Agenda – Executive Policy Committee – January 22, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

Item No. 12 Rezoning – 229 Roslyn Road
(Fort Rouge - East Fort Garry Ward)
File DAZ 214/2018 [c/r DAV 166076/2018D]

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, 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 following to Council:

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 214/2018, dated December 11, 2018 to an "R2" Residential Two-Family District

2. 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.

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.

7. That an arborist report, which preserves as many trees as possible, be submitted by the applicant to the Urban Planning Division for the property at 229 Roslyn Road.

8. That the applicant work with Heritage Winnipeg to preserve, reuse and repurpose heritage aspects within the building.

Agenda – Executive Policy Committee – January 22, 2019

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 7, 2019

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On January 7, 2019, 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 following to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- Add the following new Recommendations:

    "7. That an arborist report, which preserves as many trees as possible, be submitted by the applicant to the Urban Planning Division for the property at 229 Roslyn Road.

    8. That the applicant work with Heritage Winnipeg to preserve, reuse and repurpose heritage aspects within the building."

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

RE: **Rezoning – 229 Roslyn Road**
File DAZ 214/2018

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: **December 12, 2018**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 11, 2018, 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 No. DAZ 214/2018, dated December 11, 2018 to an "R2" Residential Two-Family District

2. 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.

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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.

7. That an arborist report, which preserves as many trees as possible, be submitted by the applicant to the Urban Planning Division for the property at 229 Roslyn Road.

8. That the applicant work with Heritage Winnipeg to preserve, reuse and repurpose heritage aspects within the building.

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. We heard a lot of nice comments about the building tonight in keeping with the plans and the neighborhood.

2. We also heard some genuine concern for preservation of both the historic nature of the building and the trees that have grown up around it and a willingness to continue work.

PUBLIC HEARING SUMMARY

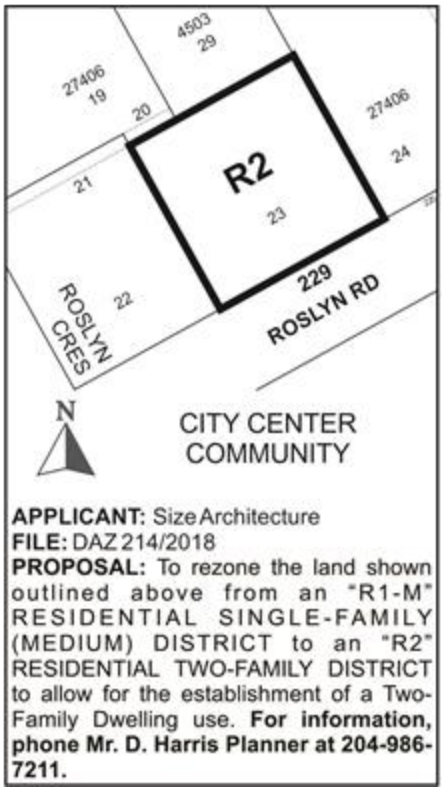
File: DAZ 214/2018

Before: City Centre Community Committee
Councillor Gilroy, Chairperson
Councillor Orlikow
Councillor Rollins

Public Hearing: December 11, 2018
Council Building, 510 Main Street

Applicant: Size Architecture (Alden Neufeld)

Subject:



Premises Affected: 229 Roslyn Road

Exhibits Filed:

1. Application dated October 1, 2018
2. Notification of Public Hearing dated November 6, 2018
3. Manitoba Status of Title 2909483/1
4. Letter of authorization dated November 13 and 14, 2017 from Charles Loewen and Earl Coleman to Alden Neufeld, Size Architecture

5. Surveyor's Building Location Certificate and sketch dated March 22, 1982
6. Plans (8 pages)
7. Report from the Urban Planning Division dated December 3, 2018
8. Inspection Report
9. Plans in support of the application submitted by the Applicant at the public hearing
10. Recording of Representations

REPRESENTATIONS:

In Support:

Earl Coleman
Alden Neufeld

In Opposition

Cindy Tugwell

For Information:

Daniel Klass
Georgia Klass
Chuck Sanderson

For the City:

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

Exhibit "7" referred to in File DAZ 214/2018

ADMINISTRATIVE REPORT

Title: DAZ 214/2018 – 229 Roslyn Road

Issue: For consideration at the public hearing for a rezoning for DAZ 214/2018 – 229 Roslyn Road to permit the development of a two-family dwelling.

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
B. Smith, RPP	n/a	n/a	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 214/2018, dated Dec. 11, 2018 to an "R2" Residential Two-Family District.

2. 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.

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.

REASON FOR THE REPORT

- 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 to an "R2" Residential Two-Family District, to permit the development of a two-family dwelling.

