Agenda – Executive Policy Committee – May 17, 2017

REPORTS

Item No. 2 Rezoning – 1860 Logan Avenue
(St. James-Brooklands-Weston Ward)
File DAZ 200/2017 [c/r DAV 107717/2017D]

COMMUNITY COMMITTEE RECOMMENDATION:

On May 9, 2017, the Assiniboia 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 subject land as shown on Schedule "A" for File No. DAZ 200/2017 dated May 9, 2017 to an "RMF-S" Residential Multi-Family (Small) District.

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

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. 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.

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

6. 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 May 9, 2017, the Assiniboia 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 – 1860 Logan Avenue**
File DAZ 200/2017

For submission to: **Executive Policy Committee**

Prepared by: **D. Watt, Senior Committee Clerk**
Assiniboia Community Committee

Report date: **May 10, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On May 9, 2017, the Assiniboia Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

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

1. Concur in the recommendations of the planners report.
2. This project is in a mature area within the City of Winnipeg where infill development is a fitting use of the property.

3. This supports a moderate change to low density neighbourhoods.
4. The work of Habitat for Humanity is proven to revitalize areas of our city and this piece of property stands to be revitalized by densification of new homes, increasing the property value and stands to have a positive impact in the community.

PUBLIC HEARING

File: DAZ 200/2017

Before: Assiniboia Community Committee
Councillor Morantz, Chairperson
Councillor Dobson
Councillor Gillingham

Public Hearing: May 9, 2017
Council Building, 510 Main Street

Applicant: Winnipeg Habitat for Humanity Inc.
(Christiane Pham)

Subject:



Premises Affected: 1860 Logan Avenue

Exhibits Filed:

1. Application dated March 9, 2017
2. Notification of Public Hearing dated April 4, 2017
3. Manitoba Status of Title 2788995/1
4. Letter of authorization dated February 1, 2017 from J.A. Hopkins to Winnipeg Habitat for Humanity Inc.
5. Surveyor's Building Location Certificate and sketch dated March 23, 1995
6. Title Plot / Drawing of subject property
7. Plans (6 pages)
8. Report from the Urban Planning Division dated May 2, 2017
9. Inspection Report
10. Recording of Representations of public hearing

REPRESENTATIONS:

In Support:

Linda Peters, on behalf of the Applicant
Jason Miller

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Urban Planner, Planning, Property and Development Department

ADMINISTRATIVE REPORT

Title: DAZ 200/2017 – 1860 Logan Avenue

Issue: For consideration at the public hearing to rezone the subject property from the "R1-M" Residential Single Family – Medium zoning district, to the "RMF-S" Residential Multi Family – Small zoning district for the purposes of developing a four (4) unit multi-family residential dwelling.

Critical Path: Assiniboia Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

AUTHORIZATION

Author	Division Head	CFO	CAO
R. Hayer	B. Smith	n/a	

RECOMMENDATIONS

1. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 200/2017 dated May 9, 2017 to an "RMF-S" Residential Multi-Family (Small) District.
2. That, in lieu of the dedication of land, the Developer shall provide cash payment representing 10% of the appraised value of the Development Application, as determined by the City.
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5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.
6. 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-M” Residential Single-Family District to a “RMF-S” Residential Multi-Family (Small) District in order to develop a two-storey multi-family building with four (4) 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 may 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	Rakvinder Hayer
Date:	May 2, 2017
File No.	DAZ 200/2017

Attachments

Appendix “A,” Planning Discussion

Schedule “A,” of File DAZ 200/2017, Assiniboia Community Committee, May 9, 2017.

APPENDIX 'A'

DATE: April 27, 2017
FILE: **DAZ 200/2017**
RELATED FILES: DAV 17-107717/D
COMMUNITY: Assiniboia Community
NEIGHBOURHOOD #: 2.124 Brooklands

SUBJECT: To rezone the land from an "R1-M" Residential Single Family (Medium) District to an "RMF-S" Residential Multi-Family (Small) District.

LOCATION: 1860 Logan AVE
LEGAL DESCRIPTION: LOT 7/9 BLOCK 9 PLAN 795 11B ST J OTM



APPLICANT: Winnipeg Habitat For Humanity Inc. (Christiane Pham)
60 Archibald Street
Winnipeg , Manitoba R2J 0V8

OWNER: Winnipeg Habitat For Humanity Inc.
60 Archibald Street
Winnipeg , Manitoba R2J 0V8

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the south side of Logan Avenue, in the Brooklands neighbourhood of the St James – Brooklands – Weston ward. The subject block is west of Keewatin Street.
- The subject property is 7,095 sq. ft. in size and currently on the property is a one-storey single-family dwelling with a floor area of 704 square feet that was built in 1924.
- The property is serviced by a back lane.
- The property is located within the Mature Community policy area under the *Complete Communities Direction Strategy*, and is currently zoned "R1-M" Residential Single-Family (Medium).

