Minute No. 34
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017

Item No. 3 Rezoning – 108 Yale Avenue
(River Heights – Fort Garry Ward)
File DAZ 207/2017 [c/r DAV 146473/2017D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 207/2017 dated October 4, 2017 to a "C1" Commercial Neighbourhood District, subject to the following:

    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. The Owner shall submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. outdoor spaces;
            e. garbage enclosures;
            f. fencing;
            g. lighting;
            h. landscaping; and
            i. signage

            on the Owner's Land ("Works") to the City Centre Community Committee and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017

COUNCIL DECISION (continued):

ii. That the following uses shall not be permitted on the land:

a. Animal hospital or veterinary clinic
b. Kennel
c. Social services facilities
d. Restaurant
e. Medical Centre
f. Retail Sales

iii. That the following uses shall be conditional on the land:

a. Day Care

iv. That the height of any principal building shall be limited to thirty-five (35) feet

B. That the Commercial use be restricted to the area shown on the attached plans and the overall development shall be constructed in substantial conformance with the plans as attached.

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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017

COUNCIL DECISION (continued):

6. That the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs 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.

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

8. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 8, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 7, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 7, 2017

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

COMMUNITY COMMITTEE RECOMMENDATION:

On October 10, 2017, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following to Recommendation 1.A.ii:

  "c. Social services facilities

  d. Restaurant

  e. Medical Centre

  f. Retail"

- Replace "Restaurant" in Recommendation 1.A.iii.a. with "Daycare":

- Add the following to Recommendation 1.:

  "B. That the Commercial use be restricted to the area shown on the attached plans and the overall development shall be constructed in substantial conformance with the plans as attached."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Rezoning – 108 Yale Avenue**
File DAZ 207/2017

For submission to: **The Standing Policy Committee on Property and Development, Heritage and Downtown Development**

Prepared by: **Kate McMillan, Senior Committee Clerk**
City Centre Community Committee

Report date: **October 11, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 10, 2017, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 207/2017 dated October 4, 2017 to a "C1" Commercial Neighbourhood District, subject to the following:

    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. The Owner shall submit plans showing the location and design of any and all proposed:

            a. buildings;
            b. accessory parking areas;
            c. private approaches;
            d. outdoor spaces;
            e. garbage enclosures;
            f. fencing;
            g. lighting;
            h. landscaping; and
            i. signage

            on the Owner's Land ("Works") to the City Centre Community Committee and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works

in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the following uses shall not be permitted on the land:

a. Animal hospital or veterinary clinic

b. Kennel

c. Social services facilities

d. Restaurant

e. Medical Centre

f. Retail

iii. That the following uses shall be conditional on the land

a. ***Daycare***

iv. That the height of any principal building shall be limited to thirty-five (35) feet

B. That the Commercial use be restricted to the area shown on the attached plans and the overall development shall be constructed in substantial conformance with the plans as attached.

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 by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs 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.
7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

8. 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. As the planner has mentioned today, I definitely respect what the neighbourhood is saying said about the creep going down into the neighbourhood and the creep along the mixed use corridors. OurWinnipeg does indicate that the mixed use corridor is there so we do some growth.

2. I have tried to resist this in the past and it has gotten overturned or didn't make it all the way up, so with this compromise I think this will have a better chance of succeeding all the way up rather than just defeating it – I don't think I would have won, today even, or even going through the system, but I believe this restriction of allowing only commercial in the back will deal with that first part which is a contiguous encroachment where it will be much more difficult to say that across Yale now should also be commercial because we're just talking about the back corner so I think that that's going to provide protection on that creep going down the street.

3. I believe it is a minor commercial, I really prefer to see Residential Mixed Use, but I was happy to hear today that the planner's intent is not to commercialize the whole district all the way down, but I am looking forward to the infill guidelines to put that in writing.

4. Impact of this commercial business will be low, there'll be no restaurant and we're not going to have late nights. This is the thing about commercial; there have been some more restaurants that have opened up along Stafford right now, parking on the streets is becoming a huge issue, summertime 11:30 some of us are not as young as we used to be

and are going to bed at that time but the restaurants and the patios aren't done yet so I think we have to be very careful about any more commercial along this district.

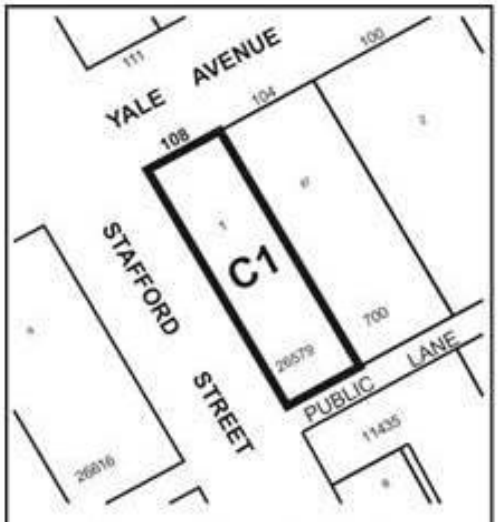
5. This compromise is isolated just to a garage so the impact on the neighbourhood for this property won't be substantive and the guidelines that we heard today will protect the neighbourhood going forward.

6. The extra restrictions we put on this property go with the land not the owner, so if the owner wishes to sell these restrictions remain. This will protect that property from being C1 and then levelled and something massive and inappropriate being built there.

7. It's a compromise that I believe will be able to be supported all the way through to Council.

PUBLIC HEARING SUMMARY

File:	DAZ/2017
Before:	City Centre Community Committee Councillor Gerbasi, Chairperson Councillor Gilroy Councillor Orlikow
Public Hearing:	October 10, 2017 Council Building, 510 Main Street
Applicant:	DIN Projects (Neil Minuk)
Subject:	



CITY CENTRE COMMUNITY

APPLICANT : DIN ARCHITECTURE INC.

FILE : DAZ 207/17

PROPOSAL : To rezone the land shown outlined above from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to a "C1" COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the establishment of a multi-use building containing office uses and a dwelling unit. **For information, phone Mr. M. Robinson, Planner, at 204-986-3213.**

Premises Affected: 108 Yale Avenue

Exhibits Filed:

1. Application dated August 16, 2017
2. Notification of Public Hearing dated September 6, 2017
3. Manitoba Status of Title 2783320/1
4. Letter of authorization dated July 11, 2017 from Kaaren Hawkins to DIN Projects
5. Plans (14 pages)
6. Report from the Urban Planning Division dated October 4, 2017
7. Inspection Report
8. Communication dated October 6, 2017, from Joanne Seiff in opposition to the application
9. Communication dated October 10, 2017, from Bill Chipka in opposition to the application
10. Communication dated October 10, 2017, from Jeffrey Marcus in opposition to the application
11. Presentation in opposition to the application submitted by Christine Skene at the public hearing
12. Recording of Representations

REPRESENTATIONS:

In Support:

Neil Minuk
Kaaren Hawkins

In Opposition

Bill Chipka
Charles Feaver
Nick Logan
Jeffrey Marcus
Shane Minkin
Yukimi Mizuno
Joanne Seiff
Christine Skene

For Information:

Dennis Swayze

For the City:

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

Exhibit " 6 " referred to in File DAZ 207/2017

ADMINISTRATIVE REPORT

Title: DAZ 207/2017 – 108 Yale Ave

Issue: For consideration at the public hearing for a rezoning for to "C1" Neighbouhood Commercial to allow for the construction of a new single family dwelling with two offices.

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
Michael Robinson, RPP	B. Smith, RPP		

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 DAZ 207/2017 dated October 4, 2017 to a "C1" Commercial Neighbourhood District, subject to the following:

    A. That the applicant enter into, execute and deliver a Zoning Agreement with the City of Winnipeg pursuant to Subsection 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. The Owner shall submit plans showing the location and design of any and all proposed:
            i) buildings;
            ii) accessory parking areas;
            iii) private approaches;
            iv) outdoor spaces;
            v) garbage enclosures;
            vi) fencing;
            vii) lighting;
            viii) landscaping; and
            ix) signage

on the Owner's Land ("Works") to the City Centre Community Committee and the City's Director of Planning, Property and Development ("Director") for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. That the following uses shall not be permitted on the land:
   A. Animal hospital or veterinary clinic
   B. Kennel

iii. That the following uses shall be conditional on the land
   A. Restaurant

iv. That the height of any principal building shall be limited to thirty-five (35) feet

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 by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs 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.
7. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
8. 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-L" Residential Single-Family District to a “C1” Commercial Neighbourhood District in order to construct a mixed use building containing a single-family residence and two offices.
- 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

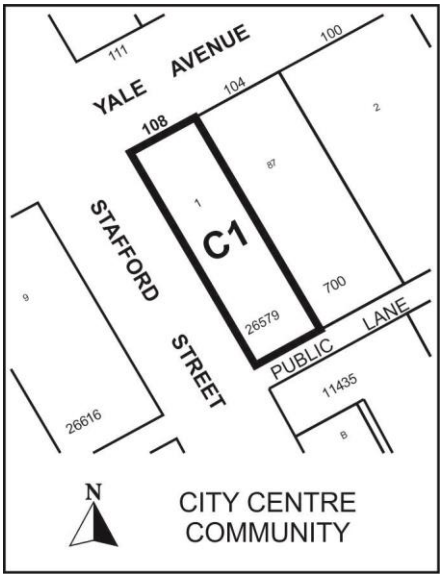
Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Michael Robinson, RPP
Date:	*October 4, 2017*
File No.	*DAZ 207/2017*

APPENDIX 'A'

DATE: October 4, 2017
FILE: **DAZ 207/2017**
RELATED FILES: DAV 17-146473/D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.601 (Crescentwood)

SUBJECT: To rezone the land from an "R1-L" Residential Single-Family District to a "C1" Commercial Neighbourhood District.

LOCATION: 108 Yale AVE
LEGAL DESCRIPTION: SP Lot 1 Plan 26579 WLTO in RL 35 and 43 Parish of St. Boniface



APPLICANT: Neil Minuk
911 Corydon Avenue
Winnipeg, Manitoba R3M 0W8

OWNER: Kaaren Hawkins
108 Yale Avenue
Winnipeg , Manitoba R3M 0L6

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION
The subject property is located on the southeast corner of Stafford Street and Yale Avenue, in the Crescentwood neighbourhood of the River Heights - Fort Garry ward.

The site is designated as Mature Community under the Complete Communities Direction Strategy. The property is currently zoned "R1-L" - Residential Single-Family District. The subject property is 7,209 sq. ft. in size.

