Agenda – Executive Policy Committee – September 16, 2015

REPORTS

Item No. 6 Rezoning – North of 317 Langside Street
(Fort Rouge-East Fort Garry Ward)
File DAZ 207/2015 [c/r DAV 118402/2015D]

COMMUNITY COMMITTEE RECOMMENDATION:

On July 7, 2015, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DAZ 207/2015 dated June 30, 2015 to an "RMF-L" Residential Multi-Family (Large) 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 maximum height shall be limited to sixty (60) feet.

2. In lieu of the dedication of land, the Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

3. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

4. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

5. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject land within one year from the date the by-law is passed, failing which the by-law will expire and 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 the one year period and Council approves the extension.

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

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

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On July 7, 2015, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Rezoning – North of 317 Langside Street**
File DAZ 207/2015

For submission to: **Executive Policy Committee**

Prepared by: **K. McMillan, Committee Clerk**
City Centre Community Committee

Report date: **July 8, 2015**

COMMUNITY COMMITTEE RECOMMENDATION:

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The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. It is affordable housing that is much needed in the area.

2. There is no community opposition; in fact there was unanimous community support at a public meeting of the West Broadway Community Organization.

3. The parking requirements make sense given the availability of other modes of transportation.

PUBLIC HEARING SUMMARY

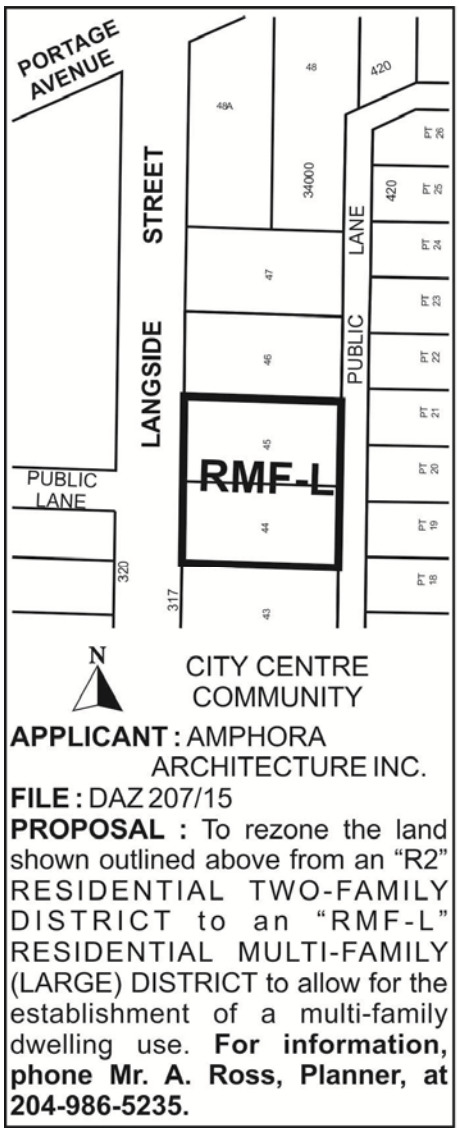
File: DAZ 207/2015

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi

Public Hearing: July 7, 2015
June 10, 2015
Council Building, 510 Main Street

Applicant: Amphora Architecture Inc.

Subject:



Premises Affected: 317 Langside Street

Exhibits Filed:

1. Application dated April 21, 2015
2. Notification of Public Hearing dated May 11, 2015
3. Manitoba Status of Titles 2252963/1, 2252964/1,
4. Letter of authorization dated March 4, 2015 from Steve Chatzoglou, Kikinaw Housing Inc. to Amphora Architecture Inc.
5. Plans (7 pages)
6. Report from the Urban Planning Division dated June 30, 2015
7. Inspection Report
8. Communication dated July 6, 2015, from Jennifer Altemeyer in support of the application
9. Recording of Representations of public hearing

REPRESENTATIONS:

In Support:

Vasili Mattheos
Jennifer Altemeyer

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department
Mr. A. Ross, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DAZ 207/2015

ADMINISTRATIVE REPORT

Title: DAZ 207/2015 – N of 317 Langside St

Issue: For consideration at the public hearing for a Subdivision and Rezoning for DAZ 207/2015 – N of 317 Langside St

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the planned area as shown on Schedule "A" for File DAZ 207/2015 dated June 30, 2015 to an "RMF-L" Residential Multi-Family (Large) District, subject to the following:

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REASON FOR THE REPORT

- The applicant is proposing to rezone the land from a "R2" Residential Two-Family District to a “RMF-L” Residential Multi-Family (Large) District in order to develop a four storey multi-family building with 22 units. There are two underlying special plot lots which will need to be consolidated on to one Status of Title by the applicant before building permits are issued.
- Rezoning applications require a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the property will be rezoned.

