Minute 97
Report - Standing Policy Committee on Property and Development - November 29, 2005

Item No. 11 Rezoning - 183/189 Euclid Avenue
File DAZ 246/2005

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 246/2005 dated November 1, 2005, to an "RM-4" Multiple-Family District subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to provide for the following:

        i. That the development shall occur in substantial conformance with the plans submitted and identified as Sheets 1 to5 for File DAV 14997l/2005D dated September 13, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property, and Development.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

Report - Standing Policy Committee on Property and Development - November 29, 2005

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 8, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning - 183/189 Euclid Avenue**
File DAZ 246/2005 [c/r DAV 149971/2005D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Diane Timmins, Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **November 9, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 8, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 246/2005 dated November 1, 2005, to an "RM-4" Multiple-Family District, subject to the following:

    A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter, to provide for the following:

        i. That the development shall occur in substantial conformance with the plans submitted and attached hereto and identified as Sheets 1 to5 for File DAV 14997l/2005D dated September 13, 2005, and maintained thereafter to the satisfaction of the Director of Planning, Property, and Development.

2. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

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4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

6. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report from the Manager of Planning and Land Use dated November 1, 2005.

PUBLIC HEARING SUMMARY

File: DAZ 246/2005 [c/r DAV 149971/2005D]]

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Lazarenko, Chairperson
Councillor Pagtakhan

Public Hearing: November 8, 2005
West Committee Room, Council Building
510 Main Street

Applicant: North End Housing Project, Inc. (Ralph Mueller)

Subject:



Premises Affected: 183/189 Euclid Avenue

Exhibits Filed:
1. Application dated September 20, 2005
2. Notification of Public Hearing dated September 26, 2005
3. Manitoba Status of Title 2041493
4. Plans (5 pages)

5. Communication dated November 14, 2004, from Gerald Brown, Chair, Point Douglas Residents Committee, in support of the application
6. Communication dated November 15, 2004, from Janet Johnstone, Centre Director, North Point Douglas Women's Centre Inc., in support of the application
7. Communication dated November 18, 2004, from Rev. Larry Kondra, C.Ss.R. Director, The Welcome Home - a Mission of St. Alphonsus, in support of the application
8. Communication dated November 29, 2004, from Nanette McKay, Executive Director, North End Community Renewal Corp., in support of the application
9. Report from the Manager of Planning and Land Use dated November 1, 2005
10. Inspection Report

REPRESENTATIONS:

In Support:

Gerald Brown, Chair, Point Douglas Residents Committee
Janet Johnstone, Centre Director, North Point Douglas Women's Centre Inc.
Rev. Larry Kondra, C.Ss.R. Director, The Welcome Home - a Mission of St. Alphonsus
Gordon McIntyre
Nanette McKay, Executive Director, North End Community Renewal Corp.
Ralph Mueller

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Gordon McIntyre, on behalf of the North End Housing Project Inc., appeared in support of the application and indicated concurrence in the recommendations outlined in the report of the Manager of Planning and Land Use dated November 1, 2005.

Exhibit "9" referred to in File DAZ 246/2005 [c/r DAV 149971/2005D]

Winnipeg

Planning, Property and Development Department Report

To the Lord Selkirk-West Kildonan Community Committee

Date: November 1, 2005
File: DAZ 246/05
Related Files: DAV 05-149971/D
Subject: An application has been received from North End Housing Project, Inc. to amend By-Law No. 6400/94 by rezoning the land shown below from a "R2" Two-Family Residential District to an "RM-4" Multiple Family District to allow the establishment of an 11-unit multiple family dwelling.

Location: 183/189 Euclid Avenue



Applicant: North End Housing Project, Inc.
Owner: Same

Recommendation: Approval

Report Summary:

- Proposal to rezone a site with two vacant and derelict single-family residences from an "R2" Two-Family Residential to an "RM-4" Multiple Family District to allow for an 11-unit multiple family dwelling.
- The residence will provide safe and affordable housing for single mothers and single women in the North Point Douglas area.
- The applicant requested input from the community through the North Point Douglas Residents Association as well as the North Point Douglas Women's Center for the design and layout of the project.
- Letters of support have been received from several neighbourhood organizations.
- Proposal meets Plan Winnipeg policies which allow for a variety of residential uses in the Neighbourhood Policy Area
- The proposed rezoning and site design are compatible with the surrounding properties;
- The proposed use will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;

