Agenda – Council – June 17, 2015

Report – Standing Policy Committee on Property and Development – June 2, 2015

Item No. 3 Subdivision and Rezoning – 724 Regent Avenue West (Transcona Ward) File DASZ 40/2014 [c/r DAV 174878/2014D]

STANDING COMMITTEE RECOMMENDATION:

On June 10, 2015, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the plan of subdivision under File DASZ 40/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 40/2014 dated March 6, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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 40/2014 dated March, 6, 2015, to a "RMF-M" Residential Multi-Family (Medium) 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 multi-family dwelling, and/or accessory parking area within the lands zoned "RMF-M" Residential Multi-Family, plans shall be submitted showing the location and design of the proposed buildings, elevations, the location and design of accessory parking areas, private approaches, 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 no front approaches shall be permitted.

        iii. That the maximum number of units permitted on the site shall be limited to ten.

        iv. That there shall be a maximum of four (4) entrances/exits on the west and east elevations.

v. That the maximum height of a building on the site shall be 35 feet.

3. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 (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.

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 registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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 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.

10. 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.

Agenda – Council – June 17, 2015

Report – Standing Policy Committee on Property and Development – June 2, 2015

11. 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 – June 2, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 10, 2015, the Executive Policy Committee concurred in the recommendations 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 June 2, 2015, 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 May 12, 2015, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Amend recommendation 2.A.i. by adding “elevations” between “design of the proposed buildings,” and “the location and design of accessory parking areas”.

- Amend recommendation 2.A.iv. by deleting “two (2)” and replacing it with “four (4)”.

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

On April 20, 2015, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on May 12, 2015 at 6:00 p.m. in the Council Building, 510 Main Street.

On March 16, 2015, the East Kildonan-Transcona Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on April 20, 2015 at 6:00 p.m. in the Council Building, 510 Main Street.

RE: **Subdivision and Rezoning – 724 Regent Avenue West**
File DASZ 40/2014

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **May 13, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 12, 2015, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision under File DASZ 40/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 40/2014 dated March 6, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

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 40/2014 dated March, 6, 2015, to a "RMF-M" Residential Multi-Family (Medium) 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 multi-family dwelling, and/or accessory parking area within the lands zoned "RMF-M" Residential Multi-Family, plans shall be submitted showing the location and design of the proposed buildings***, elevations***, the location and design of accessory parking areas, private approaches, 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 no front approaches shall be permitted.

        iii. That the maximum number of units permitted on the site shall be limited to ten.

        iv. That there shall be a maximum of ~~***two (2)***~~ ***four (4)*** entrances/exits on the west and east elevations.

v. That the maximum height of a building on the site shall be 35 feet.

3. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 (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.

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 registration of the Plan of Subdivision in the Winnipeg Land Titles Office.

8. 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 land within one year from the date the by-law is passed, failing which the by-law will expire and 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 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.

10. 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.

11. 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 reason(s) for its recommendation:

1. This is consistent with two other projects this developer has done in the area and all have been well received in the community as proven by the lack of local opposition.

2. Regent is a major collector street and is a mixed use corridor so multiple family is appropriate here.

PUBLIC HEARING SUMMARY

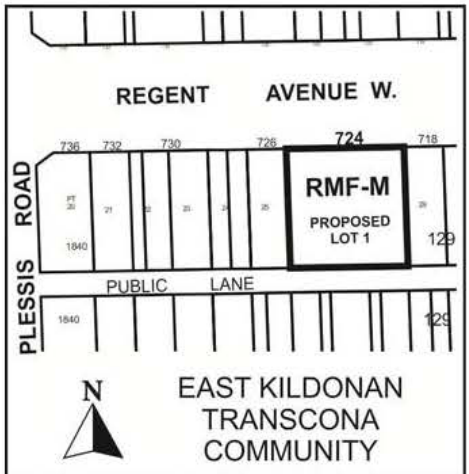
File: DASZ 40/2014

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

Public Hearing: May 12, 2015
April 20, 2015
March 16, 2015
Council Building, 510 Main Street

Applicant: Exquisite Homes (Karl Devlin)

Subject:



