

Agenda – Assiniboia Community Committee – March 23, 2022

REPORTS

**Item No. 4 Plan Approval – 250 Centre Street
 (Waverley West Ward)
 File DASZ 4/2010**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

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 22-118394/C).

ADMINISTRATIVE REPORT

Title: Plan Approval 22-118627 – 250 Centre Street

Issue: For consideration at the Public Meeting of the plan approval drawing package for a mixed-use development

Critical Path: Assiniboia Community Committee as per DASZ 4/2010

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 22-118394/C).

REASONS FOR REPORT

Per the Zoning Agreement for DASZ 4/2010:

“That, for the development of any building, and/or accessory parking area and/or signage within the lands zoned “RMF-S” Residential Multi-Family Small, “RMF-L” Residential Multi-Family Large, “C2” Commercial Community, “C3” Commercial Corridor, “CMU” Commercial Mixed Use, and “MMU” Manufacturing Mixed Use, 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:

- elevation drawings;
- site plan with dimensions;
- landscape plan with plant list.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

DASZ 4/2010

- On July 21, 2010, Council approved DASZ 4/2010, which was a subdivision and rezoning application for the Waverley West Town Centre and Northwest Neighbourhood. This subdivision and rezoning application was approved on the same date that the associated Neighbourhood Area Structure Plans were adopted (SP 1/2010 & SP 2/2010). A zoning agreement was included as a condition of the DASZ.
- Among the conditions included was the requirement for plan approval for the commercial and multi-family zoned lands.

FILE/APPLICANT DETAILS

FILE:	ZR-PA 22-118627
COMMUNITY:	Waverley West
NEIGHBOURHOOD #:	2.686 (Bridgwater Centre)
SUBJECT:	Plans of Proposed Mixed-Use Development
LOCATION:	250 Centre Street
LEGAL DESCRIPTION:	BLOCK 8 PLAN 52290 122/124 ST NORBERT*
APPLICANT:	Affinity Architecture, Inc. (Ezra Agpalza)
OWNER:	The Manitoba Housing and Renewal Corporation

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the west side of Centre Street, at the northwest corner of Centre Street and Park West Drive. It is the Bridgwater Centre Neighbourhood of the Waverley West Ward.
- The subject property has a lot area of approximately 1.49 acres. It is currently vacant.
- The subject property is located within the Areas of Transformation – Recent Communities area under the *Complete Communities Direction Strategy*, and has the characteristics of a Mixed-Use Centre per *Complete Communities*. The property is zoned “CMU” Commercial Mixed-Use.

- The subject property is located within the Commercial Mixed-Use policy area of the *Waverley West Town Centre Neighbourhood Area Structure Plan*.



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

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant proposes to construct a mixed-use development which will contain both commercial and residential uses.
- The proposed development will include a five (5) storey building, which will be oriented primarily toward Centre Street. The building will have a maximum height of 59 feet to the midpoint of the pitched roof, and contain commercial uses on the ground floor and multi-family residential uses on the upper floors.

Commercial Uses

- The applicant has stated that no commercial tenants have presently been secured. As a temporary alternative, the applicant proposes to operate six (6) ground floor units facing Centre Street as residential units. The applicant notes that these units will be occupied as residential uses on an interim basis only. The intention of the applicant is that they will accommodate personal service commercial uses in the future.
- Design drawings submitted show that these units are designed to be oriented to Centre Street, and can be converted to commercial units in the future, in that the design includes at-grade entrances from Centre Street and storefront windows. Please refer to Figure 3.



Figure 3: Elevation drawing detail showing proposed ground floor units.

- As noted above, each of the proposed commercial units (which will temporarily function as residential units) will be oriented to, and accessible from, the public sidewalk on either Centre Street.

Residential Uses

- The applicant proposed to provide a total of 118 residential dwelling units. This includes the above-mentioned six (6) dwelling units to be temporarily located along Centre Street. Once the ground floor units facing Centre Street have been repurposed as commercial units, there will be a total of 112 dwelling units.
- Floor plans submitted by the applicant show that the proposed dwelling units will range in size between 610 square feet and 1,105 square feet.

Building Elevations

- As noted above, the proposed building will have a maximum height of 59 feet.
- The proposed building will be clad in a variety of exterior siding materials, including:
 - Brick veneer sidings in brown and grey colours, to be located primarily on the ground level floors of all sides of the proposed building, as well as portions of the upper floors on the front façade (facing Centre Street).
 - Fibre cement siding in grey, white, and brown colours, to be located primarily on portions of the second, third, and fourth floors on all sides of the proposed building.
 - EIFS (stucco-like cladding) siding in light and dark grey colours, to be located primarily on the fifth floor and portions of the third and fourth floors on all sides of the proposed building.
- Articulation of the façade, such as varying cladding colours and materials, further relieves the visual effect of the building.

