Agenda – Council – May 27, 2014

Report – Standing Policy Committee on Property and Development – May 13, 2014

Item No. 8 Rezoning – 500 Widlake Street
(Transcona Ward)
File DAZ 208/2014 [c/r DAV 108337/2014D]

STANDING COMMITTEE RECOMMENDATION:

On May 21, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, as amended, and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "B" for file DAZ 208/2014 dated April 15, 2014, to an "RMF-M" Residential Multi Family district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping 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.

        ii. That the maximum building height shall be limited to 45 feet.

    B. 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 April 2, 2014.

2. That subject to confirmation the organization meets the criteria for the waiver of dedication fees for senior citizens homes, in accordance with the Council decision of September 22, 1993, the requirement for a ten percent cash-in-lieu of land dedication fee, be waived.

Report – Standing Policy Committee on Property and Development – May 13, 2014

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

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when 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.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. 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 – May 13, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 21, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee, with the following amendments:

- Add new Recommendation 2 as follows:
  "2. That subject to confirmation the organization meets the criteria for the waiver of dedication fees for senior citizens homes, in accordance with the Council decision of September 22, 1993, the requirement for a ten percent cash-in-lieu of land dedication fee, be waived."

- Renumber Recommendations accordingly,

and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 13, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the East Kildonan Community Committee with the following amendment:

- Delete Recommendation 2 and renumber the remaining Recommendations accordingly.

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

COMMUNITY COMMITTEE RECOMMENDATION:

On April 22, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Rezoning – 500 Widlake Street**
File DAZ 208/2014

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

Prepared by: **Josie Marques, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **April 23, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 22, 2014, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "B" for file DAZ 208/2014 dated April 15, 2014, to an "RMF-M" Residential Multi Family district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping 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.

        ii. That the maximum building height shall be limited to 45 feet.

    B. 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 April 2, 2014.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

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

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when 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.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. 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.

The East Kildonan-Transcona Community Committee provided the following supporting reason(s) for its recommendation:

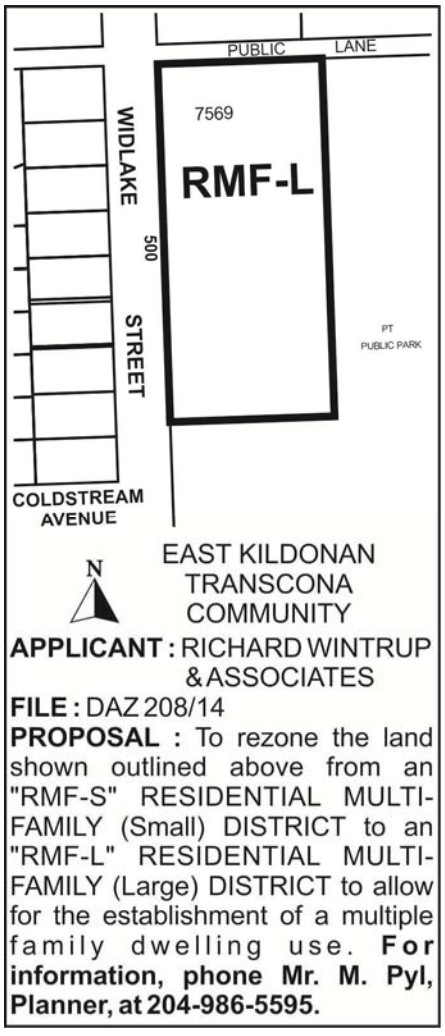
1. There is a need for seniors housing in terms of density.

2. The Provincial Government has put out a RFP so rents could be affordable.

3. Currently there is 4-story building limit, restricting height.

4. The applicant does not have architectural plans to support the original application for RMF-L.

PUBLIC HEARING SUMMARY

File:	DAZ 208/2014
Before:	East Kildonan-Transcona Community Committee Councillor Steen, Chairperson Councillor Browaty Councillor Wyatt
Public Hearing:	April 22, 2014 Council Building, 510 Main Street
Applicant:	Richard Wintrup & Associates (John Wintrup)
Subject:	
Premises Affected:	500 Widlake Street

Exhibits Filed:

1. Application dated February 21, 2014
2. Notification of Public Hearing dated March 5, 2014
3. Manitoba Status of Title 2665131/1
4. Letter of authorization dated January 15, 2014 from Widlake Properties Inc. to Richard Wintrup and Associates
5. Plans (4 pages)
6. Report from the Urban Planning Division dated April 15, 2014
7. Inspection Report
8. Communication dated April 10, 2014, from Liz Golis in opposition to the application
9. Communication dated April 14, 2014, from Ted Freeman in opposition to the application
10. Communications dated April 15, 2014, from Jo-Ann and William Vallis in opposition to the application
11. Communication dated April 17, 2014, from Amie Walcott in opposition to the application
12. Communication dated April 17, 2014, from John Paul and Susan Pelletier in opposition to the application
13. Communication dated April 21, 2014, from Mary Beazley in opposition to the application
14. Communication dated April 22, 2014, from John and Hilda Kessling in opposition to the application
15. Communication dated April 22, 2014, from Elsie Duynisveld in opposition to the application
16. Communication dated April 22, 2014, from Paula Lamoureux in opposition to the application
17. Communication dated April 22, 2014, from Kathleen and Raymond Carney in opposition to the application
18. Communication dated April 22, 2014, from Oliver and Yolanda Simbulan in opposition to the application
19. Communication dated April 22, 2014, from Tracy Poole in opposition to the application
20. Communication dated April 22, 2014, from Dirk and Ruby Kenning in opposition to the application
21. Public Engagement Report submitted by John Wintrup at the public hearing
22. Communication dated April 12, 2014, from Sharon McLaughlin in opposition to the application
23. Communication dated April 22, 2014, from Sharon McLaughlin in opposition to the application
24. Petition in opposition to the application purporting to contain the signatures of 247 area residents, submitted by Sharon McLaughlin
25. Photographs (4), in opposition to the application, submitted by Sharon McLaughlin
26. Audio Recording of representations