APPLICANT : EXQUISITE HOMES
FILE : DASZ 40/14
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to facilitate the consolidation of lots to allow for the construction of a multi-family dwelling. **For information, phone Mr. R. Mahé, Planner, at 204-986-8631.**

Premises Affected: 724 Regent Avenue West

Exhibits Filed:

1. Application dated December 29, 2014
2. Notification of Public Hearing dated January 20, 2015
3. Manitoba Status of Titles 1704767/1 and 1704768/1
4. Letter of authorization dated September 26, 2014 from Mary Kosheluk to Exquisite Homes
5. Plans (3 pages)
6. Report from the Urban Planning Division dated March 6, 2015
7. Inspection Report
8. Notice of Adjournment dated March 19, 2015
9. Notice of Adjournment dated April 27, 2015
10. Revised Plan submitted by the Applicant at the public hearing
11. Recording of Representations of public hearing held on May 12, 2015

REPRESENTATIONS:

In Support:

Karl Devlin

In Opposition

Nil

For Information:

Nil

For the City:

Mr. G. Doney, Senior Planner, Planning, Property and Development Department
Mr. R. Mahe, Planner, Planning, Property and Development Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department

Exhibit "6" referred to in File DASZ 40/2014

ADMINISTRATIVE REPORT

Title: DASZ 40/2014 – 724 Regent W

Issue: An application for consideration at the Public Hearing to consolidate three lots into one and rezone to RMF-M for the proposal of a 12 unity multi-family dwelling

Critical Path: East Kildonan - Transcona 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
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 40/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 40/2014 dated March 6, 2015 with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.
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 40/2014 dated March, 6, 2015, to a "RMF-M" Residential Multi-Family (Medium) 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 multi-family dwelling, and/or accessory parking area within the lands zoned "RMF-M" Residential Multi-Family, 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, 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 no front approaches shall be permitted.
        iii. That the maximum number of units permitted on the site shall be limited to ten.
        iv. That there shall be a maximum of two (2) entrances/exits on the west and east elevations.
        v. That the maximum height of a building on the site shall be 35 feet.

3. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

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 (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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9. 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.

10. 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.

11. 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

- Subdivisions and rezonings require a 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 Urban Planning Division are concurred in, the subject site will be consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

- In preparing this report there was consultation with: Public Works and Waste Collection Services

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Richard Mahé, MCIP
Date:	March 6, 2015
File No.	DASZ 40/2014

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 40/2014 East Kildonan - Transcona Community Committee, dated March 6, 2015

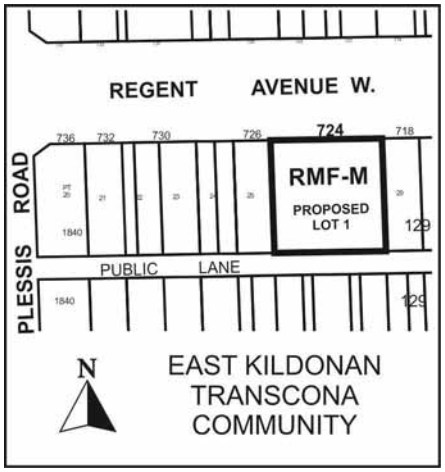
APPENDIX 'A'

DATE: March 6, 2015

FILE: DASZ 40/2015
RELATED FILES: DAV 14-174878/D
COMMUNITY: East Kildonan-Transcona Community
NEIGHBOURHOOD #: 4.402

SUBJECT: To consolidate three lots into one and rezone to RMF-M for the proposal of a 12 unit multi-family dwelling.

LOCATION: 724 Regent Ave W (see map below)



APPLICANT: Karl Devlin Exquisite Homes
480 HENDERSON HWY UNIT 4
WINNIPEG MB

OWNER: MICHAEL & MARY KOSHELUK
724 REGENT AVE W
WINNIPEG MB R2C 1S4

RECOMMENDATION: Approval with Conditions

SITE DESCRIPTION

- The subject site is located on the south side of Regent Avenue West, half a block east of Plessis Road, in the Melrose neighbourhood of the Transcona Ward.
- Regent Avenue at this location is a four-lane divided arterial street with a left hand turning lane for westbound traffic.
- The property currently has a single family home with a front access driveway onto Regent Avenue. The site also has access to a back lane that is currently not being accessed by the property owner.
- The lot has an assessed area of 9,900 square feet in area and currently has a one (1) storey 672 square foot house built in 1947.
- The property is located along the Nairn/Regent Regional Mixed Use Corridor Policy Area under the Complete Communities Direction Strategy and is zoned “R1-M” Residential Single Family – Medium.



