residential buildings.

- One noted best practice to determine an appropriate setback is a specific distance test that adheres to the following formula:
  - A 45 degree line is drawn upward from the edge of the nearest neighboring property line (beginning at a height of six feet) toward the proposed building. If the proposed building falls below this line, the minimum test is satisfied. Essentially, this means that for every foot of building height, a foot of separation is provided. According to this calculation a 60 foot building should be set back at least 54 feet from an adjacent property line (60 feet minus the 6 foot starting point).

Vehicular Access, Circulation and Parking

Any new multiple-family development should strive to minimize the off-site impacts associated with traffic. The proposed development achieves this in the following ways

- The main access to the proposed developments will be Ridgecrest Avenue. Ridgecrest Avenue is designed to handle traffic volumes associated with the development.
- Adequate on-site parking will be provided which will discourage the potential for off-site parking spillover.

It is noted that the final site design will have to be designed to meet the needs of Emergency Services to ensure road widths and turning radii are adequate to accommodate emergency service vehicles.

Community Input

The applicant has communicated the development proposal to members of the community on two separate occasions. The first was in the form of a letter sent to neighbouring residents, businesses, and institutions on May 14, 2012, advising them of the proposal and encouraged them to call to obtain more information about the development. According to the applicant, 6 property owners along Scotia Street contacted the applicant as well as representatives of adjacent commercial development. The second information session was in the form of an informal open house held at the Red River Community Centre the evening of June 19, 2012. The applicant provided the following as general feedback received at the open house:

- The design and siting of the four storey condos appeared to receive support from affected property owners
- Some residents were concerned with the six storey height of the proposed building on the southeast corner of the site.
- One property owner expressed concern that the proposed building at the southeast corner of the development would block their view of the river
- Some individuals appeared indifferent to the proposal
- General concerns were raised with respect to riverbank stability and the impact of the development on existing trees.

Housing Opportunities

The proposed development contains a mix of multi-family and assisted living units. Both land uses are important and needed in the City of Winnipeg and will expand housing types in the neighbourhood. Winnipeg's rental vacancy rate is currently less than 1%, which welcomes the addition of multiple-family development.

A common concern of residents in existing City of Winnipeg neighbourhoods has been an inability to find adequate housing within their own community when their housing needs change over time due to life-cycle changes. A concern in many older, established neighbourhoods is the lack of opportunities for empty nesters and seniors, who wish to remain in the neighbourhood, but are forced to move elsewhere to meet their housing demands. The continual trending toward an aging population demands that housing opportunities be provided in all neighbourhoods in order to satisfy this need. This is a key goal of the *Complete Communities Direction Strategy*. Assisted living and multi-family development in general address these needs.

Existing Commercial Services

The site's proximity to Main Street also provides access to wide range of commercial amenities. It is noted that much new commercial development is currently springing up in the area including the development of multi-tenant commercial at 2405 Main Street, which is adjacent the proposed development to the west. The added residential base will help to strengthen existing and soon to be developed commercial/ retail establishments. Strong, well functioning neighbourhoods need people and this development will provide additional households at an intensity that the site can handle and that is compatible with existing development.

Other Considerations:

Plan Approval
It is noted that the applicant's site plan is conceptual in nature, and therefore, does not provide explicit details on all site design aspects. There are many internal components of a site plan such as lighting, landscaping, garbage enclosures, fencing, pedestrian access and circulation, building setbacks, and building elevations, which are important to the success of any proposed development. As an opportunity for the Public Service to review and advise from a multi-departmental perspective on these site plan design details, it is recommended that a plan approval process be required prior to the issuance of any building permits. This will act as a mechanism to ensure all site design factors are considered. While Zoning By-Law 200/2006 addresses many of these items in detail, Appendix "B" identifies the basis on which future, detailed plans will be reviewed and approved. It is further noted that the Public Service provided comments on the expectations of site design and layout through a pre-application process (One major comment from the pre-application was that buildings should be oriented to Ridgecrest where possible in order to give that street a more defined urban edge rather than a vista to parking).

