

Minutes – Assiniboia Community Committee – November 21, 2022

REPORTS

**Item No. 9 Plan Approval – Frontier Trail
 (Waverley West Ward)
 File DASZ 43/2019**

COMMUNITY COMMITTEE DECISION:

The Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service, and approved plans for Frontier Trail, subject to the following condition:

1. That, the plan approval shall not go into force and effect until approval of the associated Variance (DAV 22-210182/D).

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DECISION MAKING HISTORY:

The Chairperson called Councillor Duncan to the Chair in order to move the following motion:

Moved by Councillor Lukes,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

Councillor Lukes resumed the chair.

ADMINISTRATIVE REPORT

Title: Plan Approval 22-157437 – Frontier Trail
Issue: For consideration at the Public Meeting of the plan approval drawing package for the proposed townhouse residential development
Critical Path: Assiniboia Community Committee as per DASZ 43/2019

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, subject to the following condition(s):

1. That, the plan approval shall not go into force and effect until approval of the associated Variance (DAV 22-210182/D).

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 43/2019:

For any multi-family or commercial uses on those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), "RMF-S" Residential Multi-Family (Small), "RMU" Residential Mixed Use, "R2" Residential Two-Family, or any "C2" or "C3" Commercial zoning district, the Owner must submit plans showing the location and design of any and all proposed:

- a) Buildings;
- b) Accessory parking areas;
- c) Private approaches;
- d) Garbage enclosures;
- e) Fencing;
- f) Landscaping: and,
- g) Free-standing signage.

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Assiniboia Community Committee for approval

prior to the issuance of any building or development permit, and thereafter must construct the works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 43/2019

- *On June 26, 2020, Council approved a subdivision and rezoning of lands between Lee Boulevard Waverley Street, Bison Drive, and Albright Road, subject to the condition that the applicant enter into a Zoning Agreement with the City. Among the conditions of the Zoning Agreement approved by Council was that all development in the “RMU” Residential Mixed Use zoning district is subject to Plan Approval by the Assiniboia Community Committee and the Director of Planning, Property and Development.*

FILE/APPLICANT DETAILS

FILE:	ZR-PA 22-157437
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.681 (Waverley West ‘B’)
SUBJECT:	Plans of Proposed Townhouse Development
LOCATION:	Frontier Trail
LEGAL DESCRIPTION:	BLOCK 13 DASZ 43/2019
APPLICANT:	Streetside Development Corporation (David Hill)
OWNER:	Southeast Lands Corporation

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northwest corner of the future Frontier Trail and Iqbal Green, in the Waverley West ‘B’ Neighbourhood of the Waverley West Ward.
- The subject property has a lot area of approximately 36,344 square feet. It is currently vacant.
- The subject property is located within the Established Neighbourhoods – Recent Communities area under *Complete Communities Direction Strategy 2.0*. The subject

property is also located within the Lower Density Residential policy area of the *Waverley West' Neighbourhood 'B' Secondary Plan*. It is zoned "RMU" Residential Mixed-Use.



Figure 1: Air photo of subject site and surrounding context (*Flown, 2021*)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to construct three (3) separate townhouse buildings on the subject property, which will include a total of 36 dwelling units.
- Each of the proposed buildings will be three (3) storeys in height (approximately 34 feet to the midpoint of the peaked rooflines).
- The proposed townhouse units will be “back to back,” with 18 units facing directly onto Frontier Trail, and 18 units facing onto the rear parking area and public lane.

General Site Layout

- Vehicular access to the subject property is to be taken from the rear public lane, which is to the rear of the subject property and intersects with Iqbal Green.
- The proposed buildings will be accessed from a public sidewalk on Frontier Drive and Iqbal Green. Paved sidewalks along the rear of the proposed townhouses and between the three (3) separate structures will provide access between the rear parking area and both the front- and rear-facing townhouse units.

Building Elevations and Exterior Finishing

- As noted above, the applicant is proposing three (3) separate townhouse buildings. Each of these buildings will be three (3) storeys in height.
- Elevation drawings submitted show that the buildings will have an approximate height of 32.6 feet to the mid-point of the pitched roofs.

- The buildings' exterior facades will be clad in a mix of steel siding and stone veneer siding.

