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

REPORTS

Item No. 8 Plan Approval – 65 and 85 Fiorentino Street (Transcona Ward) File DAV 155010/2015C

COMMUNITY COMMITTEE DECISION:

The East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and approved the plans for 65 and 85 Fiorentino Street, subject to the following conditions:

1. The addition of sidewalks/ramps and pedestrian routes, to the landscaping/site plans, that would

    A. connect the sidewalks proposed along the east side of the proposed apartment building and the east side of the easterly proposed townhouse to one another,

    B. connect sidewalks northeast of the proposed apartment building and the easterly proposed townhouses to the front of the garbage enclosures;

2 The removal of one tree from the landscaping/site plans if warranted to accommodate the aforementioned sidewalks/ramps.

3. Approval of Variance DAV 155010/2015C.

DECISION MAKING HISTORY:

The Chairperson called Councillor Schreyer to the Chair in order to move the following motion:

Moved by Councillor Wyatt,

That the recommendation of the Winnipeg Public Service be concurred in, with the following amendment:

- That the following condition be added:

  "3. Approval of Variance DAV 155010/2015C"

Carried

Councillor Wyatt resumed the Chair.

ADMINISTRATIVE REPORT

Title: Plan Approval, 65 and 85 Fiorentino Street
Critical Path: East Kildonan – Transcona Community Committee

AUTHORIZATION

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

RECOMMENDATIONS

The Urban Planning Division recommends approval of the submitted plans as amended by the Urban Planning Division, said amendments being:

- the addition of sidewalks/ramps and pedestrian routes, to the landscaping/site plans, that would
  - connect the sidewalks proposed along the east side of the proposed apartment building and the east side of the easterly proposed townhouse to one another,
  - connect sidewalks northeast of the proposed apartment building and the easterly proposed townhouses to the front of the garbage enclosures;
- the removal of one tree from the landscaping/site plans if warranted to accommodate the aforementioned sidewalks/ramps.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in the proposal can proceed.

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 3, 2015
File:	15-168490

Attachments

Appendix “A,” Planning Discussion

APPENDIX "A," PLANNING DISCUSSION

DATE:	November 3, 2015
FILE:	PA 15-168490
RELATED FILE:	DAV 15-155010C
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.417
SUBJECT:	Plan Approval
LOCATION:	65 & 85 Fiorentino St.
APPLICANT:	Robert Mosiondz 4581 Parliament Avenue, Suite 102 Regina, Saskatchewan S4W 0G3
RECOMMENDATION:	Approval as amended

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development would be on two lots to accommodate different condominium corporations. An agreement would be entered into between the two to allow motor-vehicles to access some parking spaces on Lot 21 via Lot 22 (both of Block 4, Plan 57439). All of the accessory parking would be outside surface parking in order to price the proposed dwelling units lower than would otherwise be the case.

In addition to the plan approval application that is the subject of this report, parking variances are required to accommodate the proposed development. That application is supported by Urban Planning and is to be considered by the Board of Adjustment.

Lot 21, Block 4, Plan 57439

The proposed development of this lot, which is shown on the submitted plans, would include:

- a four storey, apartment style multi-family dwelling, containing 71 dwelling units, 64 of which would be one or two bedrooms each;
- 95 accessory parking spaces;
- a garbage enclosure;
- sidewalks and crosswalks connecting the proposed multi-family dwelling to Fiorentino Street and to Lot 22 of said block and plan; and
- landscaping that would provide fewer trees than required but several more shrubs than required.

