Agenda – Council – May 16, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

Item No. 6 Subdivision and Rezoning – Crestmont Drive (St. Vital Ward) File DASZ 27/2018

STANDING COMMITTEE RECOMMENDATION:

On May 7, 2019, 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 subdivision under Development Application No. DASZ 27/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 29, 2019 and attached as Schedule "A" to this report, 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 lands to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated March 29, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 3.96 metres (13 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of Planning, Property and Development.

        ii. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;
            f. screening and landscaping; and
            g. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the Riel Community Committee and the City's Director of Planning, Property and Development ("Director") 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.

iii. *Deleted*

3. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 27/2018, as determined by the City's Director of Planning, Property and Development, subject to consideration of the land previously dedicated under DASZ 21/2014.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

STANDING COMMITTEE RECOMMENDATION (continued):

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with 7 and 8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

11. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 23, 2019

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 7, 2019, 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 April 23, 2019, 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 April 8, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2.A.i., delete "4.57 metres (15 feet)", and replace with "3.96 metres (13 feet).
- Delete Recommendation 2.A.iii. in its entirety.
- In Recommendation 4, add the following after "Property and Development": "subject to consideration of the land previously dedicated under DASZ 21/2014."

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Subdivision and Rezoning / Zoning Agreement Amendment – Crestmont Drive**
File DASZ 27/2018

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: **April 10, 2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2019, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the subdivision under Development Application No. DASZ 27/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated March 29, 2019 and attached as Schedule "A" to this report, 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 lands to an "RMF-S" Residential Multi-Family (Small) District as shown on the map dated March 29, 2019 and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of ***3.96 metres*** ~~***4.57 metres***~~ (***13*** ~~***15***~~ feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.

        ii. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. garbage enclosures;
            e. fencing;

f. screening and landscaping; and
g. free-standing signage

on the Owner's Land ("Works") to the Riel Community Committee and the City's Director of Planning, Property and Development ("Director") 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.

~~***iii. That any attached garage or car port, accessory to a single- or two-family dwelling, must be located no more than three feet in front of a line adjacent to, and parallel with, the front wall of the dwelling unit to which it is accessory.***~~ ***Deleted***

3. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 27/2018, as determined by the City's Director of Planning, Property and Development, ***subject to consideration of the land previously dedicated under DASZ 21/2014.***

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with 7 and

8 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

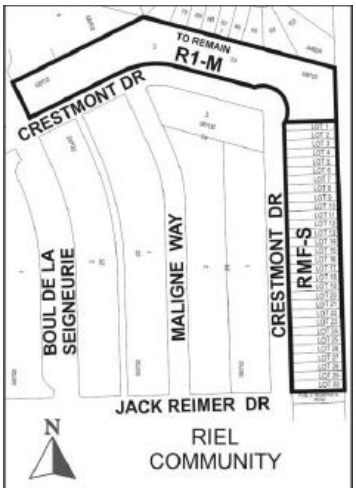
11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Bonavista is a great area – tends to develop in a more dense matter than other areas.
2. Fraipoint park is a tremendous community asset.
3. This is an attempt to further densify the neighbourhood.

PUBLIC HEARING SUMMARY

File:	DASZ 27/2018
Before:	Riel Community Committee Councillor Chambers, Chairperson Councillor Allard Councillor Mayes
Public Hearing:	April 8, 2019 Council Building, 510 Main Street
Applicant:	Genstar Development Company (Marc Brown)
Subject:	

APPLICANT: Genstar Development Company
FILE: DASZ 27/2018
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 a "RMF-S" RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the establishment of thirty (30) residential zoning lots and to facilitate the construction of fifteen (15) two-family dwellings. Part Lot 3, Block 23 is to remain "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT. **For information, phone Ms. S. Jerez, Planner at 204-986-7175.**
DEMANDEUR: Genstar Development Company
N° DE DOSSIER: DALZ 27/2018
PROJET: Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) visant à changer le zonage des sols délinéés ci-dessus qui passeraient de la catégorie R1-M (secteur d'habitations unifamiliales moyennes) à la catégorie RMF-S (secteur de petites habitations multifamiliales) afin de permettre l'aménagement de trente terrains résidentiels à lotir ainsi que la construction de quinze habitations bifamiliales. Le lot partiel 3 du bloc 23 (Part Lot 3, Block 23) demeurera un secteur d'habitations unifamiliales moyennes R1-M. **Pour plus de renseignements, veuillez communiquer avec Mme S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected:	North East Corner of De La Seigneurie Boulevard and Crestmont Drive
Exhibits Filed:	1. Application dated December 21, 2018 2. Notification of Public Hearing dated February 21, 2019 3. Manitoba Status of Title 2821557/1 4. Caveat 4683952/1, 4683953/1, 4683954/1 5. Plans (1 page) 6. Report from the Urban Planning Division dated March 29, 2019 7. Inspection Report

REPRESENTATIONS:

In Support:

Marc Brown
Brock Feenstra
Kurtis Sawatzky

In Opposition

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
J. Hildebrand, Planner, Planning, Property and Development Department

Exhibit “6” referred to in File DASZ 27/2018

ADMINISTRATIVE REPORT

Title: DASZ 27/2018 – Crestmont DR

Issue: For consideration at the public hearing for subdivision and rezoning for the establishment of 30 residential zoning lots for side by side townhouse style dwellings.