Parking

- The application proposes to provide a total of 48 accessory parking stalls on the subject property. The total number of parking stalls required under the Winnipeg Zoning By-law is 54. This proposed shortfall is discussed under an associated Variance application under file no. DAV 22-210182/D.
- The proposed accessory parking spaces will be directly accessible from the rear public lane.
- Of the proposed 48 parking stalls provided, plans submitted show two (2) accessible parking stalls. This is less than the requirement of the Winnipeg Zoning By-law, which is three (3) accessible stalls.
- In addition to motor vehicle parking, the applicant proposes to provide bicycle parking spaces on the balcony of each dwelling unit, thereby providing a total of 36 bicycle parking spaces. The number of bicycle parking required under the Winnipeg Zoning By-law is five (5) spaces. The Urban Planning Division consider the proposal to design balconies for bicycle parking to be a suitable alternative.

Landscaping

- The applicant proposes to plant a variety of landscaping elements on the subject site and the public boulevard directly in front of the subject site (Frontier Drive) and on the south side of the building site (Iqbal Green). This proposed landscaping includes a total of 21 trees and 130 shrubs. This meets the total requirements of the Zoning By-law.

Garbage Enclosures

- The subject site is to be serviced by two (2) semi-underground 'earth bin' garbage containers, to be provided as an alternative to typical above-grade, 'BFI'-type garbage containers.

Free-standing Signage

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

ANALYSIS AND ISSUES

- Under the *Waverley West Neighbourhood 'B' Secondary Plan*, the subject property is located in the Lower Density Residential policy area.
- Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate.
- Policies guiding development in the Lower Density policy area include:

3.1.2 Policies

1. *Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.*

2. *New public and institutional uses, such as places of worship, daycares and non-regional recreational uses may be allowed within the Lower Density Residential area, where determined by the City to be compatible and appropriate. Such uses shall be located adjacent to collector roads and the design of the site shall mitigate any negative impacts of the use on adjacent lower density residential uses.*
3. *Existing institutional uses within the Lower Density Residential areas may only expand if they are: a. located on and have access to a collector or arterial road; and b. serviced by a full range of municipal services.*
4. *Any residential development application for lands within a Lower Density Residential area should achieve a minimum density of 7.0 dwelling units per Net Developable Acre.*
5. *Higher density development shall be directed along collector roads within sub-areas 1 and 2.*
6. *Single-family dwellings shall not back onto an internal collector road.*
7. *Single-family dwellings on lots with less than 12.19 metres (40 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations: a. the availability of front yard areas for landscaping and tree growth; b. adequate snow storage areas; c. on-street parking capacity; and d. the provision of utilities.*
8. *A pair of semi-detached dwellings or a two-family dwelling on lots less than 15.24 metres (50 feet) of frontage should take exclusive access from a back lane, unless a design solution can be provided, to the satisfaction of the Director of Public Works, that can address the following design considerations:*
 - a. *the availability of front yard areas for landscaping and tree growth;*
 - b. *adequate snow storage areas;*
 - c. *on-street parking capacity;*
 - d. *the provision of utilities; and*
 - e. *pedestrian safety.*
9. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subareas 1 and 2 as shown in Appendix B, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; and b. the design of multi-family dwellings shall be street oriented and ground-entry.*
10. *Multi-family dwellings may be allowed within the Lower Density Residential along collector roads within subarea 3 as shown in Appendix B and along local roads throughout the Plan Area, under the following conditions: a. multi-family dwellings shall take exclusive access from a back lane; b. the design of multi-family dwelling shall be street oriented and ground-entry; and c. should be limited to approximately six dwelling units per building.*
11. *Live-work style development may be allowed along collector roads in the Lower Density Residential areas within sub-areas 1 and 2 as shown on Appendix B.*

12. *Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.*
13. *Parks, open spaces and an integrated pathway network shall be provided in Lower Density Residential areas to meet the active and passive recreational needs of residents and visitors.*
14. *Properties zoned "A" Agricultural shall be required to rezone prior to the establishment of new principal buildings or uses.*

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 proposal aligns with policies under the *Waverley West Neighbourhood 'B' Secondary Plan*.
- The proposed development has good pedestrian connections to the public street environment on Frontier Trail.

CONSULTATION

NA

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: November 10, 2022
File No: ZR-PA 22-157437