Figure 1: Aerial photograph of the subject site and surrounding area (2014)

SURROUNDING LAND USES AND ZONING

North: Single family homes zoned R1-M.

South: Single family homes zoned R1-M.

East: Single family homes zoned R1-M.

West: Single family homes zoned R1-M.

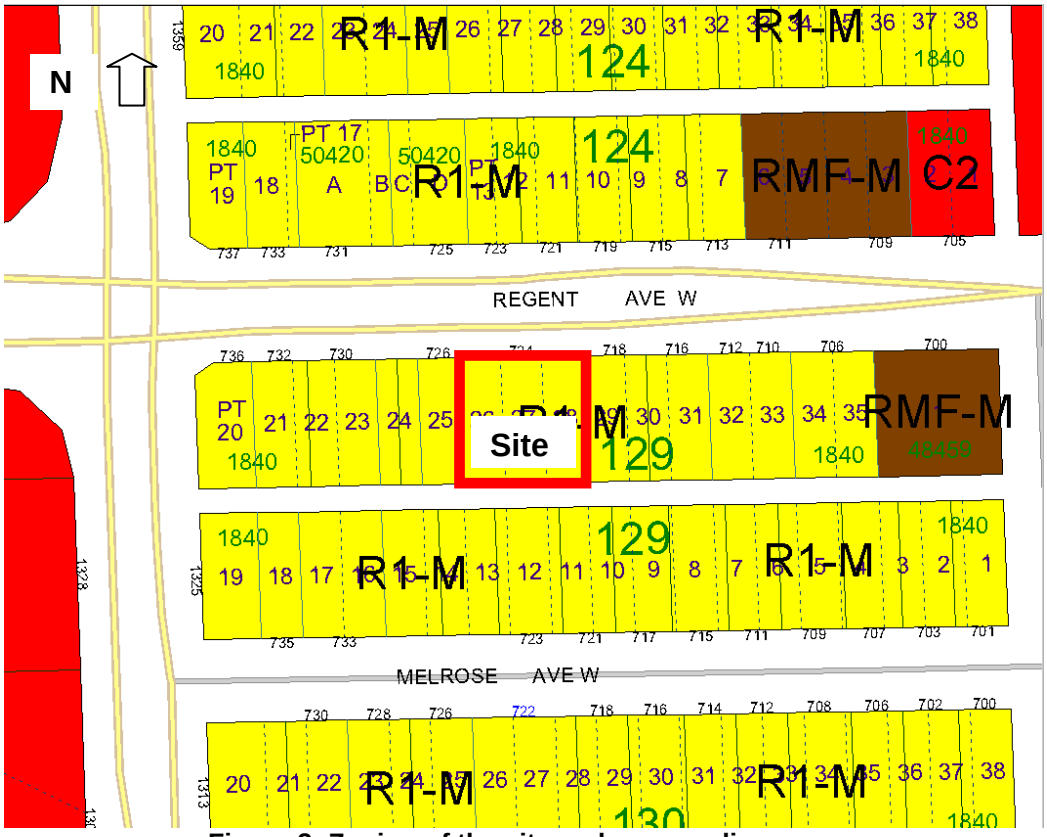


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is looking to develop a 12 unit condominium in one (1) multi-family building.