Critical Path: Riel Community Committee as per the Development Procedures By-law and The City of Winnipeg Charter

AUTHORIZATION

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

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 27/2018 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated March 29, 2019 and attached as Schedule “A” to this report, 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 lands to an “RMF-S” Residential Multi-Family (Small) District as shown on the map dated March 29, 2019 and attached as Schedule “A” to this report, subject to the following conditions:
   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:
      i. Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 4.57 metres (15 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.
      ii. The Owner must submit plans showing the location and design of any and all proposed:
         i) buildings;
         ii) accessory parking areas;
         iii) private approaches;
         iv) garbage enclosures;
         v) fencing;

vi) screening and landscaping; and

vii) free-standing signage

on the Owner's Land ("Works") to the Riel Community Committee and the City's Director of Planning, Property and Development ("Director") 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.

iii. That any attached garage or car port, accessory to a single- or two-family dwelling, must be located no more than three feet in front of a line adjacent to, and parallel with, the front wall of the dwelling unit to which it is accessory.

3. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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11. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- 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 property may be rezoned and subdivided, subject to conditions.

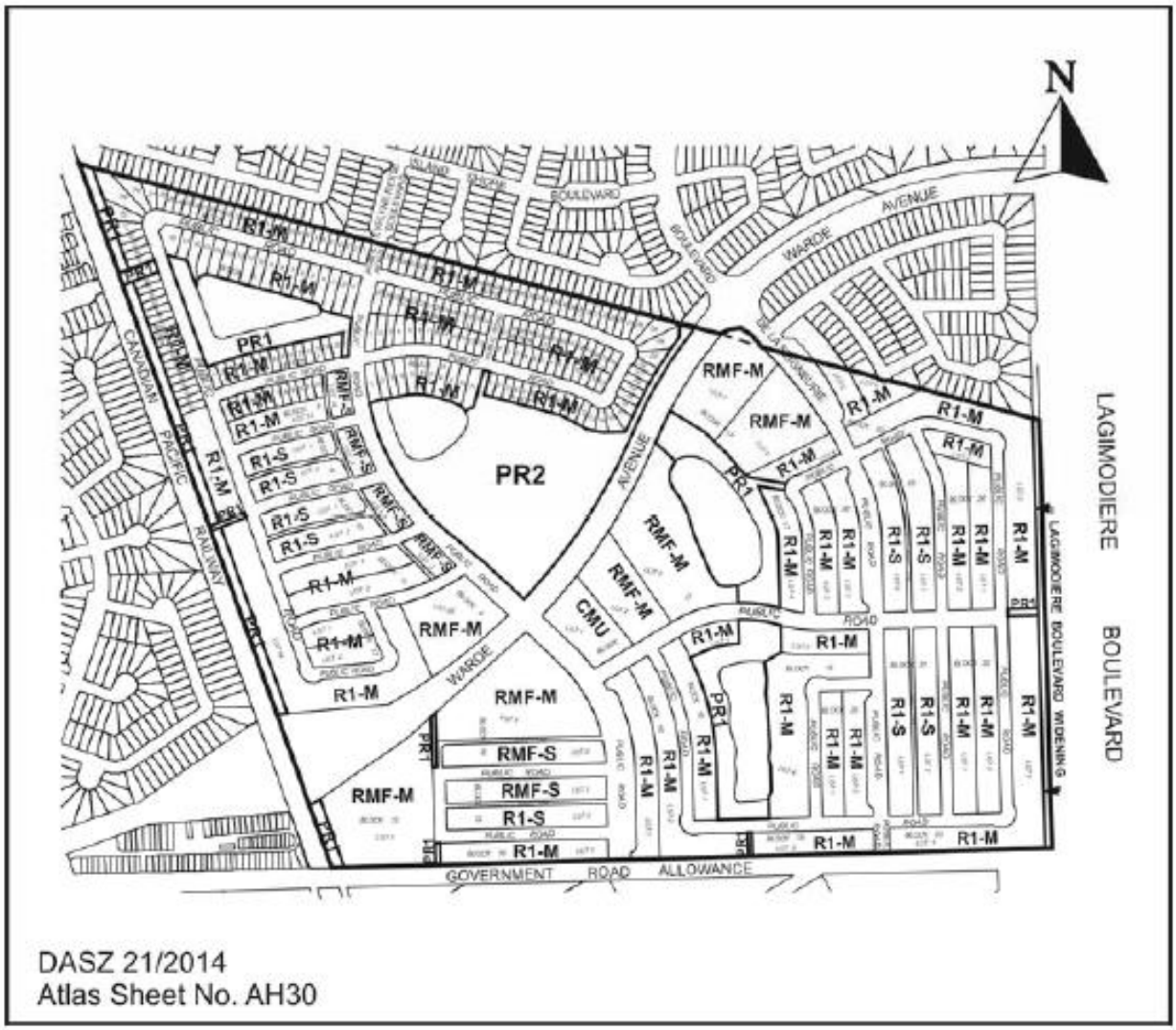
HISTORY

Precinct K – Precinct Plan (By-Law 48/2014)

- On July 16, 2014, Council passed By-law 48/2014 adopting a Secondary Plan for the area identified as Precinct K under the *Complete Communities Direction Strategy*. The plan guides development in the Precinct K area.

DASZ 21/2014 (By-law 67/2015)