HISTORY

N/A

CONSULTATION

In preparing this Report there was consultation with:

N/A

SUBMITTED BY

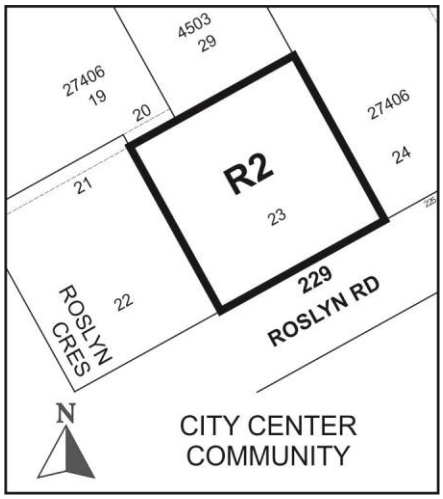
Department	*Planning, Property and Development*
Division	*Urban Planning*
Prepared by	Andrew Ross, RPP, MCIP
Date:	December 3, 2018
File No.	DAZ 214/2018

APPENDIX 'A'

DATE: December 3, 2018
FILE: **DAZ 214/2018**
RELATED FILES: DAV 18-166076D
COMMUNITY: City Centre Community
NEIGHBOURHOOD #: 1.117 - **Roslyn**

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

LOCATION: 229 Roslyn Road
LEGAL DESCRIPTION: LOT 23 PLAN 27406 42 ST B



APPLICANT: Alden Neufeld
45 Pilgrim AVE
Winnipeg , Manitoba R2M 0L3

OWNER: CHARLES LOEWEN
225 ROSLYN CRES 4
Winnipeg , Manitoba R3L 0H5

RECOMMENDATION: Approval

SITE DESCRIPTION

The subject property is located on the north side of Roslyn Road, two properties west of Nassau St. in the Roslyn neighbourhood of the Fort Rouge - East Fort Garry ward.

The site is designated as being within a Mature Community under the *Complete Communities Direction Strategy;* and designated as Village ow Density Residential under the Osborne Village Neighbourhood Plan.

The property is zoned R1-M, is 19,588 sf. in size, and currently contains a vacant guest house.

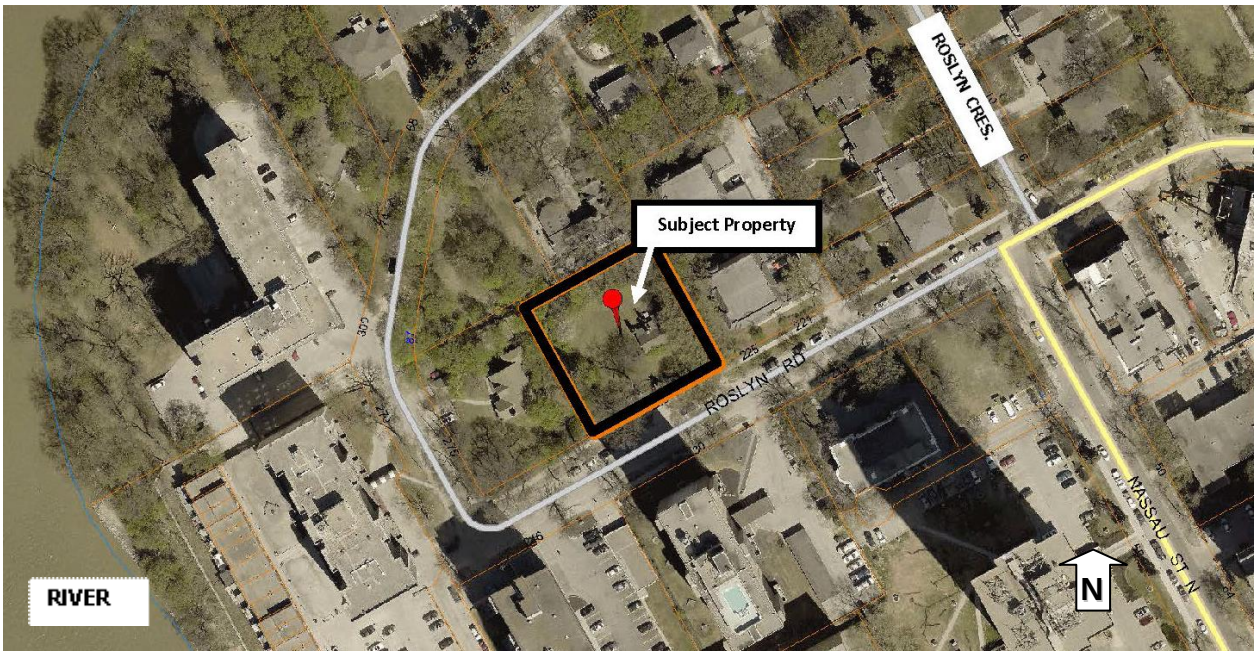


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

The immediate area is characterized primarily by single family residential development to the north and west, and multifamily development to the south and east. There is regular east/west transit service one block south on River Avenue and high-frequency north-south service on Osborne Street, 2 blocks to the east. The Osborne Village commercial strip is 2 blocks to the east. The Assiniboine River is ~580m to the west. Immediately adjacent land uses include:

North: Single-family residential uses (zoned "R1-M" Residential Single Family - Medium)

South: Roslyn Road, then multifamily residential uses (zoned "RMF-L" Residential Multifamily - Large)

East: Multifamily residential uses (zoned "RMF-S" Residential Multifamily - Small)

West: Single –family residential uses (zoned "R1-M" Residential Single Family - Medium)

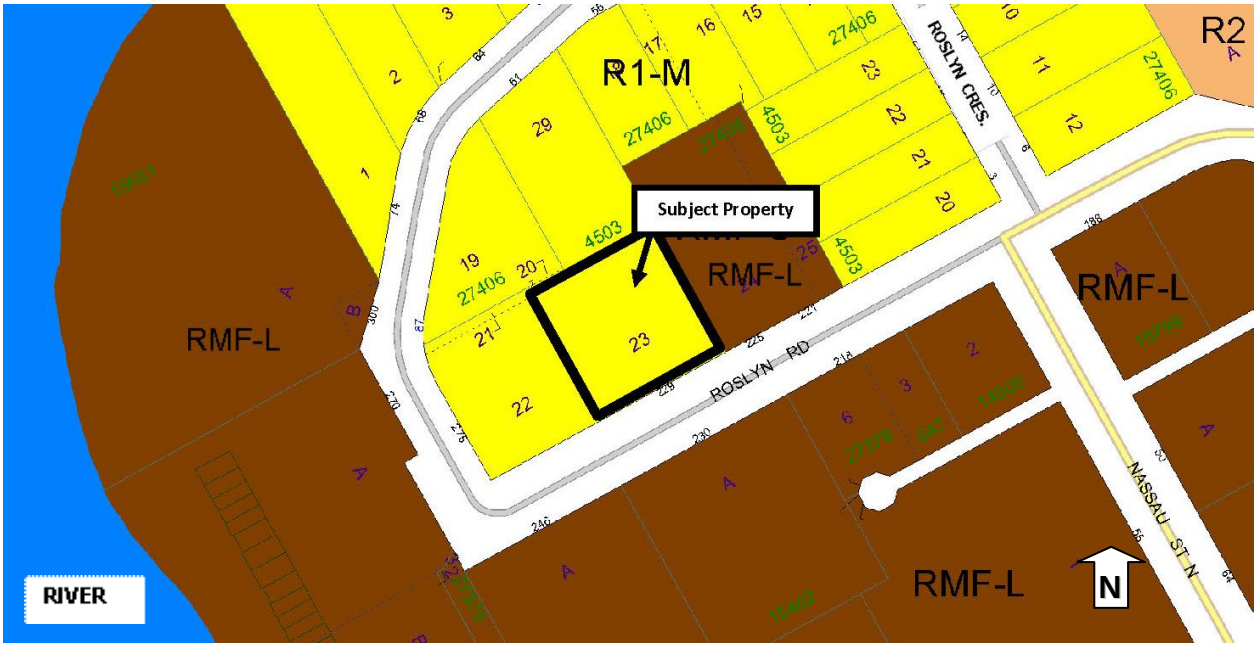


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The applicant intends to demolish the existing structure and build a two-family home (duplex).

The proposal requires one variance. The variance is addressed in the Public Service report for Associated File DAV 18-166076D.

The Urban Planning Division reviewed the submitted plans and found that they reflect a high quality development with contextually suitable lot coverage, height, and façade treatment; and as such no changes were recommended as part of the collaborative planning process.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

As per the *Complete Communities Direction Strategy,* the proposed development falls within the 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 provides a minor density increase to a Mature Community. It adds to the mix of housing types in the neighbourhood through a development that is sensitive to the scale and built form of the location, in alignment with goals of Complete Communities.

Osborne Village Neighbourhood Plan

This property falls within the Village Low Density Residential Area of the Osborne Village Neighbourhood Plan (the "Plan"). In this area, the Plan limits new development to single and two-family dwellings, and requires it to be similar in scale and character as established adjacent residences.

This development is:

- A two-family dwelling
- Two storeys in height, representing a similar scale to neighbouring homes
- Although modern in design, recalls traditional materiality of the neighbourhood through its use of high quality masonry facades (limestone).

In the above ways, the proposal meets the intent of these Plan policies.

