

**Agenda – Riel Community Committee – June 11, 2018**

**REPORTS**

**Item No. 1                    Boulevard Provencher Design Review 1/18 – 174 Provencher  
Boulevard  
(St. Boniface Ward)  
File BP 1/18**

**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:** Boulevard Provencher Design Review 1/18 – 174 Provencher BLVD
- Issue:** For consideration at the Public Meeting for site plans for a Mixed Use Commercial and Residential Building.
- Critical Path:** Riel Community Committee as per the St. Norbert Neighbourhood Main Street PDO

### AUTHORIZATION

| Author   | Department Head | CFO | CAO |
|----------|-----------------|-----|-----|
| 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 applicant will meet the requirements for design review as per the Provencher Boulevard PDO 1.

### HISTORY

#### *Provencher Boulevard Planned Development Overlay (PDO)*

- On July 19<sup>th</sup>, 2017, Council approved the amendment to Winnipeg Zoning By-Law 200/2006 and adopted changes to Provencher PDO 1.
- The design review section of the PDO requires that the Riel Community Committee shall make all decisions on urban design review for new construction, expansion and demolition.

#### *DASZ 25/2017 & DAV 17-165224D*

- On January 15<sup>th</sup>, 2018 the Riel Community Committee approved DASZ 25/2017 to rezone and consolidate of the subject site, as well as Variance Order & DAV 17-165224D, permitting variances of the dimensional standards of Zoning By-Law No. 200/2006 for the construction of a mixed use commercial and residential building.

- On March 23<sup>rd</sup>, 2018 the Appeal Committee upheld the decision of the Riel Community Committee to approve DAV 17-165224\D in part, modifying the approval such that the applicant is required to provide two visitor parking stalls.

## 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: June 5, 2018  
File No. BP 1/18

## APPENDIX 'A'

**DATE:** June 5/2018  
**FILE:** BP 1/18

**COMMUNITY:** Riel Community  
**NEIGHBOURHOOD #:** 5.502 – Central St. Boniface  
**LOCATION:** 174 Provencher BLVD

**APPLICANT:** Paul Allard  
128 James AVE Unit 101  
Winnipeg , Manitoba R3B 0N8

**SUBJECT:** Design Review

**RECOMMENDATION:** **Approval**

## SITE DESCRIPTION

- The subject property is located on the south side of Provencher Boulevard, in the Central St. Boniface neighbourhood of the St Boniface ward.
- The subject property is situated along a Community Mixed-Use Corridor under the Complete Communities Direction Strategy.
- The property is zoned “C2” Commercial Community, and is located within the *PDO -1 Boulevard Provencher* area.
- The 16,302 square foot site is currently used for surface parking.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses (flown 2016)

## DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant has provided site plans, elevations, typical floor plans and colour renderings of the proposed building.

### Building & Site Layout

- The applicant intends to construct a 4-storey multi-family residential building with 41 one- and two- bedroom residential units, and two commercial units at grade.
- The building will be approximately 53.5 feet tall to the top of the parapet.
- The commercial use at grade has been delineated with the use of masonry and tyndall stone, and the provision ample glazing, including of large storefront windows and a key commercial entrance. This delineation and glazing has been designed to reflect that of existing commercial uses along the south side of Provencher Boulevard.

- The entrance to the residential units is set back from the street with a canopy bearing the name and number of the development – 174 Le Quartier. The residential portion of the building uses horizontal wood grain panels and fiber cement panel. The stairwells on the east and west ends of the building are clad with vertical wood grain paneling.

#### Landscaping

- The applicant has obtained a variance for insufficient street edge landscaping as they are proposing no front yard setback, as per the PDO. Renderings illustrate planters along the sidewalk in lieu of street edge landscaping.

#### Transportation and Site Access

- Vehicular access into the interior parking area is proposed to be taken from the rear lane between Provencher Boulevard and Masson Street through two overhead doors.
- The applicant proposes to provide two levels of parking: one level below grade and one level behind the ground-floor commercial units with two entrances from the lane.
- Plans for the parking garage show 47 parking stalls, including 2 accessible parking stalls and one accessible van stall. Of these, 39 stalls are for the residential use and 8 are associated with the commercial use.
- A 355 square foot lockable indoor bicycle parking area is proposed in the parking garage.

#### BOULEVARD PROVENCHER PLANNED DEVELOPMENT OVERLAY 1 (PDO 1)

- The intent of the Boulevard Provencher PDO is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface.
- The site is located on the south side of Provencher Boulevard. The maximum height of any building or structure on the south side of Provencher Boulevard must not exceed 60 feet.
- The Provencher Boulevard PDO provides Urban Design Considerations intended to assist developers, architects, landscape architects, urban designers and professional planners in making informed decisions when developing or reviewing site and building plans. The PDO establishes criteria for the consistent review of applications for development along Provencher Boulevard regarding building placement, façade treatment & building entrances, driveways & building services, and signs.
- With regard to this proposal, the PDO suggests the following considerations:
  - In general, buildings are expected to provide no or minimal yards to public road rights-of-way (front and corner side yards);
  - Where a consistent building alignment exists along a block, buildings are expected to respect this alignment (front and corner side yards);
  - The shape, size and alignment of buildings and spaces should reflect the existing horizontal and vertical rhythm and urban form;
  - Open and inviting building facades are encouraged at street level and 2nd storey, in order to enhance the convenience, comfort, and enjoyment of pedestrian experiences and enhance interactions between the public realm and business operations on private property;
  - Long, undifferentiated blank walls located at street level and along public roads are discouraged; instead, they should be enhanced by combinations of transparent windows

(not reflective or spandrel), window displays, active uses, vertical architectural features (e.g. columns, bays, fenestration, pilasters), and contrasting building materials/textures/colours/ shades;

- Opaque window signs, storage of materials blocking windows, permanently closed blinds, and other measures or operations that hamper transparent street level pedestrian/business interactions are discouraged;
  - Direct access to retailers, service providers, and customer service areas from street level is encouraged;
  - Multiple front entrances from street level to large developments are encouraged;
  - Measures to enhance visibility and accessibility of building front entrances (e.g. setbacks or projections from building wall, architectural features, contrasting materials, ornamentation) are encouraged.
  - Principal entrances to buildings should be on Provencher.
  - Doorways should replicate the existing rhythm of entrances on the Boulevard
  - New buildings should use similarly sized and shaped windows and doors, creating a consistent rhythm;
  - In order to encourage an uninterrupted pedestrian boulevard, numbers and dimensions of motor vehicle driveways, private approaches, and other intrusions into the boulevard should be minimized;
  - Access to off street parking facilities, delivery loading spaces, refuse storage areas, and other building services is encouraged to be via public lane (or from secondary street, when public lane is not available);
  - Off street parking facilities, delivery loading spaces, refuse storage areas, and other building services are encouraged to be located internal to buildings;
  - All signage must be attached to a building;
  - Signs should be lit by external sources and not internally; and
  - Signage should be bilingual and feature at least the same size and quantity of lettering in French and English.
- The applicant has proposed a building design that meets the Boulevard Provencher PDO requirements and incorporates a number of the PDO Urban Design Considerations.

## **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