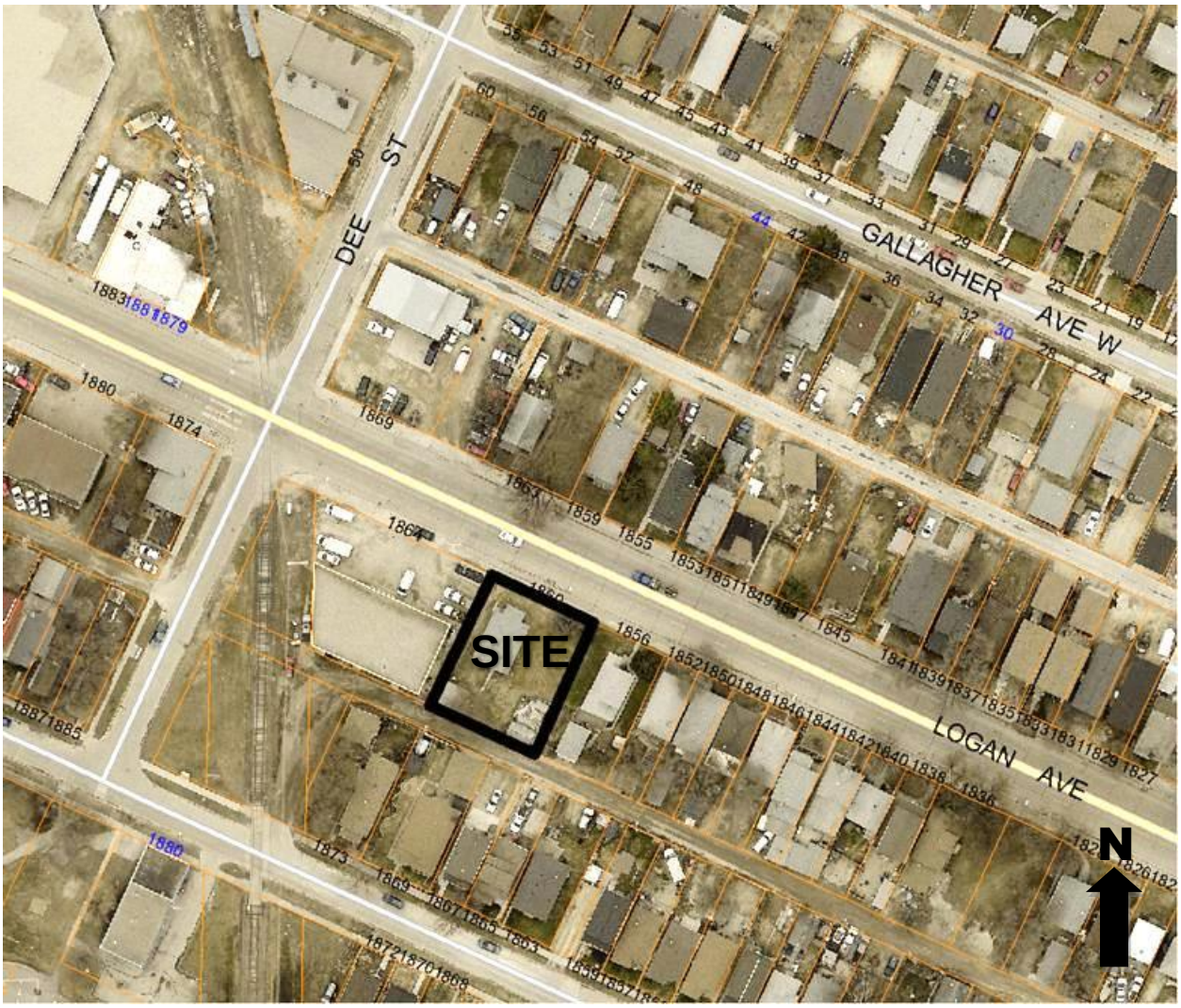


Figure 1: Air photo of the location of subject property and surrounding area (2016).

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Logan Avenue; then single-family uses zoned “R1-M” Residential Single-Family Medium.

South: Public lane; then single-family uses zoned “R1-M” Residential Single-Family Medium.

East: Single-family uses zoned “R1-M” Residential Single-Family Medium.

West: A vehicle services use (auto-body shop) zoned “M1” Manufacturing Light; then Dee Street.