Transportation and Site Access

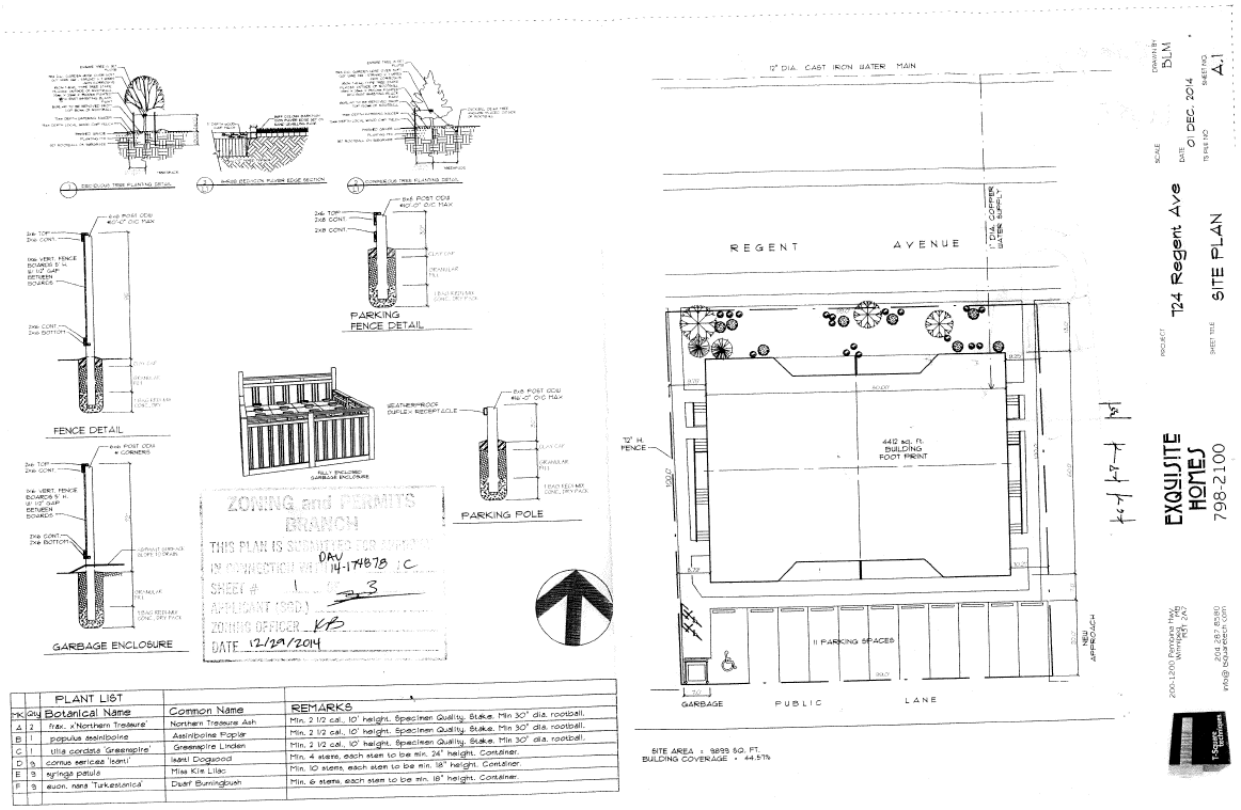
- Vehicular access is proposed to be taken from the rear lane.
- 11 parking stalls including one (1) accessible parking stall is being proposed.
- There is a public sidewalk on north side of the property, adjacent Regent Avenue; and on the east side of the property, adjacent Moroz Street.
- Front walks will connect the entrance of each unit (side elevations) to the public sidewalk on Regent Avenue West.
- Bicycle parking will be provide on the west side of the property, adjacent to the parking area.
- Associated with this rezoning and subdivision application, the applicant is proposing the following variances (DAV 14-174878D) associated with an accessory parking lot:
    - 11 parking spaces instead of 18.
    - A parking stall length of 20 feet instead of 23 feet in length when accessed directly from an adjacent lane.
    - No visitor parking spaces instead of 2.
    - No buffering of the parking area.

Garbage and Recycling Services

- Garbage pick-up will be from the public lane.
- The applicant is proposing cart pick up, whereas the City of Winnipeg standards for collection services would require bin service.

