Agenda – East Kildonan-Transcona Community Committee – November 17, 2015

PUBLIC HEARINGS

Item No. 8 Variance – 225 Peguis Street
(Transcona Ward)
File DAV 162794/2015D

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application to vary the "RMF-M" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1. for the erection of three (3) free-standing signs to permit the following:

    A. no south side yard instead of 5 feet (1.5 metres) and

    B. a total sign surface area of 132 square feet (12.3 square metres) instead of a maximum total sign surface area of 48 square feet (4.5 square metres); and

2. for the establishment of a playstructure to permit no south side yard instead of 8 feet (2.44 metres);

subject to the condition:

that, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance, shall terminate.

Agenda – East Kildonan-Transcona Community Committee – November 17, 2015

File:	DAV 162794/2015D
Applicant:	Streetside Development Corporation (Jonathan Osachuk)
Premises Affected:	225 Peguis Street
Legal Description:	Lot 2 Block 2 Plan 56595 hereinafter called "the land"
Property Zoned:	"RMF-M" (Residential Multiple-Family-Medium District)
Nature of Application:	To vary the "RMF-M" Residential Multi-Family-Medium Dimensional Standards of the Winnipeg Zoning By-law No. 200/2006 as follows: 1. for the erection of three (3) free-standing signs to permit the following: A. no south side yard instead of 5 feet (1.5 metres); B. a total sign surface area of 132 square feet (12.3 square metres) instead of a maximum total sign surface area of 48 square feet (4.5 square metres); 2. for the establishment of a play structure to permit no south side yard instead of 8 feet (2.44 metres)
Exhibits Filed:	1. Application dated October 14, 2015 2. Notification of Public Hearing dated October 26, 2015 3. Manitoba Status of Title 2749775/1 4. Letter of authorization dated September 30, 2014 from Genstar Development Company to Streetside Development Corporation 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Zoning Agreement between The City of Winnipeg and Genstar Titleco Limited and Genstar Development Partnership 7a. Caveat No. 4540343 7b. Caveat No. 4540346 7c. Caveat No. 4540347 8. Plans, Sheets 1 to 3 inclusive, for File DAV 162794/2015D dated October 8, 2015 9. Report from the Urban Planning Division dated November 12, 2015 10. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That in accordance with Subsection 247(3) of The City of Winnipeg Charter, the Variance,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) ☐ is ☐ is not
the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by Councillor

That the recommendation of the Winnipeg Public Service be concurred in / not be concurred in and the Variance be approved / rejected.

Moved by Councillor

That the public hearing with respect to this application be concluded.

Exhibit "9" referred to in File DAV 162794/2015D

ADMINISTRATIVE REPORT

Title: DAV 15-162794D – 225 Peguis Street

Issue: Application to Vary the "RMF-M" Residential Multi-Family Medium Zoning District Dimensional Standards of Zoning By-law No. 200/2006 to Accommodate a Proposed Play Structure and Three Proposed Free-standing Signs

Critical Path: East Kildonan – Transcona Community Committee 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

The Urban Planning Division recommends approval of the application to vary the "RMF-M" dimensional standards of Zoning By-Law No. 200/2006 as follows:

1) for the erection of three (3) free-standing signs to permit the following:
   a) no south side yard instead of 5 feet (1.5 metres) and
   b) a total sign surface area of 132 square feet (12.3 square metres) instead of a maximum total sign surface area of 48 square feet (4.5 square metres); and
2) for the establishment of a playstructure to permit no south side yard instead of 8 feet (2.44 metres);

subject to the condition:

that, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance, shall terminate.

REASON FOR THE REPORT

This report is required because the proposed signage and play structure cannot be established at the proposed location without approval of the proposed variances.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the signage and play structure can be established on the subject site.

HISTORY

On September 22, 2015, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved the plans of a proposed play structure to be established at 255 Peguis Street. A zoning agreement, associated with DASZ 10/2013, requires plans to be approved by said committee and the Director of Planning, Property and Development and subsequent development to be in conformity with the approved plans.

