Agenda – Council – October 25, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 10, 2017

Item No. 1 Rezoning – 421 Beaverhill Boulevard
(St. Boniface Ward)
File DAZ 203/2017 [c/r DAV 139088/2017D]

STANDING COMMITTEE RECOMMENDATION:

On October 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development 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 "A" for file DAZ 203/2017 dated September 22nd, 2017, to an "RMU" Residential Mixed Use district subject to the following:

    A. That, the Developer shall pay its share of the cost of the services previously installed by others in Beaverhill Boulevard along the full length of the subject property as outlined in Schedule 'B' the report of the Administrative Coordinating Group dated August 16, 2017.

    B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That, billboard signs, mobile signs, inflatable signs, digital static copy signs, or A-frame signs shall not be permitted on the entire site.

        ii. That, the maximum number of residential units shall not exceed one-hundred and seventy (170) units.

        iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed fifty-five (55) feet.

        iv. That, the minimum setback to any principal building from the east property line shall not be less than fifty (50) feet.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 10, 2017

v. That, for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, the Owner must submit plans showing the location and design of any and all proposed:

- buildings;
- accessory parking areas;
- private approaches;
- garbage enclosures;
- fencing;
- landscaping; and
- free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That, Caveat 4037975 be discharged as it affects Lot 2, Plan 50303.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 10, 2017

7. That the by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.

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

9. 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, Heritage and Downtown Development – October 10, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 18, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 10, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 2, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On September 11, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service that no representation be heard on the application, and that the public hearing be adjourned to the Riel Committee meeting on October 2, 2017 at 5:00 p.m. in the Council Building at 510 Main Street, due to improper posting of associated variances.

RE: **Rezoning – 421 Beaverhill Boulevard**
File DAZ 203/2017

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

Prepared by: **Rochelle Viray, Committee Clerk**
Riel Community Committee

Report date: **October 2, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 2, 2017, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 203/2017 dated September 22nd, 2017, to an "RMU" Residential Mixed Use district subject to the following:

    A. That, the Developer shall pay its share of the cost of the services previously installed by others in Beaverhill Boulevard along the full length of the subject property as outlined in Schedule 'B' the report of the Administrative Coordinating Group dated August 16, 2017.

    B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That, billboard signs, mobile signs, inflatable signs, digital static copy signs, or A-frame signs shall not be permitted on the entire site.

        ii. That, the maximum number of residential units shall not exceed one-hundred and seventy (170) units.

        iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed fifty-five (55) feet.

        iv. That, the minimum setback to any principal building from the east property line shall not be less than fifty (50) feet.

        v. That, for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, the Owner must submit plans showing the location and design of any and all proposed:

- buildings;
- accessory parking areas;
- private approaches;
- garbage enclosures;
- fencing;
- landscaping; and
- free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That, Caveat 4037975 be discharged as it affects Lot 2, Plan 50303.

3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (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 by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.

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

9. 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 Riel Community Committee provided the following supporting reasons for its recommendation:

1. I've never seen so much support for an infill project; the proponent has done their work, held an open house, and answered concerns from residents.
2. The rezoning is cleaning up the area's use; GymKids is conforming to the land use it is intended for.
3. From a City of Winnipeg perspective, the project is providing the density needed for us to be a thriving city.
4. This conforms to Plan Winnipeg and Complete Communities.
5. It is well received by the community; good community engagement.

PUBLIC HEARING SUMMARY

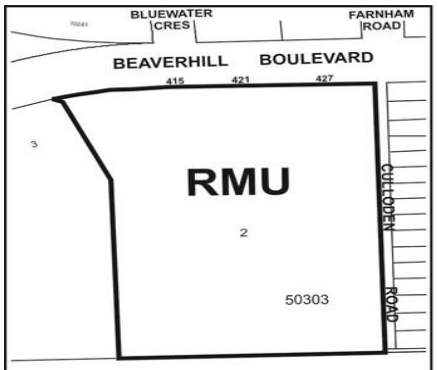
File: DAZ 203/2017

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Lukes
Councillor Mayes

Public Hearing: October 2, 2017
September 11, 2017 (insert previous date)
Council Building, 510 Main Street

Applicant: Sherwood Developments Ltd. (Louis Pereira)

Subject:



APPLICANT : SHERWOOD DEVELOPMENTS LTD.
FILE : DAZ 203/17
PROPOSAL : To rezone the land shown outlined above from an "RMF-L" RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow for the establishment of multi-family dwelling uses and the replacement of the existing Personal Service use. **For information, phone Ms. E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR : SHERWOOD DEVELOPMENTS LTD.
N° DE DOSSIER : DAZ 203/17
PROJET : Modifier le zonage du bien-fonds indiqué ci-dessus en le faisant passer de la catégorie RMF-L (secteur de grandes habitations multifamiliales) à la catégorie RMU (secteur résidentiel polyvalent) afin de faciliter l'aménagement d'habitations multifamiliales et le remplacement des services personnels existants. **Pour plus de renseignements, veuillez communiquer avec Mme. E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 421 Beaverhill Boulevard

Exhibits Filed:

1. Application dated June 23, 2017
2. Notification of Public Hearing dated July 25, 2017
3. Manitoba Status of Title 2876233/1
4. Surveyor's Building Location Certificate and sketch dated May 11, 2017
5. Zoning Agreement for File DASZ 31/2006 between The City of Winnipeg and 4744081 Manitoba Ltd.
6. Caveat 4037975
7. Plans (7 pages)
8. Communication dated August 10, 2017, from Margaret Zellis-Skiba in support of the application
9. Report from the Urban Planning Division dated September 5, 2017
10. Communication dated September 9, 2017, from Ed and Lynda Taylor in support of the application
11. Communication dated September 7, 2017, from Leo and Jacquie Timmerman in opposition of the application
12. Communication dated September 11, 2017, from Bob and Catherine Laye in support of the application
13. Revised Notification of Public Hearing dated September 1, 2017
14. Revised Report from the Urban Planning Division dated September 22, 2017
15. Communication dated September 18, 2017, from Linda and Brian Turczak in support of the application
16. Inspection Report
17. Petition in support of the application purporting to contain the signatures of 24 area residents, submitted by Louis Pereira
18. Communication dated October 2, 2017, from Linda Decloux in opposition to the application
19. Petition in opposition to the application purporting to contain the signatures of 20 area residents, submitted by Brigit Enns
20. Petition in support of the application purporting to contain the signatures of 193 area residents, submitted by Louis Pereira

REPRESENTATIONS:

In Support:

Peggy Glassco
Bob and Catherine Laye
Brigitte Pereira
Jason Pereira
Louis Pereira
Ed and Lynda Taylor
Linda and Brian Turczak
Margaret Zellis-Skiba

In Opposition

Linda Decloux
Brigit Enns
Kara Godin
Leo and Jacquie Timmerman

For Information:

Art Mogk
Elizabeth Mogk

For the City:

R. Mahe, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department

Exhibit "14" referred to in File DAZ 203/2017

ADMINISTRATIVE REPORT

Title: DAZ 203/17 – 421 Beaverhill Blvd

Issue: An application for consideration at the Public Hearing to rezone the subject property from "RMF-S" Residential Multi-Family Small to "RMU" Residential Mixed-Use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
E. Finnigan	B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DAZ 203/2017 dated September 22nd, 2017, to an "RMU" Residential Mixed Use district subject to the following:

    A. That, the Developer shall pay its share of the cost of the services previously installed by others in Beaverhill Boulevard along the full length of the subject property as outlined in Schedule 'B' the report of the Administrative Coordinating Group dated August 16, 2017.

    B. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That, billboard signs, mobile signs, inflatable signs, digital static copy signs, or A-frame signs shall not be permitted on the entire site.

        ii. That, the maximum number of residential units shall not exceed one-hundred and seventy (170) units.

        iii. That, excluding projections permitted under the Zoning By-Law, the maximum height of any building on the land shall not exceed fifty-five (55) feet.

        iv. That, the minimum setback to any principal building from the east property line shall not be less than fifty (50) feet.

v. That, for those portions of the Owner's Land zoned "RMU" Residential Mixed Use, the Owner must submit plans showing the location and design of any and all proposed:

- buildings;
- accessory parking areas;
- private approaches;
- garbage enclosures;
- fencing;
- landscaping; and
- free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

2. That, Caveat 4037975 be discharged as it affects Lot 2, Plan 50303.
3. That, in lieu of the dedication of land, the Developer shall provide a cash payment representing ten percent (10%) of the appraised value of the Development Application, as determined by the City.
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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 by-law shall come into force and effect 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 (1) 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 expiry of the one year period and Council approves the extension.
8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
9. 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 is proposing to rezone the site from "RMF-S" Residential Multi-Family Small to "RMU" Residential Mixed-Use for the future development of two four-storey multi-family buildings and a single storey commercial building for a personal service use (i.e., Gymkids). The proposed multi-family buildings will contain a total of 168 residential units.
- Rezoning applications 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 property will be rezoned from RMF-S to RMU with a zoning agreement further restricting the property.