Of the 95 accessory parking spaces:

- 17 would be in the required south side-yard and only have motor-vehicle access from the aforementioned Lot 22;
- four would be "accessible spaces"; and

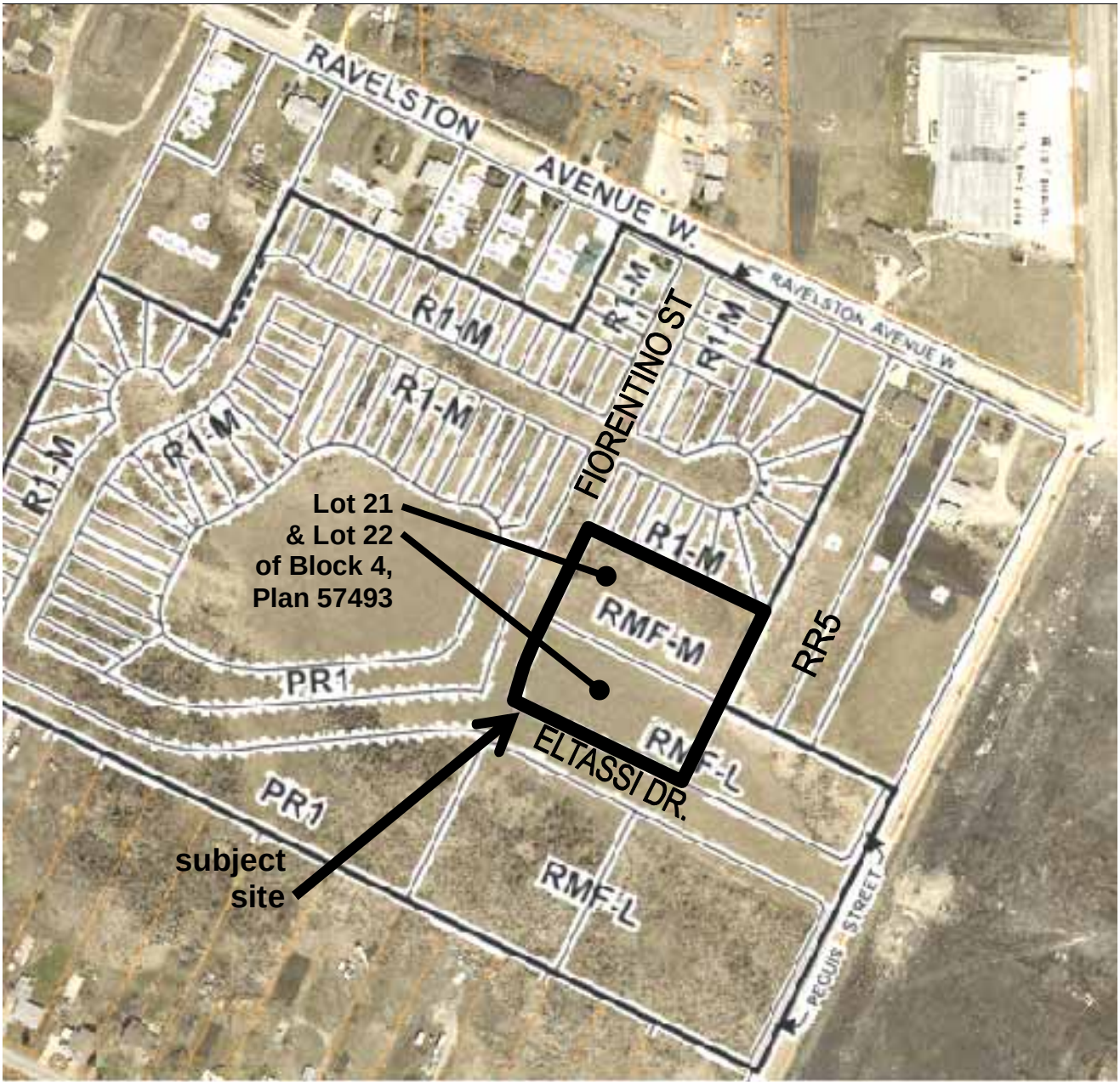
- eight would be visitor parking.

Lot 22, Block 4, Plan 57439

The proposed development of this lot, which is shown on the submitted plans, would include:

- two three-storey townhouses, each of which containing 20 dwelling units having one or two bedrooms each;
- 51 accessory parking spaces;

Figure 1: Existing Lots and Zoning, 2014 Aerial Photography **North ↑**



- a garbage enclosure;
- sidewalks and crosswalks connecting the proposed multi-family dwelling to Fiorentino Street, Eltassi Drive and to the aforementioned Lot 21; and
- landscaping that would provide fewer trees than required but several more shrubs than required.