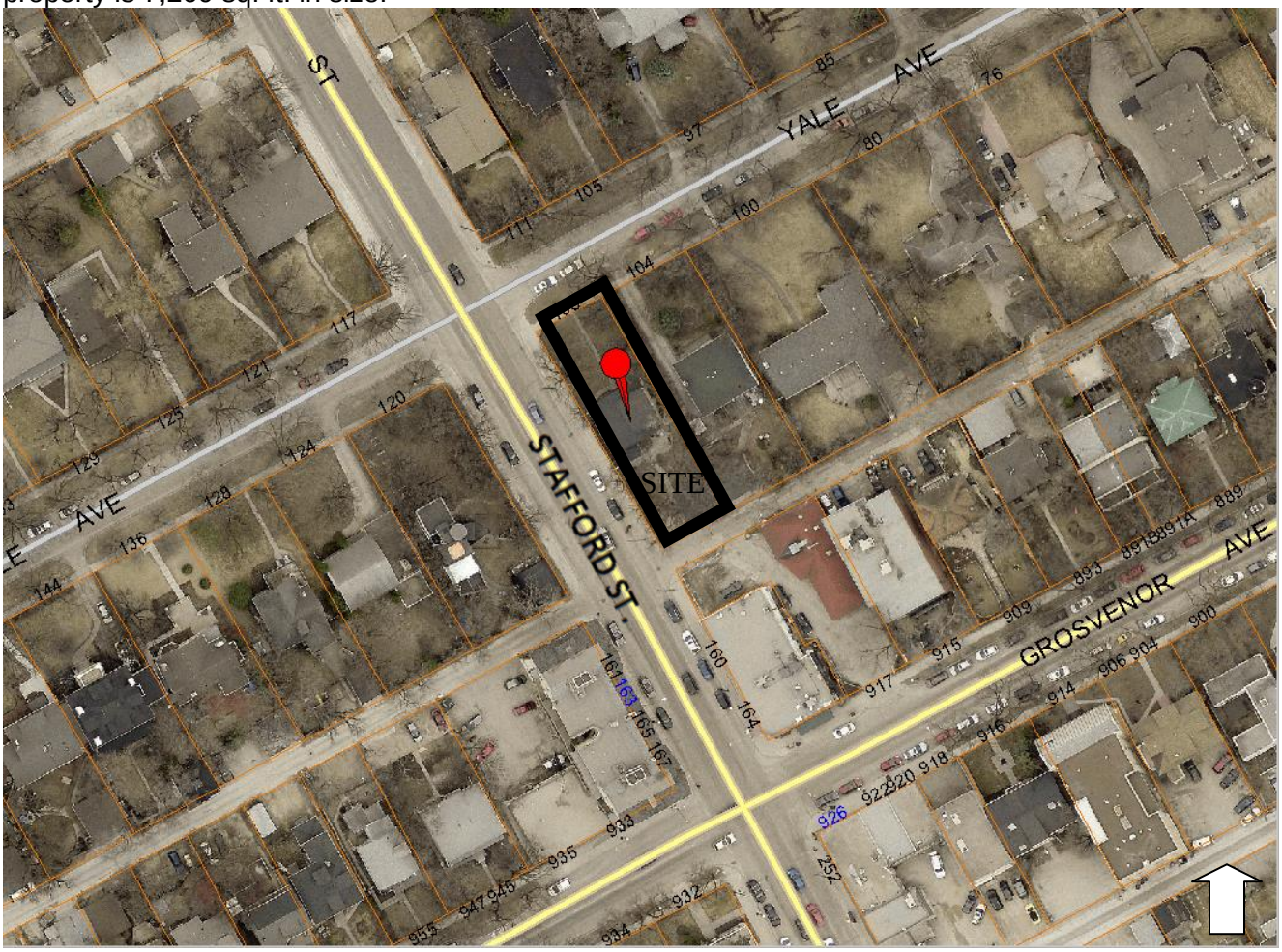


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2016)*

SURROUNDING LAND USE AND ZONING (See Figure 2)
North: Yale Avenue, then residences zoned “R1-L” Residential Single-Family District
South: Rear lane, then commercial uses zoned “C1” Commercial Neighbourhood District
East: Residences zoned “R1-L” Residential Single-Family Large District
West: Residences zoned “R1-L” Residential Single-Family Large District

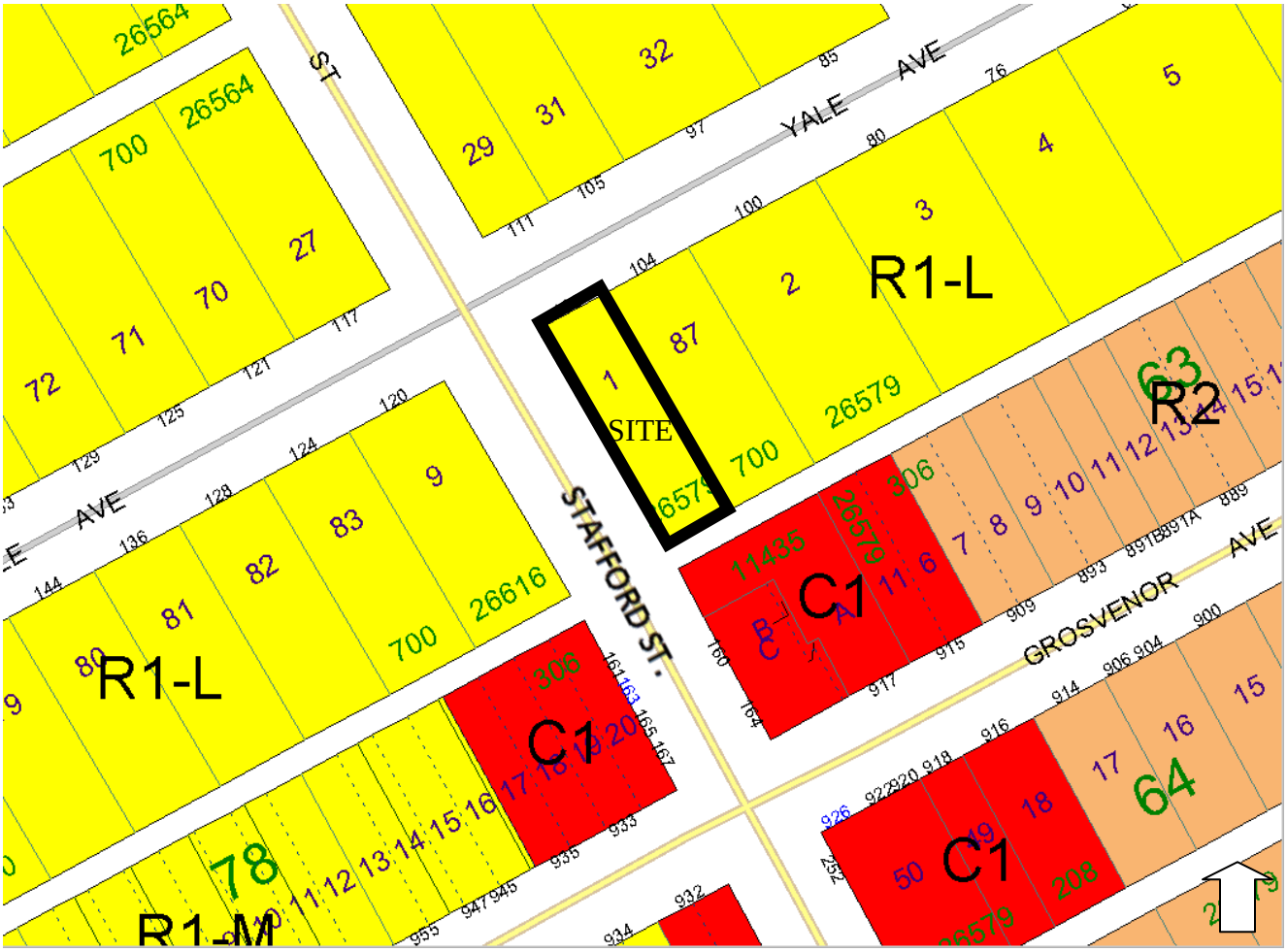


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant seeks approval to demolish the existing single-family residence on the subject property and construct a new single-family residence with two offices. The offices, which will be above and below the garage, will contain an architecture office and an office for a film production company. The offices are intended to be occupied by the residents of the home. See the applicant's letter of intent in Appendix 'B' for a more detailed overview of the proposed development.

Variances have also been applied for. See the associated planners report for the variance file (DAV 17-146473/D) for an analysis of the proposed variances.

Reason for application

Offices are not a permitted use in the "R1-L" Residential Single-Family District. For this reason, a rezoning to a "C1" Commercial Neighbourhood District is required.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development flanks Stafford Street, which has the characteristics of a neighbourhood mixed use corridor.

Some applicable policies for Neighbourhood Mixed Use Corridors are as follows:

- *Promote orderly, minor intensification of neighbourhood mixed use corridors that is in character with the surrounding neighbourhood.*

- *Promote the location of new development within existing clusters of commercial or multiple family development*

The property is also located within an Area of Stability. Some applicable policies for Areas of Stability are as follows:

- *Support a mix of commercial services and employment uses that serve the local community*

- *Encourage intensification to occur at centres and along corridors*

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character, and built form*

The proposed rezoning meets Complete Communities policies for the following reasons:

- The proposed development is a minor intensification in both scale and use

- The proposed development is located adjacent to an existing cluster of commercial development, which is where new commercial development is encouraged to establish

- The proposed development will enhance the mix of commercial/employment uses in the neighbourhood

- The site is located on a mixed use corridor, which is also where intensification is encouraged to occur within Areas of Stability

NEIGHBOURHOOD COMPATIBILITY

Location

While it is not advisable to permit commercial mixed use development on all of the corner lots between Stafford and Grosvenor, a small scale commercial development that is contiguous to the existing node is supportable. This type of commercial expansion is supported by Complete Communities.

Commercial access
The proposed development will have two commercial office units with all access to the commercial units coming from Stafford Street.

The commercial units will also be located at the rear/corner side of the property. From Yale Avenue, the building will have the appearance of a single-family home.

Given that the commercial will be oriented to Stafford Street and away from the adjacent residences to the east, it will not have an adverse impact on the neighbourhood.

Office size and hours of operation
The proposed offices are small and are not expected to generate much traffic. The architecture office, which is 770 square feet, will have a maximum of 5 staff and up to 5 visitors per week. The film production office, which is 1,520 square feet, will have a maximum of 3 staff.

The hours of operation for the architecture office are Monday-Friday from 9am-5pm. The hours for the film production office are variable.

Front yard setback
The building will have a similar front yard setback on Yale Avenue, to match the front yard alignment of the street.

Lot coverage
In terms of the building size, the overall lot coverage will be 40%, which does not exceed what is allowed in the current "R1-L" Residential Single-Family District.

Height
The overall height will be ± 21 feet at the highest point. This is well below the maximum height allowed in either the current "R1-L" Residential Single-Family District (35 feet) or the 'C1" Commercial District (39 feet).

PUBLIC CONSULTATION
The applicant indicated that he has spoken with immediately affected neighbours regarding his proposal.

CONDITIONS
A zoning agreement is being recommended for the following items:

Plan approval
Plan approval to City Centre Community Committee and the Director of Planning, Property, and Development is recommended, prior to the issuance of any permits. Plan approval will confirm all details of the project, including final building design, landscaping, fencing, lighting, walkways, and other site details.

Land Use restrictions

In the "C1" District, there are a handful of uses that require additional scrutiny and/or should not be permitted in this location. The uses that require additional controls are as follows:

Restaurant – from permitted to conditional
Animal hospital – not permitted
Kennel – not permitted

Height
It is recommended that the height be limited to 35 feet, which is the same height permitted in the "R1-L" Single-Family Residential Large District.

