

Agenda – Assiniboia Community Committee – September 9, 2020

REPORTS

**Item No. 6 Plan Approval – 365 and 375 Centre Street
 (Waverley West Ward)
 File DASZ 4/2010**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

Title: Plan Approval 20-183364 – 365 & 375 Centre Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for a commercial development.

Critical Path: Assiniboia Community Committee as per DASZ 4/2010

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 4/2010:

“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-L” Residential Multi-Family Large, “C2” Commercial Community, “C3” Commercial Corridor, “CMU” Commercial Mixed Use, and “MMU” Manufacturing 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”

The applicant has submitted:

- colour elevations
- site plan with dimensions
- site plan identifying pedestrian connections
- landscape plan

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 4/2010

- In 2010, Council approved the subdivision and rezoning of the subject land under file no. DASZ 4/2010, on the condition that the owner enters into a Zoning Agreement with the City.
- Among the conditions of this Zoning Agreement was that any development on the subject land shall be subject to plan approval by the appropriate Community Committee and the Director of Planning, Property and Development.

Plan Approval 19-215098

- On February 4, 2020, the Assiniboia Community Committee concurred in the recommendations of the Urban Planning Division and approved plans for the overall site plan for the subject site, as part of a first phase of a multi-phase commercial development, subject to the following condition:
 - *That a raised crosswalk be added for pedestrian access entering off of the roundabout.*

FILE/APPLICANT DETAILS

FILE:	ZR-PA 20-183364
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	5.686 - (Bridgwater Centre)
SUBJECT:	Plans of Proposed Commercial Building
LOCATION:	365 Centre Street
LEGAL DESCRIPTION:	BLOCK 2 PLAN 52290 122/124 ST N*
APPLICANT:	MMP Architects (Aaron Simoes)
OWNER:	THE DISTRICT AT BRIDGWATER INC

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the east side of Centre Street, at the northeast corner of Centre Street and South Town Road, in the Bridgwater Centre Neighbourhood of the Waverley West Ward.
- The subject property has a total area of 7.4 acres and encompasses an entire block between Centre, Street, South Town Road, and northbound Kenaston Boulevard. It is currently vacant.
- The subject property is located within the Areas of Transformation – New Communities area under the *Complete Communities Direction Strategy*. The property is zoned “MMU” Manufacturing Mixed-Use.
- The subject property is located within the Commercial Mixed-Use policy area of the *Waverley West Town Centre Neighbourhood Area Structure Plan*.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct two (2) separate one-storey commercial buildings at the central portion of the subject property. This site is located along Centre Street near the primary vehicular entrance to the subject site.
- Of these two buildings, one will contain four (4) commercial retail units (CRUs), while the second will contain three (3) CRUs, for a total of seven (7) CRUs. The proposed commercial units will have a floor area ranging between approximately 1,184 square feet and 1,475 square feet. The proposed buildings will have a total floor area of approximately 9,203 square feet.
- As noted in the History section of this report, the overall site plan for the multi-phase commercial development on the subject property was approved by the Assiniboia Community Committee under file no. 19-215098.

General Site Layout

- Vehicular access to the proposed buildings is proposed to be taken from one (1) bi-directional private approach from Centre Street.
- Principal pedestrian access to the proposed buildings are to be taken from entrances on the east façade of the proposed buildings, facing the accessory parking area. Pedestrian access to these entrances from Centre Street is to be taken from a sidewalk between the two buildings. This proposed sidewalk is to have a width of 7.7 feet.
- Additional pedestrian access is proposed to be taken from a sidewalk leading from Centre Street at the primary vehicular entrance to the subject property.

Building Elevations and exterior finishing

- As noted above, each of the proposed commercial buildings will be one storey, with a height of 24.4 feet from grade to the highest parapet.
- Building exterior will incorporate a mix of cladding materials and colours, and a higher degree of articulation and transparency through the use of windows and varying rooflines. Cladding materials include a mix of three (3) colours of acrylic stucco, dark coloured brick, and Tyndall stone caps.
- Overall, the proposed design and cladding helps to “break up” the overall massing of the building in a manner that is pedestrian-scaled.
- The proposed building will be similar in design to other one-storey commercial buildings at 405 Centre Street and 395 Centre Street, which were previously approved by the Assiniboia Community Committee under plan approval file nos. 19-215098 and 20-151229, respectively.