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

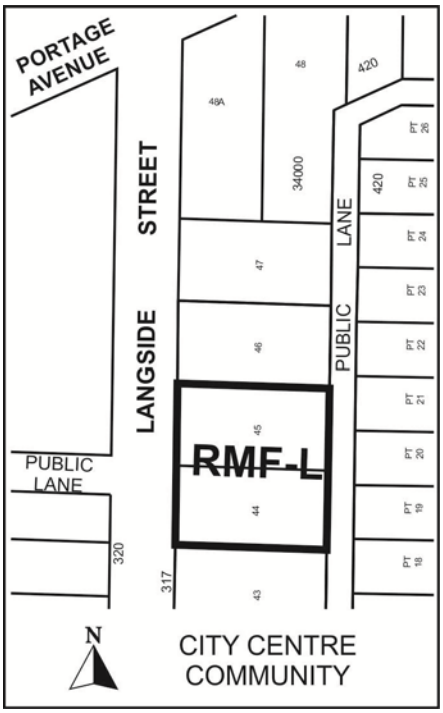
Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Andrew Ross, MCP, MCIP
Date:	June 30, 2015
File No.	DAZ 207/2015

APPENDIX 'A'

DATE: June 30, 2015
FILE: DAZ 207/2015
RELATED FILES: N/A
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.103

SUBJECT: To rezone the land from an "R2" Residential Two-Family District to a "RMF-L" Residential Multi-Family (Large) District.

LOCATION: N of 317 Langside Street
LEGAL DESCRIPTION: LOT 44/45 PLAN 34000 80/84 ST JA



APPLICANT: Vasili Mattheos
Amphora Architecture Inc.
214-165 Stafford Street, Winnipeg, MB, R3M 2W9

OWNER: Kikinaw Housing Inc.
Unit A-284 Langside Street Winnipeg, MB R3C 1Z8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property, currently zoned "R2" Residential Two-Family, is located on the east side of Langside Street, two properties south of Portage Avenue in the West Broadway neighborhood of the Fort Rouge – East Fort Garry ward.

- The subject property is 9, 055 sq. ft. in size.

- The property is currently a surface parking lot.



Figure 1: Air photo of the location of subject property and surrounding area (2014).

The immediate area is characterized primarily by a mix of residential densities and housing types including seniors housing to the west at Lion's Manor, as well as commercial, office and some mixed use to the north on Portage Avenue. The site is located in close proximity to high frequency transit service on Portage Avenue and Sherbrook and Maryland Streets. Immediately adjacent land uses include:

North: Restaurant and surface parking uses zoned “C2” – Commercial Community

South: Multiple family residential uses zoned “R2” – Residential Two-Family

East: Surface parking uses zoned “R2” – Residential Two-Family

West: Multiple family seniors housing and surface parking uses zoned “R2” – Residential Two-Family