HISTORY

DASZ 31/2006

- On September 27, 2006, the subject property was consolidated and rezoned to RMF-S (Residential Multi-Family Small) to allow for the construction of thirty-four (34) one storey condo units. A zoning agreement was included as a condition of approval for the rezoning. The following conditions were included in the zoning agreement:

    A. That prior to new construction on the proposed "RMF-S" site detailed site plans illustrating the location of all proposed buildings or new additions, building profiles, parking areas, approaches, landscaping, garbage enclosures, signage and fencing be submitted and approved by the Director of Planning, Property and Development and the Riel Community Committee prior to the issuance of building permits.

    B. That the east yards of proposed lots 19 – 26 be maintained at a minimum of twenty-five (25) feet between the projected east walls of the units on those lots and the east property line of those lots. That the east side yard of proposed lot 27 be established and maintained at twenty-five (25) feet between the east wall of the building to be constructed on that lot and the east property line.

    C. That the maximum number of dwelling units permitted on the subject site is thirty-four (34) and the maximum building height of any new structure is one (1) storey.

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan
Date:	September 22nd, 2017
File No.	DAZ 203/17

1.	Appendix A	Planning Discussion
2.	Schedule “A”	Recommended File No. DAZ 203/2017 Riel Community Committee, dated September 22, 2017
3.	Schedule “B”	Report of the Administrative Working Group – August 16, 2017
4.	Appendix B	Plan Approval Design Guidelines

APPENDIX 'A'

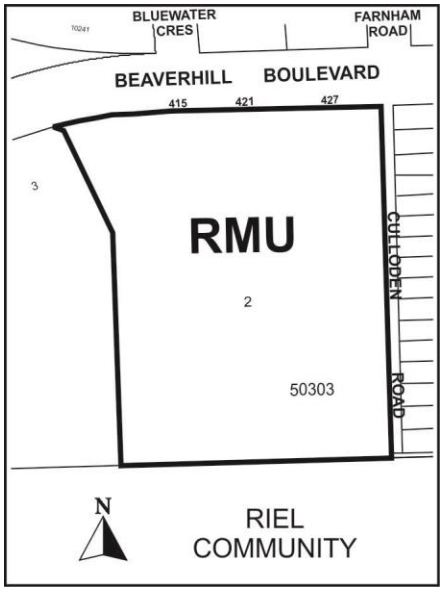
DATE: September 22nd, 2017
FILE: **DAZ 203/17**

RELATED FILES: DAV 17-139088/D

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.551 - Niakwa Place Neighbourhood

SUBJECT: To rezone the subject property from "RMF-S" Residential Multi-Family Small to "RMU" Residential Mixed-Use.

LOCATION: 421 Beaverhill Blvd.



APPLICANT: Louis Pereira
554 St Mary's RD Unit 400
Winnipeg , Manitoba R2M 3L5

OWNER: Louis Pereira
554 St Mary's RD Unit 400
Winnipeg, Manitoba R2M 3L5

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject site is located on the south side of Beaverhill Boulevard between Farnham Road and Willowlake Crescent, north of Bishop Grandin Boulevard, in the Niakwa Place neighbourhood of the St. Boniface Ward.
- The site is approximately **4.2 acres in area** and is currently occupied by two buildings.
- The site is located within the Areas of Stability – Recent Communities policy area of the Complete Communities Direction Strategy and is zoned "RMF-S" Residential Multi-Family Small.