REPRESENTATIONS:

In Support:

John Wintrup, Richard Wintrup & Associates
Stephan Jantz
Maureen Johnson
Robert Kraigssley
Bernice Marmel
Michelle Richard
Pete Sanderson

In Opposition

Jason Anaka
Mary Beazley
Raymond and Kathleen Carney
Elsie and William Duynisveld
Ted Freeman
Diane Funk
Margaret Glennie
Liz Golis
Rod Ireland
William Janik
Leigh-Ann Keffer
John and Hilda Kessling
Ruby and Dirk Kenning
Paula Lamoureux
Sharon and Shawn McLaughlin
Susan and John Paul Pelletier
George and Tracy Poole
Oliver and Yolanda Simbulan
Jo-Ann and William Vallis
Amie Walcott

For Information:

Maureen and Ray Johnson
Mamie Mair
Conrad Olafson

For the City:

Mr. G. Jasper, Land Development Engineer,Planning, Property and Development Department
Mr. J. Platt, Senior Planner, Planning Property and Development Department
Mr. M. Pyl, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DAZ 208/2014

ADMINISTRATIVE REPORT

Title: DAZ 208/14 – 500 Widlake St

Issue: For consideration at the public hearing to rezone to allow for the construction of a multi-family development

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "B" for file DAZ 208/2014 dated April 15, 2014, to an **"RMF-M"** Residential Multi Family district subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That, for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, the location and design of accessory parking areas, garbage enclosures, fencing, and landscaping 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.
        ii. That the maximum building height shall be limited to 45 feet.

    B. 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 April 2, 2014.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is

applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the zoning section of the by-law comes into force when 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.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. 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 subject property from “RMF-S” to “RMF-L” to accommodate two phases of multifamily residential development.
- The first phase of development will see the construction of a seven storey, 72-unit multifamily building immediately south of the existing one storey building which, combined with the existing one storey building, will see a total of 98 units on the subject property. The applicant has no immediate plans for the second phase, but they would see the replacement of the existing building with another similar seven storey, 72-unit building.
- The Urban Planning Division is supportive of increasing the site’s existing building rights, but not to the extent that the applicant has proposed. It recommends rezoning to an “RMF-M” district and a maximum building height of 45 feet.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the subject property will be rezoned.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division

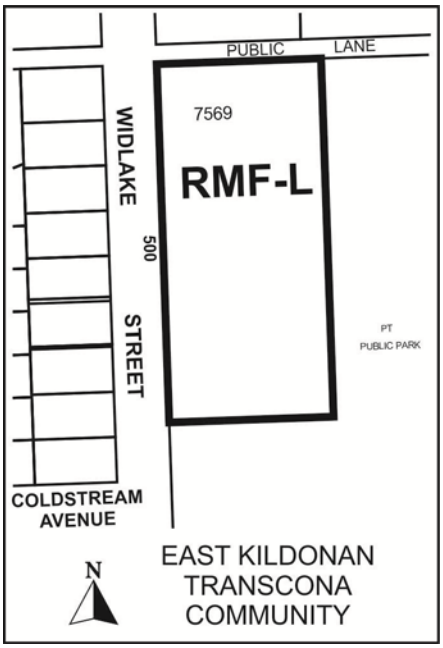
Prepared by	Michael Pyl
Date:	April 15, 2014
File No.	DAZ 208/14

APPENDIX 'A'

DATE: April 15, 2014
FILE: DAZ 208/14
RELATED FILES:
COMMUNITY: East Kildonan-Transcona
NEIGHBOURHOOD #: 4.410

SUBJECT: To rezone the subject property from "RMF-S" Residential Multifamily district to "RMF-L" Residential Multifamily district to allow for the construction of a 72 unit multifamily residential building

LOCATION: 500 Widlake St



APPLICANT: John Wintrup
Richard Wintrup & Associates
29 Benson Blvd
Oak Bluff MB R4G 0A2

OWNER: Widlake Properties Inc.

RECOMMENDATION: Approval as modified

REPORT SUMMARY

- The applicant intends to rezone the subject property from "RMF-S" to "RMF-L" to accommodate two phases of multifamily residential development.
- The first phase of development will see the construction of a seven storey, 72-unit multifamily building immediately south of the existing one storey building which, combined with the existing one storey building, will see a total of 98 units on the subject property. The applicant has no

immediate plans for the second phase, but they would see the replacement of the existing building with another similar seven storey, 72-unit building.