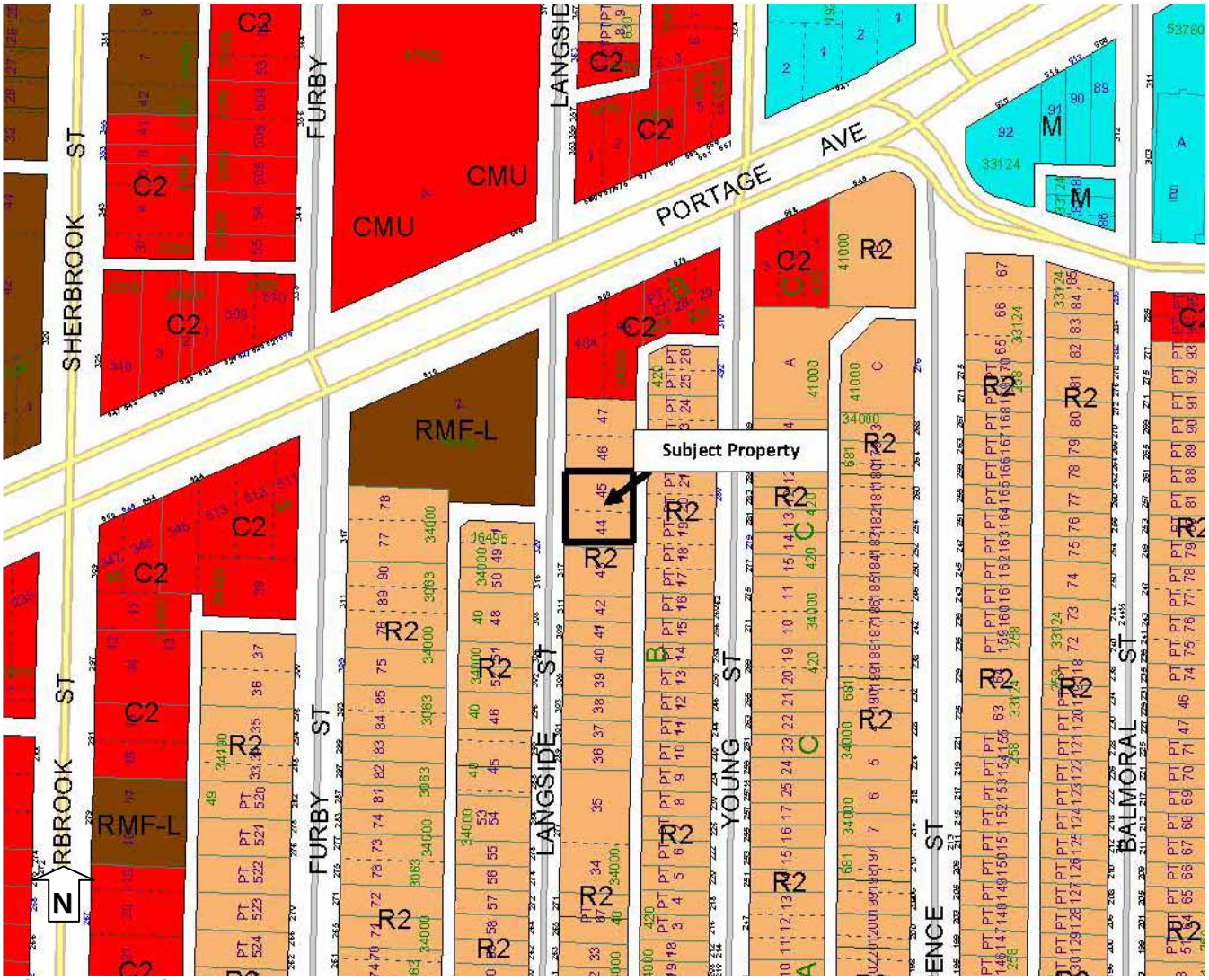


Figure 2: Zoning context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks a rezoning to “RMF-L” Residential Multi-Family (Large) in order to develop a four storey multi-family building with 22 units on the subject property.

Reason for application

The proposed number of units exceeds the allowable density in the “R2" Residential Two-Family District. Rezoning to the “RMF-L” District will accommodate the desired number of units on this lot.

ANALYSIS AND ISSUES

OurWinnipeg
This project provides housing operated by Kikinaw Housing Inc., an affordable housing provider that has been established in the West Broadway area for many years. OurWinnipeg (Section 01-4, Direction 3) contains the following policies relevant to this development:

- Encourage the development of mixed-income neighbourhoods, as well as mixed-income multiple-unit projects as part of creating complete communities.

- Recognize the importance of maintaining a mix of housing tenures to accommodate a range of needs and capacities.

Complete Communities Direction Strategy
As per the *Complete Communities Direction Strategy,* the proposed development falls within Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

This proposal adds density to a Mature Community and provides a scale and form that is complementary to the West Broadway neighbourhood. The proposal provides new rental housing stock and adds to the diversity of housing options in the community.

City of Winnipeg Housing Policy, West Broadway Housing Plan 2014-2019
The City of Winnipeg Housing Policy encourages affordable housing, rental units, and infill development (Policy B2).

