

Agenda – Assiniboia Community Committee – May 3, 2021

REPORTS

**Item No. 3 Plan Approval – Ken Oblik Drive
(Waverley West Ward)
File DASZ 33/2012**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

ADMINISTRATIVE REPORT

- Title:** Plan Approval 21-135870 – Ken Oblik Drive
- Issue:** For consideration at the Public Meeting of the plan approval drawing package for a multi-family building complex
- Critical Path:** Assiniboia Community Committee as per DASZ 33/2012

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 33/2012:

- 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.”*

The applicant has submitted:

- colour elevations;
- site plan with dimensions;
- 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 33/2012

On May 29, 2013, Council concurred in the recommendations of the Standing Policy Committee on Property and Development and approved a Subdivision and Rezoning application on the land, subject to the applicant entering into a Zoning Agreement with the City. Among the conditions of the Zoning Agreement was a condition that plan approval by the Community Committee and the Director of Planning Property and Development is required before building permits can be issued.

FILE/APPLICANT DETAILS

FILE:	ZR-PA 21-135870
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	5.683 - (Prairie Pointe)
SUBJECT:	Plans of Proposed Multi-Family Development
LOCATION:	Ken Oblik Drive
LEGAL DESCRIPTION:	LOT 2 BLOCK 4 PLAN 67583
APPLICANT:	Wynnward Developments (Terry Thiessen)
OWNER:	Ladco Company Limited

DISCUSSION

SITE DESCRIPTION

- The subject site is located on the west side of Ken Oblik Drive, south of Waverley Street, in the Prairie Pointe Neighbourhood of the Waverley West Ward.
- The subject site has a total area of approximately 2.21 acres. It is currently vacant.
- The subject site is currently zoned "RMF-M" – Residential Multi-Family (Medium).
- The subject site is located within the Areas of Stability – Recent Communities policy area of the *Complete Communities Direction Strategy* Urban Structure Map. The site also falls within the *Waverley West Southwest Neighbourhood Area Structure Plan*.



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

SURROUNDING LAND USE AND ZONING

- The applicant is proposing to construct a multi-family development on the subject property, which will include three (3) separate buildings, identified as Buildings A, B, and C, respectively.
- A total of 46 dwelling units are proposed. These units are broken out as follows:
 - Building A will contain 14 dwelling units
 - Building B will contain 14 dwelling units
 - Building C will contain 18 dwelling units
- Each of the three (3) buildings will be two (2) storeys in height.

General Site Layout

- Vehicular access to the subject site is to be taken from a bi-directional private approach from Ken Oblik Drive. This proposed approach will service each of the three (3) proposed buildings.
- The proposed buildings will be accessed from the public sidewalk on Ken Oblik Drive from two (2) separate sidewalks, one of which will access Buildings A and B, and the other to access Building C.
- The proposed buildings are designed to be set back no less than 61 feet from the rear property line, which is adjacent to the retention pond public reserve area. Plans submitted show that the proposed accessory parking areas are located no less than 50 feet from this retention pond area

Building Elevations and Exterior Finishing

- As noted above, the applicant is proposing to construct three separate multi-family residential buildings, each of which will be two storeys in height. Elevation drawings submitted by the applicant show that these buildings will have a maximum height of 29.5 feet.
- Elevation drawings submitted show that the buildings' exterior facades will be clad in a mix of cement boards, Hardie boards, and acrylic stucco.
- The proposed buildings will feature second-storey balconies with glass panels and metal railings.

Parking

- The application proposes to provide a total of 76 surface accessory parking stalls on the subject property. This meets the total number of parking stalls the proposed development can provide under the Winnipeg Zoning By-law.
- Of these 76 parking stalls, a total of three (3) stalls are to be designated van accessible parking stalls.
- In addition to motor vehicle parking, the applicant proposes to provide a total of seven (7) bicycle parking spaces. This number of bicycle parking meets the number of bicycle parking required under the Winnipeg Zoning By-law.

Landscaping

- The applicant proposes to plant a variety of landscaping elements on the subject site, including a total of 3 trees and 91 shrubs.
- The proposed landscaping plan includes landscaping planted along Ken Oblik Drive (seven trees) and along the retention pond at the rear of the site (six trees).
- In addition to the above-noted landscaping, plans submitted show the front yard setback area, the rear yard setback area, and areas surrounding the proposed multi-family buildings will be sodded with grass.

Fencing

- The applicant proposes to provide a solid wood fence that is six (6) feet high, located along the north and south sides of the subject property.

Garbage Enclosures

- The subject site is to be serviced by a garbage enclosure, constructed with solid wood cladding. This proposed garbage enclosure is located on the northerly side of the subject property, between Buildings A and B.

Free-standing 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 building's exteriors incorporate a mix of cladding materials, balconies, and windows, which provides visual interest.
- The proposed building complex includes a substantial landscaped setback area from the public reserve retention pond at the rear of the subject property.

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: April 23, 2021
File No: ZR-PA 21-135870