

**Agenda – Riel Community Committee – December 5, 2016**

**REPORTS**

**Item No. 19            Plan Approval – Bridge Lake Drive  
(South Winnipeg - St. Norbert Ward)  
File DASZ 8/2012**

**WINNIPEG PUBLIC SERVICE RECOMMENDATION:**

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

*Note: Site plans to be provided at the meeting.*

## ADMINISTRATIVE REPORT

**Title:** Plan Approval DASZ 8/2012 – Bridge Lake Drive

**Issue:** For consideration at the Public Meeting for site plans for four (4) multi-family residential dwellings within Bridgwater Trails Neighbourhood

**Critical Path:** Riel Community Committee as per DASZ 8/2012

### 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.

### 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 zoning agreement for DASZ 8/2012.

### HISTORY

#### *DASZ 8/2012*

- On November 14, 2012, Council approved DASZ 8/2012, which was a subdivision and rezoning application for the Waverley West West Neighbourhood. A zoning agreement was included as a condition of the DASZ. Among the conditions included was the requirement for plan approval for the commercial and multi-family zoned lands:



**CONSULTATION**

In preparing this report there was consultation with: N/A

**SUBMITTED BY**

Department: Planning, Property and Development  
 Division: Urban Planning  
 Prepared by: Richard Mahé, MCIP  
 Date: November 23, 2016  
 File No. ZR 16-173163 000 00

**List of Schedules and Attachments**  
 1. Appendix A – Planning Discussion

## APPENDIX 'A'

**DATE:** November 23, 2016

**FILE:** DASZ 8/2012

**COMMUNITY:** Riel Community

**NEIGHBOURHOOD #:** 5.685

**LOCATION:** Bridge Lake Drive

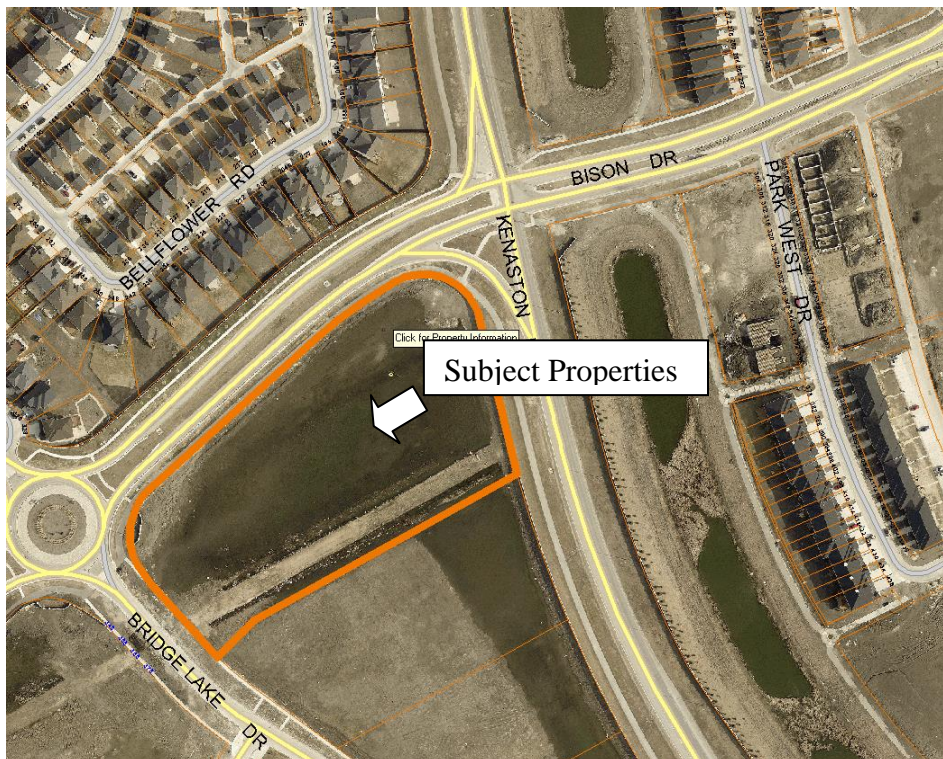
**APPLICANT:** Bryan Ward (WSP)  
111-93 Lombard Avenue  
WINNIPEG MB R3C 4X7

**SUBJECT:** Plan Approval

**RECOMMENDATION:** Approval

### **SITE DESCRIPTION**

- The subject site is located on vacant land in the southeast corner of Bison Drive and Bridge Lake Drive in the Bridgwater Trails Neighbourhood of the St. Norbert Ward.
- The site is located within the Multi-family Residential policy area of the Waverley West West Neighbourhood Area Structure Plan (By-law 90/2012) and are zoned RMF-M under DASZ 8/2012.



**Figure 1: aerial map showing the location of the subject properties (2016)**

## **DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- The applicant is proposing to develop four (4) four-storey residential multi-family buildings and once central clubhouse.
- This proposed development features a combination of one-bedroom and two-bedroom apartments with a total of 208 residential units. 25 percent of the units will be affordable suites (approximately 52 suites).
- The clubhouse features shared facilities typical in apartment buildings including a gym and common room.
- The applicant is also applying for a Parking Management Plan (ZR 16-173163 000 00) to reduce the number of on-site parking spaces from 312 spaces to 271 spaces. This represents a parking stall ratio of 1.3 instead of 1.5 as required by the City of Winnipeg Zoning By-law. The applicant conducted a parking demand analysis which found a parking ration need of 1.23 spaces.
- 31 lockable bike parking spaces are also required on site. The applicant is meeting that requirement.

## **ANALYSIS & RECOMMENDATION**

- The proposed project is located within the Multi-family Residential Area within the Waverley West Neighbourhood Area Structure Plan. This area is intended to accommodate alternative housing options for residents, including townhouses and multi-storey buildings. The density target to be achieved within this policy area is 30 units per gross developable acre. This development exceeds that density target.
- Relevant composition policies within the plan include the following:
  - 5.2.1 (3) Residential uses will be medium to high density, with an average target of 30 units per gross developable acre.
  - 5.2.1 (6) Open space shall be provided, by the developer, throughout the Multi-Family Residential Area to contribute to the active and passive recreational needs of residents.
- Relevant design policies include:
  - 5.2.2 (1) the design of the Multi-family Residential Area shall be determined through the Development Application Process.
  - 5.2.2 (2) the design of the Multi-Family Residential Areas shall:
    - i. provide for a unique neighbourhood character through the implementation of tools such as architectural and neighbourhood design standards and the inclusion of neighbourhood scale roundabouts.
    - ii. provide for neighbourhood connections through the incorporation of a neighbourhood pathway system for pedestrians and cyclists.
    - iii. maximize exposure and access to the neighbourhood greenway system
- The Urban Planning Division recommends approval of the site plans submitted as they largely conform to the policies within the plan above.

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

Report Prepared by: Richard Mahé, MCIP  
PPD File # DASZ 8/2012