SUMMARY

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

- The proposed development is a minor intensification in both scale and use
- The proposed development is located adjacent to an existing cluster of commercial development, which is where new commercial development is encouraged to establish
- The proposed development will enhance the mix of commercial/employment uses in the neighbourhood
- The site is located on a mixed use corridor, which is also where intensification is encouraged to occur within Areas of Stability

RECOMMENDATIONS

The Urban Planning Division recommends that the application be approved with a Zoning Agreement and that the subject property be rezoned to a "C1" Commercial Neighbourhood District.

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

Report Prepared by:
Michael Robinson, RPP
PPD File # DAZ 207/2017 – 108 Yale Avenue

Schedule “A” for File No. DAZ 207/2017, City Centre Community Committee, dated October 4, 2017

By-Law No. _____

File No. **DAZ 207/17**

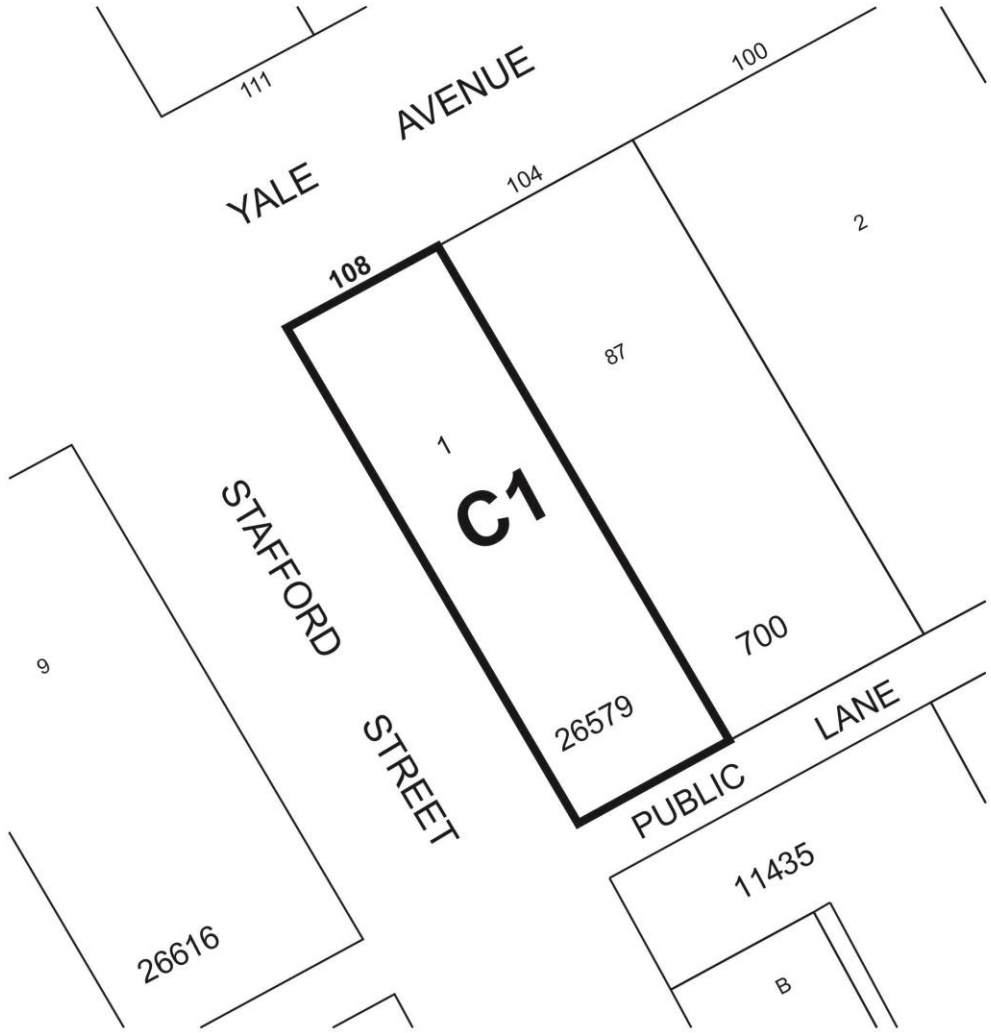
Atlas Sheet No.

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AC23
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located located at 108 Yale Avenue from an “R1-L” RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to a “C1” COMMERCIAL NEIGHBOURHOOD DISTRICT to allow for the establishment of a multi-use building containing office uses and a dwelling unit as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Appendix 'B"
Applicant's Letter of Intent

DIN Architecture Inc.
911 Corydon Avenue
Winnipeg, Manitoba
R3M 0W8

Date: July 31, 2017
To: Michael Robinson
City Planner
Urban Planning Branch
Unit 15 – 30 Fort Street
Winnipeg, Manitoba
From: Neil Minuk and Onalee Minuk

Re: LETTER OF INTENT
108 YALE AVENUE PROPOSED DEVELOPMENT
REZONING

Dear Mr. Michael Robinson,

In advance of applying for a building permit for a proposed development, please accept this letter of intent in support of an application to rezone the property at 108 Yale Avenue on the South-East corner of Stafford Street and Yale Avenue from R1 to C1. The proposed project would replace a 1940's single family house that is presently situated on the property with a single one and two storey building containing a new single-family residence and two commercial occupancies both intended to be used as offices. The commercial occupancies are to be operated by the residential occupants.

PROPOSED USE

Both proposed commercial occupancies in this building are intended as offices. One office is for an architecture practice to be located on the second floor above the residential car garage in 770 square feet. The office is to have a maximum 5 staff including one of the residential occupants who is the owner. The business hours for this office are Monday – Friday 9am to 5 pm. Very few clients come to the office. The maximum number of visitors per week would be 5, one per day on average. The business that would occupy this space is an existing office currently located at 911 Corydon Avenue presently owned and operated by Neil Minuk as DIN Architecture INC. Presently staff either walk, bike or take public transit to work.

The second office is for a film production company to be located with a small reception on grade and basement space of 1000 square feet. Some of the basement space is to be used to store camera equipment and film production equipment. This office is to have a maximum of 3 staff. The hours for this office are variable. One of the staff is a residential occupant who is owner, Onalee Minuk. A few times a month casting sessions and script readings would be held at the office.

In order to be more specific on the commercial use occupancies allowed for this property, we are amenable to seeking a restriction to the C1 rezoning so that uses the neighbouring residences might find incompatible such as daycare, medical, dental or optical, personal services including hair or nail salon, restaurant, animal hospital, and kennel would be restricted.

VARIANCE

We are applying to vary parking requirements. We have space for four parking stalls total for both residence and two offices.

108 Yale is located within one block from two major bus routes and four blocks from Corydon Avenue, another major bus route and 5 blocks from Academy Road, another major bus route. The ease with which the building is accessible by public transit should serve to reduce the demand for parking. Additionally, DIN Architecture staff currently walk or bike to work and the existing office is only a few block away from the new proposed location. We are providing 4 bicycle parking spaces in a lockable area within the automobile parking area.

QUALITIES

We are excited and confident that this project is appropriate both in scale and proposed use for the site which has both a commercial busy urban side and a residential face. We believe that the building will serve to buffer the quiet residential context from the busy Stafford corridor. We see the end cap properties on the Stafford Street corridor as the place where buffering, hybrid kind of developments such as this one can transition uses.

For the two offices, we are proposing windows into both ground floor reception space and also second floor office space in order to animate the street. We have both office entrances directly off of Stafford Street again to animate the urban nature of the street.

We are proposing a solid concrete wall to buffer and deaden street noise from the residence. This wall will be covered in a wire structure that will enable climbing vines and vegetation to cover it. This will ensure a soft face on Stafford and discourage graffiti.

The principal residential entrance will be on Yale with the front of the building supporting the existing residential massing and so on.

The proposed building is functionally and visually oriented to the public street for the commercial and the residential street for the residence.

Should you have any further questions, I would be pleased to discuss the project with you at your convenience.

Regards,

Neil Minuk
Onalee Minuk

Exhibit "5" referred to in File DAZ 207/2017

108 YALE AVE

SITE DATA

LEGAL DESCRIPTION

SP LOT 1 PLAN 26579 WLTO IN RL 35 AND 43 PARISH OF ST. BONIFACE

CURRENT ZONING

R1 - MEDIUM

PROPOSED ZONING

R1 - MEDIUM (HOUSE)
C1 - (OFFICE / SHOP)

LOT AREA

7,180 ft²

R1-M (HOUSE) SITE DATA

MIN. FRONT REQUIRED:	20'-0"
FRONT PROVIDED:	48'-4 "
SIDE REQUIRED (EAST):	4'-0"
SIDE PROVIDED (EAST):	4'-0"
SIDE REQUIRED (WEST):	4'-0"
SIDE PROVIDED (WEST):	4'-8"
MIN. REAR REQUIRED:	25'-0"
REAR PROVIDED:	41'-8"

C1 (OFFICE) SITE DATA

MIN. FRONT REQUIRED:	0'-0"
FRONT PROVIDED:	99'-0 "
SIDE REQUIRED (EAST):	0'-0"
SIDE PROVIDED (EAST):	24'-4"
SIDE REQUIRED (WEST):	0'-0"
SIDE PROVIDED (WEST):	0'-8"
MIN. REAR REQUIRED:	0'-0"
REAR PROVIDED:	0'-0"

BUILDING DATA

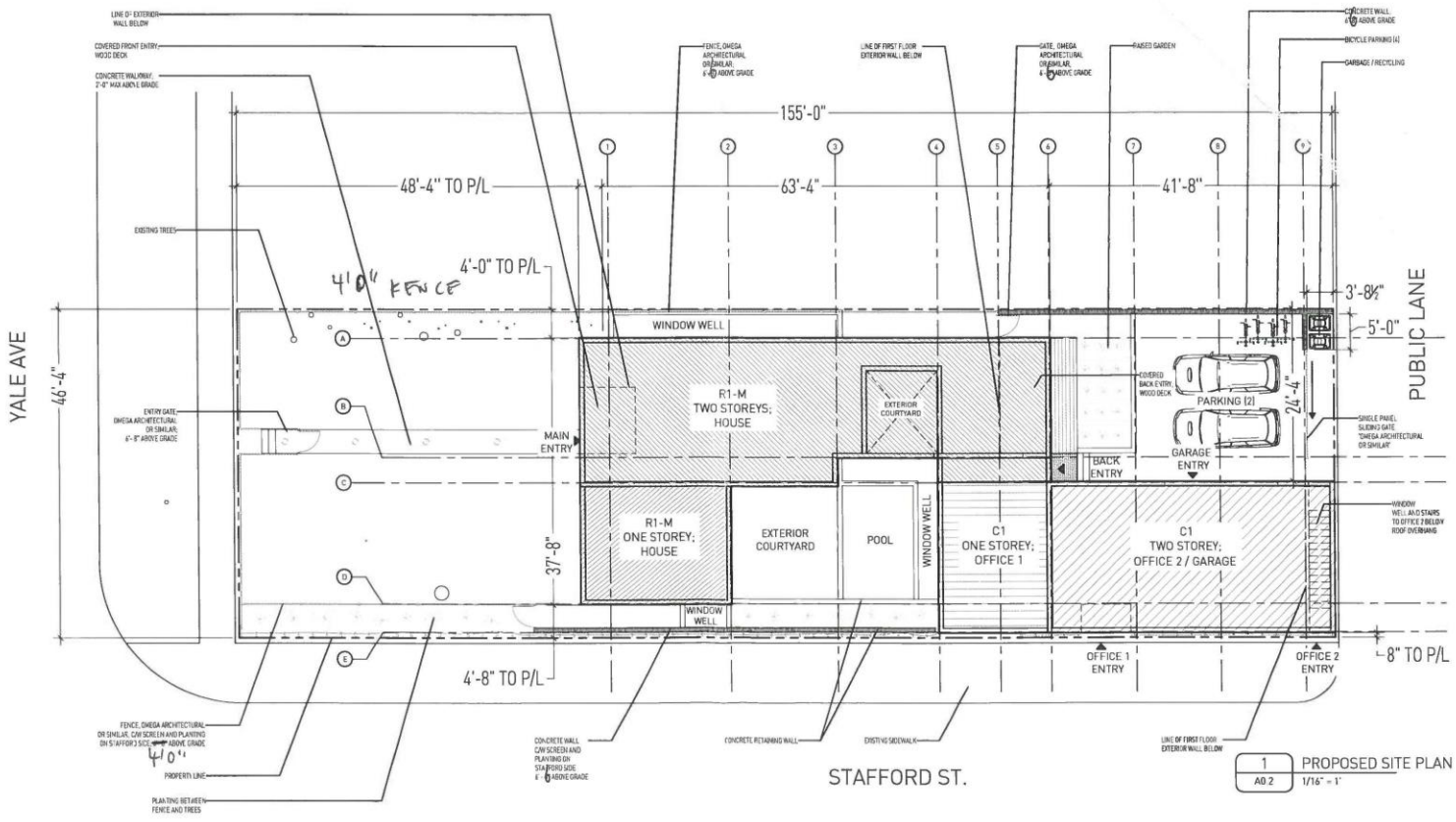
MAX. BUILDING HEIGHT:	35'0"
BUI DING HEIGHT PROVIDED:	21'0"

