

**Agenda – Assiniboia Community Committee – May 8, 2020**

**REPORTS**

**Item No. 16            Plan Approval – 201 Scurfield Boulevard  
                              (Waverley West Ward)  
                              File DASZ 52/1985**

**WINNIPEG PUBLIC SERVICE RECOMMENDATION:**

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

# ADMINISTRATIVE REPORT

**Title:** Plan Approval 20-115879 – 201 Scurfield Boulevard

**Issue:** For consideration at the Public Meeting of the plan approval drawing package for proposed renovations to an existing commercial site.

**Critical Path:** Assiniboia Community Committee as per DASZ 52/1985

## AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
R. Galston, MCP	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 52/1985:

*“No building or structure shall be erected or located on the land and no building permit issued for construction on the “C2” land unless and until plans including the location and design of the proposed buildings and structures, exterior materials and elevations thereof, accessory parking and loading areas, the location and design of landscaping, fencing and garbage enclosures, all signs and methods of access and egress to and from the land are submitted to and approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of Environment of the City and thereafter identified by the signature of that Commissioner under the designation “Schedule ‘A’ to Zoning Agreement DASZ 52/85” and no buildings, structures or works shall be constructed or placed on the land except in accordance with that Schedule “A” to this agreement.”*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- landscape plan with plant list.

## IMPLICATIONS OF THE RECOMMENDATIONS

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

## HISTORY

*DASZ 52/1985*

- In 1986, Council approved a rezoning of the subject property to the “C2” zoning district subject to the Owner entering into a Zoning Agreement. Among the conditions of this Zoning Agreement was that any new development is subject to Plan Approval by the Assiniboia Community Committee and the Director of the Planning, Property and Development Department.

## FILE/APPLICANT DETAILS

<b>FILE:</b>	<b>ZR-PA 20-115879</b>
<b>COMMUNITY:</b>	Waverley West
<b>NEIGHBOURHOOD #:</b>	2.647 (Whyte Ridge)
<b>SUBJECT:</b>	Plans of proposed renovations to an existing commercial development
<b>LOCATION:</b>	201 Scurfield Boulevard
<b>LEGAL DESCRIPTION:</b>	<b>LOT 30/31 BLOCK 1 PLAN 20255 23 &amp; 29 ST V OTM</b>
<b>APPLICANT:</b>	Raymond S. C. Wan Architect (Raymond Wan)
<b>OWNER:</b>	C & C 2018 INVESTMENTS LTD.

## DISCUSSION

### SITE DESCRIPTION

- The subject property is located on the north side of Scurfield Boulevard, in the Whyte Ridge Neighbourhood of the Waverley West Ward.
- The site is located within the “Area of Stability – Recent Community” policy area under the *Complete Communities Direction Strategy*.
- The property is currently split zoned, with a front portion facing Scurfield Boulevard zoned “C2” Commercial Community, and a smaller portion adjacent to Apple Hill Road zoned “R1-M” Residential Single-Family (Medium).
- The subject property has a total lot area of 40,223 square feet. A one-storey 8,268 square foot church building constructed in 1988 is currently located on the site. The existing building is located entirely within the portion of the property zoned “C2” Commercial Community.

- The main floor of the subject building is currently vacant. The basement is currently occupied by a day care centre, Whyte Ridge Child Care.
- Vehicular access to the subject property is taken from a private approach from Scurfield Boulevard, and from a second approach on Apple Hill Road.



Figure 1: Air photo of subject site and surrounding context (Flown, 2018)

**SURROUNDING LAND USE AND ZONING**

- The subject property is surrounded by single-family residential uses to the north, west, and south of the subject property, which are zoned “R1-M” Residential-Single-Family (Medium). To the east is an existing commercial use zoned “C2” Commercial Community.

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant is proposing to renovate the existing one-storey place of worship building on the subject site. The building will contain a specialized medical centre on the main floor, and a day care centre in the basement level.
- The proposed medical centre on the main floor will replace a place of worship use, which had been contained in the building since the late 1980s. The day care centre has operated in the basement of the subject building for a number of years.
- The applicant proposes a number of renovations to the building exterior and changes to the subject property, including upgrades to the existing parking areas, landscaping, and garbage facilities.

### General Site Layout

- Vehicular access to the subject property is proposed to remain where it is taken from currently. That is, from one (1) vehicular approach from Scurfield Boulevard and one (1) from Apple Hill Road.
- No new vehicular approaches are proposed.
- Public access to the building is to be taken from two (2) principle entrances, each of which are located on the southerly portion of the building, facing Scurfield Boulevard.

