Minute No. 153
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

Item No. 2 Subdivision and Rezoning – 755 Golspie Street
(Elmwood-East Kildonan Ward)
File DASZ 1/2017 [c/r DCU 146089/2017D and DAV 181067/2016D]

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 plan of subdivision under File DASZ 1/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 1/2017 dated October 29, 2017, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 1/2017 dated October 29, 2017, to "RMF-M" Residential Multi-Family (Medium) subject to the following:

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

        i. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:
            a. buildings,
            b. parking areas and driveways,
            c. garbage enclosures,
            d. fencing,
            e. exterior lighting,
            f. landscaping,
            g. walkways and bikeways,
            h. bicycle parking facilities, and
            i. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 8, 2018

COUNCIL DECISION (continued):

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee 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, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the maximum building height shall be 36 feet;

iii. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), mobile signs and A-board signs shall not be permitted except a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit.

iv. That, for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium), illuminated sign faces shall be perpendicular to the southern and northern limits of the subject site.

3. That, 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.

4. That the proposed development's combined domestic wastewater and land drainage runoff peak flows cannot exceed the combined domestic wastewater and land drainage runoff peak flows of the existing site.

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

6. 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.

7. 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 – January 8, 2018

COUNCIL DECISION (continued):

8. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles.

9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and 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 (1) year from the date the by-law is passed.

10. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 one (1)-year period and Council approves the extension.

11. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

12. 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 – January 8, 2018

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 January 17, 2018, 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 January 8, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 19, 2017, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

On November 7/8, 2017, the East Kildonan-Transcona Community Committee adjourned the public hearing to its meeting on December 12, 2017, at 6:30 p.m. in the Council Building, 510 Main Street, and encouraged the applicant to provide a copy of a shadow plan to the Committee, residents registered in opposition and the Administration, and to do further consultation with area residents, in particular those that registered at the hearing.

RE: **Subdivision and Rezoning – 755 Golspie Street**
File DASZ 1/2017

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **December 21, 2017**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 19, 2017, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the plan of subdivision under File DASZ 1/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 1/2017 dated October 29, 2017, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 1/2017 dated October 29, 2017, to "RMF-M" Residential Multi-Family (Medium) subject to the following:

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

        i. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:
            a. buildings,
            b. parking areas and driveways,
            c. garbage enclosures,
            d. fencing,
            e. exterior lighting,
            f. landscaping,
            g. walkways and bikeways,
            h. bicycle parking facilities, and
            i. free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee 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, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the maximum building height shall be 36 feet;

iii. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), mobile signs and A-board signs shall not be permitted except a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit.

iv. That, for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium), illuminated sign faces shall be perpendicular to the southern and northern limits of the subject site.

3. That, 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.

4. That the proposed development's combined domestic wastewater and land drainage runoff peak flows cannot exceed the combined domestic wastewater and land drainage runoff peak flows of the existing site.

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

6. 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.

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

8. That the subdivision section of the by-law shall come into force and effect upon registration of the Plan of Subdivision in the Winnipeg Land Titles.

9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and 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 (1) year from the date the by-law is passed.

10. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 one (1)-year period and Council approves the extension.

11. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

12. 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.

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This is not black and white and we had a very long meeting last month. Issues were raised and based on those concerns I asked questions and for the most part I received answers.
2. There will be no access to parking through the back alley and I didn't see that traffic through the back alley would be an issue.
3. It will be 22 units and that is a decrease through the compromise based on the consultations that did take place.
4. In virtually all cases the shadow study showed basically no impact except at the days closest to solstice. I feel that the amount of shadow created at the most extreme hours of the most extreme days of winter does not create any undue hardship.
5. Considering that there will be change in the area, I'm pleased to see this type of change. It could've been different but this is the application and the administration agrees with this final application after a process of consultation and compromise.
6. I am impressed by how they decided to angle the houses and the roofs and lower the height on the north side so that it actually slopes with the sun and does minimize the effect of shadow in sunlight.