SIDE PROJECTION MAX. DEPTH: 2'-0"
SIDE PROJECTION DEPTH PROVIDED: N/A
SIDE PROJECTION MAX. AREA: N/A
SIDE PROJECTION AREA PROVIDED: N/A

BUILDING AREA (HOUSE):	1688 SQ. FT.
BUILDING AREA (GARAGE / OFFICE):	1195 SQ. FT.
MAX. LOT COVERAGE PERMITTED:	40%
LOT COVERAGE PROVIDE:	40%

CONSTRUCTION NOTES

UNLESS NOTED OTHERWISE:
SLOPE SURFACES MIN. 2% AWAY FROM HOUSE



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PROJECT
108 YALE

DRAWING
PROPOSED SITE PLAN

DRAWN BY: RM
REVIEWED BY: NM
SCALE: 1/16" = 1'
DATE: 24 JULY 2017
DRAWING NO.: A0.2



1 A0.3 SITE MAP 1/64" = 1'

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PROJECT
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DRAWING
SITE MAP

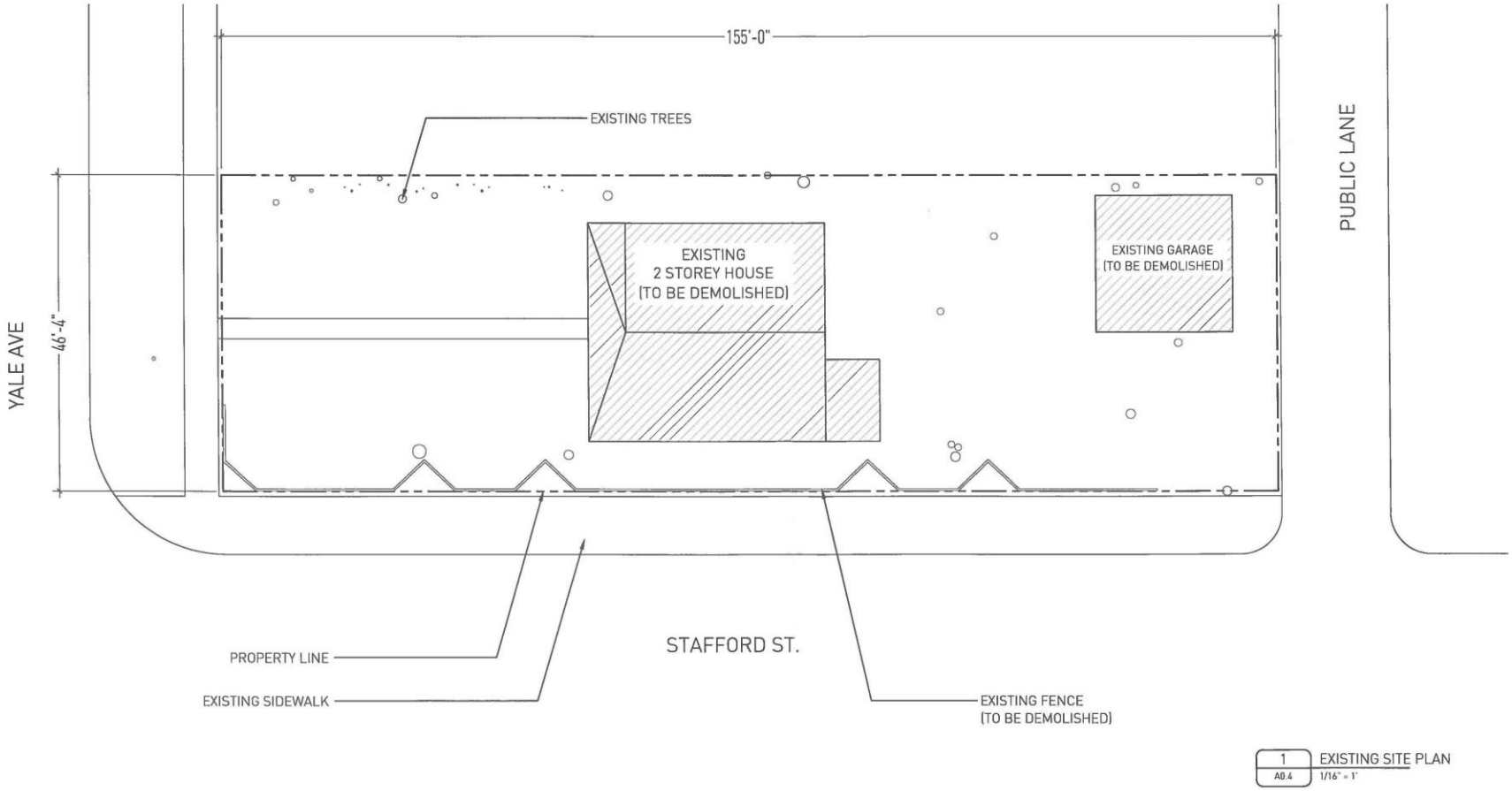
DRAWN BY
RM

REVIEWED BY
NM

SCALE
1/64" = 1'

DATE
24 JULY 2017

DRAWING NO.
A0.3



1 / A0.4 EXISTING SITE PLAN 1/16" = 1'

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PROJECT
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DRAWING
EXISTING SITE PLAN

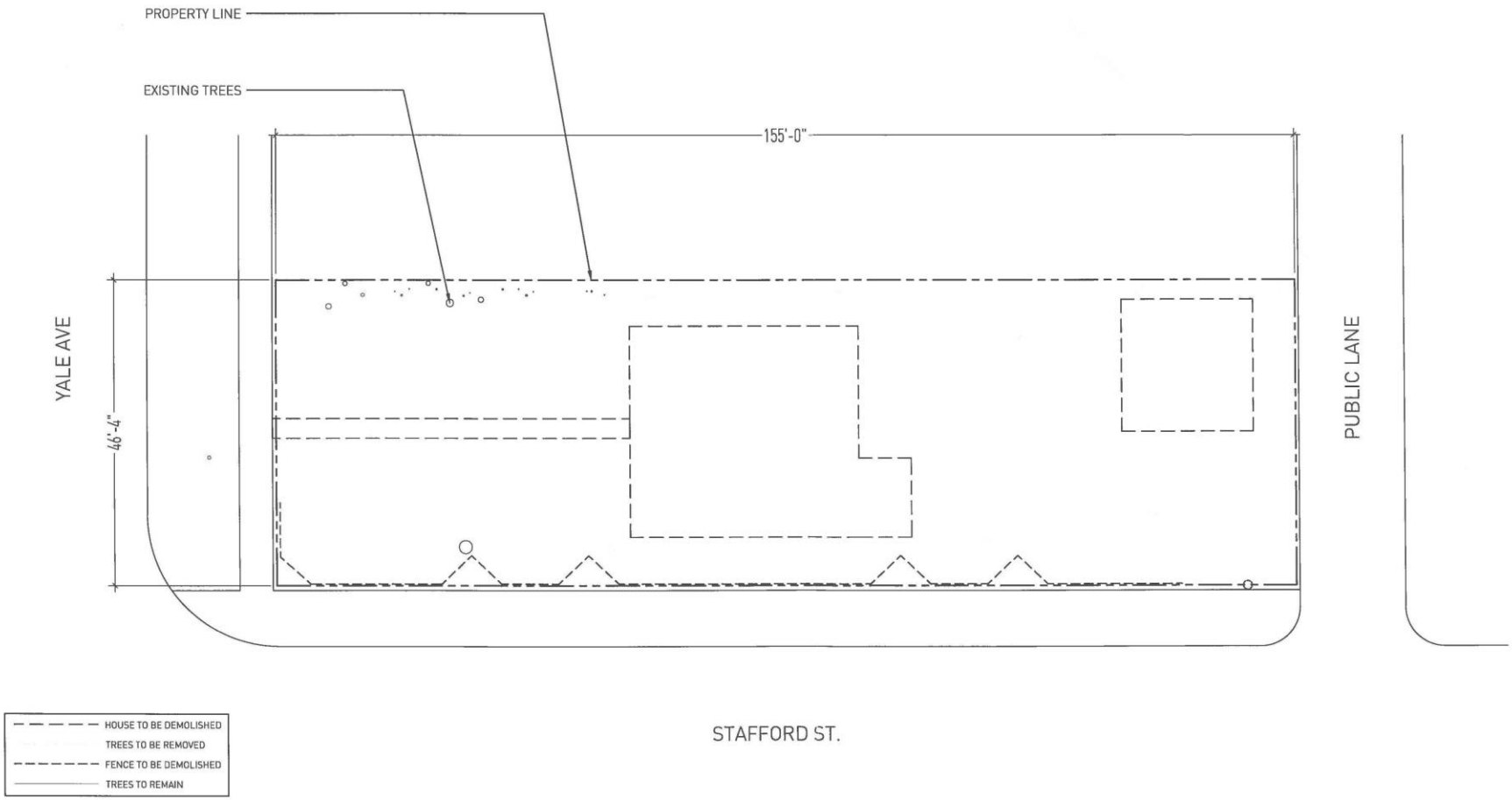
DRAWN BY
RM

REVIEWED BY
NM

SCALE
1/16" = 1'

DATE
24 JULY 2017

DRAWING NO.
A0.4



1 / A0.5 DEMOLITION PLAN 1/16" = 1'