A portion of a parking aisle would be in the required north side yard.

KEY DESIGN HIGHLIGHTS

The submitted plans show:

- that the proposed development would enhance the quality of the pedestrian environment of El Tassi Drive and Fiorentino Street because
  - the proposed residential buildings would be close to these public streets and
  - half the units in the proposed townhouses would be facing El Tassi Drive;
- that on-site pedestrian routes provide direct routes from the main building entrances and *most* ground floor dwelling units to off-site destinations; and
- that pedestrian routes to the garbage and recycling enclosures are not provided.

The *Transcona West Area Structure Plan* states, in Section 5.4.2(3), that Residential Mixed-Use Areas "shall contain… a well-defined pedestrian-oriented component that emphasizes… "internal pedestrian routes to buildings and amenities…" If the submitted plans are amended as recommended by the Urban Planning Division, they would be consistent with this policy.

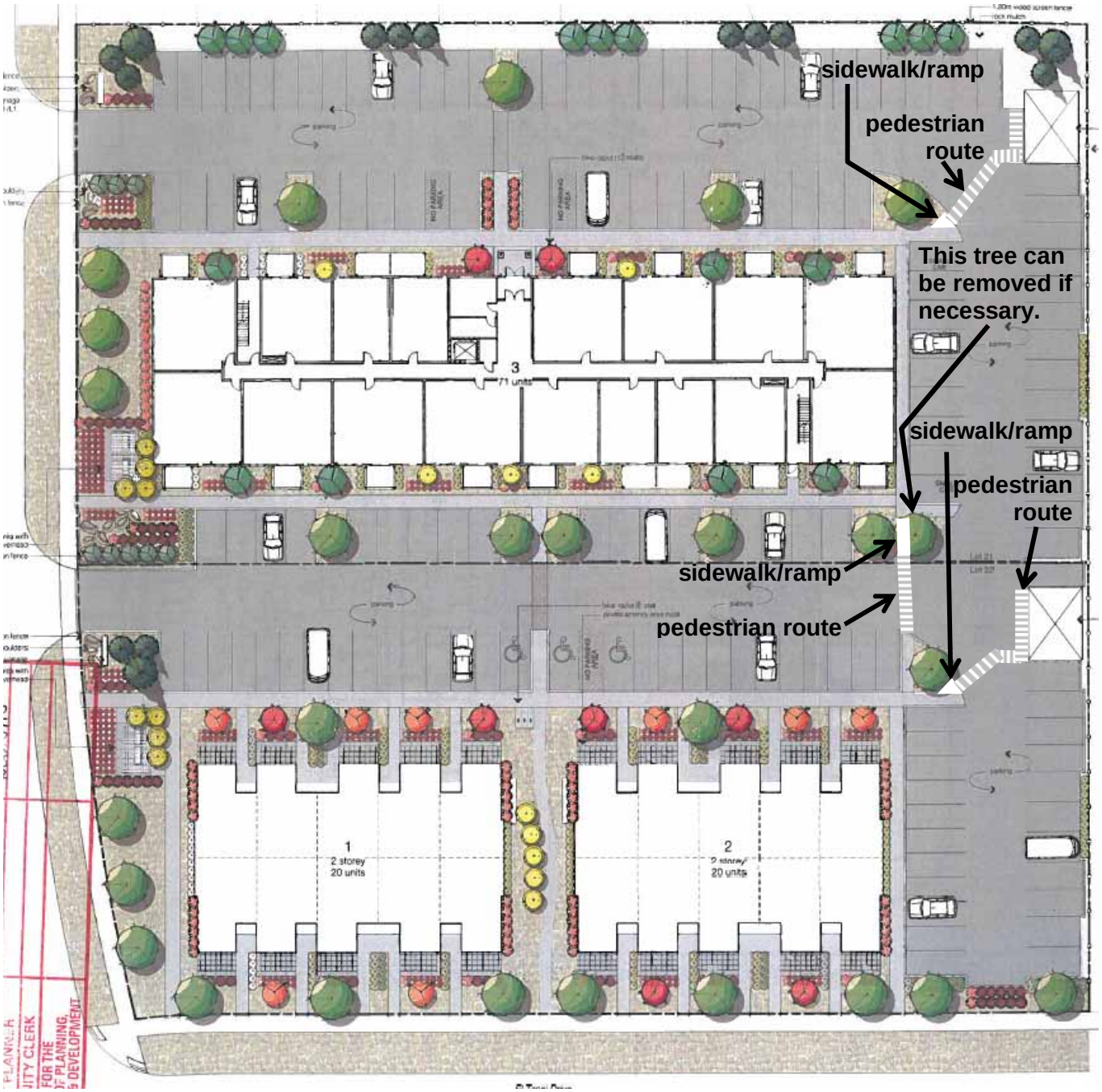
RECOMMENDATION

The Urban Planning Division recommends approval of the submitted plans as amended by the Urban Planning Division and shown on Figure 2. The amendments are:

- to connect the sidewalks along the east sides of the proposed apartment style building and the proposed easterly townhouse to one another by showing, on the landscaping/site plans, sidewalks/ramps extending to the parking aisle north of the proposed townhouses and a pedestrian crossing of that parking aisle;
- to connect the proposed sidewalks to the proposed garbage and recycling enclosures by showing, on the landscaping/site plans, sidewalks/ramps extending northeasterly to the nearest drive aisles and adding pedestrian routes to, and along the front of, the enclosures; and
- if necessary to implement the first amendment, by removing, from the landscaping/site plans, the most southeasterly proposed tree on Lot 21.

The first amendment stated above would result in a more direct route for many residents heading toward Peguis Street via El Tassi Drive. The second amendment would clearly identify pedestrian routes to the garbage enclosures.

Figure 2: Proposed Site Plan and Recommended Changes **North↑**

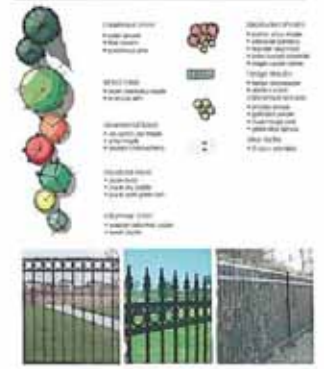


This report submitted by:
Planning, Property and Development Department
Urban Planning Division