Building & Site Layout

- The applicant is proposing one building that will have the entrances to the 12 units on the side elevations of the building (six entrances to each side) instead of the front or rear elevations.
- Associated with the rezoning and subdivision application, the applicant is also looking for the following yard variances (DAV 14-174878D) associated with the construction of the multi-family dwelling:
    - A front yard of 13 feet instead of 24 feet
    - An east side yard of 9.25 feet instead of 10 feet
    - A west side yard of 8.79 feet instead of 10 feet
    - A covered landing projection in excess of 4 feet in height to permit an east side yard of 5.75 feet instead of 10 feet.
    - A covered landing projection in excess of 4 feet in height to permit a west side yard of 5.25 feet instead of 10 feet.



KEY	Qty	Botanical Name	Common Name	REMARKS
A	2	fraxinus x'Northern Treasure'	Northern Treasure Ash	Min. 2 1/2 cal., 10' height, Specimen Quality, Stake, Min 30" dia. rootball.
B	1	populus assiniboine	Assiniboine Poplar	Min. 2 1/2 cal., 10' height, Specimen Quality, Stake, Min 30" dia. rootball.
C	1	tilia cordata 'Greenspire'	Greenspire Linden	Min. 2 1/2 cal., 10' height, Specimen Quality, Stake, Min 30" dia. rootball.
D	9	cornus sericea 'isanti'	Isanti Dogwood	Min. 4 stems, each stem to be min. 24" height. Container.
E	9	syringa patula	Miss Kim Lilac	Min. 10 stems, each stem to be min. 18" height. Container.
F	9	euon. nana 'Turkestanica'	Dwarf Burningbush	Min. 6 stems, each stem to be min. 18" height. Container.

Figure 3: Proposed site plan.



Figure 4: Proposed front and left elevations.

