Agenda – Executive Policy Committee – November 18, 2015

REPORTS

Item No. 7 Rezoning – 630 Jessie Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 219/2015 [c/r DAV 148012/2015D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 10, 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 219/2015 dated November 10, 2015 to an "R2" Residential Two-Family District.

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 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 November 10, 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 – 630 Jessie Avenue**
File DAZ 219/2015

For submission to: **Executive Policy Committee**

Prepared by: **Ms I. Skundberg, Committee Clerk**
City Centre Community Committee

Report date: **November 12, 2015**

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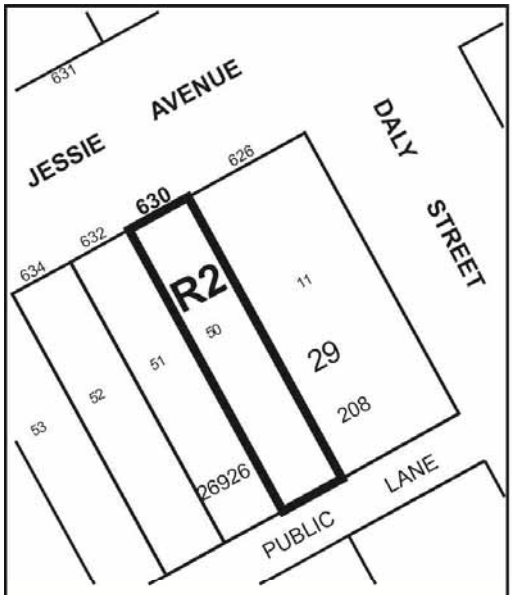
The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. The Planning, Property and Development Department's report is positive about it fitting in with the area plan and the neighbourhood.

2. The applicant worked closely with the Department, and respected the intent of the plan and the low density guidelines that have been developed.

3. This is a positive development, and as there is a shortage of rental housing, this is a high quality rental housing project.

PUBLIC HEARING SUMMARY

File:	DAZ 219/2015
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gerbasi Councillor Gilroy
Public Hearing:	November 10, 2015 Council Building, 510 Main Street
Applicant:	SNH Architecture Inc. (Evan Hanson)
Subject:	 **APPLICANT :** SNH ARCHITECTURE INC. **FILE :** DAZ 219/15 **PROPOSAL :** To rezone the land shown outlined above from an "R1-S" RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of a two-family dwelling use. **For information, phone Mr. A. Ross, Planner, at 204-986-5235.**

Premises Affected: 630 Jessie Avenue

Exhibits Filed:

1. Application dated August 10, 2015
2. Notification of Public Hearing dated September 2, 2015
3. Manitoba Status of Title 2705690/1
4. Letter of authorization dated July 9, 2015 from Tom Haughton, Thorwin Real Estate, 626 Jessie Ave Ltd. to Evan Hanson, SNH Architecture Inc.
5. Surveyor's Building Location Certificate and sketch dated May 22, 2014
6. Plans (7 pages)
7. Report from the Urban Planning Division dated October 29, 2015
8. Inspection Report
9. Recording of Representations

REPRESENTATIONS:

In Support:

Evan Hanson, SNH Architecture Inc.

In Opposition

Nil

For Information:

Shirley Forsyth

For the City:

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

Exhibit "7" referred to in File DAZ 219/2015

ADMINISTRATIVE REPORT

Title: DAZ 219/2015 – 630 Jessie Ave

Issue: For consideration at the public hearing for a Subdivision and Rezoning for DAZ 219/2015 – 630 Jessie Ave

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

AUTHORIZATION

Author	Division Head	CFO	CAO
Andrew Ross	B. Smith	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 219/2015 dated November 10, 2015 to an "R2" Residential Two-Family District.
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 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.

REASON FOR THE REPORT

- The applicant is proposing to rezone the land from an "R1-S" Residential Single Family (Small) District to an "R2" Residential Two-Family District in order to develop a two-an-a-half storey home with two units.
- 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

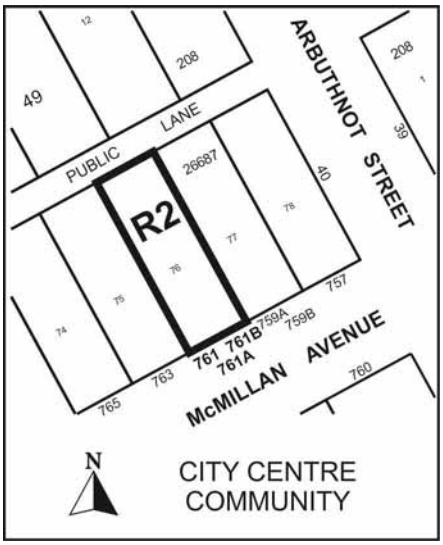
Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Andrew Ross, MCP, MCIP
Date:	October 29, 2015
File No.	DAZ 219/2015

APPENDIX 'A'

DATE: October 29, 2015
FILE: DAZ 219/2015
RELATED FILES: DAV 15-148012/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.106

SUBJECT: To rezone the land from an "R1-S" Residential Single Family (Small) District to an "R2" Residential Two-Family District.