Report prepared by:
Glen Doney



1 overall landscape plan



2 potential wrought iron fence options



3 entry signage concept

Unison Multifamily
Winnipeg

Overall Landscape Plan

L1

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To Zoning Agreement DMS2 11/11
Zoning Law No. 119/2012
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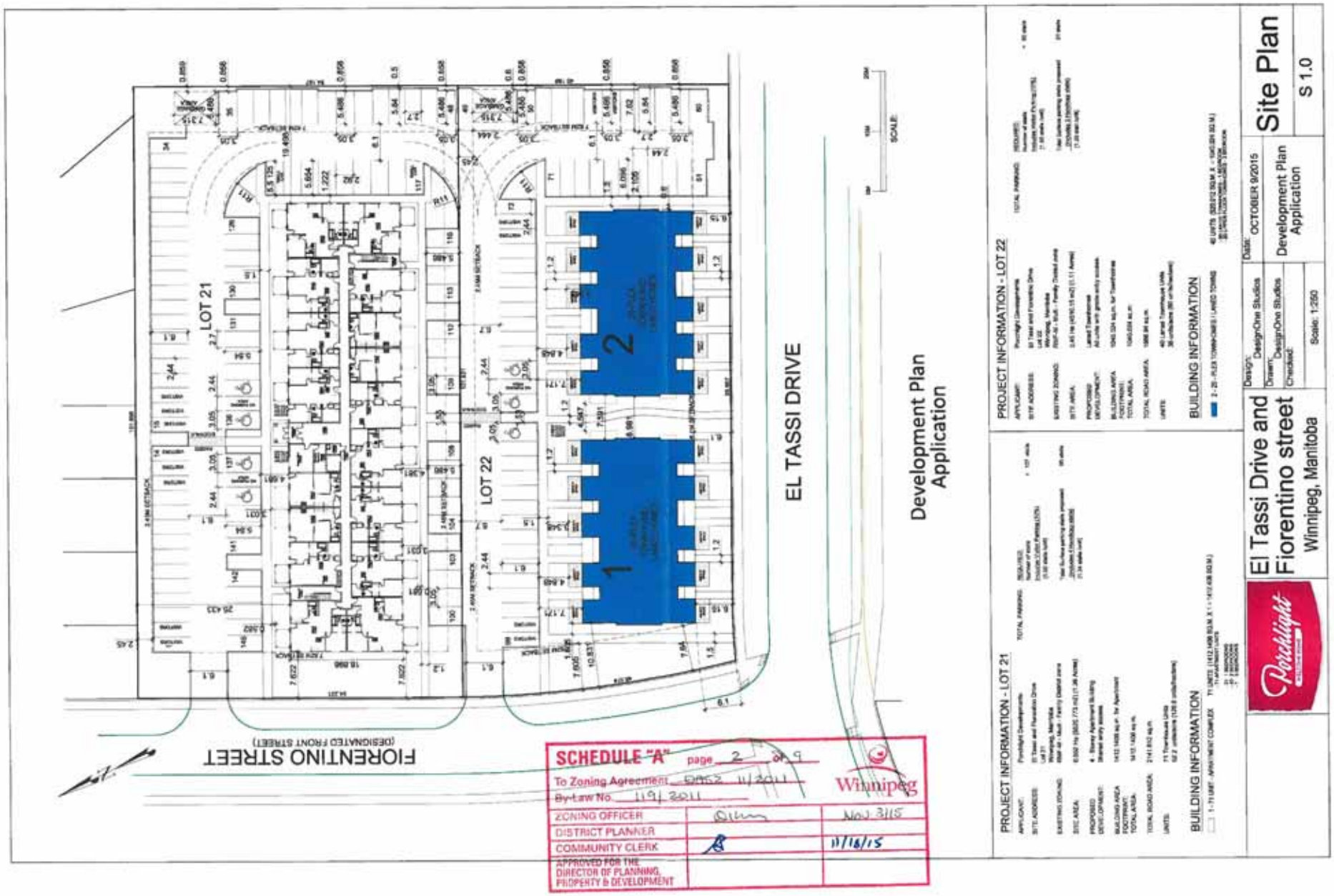

FIORENTINO STREET
(DESIGNATED FRONT STREET)
LOT 21
LOT 22
EL TASSI DRIVE
Development Plan Application
SCALE:
PROJECT INFORMATION - LOT 21
PROJECT INFORMATION - LOT 22
BUILDING INFORMATION
El Tassi Drive and Fiorentino street
Winnipeg, Manitoba
Site Plan
S 1.0
Date: OCTOBER 9/2015
Development Plan Application
Scale: 1:250
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To Zoning Agreement 0952 11/2011
By-Law No. 119/2011
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East
West
South
North
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To Zoning Agreement DASZ 11/2011
By-Law No. 11/2011
