Agenda - Council - December 17, 2003

Report - Standing Policy Committee on Property and Development - December 2, 2003

Item No. 2 Rezoning - 214 Goulet Street
File DAZ 232/2003

STANDING COMMITTEE RECOMMENDATION:

On December 10, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, 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 232/2003 dated October 28, 2003, to an "RM-5" Multiple Family District.

2. That a ten percent (10%) dedication be made by 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 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 - December 2, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 10, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On December 2, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 4, 2003, the Riel Community Committee concurred in the administrative recommendation, and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning - 214 Goulet Street**
File DAZ 232/2003 [c/r DAV 329712/2003D]

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

Prepared by: **Marc Pittet, Clerk,**
Riel Community Committee

Report date: **November 7, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 4 2003, the Riel 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 232/2003 dated October 28, 2003, to an "RM-5" Multiple Family District.

2. That a ten (10%) percent dedication be made by 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 this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this 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 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 Riel Community Committee provided the following supporting reason for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the Report of the Manager of Planning and Land Use dated October 23, 2003.

PUBLIC HEARING SUMMARY

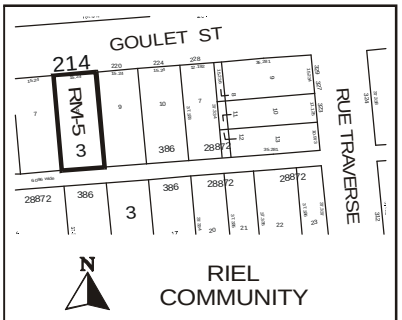
File: DAZ 232/2003 [c/r DAV 329712/2003D]

Before: Riel Community Committee
Councillor Steeves, Chairperson
Councillor Vandal

Public Hearing: November 4, 2003
Community Committee Chamber, 604 St. Mary's Road

Applicant: Alain J. Hogue and Associates

Subject:



APPLICANT: ALAIN J. HOGUE & ASSOCIATES
FILE: DAZ 232/03
PROPOSAL: To rezone the land shown outlined above from an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-5" MULTIPLE-FAMILY DISTRICT to allow for the establishment of an additional dwelling unit in the basement floor level. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : ALAIN J. HOGUE & ASSOCIÉS
RÉFÉRENCE : DAZ 232/03
PROJET : Modifier le zonage du bien-fonds indiqué ci-dessus afin de le faire passer de la catégorie RM-4 (SECTEUR D'HABITATIONS MULTIFAMILIALES) à la catégorie RM-5 (SECTEUR D'HABITATIONS MULTIFAMILIALES) et de permettre ainsi la construction d'un logement supplémentaire au niveau du sous-sol. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected: 214 Goulet Street

Exhibits Filed:

1. Application dated September 16, 2003
2. Notification of Public Hearing to Applicant dated September 26, 2003
3. Manitoba Status of Title 1942948
4. Letter of authorization dated September 16, 2003, from Genx Enterprises Inc. to Alain J. Hogue & Associates
5. Extract of Atlas Sheet AB26
6. Variance Order DAV 79/2003C
7. Site, Floor, Elevation & Section Detail Plans (4 pages)
8. Report from the Manager of Planning and Land Use dated October 28, 2003
9. Inspection Report

REPRESENTATIONS:

In Support:

Alain Hogue

In Opposition:

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING

Alain Hogue appeared in support of the application and provided a brief description of the proposed development.

Exhibit “8” referred to in File DAZ 232/2003

In reply please refer to / Référence à rappeler :

(204) 986-5069
Fax / Téléc. : (204) 986-3684

October 28,2003

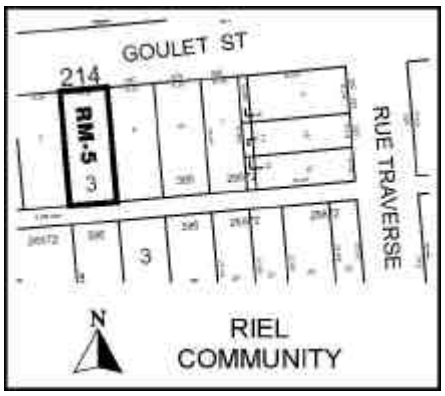
File No. DAZ 232 /03
Our c/f CP 500 (.502)

Mr. Marc Pittet
Riel Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear : Mr. Pittet

REZONING
Location : 214 Goulet Street
Riel Community Committee
File No. DAZ 232/03

An application has been received from Alain Hogue on behalf of Genx. Enterprises Inc., to amend By-Law No. 6400/94 by rezoning the lands shown below from an “ RM-4” Multiple Family District an “ RM-5” Multple Family District to allow for an additional basement dwelling unit in the proposed plan.



RELATED FILES:DAV03-329712D

SITE DESCRIPTION:

Site Area: Overall lot size area is 6125 sq. feet. The proposed building is to have a total building area of 2220 sq. ft.