Parking and Loading

- The applicant proposes to provide a total of 24 accessory parking stalls in association with the proposed commercial uses at 365 and 375 Centre Street. This meets the requirement of the Zoning By-law.
- Of these 24 parking stalls, a total of two (2) stalls are to be designated accessible stalls.
- Additionally, the applicant is providing a total of eight (8) outdoor bicycle parking stalls.
- A designated loading space is proposed to be located in front of 365 Centre Street, for the use of both buildings.

Landscaping

- The applicant is proposing a variety of landscaping elements on the site, generally consistent with the landscaping plan approved by the Assiniboia Community Committee under file no. 19-215098.

Garbage Enclosures

- Each of the proposed buildings 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 new signage is proposed in association with this development.

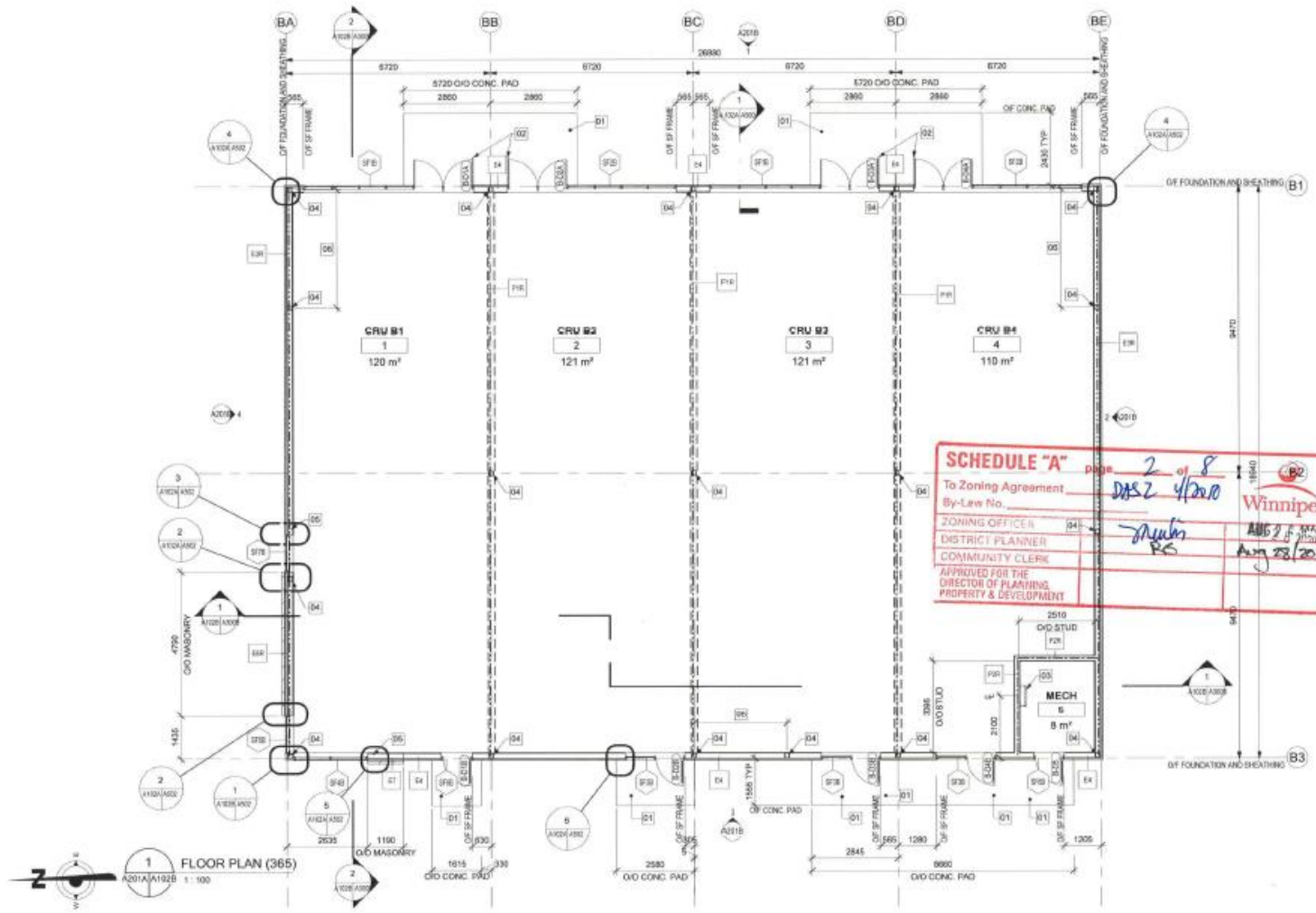
REASONS FOR THE RECOMMENDATIONS

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

- The plans are consistent with the overall site plan and landscaping for the area under plan approval file no. 19-215098.
- The proposed commercial buildings feature a higher degree of articulation, transparency, and a variety of cladding materials.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: August 28, 2020
File No: ZR-PA 20-183364



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To Zoning Agreement DA52 4/2020

By-Law No. Winnipeg

ZONING OFFICER [Signature]

DISTRICT PLANNER [Signature]

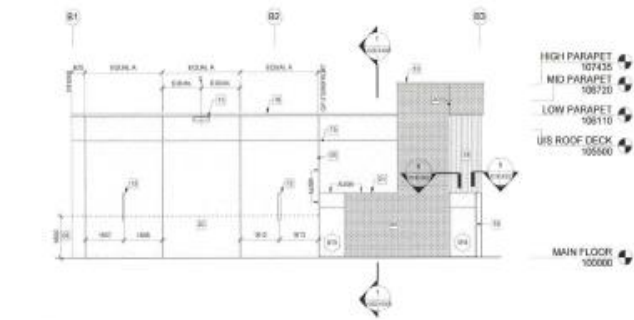
COMMUNITY CLERK Aug 28, 2020

APPROVED FOR THE DIRECTOR OF PLANNING PROPERTY & DEVELOPMENT

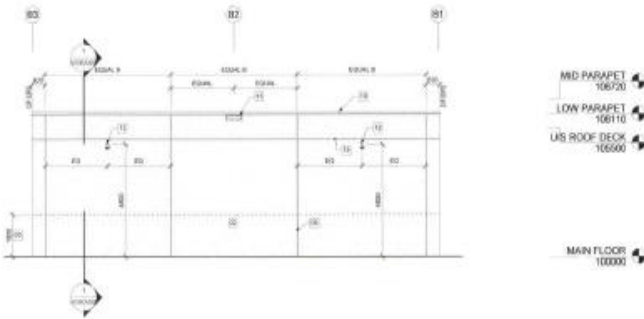
THE DISTRICT - 365 & 375 CENTRE STREET CRU
FLOOR PLAN: 365 CENTRE STREET
 Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020

