

Agenda – Riel Community Committee – November 19, 2018

REPORTS

**Item No. 17 Plan Approval – 1639 St. Mary’s Road
 (St. Norbert - Seine River Ward)
 File DAV 182334/2017C**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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

Note: Site plans to be provided at the meeting.

ADMINISTRATIVE REPORT

Title: Plan Approval DAV 182334/2017C - (1639 St. Mary's RD)

Issue: For consideration at the Public Meeting for site plans for a 66 unit multi-family residential building.

Critical Path: Riel Community Committee as per DAV 182334/2017C

AUTHORIZATION

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

RECOMMENDATIONS

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

REASON FOR THE REPORT

- The report is being submitted for the Committee's consideration of the site plans at the Public Meeting.
- On May 7, 2018, the Riel Community Committee approved plans submitted for the development of a 66-unit, 4 storey building at 1639 St. Mary's Road. Plans for the development have changed, requiring a revised Plan Approval application for review by the Riel Community Committee as per DAV 182334/2017C.

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 conditions of approval placed on DAV 182334/2017C.

HISTORY

Plan Approval 18 110593 000 00 ZR

- On May 7, 2018, the Riel Community Committee concurred with the recommendation of the Urban Planning Division and approved plans for a 4-storey apartment building with 66 units on the subject site.

- Prior to this, the applicant held an open house for the proposed development on December 5, 2017. Neighbours on streets abutting the subject site were invited by way of hand-held flyers. No one attended the open house, and no objections were received from any neighbours or near-by business owners.

DAV 182334/2017C

- On January 31, 2018, the Board of Adjustment concurred in the recommendation of the Urban Planning Division and approved variances to the "C2" dimensional standards of Zoning By-Law No. 200/2006 to permit a south side yard of 7.45 feet (2.27 metres) instead of 14 feet (4.27 metres).

DCU 182063/2017C

- On January 31, 2018, the Board of Adjustment concurred in the recommendation of the Urban Planning Division and approved a conditional use under Zoning By-Law No. 200/2006 to permit the construction of a multi-family dwelling unit located on the ground floor instead of above the ground floor.

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 8, 2018
File No. 18 174128 000 00 ZR

APPENDIX 'A'

DATE: November 8, 2018
FILE: 18 174128 000 00 ZR
COMMUNITY: Riel Community
NEIGHBOURHOOD #: 5.529 (River Park South)
LOCATION: 1639 St Mary's RD
APPLICANT: Mike Enns
Buckhorn Investments Ltd
9 Don Valley Parkway, Box 54 Group 582, RR5
Winnipeg , Manitoba R2C 2Z2

OWNER: 915 MCLEOD AVE 5
Winnipeg , Manitoba R2G 0Y4

SUBJECT: Plan Approval
RECOMMENDATION: **Approval**

SITE DESCRIPTION

- The subject property is located on St Mary's RD, in the River Park South neighbourhood of the St. Norbert – Seine River ward.
- The site is located under the Community Mixed Use Corridor policy area under the Complete Communities Direction Strategy, and is zoned “C2” Commercial Community.
- The property is approximately 1.8 acres in size and has approximately 160 feet of frontage onto St. Mary's Rd.



Figure 2: Aerial Photo of Subject Site and Surrounding Uses (flown 2016)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- As approved under Plan Approval 18 110593, the applicant proposes to build a 4-storey rental apartment building with 66 units on this site. The applicant is proposing a mix of bachelor, one, two and three bedroom units.
- One entrance will be located on the west (St. Mary's) elevation, and two entrances will be located on the north elevation, facing the parking lot.
- Vehicular access is proposed to be taken from a single approach on St. Mary's Road.
- The applicant has reduced the building footprint, providing a greater setback to abutting single-family residential properties east of the subject site, and has eliminated the underground parking. The reduction in the lot coverage of the proposed building permits the applicant adequate space to maintain 99 parking stalls (94 stalls required), as initially proposed, reallocating the 47 below grade stalls to the surface parking area. This includes 2

accessible stalls, 2 van stalls and 10 visitor stalls. The applicant is providing the minimum requirement set out in the zoning by-law for bike parking, providing 10 bike parking stalls.

- In the revised site plan, the applicant has maintained a 20 foot landscaped buffer and 6 foot high wood fence between the accessory parking area and the east property line to provide a separation between parking added stalls and the single-family dwellings in the R1-M zoning district. In addition, the applicant has provided an increase in landscaping along the shared east property line.
- 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 56 trees (an increase from 21 trees previously proposed; 17 trees required) and 257 shrubs (increased from 235; 111 shrubs required).
- The site plan illustrates a paved walkway from the sidewalk to the west entrance, providing a pedestrian connection to the site.
- The applicant is providing a garbage enclosure, located along the north property line.
- The exterior appearance of the building has been modified to cantilever the balconies and remove exterior columns that would have supported underground foundation work with an underground parking area. In addition, the applicant is proposing to use E.I.F.S. (Exterior Insulation Finishing System) for exterior wall in lieu of the originally proposed pre-finished metal panel in order to increase the R-value of the wall assembly to meet Manitoba Energy Code for Buildings (MECB).

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
File # 18 174128 000 00 ZR