Figure 2: Zoning context

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a rezoning from an "R1-M" Residential Single Family (Medium) to a “RMF-S” Residential Multi-Family (Small) in order to develop a two-storey multi-family building with four (4) units on the subject property.
- Each unit would be approximately 1500 square feet in area and include separate entrances located at the front and back of the building.

- The proposed development would include a parking pad that would accommodate seven (7) vehicles located at the rear of the property. The accessory parking area would be located 8.5 feet from the rear building wall.
- The proposed building would be approximately 30 feet in height, and submitted plans indicate the façade would include a mix of materials including Hardie Board and cultured stone.
- To establish the parking, the parking layout and parking buffering conditions of Zoning By-law 200/2006 would have to be varied. Application for approval of these variances has been made under File DAV 17-107717/D and a report on this application has been submitted for consideration by the Assiniboia Community Committee.

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.

The proposal to rezone the subject property to “RMF-S” supports a moderate increase in density to a transitional site located within a Mature Community, and adds to the mix of housing types in the neighbourhood, in alignment with goals of *Complete Communities*.

Airport Vicinity Protection Area Planned Development Overlay 1 (PDO-1 Airport Vicinity)

The *AVP Area PDO* is intended to minimize exposure of residential land uses to aircraft and their potential impacts, including noise, to minimize risks to public safety from aircraft accidents, and to discourage traffic congestion and incompatible land uses proximate to, and within, airport influence areas.

The subject property falls within Area 2 of the *AVP Area PDO* where new multi-family dwellings may be constructed not exceeding a density of 85 units per hectare (35 units per acre). The proposed two-storey four (4) unit multi-family development would have a development density of 25 units per acre.

Neighbourhood Compatibility

Land Use

Although the immediate area is characterized by single-family uses zoned “R1-M”, the subject site is a transitional lot located between single-family dwellings to the east and more intensive manufacturing uses to the west. Typical lot sizes on this block are characterized by 25 feet of width, and with a few properties 50 feet wide.

When evaluating an application for rezoning a transitional property located “mid-block”, the Urban Planning Division will consider if the City would otherwise encourage the establishment of the equivalent number of single-family residential lots on that property.
In this case, the subject property being 75 feet wide could accommodate at least three (3) single-family dwellings. The proposal is for four (4) units which would not be a significant departure from what would be permitted as single-family development under the existing zoning.

The subject site is situated along a high frequency arterial road with regular transit service. The subject site is in close proximity to east and west bound Winnipeg Transit bus stops, serviced by routes 26 and 27. The westbound Winnipeg Transit stop is located roughly 20 feet west of the subject site. In addition, Logan Avenue has sidewalks on both north and south sides of the street.

Design

The proposed two-storey multi-family building would have four (4) units total, with each unit providing a separate front and rear entrance. Each unit would have approximately 1500 square feet of living space. Submitted plans indicate there would be windows located on the front and back of both floors. The below grade basement would include space for a recreation room, bedroom, storage, bathroom, and utility room.

A parking pad would be provided at the rear of the building that could accommodate seven (7) parked vehicles. The parking area would be comprised of compacted granular surfacing, with wood boardwalks set at grade to connect the rear entrances to the parking pad. The parking area would include a bike rack to accommodate six (6) bicycles.

At 30 feet in total height, the form and scale of the proposed development would be complementary to the area context. Properties on either side of the subject site are approximately 30 feet high. In addition, the proposed building height would be less than the maximum permitted building height for the proposed zoning district (RMF-S) and the existing adjacent residential zoning district (R1-M), both which allow a maximum building height of 35 feet. The proposed development would have side yards of 6.3 feet on both sides. Submitted plans indicate the development would incorporate high-quality materials such as Hardie Board. The overall design of the proposed development would be complimentary to the existing built form of this street.

Landscaping

Submitted plans indicate the proposed development would include landscaping along the front and back of the building. Shrub beds would include shredded wood mulch and the yards would include black granite stones. Proposed landscaping is as follows:

- **Street Edge Landscaping**
    - Requirement is three (3) trees and 12 shrubs. Submitted plans show three (3) trees and 15 shrubs proposed.
- **Building Foundation Landscaping**
    - Requirement is seven (7) shrubs. Submitted plans show 12 shrubs proposed

Proposed planting species would include the following:

- Two (2) Discovery Elm trees.

- One (1) Sienna Glen Maple tree.
- Eleven (11) Blue Fox Willow.
- Two (2) Dwarf Korean Lilac.
- Eight (8) Russian Cypress.
- Thirteen (13) Autumn Joy Stonecrop.
- Twelve (12) Gold Edger Hosta.
- Six (6) Frances Williams Hosta.
- Eight (8) Variegated Oat Grass.