MAP ARCHITECTS
 ARCHITECTS

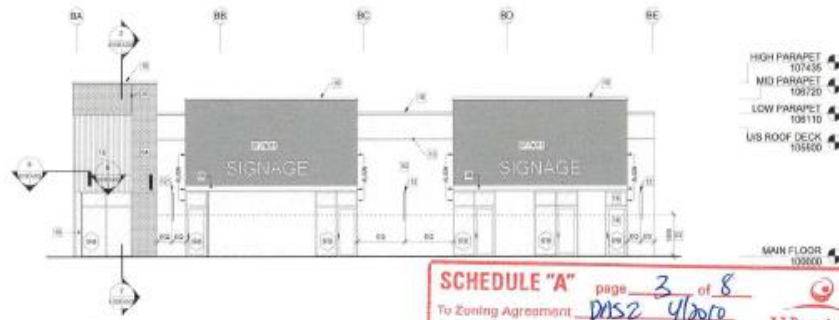
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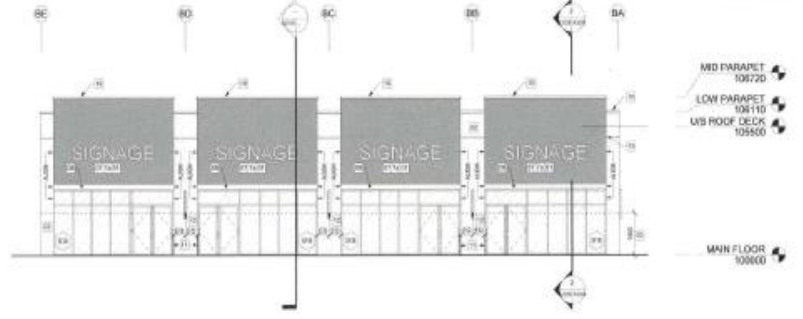
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3 SOUTH ELEVATION
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3 WEST ELEVATION
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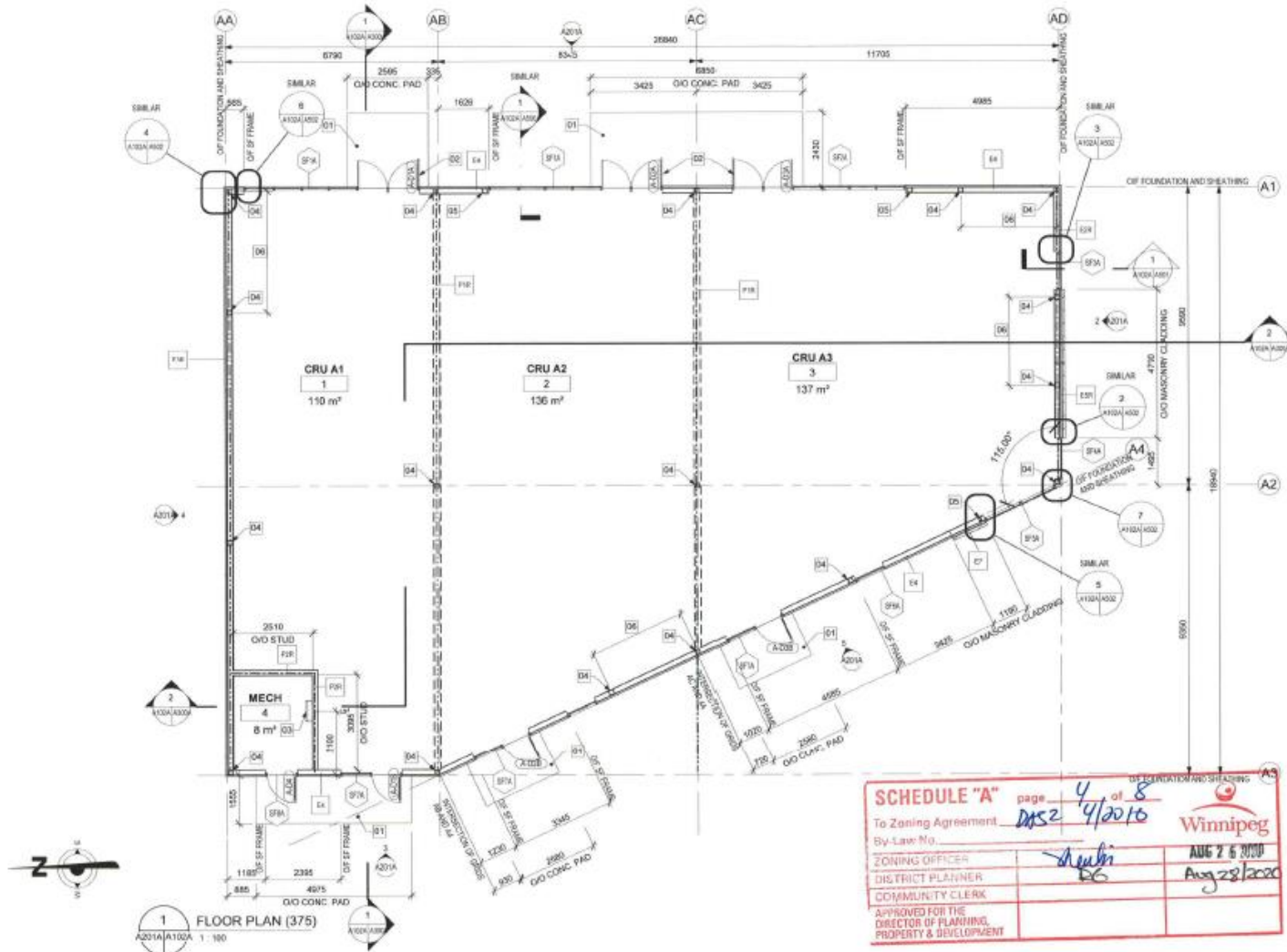