Site Description

The subject site is located on Euclid Avenue, between Main Street and Austin Street in the North Point Douglas neighbourhood of the Mynarski Ward.
North: Residences zoned "R2" Two-Family Residential
South: Institutional use and residences zoned "R2-T" Two-Family Transitional District
East: Residences zoned "R2" Two-Family Residential
West: Commercial uses zoned "C1.5" Commercial

Description of the Proposed Development
The North End Housing Project (NEHP) has acquired the subject property with the intention of constructing an 11 unit multi-family co-operative housing development. NEHP has indicated that the primary purpose for the development stems from the need to provide safe, affordable, housing for single mothers and single women in the North Point Douglas neighbourhood. They intend to own and maintain the project and work with the community to identify suitable tenants.

In conjunction with this development, the applicant is proposing to raze the two existing vacant residential buildings on the site.

Additionally, variances for a substandard lot width, front yard setback, rear yard setback, north side yard, south corner side yard, separation spaces between buildings, and parking are being considered in conjunction with this application. (DAV 05-149917/D)

Analysis

Plan Winnipeg Compliance
The subject parcel falls within a designated Neighbourhood Policy Area under Plan Winnipeg, which allows for a variety of residential, commercial, institutional, and mixed uses; thus, the proposed rezoning is in conformance with Plan Winnipeg 2020.

North Point Douglas Housing Plan
An important goal of the housing plan is "to offer good quality, well maintained affordable housing choices for a diverse population of owners and renters." The proposed project will increase the supply of safe, affordable housing in the neighbourhood.

Existing Residences
The subject site current contains two vacant, derelict residences. The applicant proposes to demolish these homes to make way for the new development.

Site Design Issues
The applicant is proposing a residentially styled building with an interior courtyard. The design of the development helps to break up the overall mass of the structure, while appearing to reflect the typical scale and appearance of other homes in the area. Overall, the proposed design will be compatible with adjacent residences.

Servicing
Adequate services are available for multiple-family development at this site

Public Input
Input into the layout and design of this project was provided by the North Point Douglas Residents Association as well as the North Point Douglas Women's Center. Additionally, a number of letters have been received from local organizations in support of this project.

Zoning
The subject site, which is located on a busy corner, along a local collector street, and adjacent to commercial development, is appropriate for multiple-family housing. The "RM-4" Multiple-Family District is recommended because it allows the applicant's required density while maintaining a building height and bulk which are more in context with the surrounding neighbourhood.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The site, which is located on a busy corner, along a local collector street, and adjacent to commercial development**,** is appropriate for multiple-family housing;
- The proposed zoning district allows for the applicant's required density while maintaining a height and bulk which are in character with the surrounding neighbourhood;

- The proposed site design is compatible with the surrounding properties;
- The residence will provide safe and affordable housing for single mothers and single women in the North Point Douglas area;
- Proposal meets Plan Winnipeg policies which allow for a variety of residential uses in the Neighbourhood Policy Area;
- The proposed use will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;

Recommended Conditions of Approval

I. That The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ /05, attached hereto and dated, November 1, 2005, to a "RM-4" Multiple-Family District, subject to the following:

A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter, to provide for the following:

1. That the development shall occur in substantial conformance with the plans submitted and attached hereto and identified as Sheets 1-5 for File No. DAZ 246/05 dated September 13, 2005 and maintained thereafter to the satisfaction of the Director of Planning, Property, and Development.

II. That a ten (10) per cent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

Report Prepared by: Michael Robinson, AICP
PPD File # 3.311

Schedule "A"

Schedule "A"

By-Law No.	File No. DAZ 246/05
Atlas Sheet No. X25 N LORD SELKIRK WEST KILDONAN COMMUNITY	Explanation A proposed zoning change to By-law No. 6400/94 by rezoning the land located on the northwest corner of Euclid Avenue and Austin Street North from an "R2" RESIDENTIAL DISTRICT to an "RM-4" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" to the report of the Lord Selkirk-West Kildonan Community Committee for File DAZ 246/2005, dated November 1, 2005