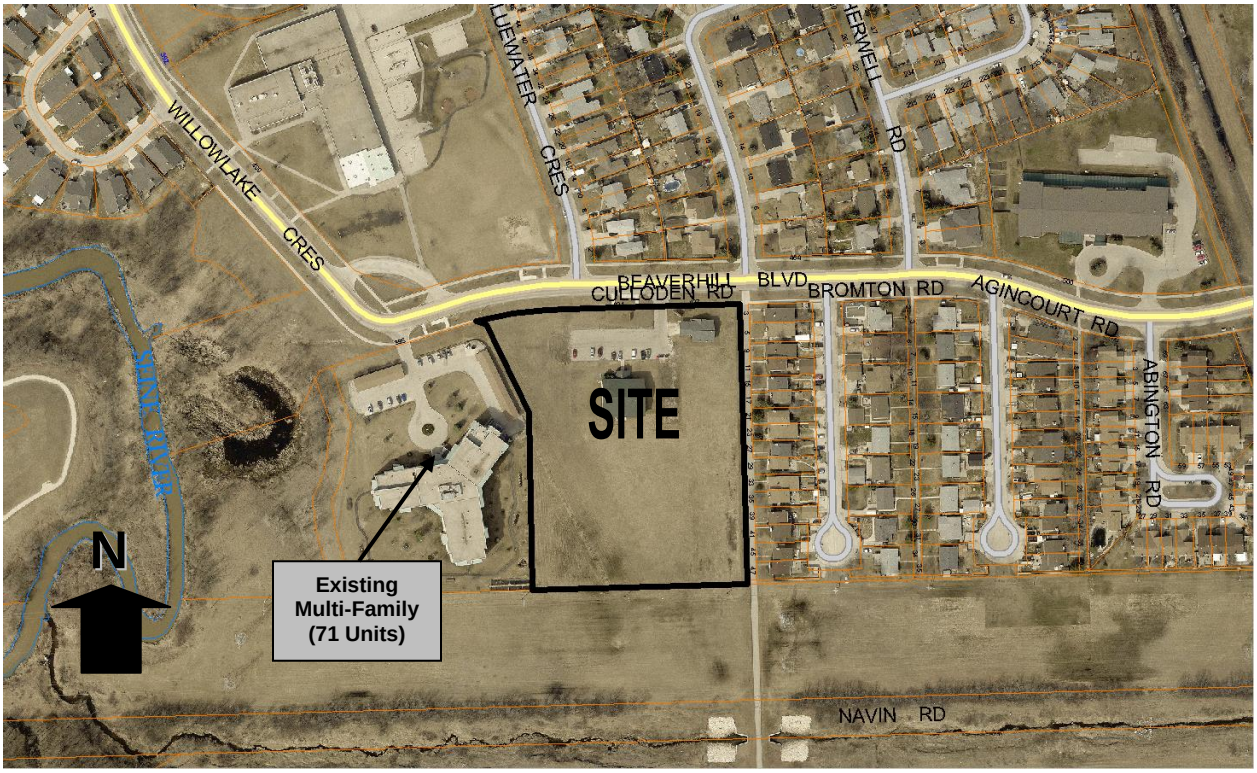


Figure 1: Site map of subject property and surrounding neighbourhood *(flown 2016)*

SURROUNDING LAND USES AND ZONING (See Figure 2)

North: Beaverhill Boulevard, then semi-detached dwellings and single-family residential uses zoned R2 (Residential Two-Family), and École Guyot on land zoned PR2 (Parks and Recreation 2 (Community).

South: Predominantly vacant land less some Manitoba Hydro transmission towers zoned RMF-M (Residential Multi-Family Medium) and RR5 (Rural Residential 5), then Bishop Grandin Boulevard.

East: A cycling/pedestrian pathway, then semi-detached dwellings zoned R2 (Residential Two-Family).

West: Multi-Family residential building (71 units) zoned RMF-S (Residential Multi-Family Small), then vacant City owned land zoned RMF-M (Residential Multi-Family Medium), then the Seine River.