LOCATION: 630 Jessie Ave
LEGAL DESCRIPTION: LOT 50 PLAN 26926 33/4 ST B



APPLICANT: SNH Architecture Inc.
Evan Hanson
200-4 Fort Street, Winnipeg, MB, R3C 1C4

OWNER: TOWERS REALTY GROUP
1420 Taylor Avenue, Winnipeg, MB, R3N 1Y6

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property, currently zoned “R1-S” Residential Single Family (Small), is located on the south side of Jessie Avenue, one property west of Daly Street in the Earl Grey neighborhood of the Fort Rouge – East Fort Garry ward.

- The subject property is 3,010 sq. ft. in size.

- The property currently contains a single family home.



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

The immediate area is characterized primarily by single family housing and a mix of two-family, triplex and small-medium multifamily housing. The property is one block south of Corydon Avenue which contains a mix of pedestrian-oriented commercial amenities as well as residential and mixed use development. There is high frequency transit service on Corydon Avenue. Immediately adjacent land uses include:

North: Surface parking uses zoned "R1-S" Residential Single Family (Small)

South: Two-family residential uses zoned "R1-S" Residential Single Family (Small)

East: Multiple family residential uses zoned "R1-S" Residential Single Family (Small)

West: Single family residential uses zoned "R1-S" Residential Single Family (Small)