The committee approved the plans subject to the following condition(s):

1. that five (5) deciduous trees be planted in the locations circled in blue ink on page 1 of 34 of the approved plans;
2. that the play structure include junior and senior features, including swings and a slide, subject to the approval of the Director of Planning, Property and Development and the Director of Public Works; and

3 that a monument sign be installed at the southeast corner of Ivybridge Gate and Peguis Street, subject to the approval of the Director of Planning, Property and Development and the Director of Public Works.

CONSULTATION

Consultation was not warranted to prepare this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Glen Doney
Date	November 12, 2015
File No.	DAV 15-162794D

Attachments

Appendix “A”, Planning Considerations

APPENDIX "A", PLANNING CONSIDERATIONS

DATE:	November 12, 2015
FILE:	DAV 15-162794D
RELATED FILE:	DAV 15-162732D
COMMUNITY:	East Kildonan-Transcona Community
NEIGHBOURHOOD #:	4.417
SUBJECT:	application to vary the "RMF-M" dimensional standards of Zoning By-Law No. 200/2006 as follows: 1) for the erection of three (3) free-standing signs to permit the following: a) no south side yard instead of 5 feet (1.5 metres) and b) a total sign surface area of 132 square feet (12.3 square metres) instead of a maximum total sign surface area of 48 square feet (4.5 square metres); and 2) for the establishment of a playstructure to permit no south side yard instead of 8 feet (2.44 metres)
LOCATION:	225 Peguis St.
LEGAL DESCRIPTION:	Lot 2, Block 2, Plan 56595
APPLICANT:	Jonathan Osachuk Streetside Development Corp. 1 Dr. David Friesen Dr. Winnipeg MB R3X 0G8
OWNERS:	Streetside Development Corp. 1 Dr. David Friesen Dr. Winnipeg MB R3X 0G8
RECOMMENDATION:	Approval with One Condition

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, a Zoning Variance application can be approved if the proposed development:

(a) is consistent with *Plan Winnipeg* (*OurWinnipeg*) and any applicable secondary plan (*Complete Communities* and the *Transcona West Area Structure Plan);*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

(d) is compatible with the area in which the property to be affected is situated.

DESCRIPTION OF THE SUBJECT LAND

Figure 1 shows that the subject land is immediately southeast of Peguis Street and Ivy Bridge Gate. The subject land is one lot in a plan of subdivision. It fronts onto Peguis Street and is approximately 369 feet deep and 400 feet wide. It is in the Peguis Neighbourhood and the Transcona Ward.

The subject land is in a Recent Community Policy Area of *Complete Communities,* a Residential Mixed Use Policy Area of the *Transcona West Area Structure Plan* and an "RMF-M" Zoning District. The lot comprising the subject land was created under File DASZ 10/2013. Under that file a development

Figure 1: Approved Subdivision and Rezoning Applications and 2014 Aerial Photography



agreement was entered into that requires the developer to service the area with piped water, wastewater and land drainage, paved roads and paths, and other infrastructure.

SURROUNDING LAND USE AND ZONING

Figure 1 shows that areas zoned, or approved to be zoned, multi-family are adjacent and near the subject land. Figure 1 also shows that "RR5" Rural Residential 5 and "R1-L" Residential Single-Family Large Zoning Districts are near the subject land.

Construction of residential buildings, and infrastructure, has recently begun in the vicinity of the subject land. This construction began after the 2014 aerial photography of the area was completed.

DESCRIPTION OF THE PROPOSED DEVELOPMENT AND VARIANCE

PROPOSED DEVELOPMENT

The proposed development, shown on the plans submitted as part of the variance application, is the establishment of part of a play structure and part of a free-standing sign, and two free-standing signs, on the subject site. The other part of the play structure and free-standing sign would be established on the abutting property to the north. The three free-standing signs would identify the development and give directions to the proposed buildings.