PUBLIC HEARING SUMMARY

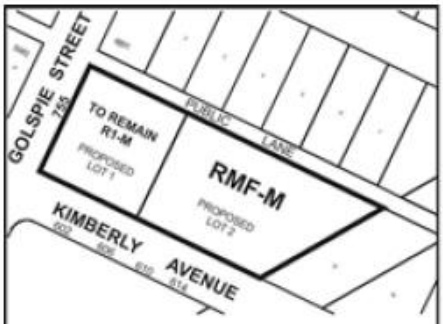
File: DASZ 1/2017

Before: East Kildonan-Transcona Community Committee
Councillor Schreyer, Chairperson
Councillor Browaty

Public Hearing: December 19, 2017
November 7, 2017
Council Building, 510 Main Street

Applicant: Gordon Gray, Discovery Homes

Subject:



Premises Affected: 755 Golspie Street

Exhibits Filed:

1. Application dated March 22, 2017
2. Notification of Public Hearing dated September 26, 2017
3. Manitoba Status of Title 2845377/1
4. Letter of authorization dated May 15, 2016 from, to Neil A. Barbour, Hal Whittaker, Judy Gierys, and Joy Weizel to Gordon Gray, Discovery Homes
5. Letter of authorization dated August 21, 2017 from Judith Gierys, Robert Kenyon, Joy C. Weizel, and Neil A. Barbour to Discovery Homes
6. Plans (25 pages)
7. Report from the Urban Planning Division dated October 29, 2017
8. Inspection Report
9. Recording of Representations of public hearing held on November 7, 2017
10. Presentation in support of the application submitted by the Applicant on November 6, 2017
11. Submission dated December 18, 2015, submitted by Charles Pelletier at the public hearing
12. Notice of Adjournment dated November 14, 2017
13. Notice of Meeting Date Change dated November 20, 2017
14. Sun Shadow Study submitted by the Applicant on November 8, 2017
15. Communication and Presentation submitted by Barbara Myers on December 12, 2017
16. Recording of Representations

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

Eugene Antymis
Neil Barbour
Ruth Campbell
Anne Duncan
Lorne Cavers
Ian Donnelly

Gordon Gray
Judy Gierys
James Groods
Lesley Harrison
Bob Haverlock
Jim Jost
Bob Kenyon
Muriel Kenyon
Joan Macdonald
Al Mackling
Pat Mackling
Verna McKay
Eileen Metcalfe
Barbara Myers
John Myers
Glenn Nicholls
Ha Na Park
Jim Ross
Vi Sam
Martha Sawchuk
Richard Sawchuk
Margaret Smith
Lynne Strome
John Turk
Karen Turk
Joy C. Weizel

In Opposition:

Darlene Gallant
Walter Gallant
Charles Pelletier
Debbie Pelletier
Glen Simmonds

For Information:

Nil

For the City:
G. Jasper, Land Development Administrator, Planning, Property and Development Department
G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "7" referred to in File DASZ 1/2017

ADMINISTRATIVE REPORT

Title: DASZ 1/2017 – 755 Golspie Street

Issue: Proposed Plan of Subdivision and Rezoning that would create, from one parcel of land:

- one lot zoned "R1-M" Residential Single-Family (Medium); and
- one lot zoned "RMF-M" Residential Multi-Family (Medium).

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development, Heritage and Downtown Development → Executive Policy Committee → Council 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 plan of subdivision proposed under File DASZ 1/2017 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" of File DASZ 1/2017 dated October 29, 2017, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land shown on Schedule "A" of File DASZ 1/2017 dated October 29, 2017, to "RMF-M" Residential Multi-Family (Medium) subject to the following:

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

      i. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the Owner must submit plans showing the location and design of any and all proposed:
         - buildings,
         - parking areas and driveways,
         - garbage enclosures,

- fencing,
- exterior lighting,
- landscaping,
- walkways and bikeways,
- bicycle parking facilities, and
- free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan – Transcona Community Committee 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, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), the maximum building height shall be 36 feet;

iii. That, for those portions of the Owner's Land zoned "RMF-M" Residential Multi-Family (Medium), mobile signs and A-board signs shall not be permitted except a mobile sign shall be permitted on the site for a period of thirty (30) days in association with a new occupancy permit.

iv. That, for those portions of the Owners Land zoned "RMF-M" Residential Multi-Family (Medium), illuminated sign faces shall be perpendicular to the southern and northern limits of the subject site.

3. That, 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.

4. That the proposed development's combined domestic wastewater and land drainage runoff peak flows cannot exceed the combined domestic wastewater and land drainage runoff peak flows of the existing site.

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

6. 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.

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

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9. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision is registered in the Winnipeg Land Titles Office and 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 (1) year from the date the by-law is passed.

10. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 one (1)-year period and Council approves the extension.