Access to existing property adjacent to the east of proposed development
As per previous subdivision agreements, it is noted that the subject property must ensure unimpeded access to the adjacent property to the east (this existing access easement runs between Main Street and the said property).

Scotia Street Extension
As per the attached ACG Report (Administrative Coordinating Group, the developer must connect the existing Scotia Street northward to Ridgecrest Avenue.

RECOMMENDATION
The Planning and Land Use Division recommends approval for the following reasons:

- The subdivision and rezoning proposal is consistent with *OurWinnipeg* and the *Complete Communities Direction Strategy*.
- The applicant is proposing to create lots intended for the development of multiple-family residences and an assisted living facility.
- The proposed development is compatible with the surrounding neighbourhood context, which includes multi-family development and a senior's facility.
- The size and location of the subject property can accommodate the proposed development. Situated adjacent to Main Street it is an ideal location for multi-family development. The expected residential addition will help strengthen the existing commercial properties along Main Street as well as those currently being constructed.

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

Report Prepared By: Noah Yauk
PPD File # DASZ 13/12

Schedule "A" for File No. DASZ 13/2012, LSWK Community Committee, dated July 1, 2012

By-Law No. _____

File No. **DASZ 13/12**

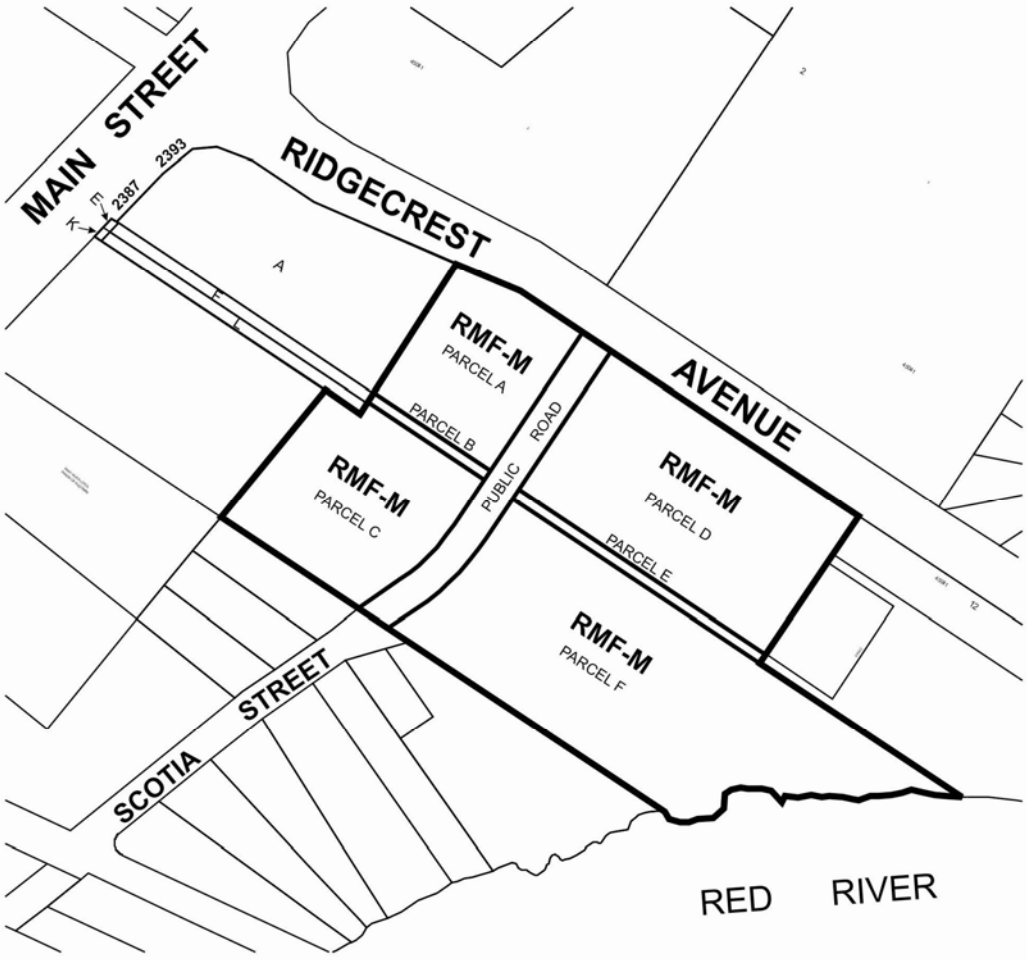
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LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located on the south side of Ridgecrest Avenue between Main Street and Red River from an "RR-5" RURAL RESIDENTIAL 5 DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY DISTRICT and includes the opening of the Scotia Street extension to the north to facilitate the construction of a senior's multiple family dwelling complex and care facility as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – July 13, 2012

