

Agenda – Riel Community Committee – December 5, 2016

REPORTS

**Item No. 20 Plan Approval – Eaglewood Drive
 (South Winnipeg - St. Norbert Ward)
 File DASZ 33/2012**

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 33/2012 – Eaglewood DR
- Issue:** For consideration at the Public Meeting for site plans for a 10 building multi-family townhouse development in the Waverley West Southwest Neighbourhood
- Critical Path:** Riel Community Committee as per DASZ 33/2012

AUTHORIZATION

Author	Department Head	CFO	CAO
Simi Jerez	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 33/2012.

HISTORY

Waverley West Southwest Neighbourhood Area Structure Plan (By-Law 4/2013)

- On June 26, 2013, Council adopted the *Waverley West Southwest Neighbourhood Area Structure Plan* under By-Law No. 4/2013. This area structure plan guides development in the *Southwest Neighbourhood*.

DASZ 33/2012 (By-law 68/2013)

- Under DASZ 33/2012 (By-law 68/2013), over 600 acres of land in the Waverley West Southwest Neighbourhood was rezoned from "A" Agricultural to "R1-M" Residential Single-

Family Medium; "RMF-S" Residential Multi-Family Small; "RMF-M" Residential Multi-Family Medium; "C3" Commercial Corridor; and, "PR1" Parks and Recreation 1 (Neighbourhood). By-law 68/2013 regarding the subdivision and rezoning was passed by Council on June 26, 2013.

- A zoning agreement was included as a condition of approval for DASZ 33/2012. Among the conditions included was the requirement for plan approval for the multi-family zoned lands:
 - i) That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned "RMF-S" or "RMF-M" Residential Multi-Family, or "C3" Commercial, 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.

DAV 16-158290\c

- On November 7, 2016, the Riel Community Committee concurred in the recommendation of the Urban Planning Division and approved a Variance to the "RMF-M" dimensional standards of Zoning By-Law No. 200/2006 as follows:
 1. For the construction of a multi-family dwelling on Lot 2 Block 9 Plan 58259 to permit:
 - a. a front yard of 12.7 feet (3.87 metres) instead of 25 feet (7.62 metres)
 - b. a south side yard of 9.8 feet (2.99 metres) instead of 10 feet (3.05 metres)
 - c. 109 parking spaces instead of 111.
 2. For the construction of a multi-family dwelling on Lot 2 Block 11 Plan 58255 to permit:
 - a. a front yard of 12.7 feet (3.87 metres) instead of 25 feet (7.62 metres)
 - b. a north side yard of 9.8 feet (2.99 metres) instead of 10 feet (3.05 metres)
 - c. 106 parking spaces instead of 111.

CONSULTATION

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

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Simi Jerez
Date: November 28, 2016
File No. 16 174165 000 00 ZR

APPENDIX 'A'

DATE: November 28, 2016
FILE: 16 174165 000 00 ZR
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.683
LOCATION: Eaglewood DR
APPLICANT: Robert Mosiondz, Porchlight Developments
4581 Parliament AVE, Suite 102
Regina, Saskatchewan S4W 0G3
OWNER: Ladco Company Ltd.
200-40 Lakewood Blvd.,
Winnipeg , Manitoba R2J 2M7
SUBJECT: Plan Approval
RECOMMENDATION: **Approval**

SITE DESCRIPTION

The subject site is located on Eaglewood Drive, in the South Pointe West neighbourhood in the Waverley West Plan Area D (Southwest Neighbourhood) of the St. Norbert Ward.

The site currently vacant and is made up of 2 lots totaling **3.96 acres** in area.

The lots are located within the Residential Land Use Policy Area of the Waverley West Southwest Neighbourhood Area Structure Plan and were rezoned to "RMF-M" Residential Multi-Family Medium under DASZ 33/2012.



Figure 1: Air photo of the subject property and surrounding area (2016)

SECONDARY PLAN AND POLICIES

- The site is located within in Neighbourhood Node 2 of the Waverly West Southwest Neighbourhood Area. The Waverley West Southwest Neighbourhood Area Structure Plan states that multiple-family residential are permitted in the vicinity of neighbourhood nodes, the primary commercial area, and adjacent to Waverley Street and the Perimeter Highway. Neighbourhood Nodes are intended to act as focal points for the area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Building & Site Layout

- The proposed development is located directly on Eaglewood Drive and adjacent to Waverly Street (both collector roads), and in close proximity to Kenaston Boulevard (an arterial road), where Transit service will be provided to the neighbourhood.
- Building Design includes the following 10 townhouse buildings located on two adjoining lots will provide 148 dwelling units, configured as follows:
 - 2 traditional two-storey townhome buildings with 10 units;
 - 2 stacked three-story townhome buildings with 20 units;
 - 4 stacked three-story townhome buildings with 12 units, and;
 - 2 three-story laned townhome buildings with 20 units.
 - Each unit has a separate entrance at grade, located on the east and west elevations to access the proposed.
- Four of the proposed buildings will be sited along the east property line on Eaglewood Drive, and the other six smaller buildings will be sited immediately behind, with parking nearest to the west property line.
- The reduced south side yard allows the building to be located closer to Waverley Street creating a more active street front which contributes towards establishing the intersection as a focal point for the area and improving the corridor.
- Amenity spaces are located in front of each unit.
- The design incorporates a balanced use of materials, colour, and texture.

Lanscaping

- The site plan features a network of sidewalks providing pedestrian access across the site. It includes three connections to the AT pathway running along the south side of Dugald Rd.
- The applicant is providing two garbage enclosures, located along the west property line. These structures will be built of Hardie Panel and corrugated metal, and will include bicycle parking.
- The applicant has proposed a 6' high wood fence along the west property line, abutting single family homes zoned RM-L, as well as a row of trees as an added buffer.
- The north and south property lines will be screened with ornamental style fencing, allowing greater transparency and openings to the public park.
- A green spine runs through the site between the two rows of buildings allowing greater active transportation connectivity.

- The landscape plan provided shows a mix of deciduous and coniferous trees and shrubs. In total, the applicant is exceeding the minimum landscaping requirements as prescribed by the Zoning By-law. For example, the applicant is providing 87 trees, 71 more than the required 16 trees.

Site Access and Parking

- Vehicular access is proposed to be taken from two points along Eaglewood Drive.
- The applicant proposes 215 parking stalls for 148 units, including ten (10) accessible parking stalls and twenty-two (22) visitor parking stalls. The parking ratio is 1.45 stalls per unit.
- The applicant has proposed a bicycle storage facility on each lot, attached to the garbage enclosure, with 24 bicycle parking stalls.

RECOMMENDATION

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

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

Report Prepared by: Simi Jerez