- The Urban Planning Division is supportive of increasing the site's existing building rights, but not to the extent that the applicant has proposed. It recommends rezoning to an "RMF-M" district and a maximum building height of 45 feet.

SITE DESCRIPTION

- The subject property is located on the east side of Widlake St in the Kildare-Redonda neighbourhood of the Transcona ward.
- The subject property is 2 acres in area, with 435 ft. of frontage along Widlake. It is currently occupied by a 26 unit, one storey multifamily building on the north half of the property, while the south half is currently vacant and is being informally used by the City for incorporation into the adjacent park. The property is zoned "RMF-S" Residential Multifamily district.
- Adjacent properties include two 2 ½ storey, U-shaped multifamily buildings to the north zoned "RMF-M" Residential Multifamily district, single family dwellings to the west across Widlake zoned "R1-M" Residential Single Family district, and Victoria Jason Park zoned "PR2" Parks and Recreation 2 district.

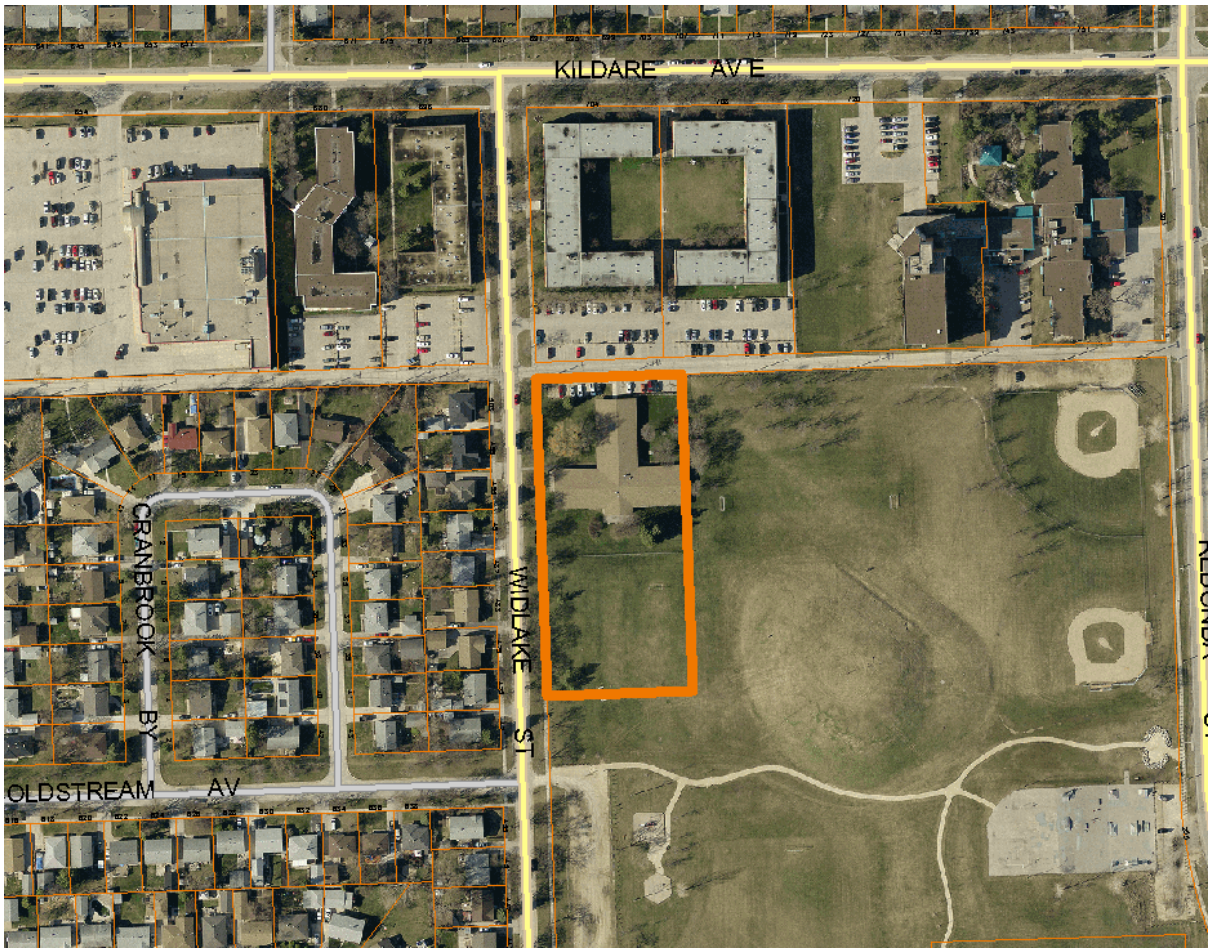


Figure 1: Site map of subject property and surrounding neighbourhood

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to rezone the subject property from “RMF-S” to “RMF-L” to accommodate two phases of multifamily residential development.
- The first phase of development will see the construction of a 7 storey multifamily building immediately south of the existing one storey building. This building will accommodate up to 72 units. Combined with the existing building, this will see a total of 98 units on the subject property. The applicant is proposing 103 parking spaces to accommodate this development in the front and back of the building as well as within its first floor.
- This proposed building will be set back 78 ft. from the Widlake right-of-way and 20.5 ft. from the south property line. It will be directly connected to the existing building.
- According to the applicant’s Letter of Intent, the second phase of the development will see the replacement of the existing building with another that would be similar in scale to what is proposed. The applicant wrote that this would increase the total density up to approximately 140 units. They noted that no plans have yet been conceived for this phase.