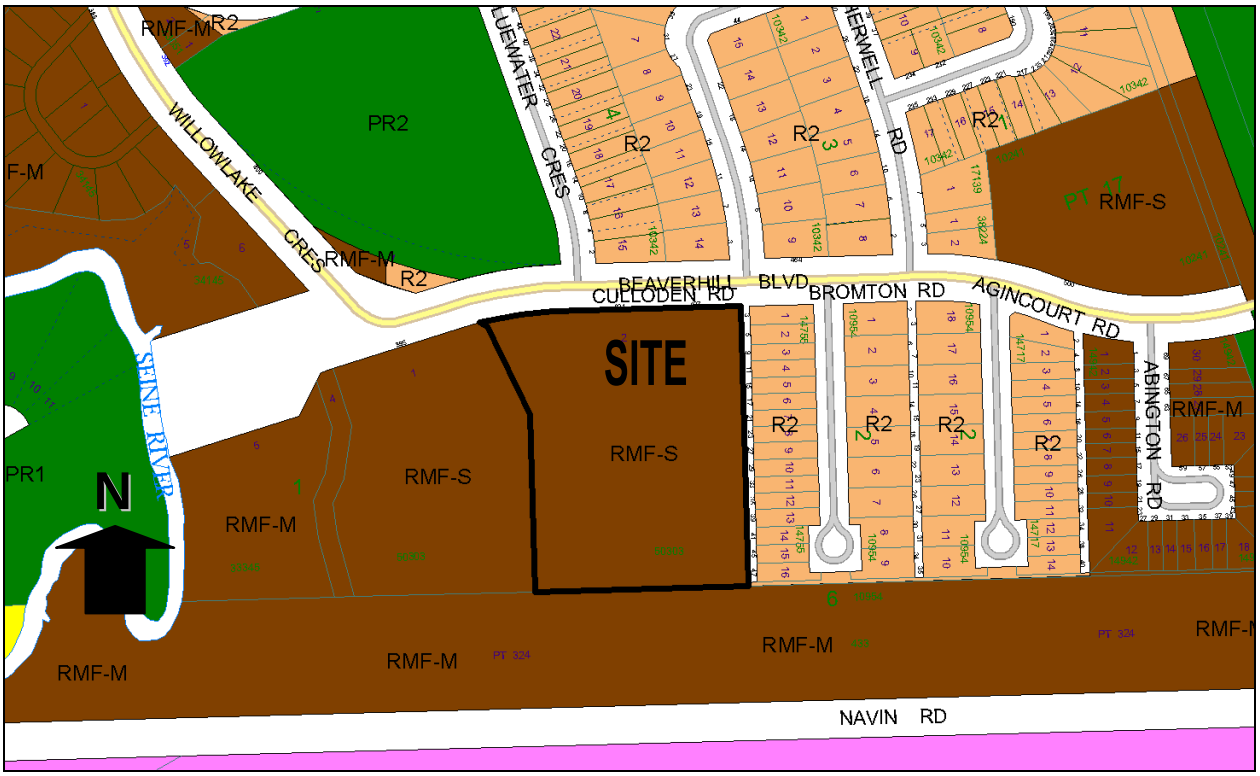


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct two four-storey multi-family buildings and a single storey commercial building for a personal service use (i.e., Gymkids). The proposed multi-family buildings will contain a total of 168 residential units.
- The proposed commercial building will be approximately 4,995 square feet and will be located at the northwest corner of the property along Beaverhill Boulevard. The commercial building will have its own surface level parking area comprising a total of 24 parking spaces.
- Two pedestrian access points are proposed to the site. One access at Beaverhill Boulevard and a second access from the east side of the property connecting the site to the pedestrian/cycling pathway.
- The multi-family buildings will include a surface level accessory parking area (79 stalls) as well as an underground parking area (161 stalls).
- The development will include 66 bicycle parking spaces.
- There is also an associated variance application for a reduced front yard to the commercial building and a reduced rear yard to one of the multi-family buildings (see DAV 17-139088/D).

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 long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Area of Stability – Recent Community" in *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.
- With regard to this proposal, the key policies guiding the development of Areas of Stability include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and that address the transition between new and existing development.
    - Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.
    - Support Complete Communities by ensuring diverse and high quality housing stock.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Support a mix of commercial services and employment uses that serve the local community.
- Infill development is discussed within the Recent Communities introduction under the *Complete Communities Direction Strategy*, that states:
    - Recent Communities can also accommodate some infill development to increase housing choice, increase options for aging in place, and to maximize the use of existing infrastructure.

CURRENT ZONING DISTRICT:

"RMF-S" Residential Multi-Family Small

The RMF zone is intended to accommodate the development of multi-family units in areas with medium to high residential densities. The dimensional standards for multi-family structures in the RMF-S zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum interior side yard of 4 feet, a minimum corner side yard of 5 feet and, a maximum building height of 35 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 1250 square feet.

PROPOSED ZONING DISTRICT:

"RMU" Residential Mixed-Use District

The RMU zone is intended to facilitate the development of primarily medium to higher-density residential development, though it also may contain limited small-scale commercial, institutional, recreational, and service facilities needed to support residential development. The dimensional standards for multi-family structures in the RMU zone are: a minimum front yard of 20 feet; a minimum rear yard of 25 feet; a minimum side yard of 5 feet (where the 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) and, a maximum building height of 100 feet. The minimum lot area is 9,000 square feet and the minimum lot area per dwelling unit is 500 square feet.

