Agenda – Council - January 25, 2006

Report - Standing Policy Committee on Property and Development - January 10, 2006

Item No. 11 Rezoning – 482 Jubilee Avenue
File DAZ 254/2005

STANDING COMMITTEE RECOMMENDATION:

On January 18, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre 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 shown on Schedule "A" for File DAZ 254/2005 dated November 28, 2005, from an "R1-3.5" Single-Family District to an "R2" Two-Family District.

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 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.

Report - Standing Policy Committee on Property and Development - January 10, 2006

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 18, 2006, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 10, 2006, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 3, 2006, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

On December 6, 2005, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on January 3, 2006, inasmuch as the accompanying Variance application was not posted.

RE: **Rezoning – 482 Jubilee Avenue**
File DAZ 254/2005 [c/r DAV 164362/2005D]

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

Prepared by: **Josie Marques, Clerk,**
City Centre Community Committee

Report date: **January 4, 2006**

COMMUNITY COMMITTEE RECOMMENDATION:

On January 3, 2006, the City Centre 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 shown on Schedule "A", for file DAZ 254/2005, dated November 28, 2005, from an "R1-3.5" Single-Family District to an "R2" Two-Family District.

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 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 City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. The proposal complies with Plan Winnipeg.

2. The proposal fits in with neighbourhood.

PUBLIC HEARING SUMMARY

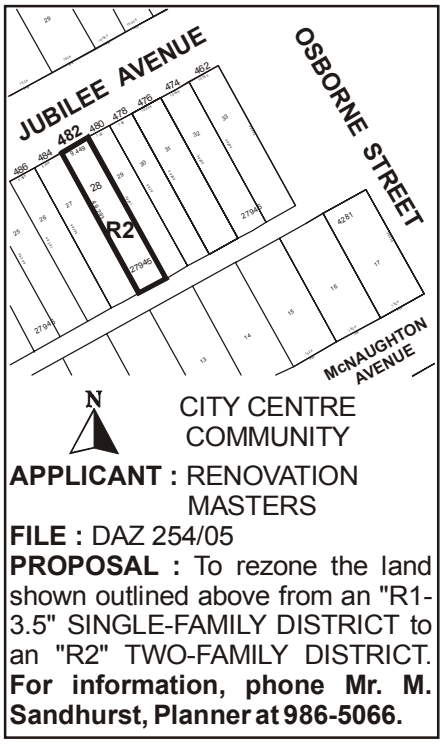
File: DAZ 254/2005 [c/r DAV 164362/2005D]

Before: City Centre Community Committee
Councillor Gerbasi, Chairperson
Councillor Benham
Councillor Smith

Public Hearing: January 3, 2006
December 6, 2005
Council Building, 510 Main Street

Applicant: Renovation Masters (Kyle Roach)

Subject:



Premises Affected: 482 Jubilee Avenue

Exhibits Filed:
1. Application dated November 1, 2005
2. Notification of Public Hearing dated November 15, 2005
3. Manitoba Status of Title 2109853
4. Surveyor's Building Location Certificate and sketch dated September 29, 2005 and November 8, 2005

5. Letter of authorization dated October 20, 2005 from Damian Rakowski, President, 4062434 Manitoba Inc. to Renovation Masters
6. Drawing of subject property/sign
7. Plans (5 pages)
8. Report from the Manager of Planning and Land Use dated November 28, 2005
9. Inspection Report

REPRESENTATIONS:

In Support:

Nil

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Sandhurst, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

December 6, 2005

No representations were heard inasmuch as the City Centre Community Committee adjourned the Public Hearing with respect to this application prior to opening representations, inasmuch as the accompanying Variance application was not posted.

January 3, 2006

No persons registered with respect to the application.

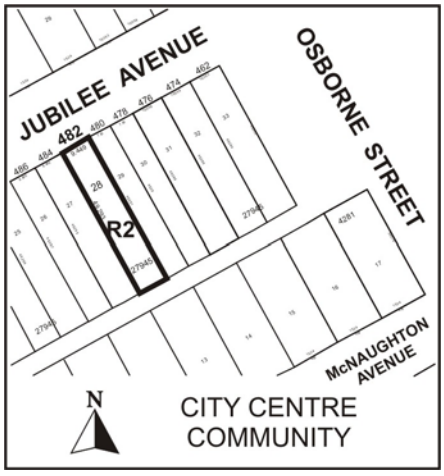
Exhibit "8" referred to in File DAZ 254/2005 [c/r DAV 164362/2005D]

Winnipeg

Planning, Property and Development Department Report

To City Centre Community Committee

Date: November 28, 2005
File: **DAZ 254/05**
Related Files: DAV 05-164362/D
Subject: To amend By-Law No. 6400/94 by rezoning the land shown below from an "R1-3.5" Single-Family District to an "R2" Two-Family District.



