

Agenda - Board of Adjustment - September 12, 2007

PUBLIC HEARINGS

**Item No. 13 Variance - 131 Chelsea Place
(North Kildonan Ward)
File DAV 145395/2007C [c/r DCU 145390/2007C]**

ADMINISTRATIVE RECOMMENDATION:

That the application for the establishment of an accessory parking area to permit 72 parking spaces instead of 250 spaces be approved subject to the following condition:

1. That if any Variance granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Variance, shall terminate.

Agenda - Board of Adjustment - September 12, 2007

- File: DAV 145395/2007C [c/r DCU 15390/2007C]
- Applicant: Scatliff Miller Murray (Derek Eno)
- Premises Affected: 131 Chelsea Place
- Legal Description: Lots 1/42 Block 3 Plan 1204 87/89 K Pcl a Plan 15652 88 K, hereinafter called "the land"
- Property Zoned: "PR1" Parks and Recreation District
- Zoning Atlas Sheet: V27 (AS)
- Nature of Application: To vary the "PR1" Parks and Recreation District regulations of The Winnipeg Zoning By-law No. 6400/94 for the establishment of an accessory parking area to permit 72 parking spaces instead of 250 spaces.
- Exhibits Filed:
1. Application dated August 13, 2007
 2. Notification of Public Hearing dated August 22, 2007
 3. Manitoba Status of Title 1797108
 4. Letter of authorization from The City of Winnipeg to Scatliff Miller Murray Inc. and Number Ten Architectural Group dated July 31, 2007
 5. Confirmation from the Zoning Development Administrator that the subject property may be posted in substitution for newspaper advertising
 6. Drawing (2 pages)
 7. Plan, Sheet 1, for File DAV 145395/2007C dated August 13, 2007
 8. Report from the Planning and Land Use Division dated September 5, 2007
 9. Inspection Report

Agenda - Board of Adjustment - September 12, 2007

The Administration to advise that all statutory requirements with respect to this application have been complied with.

Moved by

That the administrative report be taken as read.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by

That the receipt of public representations be concluded.

Moved by

That criteria (a) to (d) of Subsection 247(3) of The City of Winnipeg Charter, set out below, are / are not satisfied:

- (a) is consistent with Plan Winnipeg, and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

Agenda - Board of Adjustment - September 12, 2007

Moved by

That the administrative recommendation be / not be concurred in.

Moved by

That the public hearing with respect to this application be concluded.

Exhibit "8" referred to in File DAV 145395/2007C

DATE: September 5, 2007
FILE: DAV 07-145395/C
RELATED FILES: DCU 07-145390/C
COMMUNITY: East Kildonan-Transcona Community
NEIGHBOURHOOD #: 4.411

SUBJECT: To vary the "PR1" district regulations of Zoning By-Law No. 6400/94 for the re-establishment of an accessory parking area to permit 72 parking spaces instead of 250 spaces.

LOCATION: 131 Chelsea PL
LEGAL DESCRIPTION: LOT 1/42 BLOCK 3 PLAN 1204 87/89 K PCL A PLAN 15652 88 K

APPLICANT: Derek Eno Scatliff Miller Murray
136 MARKET AVE
WINNIPEG MB R3B 0P4

OWNER: CITY-PARKS
C/O PLANNING PROPERTY & DEVELOPMENT SERV
65 GARRY ST WINNIPEG MB R3C 4K4

RECOMMENDATION: Approval

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of the City of Winnipeg Charter, a Zoning Variance application can be approved for posters if the proposed development:

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (c) is the minimum modification of a zoning-by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and
- (d) is compatible with the area in which the property to be affected is situated.

REPORT SUMMARY

- The Planning and Land-Use Division supports all associated variance and conditional use applications for the proposed re-development.
- Bronx Park Community Centre will be renovated with two (2) new outdoor hockey rinks, a mini soccer field, activity courts, fitness trail with stations, pleasure rink, a 25,000 square foot building, play structures, a vehicle drop-off loop and 72 on-site parking stalls with access from Chelsea Place.

SITE DESCRIPTION

The subject property is located on the east side of Henderson Hwy between Bronx and Chelsea Places in the Kildonan Drive neighbourhood of the North Kildonan Ward. The site is zoned “PR1” Parks and Recreation District and is occupied by Bronx Park Community Club. Surrounding properties include single family dwellings to the north and south zoned “R1-5”.

BACKGROUND

- The complete redevelopment of the facilities requires the conditional use application for the land-uses though many of the proposed functions have been on-site for decades.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

Bronx Park Community Centre will be renovated with two (2) new outdoor hockey rinks, a mini soccer field, activity courts, fitness trail with stations, pleasure rink, a 25,000 square foot building, play structures, a vehicle drop-off loop and 72 on-site parking stalls with access from Chelsea Place.

ANALYSIS AND ISSUES

PLAN WINNIPEG

The proposed concept is consistent with Plan Winnipeg in that community centres are allowed in Neighbourhood Policy Areas.

ZONING

- Parking is calculated based on 1 stall for every 100 square feet of gross floor area as the proposed building, a ‘community club’, is considered ‘Places of Assembly’ under the Accessory Off-Street Parking requirements under Zoning By-law 6400.
- Similar ‘Places of Assembly’ include: eating and drinking establishments, stadiums, cinemas).
- The proposed new building will be 25,000 square feet.
- The method of calculation for ‘Places of Assembly’ includes the storage area, mechanical areas, bathrooms, and corridors (gross floor) to determine the number of parking stalls.
- This method of calculation magnifies the amount of parking needed for this land-use.