- Under DASZ 21/2014 (By-law 67/2015), approximately 243.31 acres of land located at the northwest corner of Melnick Road, Lagimodiere Boulevard and Four Mile Road was rezoned from "RR5" Rural Residential 5 and "R1-M" Residential Single-Family Medium to "R1-S" Residential Single-Family Small; "R1-M"; "RMF-S" Residential Multi-Family Small; "RMF-M" Residential Multi-Family Medium; "CMU" Commercial Mixed-Use; "PR1" Parks and Recreation 1 (Neighbourhood); and "PR2" Parks and Recreation 2 (Community). By-law 67/2015 regarding the subdivision and rezoning was passed by Council on June 17, 2015.



- A zoning agreement was included as a condition of approval for DASZ 21/2014. Among the conditions included was the requirement for plan approval for the multi-family zoned lands:
    - *That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" Residential Multi-Family Small, "RMF-M" Residential Multi-Family Medium, or "CMU" Commercial Mixed Use, 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, landscaping and signage to the Director of Planning, Property and Development and the Riel 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.*

CONSULTATION

In preparing this Report there was internal consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez
Date:	March 29, 2019
File No.	DASZ 27/2018

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DASZ 27/2018 Riel Community Committee, dated March 29, 2019

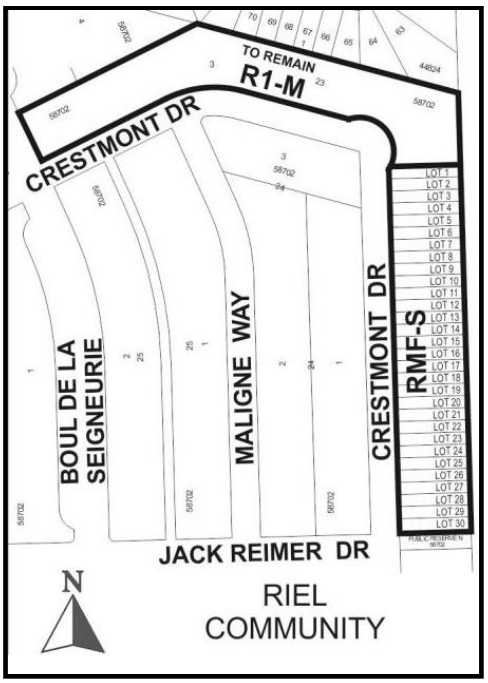
APPENDIX 'A'

DATE:	March 29, 2019
FILE:	**DASZ 27/2018**
RELATED FILES:	DAS 4/19 DASSF 506/19
COMMUNITY:	Riel Community
NEIGHBOURHOOD #:	5.557 (Fraipont Neighbourhood)

SUBJECT: To rezone the land from an "R1-M" Residential Single-Family (Medium) District to an "RMF-S" Residential Multi-family (Small) District.

LOCATION: Northeast corner of De La Seigneurie Boulevard and Crestmont Drive

LEGAL DESCRIPTION: Lot 3, Block 23, Plan 58702 WLTO in Lots 216, 217 and 249 and 252 Roman Catholic Mission Property



APPLICANT: Genstar Development Company (Marc Brown)
320-530 Kenaston Boulevard
Winnipeg , Manitoba R3N 1Z4

OWNER: Genstar Development Company
320-530 Kenaston Boulevard
Winnipeg , Manitoba R3N 1Z4

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject plan area is located on the east side of Crestmont Drive in the Fraipont neighbourhood of the St. Vital Ward.
- The subject site is approximately 107,980 square feet and is currently undeveloped.
- The site is currently zoned “R1-M” Residential Single-family Medium and is located within the New Communities policy area under the *Complete Communities Direction Strategy*.
- The site is within the Lower Density Residential policy area under the Precinct K Secondary Plan.