Vehicular Access and Parking

Access

- The proposed accessory parking areas will be accessed from the rear public lane and from a bi-directional approach from Park West Drive.

Parking

- The applicant is proposing to provide a total of 162 accessory parking stalls, which are proposed to be located in underground and open surface level parking areas.
- This number of parking stalls is less than the requirements of the Zoning By-law, which is a total of 177 parking stalls. This shortfall is the subject of a Variance application under DAV 22-118394/C.
- Of the 162 parking stalls provided, a total of 54 stalls will be located in the proposed underground parking area. The remaining 108 stalls will be located in the surface parking area at the rear of the building.

Bicycle Parking

- The applicant proposes to provide bicycle parking for 30 bicycles. Of these, 20 bicycle parking spaces are to be located in the proposed underground parking area. The remaining 10 bicycle parking spaces are to be located near the rear entrance of the proposed building.

Landscaping

- The applicant is proposing a variety of landscaping elements to be located on the building edge on Centre Street, as well as along Park West Drive and the public path to the north of the subject site. Additional landscaping is to be provided at the northwest corner of the surface parking area.
- It should be noted that the proposed parking lot interior landscaping on the subject property was the subject of a Variance under file no. DAV 22-118394/C. This Variance was applied for because the applicant proposes to locate parking lot interior landscaping to the north and western portion of the subject site, thereby helping to buffer the parking area and garbage collection area from the public path and adjacent residential uses.

Garbage Facilities

- The proposed building will be serviced by an enclosed garbage and recycling area, to be located at the rear of the proposed building, and accessible from the rear public lane.
- Elevation drawings of the proposed garbage and recycling enclosure shows that it will be 6.5 feet in height, and clad in wood boards.

ANALYSIS AND ISSUES

WAVERLEY WEST TOWN CENTRE NEIGHBOURHOOD AREA STRUCTURE PLAN

- Under the *Waverley West Town Centre Neighbourhood Area Structure Plan*, the subject property is located in the Commercial Mixed-Use policy area.
- The intent of the Commercial Mixed-Use policy area is that it will provide for a central retail, restaurant, and office district in the heart of the Town Centre, along Centre Street. The commercial mixed-use area will provide both local services to the immediate neighbourhood, as well as attracting regional users to this unique area. The character of this area will be reflective of a main street environment and will be focused on the pedestrian experience.
- Relevant policies for Commercial Mixed-Use areas include the following:

5.3.1 Composition of Mixed-Use Areas

- *Mixed-use areas may contain a variety of uses including general retail, restaurants, office, clinics and residential uses. Institutional uses may also be provided in this area.*
- *Residential uses or office uses may be located along Centre Street above the first floor of commercial buildings.*
- Under the Town Centre plan, site planning policies for Commercial Mixed-Use Areas include the following:
 - 6.2.1 *Pedestrian Environment*
 - *The design of commercial mixed-use areas along Centre Street shall be designed to provide a pedestrian-scaled environment and shall generally be located at or near the front property line. Buildings that have multiple storeys may include articulation to maintain an appropriate massing.*
 - 6.2.2 *Active Street Front*
 - *The sidewalks on both sides of Centre Street shall be wide enough to comfortably accommodate pedestrian traffic and appropriate separation from vehicles. The buildings will be designed to facilitate an active street front and enhance the pedestrian-building interface by locating buildings at or near the property line.*
 - 6.2.4 *Parking*
 - *Parking for the mixed-use sites along Centre Street shall generally be provided at the rear of the building or gaps between buildings and shall be accessed from adjacent local streets. In order to maintain an active street presence on Centre Street, at least one entrance must be provided on Centre Street.*
 - 6.2.5 *Building Design*
 - *High-quality building design will be required through developer-regulated architectural standards and shall include standards related to building materials, articulation, glazing, and signage.*

REASONS FOR THE RECOMMENDATIONS

The Urban Planning and Design Division recommend approval of the submitted plans for the following reasons:

- The proposed development is consistent with policies for the *Waverley West Town Centre Neighbourhood Area Structure Plan*, which supports a mix of uses, and a high-quality pedestrian-oriented development.
- With respect to the proposed ground floor units facing Centre Street, these are intended to be used as residential uses temporarily, and are designed to easily function as street-oriented commercial units.
- The site design orients vehicular access to the rear public lane and to one vehicular approach on Park West Road.
- The proposed building is designed with a high degree of articulation and variety of cladding materials and colours, which will help to mitigate the effects of a larger building mass.

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Galston, MCP
Date: March 15, 2022
File No: ZR-PA 22-118627