BACKGROUND

DAV 14-108337D

- In concurrence with this application, the applicant has also applied for a number of variances:
    - For the maintenance of the existing residential building to permit:
        - A front yard of 22 ft. instead of 25 ft.
        - A rear yard of 8 ft. instead of 25 ft.
    - For the maintenance of the existing parking lot to permit:
        - No north side yard instead of 8 ft.
        - Parking directly off a lane instead of an aisle or driveway.
    - For the construction and establishment of a multifamily dwelling to permit 103 parking spaces instead of 147 spaces.
    - For the establishment of an accessory parking lot to permit:
        - A front yard of 10 ft. instead of 25 ft.
        - 5 visitor spaces instead of 10 spaces.

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 has gained statutory authority as a secondary plan. The strategy guides 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 is classified as an “Area of Stability” is Complete Communities’ Urban Structure map. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.
- Supporting Direction and Enabling Strategies for Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary 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.
- 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, and townhouses.

- Beyond this, Complete Communities directs higher levels of intensification to Centres and Corridors. These include Regional Mixed Use Centres such as Portage Avenue and Community Mixed Use Centres such as the area surrounding Grant Park Shopping Centre. Kildare Av could be considered a Neighbourhood Mixed Use Corridor, with the commercial amenities at Wayoata a Neighbourhood Mixed Use Centre.

Zoning

- The Residential Multi-Family (RMF) district is intended to accommodate the development of multi-family units in neighbourhoods with medium to high residential densities.