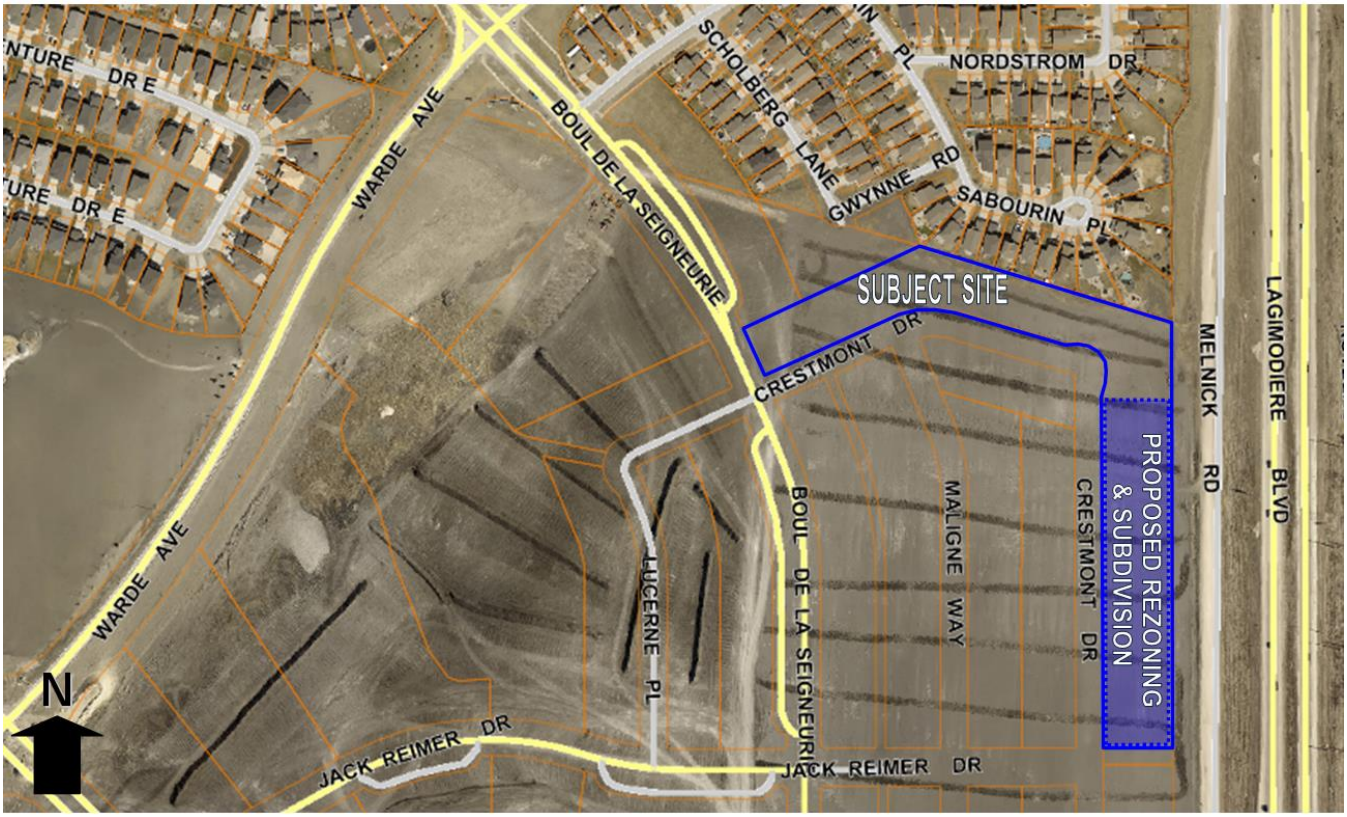


Figure 1: Air photo of the Location of Subject Property and Surrounding Area (2018)

North: Vacant land zoned "R1-M" Residential Single-family Medium.

South: Public Reserve land zoned PR-1 under DASZ 21/2014; then vacant land zoned "R1-M" Residential Single-family Medium.

East: Lagimodiere Boulevard.

West: Crestmont Drive; then vacant land zoned "R1-M" Residential Single-family Medium.