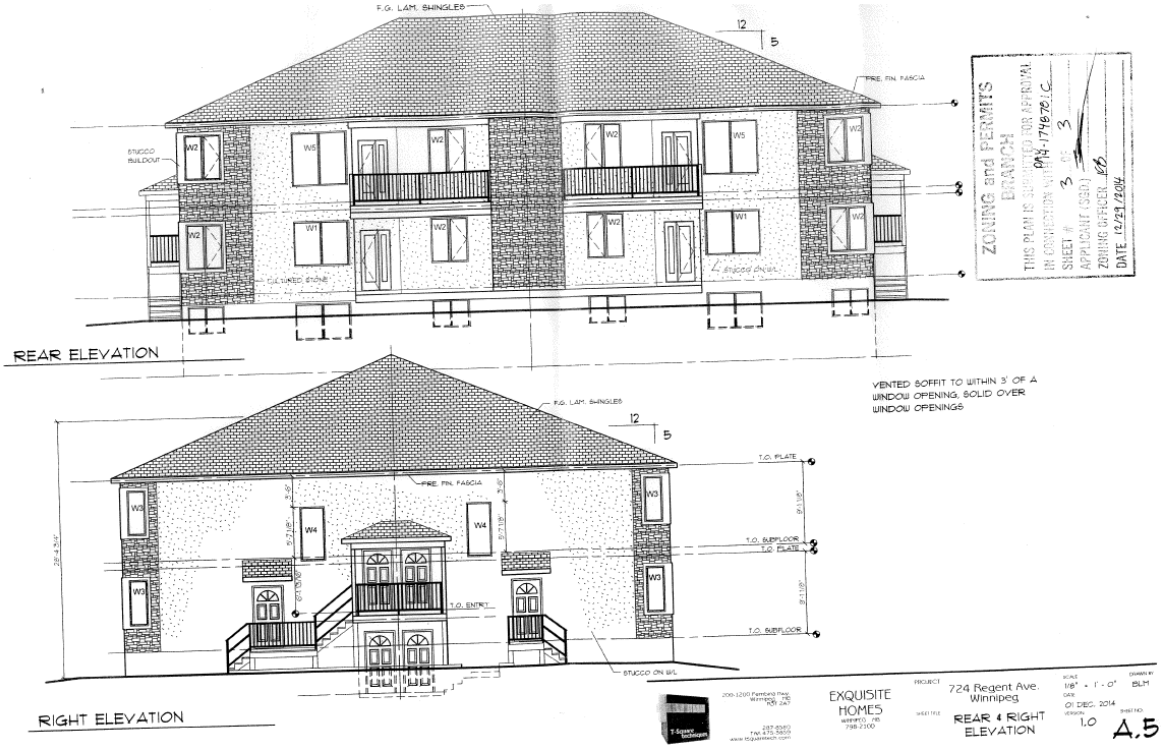


Figure 5: Proposed rear and right elevations.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is located on the Nairn/Regent Regional Mixed Use Corridor (Corridor C). Key relevant policies guiding development along Regional Mixed Use Corridors include:
    - Support a range of housing opportunities in terms of type, tenure, unit size.
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
- Based upon the policies of Complete Communities, small scale multi-family at this location is supported by the Winnipeg Public Service.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The subject site is located along the section of Regent Avenue that acts as a transition area between the car oriented regional commercial area, characterized by Commercial Corridor (C3)

land uses and the more pedestrian oriented downtown Transcona Community Mixed Use Corridor.

- Uses within this transition area along the Regional Mixed Use Corridor are primarily single family with some commercial and multi-family residential uses.
- Within the same block on Regent Avenue West, there are other examples of multi-family dwellings:
    - 8 condominium units at 700 Regent Ave W; and
    - 22 rental units at 709/711 Regent Ave W.
- The applicant has developed two other similar developments along Regent Avenue West within this transition area. These projects were approved prior to adoption of OurWinnipeg and Complete Communities Direction Strategy. They are as follows:

    <u>700 Regent Avenue W (DASZ 13/08; BL 185/08)</u>

    - 700 Regent Avenue is located on the corner within the same block as the subject site.
    - In July 2008, Council approved a rezoning to RMF-M subject to the following conditions:
        - Plan approval;
        - The building be limited to 2 storeys in height and a maximum of eight (8) dwelling units;
        - That the front and rear yards shall not be less than 25 feet; and
        - A minimum of 11 parking stalls.
    - There are two entrances per elevation.

    <u>540/550 Regent Avenue W (DASZ 6/2009; BL 132/09)</u>

    - 540/550 Regent Avenue W is located one block-and-a-half east of the subject site and is also located within the Regional Mixed Use Corridor transition area.
    - In 2009, Council approved a rezoning to RMF-M subject to the following conditions:
        - Plan approval;
        - Height maximum of 3 storeys; and
        - Maximum dwelling units of 12.
    - The applicant had originally applied for RMU zoning district.
    - The Winnipeg Public Service recommended that RMF-M zoning would be more appropriate at this location. Community Committee and Council concurred in the recommendation of the Winnipeg Public Service and approved RMF-M zoning.
    - The condominium was built with eight (8) units.
    - There are two entrances per elevation.

TRANSPORTATION AND SITE ACCESS

- On-street parking options in the close vicinity of the subject site are limited.
    - Regent Avenue W: restricted on-street parking between Plessis Road and Moroz Street.
    - Plessis: no on-street parking within the same block as the subject property
    - Moroz: there are approximately 4 on-street parking spaces available between Regent Avenue W and Melrose Avenue West.
    - Melrose: there are approximately 26 on-street parking spaces between Plessis Road and Melrose Avenue West.

The site has very good connections to public transit options. The site is located within 400 feet of the following transit routes (see figure 6 below for transit stop locations):

1) East Bound Regent Ave W: Routes 46 (express), 47 and 89
2) West Bound Regent Ave W: Routes 46 (express), 47 and 89
3) North Bound Plessis: Routes 42 (express) and 92
4) South Bound Plessis: Routes 42 (express), 46 (express), 47, 48 (express) and 92



Figure 6: Public Transit Stops

COMMENTS FROM OTHER DEPARTMENTS

Public Works

Snow Clearing

- The proposed density of development and associated site plan where parking is taken directly off of the lane precludes the ability for the City to acquire a useful snow storage easement along the lane. Residents living in this development should anticipate some degree of difficulty with snow storage, with respect to where the residents will store the snow from the area on top of the parked vehicles and the windrows along the lane, after the City's snow clearing operations have ploughed the lane. The windrows may be hard-pack snow and may be difficult for residents to move. This may be useful information to include as part of the Planners report to identify concerns related to snow storage.