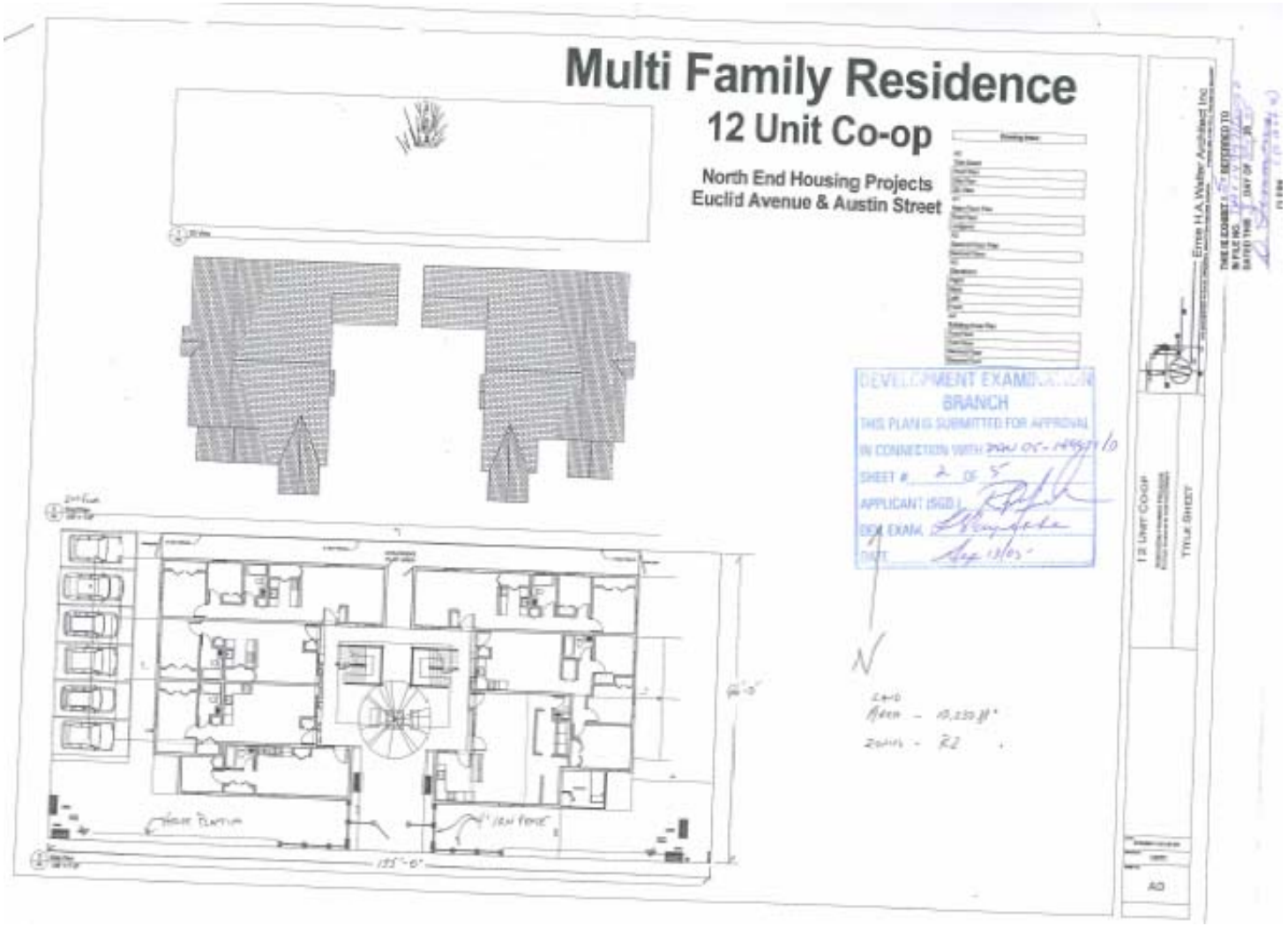
THIRD READING : _____ EFFECTIVE DATE : _____