Location: 482 Jubilee Avenue
Legal Description: SP Lot 28 Pl. 27945

Applicant: Renovation Masters
Owner: 4062434 Manitoba Inc.

Recommendation: *Approval*

Site Description

The subject site is located on the south side of Jubilee Avenue, west of Osborne Street. The site is currently vacant. The approximately 31 foot wide by 160 foot deep site and neighbouring properties are zoned "R1-3.5" Single-Family District. Surrounding land uses are predominantly single-family residences, with sporadic duplex development—with most purpose-built duplexes located west of Lilac Street.

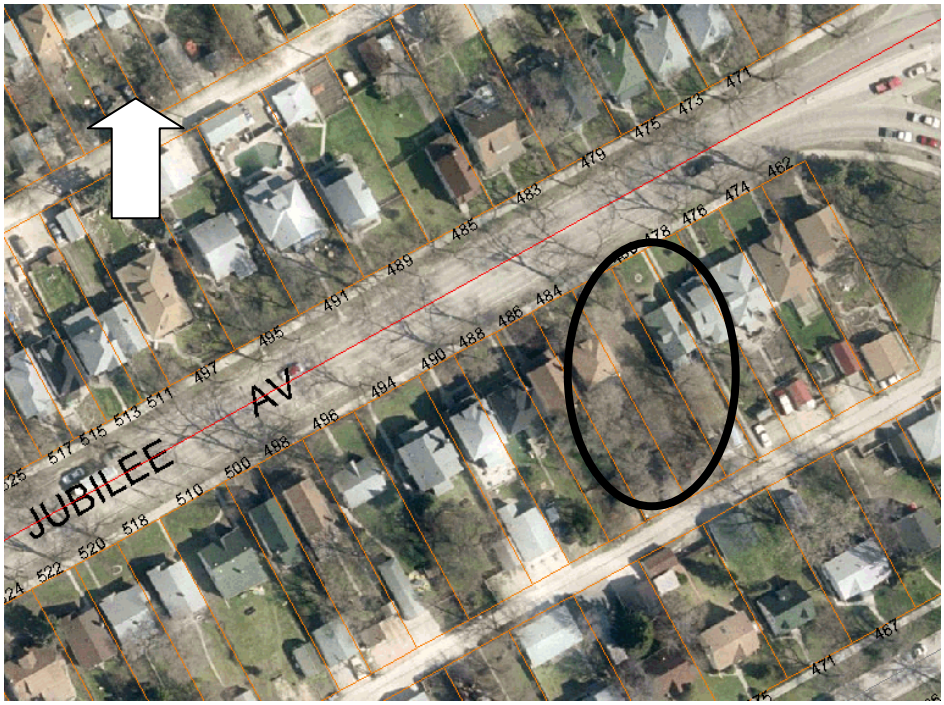


Figure 1: subject site (aerial photo flown 2002)

Description of the Proposed Development

The applicant proposes to build a two-storey duplex on this currently vacant lot. Each suite is proposed to have two-bedrooms and be comprised of approximately 1100 square feet. Parking spaces are to be provided at the rear of the property, with access from the public lane. Variance file DAV 05-164362D concerns existing lot width deficiency and proposed side yards.

Analysis

Jubilee Avenue is designated "Neighbourhood" in *Plan Winnipeg*. The proposed duplex represents modest residential infill along a regional street (Jubilee Avenue) that is also served by Winnipeg Transit. This development is compatible with its immediate context and exhibits responsible residential densification at an appropriate location.

Recommendation

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

- the proposal is consistent with *Plan Winnipeg*; and
- the proposed duplex complements the neighbourhood context and demonstrates a good landscape – transportation fit.

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 254/05, attached hereto and dated November 28, 2005, to an "R2" Two-Family District.

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 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: M. Sandhurst
PPD File # DAZ 254/05

Schedule "A"

By-Law No. _____

File No. **DAZ 254/05**

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 482 Jubilee Avenue from an "R1-3.5" SINGLE-FAMILY DISTRICT to an "R2" TWO-FAMILY DISTRICT as shown outlined below.

Atlas Sheet No.

N

AD25
CITY CENTRE
COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Schedule "A" to the report to City Centre Community Committee for file # DAZ 254/05 dated November 28, 2005.