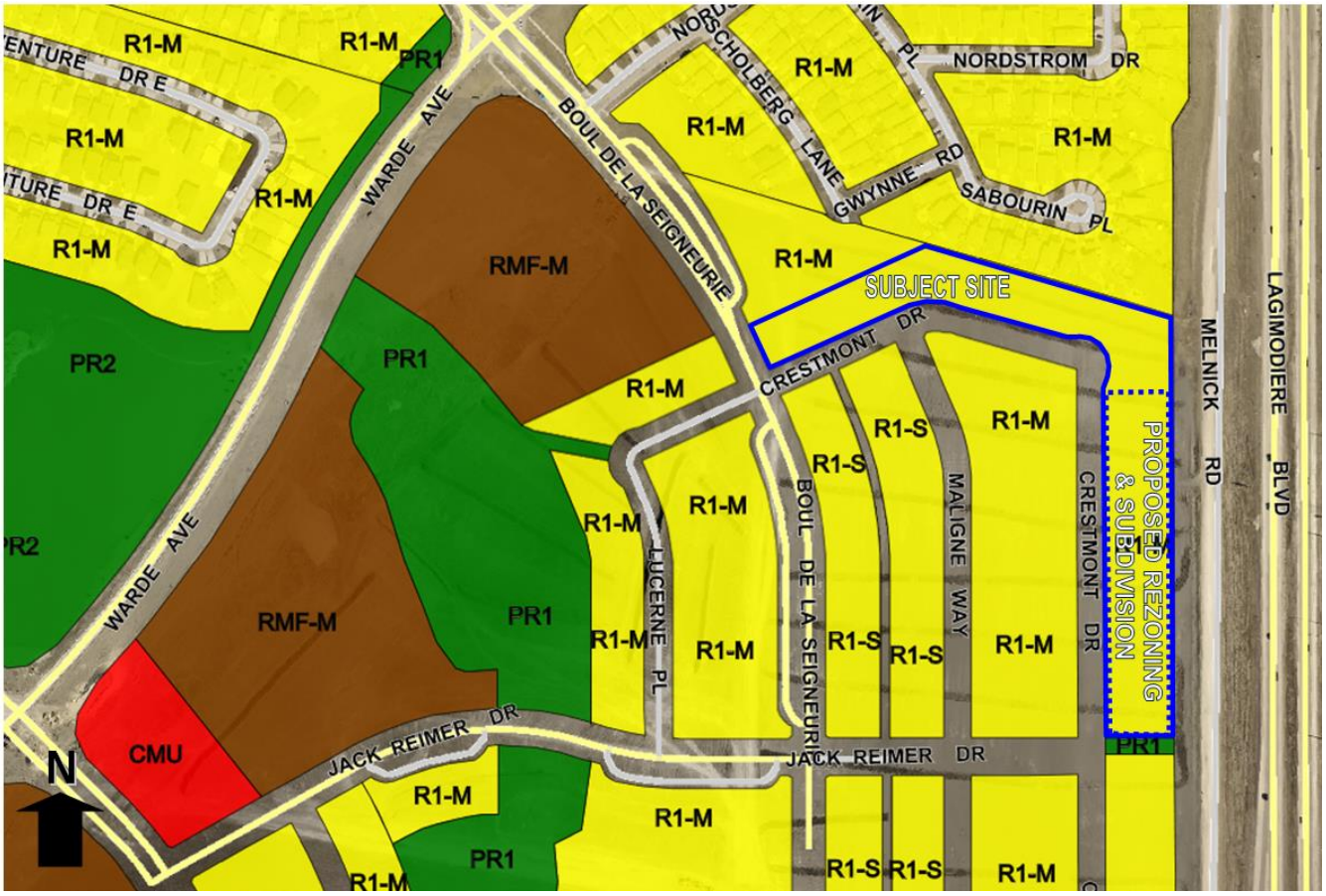


Figure 2: Zoning Context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from “R1-M” Residential Single-family (Medium) to “RMF-S” Residential Multi-Family (Small) to establish 30 lots for 30 duplex units with attached garages and front drives.
- The proposed lots are 25 feet in width 3,675 square feet in area.
- The applicant has provided a dimensioned site plan.
- The applicant has two concurrent applications (see Figure 3):
    - DAS 4/19 will extend Scholberg Lane to connect with Crestmont Drive, and establish 10 new “R1-M” Residential Single-family Medium lots flanking the extended road.
    - DASSF 506/19 will establish 102 “R1-M” Residential Single-family Medium lots along Crestmont Drive, on Maligne Way.