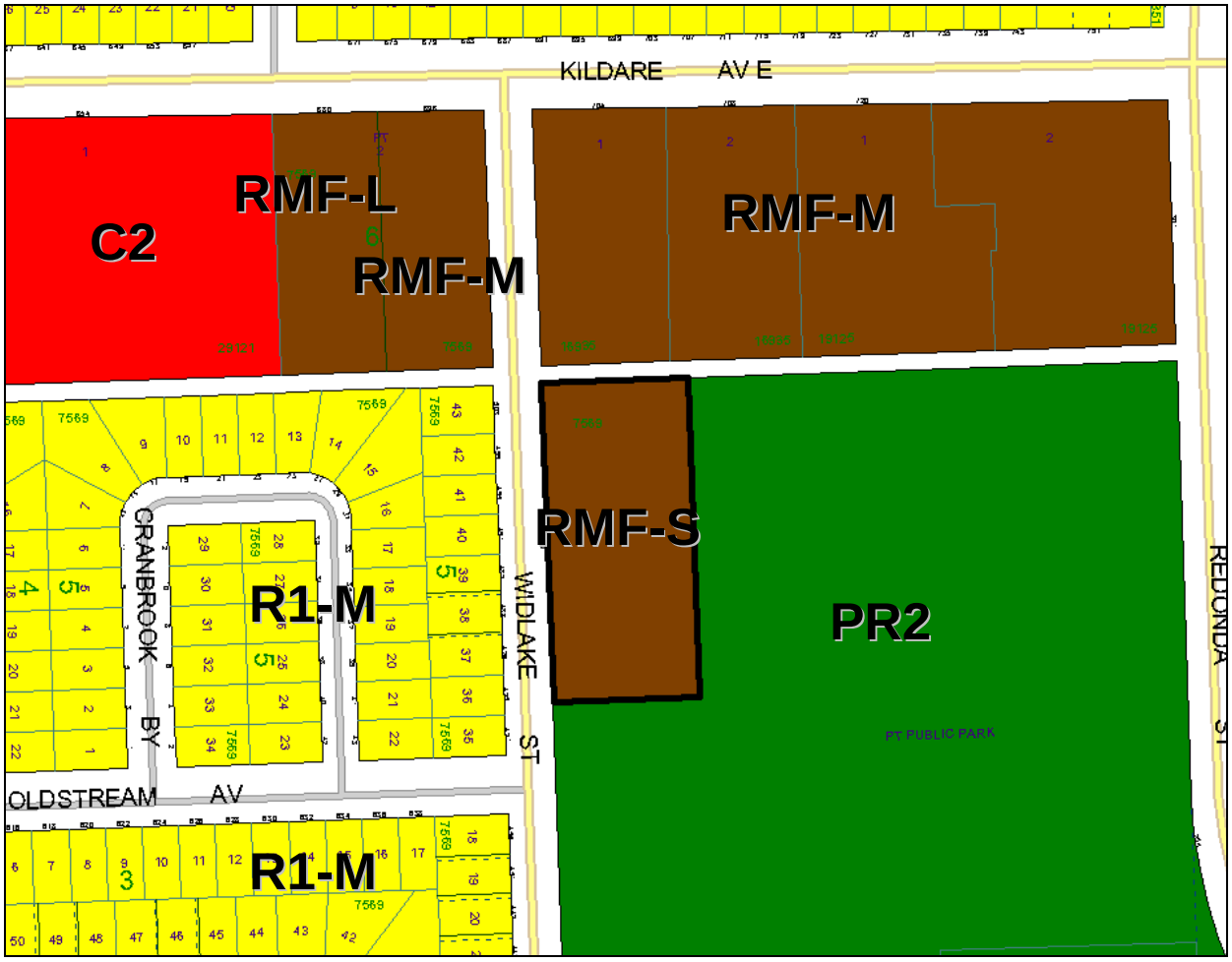


Figure 2: Zoning map of subject property and surrounding neighbourhood

- Section 143 of the zoning by-law prescribes the following dimensional standards for the “RMF-S” and “RMF-L” zoning districts:

	Min. Lot Area (sq. ft.)	Min. Lot Area Per Dwelling Unit (sq. ft.)	Min. Front Yard (ft.)	Min. Rear Yard (ft.)	Min. Interior Side Yard (ft.)	Min. Corner Side Yard (ft.)	Principal Building Separation (ft.)*	Max. Building Height (ft.)
RMF-S	9,000	1,250	20	25	4	5	8	100
RMF-L	20,000	400	25	25	8**	20	8	150
* - For buildings taller than 35 ft., the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 ft. ** - In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.								

Figure 3: Dimensional standards for the "RMF-S" and "RMF-L" districts

- Section 161 of the zoning by-law prescribes parking requirements for each land use. A multifamily residential use requires 1.5 parking spaces per unit.
    - Ten percent of the required parking spaces must be unassigned guest parking, designated as such, to the satisfaction of the Director, and readily available to the entrance of the building served.
    - Sections 161 and 169 require that the owner must provide 1 lockable bicycle space per 10 required automobile parking spaces.
- Section 172 of the zoning by-law prescribes development standards for parking areas. It requires that an accessory off-street parking area must be provided with a parking driveway with a minimum width of 8 ft., having access to a street or, where permitted, to a public lane.

Proximity to former landfill

- The adjacent park is a former landfill, and the Water and Waste Department maintains a Landfill Control Zone to caution of potential development concerns related to the venting of methane gas. Anything that falls within this zone still might be buildable, but would warrant additional study and review.
- As Figure 4 indicates below, the subject property falls just outside of this Landfill Control Zone.
- Water and Waste continually monitors the site for methane, surface water quality, ground water quality, and cover integrity as it does for all of the City's 33 closed landfills.

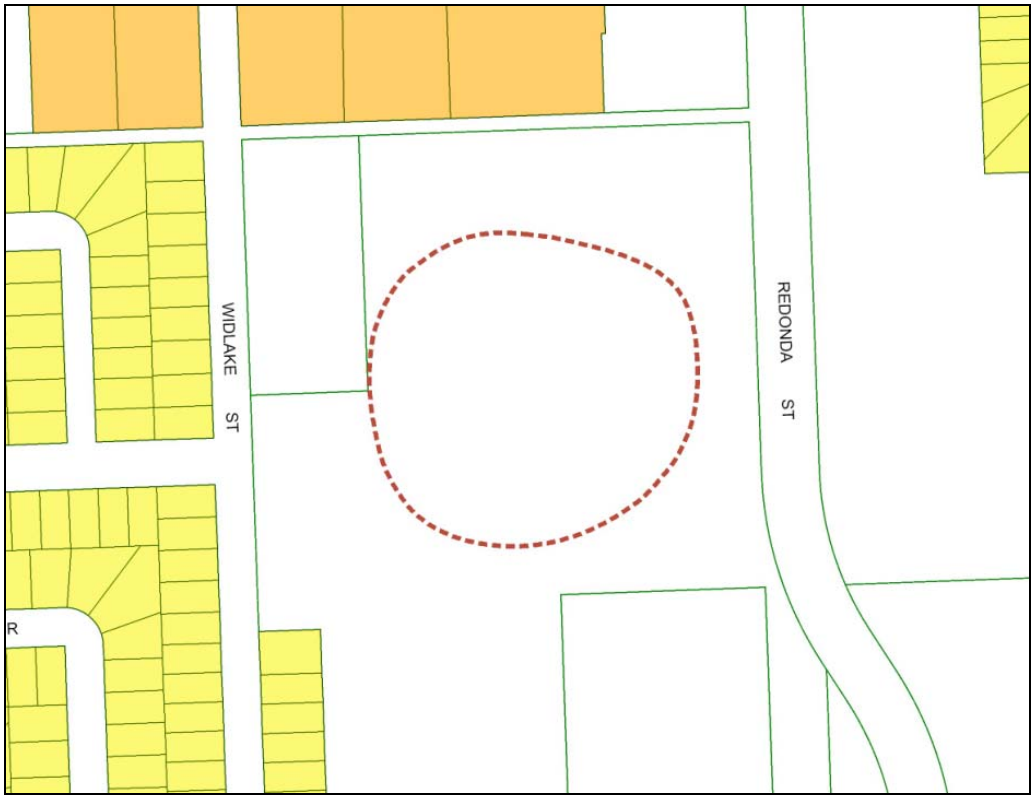


Figure 4: Adjacent Landfill Control Zone boundaries

Public transit

- The subject property is in close proximity to relatively good transit service, as the table below notes. In addition to Route no. 47, which connects Transcona to Downtown via Regent/Nairn on both weekdays and weekends, there are two weekday Express routes (46 and 48) as well as two feeder busses (89 and 90).