1 EAST ELEVATION
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SCHEDULE "A" page <u>3</u> of <u>8</u>		
To Zoning Agreement <u>DIS2 4/2020</u>		
By-Law No. _____		
ZONING OFFICER	<u>Thuy</u>	AUG 26 2020
DISTRICT PLANNER	<u>kg</u>	AUG 28 2020
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		

THE DISTRICT - 365 & 375 CENTRE STREET CRUS
ELEVATIONS: 365 CENTRE STREET
 Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020

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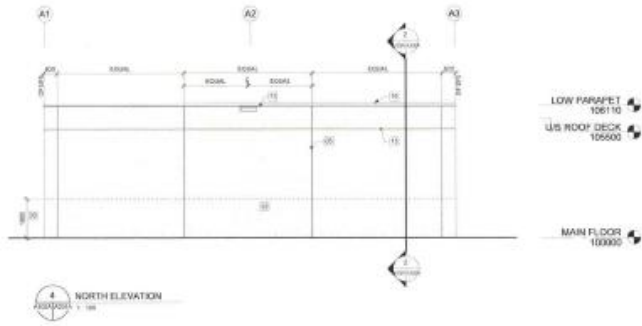


THE DISTRICT - 365 & 375 CENTRE STREET CRUS
FLOOR PLAN: 375 CENTRE STREET

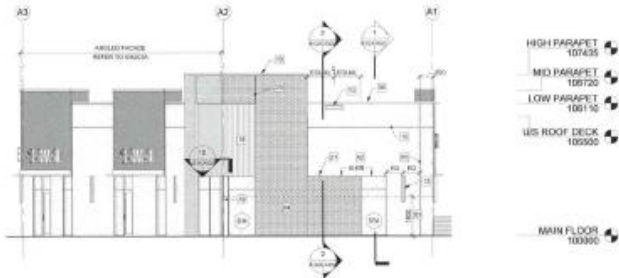
Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020



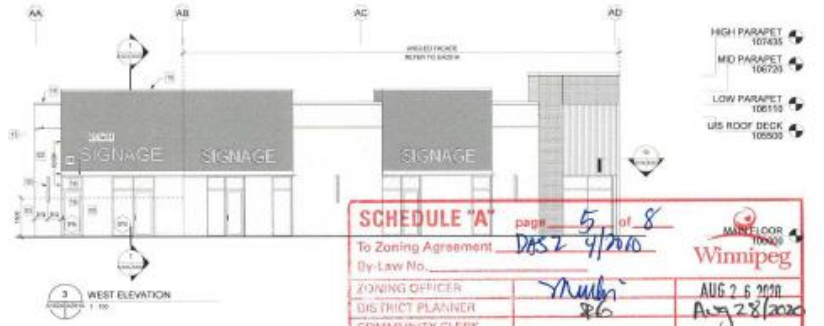
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4 NORTH ELEVATION
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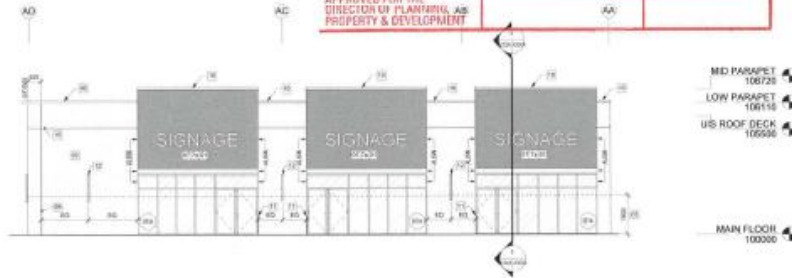


2 SOUTH ELEVATION
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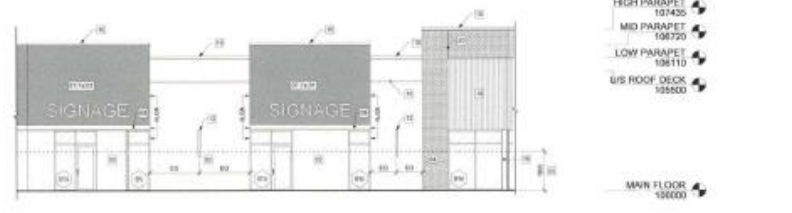


3 WEST ELEVATION
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SCHEDULE "A" page 5 of 8
 To Zoning Agreement By-Law No. DOS 2 9/2010
Winnipeg
 ZONING OFFICER: Mulh 86 **AUG 26 2020**
 DISTRICT PLANNER: Aug 28 2020
 COMMUNITY CLERK:
 APPROVED FOR THE DIRECTOR OF PLANNING, AS PROPERTY & DEVELOPMENT