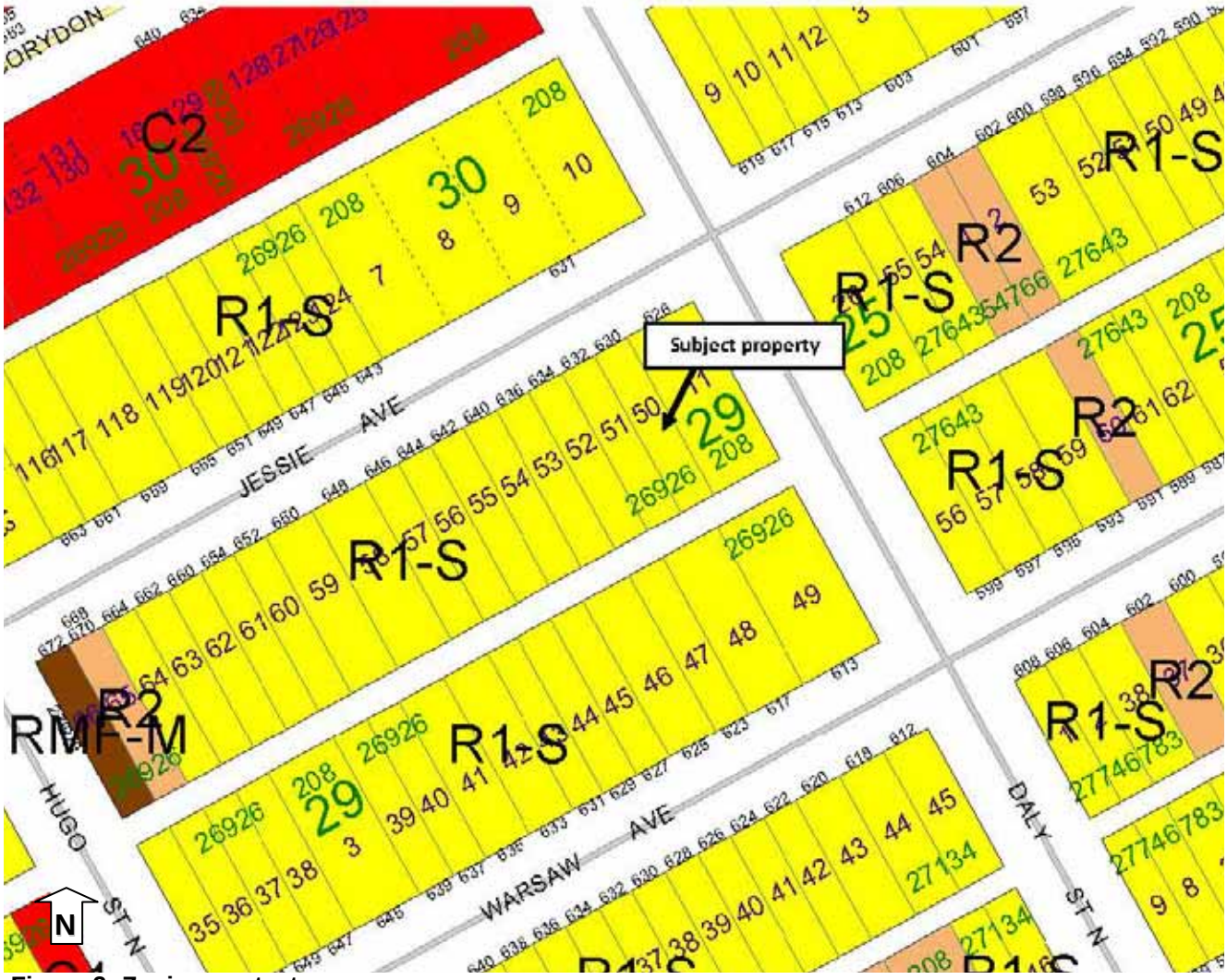


Figure 2: Zoning context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks a rezoning to “R2” Residential Two-Family” in order to develop a two-an-a-half storey home with two units on the subject property.

Reason for application

Only one dwelling unit per lot is permitted in the “R1” District. A rezoning to “R2” is necessary to accommodate two units on this lot.

ANALYSIS AND ISSUES

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.

By adding one dwelling unit to the subject site, this proposal provides a minor increase in density within a Mature Community. It also provides a scale and form that is highly complementary and in keeping with the neighbourhood.

Corydon-Osborne Area Plan

Policies of the Lower Density Residential policy area of the Corydon-Osborne Area Plan apply to this property. Policies relevant to this proposed development include:

- Up to two-unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated on corners, subject to design guidelines / controls and the discretionary review process.
- The maximum building height in these areas shall be 3 storeys.

This development falls within the density and height guidelines of the Corydon-Osborne Area Plan.

The Corydon-Osborne Area Plan also has design guideline recommendations for Lower Density Residential Areas. While the Corydon Plan does not require infill housing to mirror existing development on the street, it encourages the use of design approaches and elements that are consistent with the character of surrounding properties.

Table 1 indicates how the proposed development complies with the relevant Corydon-Osborne Area Plan design guidelines:

Table 1 Lower Density Residential Design Guideline	Proposed Development
Buildings should be parallel to the street frontage property line	✓
Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	✓ 17ft – same as house to west and greater than building to east
Roofs should be pitched	✓
Façade elements, such as doors, windows, rooflines, etc., should be generally aligned with those elements on adjacent buildings.	✓
Buildings should have their main entrance facing the street	✓
Buildings should include architectural appurtenances such as front porches, covered stoop, etc., consistent with the building materials	✓
Windows and doors should be articulated	✓
Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	✓
Front yards should consist of soft landscape a minimum 60% of the area	✓
Residential development should provide pedestrian access at the street level and locating parking, loading and services entrances at the rear of buildings	✓
Residential development should have consideration for light, view and privacy of adjacent buildings and areas	✓
Residential development should ensure pedestrian access is a predominant feature in the site design	✓
Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors and height and massing of buildings	✓
Residential development should ensure sensitive design that clearly defines public, semi-private and private space	✓
Residential development should encourage preservation of existing mature canopy shade trees and natural areas through good design	✓ no mature trees onsite
Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape and site design	✓ similar to the context

This development aligns with the relevant urban design policies of the Corydon-Osborne Area Plan.

Moreover, it should be noted that this development does an exemplary job at integrating its design with the context. The Urban Planning Division supports the significant efforts made to incorporate contextual architectural cues into this new duplex, especially in the exterior design which includes features and materials reflective of traditional approaches employed along the street.

Zoning

The proposed zoning district, "R2" - Residential Two-Family, is intended to accommodate the development of single and two-family units and where appropriate limited multi-family units in lower density areas.

"R2" zoning and two-family housing is appropriate in this location, as *Complete Communities* supports minor to moderate density increases in Mature Communities where appropriate, and the Corydon-Osborne Area Plan supports two-unit development up to three storeys in height in this location.

This rezoning allows for one additional dwelling unit to be provided, and allows the site to be developed in a manner that is compatible with surrounding properties.