Route	***Service description***	***Weekday Frequency***	***Weekend service?***	***Weekend frequency***
Kildare and Widlake				
46 Transcona Express Kildare	Express service during peak times Follows same route as 47	15-30 mins peak	N	
47 Transcona Kildare	Connects Transcona to Downtown via Regent/Nairn	20 mins peak 35-45 mins non-peak	Y	45-60 mins
Kildare and Redonda				
48 McMeans Express	Express service during peak times Connects North Transcona via McMeans to Downtown via Regent/Nairn	10-30 mins peak	N	

89 Day and Regent	Provides feeder service during non-peak times (all day weekend service) Connects North Transcona via McMeans to Kildonan Place via Regent Av	30 mins in the morning and afternoon 50-60 mins in the evening	Y	30 mins in the morning and afternoon 45 mins in the evening
90 North Transcona	Provides feeder service during peak times connecting Transcona with East Kildonan via Panet/Molson and Concordia/Kimberly	20-30 mins peak	N	

Figure 5: List of nearby transit routes

Parking analysis

- The map below shows the existing parking ratios of nearby multifamily buildings.
- Note that the development at the southwest corner of Kildare and Redonda was not included as it is a care home, which has different parking requirements than a multifamily residential use.



Figure 6: Map noting existing parking ratios of nearby multifamily buildings

Administrative Coordinating Group considerations

- In its review of the proposed development, the Water and Waste Department identified insufficient wastewater capacity along Widlake. As a condition of approval, the applicant will be responsible for all upgrades necessary to accommodate the proposal.

Land use by-law issues

- This administrative report only speaks to issues relating to the rezoning of the subject property. Further discussion relating to the variances will be addressed in the concurrent variance report.

Compatibility with the surrounding neighbourhood

- In a number of ways, this site is well-suited for multifamily residential development.
    - It is located within close walking distance to a commercial node at Kildare and Wayoata, whose uses include a Safeway grocery store, Tim Hortons, and MLCC.
    - It is located just off Kildare, a neighbourhood collector. The intersection of Kildare and Widlake is characterized by a concentration of multifamily residential uses.
    - Relatively good transit service is available nearby at the intersections of Kildare and Widlake and Kildare and Redonda one block to the east.
    - There is no residential development in behind the subject property to the east that may be negatively impacted by multifamily building massing.
    - Most opportunities for infill multifamily residential development in Transcona exist as 100 ft. deep lots with a back lane and single family dwellings in behind, which is a lot typology that is difficult to accommodate development taller than 35 ft. in height. There are few other potentially larger multifamily sites in the neighbourhood.
- A shadow study was requested of the applicant, but this was not received by the report submission deadline. That being said, a preliminary review anticipated that most shadows would be cast on a limited portion of the adjacent park and the parking lots of the multifamily residential buildings and would have little to no impact on nearby single family properties.
- On the other hand, the site's location directly across from single family development suggests significant consideration should be given to the massing of the proposed building.
    - The proposed "RMF-L" zoning district allows for building heights of up to 150 ft.
    - The proposed development of 7 storeys is 4 storeys taller than the existing multifamily development along Kildare; typically, building massing should be at its largest at the collector road and then taper down as one moves into the adjacent single family neighbourhood. There is an existing 6 storey wing of the care home at Kildare and Redonda, but this building is set back over 150 ft. from the front property line.
    - Complete Communities directs higher levels of intensification to Corridors, with densities and building heights decreasing as you move deeper into the neighbourhood to align with its policies for Areas of Stability.
- If a building permit were applied for today, the applicant would have a right to build a multifamily development up to three storeys (35 ft.) in height as-of-right without necessitating this rezoning application. Instead, the applicant has applied for a seven storey building.
- The Urban Planning Division recognizes that the subject property is advantageous for multifamily residential development in a number of ways. However, it is concerned about the potential negative impacts of a seven storey building on a local street located directly across the street from front-facing single family dwellings. The visual impact of the massing of a seven storey building in this context should still be accounted for. As a result, it recommends an approach whereby a balance is struck between these two considerations. It is supportive of a small increase in building height from what is currently allowed, but is not supportive of the full seven storeys as is being

proposed. The Urban Planning Division is supportive of a maximum building height of 45 feet to allow for a four storey building.