Reason for the Rezoning

The applicant is proposing to construct two four-storey multi-family buildings (total units 168; lot area per dwelling unit of 1,089 square feet) and a single storey commercial building. The RMF-S zone has a minimum lot area per dwelling unit of 1250 square feet and a maximum building height of 35 feet. The RMF-S zone also does not permit commercial uses. As such, a rezoning to RMU is required.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- As noted above, the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy* supports infill development that is context sensitive and complementary to the existing scale, character, and built form of the neighbourhood. As part of analyzing whether a project is "complementary" to existing development, the Urban Planning Division takes into consideration such things as land use, building heights, built-form, density, setbacks, parking, site access, and landscaping/buffering.

Land Use

- From a land use perspective, the subject property is located along a collector street characterized by multi-family residential uses, an institutional use (École Guyot), semi-detached dwellings, and single-family dwellings. A 5-storey multi-family building comprising 71 units is located on the neighbouring property to the west. As such, the proposal to develop a multi-family project on the subject property is consistent with existing development in the area.
- It is also important to note that the subject property is one of the last sites in the Niakwa Place/Southdale Neighbourhood that has good access, is fully serviced and is large enough to accommodate a multi-family residential housing development of this scale.

Scale and Built Form

- From the perspective of scale and built form, at its tallest point the buildings will measure 53 feet 2 inches, however, the bulk of the buildings will be 46 feet tall (4-storeys) which is shorter than the existing neighbouring multi-family residential building to the west. It is also important to note that on the east side of the site adjacent to the existing semi-detached dwellings, a 55 foot setback is proposed to help minimize the visual impact of the building mass. The design of the buildings with varying articulations, a combination of cladding materials and colours, as well as the addition of a water feature/amenity space between the buildings helps to break-up the massing of the development which also minimizes the impact on the neighbouring properties.

Landscaping

- The development includes a substantial amount of landscaping especially along the perimeter of the site helping to buffer the adjacent semi-detached dwellings as well as enhance the overall look of the streetedge along Beaverhill Boulevard.
- The development also includes ground floor suites with garden areas that resemble the appearance of a front yard on typical single-family property.

Density

- From a density perspective, the proposed development has a density calculation of 1,089 square feet of lot area per dwelling unit which is marginally higher than the density permitted under the property's current zoning district, RMF-S, in which the minimum lot area per dwelling unit is 1250 square feet. The proposed density is higher than the density of the adjacent multi-family residential building which is approximately 1,920 square feet of lot area per dwelling unit.

Aging in Place

- The *Complete Communities Direction Strategy* defines complete communities "as places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another." A key component of a "complete community" is providing older residents with housing options which allow them to downsize while continuing to live in the same neigbhourhood (also referred to as "aging in place"). The subject development is proposed to provide rental accommodation targeted to people aged 50+, an age cohort that appears to be growing in the Niakwa Place/Southdale neighbourhood. According to the Census information available for the Niakwa Place neighbourhood, between 2006 to 2011 the number of people aged 50+ grew by 12 percent.

Transportation and Parking

- From a transportation perspective, the subject property is located along a collector street with access to three bus routes (route #57; #75; and #96) and in close walking distance to Bishop Grandin Boulevard (approximately 600 feet) where there is access to two bus routes (route #59 and #75). The subject site is also located next to an active transportation pathway that connects to the Bishop Grandin Greenway.
- The applicant is proposing to provide 264 parking stalls which complies with the parking requirements prescribed in the City of Winnipeg Zoning By-law. The majority of the parking stalls (i.e., 161 stalls) will be located underground while the surface level parking areas will all be screened from the street by either the commercial building or the multi-family buildings.
- It should also be noted that on-street parking is permitted in front of the subject property on Beaverhill Blvd.

Commercial Use

- The proposal to construct a small-scale commercial building on the site to allow GymKyds to continue to operate on the site is an asset to the community. As noted above, the Areas of Stability – Recent Communities policy area under the *Complete Communities Direction Strategy* supports a mix of commercial services that serve the local community. GymKyds has been operating on the site for over a decade providing recreational, non-competitive gymnastic lessons for children in the area as well as before and after school programs.

COMMUNITY CONSULTATION

- The applicant held an open house on August 10th, 2017 at the Southdale Community Centre. Approximately 70 people attended. The applicant provided a presentation of the project.

