

Agenda – Assiniboia Community Committee – March 3, 2021

REPORTS

**Item No. 3 Plan Approval – Waverley West B School Site
 (Waverley West Ward)
 File DASZ 43/2019**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the submitted site plans for building locations and design, accessory parking areas, private approaches, garbage enclosures, fencing and landscaping.

ADMINISTRATIVE REPORT

Title: Plan Approval 21-104579 – Waverley West B School Site

Issue: For consideration at the Public Meeting for approval of plans associated with an elementary school and high school.

Critical Path: Assiniboia Community Committee as per DASZ 43/2019

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Clark	N/A	N/A	

RECOMMENDATIONS

The Urban Planning Division recommends approval of the submitted site plans for building locations and design, accessory parking areas, private approaches, garbage enclosures, fencing and landscaping.

REASON FOR THE REPORT

- The subject property received approval for rezoning to the RMF-M Residential Multi Family – Medium Zoning District under DASZ 43/2019, with a zoning agreement requiring plan approval by the Assiniboia Community Committee and Director of Planning Property and Development. The ‘Plan Approval’ clause reads:

For any multi-family or commercial uses on those portions of the Owner’s Land zoned “RMF-M” Residential Multi-Family (Medium), “RMF-S” Residential Multi-Family (Small), “RMU” Residential Mixed Use, “R2” Residential Two-Family, or any “C2” or “C3” Commercial zoning district, 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. Landscaping
- g. Free-standing signage

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the submitted site plans will be approved.

HISTORY

- November 26, 2020

File DASZ 43/2019 (approved by Council on June 26, 2020), came into force and effect as By-Law 110/2020.

DASZ 43/2019 was approved, subject to a development agreement, for the phase one development concept of the Waverley West B neighbourhood. The subdivision and rezoning laid out the street network and land uses for the area, from single family residential, commercial uses, multi-family uses and a zoning district (RMF-M) that could accommodate a future school site development.

A condition in the Zoning Agreement requires plan approval by the Assiniboia Community Committee for all multi-family or commercial buildings.

- February 3, 2021

A Conditional Use (DCU 20-228172/D) to establish both schools on land zoned “RMF-M” Residential Multi Family Medium as well as associated variances (DAV 20-229084/D) were approved by the Assiniboia Community Committee.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Devin Clark
Date: February 22, 2021
File No. 21-104579 000 00 ZR

List of Schedules and Attachments

1. Appendix A – Planning Discussion
2. Appendix ‘B’ MORR Transportation Study

APPENDIX 'A'

FILE: 21-104579 000 00 ZR

RELATED FILES: **DAV 20-229084/D**
DCU 20-228172/D
DASZ 43/19

COMMUNITY: Assiniboia Committee
NEIGHBOURHOOD #: 5.681

SUBJECT: Plan approval for an elementary school and a high school

LOCATION: Bison DR

LEGAL DESCRIPTION: PT RLS 6/7 ST V OTM TAKEN FOR HIGHMOOR ST PLAN 1861
EXC PLAN 46838 11/14 PLAN 1861 6/7 ST V OTM 17/20 24/25
30/31 36 EXC OUT OF LOTS 11 14 17 19 20 24 25 30 31 & 36
PLAN 46838

APPLICANT: Jeff Pratte (Landmark Planning & Design Inc.)
298 Waterfront Dr
Winnipeg, MB R3B0G5

OWNER: SOUTHEAST LANDS CORP.
1 Dr. David Friesen Dr
Winnipeg, MB R3X 0G8

SITE DESCRIPTION

- The subject property is located along the Bison DR right-of-way, in the Waverley West B neighbourhood of the Waverley West ward.
- The site is identified as an Areas of Stability, Emerging Community, under the Complete Communities Direction Strategy. The property is zoned RMF-M as per By-law 110/2020.
- The school parcels make up a total area of 21.34 acres.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2018)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: undeveloped road right-of-way (Bison Dr.) then single family and multi-unit residential zoned "R1-M" Residential Single Family - Medium and "RMF-M" Residential Multi Family – Medium.