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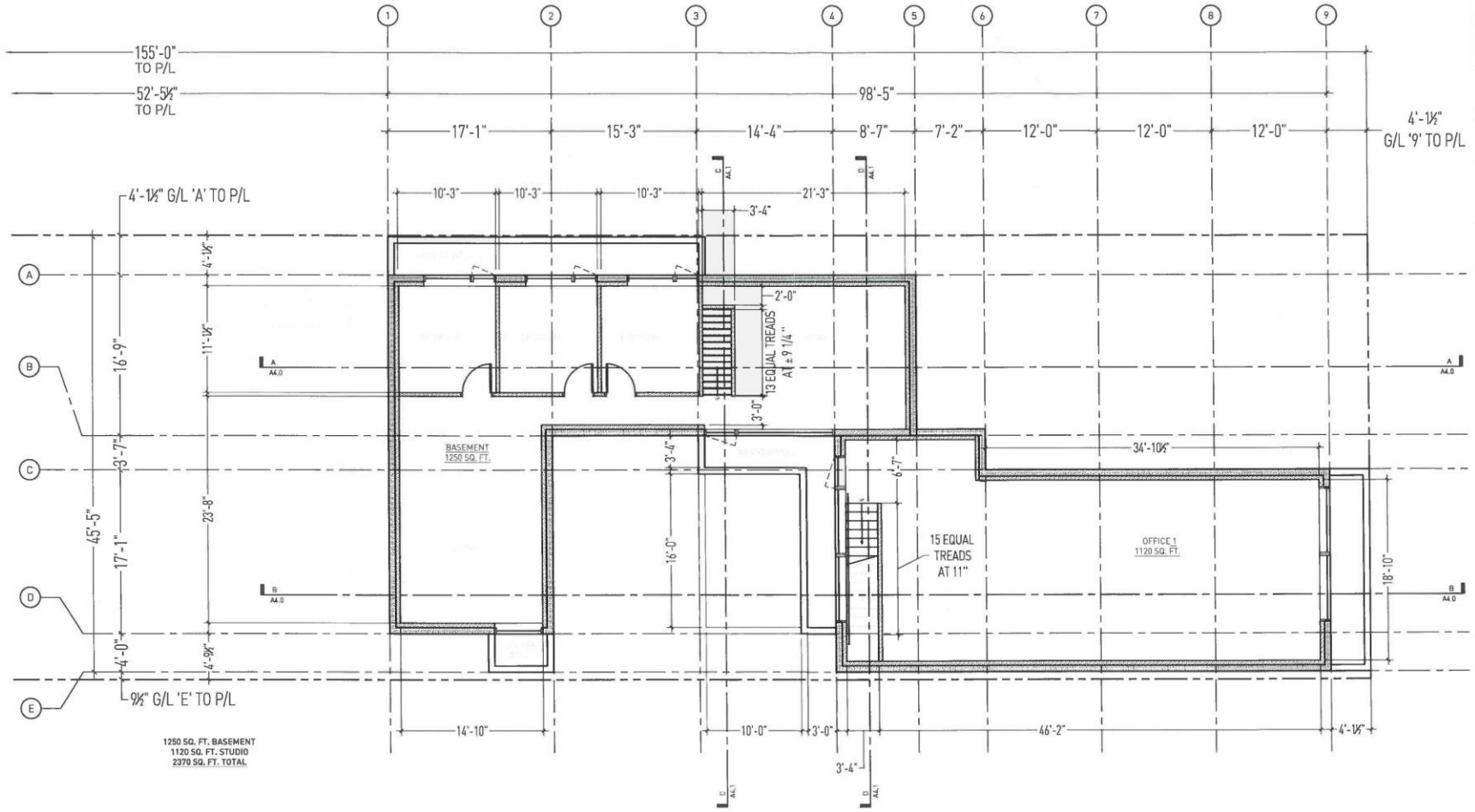
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PROJECT
108 YALE

DRAWING
DEMOLITION PLAN

DRAWN BY: RM
REVIEWED BY: NM
SCALE: 1/16" = 1'
DATE: 24 JULY 2017
DRAWING NO.: A0.5



1 A1.0 BASEMENT PLAN 3/32" = 1'

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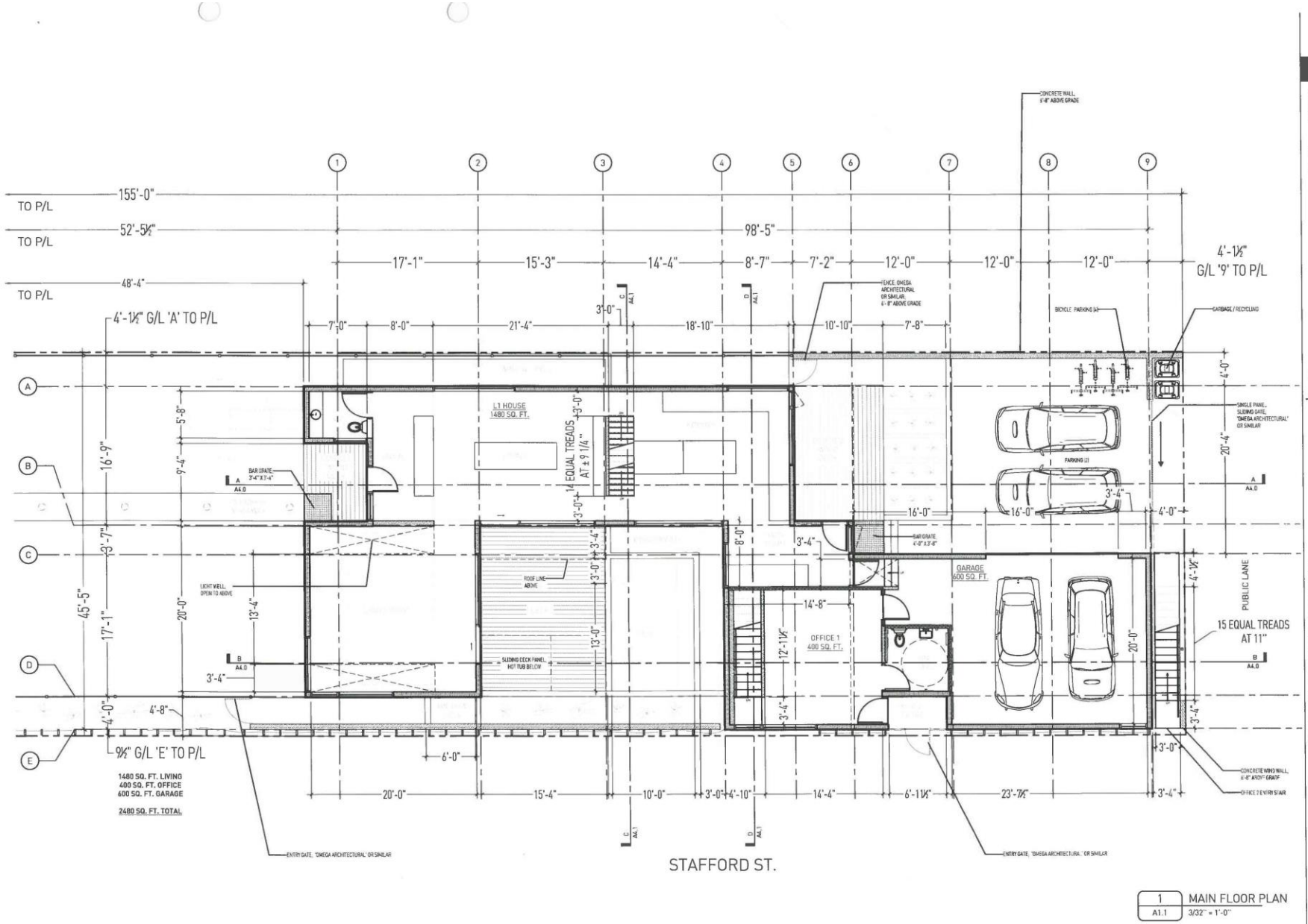
DRAWING
BASEMENT PLAN

DRAWN BY RM | REVIEWED BY NM

SCALE
3/32" = 1'