PROPOSED VARIANCE

The proposed variances that are the subject of this report would accommodate the proposed development. Variances regarding 155 Peguis Street, submitted under two applications, would accommodate the other part of the proposed play structure and the other part of one of the proposed signs.

ANALYSIS

OURWINNIPEG, *COMPLETE COMMUNITIES* AND THE *TRANSCONA WEST AREA STRUCTURE PLAN*

The proposed variance complies with these policy documents because they would accommodate part of a play structure and part of a sign that would be established partly on the subject property and partly on the abutting property to the north and three free-standing signs that would identify the development and give directions to the proposed buildings.

COMPATIBILITY AND ADVERSE EFFECT

The proposed variances would be compatible, and have no adverse affect on, the area in which the

subject site is located.

INJURIOUS EFFECT AND MINIMUM MODIFICATION OF THE ZONING BY-LAW

The proposed variances can be considered to address an injurious effect of the by-law and can be considered the minimum modification needed to do so because they would accommodate a proposed play structure and a proposed sign that would be on the subject site and the property south of it and signs that would identify the development and give directions to the proposed buildings.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3) of The Charter, the Urban Planning Division recommends approval of the variance application because it

a) is consistent with Plan Winnipeg (*OurWinnipeg) and* any applicable secondary plan (*Complete Communities)*;

b) would not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

c) would be the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and

d) is compatible with the area in which the property to be affected is situated.

The recommended condition of approval, stated below, is to ensure the variance will be acted upon in a timely manner, before significant change occurs in the area around the subject land.

RECOMMENDED CONDITION OF APPROVAL

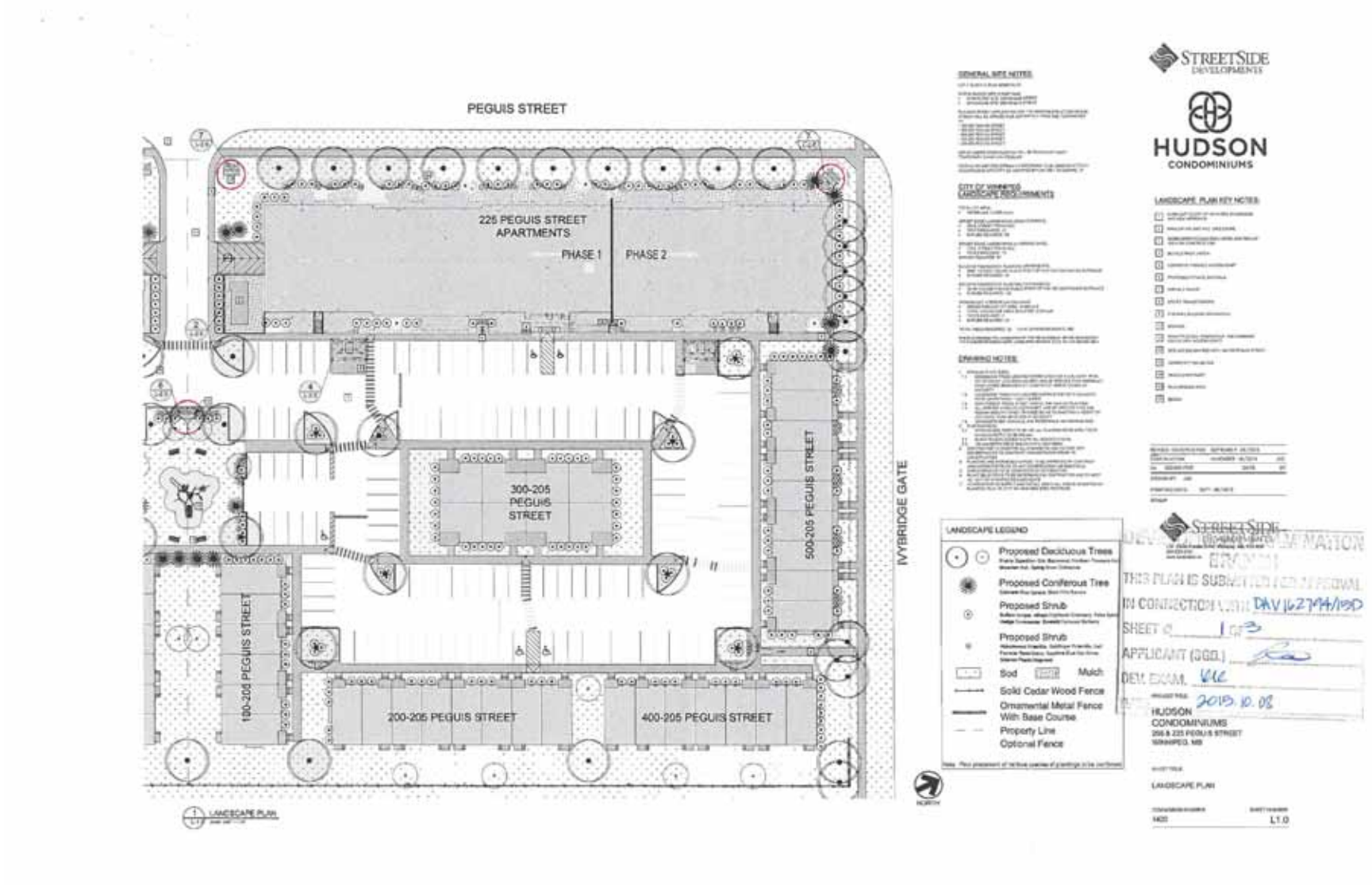
That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance, shall terminate.