South: undeveloped land zoned "A" Agriculture

East: undeveloped land zoned "A" Agriculture

West: undeveloped land zoned "A" Agriculture



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Site Location

- The proposed schools were identified in the Waverley West B neighbourhood secondary plan to be located at this site. The secondary plan process for approval went through public consultation process and ultimately received Council Approval as a statutory plan.
- The proposal is for two separate school buildings. One, an Elementary School and the other, a Senior High School.
- The High School portion of the site will also include a surface parking lot, one large soccer field and hard surface rec space, as well as 2 basketball courts.
- The Elementary School portion of the site will include a bus drop off loop, surface parking lot, 2 smaller soccer fields and various other hard and soft surface play areas.

Building Design and Location

- The Elementary School (K-8) will be a two-storey building with a gross floor area of 81,415 sq. ft (7,566 sq. m). The building height from grade is proposed to be 29.5 ft (9.0 m). Occupant Load is proposed at 800 students and 94 staff.
- The design of the Elementary School will incorporate projections and recesses as well as a mix of materials such as masonry veneer, metal cladding and Tyndall stone.

- The Senior High School will be a three-storey building with a gross floor area of 119,590 sq. ft (11,110 sq. m.). The building height from grade is proposed to be 43.6 ft or (13.3m). Occupant Load is proposed at 1200 students and 135 staff.
- The High School building incorporates a number of projections and architectural articulations, and uses a mix of materials such as steel cladding with a variety of colours (charcoal, white and gold), aluminum composite panel and Tyndall stone.
- The High School is located close to the western property line to accommodate future connections to the anticipated recreational complex.

Landscaping

A number of interesting design features have been incorporated into the site, as well as significant planting counts with various trees, shrubs, perennials, grasses and vines. On site there will be a berm with a prairie planting demonstration, a rain garden and multiple softscape surfaces for recreation.

For the High School a total of 191 trees, 279 shrubs and 2,421 Perennials, Grasses and Vines are being proposed throughout the site including the street edge, building foundation and parking areas. The berm is planned along the north edge of the site, which will act as a screen and buffer between the surface parking area and future Bison Drive. The landscaping quantities and species are described below.

- 156 Deciduous Trees
 - 50 – Ruby Slippers Amur Maple
 - 54 – Delta Hackberry
 - 12 Prairie Sky Hybrid Poplar
 - 16 Harvest Gold Mongolian Linden
 - 24 Discovery Japanese Elm
- 35 Coniferous Trees
 - 5 - Siberian Larch
 - 18 - Black Hills White Spruce
 - 12 – Scotch Pine
- 56 Deciduous Shrubs – Morden Amber Dogwoods
- 223 Coniferous Shrubs – Dwarf Balsam Fir
- 2421 Perennials, Grasses and Vines
 - 797 – Karl Foerster Feather Reed Grass
 - 452 – Blue Oat Grass
 - 349 – Autumn Red Maiden Hair Grass
 - 405 – Variegated Moor Grass
 - 106 – Heavy Metal Switch Grass
 - 32 – Russian Sage
 - 120 Firecracker Stonecrop
 - 160 Prairie Dropseed

For the Elementary School, a total of 180 trees, 345 shrubs and 1,616 Perennials, Grasses and Vines are being proposed throughout the site including the street edge, building foundation and parking areas. The landscaping quantities and species are described below.

- 145 Deciduous Trees
 - 55 – Ruby Slippers Amur Maple
 - 24 – Delta Hackberry
 - 9 – Prairie Sky Hybrid Poplar
 - 24 – Harvest Gold Mongolian Linden
 - 33 – Discovery Japanese Elm

- 35 Coniferous Trees
 - 11 – Siberian Larch
 - 9 – Black Hills White Spruce
 - 15 – Scotch Pine

- 216 Deciduous Shrubs
 - 151 – Silver and Gold Dogwood
 - 65 – False Spirea

- 129 Coniferous Shrubs – Dwarf Balsam Fir

- 1,616 Perennials, Grasses and Vines
 - 363 – Karl Foerster Feather Reed Grass
 - 168 – Autumn Red Maiden Hair Grass
 - 600 – Variegated Moor Grass
 - 96 – Heavy Metal Switch Grass
 - 91 – Russian Sage
 - 34 – Black Eyed Susan
 - 264 Prairie Dropseed