DATE
24 JULY 2017

DRAWING NO.
A1.0



1 MAIN FLOOR PLAN
A1.1 3/32" = 1'-0"

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DRAWING
LEVEL 1 PLAN

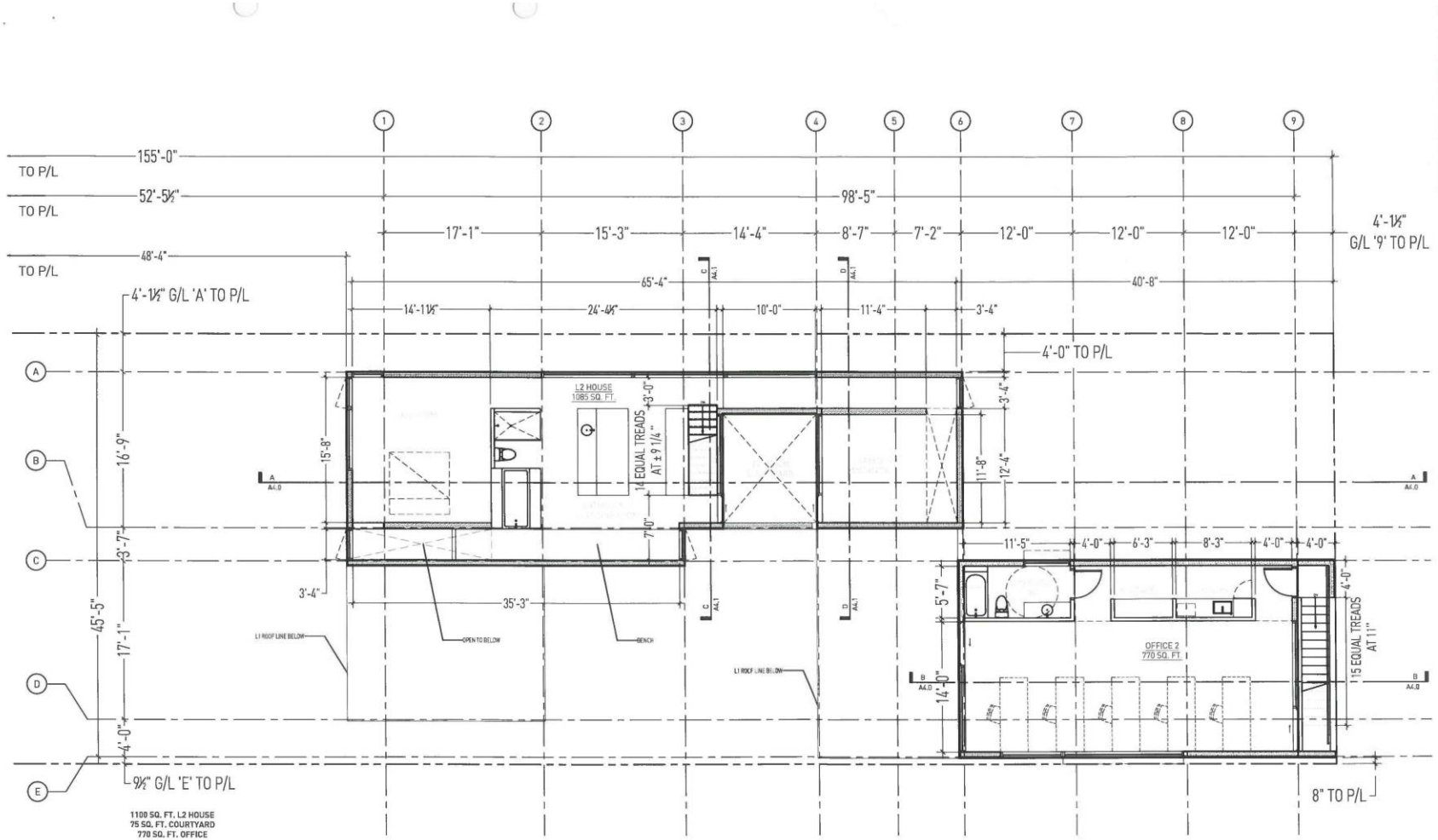
DRAWN BY
RM

REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
24 JULY 2017

DRAWING NO.
A1.1



1 L2 PLAN
A1.2 3/32" = 1'-0"

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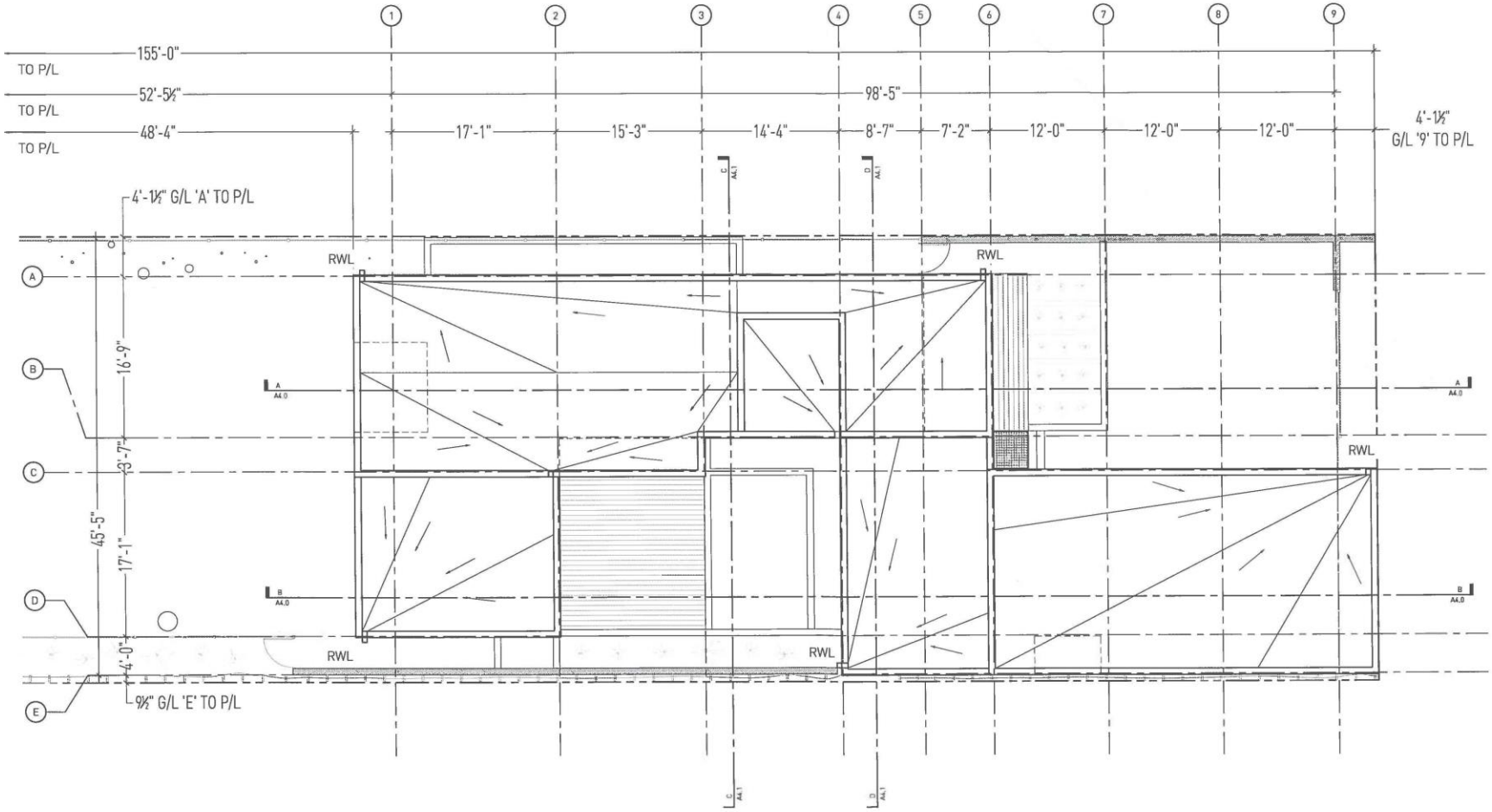
DRAWING
LEVEL 2 PLAN

DRAWN BY RM
REVIEWED BY NM

SCALE
3/32" = 1'

DATE
24 JULY 2017

DRAWING NO.
A1.2



1 ROOF PLAN
A1.3 3/32" = 1'-0"

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PROJECT
108 YALE

DRAWING
ROOF PLAN

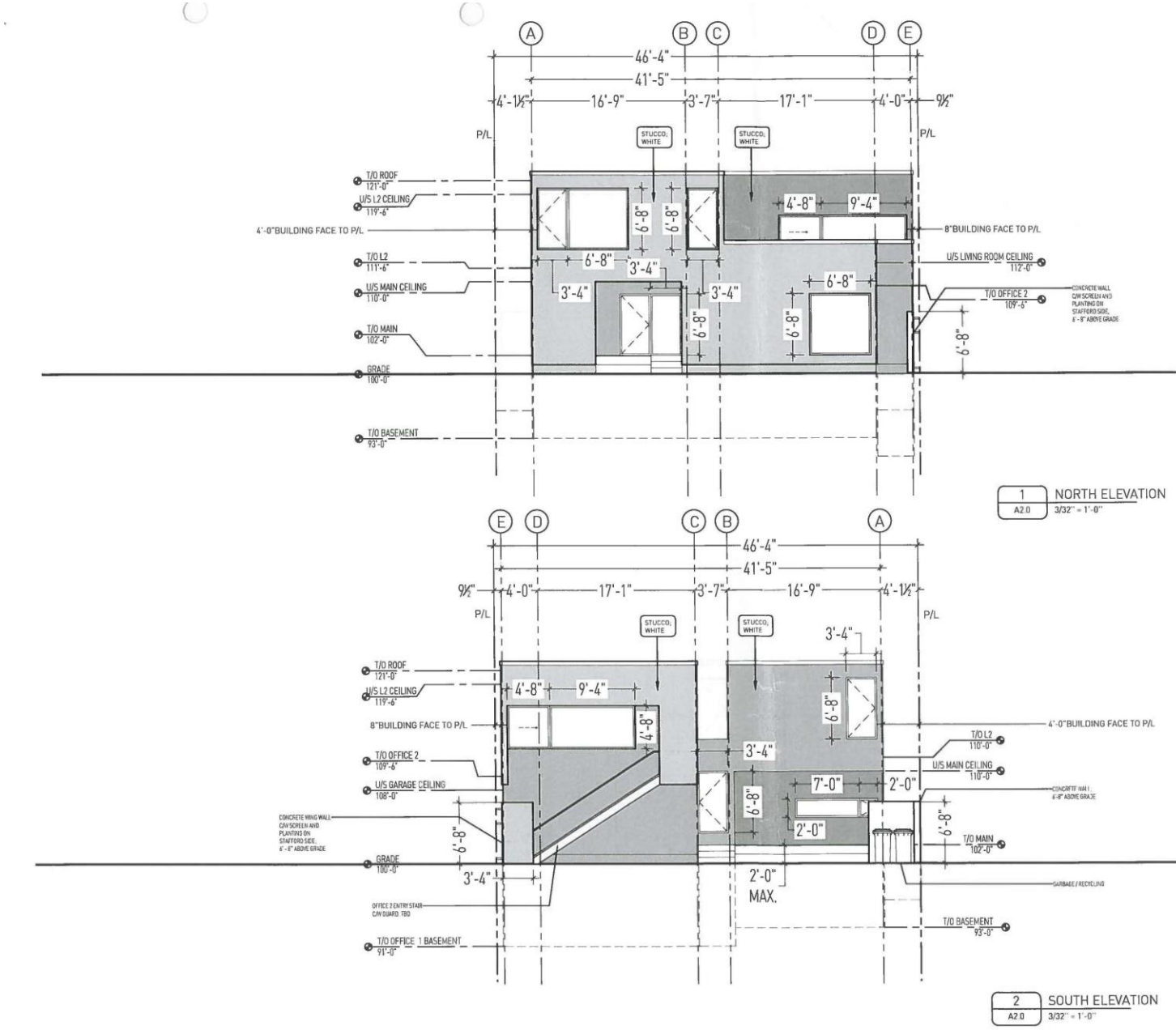
DRAWN BY
RM

REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
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DRAWING NO.
A1.3



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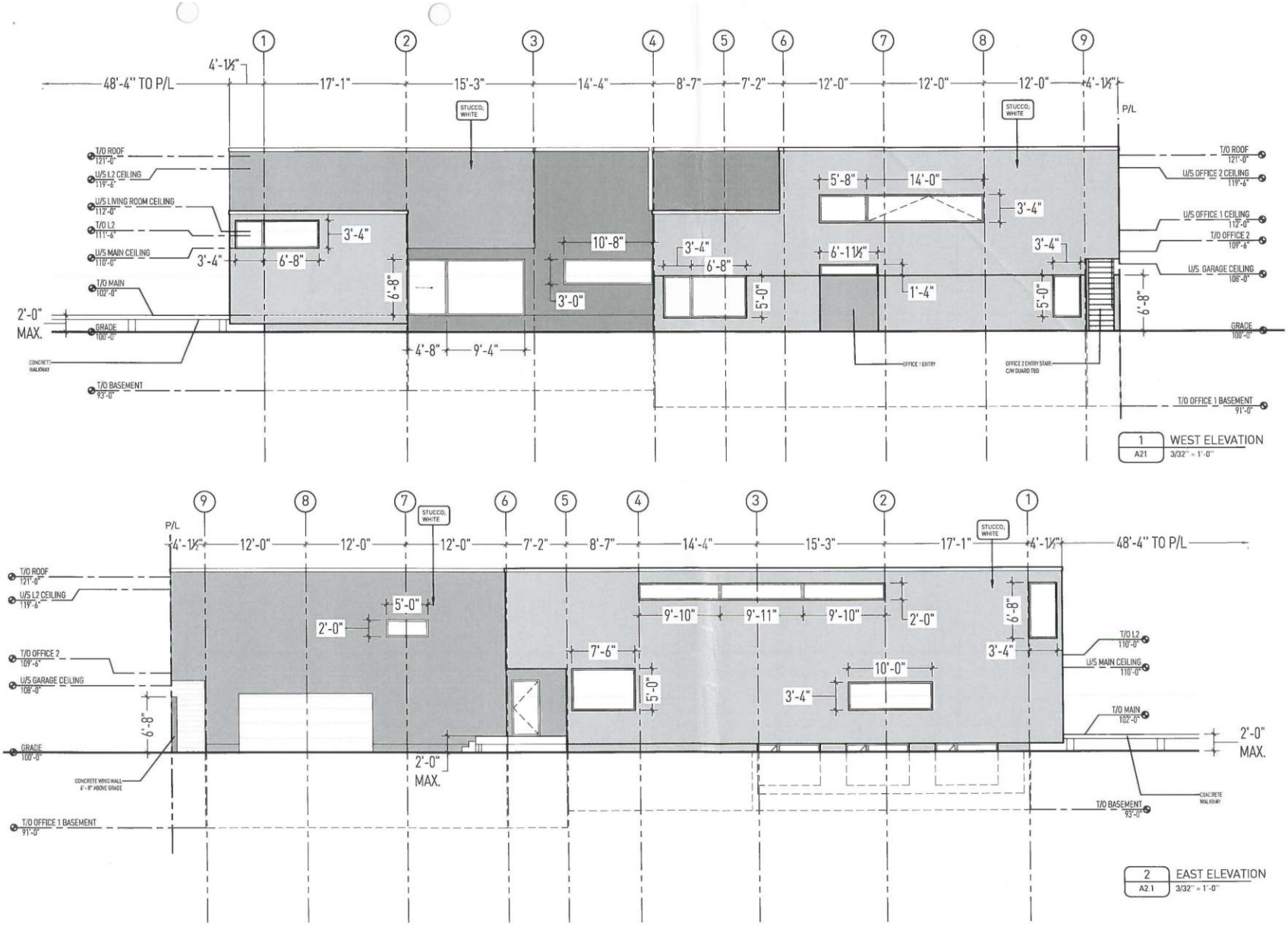
PROJECT
108 YALE