1 EAST ELEVATION
1:100



5 SOUTH WEST ELEVATION
1:100

**THE DISTRICT - 365 & 375 CENTRE STREET CRUS
 ELEVATIONS: 375 CENTRE STREET**

Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020



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SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE

SCHEDULE "A" page 6 of 8	
To Zoning Agreement	DOSZ 4/2020
By-Law No.	
ZONING OFFICER	Winnipeg
DISTRICT PLANNER	Thylin AUG 26 2020
COMMUNITY CLERK	Aug 28 2020
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT	



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE

THE DISTRICT - 365 & 375 CENTRE STREET CRUS
RENDERINGS: PERSPECTIVES
 Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020



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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SCHEDULE "A"		page <u>7</u> of <u>8</u>
To Zoning Agreement	<u>DASZ 4/2020</u>	
By-Law No.		
ZONING OFFICER	<u>Munir</u>	<u>AUG 28 2020</u>
DISTRICT PLANNER	<u>PK</u>	<u>AUG 28 2020</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, MANITOBA DEVELOPMENT		

THE DISTRICT - 365 & 375 CENTRE STREET CRUS
RENDERINGS: ELEVATIONS

Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020

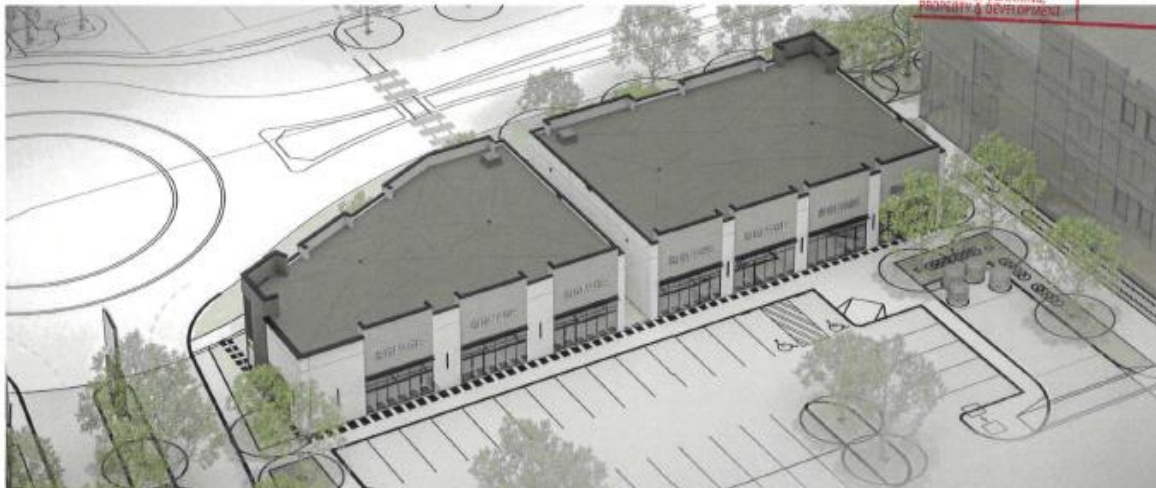


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NORTH WEST BIRD'S EYE

SCHEDULE "A"		page <u>8</u> of <u>8</u>
To Zoning Agreement	<u>DMS2</u>	<u>4/2010</u>
By-Law No.		
PLANNING OFFICER	<u>M. Smith</u>	<u>AUG 26 2020</u>
DISTRICT PLANNER	<u>RS</u>	<u>Aug 28 / 2020</u>
COMMUNITY CLERK		
APPROVED FOR THE DIRECTOR OF PLANNING, PROPERTY & DEVELOPMENT		



SOUTH EAST BIRD'S EYE

THE DISTRICT - 365 & 375 CENTRE STREET CRUS
RENDERINGS: BIRD'S EYE VIEWS
 Location: 365 & 375 Centre Street, Winnipeg, Manitoba / Scale: NTS / Date: August, 2020



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