SITE DESIGN ISSUES

- The existing Bronx Park Community Centre constructed in the 1950’s has three outdoor skating rinks, a wading pool, athletic field (ball diamond), no on-site parking, and a 7500 square foot building.
- According to plans submitted: the new Bronx Park Community Centre will relocate the outdoor hockey rinks further west with a mini soccer field parallel to Kildonan Drive.
- The existing wading pool will remain in place and a 72 stall parking area located in the southeast corner of the subject property with access only from Chelsea Place.
- The new building will be located approximately in the same location of the existing building but expanded considerably northwards to Bronx Place.
- The loading area for the building will be located on the south side with access to Chelsea Place.
- A ‘life trail’ with fitness stations will encircle the perimeter of the subject property.

- New landscaping will also be implemented with berms, shrubs, and trees implemented along the north side of the new building and throughout the parking area.
- Bicycle racks will also be provided to accommodate 10-20 bicycles, and walking paths along the perimeter of the site to connect with public sidewalks to encourage alternative modes of transportation.

PUBLIC OPEN HOUSE

- Two separate Open House events have been hosted to solicit input from the community and view concept plans for the proposed redevelopment, where a majority of attendees supported the proposed community centre and design.

REASONS FOR RECOMMENDATIONS

- The Planning and Land-Use Division supports all associated variance and conditional use applications for the proposed re-development.
- The expansion of the facility will meet the recreational needs of the surrounding community.
- The scale and density of the proposed building is consistent with the previous historical function of the land.
- The related expansion of the adjacent parking area will assist in the parking demands and associated negative impacts (sights, sounds) will be mitigated by the proposed landscaping.
- There is on-street parking along adjacent residential streets.
- Henderson Hwy is serviced by Transit with three (3) transit stops nearby: one (1) transit stop for southbound routes at the corner of Henderson and Chelsea Place; two (2) transit stops for north bound routes (corner of Henderson Hwy and Chelsea Ave; Henderson Hwy and Bronx Ave).
- Alternative modes of transportation will be encouraged through site design.

RECOMMENDED CONDITIONS OF APPROVAL

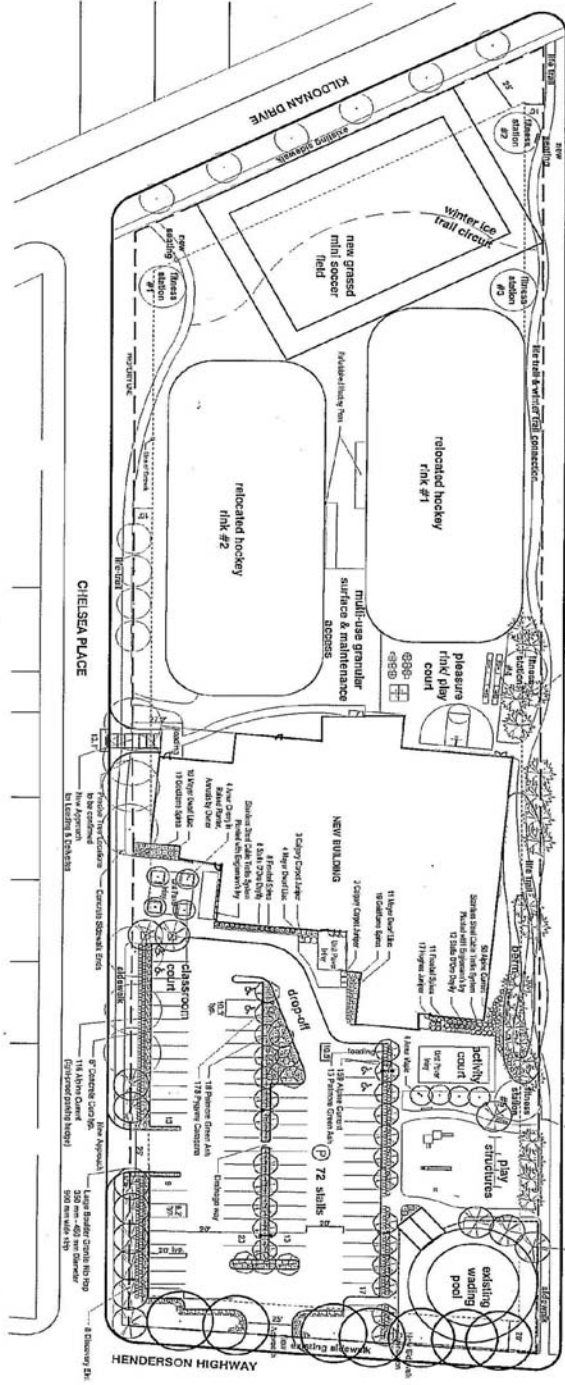
1) That, if any variance granted by this order is not established within two (2) years of the date hereof, this order, in respect of that Variance shall terminate.

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

Report Prepared by: John Wintrup
PPD File # DAV 07-145395/C

Exhibit "7" referred to in File DAV 145395/2007C

BRONX COMMUNITY CENTRE
 Site Plan August 9, 2007



DEVELOPMENT PERMIT APPLICATION

THIS PLAN IS SUBMITTED FOR APPROVAL
 IN THE CITY OF TORONTO
 IN WITH DEVELOPMENT PERMIT
 SHEET 1 OF 1
 APPLICANT: [Signature]
 DEV. EXAM. [Signature]
 DATE: 7/8/13