Winnipeg
Nov 8/15
11/18/15
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casola-koppe
Porchlight
Rosemino
Elevations
A3.0

SCHEDULE "A" page 4 of 9

To Zoning Agreement 0952 11/2011

By-Law No. 119/2011

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Winnipeg



NORTH ELEVATION



SOUTH ELEVATION

DISCRETIONARY USE APPLICATION PLAN

ISSUED

DATE	ISSUED FOR

DRAWING INDEX

PAGE	DESCRIPTION
C1	20 PLEX TOWNHOME FRONT AND REAR ELEVATIONS
C2	20 PLEX TOWNHOME SIDE ELEVATIONS
C3	20 PLEX TOWNHOME OVERALL FOUNDATION
C4	20 PLEX TOWNHOME OVERALL LOWER FLOOR
C5	20 PLEX TOWNHOME OVERALL MAIN FLOOR
C6	20 PLEX TOWNHOME OVERALL UPPER FLOOR

Porchlight

PROJECT TITLE

Fiorentino Project

DRAWING TITLE

20 PLEX TOWNHOME/ LANED TOWNHOMES BUILDING 1 & 2

DRAWING NOT TO BE SCALED. THE CLIENT & CONTRACTOR ARE RESPONSIBLE TO CHECK & VERIFY ALL DETAILS & DIMENSIONS ON THESE DRAWINGS PRIOR TO CONSTRUCTION. ERRORS, OMISSIONS, OR DISCREPANCIES ARE THE RESPONSIBILITY OF THE CLIENT.