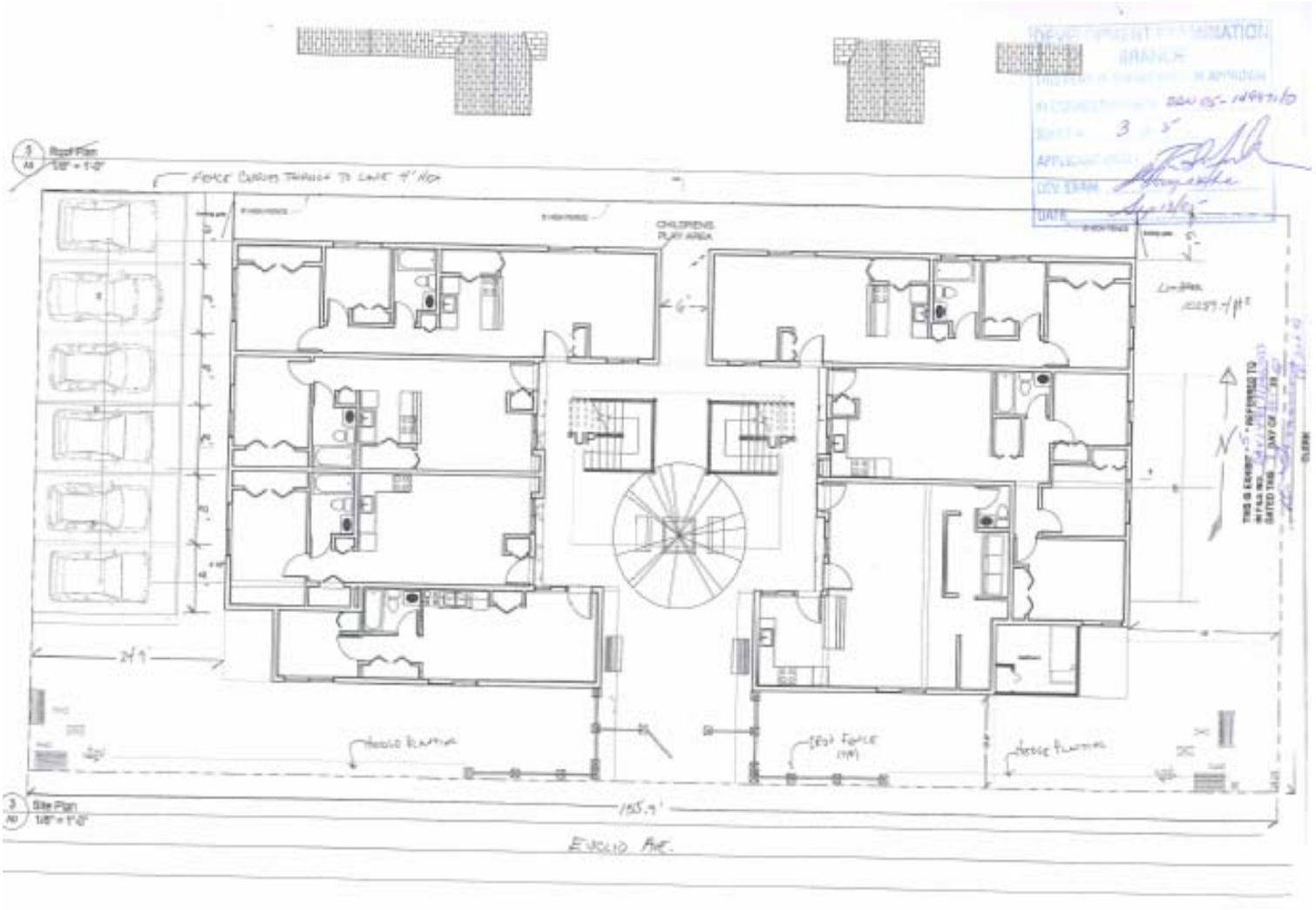
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