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON SOUTH SIDE OF RIDGECREST AVENUE BETWEEN MAIN STREET AND THE RED RIVER - DASZ 13/2012

It is recommended that the approval of DASZ 13/2012, if granted, be subject to the applicant entering into a Development Agreement containing the following conditions;

A. Plan Considerations

1. The Developer shall provide and legally open, at no cost to the City, property, free and clear of all encumbrances, required for the extension of the Scotia Street right-of-way to a width of 18.0m from its existing terminus at the south limit of the Planned Area to Ridgecrest Avenue, as determined by and to the satisfaction of the Director of Public Works.

B. Servicing Requirements and Payments

1. The Developer shall, at no expense to the City, construct all watermains, wastewater sewers and land drainage sewers in the proposed Scotia Street extension.

2. The Developer shall, at no expense to the City, construct portland cement concrete pavement to a width 7.5m and thickness of 150mm in Scotia Street from the terminus of the existing Scotia Street roadway near the south limit of the Planned Area to Ridgecrest Avenue, and all related works including, but not necessarily limited to asphalt transition to the existing Scotia Street roadway, sidewalks on both sides, boulevard landscaping, ornamental street lighting and land drainage sewer, all as determined by and to the satisfaction of the Director of Public Works.

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

4. 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.

5. 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.

6. The Developer shall, at no expense to the City, provide underground electrical and telephone services to serve the proposed subdivision and will pay the full cost to convert any existing overhead services within the proposed subdivision to underground.

7. The Developer shall, at no expense to the City, cause to be installed standard reflectorized permanent street name sign at the new intersection being created adjacent to the Planned Area, as determined by the Director of Public Works.

8. In lieu of dedication of land for public open space, the Developer shall pay to the City, prior to the release of the subdivision mylars for registration in the Land Titles Office, 8% of the appraised value of the land plus the cost of landscaping and services which it would have contributed to the City if public open space had been dedicated.

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 & 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 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 13/2012
July 13, 2012

"Original signed by K.T. Raban, P.Eng."
K.T. Raban, P. Eng.

Land Development Branch

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

"Original signed by F.C. Mazur, P.Eng."
F. C. Mazur, P. Eng.
Water & Waste Department

"Original signed by D. Beaton."
D. Beaton, MLArch
Parks, Riverbanks, & Community Initiatives Branch

APPENDIX B:

Plan Approval Design Guidelines for DASZ 13/12

1. Site Planning

1.1 The site layout and building orientation should ensure that the buildings relate appropriately to the street (Ridgecrest Avenue and Scotia Street) and surrounding developments and create a cohesive visual identity for the neighbourhood.

1.2 Site design should consider opportunities for enhancing personal security and safety by incorporating Crime Prevention Through Environmental Design (CPTED) principles.