DRAWN	
CHECKED	
DATE JUNE 17, 2015	C1
SCALE 3/16" = 1'-0"	

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To Zoning Agreement D462 (1201)

By-Law No. 119/2011

Winnipeg

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WEST SIDE ELEVATION



EAST SIDE ELEVATION

DISCRETIONARY USE APPLICATION PLAN

ISSUED

DATE	ISSUED FOR

DRAWING INDEX

PAGE	DESCRIPTION
C1	20 PLEX TOWNHOME FRONT AND REAR ELEVATIONS
C2	20 PLEX TOWNHOME SIDE ELEVATIONS
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C6	20 PLEX TOWNHOME OVERALL UPPER FLOOR

Porchlight

PROJECT TITLE

PROJECT TITLE

Fiorentino Project

DRAWING TITLE

20 PLEX TOWNHOME/ LANED TOWNHOMES BUILDING 1 & 2

DRAWN

CHECKED

DATE JUNE 17, 2015

SCALE 3/32" = 1'-0"

C2

SCHEDULE "A" page 6 of 9

To Zoning Agreement 0852 11/2011

By-Law No. 119/2011

Winnipeg

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DISTRICT PLANNER		
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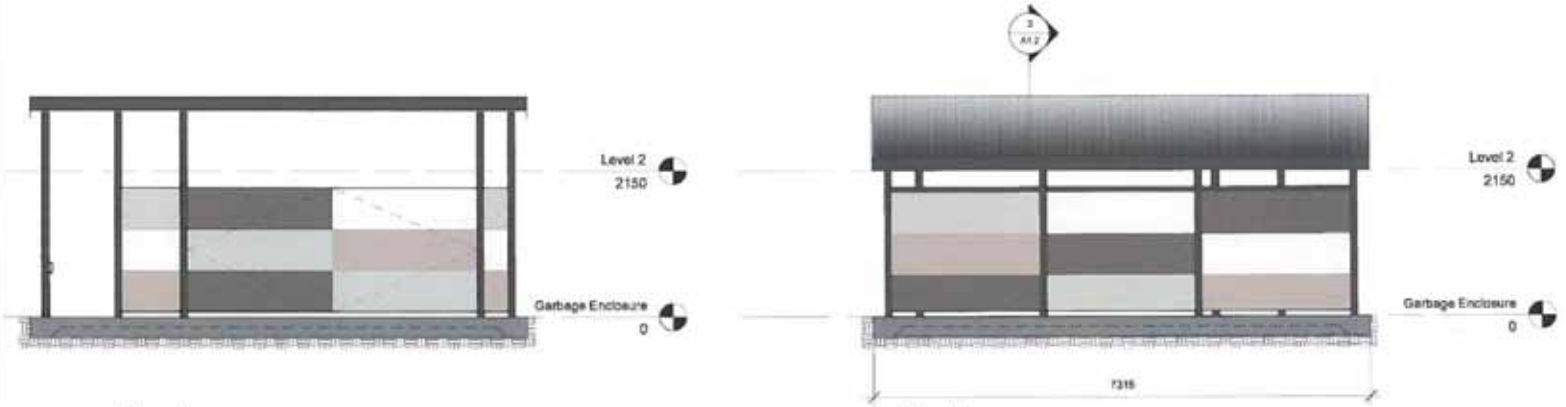
6 A1.2 East

2 A1.2 West



5 A1.2 South

4 A1.2 North

casola-koppe

Porchlight

LAYSON

Waste Enclosure

A1.2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To Zoning Agreement DAS 117/2015
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K/18/15
PUBLIC RESERVE
EL TASSI DRIVE
FUTURE DEVELOPMENT
FIORENTINO ST