Parking

- With reference to the proposed variance to reduce the number of parking spaces (DAV 14-174878/D), please be advised that allowing the applicant to provide 11 parking spaces instead of 18 spaces and no parking spaces instead of 2 visitor parking spaces will result in vehicles parking on adjacent streets and properties, which may prompt complaints from area residents and adjacent businesses. It is also noted that there are existing parking restrictions along the south side of Regent Avenue West further limiting parking opportunities.

Site Access

- The Developer shall, at no expense to the City, remove the existing private approach to Regent Avenue West and restore the curb, boulevard, and sidewalk all as determined by and to the satisfaction of the Director of Public Works. The Applicant shall make application to the Public Works Department to remove the private approach as per the Private Access Bylaw.

Waste Collection Services

- Seven (7) residential dwelling units is the limit for City of Winnipeg cart service. Residential multi-family dwellings with eight (8) or more units are required to have bin service through the City of Winnipeg. This will have an impact on the proposed site design and will likely result in the loss of one (1) parking space. As it is currently proposed, the front end of the truck would not be able to collect with the current design of the enclosure.
- It is recommended that the design of the garbage and recycling area is designed in collaboration with Waste Collection Services as part of the Plan Approval process.

SITE DESIGN ISSUES

Side entrances

- There is concern with the number of primary entrances to the building being located on the side elevations. The building has been designed so that each unit has its own private entrance to the building from the outside instead of the building having a central internal hallway. As such, the applicant is proposing six (6) entrances per side. In the other similar developments along Regent Avenue, the applicant has provided two (2) entrances per side.
- Additionally, there is a concern with the height of the entrances and their potential impact on adjoining single family dwellings. The height of four (4) of the entrances will create a scenario where residents will be higher than a six (6) foot fence. There are windows on the side

elevations of both of the single family houses on either side of the proposed development. The concern is that the height of the entrances coupled with the close proximity to the property line will have an impact on the adjoining single family residents.

- The impacts of the number and height of the side yard entrances can be mitigated if the number of entrances was reduced and the height of the entrances could be reduced and located closer to grade.

Number of dwelling units

- The proposed number of units is also a concern in terms of meeting the following strategies for Regional Mixed Use Corridors within Complete Communities:
    - Encourage the transition of development towards the outer edges of each Centre and Corridor that is sensitive to the scale, massing, height, form and character of the surrounding area.
    - Mitigate the potential impacts of new development on neighbouring streets, parks and properties.
- Twelve units at this location requires that the developer provide less than 1 parking stall per dwelling unit. This is significant concern due to the lack of on-street parking capacity within the area.
- The Winnipeg Public Service recommends that there be a maximum of ten (10) dwelling units be permitted on the site. This reduction in the number of dwelling units will:
    - help to reduce the scale of the building to be more in scale with the adjacent single family homes;
    - reduce the number of private entrances required on the side elevations and mitigate the impact on adjoining residents; and
    - improve parking situation for the subject site and area residents. The applicant can get approximately 10 on-site parking spaces when taking into account garbage collection services by the City of Winnipeg. Assuming ten (10) dwelling units, this would provide a parking ratio of 1 space per dwelling unit instead of 1.5 (as required within the Zoning By-law). Currently the applicant is proposing less than 1 parking space per dwelling unit. Given the on-street parking restrictions within the immediate area of the subject site, the increased capacity for on-site parking will be beneficial to residents of the building and surrounding neighbourhood.

RECOMMENDATION

The Urban Planning Division recommends approval subject to the following conditions:

1) That, for the development of any multi-family dwelling, and/or accessory parking area within the lands zoned “RMF-M” Residential Multi-Family, 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, 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.
2) That no front approaches shall be permitted.
3) That the maximum number of units permitted on the site shall be limited to ten.
4) That there shall be a maximum of two (2) entrances/exits on the west and east elevations.
5) That the maximum height of a building on the site shall be 35 feet.

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

Report Prepared By: Richard Mahé, MCIP
PPD File # DASZ 40/2014

Schedule "A" for File No. DASZ 40/2014, East Kildonan - Transcona Community Committee, dated March 6, 2015