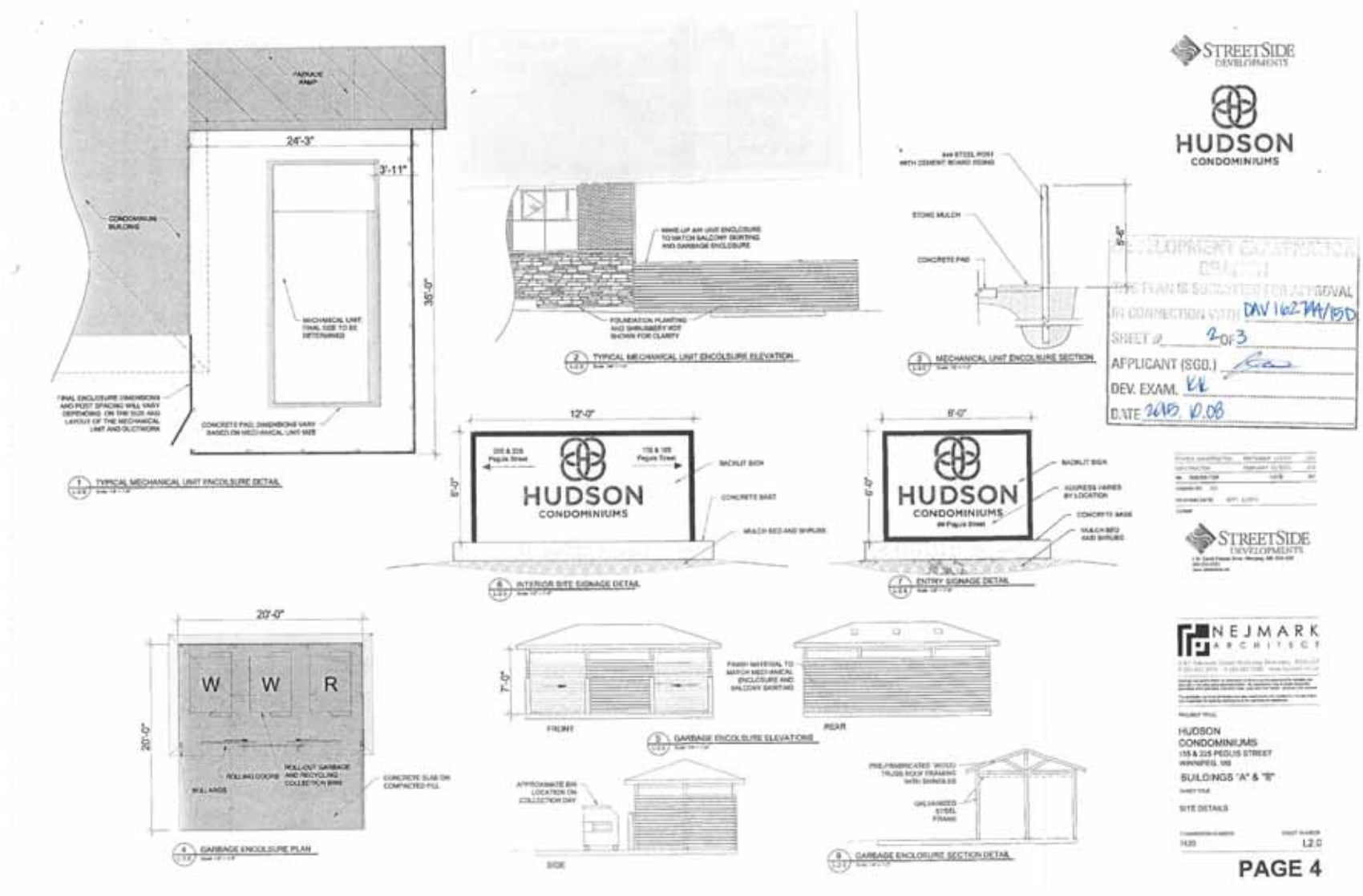
This Report Submitted by:
Urban Planning Division
Planning, Property and Development Department

