

Agenda – Riel Community Committee – October 19, 2016

REPORTS

**Item No. 1 Request for 25% Density Increase as per North St. Boniface
Secondary Plan By-Law No. 965/75 – 825 Taché Avenue
(St. Boniface Ward)**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Planning and Land Use Division recommends that, pursuant to Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the density maximum be exceeded by 25% to allow for the construction of 82 units on the property located at 825 Taché Avenue as the site requires exceptionally high infrastructure costs.

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DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On October 3, 2016, the Riel Community Committee laid over the matter to its meeting on October 19, 2016.

On September 12, 2016, the Riel Community Committee laid over the matter to its meeting on October 3, 2016.

ADMINISTRATIVE REPORT

Title: Request for 25% Density Increase as per North St. Boniface Secondary Plan By-Law No. 965/75 – 825 Taché Avenue

Critical Path: Riel Community Committee as per the requirements of the North St. Boniface Secondary Plan By-Law No. 965/75

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATION

The Planning and Land Use Division recommends that, pursuant to Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the density maximum be exceeded by 25% to allow for the construction of 82 units on the property located at 825 Taché Avenue as the site requires exceptionally high infrastructure costs.

REASON FOR THE REPORT

- The applicant would like to develop 82 units on the subject property, which results in a density that is 25% higher than is outright permitted on the site as per the requirements of the North St. Boniface Secondary Plan By-Law No. 965/75.
- In accordance with Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the 'Higher Density Residential' and 'Lower Density Residential' density maximums may be exceeded by up to 25% where the Community Committee within whose boundaries the North St. Boniface District is located declares by motion that "one or more of" the following exceptional or extraordinary circumstances exist in respect of a site:
 - A. the location of a utility (e.g. hydro transmission tower, aqueduct) or irregular lot configuration encumbers land assembly;
 - B. lot area is reduced through street widening (or similar measure that results in lot area reduction) imposed by Council;
 - C. the site requires unusually high preparation or remediation costs (e.g. environmental clean-up, major building demolition);

- D. the site requires exceptionally high infrastructure costs (e.g. front-ending water, sewer), which will subsequently provide offsite development opportunities.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendation of the Planning and Land Use Division are concurred in, a total of 82 units may be constructed on the subject site.

HISTORY

- There is an associated DASZ 34/16 which seeks to rezone the land from “M2” to “RMU” to facilitate the development of an 82 unit residential/commercial mixed use project.

CONSULTATION

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

SUBMITTED BY

Department: Planning, Property and Development
Division: Planning and Land Use
Prepared by: Richard Mahé
Date: August 26, 2016
File No.: N/A

List of Schedules and Attachments

1. Appendix A – Planning Discussion

APPENDIX 'A'

DATE: August 26, 2016
FILE: N/A
RELATED FILES: DAV 16-135803/C, DASZ 34/2016
COMMUNITY: Riel
NEIGHBOURHOOD #: 5.501

SUBJECT: Request for 25% Density Increase as per North St. Boniface
Secondary Plan By-Law No. 965/75

LOCATION: 825 Taché Avenue

APPLICANT: Christine Wilson-MacLeod
275 Commerce DR
Winnipeg , Manitoba R3P 1B3

OWNER:

65 GARRY ST
Winnipeg , Manitoba R3C 4K4

RECOMMENDATION: The Planning and Land Use Division recommends that, pursuant to Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the density maximum be exceeded by 25% to allow for the construction of 82 units on the property located at 825 Taché Avenue as the site requires exceptionally high infrastructure costs.

DESCRIPTION

- The applicant is proposing to establish a mixed use project with a maximum of 82 units. This project would include:
 - Developing a seven (7) storey residential condominium building containing 78 units along the Red River at Taché Avenue and Rue Hébert;
 - Developing two (2) two-storey mixed use buildings each containing one mixed use unit and one residential unit on Taché Avenue and Rue Darveau; and
 - Developing one (1) two-storey duplex building containing two (2) residential units on Taché Avenue.
- The proposed development requires a DASZ application (see DASZ 34/16) and variances (see file DAV 16-135803/D).
- The Residential High Density area allows a maximum of 67 residential dwelling units at 55 units per acre. However, given the property meets condition (D) of under Section 2 of the Implementation Section of the North St. Boniface Secondary Plan, the project is able to receive an additional 25% density. This 'density bonus' would allow for a maximum of 83 residential dwelling units.

- Under this density requirement, the applicant would be permitted a total of 67 units. However, in accordance with Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the 'Higher Density Residential' and 'Lower Density Residential' density maximums may be exceeded by up to 25% where the Community Committee within whose boundaries the North St. Boniface District is located declares by motion that "one or more of" the following exceptional or extraordinary circumstances exist in respect of a site:
 - A. the location of a utility (e.g. hydro transmission tower, aqueduct) or irregular lot configuration encumbers land assembly;
 - B. lot area is reduced through street widening (or similar measure that results in lot area reduction) imposed by Council;
 - C. the site requires unusually high preparation or remediation costs (e.g. environmental clean-up, major building demolition);
 - D. the site requires exceptionally high infrastructure costs (e.g. front-ending water, sewer), which will subsequently provide offsite development opportunities.
- The applicant has indicated that there are higher than infrastructure costs associated with the development due to the need to extend and upgrade the water lines to permit higher density multi-family dwellings at this location.

RECOMMENDATION

- The Planning and Land Use Division recommends that, pursuant to Section 2(D) under the Implementation heading of the North St. Boniface Secondary Plan By-Law No. 965/75, the density maximum be exceeded by 25% to allow for the construction of 82 units on the property located at 825 Taché Avenue as the site requires unusually high infrastructure costs.

This Report Submitted by:
 Planning, Property and Development Department
 Planning and Land Use Division
 Report Prepared by: Richard Mahé