11. That, in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

12. 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.*

REASONS FOR REPORT

This report describes the proposal and makes recommendations based on compliance with *OurWinnipeg* and *Complete Communities.* A public hearing is required as per *The Development Procedures By-law No. 160/2011* and *The City of Winnipeg Charter*, Section 249.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the proposal can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Glen Doney
Date:	October 29, 2017
File No.	DASZ 1/2017

Attachments

- **Appendix "A," Planning Discussion**

- **Schedule "A," of File DASZ 1/2017, East Kildonan – Transcona Community Committee, dated October 29, 2017**

APPENDIX "A," PLANNING DISCUSSION

DATE: October 29, 2017

FILE: **DASZ 1/2017**

RELATED FILES: DAV 16-181067D and PMP 17-111583ZR

COMMUNITY: East Kildonan – Transcona

NEIGHBOURHOOD #: 4.434 (Rossmere-B)

SUBJECT: Proposed Plan of Subdivision and Rezoning that would create, from one parcel of land:

- one lot zoned "R1-M" Residential Single-Family (Medium); and
- one lot zoned "RMF-M" Residential Multi-Family (Medium).

LOCATION: 755 Golspie Street

LEGAL DESCRIPTION: Lot 32, Block 3, Plan 6891 WLTO



APPLICANT: Discovery Homes (Gordon Gray)
434 Archibald Street.
Winnipeg
R2J 0X5

OWNERS: Immanuel United Church
755 Golspie Street.

RECOMMENDATION: Approval, subject to conditions

SITE DESCRIPTION

The subject site, identified on Figures 1 and 2 of this attachment:

- consists of one lot that is 1.0 acre;
- is at the northeast corner of Golspie Street and Kimberly Avenue;
- contains a place-of-worship, a large shed and an informal gravel parking area that can accommodate nine parking spaces;
- is in the Rossmere-B Neighbourhood and the Elmwood – East Kildonan Ward;
- is in a "R1-M" Residential Single-Family (Medium) District; and
- is in a Mature Communities Policy Area, which is a type of Areas of Stability Policy Area of *OurWinnipeg* and *Complete Communities*.

SURROUNDING LAND USE AND ZONING

Figures 1 and 2 show aspects of the site context.

North: a public lane, then single-family dwellings in an "R1-M" Residential Single-Family (Medium) District.

South: Kimberly Avenue then one storey side-by-sides (row housing) in a "RMF-S" Residential Multi-Family (Small) District.



Figure 1: Looking South, image derived from 2016 Aerial Photography

East: electricity distribution/transmission corridor.

West: Golspie Street then single-family dwellings in a "R1-L" Residential Single-Family (Large) District.

Also of note is that public transit stops are on Kimberly Avenue, south of the site.

DESCRIPTION OF THE PROPOSED SUBDIVISION AND REZONING

The proposed plan of subdivision would consist of two lots. The proposed lots are shown on Schedule "A" and on Figure 3 of this attachment.



Figure 2: Existing Zoning and Lot Lines

PROPOSED LOT 1

The letter of intent states that proposed Lot 1 would be 16,356 square feet and would remain zoned "R1-M" Residential Single-Family (Medium). It would encompass the existing place-of-worship. The eastern limit of proposed Lot 1 would be 6.5 feet from the place-of-worship.

The existing shed would be relocated to proposed Lot 1.

A walkway would be built on proposed Lot 1. It would extend from the place-of-worship's principal entrance to proposed Lot 2.

Proposed Lot 1 would not encompass the existing gravel parking area. The loss of the gravel parking area is addressed in a parking management plan (PMP 17-111583). The PMP states that some of the accessory parking that would be on proposed Lot 2 would be available to people going to the place-of-worship during specified dates and times.

Variances are required because the minimum lot area requirement, for a principal non-residential structure, is 20,000 square feet and the minimum interior side-yard requirement is 6.5 feet. These proposed variances are addressed in the administrative report on File DAV 16-