Report Prepared by:
Glen Doney

PPD File #:
DAV 15-162794D

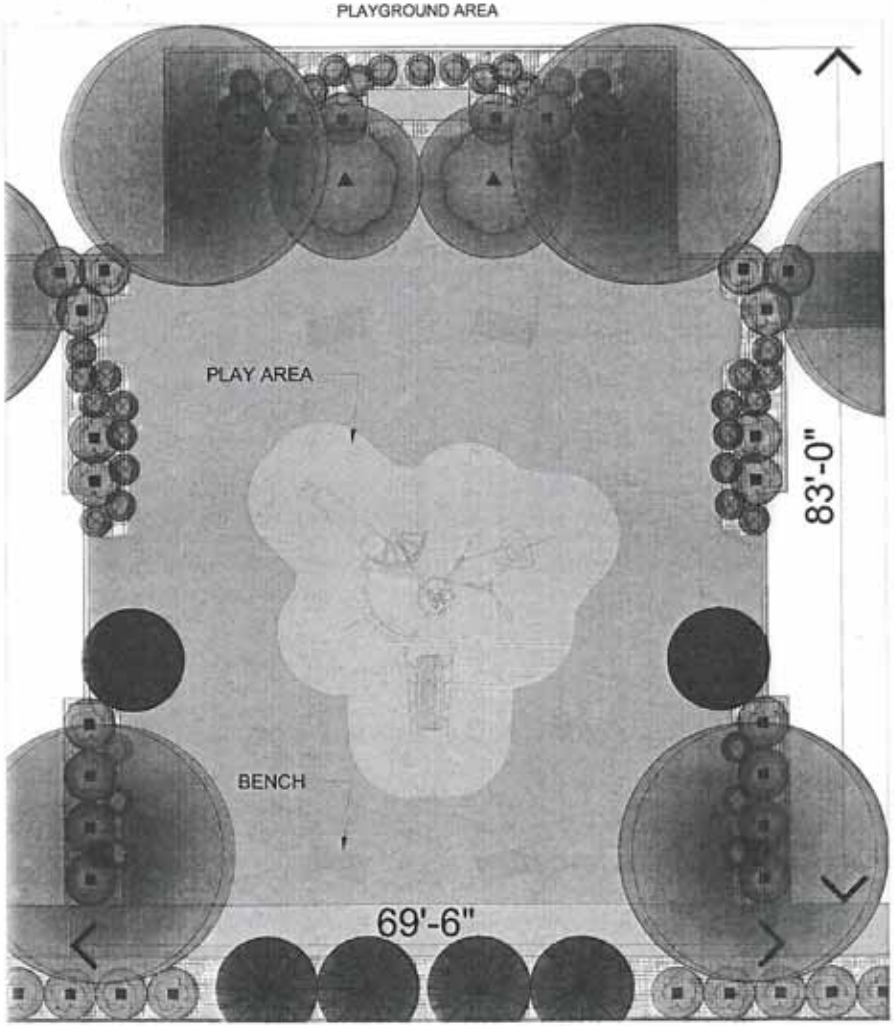
Exhibit “8” referred to in File DAV 162794/2015D