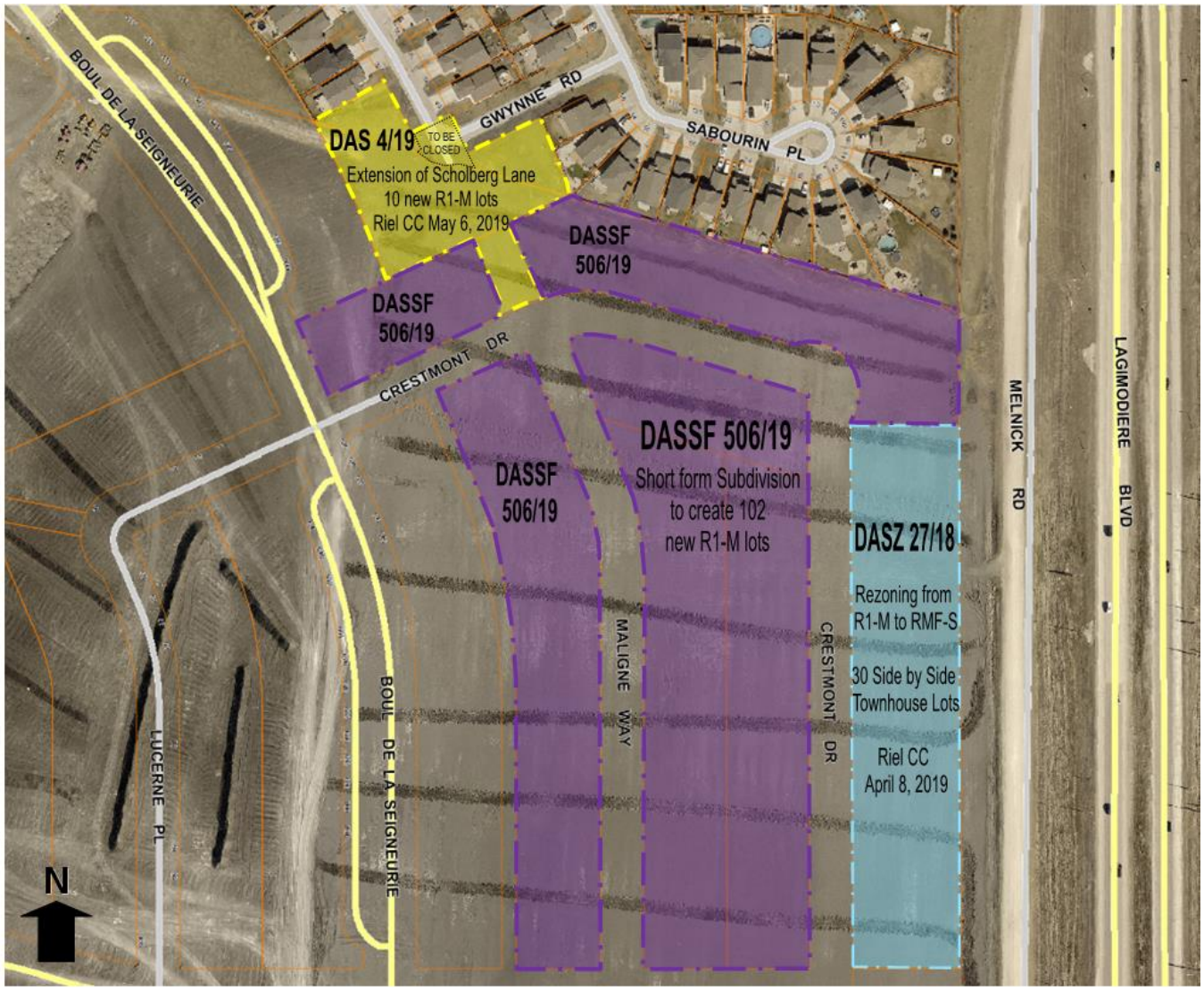


Figure 2: Zoning Context

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under *OurWinnipeg* and the *Complete Communities Direction Strategy* the proposed development is located within the New Communities policy area that is identified as Precinct "K." Section 03-4 of Complete Communities, and Section 01 A of OurWinnipeg (the City's development plan) state: "New Communities are large undeveloped land areas identified for future urban development and are not currently served by a full range of municipal services."
- As per *OurWinnipeg* and the *Complete Communities Direction Strategy*, New Communities and Precincts require an approved planning process to be implemented prior to intensification and development of the Precinct.
- Key directions and policies guiding the development of New Communities are as follows:
    - New Communities will be developed in a sustainable manner.

- Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.

- Encourage greater choices in housing type, density, style and tenure.
    - New Communities will be developed with Complete Streets (See Sustainable Transportation), enabling safe and convenient spaces for pedestrians, bicyclists, public transit ridership and motorists to promote physical activity, health and active transportation.

- New Communities will increase opportunities to live, work, learn and play in the same neighbourhood.
    - Promote the design of all streets to maximize connectivity, visual appeal, amenity space and safety where practical and cost effective.