Required and Provided Landscaping

Elementary School

- Parking fields require 1 tree/300 square feet and 1 shrub/100 square feet. The parking field is 1,706 square feet and therefore 6 trees and 17 shrubs are required. The proposal is to provide 31 trees and 79 shrubs +/- 5%.
- Building Foundation landscaping requires 1 shrub for every 10 feet. The length of the building is 412 feet, therefore requiring a total of 41 shrubs. A total of 957 shrubs +/- 5% are being proposed.
- Street Edge landscaping requires 1 tree for every 30 feet linear feet and 3 shrubs for every 20 linear feet. The street edge is 556 feet, as such 19 trees and 84 shrubs are required. 19 trees and 195 shrubs +/- 5% are being proposed.
- The proposed landscaping for the Elementary School significantly exceeds the requirements prescribed in the Zoning By-law.

High School

- Parking fields require 1 tree/300 square feet and 1 shrub/100 square feet. The parking field is 5,115 square feet and therefore 17 trees and 51 shrubs are required. The proposal is to provide 36 trees and 218 shrubs +/- 5%.
- Building Foundation landscaping requires 1 shrub for every 10 feet. The length of the building is 253 feet, therefore requiring a total of 25 shrubs. A total of 1,598 shrubs +/- 5% are being proposed.
- Street Edge landscaping requires 1 tree for every 30 feet linear feet and 3 shrubs for every 20 linear feet. The street edge along "Frontier Trail" is 680 feet, as such 23 trees and 102 shrubs are required. 24 trees and 330 shrubs +/- 5% are being proposed. The street edge along the future Bison Drive extension is 791 feet, as such 26 trees and 119 shrubs are required. 56 trees are being proposed.
- The proposed landscaping for the High School significantly exceeds the requirements prescribed in the Zoning By-law.

Vehicle Traffic and Parking

- The proponents have also submitted background information with respect to a Traffic and Pedestrian study including site design considerations, Active Transportation, student capacity and vehicle parking and loading. The proponent hired a consultant to undertake this work and the conclusion of the analysis is that the site design and access to the site via multiple modes of transportation will be adequately handled by the proposed site design. The study is included in this report as Appendix B.
- Site design considerations include the separation of pedestrians, passenger vehicles and buses to minimize vehicle and pedestrian conflicts. For example, there will be a dedicated off street bus loading space at the centre of the site for the Elementary School.
- For the Elementary school, 37 vehicle parking stalls are required. The proposal is for 100 stalls, including 37 faculty parking stalls, 5 accessible, 2 van and 66 parent drop off/pick up parking stalls.
- For the High School, 175 parking stalls are required. 208 stalls are being provided, which includes 98 faculty member and employee parking stalls, 102 student parking stalls, 8 accessible stalls and 2 van accessible stalls.

Active Transportation

- Submitted plans indicate connections to future Active Transportation pathways along both Bison Drive and "Frontier Trail."
- The site design includes many points of access from the Active Transportation Network into both school sites and continues connectivity throughout the site with pathways and raised crossings (See Figure 3 below). Connections also tie into the future recreational campus to the west of the school site.