- In terms of density, under the existing "RMF-S" zoning, the applicant would have a right to build up to 69 units on the entire site, which is inclusive of the 26 units in the existing building. Under the proposed "RMF-L" zoning, the applicant would have a right to build up to 217 units on the entire site. If the applicant were to rezone to "RMF-M", they would be permitted up to 109 units.
    - In accordance with its approach to strike a balance between the existing and the proposed zoning, the Urban Planning Division recommends that this site be rezoned to "RMF-M" instead of "RMF-L". This will allow for the redevelopment of the site but at a scale less intense than proposed.
    - This will not allow for the 140 units in two phases as the applicant proposed, but if the recommendation to restrict building heights is concurred in, this will decrease the number of units anyway. Rather than two 70 unit buildings, two 54 unit buildings would be constructed.
- Given the lack of details regarding site and building design submitted with the application, the Urban Planning Division recommends that, as a condition of approval, the City enter into a Zoning Agreement with the applicant whereby plan approval would be required. This process will require that building and site plans be approved prior to the issuance of any building permit. Information required for submission includes the location and design of the proposed building, landscaping, fencing, garbage enclosures, pedestrian connections, and any signage on the property.

RECOMMENDATION

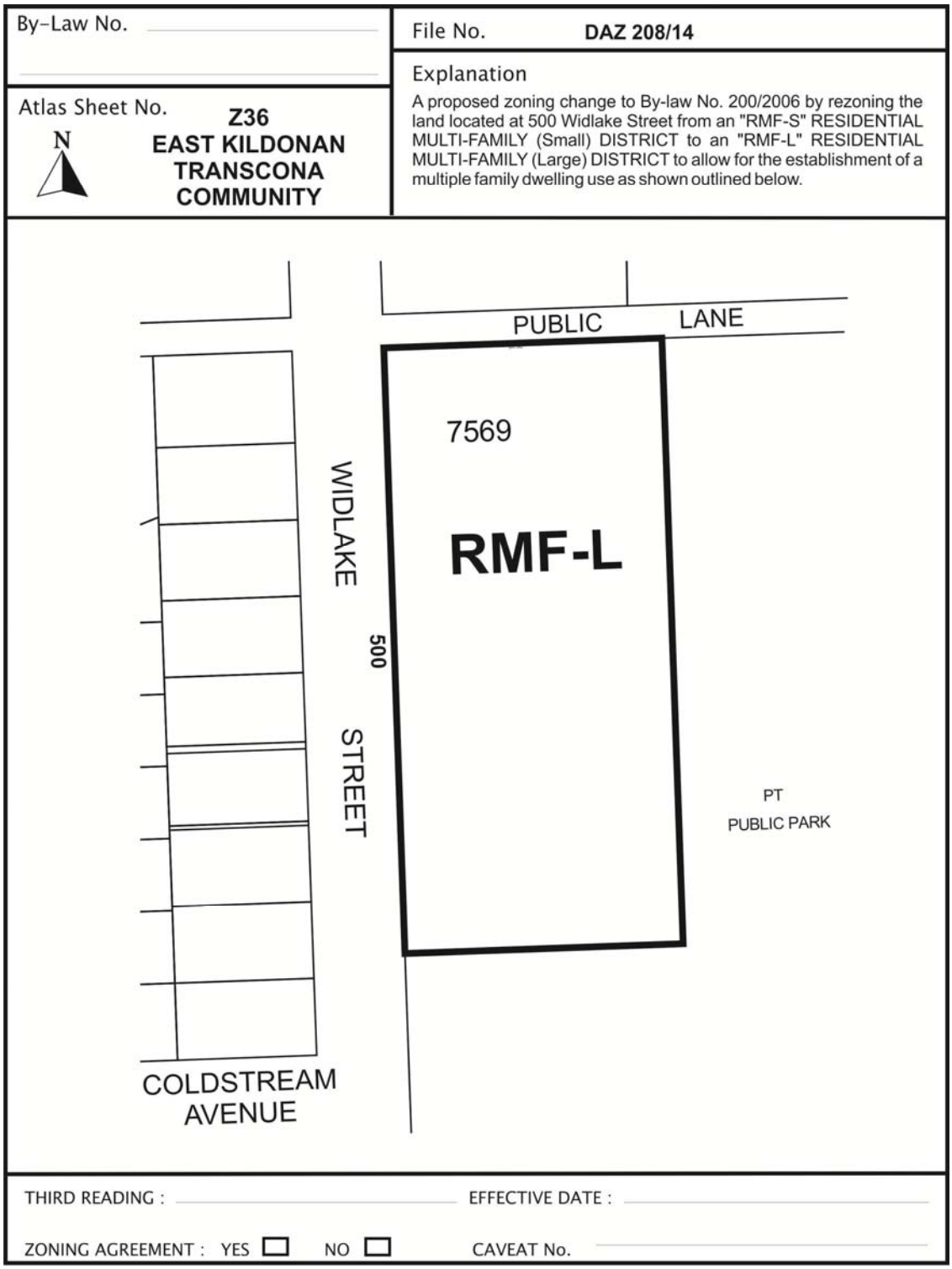
The Urban Planning Division recognizes that the subject property is advantageous for multifamily residential development in a number of ways that were listed in the above section. However, its location directly across the street from single family dwellings on a local street poses concerns related to the development's compatibility with neighbouring properties in regards to the visual impact of the building's massing. The Complete Communities Direction Strategy directs the highest levels of intensification to Corridors, with densities and building heights stepping down as one moves into adjacent Areas of Stability.