SUMMARY

After review, the Urban Planning Division supports the proposed rezoning for the following reasons:

- The subject property is sited as a transitional lot, on a property where the City would otherwise encourage the development of three (3) single-family dwellings.
- The proposal would add a moderate increase in density in a context sensitive manner to a Mature Community, consistent with the policies of *Complete Communities.*
- The proposed development would be compatible with the existing form and scale of residential properties on this street and add to the mix of housing types in the neighbourhood.

RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved and that the subject property be rezoned to a “RMF-S” Residential Multi-Family (Small) District.

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

Report Prepared by: Rakvinder Hayer
DAZ 200/2017 – 1860 Logan Ave

Schedule “A” for File No. DAZ 200/2017, Assiniboia Community Committee, May 9, 2017

By-Law No. _____

File No. **DAZ 200/17**

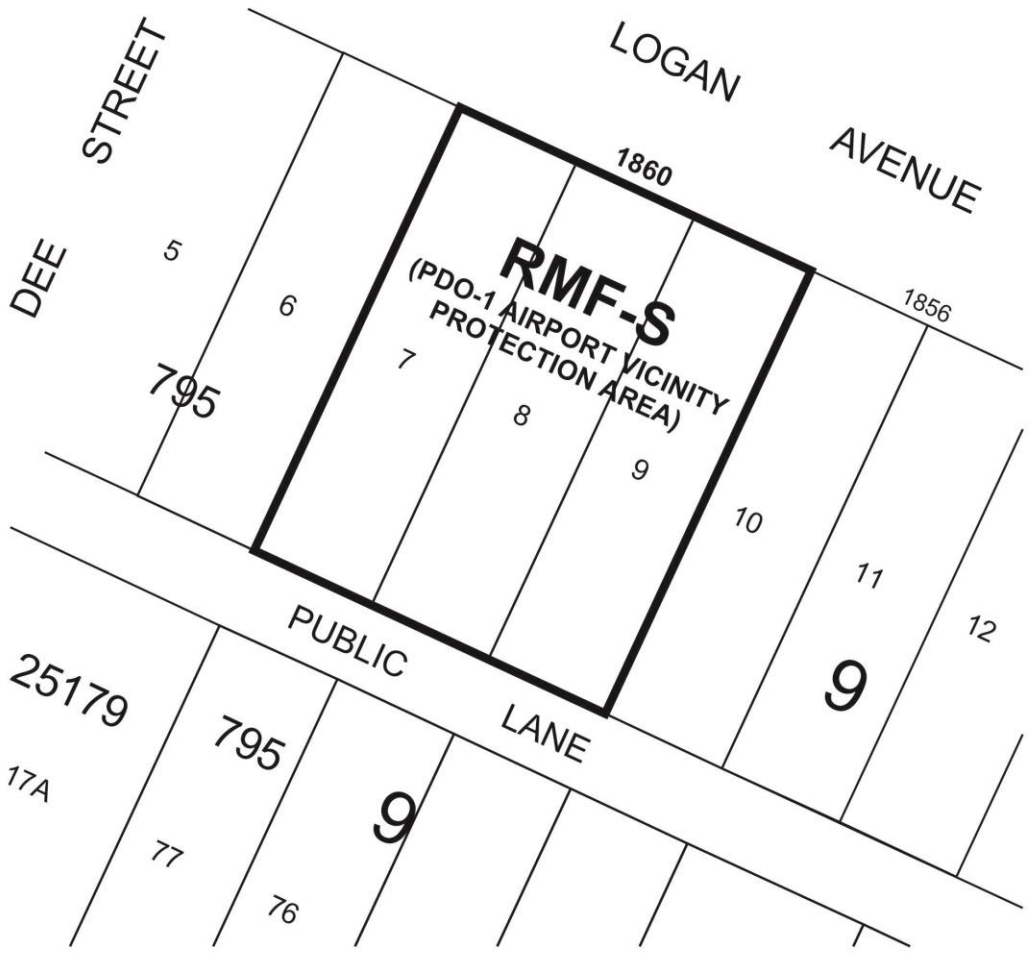
Atlas Sheet No.

N

W20 ASSINIBOIA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1860 Logan Avenue from an “R1-M PDO-1 AIRPORT VICINITY PROTECTION AREA” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an “RMF-S PDO-1 AIRPORT VICINITY PROTECTION AREA” RESIDENTIAL MULTI-FAMILY (SMALL) DISTRICT to allow for the construction of a Multi-Family Dwelling as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____