ADMINISTRATIVE REPORT

Title: Plan Approval 25-219651 – Fernbank Avenue

Issue: For consideration at the Public Meeting of the plan approval drawing package for a 45-unit multi-family townhouse development and accessory parking area.

Critical Path: Lord Selkirk– West Kildonan Community Committee as per DASZ 24/2019

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
S. Jerez, RPP MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

The Urban Planning and Design Division recommends approval of the submitted plans.

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 24/2019 (B/L 75/2020):

2. For the development of any building (except for single-family and two-family dwellings) within any portion of the Owner's Land with a "RMF-S", "RMF-M" or "C2" zoning designation, except for Lots 1 to 29 Block 6, 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) lighting,

(f) fencing,

(g) landscaping, and

(h) free-standing signage

(collectively, the "Works") to the City's Director of Planning, Property and Development (the "Director") and to the Lord Selkirk-West Kildonan 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, as determined by the Director, and maintain the Works to the satisfaction of the Director.

The applicant has submitted a dimensioned site plan, a landscape plan with a plant list, colour elevations and floor plans.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 24/2019

On July 21, 2022, Council approved a subdivision & rezoning, resulting in the establishment of the subject lands. As part of the approval, a zoning agreement was placed which includes, among other things, a requirement that a Plan Approval application be filed and approved by the Lord Selkirk-West Kildonan Community Committee prior to the issuance of any building or development permit.

FILE/APPLICANT DETAILS

FILE:	**ZR-PA 25-219651**
COMMUNITY:	Old Kildonan
NEIGHBOURHOOD #:	3.335 - (ROSSER-OLD KILDONAN)
SUBJECT:	Plans of Proposed Renovations to an Existing Commercial Development
LOCATION:	Fernbank Avenue
LEGAL DESCRIPTION:	**BLOCK 11 PLAN 68404 31/35 K**
APPLICANT:	Manak Homes Ltd. (Amrit Manak)
OWNER:	LCLSUB FERNBANK INC.

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the north side of Fernbank Avenue between Nuthatch Bay and Clarkleigh Crescent, in the Rosser-Old Kildonan Neighbourhood of the Old Kildonan Ward within the Highland Pointe community.

The site is located within the "Area of Stability – Recent Community" policy area under the *Complete Communities Direction Strategy*.

The property is zoned "RMF-S" Residential Multi-family (Small) and is approximately 83,933 square feet in area and irregular in geometry.

Highland Pointe is in an area where land use is governed by the *Precinct 'G' Secondary Plan*. The Precinct Plan designates the subject lands under the "Medium Density Residential" policy area.