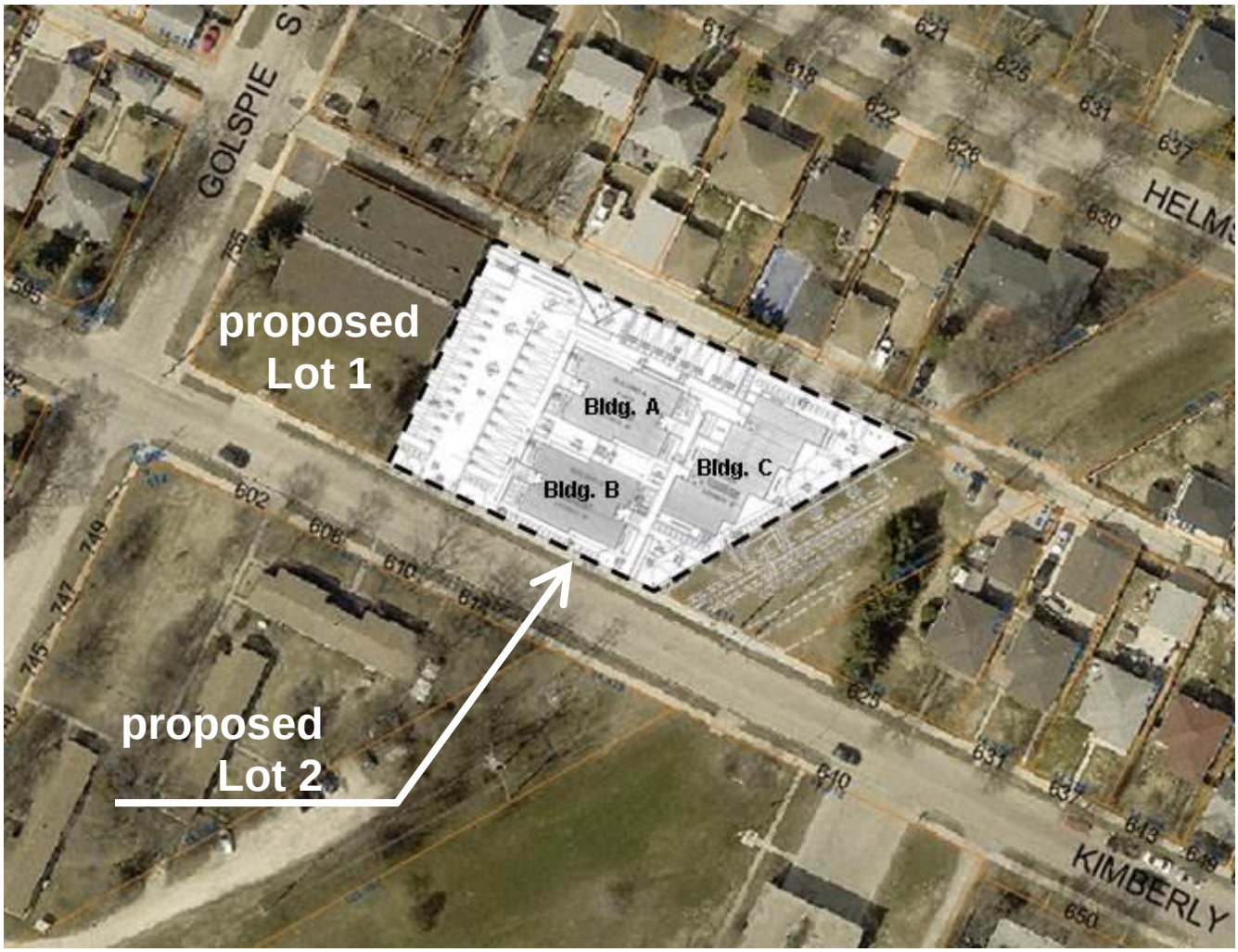


Figure 3: 2016 Aerial Photography, existing and proposed property lines and development

181067D.

PROPOSED LOT 2

The letter of intent states that proposed Lot 2 would be 28,199 square feet and would be rezoned to "RMF-M" Residential Multi-Family (Medium). This is the site of the proposed development that would include:

- three townhouses containing a total of 22 dwelling units at a density of 34.0 dwelling units per acre (1282 square feet of lot area per dwelling unit);
- 33 accessory parking spaces, some of which would be would be available to people going to the place-of-worship during specified dates and times, as described in the parking management plan PMP 17-111583;
- walkways;
- three outdoor secure bicycle parking areas for 12 bicycles;
- a garbage enclosure; and
- landscaping.

The townhouses are identified as Buildings A, B and C on the plans.

Building A would:

- be 25.3 feet in height, comprised of two floors above grade and one floor partly below grade; and
- contain six dwelling units.

Building B would:

- be 34.9 feet in height, comprised of three floors above grade and one floor partly below grade; and
- contain eight dwelling units.

Building C would:

- be 31.0 feet in height, comprised of three floors above grade and one floor below grade; and
- contain eight dwelling units.

Variances are required to accommodate:

- proposed Building B because it would be eight feet from the front (south) property line instead of the required 25 feet;
- proposed Building C because it would be 13.1 feet from the rear (north) property line and 8.0 feet from the side (east) property line;
- the proposed westerly parking lot because
  - it would have insufficient interior landscaping and

- it would be abutting the west side-lot line; and

- the proposed northerly parking spaces because they would be directly accessed from a public lane and so are required to be 23 feet deep instead of the proposed 19 feet in depth.

These required variances are also the subject of the administrative report on File DAV 16-181067D.

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City's development plan. The Key Direction of *OurWinnipeg* regarding Areas of Stability states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population*."