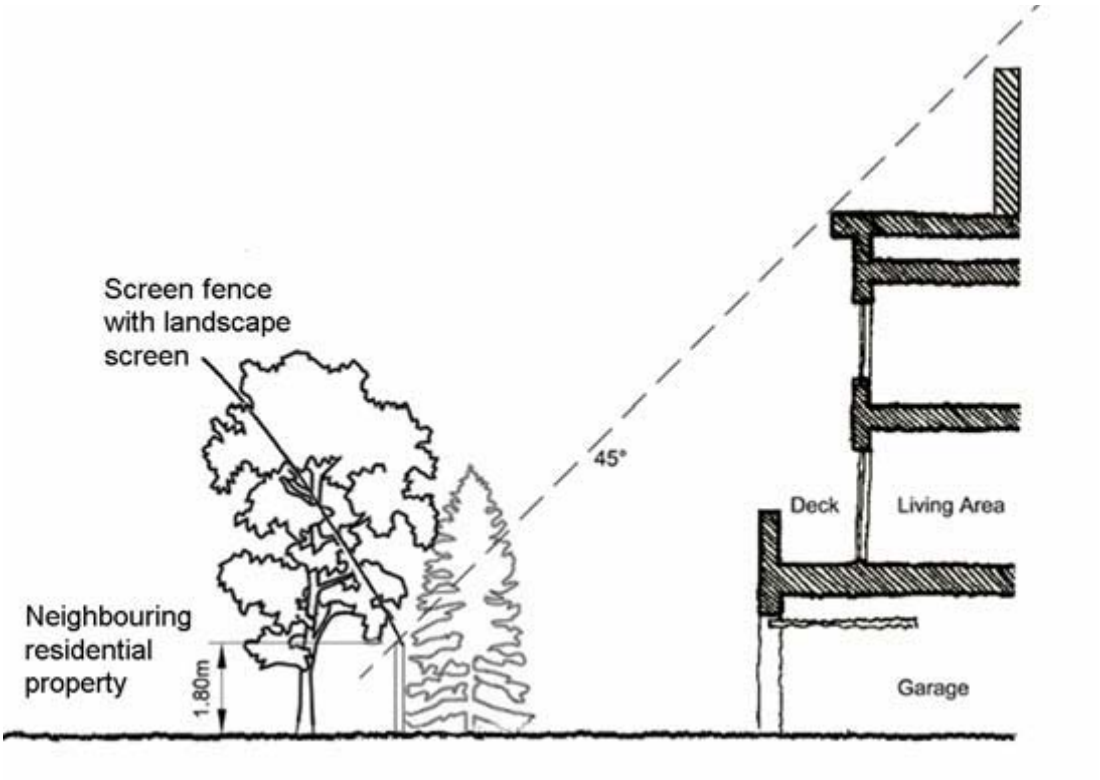
1.3 Parking areas should be well-screened with landscaping or an active development along the street-front.

1.4 Locate refuse storage areas and other building services internal to buildings or screened from view with appropriate fencing/landscaping.

1.5 Provide easy, universally accessible and direct access to public sidewalks.

1.6 Locate walkways to minimize potential conflict with vehicular and services areas.

1.7 Site plans for new development should consider the shading, light, view and privacy of adjacent buildings and lands. An example of how such matters may be addressed is by setting back the upper storeys of buildings in the new developments that are taller than neighbouring developments (see diagram below).



2. Building Orientation and Design

2.1 The building façades facing public right-of-ways should be well-articulated and should avoid featureless building massing.

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

2.3 Ensure detailed design supports the identity and quality of the place through good design; quality building materials, sustainable materials; and commitment to long-term maintenance.

2.4 Minimize blank walls – use landscaping, aesthetic characters (such as projections and offsets), change in cladding material, glass, etc. to break up tracts of continuous blank walls.

2.5 Reduce the perception of mass and height through the balanced use of colour, texture and materials.

3. Landscaping

3.1 Landscaping shall be provided to enhance the overall development in key areas such as the development perimeter, corners, common areas, areas along pathways, and entryways.

3.2 High-quality landscaping is required along the streetfront of the development (i.e. along Scotia Street and Ridgecrest Avenue) and along the side and rear yards. It is preferred that existing trees be preserved as much as possible.

4. Fencing

4.1 Any proposed fencing should be composed of high quality materials.

APPENDIX C: Applicant's Conceptual Site Plan