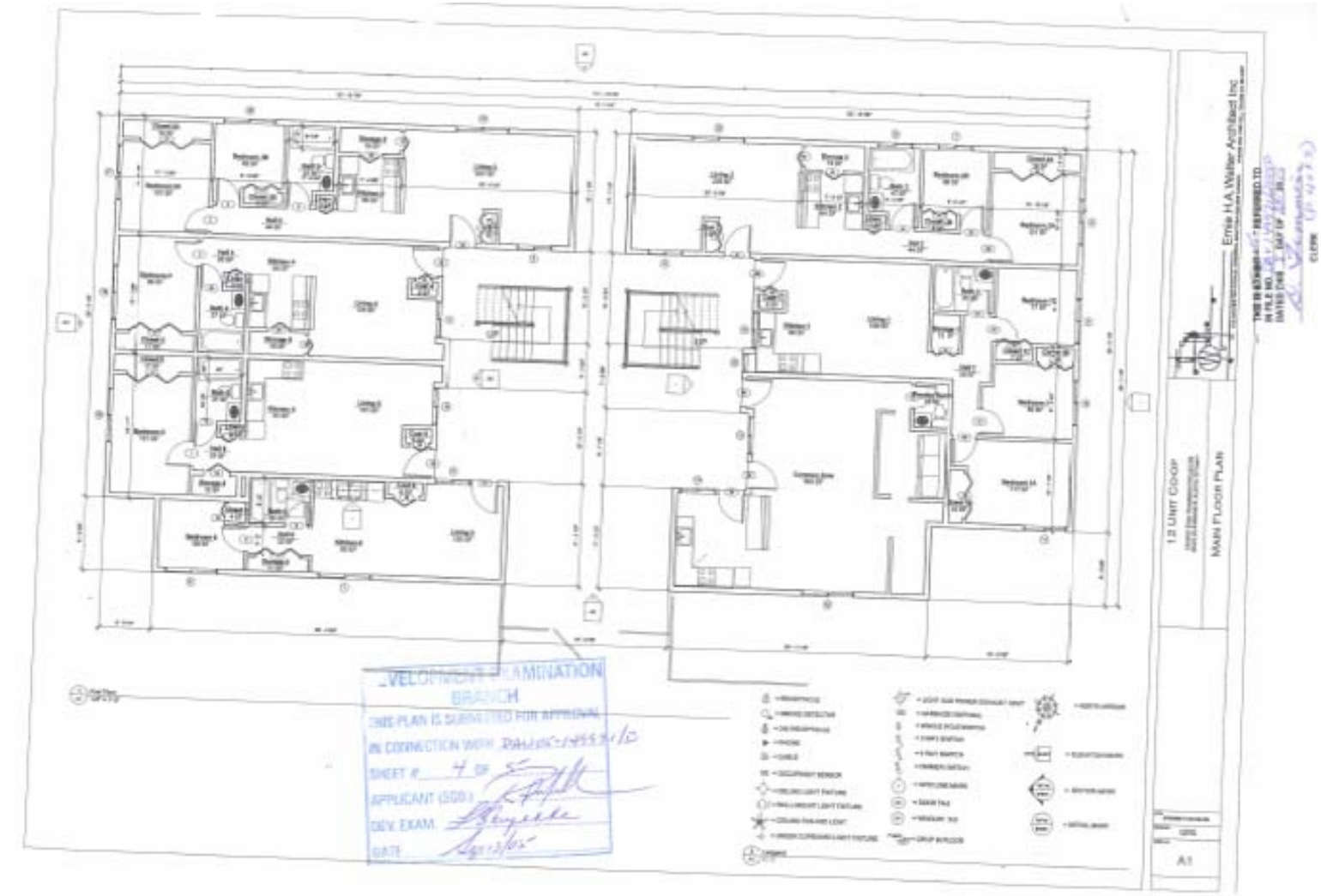
Figure 1: Aerial Photo (Flown in 2005

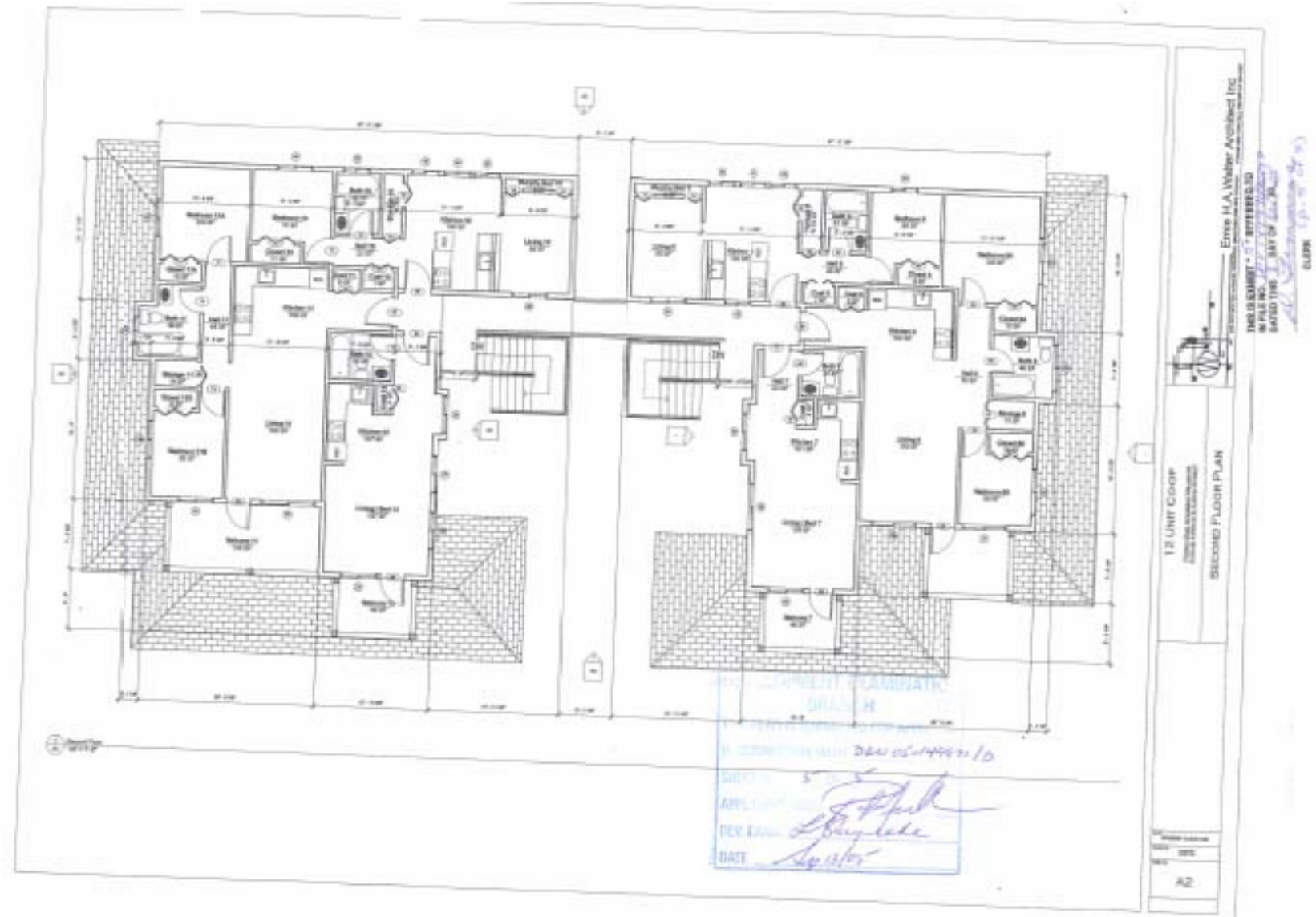

DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH
SHEET # 1 OF 5
APPLICANT (SGD.)
DEV. EXAM.
DATE
Mul
1
40
3D View
FRONT ELEVATION - MAX. 20' DAM HEIGHT.


Multi Family Residence
12 Unit Co-op
North End Housing Projects
Euclid Avenue & Austin Street
DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH
SHEET # 2 OF 5
APPLICANT (SGD.)
DEV. EXAM.
DATE
N
12 UNIT CO-OP
TITLE SHEET
Ernie H.A. Walter Architect Inc.
A0



Roof Plan
1/8" = 1'-0"
FENCE CURVES THROUGH TO LINE 4' HIGH
CHILDRENS PLAY AREA
6'
24'-9"
HEDGE PLANTING
HEDGE PLANTING
155.9'
Site Plan
1/8" = 1'-0"
EUCLID AVE.


12 Unit COOP
MAIN FLOOR PLAN
A1
DEVELOPMENT EXAMINATION
BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH
SHEET #
APPLICANT (SGD.)
DEV. EXAM.
DATE


Ernie H.A.Walter Architect Inc
12 UNIT COOP
SECOND FLOOR PLAN
A2