Agenda - Council - May 14, 2008

Report - Standing Policy Committee on Property and Development - April 29, 2008

Item No. 9 Rezoning - 223 Grassie Boulevard
(Elmwood-East Kildonan Ward)
File DAZ 208/2008

STANDING COMMITTEE RECOMMENDATION:

On May 7, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the East Kildonan-Transcona Community Committee and submits to Council that the application for rezoning under File DAZ 208/2008, not be proceeded with.

Report - Standing Policy Committee on Property and Development - April 29, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 7, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Kildonan-Transcona Community Community Committee that the application for rezoning under File DAZ 208/2008 not be proceeded with, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 29, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Kildonan-Transcona Community Committee that the application for rezoning under File DAZ 208/2008 not be proceeded with, and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 14, 2008, the East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development that the application for rezoning under File DAZ 208/2008 not be proceeded with.

RE: **Rezoning – 223 Grassie Boulevard**
(Elmwood-East Kildonan Ward)
File DAZ 208/2008

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

Prepared by: **Josie Marques, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **April 17, 2008**

COMMUNITY COMMITTEE RECOMMENDATION:

The East Kildonan-Transcona Community Committee did not concur in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development that the application for rezoning under File DAZ 208/2008 not be proceeded with.

The East Kildonan-Transcona Community Committee provided the following supporting reason(s) for its recommendation:

1. The proposal for an "R2" Residential Two-Family District is inconsistent with area that is single-family residences with lots in excess of 60 feet.

2. There is a lot of traffic in the area and the residential street is being treated as a regional street.

PUBLIC HEARING SUMMARY

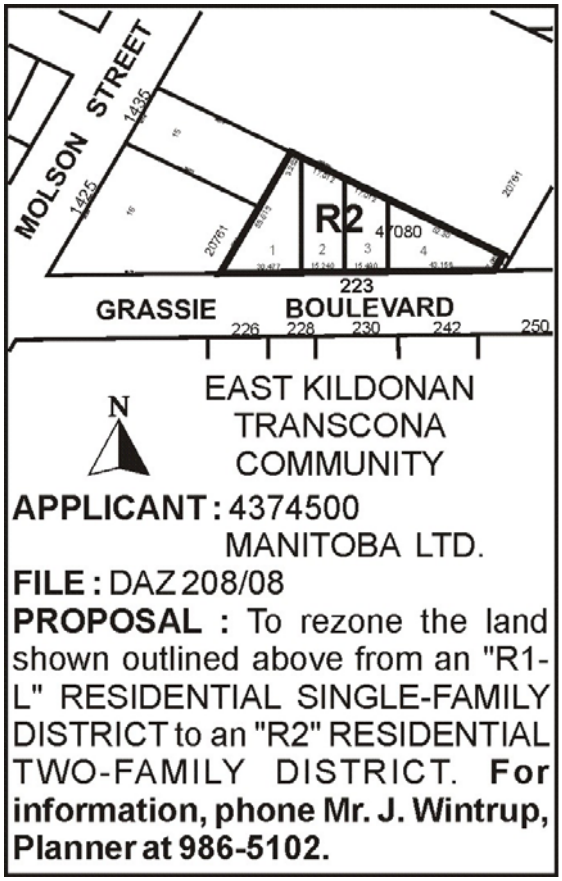
File: DAZ 208/2008

Before: East Kildonan-Transcona Community Committee
Councillor Wyatt, Chairperson
Councillor Browaty
Councillor Thomas

Public Hearing: April 14, 2008
755 Henderson Highway

Applicant: 4374500 Manitoba Ltd. (Al Bernier)

Subject:



Premises Affected: 223 Grassie Boulevard

Exhibits Filed:

1. Application dated March 4, 2008
2. Notification of Public Hearing dated March 7, 2008
3. Manitoba Status of Title(s) 2280404, 2280409, 2280410 and 2280411
4. Plan (1 page)
5. Report from the Planning and Land Use Division dated April 7, 2008
6. Inspection Report
7. Audio Recording of representations of public hearing

REPRESENTATIONS:

In Support:

Al Bernier, 4374500 Manitoba Ltd.