24'-3"
3'-11"
36'-0"
CONDENSING UNIT
MECHANICAL UNIT
FINAL SIZE TO BE DETERMINED
FINAL ENCLOSURE DIMENSIONS AND POST SPACING WILL VARY DEPENDING ON THE SIZE AND LAYOUT OF THE MECHANICAL UNIT AND DUCTWORK
CONCRETE PAD DIMENSIONS VARY BASED ON MECHANICAL UNIT SIZE
1 TYPICAL MECHANICAL UNIT ENCLOSURE DETAIL
MAKE-UP AIR UNIT ENCLOSURE TO MATCH BALCONY SKIRTING AND GARBAGE ENCLOSURE
FOUNDATION PLANTING AND SHRUBBERY NOT SHOWN FOR CLARITY
2 TYPICAL MECHANICAL UNIT ENCLOSURE ELEVATION
STONE MULCH
CONCRETE PAD
3 MECHANICAL UNIT ENCLOSURE SECTION
12'-0"
6'-0"
HUDSON
CONDOMINIUMS
BACKLIT SIGN
CONCRETE BASE
MULCH BED AND SHRUBS
6 INTERIOR SITE SIGNAGE DETAIL
ADDRESS VARIES BY LOCATION
CONCRETE BASE
7 ENTRY SIGNAGE DETAIL
20'-0"
W
W
R
ROLLING DOORS
ROLL-OUT GARBAGE AND RECYCLING COLLECTION BINS
WALL KNOBS
CONCRETE SLAB ON COMPACTED FILL
4 GARBAGE ENCLOSURE PLAN
7'-0"
FRONT
REAR
FINISH MATERIAL TO MATCH MECHANICAL ENCLOSURE AND BALCONY SKIRTING
5 GARBAGE ENCLOSURE ELEVATIONS
APPROXIMATE BIN LOCATION ON COLLECTION DAY
SIDE
PRE-FABRICATED WOOD TRUSS ROOF FRAMING WITH SHINGLES
GALVANIZED STEEL FRAME
8 GARBAGE ENCLOSURE SECTION DETAIL
STREETSIDE DEVELOPMENTS
HUDSON
CONDOMINIUMS
DEVELOPMENT CONFIRMATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL IN CONNECTION WITH DAV 162/14/15D
SHEET # 2 OF 3
APPLICANT (SGD.)
DEV. EXAM. KL
DATE 2015.10.08
STREETSIDE DEVELOPMENTS
NEJMARK ARCHITECT
HUDSON
CONDOMINIUMS
155 & 225 PEGUIS STREET
WINNIPEG, MB
BUILDINGS "A" & "B"
SITE DETAILS
1435
L2.0

PAGE 4

PLAYGROUND AREA



GREEN SPACE DETAILS

HUDSON
CONDOMINIUMS

CONCEPT PLAYGROUND RENDERING



THIS PLAN ... APPROVAL
IN CONNECTION WITH DAV 1627-94/15D
SHEET # 3 OF 3
APPLICANT (SGD.)
DEV. EXAM. KK
DATE 2015.10.08

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STREETSIDE DEVELOPMENTS