SUMMARY

The Urban Planning Division believes the proposed rezoning to "R2" is suitable at this location and recommends that the rezoning be approved, for the following reasons:

- The development provides a minor increase in density in a Mature Community
- The development aligns with the Corydon-Osborne Plan policies including the Lower Density Residential Design Guidelines
- Height and setbacks are compatible with the area
- The proposal integrates well with the context by employing traditional local housing design approaches

RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved and that the subject property be rezoned to an "R2" Residential Two-Family" District.

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

Report Prepared by: Andrew Ross
PPD File # DAZ 219/2015 – 630 Jessie Avenue

Schedule “A” for File No. DAZ 219/2015, City Centre Community Committee, November 10, 2015

By-Law No. _____

File No. **DAZ 219/15**

Atlas Sheet No.

N

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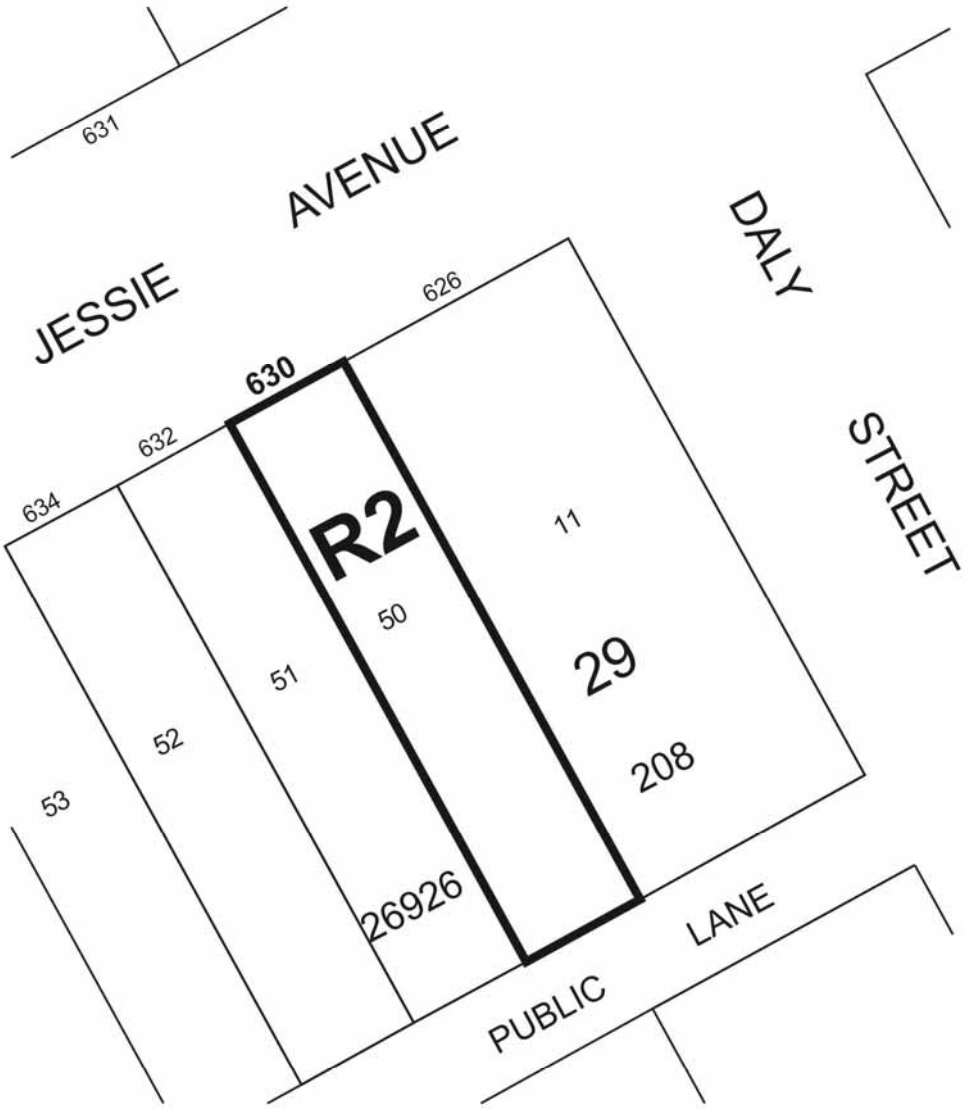
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 630 Jessie Avenue from an “R1-S” RESIDENTIAL SINGLE-FAMILY (SMALL) DISTRICT to an “R2” RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of a two-family dwelling use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____