PRECINCT K SECONDARY PLAN (By-Law 48/2014)

- A secondary plan was adopted by Council for Precinct K on July 16, 2014 under By-law 48/2014.
- Key aspects of the vision and guiding principles of the Precinct K Secondary Plan that are most relevant to the subject site include:
    - Create a unique character and sense of place when designing new neighbourhoods.
    - Universal accessibility principles and guidelines should be considered in the design of all public, commercial, and multi-family buildings and any publically accessible outdoor spaces.
- The General Objective guiding development in the Residential policy areas reads as follows:
- The residential policy areas are intended to provide a mix of housing types, reflecting *Complete Communities* policy which encourages "…greater choices in housing type, density, style and tenure." A combination of sidewalks adjacent to collector roadways, active transportation routes, public walkways and pathways within linear parks will be provided in the residential areas to provide opportunities for recreational activity and connectivity.
- To support connectivity, one of the General Policies for the Residential policy area addresses visual connection to the street as follows:
    - Incorporate Crime Prevention Through Environmental Design (CPTED) principles into subdivision design. Ensure a safe community through adequate lighting, visible public spaces, opportunities for passive surveillance of public space from buildings, ensure doors to buildings are clearly visible from the street, and ensure boundaries between public and private space are well defined through visual cues.
- The subject site is guided by the following Lower Density Residential land use policy designation under the Precinct K Secondary Plan (section 3.1.3). The objective of this policy area is to provide for lower density residential style of development including single-family homes, duplexes and townhomes. Consequently, the proposed project meets the land use policies of the secondary plan.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"R1-M" Residential Single-Family Medium District

- The R1-M district requires: a minimum lot width of 25 feet, a minimum lot area of 3,500 square feet, side yards of 4 feet, a front yard of 15 feet, and a rear yard of 25 feet. The maximum building height is 35 feet and the maximum lot coverage is 45%.

"RMF-S" Residential Multi-Family Small District

- The RMF-S district requires: a minimum lot area of 9,000 square feet, minimum lot area per dwelling unit of 1,250 square feet, minimum front yard of 20 feet, a minimum rear yard of 25 feet, a minimum interior side yard of 4 feet, and a minimum corner side yard of 5 feet. The maximum building height is 35 feet.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- The proposed "RMF-S" zoning and side by side dwellings would provide a mix of housing types and slight variation in densities within the neighbourhood, consistent with the *Precinct K Secondary Plan* policies regarding Low Density Residential area.
- Two-family dwellings in this location are a modest increase in density, compatible in form with the surrounding "R1-M" Single-family Medium zoning district.

RECOMMENDED CONDITIONS OF APPROVAL

- Both the *Complete Communities* policies guiding New Communities and Precinct K policies guiding the Residential policy areas address the use of design to maximize connectivity, visual appeal and safety. Under the General Policies for Residential Areas the following policy is included:
    - Incorporate Crime Prevention Through Environmental Design (CPTED) principles into subdivision design. Ensure a safe community through adequate lighting, visible public spaces, opportunities for passive surveillance of public space from buildings, ensure doors to buildings are clearly visible from the street, and ensure boundaries between public and private space are well defined through visual cues.
- One method for increasing passive surveillance of public spaces, such as public streets like Scholberg Lane, is by encouraging house designs that offer increased visibility of the street. To help encourage a building design that has a stronger visual connection to Scholberg Lane, the Urban Planning Division is recommending that garages be located at or to the rear of the front wall of the dwelling unit to which it is accessory. This would result in dwelling units having a stronger visual connection to the abutting public streets and an improved sense of safety for pedestrians.
- The dwellings proposed on Scholberg Lane (under DASZ 27/2018 and DASSF 506/19) will all be accessed by private front approaches. Establishing 7.62 meter (25 foot) wide lots introduces an increased number of approaches.
- In order to enhance safety and to accommodate adequate on street parking, snow storage, and permeable surfacing, while reducing potential vehicle and pedestrian conflicts, the Public Service is recommending the following conditions of approval:
    - Private approaches serving all RMF-S zoning lots shall be adjoining and there shall be a minimum of 4.57 metres (15 feet) between the edge of driveways (or hard surfaced area) to the opposite side lot line between lots, to the satisfaction of the Director of PPD.
    - That any attached garage or car port, accessory to a single- or two-family dwelling, must be located no more than three feet in front of a line adjacent to, and parallel with, the front wall of the dwelling unit to which it is accessory.

- Given that the proposed development is the conversion of one block face to multi-family zoning, the subject site has considerable development potential. However, it should be done in a manner that is sensitive to neighbouring land uses and meets policy. As a result, the Urban Planning Division recommends as a condition of approval that a Zoning Agreement be implemented and that any future plans be approved by the Director, Planning, Property and Development as well as the Riel Community Committee prior to the issuance of a development permit on the site.
- Plans for review should include the following:
    - Differentiation in the building form and façade articulation through architectural details;
    - A variety of materials between the units or buildings;
    - A well landscaped front to balance the appearance of driveways and front garages.