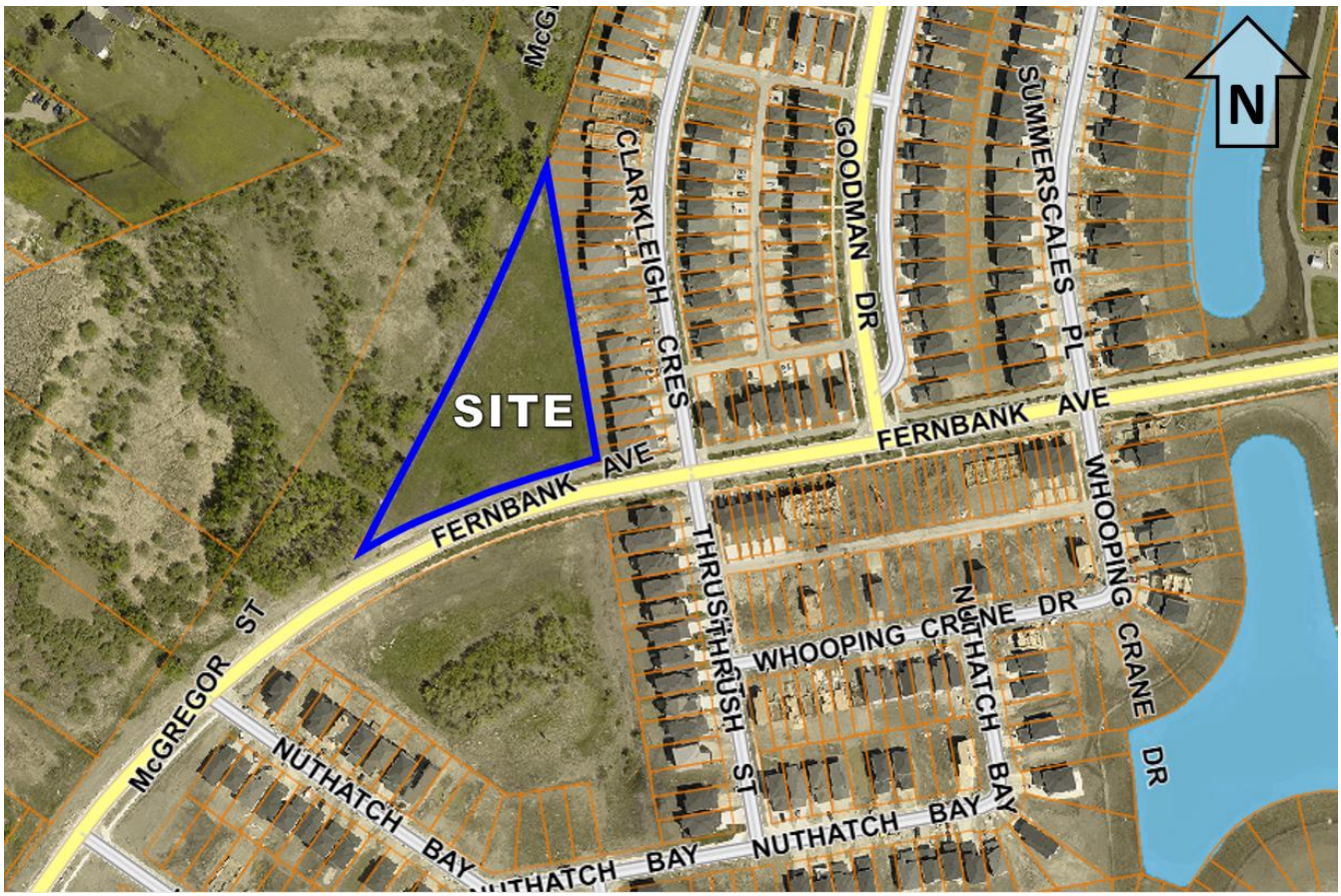


Figure 1: Air photo of subject site and surrounding context (*Flown, 2021*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct a stacked townhouse style multi-family development consisting of seven townhouse buildings, with a total of 45 units.
- Most buildings are three storeys (+/-33 feet in height), with the 3 units nearest to the abutting R2 dwellings tapering down to two storeys (25 feet in height) to provide a suitable transition in scale.

Six (6) building design schemes are shown with distinct façade types and two (2) colour palettes, contributing to variety in the elevations while maintaining cohesion. The proposed materials include board and batten lap siding and stucco.

- Building entrances would be located on the elevations facing Fernbank Avenue or the accessory parking area. Each dwelling unit would have a covered entry area or a balcony. The units along Fernbank Avenue are street oriented with concrete walkways connecting to the multi-use public pathway.
- Vehicular access to the site would be via an approach on Fernbank Avenue.
- Plans show 87 parking spaces, including the following:
    - 40 spaces are located within attached garages. In addition, 41 parking spaces are provided with 20 to 27.75 foot long driveways for 41 units. Effectively, a total of 87 spaces is provided for 45 units or a 1:9 parking ratio.
    - 6 assigned spaces located on site for units 29 and 30.
    - 1 designated accessible parking space.
    - 1 designated visitor space.
- The applicant proposes bike parking to be located within each unit. In addition, an outdoor bicycle parking rack is provided for 8 bicycle parking spaces.
- The site is well connected with accessible pedestrian pathways to the main internal roadway and to the two garbage enclosures on site.

The drawings provided show a well landscaped site with a mix of 35 trees and 183 shrubs with a mix of plantings. The applicant is providing 5 types of trees and 3 types of shrubs.

A green space with shade trees and benches is proposed in southwest corner of the site abutting Fernbank Avenue.

A 6 foot high wood fence is provided for buffering along the east and west property lines.

A snow storage area is provided in the northeast corner of the site.

Well landscaped site plan with a mix of plantings.

COLLABORATION

- The applicant approached the Public Service to confirm support for the proposed plans, and readily revised plans to provide longer driveways to accommodate additional parking.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- Per the Complete Communities Direction Strategy 2.0, the site is designated a “Established Neighbourhoods - Recent Community” policy area.
- Key applicable goals and policies include the following:

  Goal 2: Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride.

  Goal 3: Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.

PRECINCT G SECONDARY PLAN

- Per the Precinct ‘G’ Secondary Plan, the site is designated a “Medium Density Residential” policy area.
- Key applicable policies include the following:
  - *Multi-family and two-family residential developments shall be the predominant use of land.*
  - *Medium Density Neighbourhood Policy Areas shall achieve a minimum net density of 15 units per acre.*
  - *The proposed development aligns with the applicable goals and policies under the Complete Communities Direction Strategy 2.0 and the Precinct ‘G’ Secondary Plan,*
  - *including those related to land use, urban design, providing a diversity of housing options, and net density requirements.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans because they align with the *Complete Communities Direction Strategy 2.0* and the *Precinct ‘G’ Secondary Plan*.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Simi Jerez, RPP MCIP
Date:	November 13, 2025
File No:	ZR-PA 25-219651