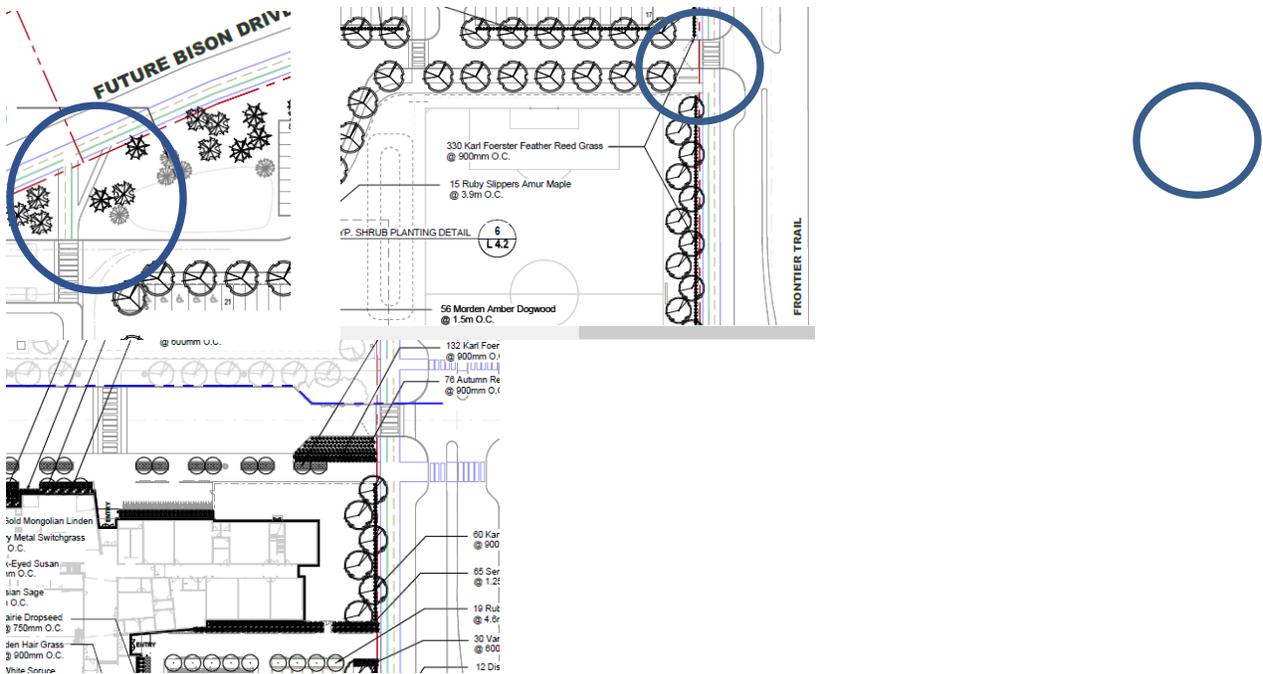


Figure 3: Examples of pedestrian and A.T. access points to the school site

- For the Elementary School, 10 bicycle parking stalls are required (1 per 10 parking spaces). The proposal is for 204 bike parking stalls.
- For the High School, 20 bicycle parking stalls are required (1 per 10 parking spaces) and a total of 144 bike parking stalls are being proposed.

Fencing

- A metal 4-foot-tall architectural fence is planned to run along the east property line that is adjacent to “Frontier Trail.” This fence will provide a high-quality aesthetic along the street edge that is to be complemented with a substantial amount of landscape planting, including Karl Foerster grass and Discovery Elm trees. The Discovery Elm trees will provide screening and maintain a sense of enclosure along the soccer field, which should limit the ability for play equipment to interfere with vehicle and pedestrian traffic along the road right-of-way.
- Light proof fencing will be incorporated within the surface parking areas of both the High School and Elementary School. The fences will be approximately 3.25 feet in height, constructed of wood and metal posts and include electrical outlet receptacles.
- A 16.5 foot (5 metre) tall chain link fence is proposed behind the goals on the soccer fields. A 6-foot-tall (1.82 metre) chain link fence is proposed along the west and south property lines.

Garbage Enclosures

- The garbage enclosures have been designed with a high-quality material that is consistent with the school buildings and adequately screens refuse from high visible locations off site. Horizontal cedar boards will be used as the primary material for screening with steel framing for the structure.

REASONS FOR RECOMMENDATIONS

The Urban Planning Division recommends approval of the submitted plans as the site and building design are well integrated into the surrounding planned neighbourhood context. The site will be well connected through various means of transportation options (vehicle, cycling and walking), is very well landscaped and the building designs are of a high quality that incorporate a mix of materials and interesting design elements.

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

Report Prepared by: Devin Clark
PPD File # 21-104579 000 00 ZR

APPENDIX 'B'