DRAWING
NORTH & SOUTH ELEVATIONS

DRAWN BY	REVIEWED BY
RM	NM

SCALE
3/32" = 1'

DATE	DRAWING NO.
24 JULY 2017	A2.0



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PROJECT
10B YALE

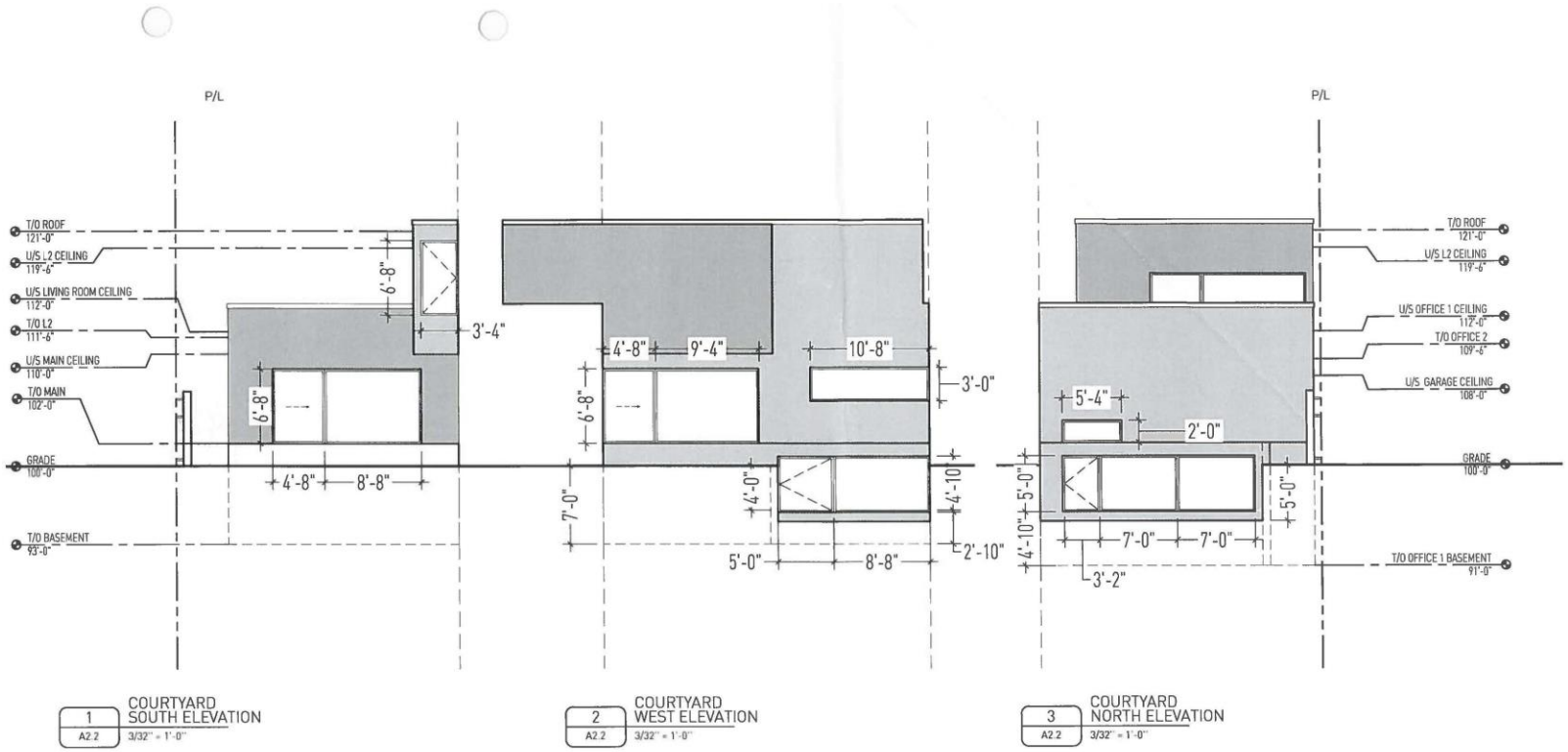
DRAWING
EAST & WEST ELEVATIONS

DRAWN BY RM | REVIEWED BY NM

SCALE 3/32" = 1'

DATE 24 JULY 2017

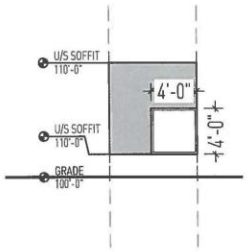
DRAWING NO. A2.1



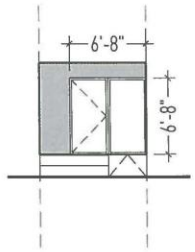
1 A2.2 COURTYARD SOUTH ELEVATION 3/32" = 1'-0"

2 A2.2 COURTYARD WEST ELEVATION 3/32" = 1'-0"

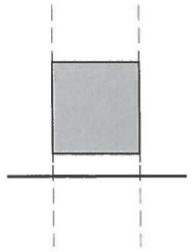
3 A2.2 COURTYARD NORTH ELEVATION 3/32" = 1'-0"



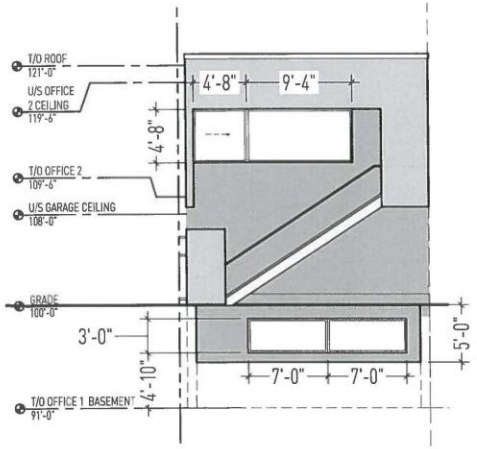
4 A2.2 ENTRY SOUTH ELEVATION 3/32" = 1'-0"



5 A2.2 ENTRY NORTH ELEVATION 3/32" = 1'-0"



6 A2.2 ENTRY EAST ELEVATION 3/32" = 1'-0"



7 A2.2 SOUTH WINDOW WELL ELEVATION 3/32" = 1'-0"

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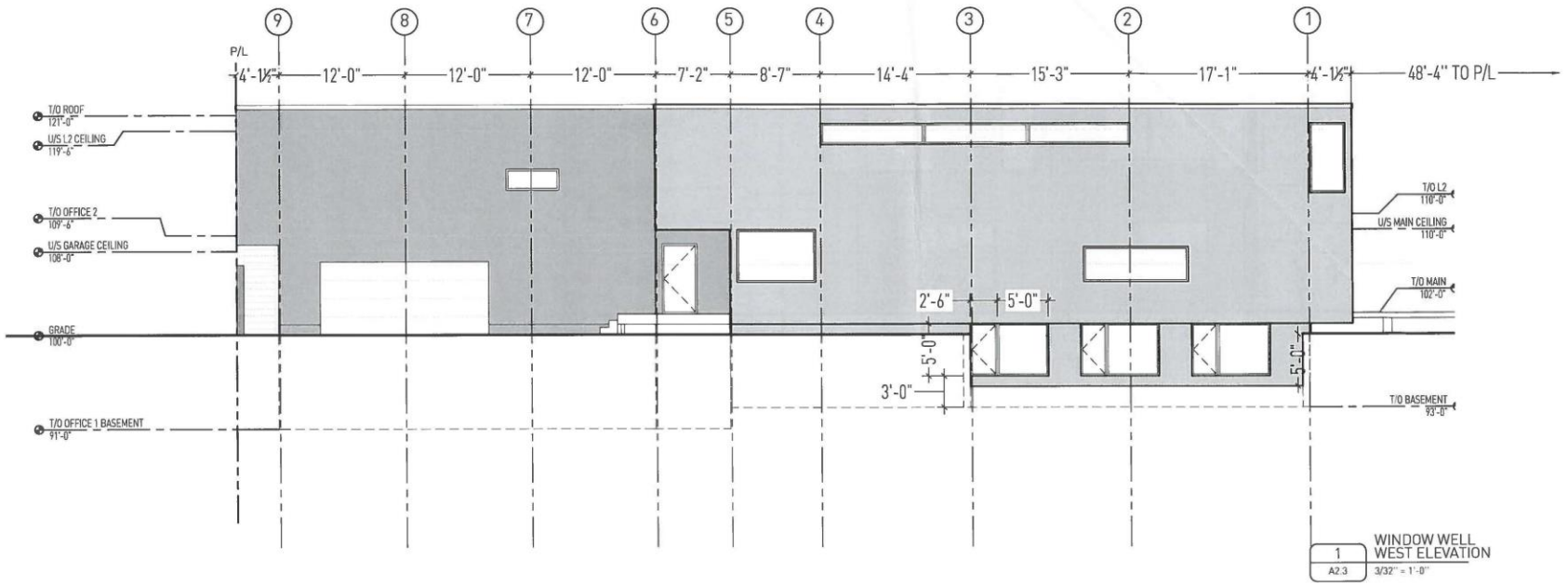
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PROJECT
108 YALE

DRAWING
ELEVATIONS

DRAWN BY RM
REVIEWED BY NM
SCALE 3/32" = 1'
DATE 24 JULY 2017
DRAWING NO. A2.2



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PROJECT
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DRAWING
ELEVATIONS