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, or cash in lieu, to the City for parks purposes.

RECOMMENDATION

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

- The subject rezoning complies with the Lower Density Residential land use policies of the *Precinct K Secondary Plan* and with policies guiding New Communities in the *Complete Communities Direction Strategy*.
- The proposed development is compatible with land uses in the vicinity of the proposed lots, while accommodating a mix of housing.

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

Report Prepared by: Simi Jerez
PPD File #: DASZ 27/2018

Schedule "A" for File No. DASZ 27/2018, Riel Committee, dated March 29, 2019

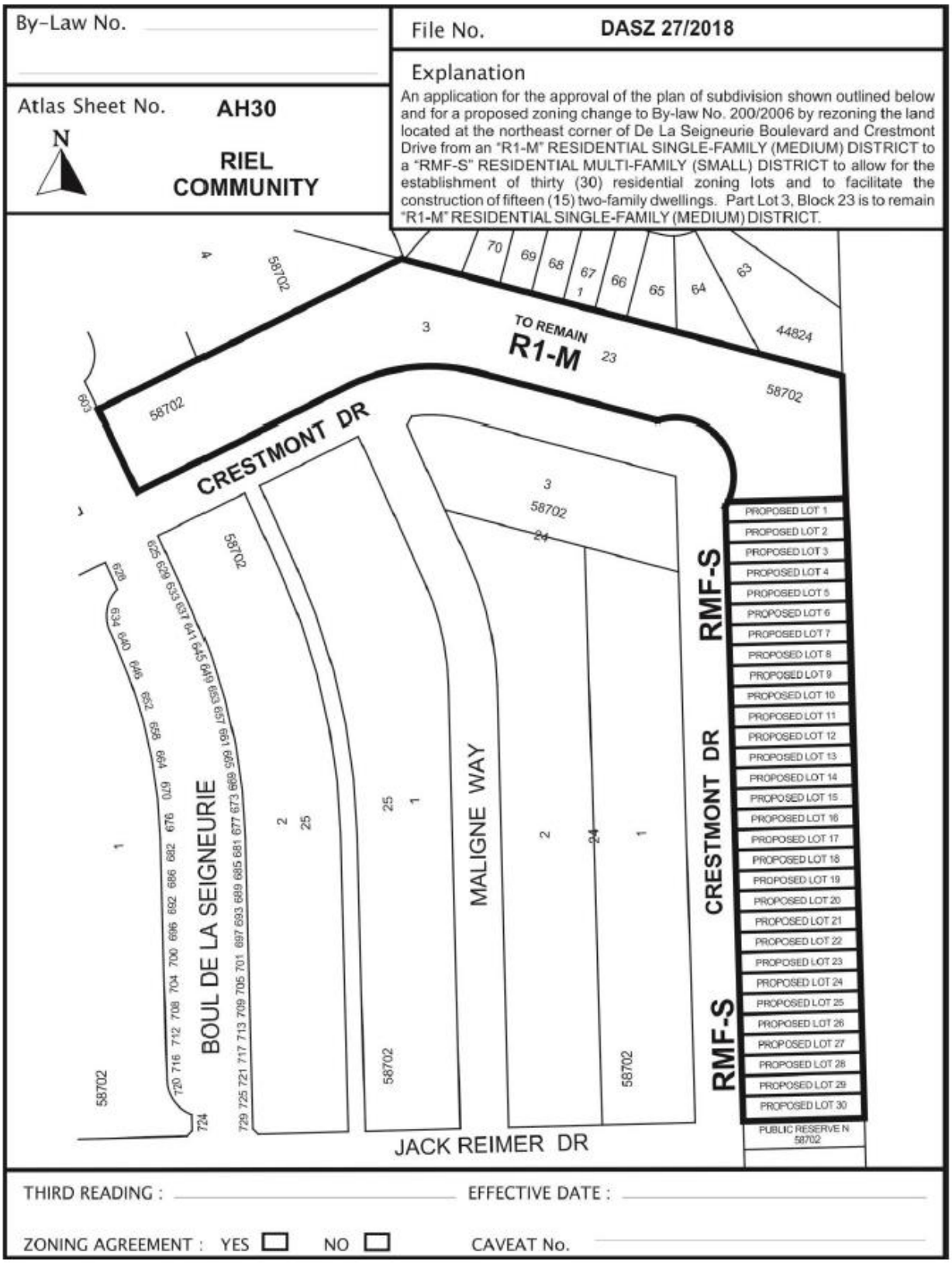


Exhibit “5” referred to in DASZ 27/2018