### Building Elevations and Exterior Finishing

- As noted above, the applicant proposes to renovate the existing one-storey building located on the subject site. The proposed exterior renovations will alter the overall appearance of the building, so that it will no longer look as much like a place of worship building.
- The building exterior will incorporate a mix of cladding materials and colours. This will include the retention of much of the existing Tyndall stone cladding.
- The proposed new cladding surfacing includes two (2) separate types and colours of EIFS cladding, and aluminum black panel.
- The proposed renovations to the building exterior also provide a higher degree of transparency through the provision of new windows on the south, east and west facades.

### Parking and Loading

- The applicant proposes to provide a total of 73 accessory parking stalls on the subject property. This exceeds the requirement of the Zoning By-law for the proposed uses, which is a total of 33 parking stalls.
- Of the 73 parking stalls to be provided, submitted plans show:
  - Six (6) accessible stalls
  - One (1) van accessible stall
- Additionally, six (6) stalls are designated as short-term parking spaces (15 minutes maximum), designated for day care pick-up and drop-off operations.
- The applicant is providing a total of eight (8) outdoor bicycle parking stalls, which meets the Zoning By-law requirement of seven (7) bicycle parking stalls.

### *Future Outdoor Day Care Space*

- The applicant has communicated to the Urban Planning Division that the accessory parking area at the northwest portion of the subject site (alongside Apple Hill Road) will in the future be redeveloped as an outdoor play area for the day care centre. This redevelopment will eliminate a total of 20 accessory parking spaces in this northwestern portion of the site, thereby reducing the total number of parking stalls on the site to 53.
- Despite this future reduction of 20 parking stalls, the total number of parking stalls provided on the site (53 stalls) would still exceed the Zoning By-law requirement of 33 stalls.

- The Urban Planning Division is supportive of the future redevelopment of this portion of the site as outdoor play space because:
  - Reducing the number of accessory parking stalls at this location would improve the residential character of the public environment along Apple Hill Road;
  - A reduction of 20 parking stalls would not require any Variance to the number of parking stalls required; and,
  - The future redevelopment would require a new Plan Approval application to be approved by the Assiniboia Community Committee and the Director of the Planning, Property and Development Department.

### Landscaping

- The applicant is proposing a variety of landscaping elements on the site, included elements to be located along the street edge, building foundation, and interior parking area. In total, the applicant proposes to provide 11 trees and 141 shrubs.
- Additionally, the applicant proposes to retain 10 existing trees located on the subject site. Combined with the proposed 11 trees to be provided, the site will have a total of 21 trees.
- This proposed landscaping meets the total requirement for landscaping set forth in the Zoning By-law, which is a total of 21 trees and 96 shrubs.
- Given that that the applicant is providing an increased number of trees and meets the Zoning By-law requirement for trees, and that the proposed number of shrubs well exceeds the Zoning By-law requirement for shrubs, the Urban Planning Division is supportive to the proposed landscape plan as submitted.

### Garbage Enclosures

- The subject site will be serviced by two (2) Molok semi-underground garbage containers, to be provided as an alternative to typical above-grade, 'BFI'-type garbage containers. The applicant has noted that the above-grade portions of these proposed containers are to be clad in decorative faux wood panels.

### Signage

- No free-standing signage is proposed as part of this application.

## **REASONS FOR THE RECOMMENDATIONS**

The Urban Planning and Design Division recommend **approval** of the submitted plans for the following reasons:

- The proposed renovations to the existing building continue to orient entrances to Scurfield Boulevard. Additionally, exterior improvements incorporate a mix of cladding materials and windows, while being sensitive to the surrounding area's residential character.
- The landscaping plan submitted shows additional landscaping provided on the site, and the retention of existing trees.
- Any future development of an outdoor play area in the northeast portion of the subject site will not trigger a Variance for a reduced number of parking stalls.
- The applicant met with the Urban Planning Division prior to submitting final drawings for Plan Approval. The plans submitted incorporate feedback provided by the Urban Planning Division,

including improvements to the site in terms of additional landscaping, and a designated drop-off area for the day care area.

**CONSULTATION**

NA

**SUBMITTED BY**

Department: Planning, Property and Development  
Division: Urban Planning and Design  
Prepared by: Robert Galston, MCP  
Date: April 6, 2020  
File No: ZR-PA 20-115879