The proposed plan of subdivision and rezoning comply with this Key Direction because:

- they would facilitate a development that would add 22 new dwelling units, in townhouse buildings approximately 35 feet in height, to an established neighbourhood;

- the site is near public transit stops; and

- the proposed development could be subject to a zoning agreement that
  - requires plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee,
  - limits building height and
  - limits signage.

Given that the scope of the aforementioned Key Direction is quite broad, the proposal also complies with *OurWinnipeg* in general.

COMPLETE COMMUNITIES

Complete Communities is a "Direction Strategy" of *OurWinnipeg* that provides additional directions and policies on land use and development in the city.

Section 04 of *Complete Communities* pertains to the Areas of Stability policy areas. Direction 1 of Section 04 contains the following policies that apply to the proposal:

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

Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

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.

Support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

The proposed plan of subdivision and rezoning comply with these policies because:

- they would facilitate a development that would add 22 new dwelling units, in townhouse buildings approximately 35 feet in height, to an established neighbourhood; and
- the proposed development could be subject to a zoning agreement that
  - requires plan approval by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee,
  - limits building height and
  - limits signage.

The Key Direction of *Complete Communities*, and the Key Direction of *OurWinnipeg*, that apply to the Areas of Stability policy area is the same. Therefore, the proposal also complies with *Complete Communities* in general.

REASONS FOR THE RECOMMENDATIONS

The Urban Planning Division recommends approval subject to the Zoning Agreement described above being entered into because, with the Zoning Agreement, the proposal complies with *OurWinnipeg* and *Complete Communities*

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

Report Prepared by:
Glen Doney

PPD File #:
DASZ 1/2017

SCHEDULE "A" OF FILE DASZ 1/2017, East Kildonan – Transcona Community Committee, dated October 29, 2017

By-Law No. _____

File No. **DASZ 1/17**

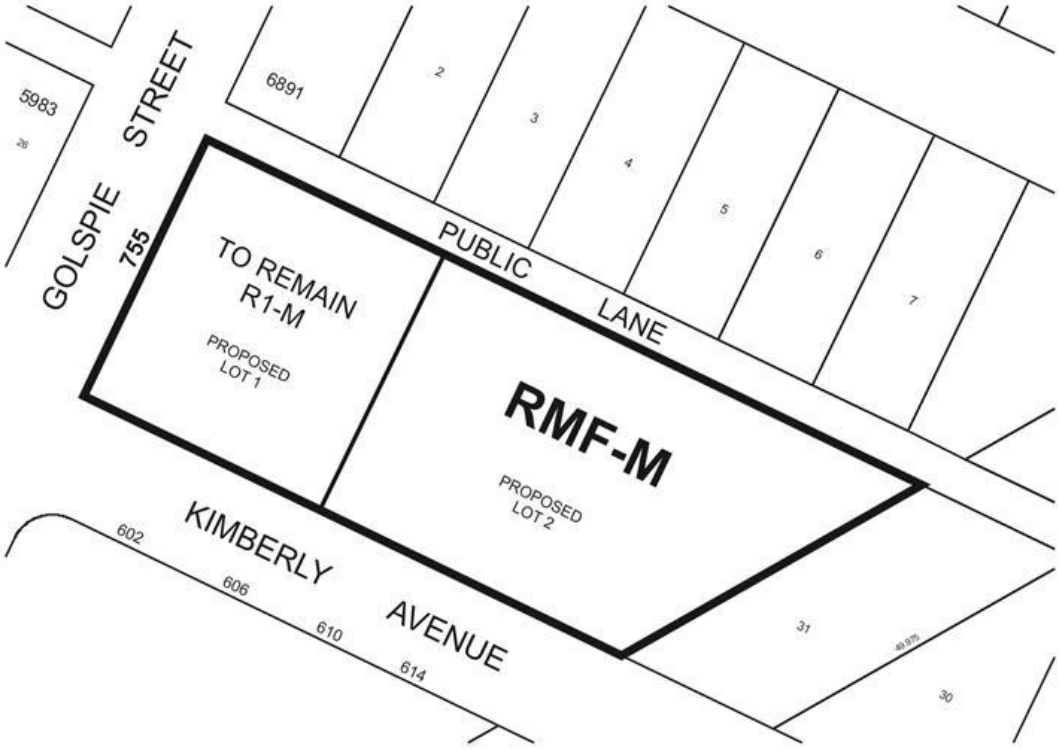
Atlas Sheet No. **W29**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 755 Golspie Street from an "R1-M" RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a "RMF-M" RESIDENTIAL MULTI-FAMILY (MEDIUM) DISTRICT to allow for the maintenance of the existing Place of Worship and the construction of Multi-Family Dwellings as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____