

Minutes – Riel Community Committee – October 27, 2017

REPORTS

**Item No. 1 Plan Approval – 105 University Crescent
 (South Winnipeg - St. Norbert Ward)
 File DAV 122302/2017C**

COMMUNITY COMMITTEE DECISION:

The Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved the plans for 105 University Crescent.

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DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

ADMINISTRATIVE REPORT

Title: Plan Approval 17 155270 – 105 University Crescent

Issue: For consideration at the Public Meeting of the plan approval drawing package as required by Condition #3 of Variance Order DAV 122302/2017C for the construction of two multi-family dwelling buildings.

Critical Path: Riel Community Committee as per DAV 122302/2017C

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the site plans submitted.

REASON FOR THE REPORT

The report is being submitted for the Committee's consideration of the site plans at the Public Meeting.

As per condition #3 of Variance Order DAV 122302/2017C:

'That, 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) landscaping; and*
- vii) free-standing signage*

On the Owner's Land ("Works") to the Director of Planning, Property and Development 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.'

The applicant has submitted:

- Overall site plan;
- Landscaping plan and planting detail;
- Color elevations; and,
- Garbage enclosure and sign details.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the developer will meet the requirements for plan approval as per the conditions of approval for DAV 122302/2017C, and the proposal can proceed to the permit system.

HISTORY

On June 28, 2017, the Board of Adjustment approved a variance on the land, subject to conditions, as follows:

1. For the construction of a multi-family dwelling to permit the following:
 - A. a front yard of 10 feet (3.05 metres);
 - B. a north side yard of 5 feet (1.52 metres);
 - C. 35 parking spaces;
2. For the establishment of an accessory open parking area to permit the following:
 - A. a front yard of 10 feet (3.05 metres);
 - B. a south side yard of 4 feet (1.22 metres);
 - C. 5 visitor parking spaces.

CONSULTATION

In preparing this report there was consultation with the City of Winnipeg Urban Design Division of the Planning, Property and Development Department.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Rakvinder Hayer, MCP
Date: October 20, 2017
File No. 17 155270 000 00 ZR

List of Schedules and Attachments

1. Appendix A – Planning Discussion

APPENDIX 'A'

DATE: October 20, 2017
FILE: 17 155270 000 00 ZR

COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.640 (Montcalm)
LOCATION: 105 University CRES
APPLICANT: Double L Construction and Management Ltd
673 Silverstone Avenue
WINNIPEG MB
lhperfecthomesltd@live.com

OWNER: 7411022 Manitoba LTD
6 Lindenwood Place
Winnipeg, MB R3P 1M2

SUBJECT: Plan Approval

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2 of this attachment, is:

- on the west side of University Crescent;
- in the Montcalm neighbourhood of the South Winnipeg – St. Norbert ward;
- approximately 27,494 square feet (0.63 acres) in lot area;
- is zoned “RMF-M” Residential Multi-Family (Medium) district; and,
- in the Areas of Stability – Recent Communities Policy Area under the *Complete Communities Direction Strategy*, and along a Community Mixed-use Corridor (University Crescent).



Figure 1: Aerial Photo of Subject Site and Surrounding Uses, looking west (flown 2012)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The subject application is to approve the plans of development for the construction of two (2) multi-family buildings, Building 1 and Building 2.
- Building 1 would include 14 units, and Building 2 would include 18 units, for a total of 32 dwelling units
- Each building would be \pm 37.75 feet high (3-storeys).
- The proposed development would include bicycle parking in the interior courtyard, with 42 lockable bicycle spaces. The accessory surface parking area would provide 31 vehicular parking spaces.

Site Plan

Plans submitted with the subject application show the development of two (2) multi-family buildings on the subject site that:

- would have balconies facing University Crescent and the rear yard;
- would have a +/- 12 ft. wide interior courtyard located between the two buildings;
- would have 6 ft. wide elevated terraces on either side of the interior courtyard;
- would include bicycle racks in the interior courtyard with 42 bicycle lock spaces;
- would have unit entrances facing the interior courtyard;
- would have 5 ft. wide sidewalks on the north and south side of Building 1, connecting to the public sidewalk along University Crescent, and a 5 ft. wide concrete sidewalk the perimeter of the buildings, connecting the parking areas;
- would include 31 vehicle parking spaces, including five (5) visitor parking spaces, two (2) accessible parking spaces with van-loading space, and four (4) small car parking spaces;
- would include landscape islands in the rear yard; and
- would include a building identification sign located near the front approach.

Building Elevations

Elevation drawings submitted with the subject application show the proposed development would be comprised of Hardie Panel non-combustible cladding materials.

Signage:

The proposed building identification sign:

- would be +/- 6 ft. in height and +/- 9 ft. wide;
- would include stainless steel letters, feature the words "University Square 106 & 109 University Crescent"
- would be illuminated by base wall wash lighting;
- constructed on a 1 ft. concrete pad; and,
- comprised of materials including stainless steel and Hardie plank.

Garbage Enclosure:

Garbage enclosure details submitted with the subject application show a four (4) sided garbage enclosure comprised of 2 by 4 wood framing at 6 feet high, with a 6 ft. high wood gate.

Landscaping & Fencing:

The applicant has submitted a Landscape Plan that proposes the following landscaping:

Street Edge Landscaping

- Landscaping would be provided along the entire street frontage, except where the pedestrian access and vehicle access entrance breaks occur.
- Under the *Zoning By-law*, the proposal would require 6 trees and 28 shrubs along the street edge. The applicant is proposing 6 trees and 33 shrubs.

Building Foundation Landscaping:

- Landscaping would be provided in the interior courtyard along the building edges.
- Under the *Zoning By-law*, the proposal would require 33 shrubs along building foundations. The applicant is proposing 42 shrubs.

Parking Lot Landscaping:

- New landscaping would be provided in the parking lot area, and three (3) existing trees would be maintained.
- A new 6 ft. high light-proof fence would be provided along the south property line that would shield glare and light spillover from the surface parking lot to the adjacent property.
- The south side yard and rear yard would include trees to visually buffer the building massing from adjacent areas.
- Under the *Zoning By-law*, the proposal would require 2 trees and 7 shrubs. The applicant is proposing 10 trees (including 7 new trees and 3 existing trees) and 45 shrubs in the parking lot area.

REASONS FOR RECOMMENDATIONS

- The applicant has provided a comprehensive design package for plan approval illustrating the proposed buildings with colour renderings, site layout, landscaping, exterior and interior parking, signage, and multi-modal connectivity.
- The Urban Planning Division recommends **approval** because the proposal is compatible with the site context.

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

Report Prepared by: Rakvinder Hayer, MCP
PPD File # 17 155270 000 00 ZR