RECOMMENDED ZONING AGREEMENT

Signage

- The Public Service is recommending a restriction on the type of signs permitted on the property. This clause is being included to ensure future commercial uses operate in a manner that is consistent with the primarily multi-family residential character of the site and primarily non-commercial character of the surrounding area.

Setback & Height

- To the east of the subject property are a number of two-storey semi-detached dwellings. While the applicant is proposing a significant east side yard setback of 55 feet, the Public Service is recommending this setback be restricted in the Zoning Agreement to 50 feet. This setback is recommended to help ensure compatibility between the existing semi-detached dwellings and the proposed development with respect to height.
- To limit the potential shadowing of the R2 zoned properties to the east by the proposed development and recognizing the maximum building height permitted in the RMU zone is 100 feet, the Public Service is recommending that the maximum height of any building on the site be restricted to 55 feet.

Density

- Recognizing the RMU zone permits a density of 500 square feet of lot area per dwelling unit which would permit 365 units on the subject property, the Public Service is recommending a restriction on the number of units permitted on the property to one-hundred and seventy (170) units which is a more appropriate density given the context of the surrounding neighbourhood.

Plan Approval

- The Public Service is recommending that final plans be submitted to the Director of Planning, Property and Development and Riel Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning Division and the Riel Community Committee to review final plans and design details before development takes place on the site. Recommended design guidelines, for approval are included in Appendix B to assist in the plan package evaluation.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg.
- As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed to the City for parks purposes.

- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The City is requesting cash in lieu for this application.

RECOMMENDATION

The Urban Planning Division recommends **approval with conditions** for the following reason:

- The proposal is consistent with the policies guiding development in the *Areas of Stability – Recent Communities policy area* in the *Complete Communities Direction Strategy* which supports context sensitive infill development that addresses the transition between new and existing development and supports a mix of commercial services that serve the local community.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DAZ 203/17

Schedule "A" for File No. DAZ 203/17, Riel Community Committee, dated September 22nd, 2017.

By-Law No. _____

File No. **DAZ 203/17**

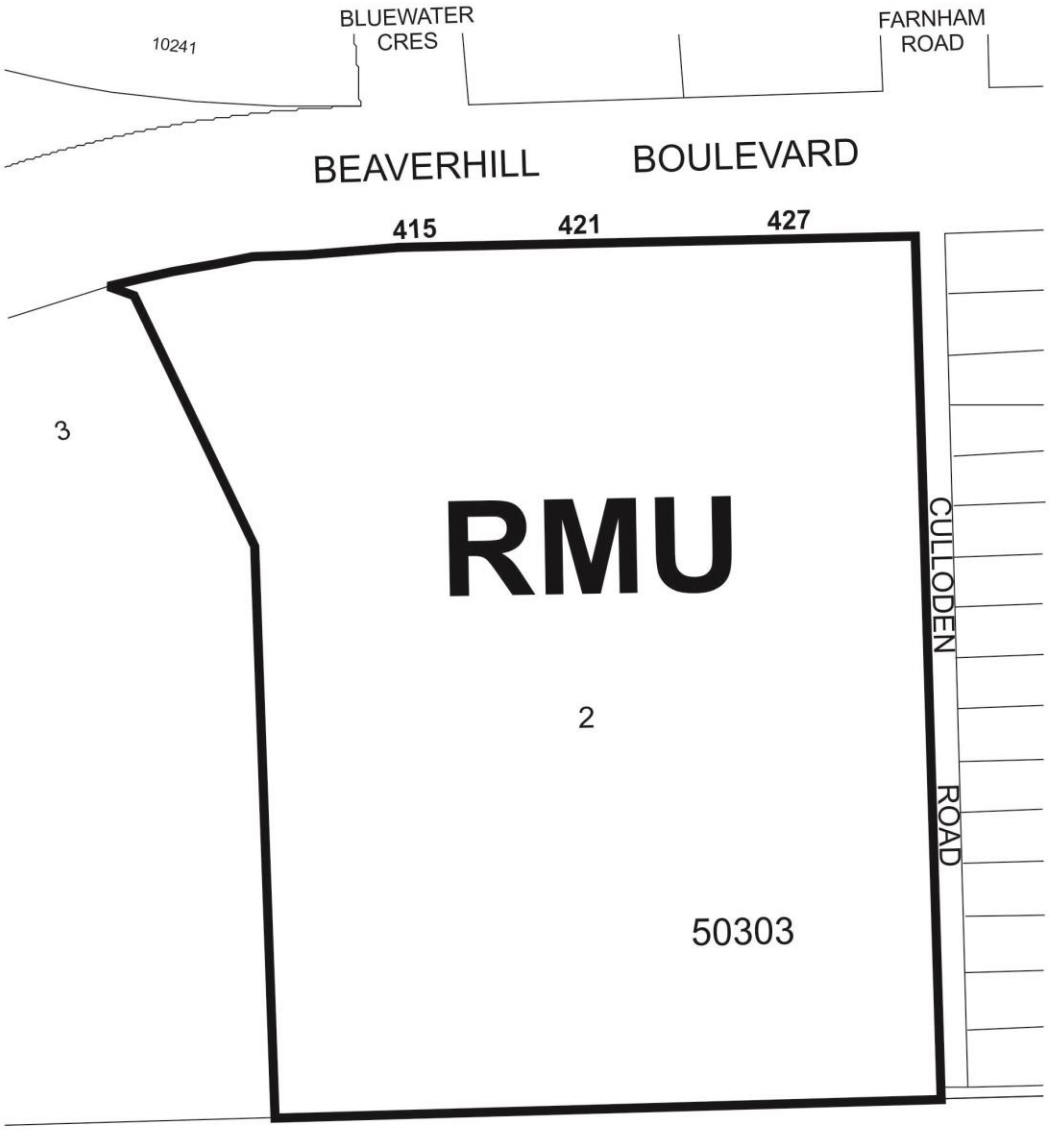
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Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 421 Beaverhill Boulevard from an "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to an "RMU" RESIDENTIAL MIXED USE DISTRICT to allow for the establishment of multi-family dwelling uses and the replacement of the existing Personal Service use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE CO-ORDINATING GROUP – August 16, 2017