Existing Land Use and Zoning:

The existing property is vacant and zoned RM-4 Multiple Family Residential.

Surrounding Land Use and Zoning:

North: To the north across Goulet St. is a multi-story high rise multiple family building zoned RM-7 Multiple Family Residential.
West: To the west is a cluster of apartment buildings zoned RM-4 Multiple Family Residential.
East: To the immediate east is an apartment structure zoned RM-4 and further to the east, the lands are occupied by small businesses zoned C2 Commercial.
South: To the south there is a mix of residential and business along the north side of Marian St. and the entire block is zoned C2 Commercial.

DEVELOPMENT DESCRIPTION:
The developer proposes to construct a new apartment building on the subject infill parcel. The building will be two storeys high with three suites on each floor and an additional three dwelling units in the basement. A nine(9) stall parking area will be at the rear of the building accessed by the rear lane.

PLAN WINNIPEG:
The proposed development falls within a Neighbourhood Policy Area under Plan Winnipeg which permits multiple family residential development.

ADMINISTRATIVE COMMENTS:
The proposed use, is the view of the Urban and Neighbourhood Planning Branch, an appropriate use of the land at the subject location. The proposed development would constitute an infill development in the midst of existing low to medium density multiple family housing area. It would not be out of character with adjoining uses and would not adversely affect in any way adjacent property owners. Under the current zoning, a maximum 8 dwelling units would be permitted based on overall square footage of the lot. The developer proposes having nine(9) units and since density cannot be varied, a rezoning to the next higher multiple family residential zoning category is procedurally required.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 232/03, attached hereto and dated October 28,2003, to an " RM-5" Multiple Family District.

II. That a 10 per cent dedication be made by 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 this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this 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 be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Final

Yours truly,

C. Knoll
Manager of Planning and Land Use

Kevin Lalor

Per: Acting Coordinator, Urban & Neighbourhood

Planning Branch

Riel Community
986- 5069
/jc

By–Law No. _____

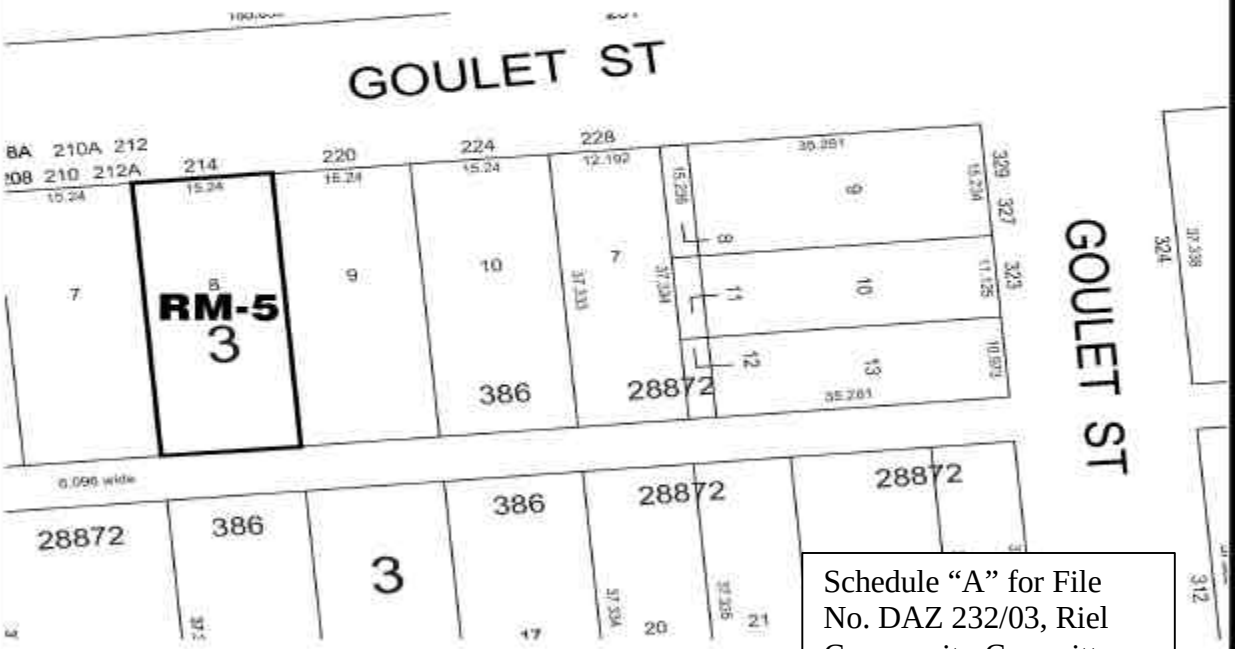
File No. **DAZ 232/03**

Atlas Sheet No. **AB26**
RIEL COMMUNITY

N

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 214 Goulet Street from an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-5" MULTIPLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for File No. DAZ 232/03, Riel Community Committee, dated October 28/03

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____