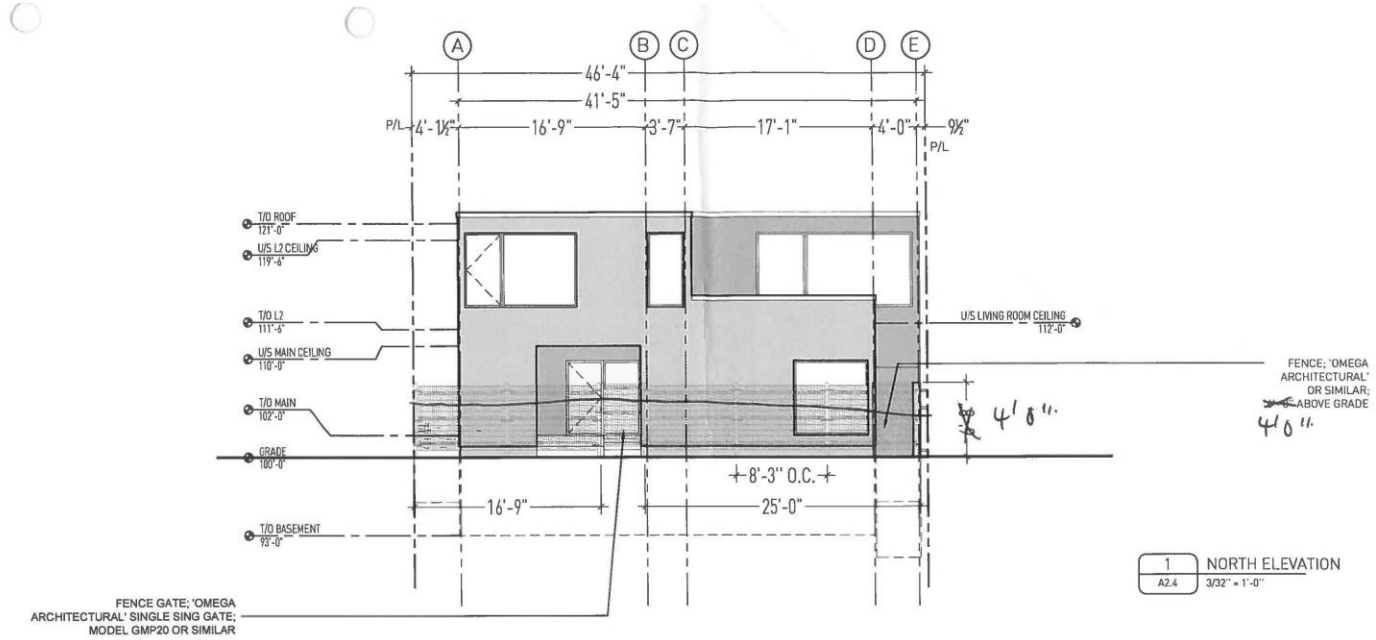
DRAWN BY
RM

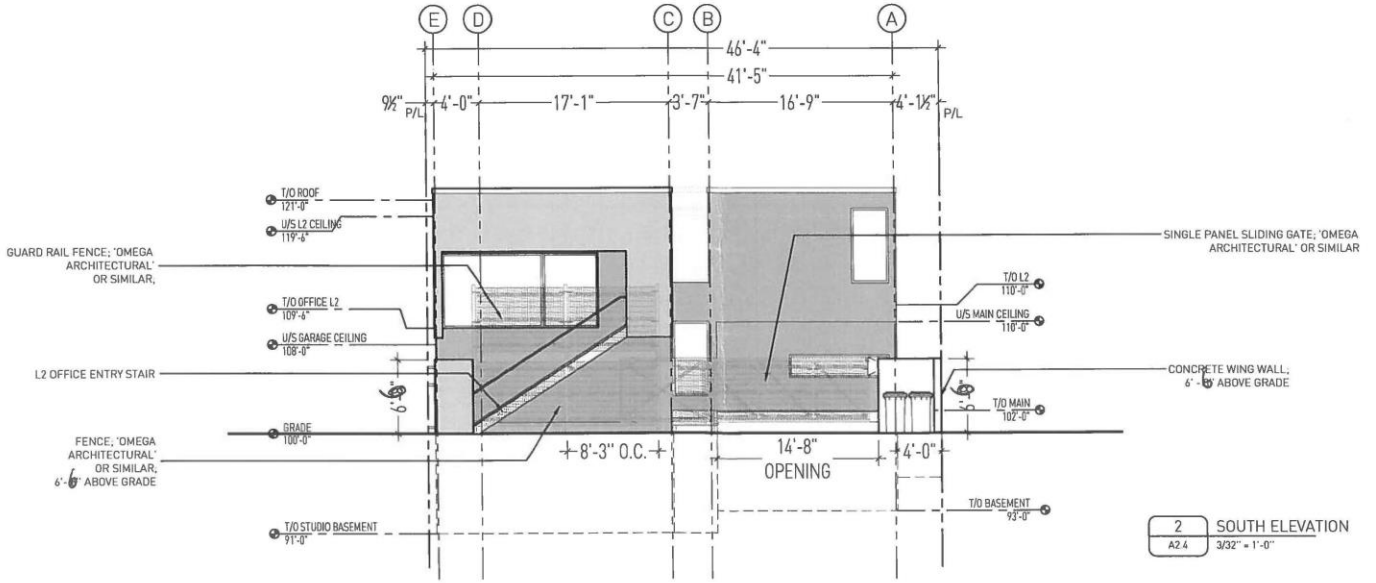
REVIEWED BY
NM

SCALE
3/32" = 1'

DATE
24 JULY 2017

DRAWING NO.
A2.3





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PROJECT
108 YALE

DRAWING
EAST & WEST FENCE ELEVATIONS

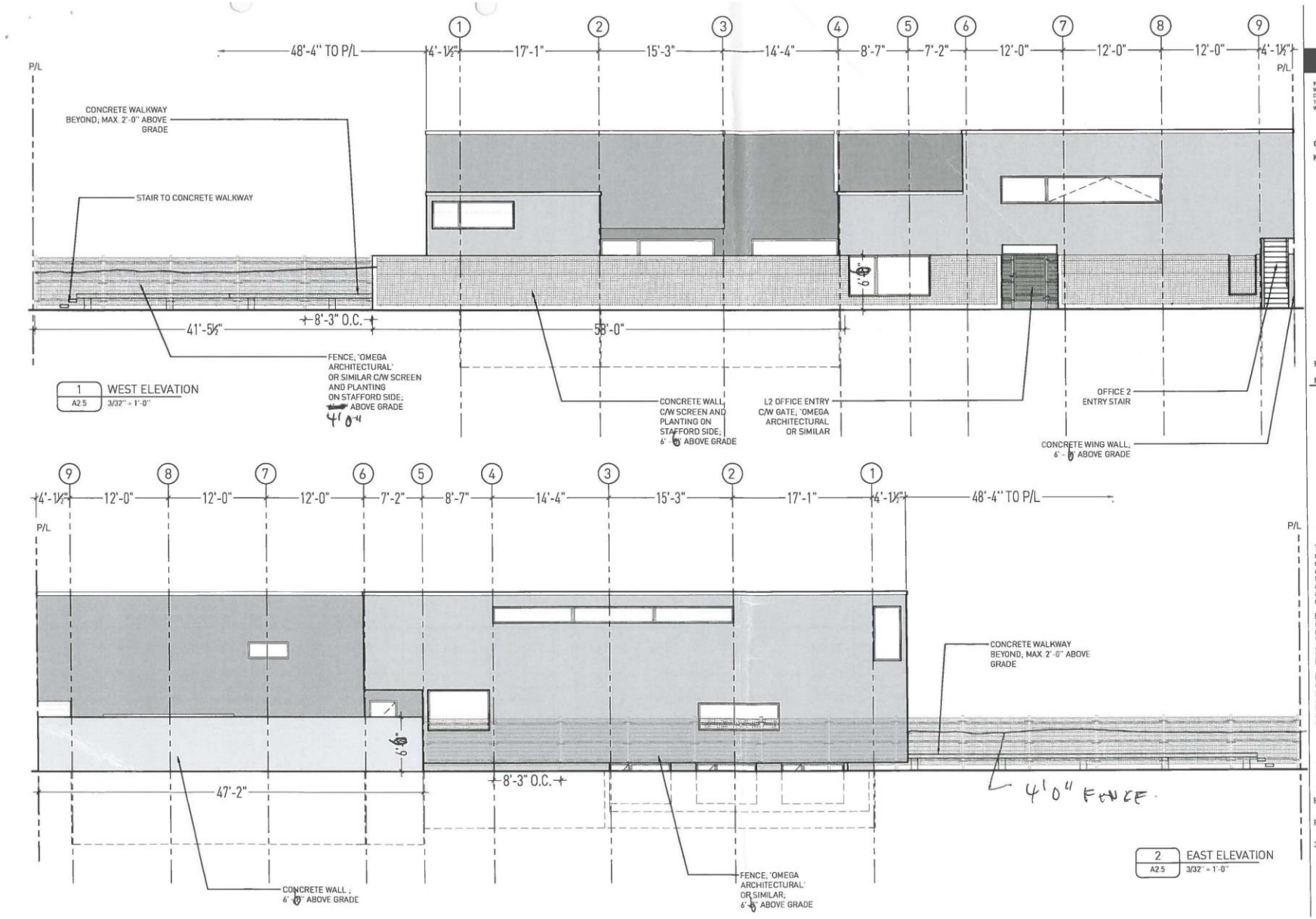
DRAWN BY	REVIEWED BY
RM	NM

SCALE
3/32" = 1'

DATE
24 JULY 2017

DRAWING NO.
A2.4

N Sm


48'-4" TO P/L
4'-1½"
17'-1"
15'-3"
14'-4"
8'-7"
7'-2"
12'-0"
12'-0"
12'-0"
4'-1½"
P/L
CONCRETE WALKWAY BEYOND, MAX. 2'-0" ABOVE GRADE
STAIR TO CONCRETE WALKWAY
41'-5½"
8'-3" O.C.
58'-0"
FENCE, 'OMEGA ARCHITECTURAL' OR SIMILAR C/W SCREEN AND PLANTING ON STAFFORD SIDE; 6' - 0" ABOVE GRADE
CONCRETE WALL C/W SCREEN AND PLANTING ON STAFFORD SIDE; 6' - 0" ABOVE GRADE
L2 OFFICE ENTRY C/W GATE; 'OMEGA ARCHITECTURAL OR SIMILAR
OFFICE 2 ENTRY STAIR
CONCRETE WING WALL; 6' - 0" ABOVE GRADE
1 A2.5 WEST ELEVATION 3/32" = 1'-0"
4'-1½"
12'-0"
12'-0"
12'-0"
7'-2"
8'-7"
14'-4"
15'-3"
17'-1"
4'-1½"
48'-4" TO P/L
P/L
CONCRETE WALKWAY BEYOND, MAX. 2'-0" ABOVE GRADE
47'-2"
8'-3" O.C.
4'0" FENCE.
CONCRETE WALL ; 6' - 0" ABOVE GRADE
FENCE, 'OMEGA ARCHITECTURAL' OR SIMILAR; 6' - 0" ABOVE GRADE
2 A2.5 EAST ELEVATION 3/32" = 1'-0"
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REVISION
No. Date Revision Notes
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PROJECT
108 YALE
DRAWING
EAST & WEST FENCE ELEVATIONS
DRAWN BY RM
REVIEWED BY NM
SCALE 3/32" = 1'
DATE 24 JULY 2017
DRAWING NO. A2.5
N.M.