In Opposition

Kelly P. Ewert and Debbie L. Ewert
Gordon and Bernice Johnson
John Neufeld
Jack and Dorren Warnock
C. W. Saborowski

For Information:

Nil

For the City:

Mr. J. Wintrup, Senior Planner, Planning, Property and Development Department

Exhibit "5" referred to in File DAZ 208/2008

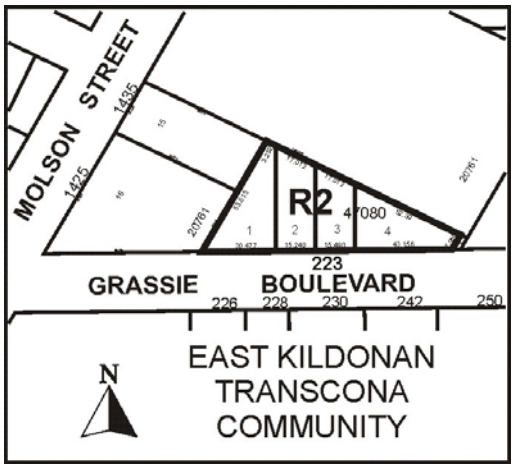
Winnipeg

Planning, Property and Development Department Report

To the East Kildonan - Transcona Community Committee

Date: April 7, 2008
File: DAZ 208/2008
Related Files: DASSF 520/2007
Subject: Rezone the land to allow for two family residential uses.

Location: 223 Grassie Blvd



Applicant: Al Bernier

Owner: 4374500 Manitoba Ltd.

Recommendation: *Approved*

Report Summary:

- The applicant was granted permission to subdivide the property into 4 lots.
- The four (4) lots back onto a metal maintenance shop building and gravel storage compound zoned "M2".
- The applicant, if granted this application, would have the right to construct a two unit (duplex) on each of the 4 lots for a maximum of 8 units.

Site Description

The subject land is 4 lots with a total area of **29,382 square feet** located on the north side of Grassie Blvd, east of Molson Street and west of Lagimodière Blvd in the Eaglemere neighbourhood of the Elmwood – East Kildonan Ward. The site is zoned **"R1-L" Single Family Residential District**.

Adjacent lands include single family dwellings to west the zoned "R1-L" . To the north and west is the River East Transcona School Division's (RETSD) maintenance shops and related administrative offices zoned "M2" Industrial District. Directly south are single family dwellings zoned "R1 -L" and multiple family dwellings zoned "RMF-S".

Background

DASSF 520/2007

The applicant was granted permission to subdivide the property previously known as 223 Grassie Blvd into 4 lots. Lot 1, with the existing single family dwelling, is 7,556 square feet; 6,803 square feet; 5,565 square feet; and 9,321 square feet. The lots sizes vary due to the odd configuration of the subject lands being a tri-angle shaped land parcel.

Description of the Proposed Development

The applicant intends to market the lots for single and/or two family dwellings.

Analysis

PLAN WINNIPEG

The proposed concept in consistent with Plan Winnipeg in that a commercial rezoning is allowed in Neighbourhood Policy Areas.

ZONING

- A **"R2" Residential Two Family District** is intended to accommodate the development of single and two-family units and where appropriate limited multi-family units in lower density negibhourhoods. There is a front yard requirement of 20 feet and the maximum building height is 35 feet. The minimum lot width is 25 feet and lot area 5,000 square feet (2,500 per dwelling unit).
- The **"R1-L" Single Family Residential District** is intended to accommodate primarily single family residential development in lower-density neighbourhood. There is a minimum lot size of 5,500 square feet. A side yard of 4 feet is required.

COMPATIBILITY WITH SURROUNDING USES
The four (4) lots back onto a metal maintenance shop building and gravel storage compound used by the River East Transcona School Division's (RETSD). A row of coniferous trees were to be planted every 10 feet along the south property line to screen the proposed development as per the conditions of DAZ 206/2005.

LAND USE BYLAW ISSUES
No variances are required at this time as the 4 lots compile with the bulk regulations of the Zoning By-law for lot width and lot area.

The applicant, if granted this application, would have the right to construct two units (a duplex) on each of the 4 lots for a maximum of 8 units. The applicant would also maintain the right to construct single family dwellings.