RE: PROPOSED REZONING OF LAND LOCATED AT 421 BEAVERHILL BOULEVARD – DAZ 203/2017

It is recommended that the approval of DAZ 203/2017, if granted, be subject to the applicant addressing the following item:

The Developer shall, pay its share of the cost of the following services previously installed by others, in Beaverhill Boulevard along the full length of the subject property abutting Beaverhill Boulevard:

a) A 5.0m wide by 200mm thick Portland cement concrete lane of pavement and all related works,

b) Street lighting in the south boulevard,

c) Landscaping in the south boulevard,

d) A 1.5m in width by 100mm in thickness Portland cement concrete sidewalk.

as determined by the Director of Public Works.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DAZ 203/2017
September 25, 2017

"*Original Signed by G. Jasper"*
G.V. Jasper P. Eng.,
Land Development Branch

"*Original Signed by C. Desjardine"*
C.J. Desjardine P. Eng.
Public Works Department

APPENDIX 'B' Design Guidelines

Plan Approval Design Guidelines for DAZ 203/2017 – 421 Beaverhill Blvd

1. Site Planning

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

1.2 Parking areas should be located below, behind or beside buildings. Surface parking areas behind or beside buildings should be screened with landscaping.

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

1.4 Universally accessible connections should be linked to the sidewalk along Beaverhill Blvd.

2. Building Orientation and Design

2.1 The building façades should be well-articulated and should avoid featureless building massing.

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

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

3. Landscaping

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

3.2 High-quality landscaping is required along the streetfront of the development (i.e. Beaverhill Blvd) and along the side and rear yards.

Exhibit "9" referred to in File DAZ 203/2017

ADMINISTRATIVE REPORT

Title: DAZ 203/17 – 421 Beaverhill Blvd

Issue: An application for consideration at the Public Hearing to rezone the subject property from "RMF-S" Residential Multi-Family Small to "RMU" Residential Mixed-Use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
E. Finnigan	B. Smith	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **adjournment** of the application for a rezoning under Winnipeg Zoning By-Law No. 200/2006 due to improper posting.

REASON FOR THE REPORT

- Due to an administrative error of the Public Service, inaccurate information was listed on posters displayed on site resulting in improper posting of the rezoning and associated variances. As per statutory requirements, a revised rezoning and variance notice will be posted onsite as well as in local newspapers, and the application will be adjourned until the next Community Committee meeting in October.
- Rezoning applications 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 rezoning application will be **adjourned**.

HISTORY

N/A

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan
Date:	September 5th, 2017
File No.	DAZ 203/17