The West Broadway neighbourhood exhibits a high need for expanded affordable housing options. The West Broadway Housing Plan 2014-2019 identifies that as of 2010, 43.4% of West Broadway residents were low income, compared to 16.6% for the city as a whole.

Height
The Urban Planning Division supports four storeys in this area. There are several examples of residential buildings at this height range along Langside Street.

Setbacks
The development provides front, side and rear yards that are compatible with the area.

Parking and transportation
The applicant is requesting a substantial parking reduction. It should be noted that the property is two blocks away from the boundary of the Downtown Zoning By-Law, where the parking requirements for this development would be zero. In addition, the applicant has provided a parking analysis (Appendix 'A' of associated file #DAV 118402/D) which includes rationale for this variance. Key highlights of the analysis include:

- Kikinaw Housing Inc. is an affordable housing provider providing housing to those on lower incomes. There is a similar Kikinaw property directly to the south which has approximately 50 tenants. Of those tenants, only 5 require onsite parking stalls.
- 60% of West Broadway residents use public transit, cycling or walking as their primary mode of transportation.
- The site is located in very close proximity to high frequency transit service on Portage and Broadway Avenues. The property is approximately two minutes' walk to Portage Avenue eastbound routes; four minutes' walk to Portage Avenue westbound routes; and six minutes to Broadway Avenue routes).
- Heated, indoor bicycle storage and sheltered outdoor bicycle storage space will be provided.

The applicant is providing an accessible parking stall in the rear for wheelchair loading.

The applicant indicates that in the future, they may seek to establish a partnership with the Winnipeg Regional Health Authority (WRHA) to enhance the provision of health related services onsite. The Urban Planning Division has discussed with the applicant that should that become a reality, there may be increased need for pick up and drop off capabilities. In response to this, the applicant has indicated that should such a partnership materialize for the site, that they would explore potential changes or improvements to pick up/ drop off options for the building.

Strategic Infill
This proposal repurposes an existing surface parking lot, developing it to its 'highest and best use' by providing quality infill housing built at a scale and density that complements the neighbourhood context. These objectives align with policies for Areas of Stability in *Complete Communities* with respect to moderate increases to density and sensitivity to context, and are supported by the Urban Planning Division. The development is also ideally located in close proximity to high frequency transit and a wide range of commercial services and amenities.

Public Consultation
On May 12, 2105, the applicant presented their project at a meeting of the West Broadway Community Organization, where there was a unanimous vote in favour of the proposal by those in attendance.

Other
Servicing
The applicant indicates they contacted Water and Waste who determined that there is sufficient servicing to support this development.

Accessibility
A fully accessible walkway is provided connecting the front and rear of the property. An accessible parking stall is provided in the rear. OurWinnipeg, in Section 03, Direction 9, encourages age-friendly and accessible new development in existing neighbourhoods.

Design
The design provides an articulated façade with visual interest from the street and amenities such as balconies.

Trees
The applicant retained the services of an arborist. The applicant plans to trim and preserve the three trees along Langside Street as well as the trees in the south side yard, between the new proposed building and the neighbouring building at 317 Langside Street.

SUMMARY

The Urban Planning Division supports the rezoning and subdivision for the following key reasons:

- The development adds twenty-two (22) affordable residential units to the West Broadway area, where there is a well-identified need for more rental and affordable housing options.
- The development helps to address Winnipeg's rental supply shortage.
- The development capitalizes on a location close to high frequency transit and amenities.
- Accessibility is being address through the provision of a fully accessible walkway connecting the front and rear of the property, and an accessible parking stall.
- The design provides an articulated façade with visual interest from the street.
- The applicant hired an arborist and plans to protect mature onsite trees.

RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved with conditions and that the subject property be rezoned to a "RMF-L" Residential Multi-Family – Large District.

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

Report Prepared by: Andrew Ross
PPD File # DAZ 207/2015 – N of 317 Langside ST

Schedule “A” for File No. DAZ 207/2015, City Centre Community Committee, June 30, 2015

By-Law No.

File No. **DAZ 207/15**

Atlas Sheet No.

N

AA23
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located north of 317 Langside Street from an “R2” RESIDENTIAL TWO-FAMILY DISTRICT to an “RMF-L” RESIDENTIAL MULTI-FAMILY (LARGE) DISTRICT to allow for the establishment of a multi-family dwelling use as shown outlined below.



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.