TRANSPORTATION AND SITE ACCESS
The existing approach on Grassie Blvd will be maintained. Additional approaches on Grassie Blvd will be required to service each lot. Each unit may be able to get a private approach.

SITE DESIGN ISSUES
Plans have not been submitted at this time to indicated housing location.

Recommendation

The Planning and Land-Use Division supports the rezoning application.

The locational peculiarities of the subject land – adjacent M2 lands – indicates that two-family residential lots would be practicable. The two family lots will also be compatible with the nearby multiple residential dwellings on Grassie Blvd.

Recommended Conditions of Approval

1. That The Winnipeg Zoning By-law 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 208/2008 dated April 7, 2008, to an "R2" Residential 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 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.

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

Report Prepared by: John S. Wintrup
PPD File # DAZ 208/2008

Schedule "A"

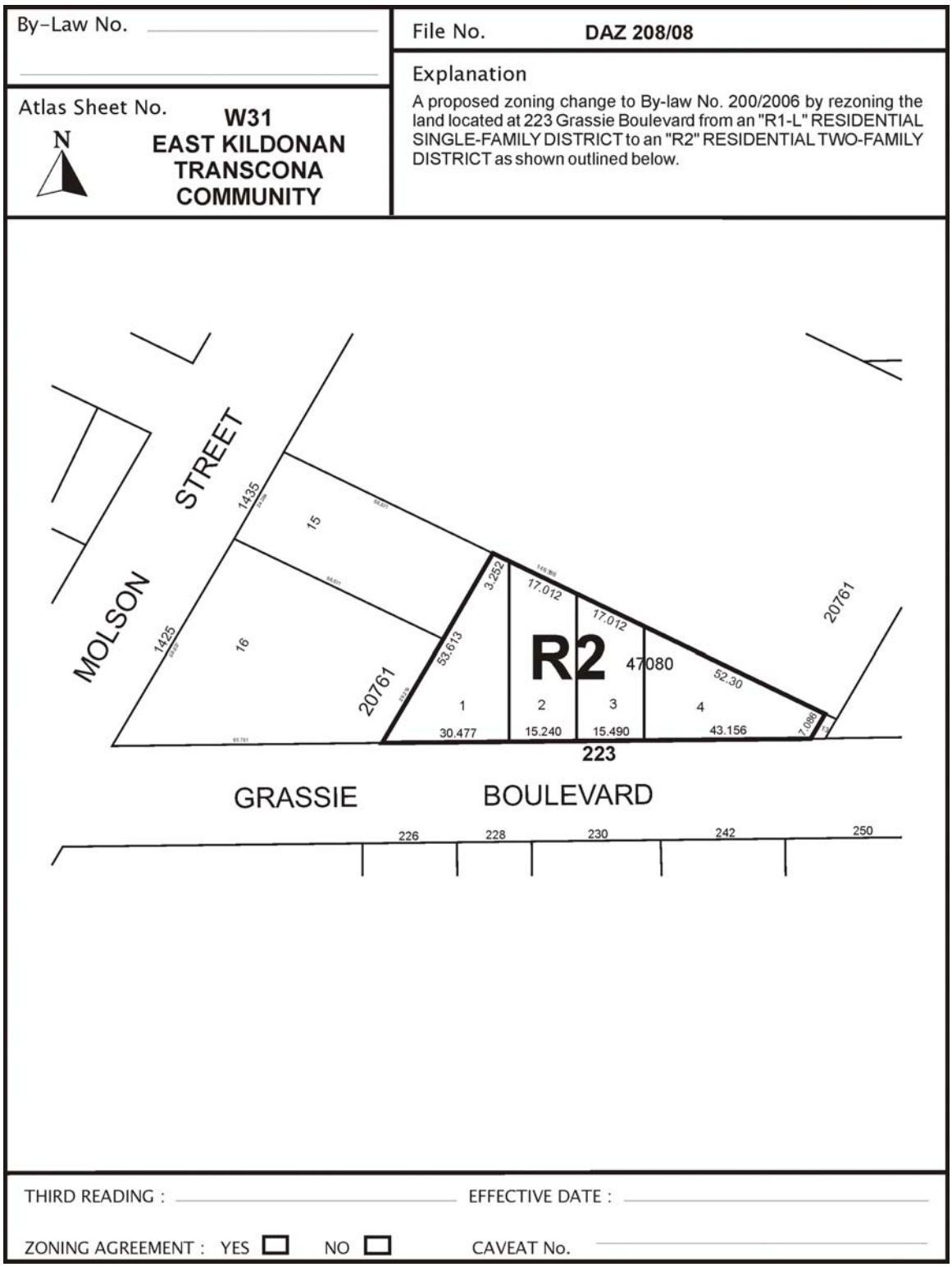


Figure 1: Schedule "A" to the report to the East Kildonan - Transcona Community Committee for File DAZ 208/2008, dated April 7, 2008.

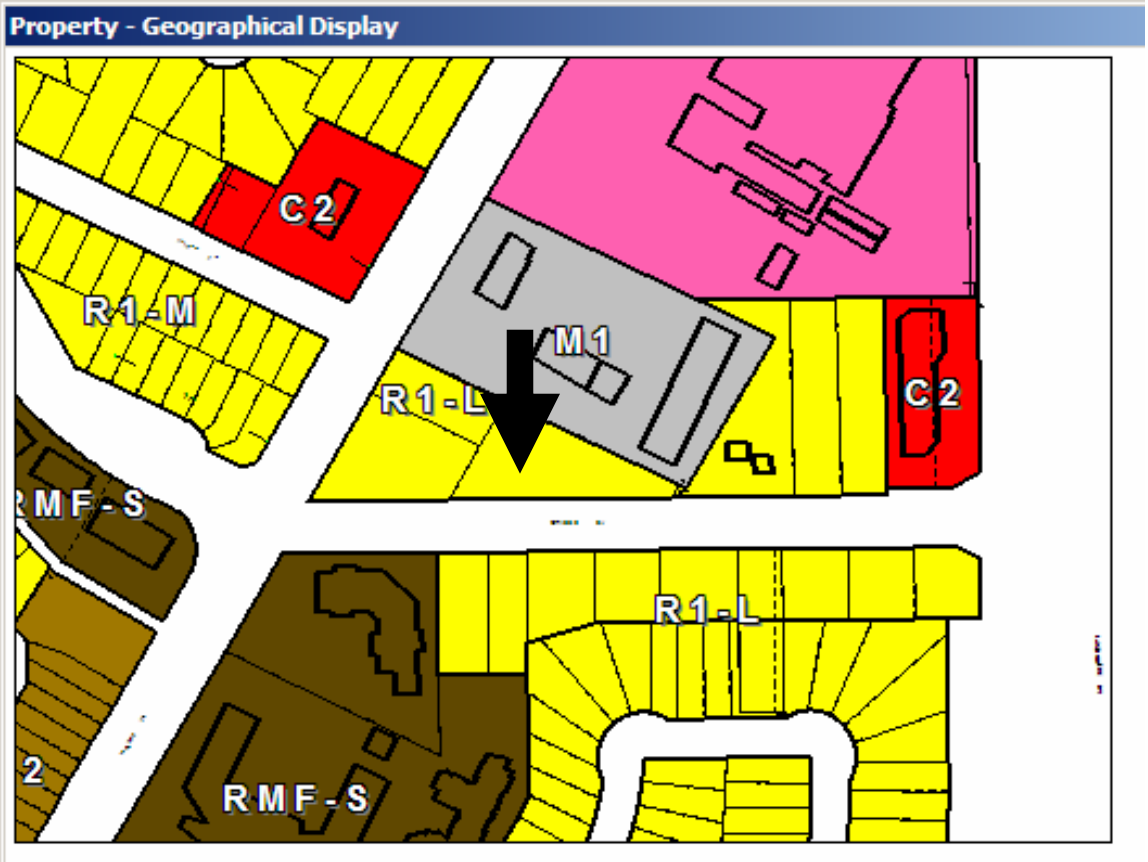


Figure 2: Existing Zoning for subject property and Surrounding Area.



Figure 3: Existing Land-Uses for subject property and Surrounding Area.

Exhibit “4” referred to in File DAZ 208/2008