As a result, it recommends an approach whereby a balance is struck between these two considerations. It is supportive of a small increase in building height from what is currently allowed, but is not supportive of the full seven storeys as is being proposed. It is also supportive of a rezoning to an "RMF-M" district, which would allow for a total of 109 units on the site, but not the "RMF-L" district as proposed, which would allow for a total of 217 units.

This Report Submitted by: Michael Pyl
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 208/2014

APPENDIX 'B'

Schedule "A" for File No. DAZ 208/14, East Kildonan-Transcona Community Committee, dated April 15, 2014.



Schedule “B” for File DAZ 208/14, East Kildonan-Transcona Community Committee, dated April 15, 2014.

By-Law No. _____

File No. **DAZ 208/14**

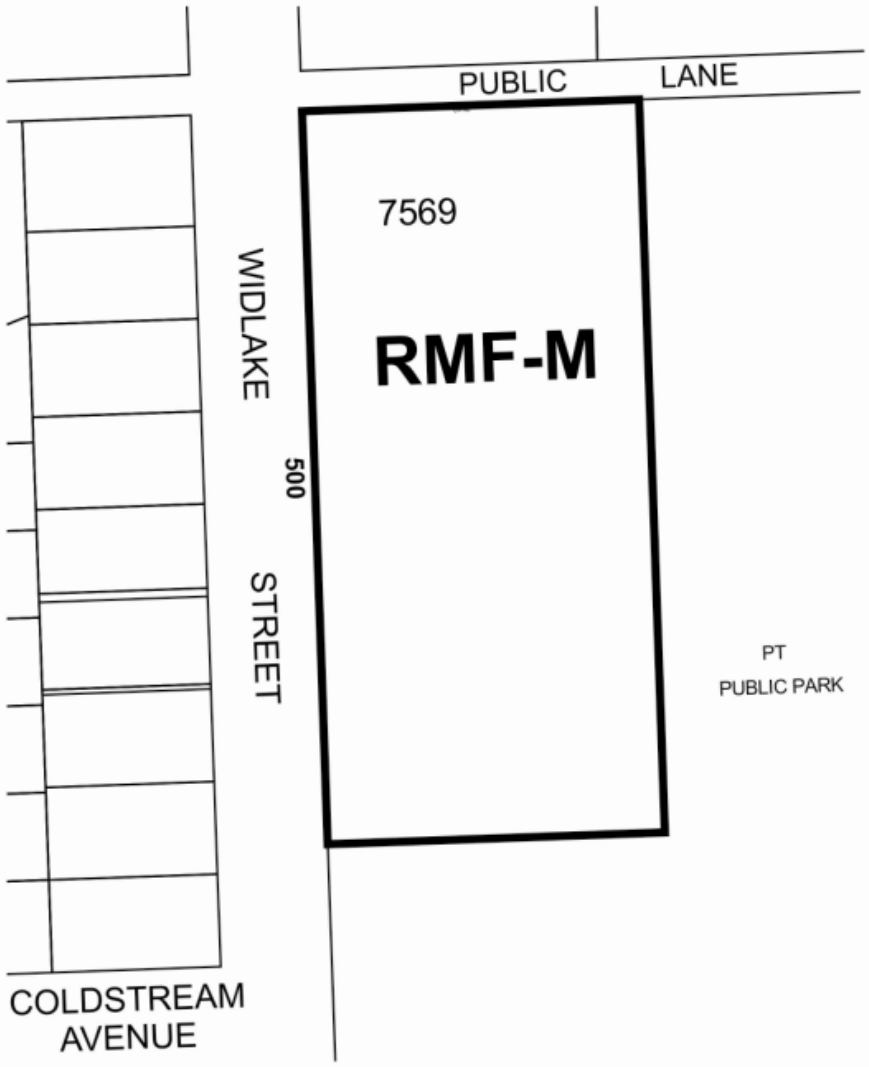
Atlas Sheet No. **Z36**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 500 Widlake Street from an "RMF-S" RESIDENTIAL MULTI-FAMILY (Small) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (Medium) DISTRICT to allow for the establishment of a multiple family dwelling use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule “C”

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – April 2, 2014

RE: PROPOSED REZONING OF LAND LOCATED AT 500 WIDLAKE STREET - DAZ 208/2014

It is recommended that the approval of DAZ 208/2014, if granted, be subject to the applicant entering into a Servicing Agreement containing the following conditions;

1. The Developer shall, at no expense to the City, upgrade the wastewater sewer in Widlake Street from the planned area to Kildare Avenue East, as determined by, and to the satisfaction of, the Director of Water and Waste.

2. The Developer shall pay the full cost of all design services, to be provided by Consultants approved by the City, for the design of the wastewater sewer and associated works required to serve the Planned Area;

3. The Developer shall pay the full cost of construction services provided by or on behalf of the City for field inspection, preparation of progress estimates, provision of as-built drawings by March 31 of the year following substantial performance of the work, and all other consulting services related to the installation and acceptance of the wastewater sewer, and all associated works to serve the Planned Area.

4. 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 (minimum $1,650.00) of the Planned Area to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 208/2014
April 15, 2015

“Original signed by G.V. Jasper, P.Eng.”
G. V Jasper, P. Eng.
Land Development Branch

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