The Plan also contains policies guiding character, urban form and design (Section 3.1). Key highlights relevant to this development include:

- *Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;*

  The building is at a pedestrian oriented scale and height. Instead of employing less-expensive façade materials such as stucco and vinyl, the development employs primarily high quality masonry façade materials that relate to the historical residential context. The building entrances face the street and the development has generous yards that require no variances.

- *Providing pedestrian access at the street level, and locating parking, loading, and services entrances at the rear of buildings;*

  This property does not have a rear lane and as such it is difficult to provide parking in the rear. The design instead provides front garages which conceal the parking through a design that is well-integrated with the architecture of the front building façades. Given this, the Division believes the intent of this policy is met.

- *Ensuring building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;*

  The development presents a high quality architectural style to this block of Roslyn.

The development meets the policies of the Osborne Village Neighbourhood Plan.

Heritage

The front entry gates on the property (see Figure 3) are a designated City of Winnipeg Historical Resource. As such, they may not be altered without a Heritage Permit. The applicant has indicated to the City that they are **not** intending to disturb the gates and plan to leave them as-is.

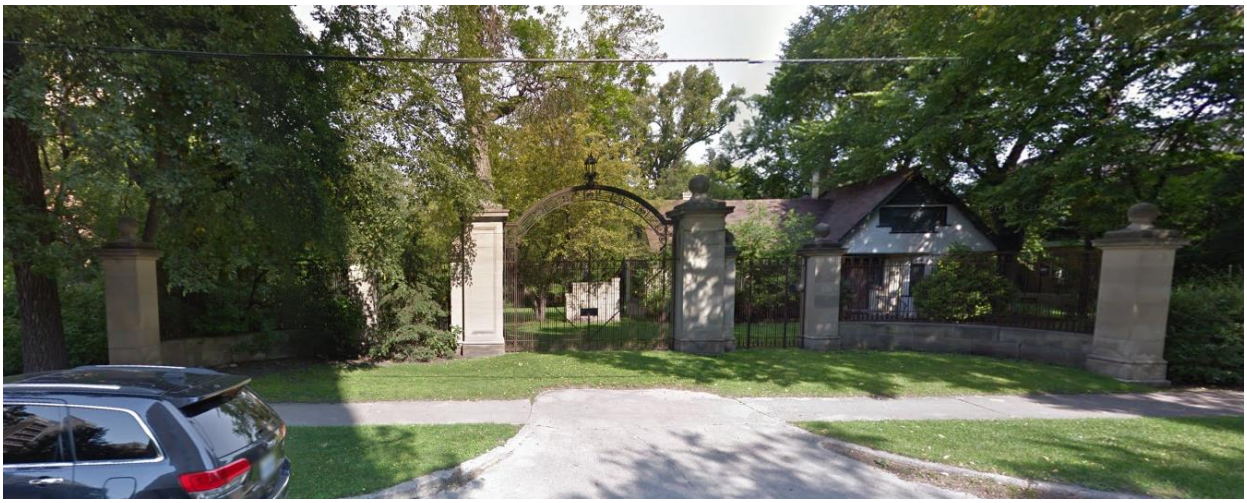


Figure 3: The "Nanton Estate Gates", which are a City of Winnipeg designated Historical Resource, mark the entry to 229 Roslyn Road. Image: Google.

Winnipeg Zoning By-Law 200/06

The development requires one variance to the Winnipeg Zoning By-Law. The variance is addressed in the Public Service report for Associated File DAV 18-166076D.

Site servicing

There are no servicing issues or requirements associated with this development.

OTHER CONSIDERATIONS

Substantial Conformance

The Urban Planning Division reviewed the submitted plans and found that they reflect a high quality development with contextually suitable lot coverage, height, and façade treatment; and as such no changes were recommended as part of the collaborative planning process.

As part of approval of Associated File DAV 18-166076D, the Division has recommended a condition that the development be built in substantial conformance with the plans as submitted. If the design is **not** altered, building permits may be issued following approval of the development; however if the design is altered, then plan approval will be required from City Centre Community Committee and the Director.

SUMMARY

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

- The proposal provides a minor density increase to a Mature Community and adds to the mix of housing types in the neighbourhood through a development that is sensitive to the scale and built form of the location.
- The development meets the intent of the Village Low Density Residential policies, as well as the character policies, of the Osborne Village Neighbourhood Plan.
- The building is two storeys in height, representing a similar scale to neighbouring homes.
- The development recalls traditional materiality of the neighbourhood through its use of high quality masonry facades.

RECOMMENDATIONS

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

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

Report Prepared by: Andrew Ross, RPP, MCIP
DAZ 214/18 229 Roslyn Road

Schedule “A” for File No. DAZ 214/2018, City Centre Community Committee, Dec. 11, 2018

By-Law No. _____

File No. **DAZ 214/2018**

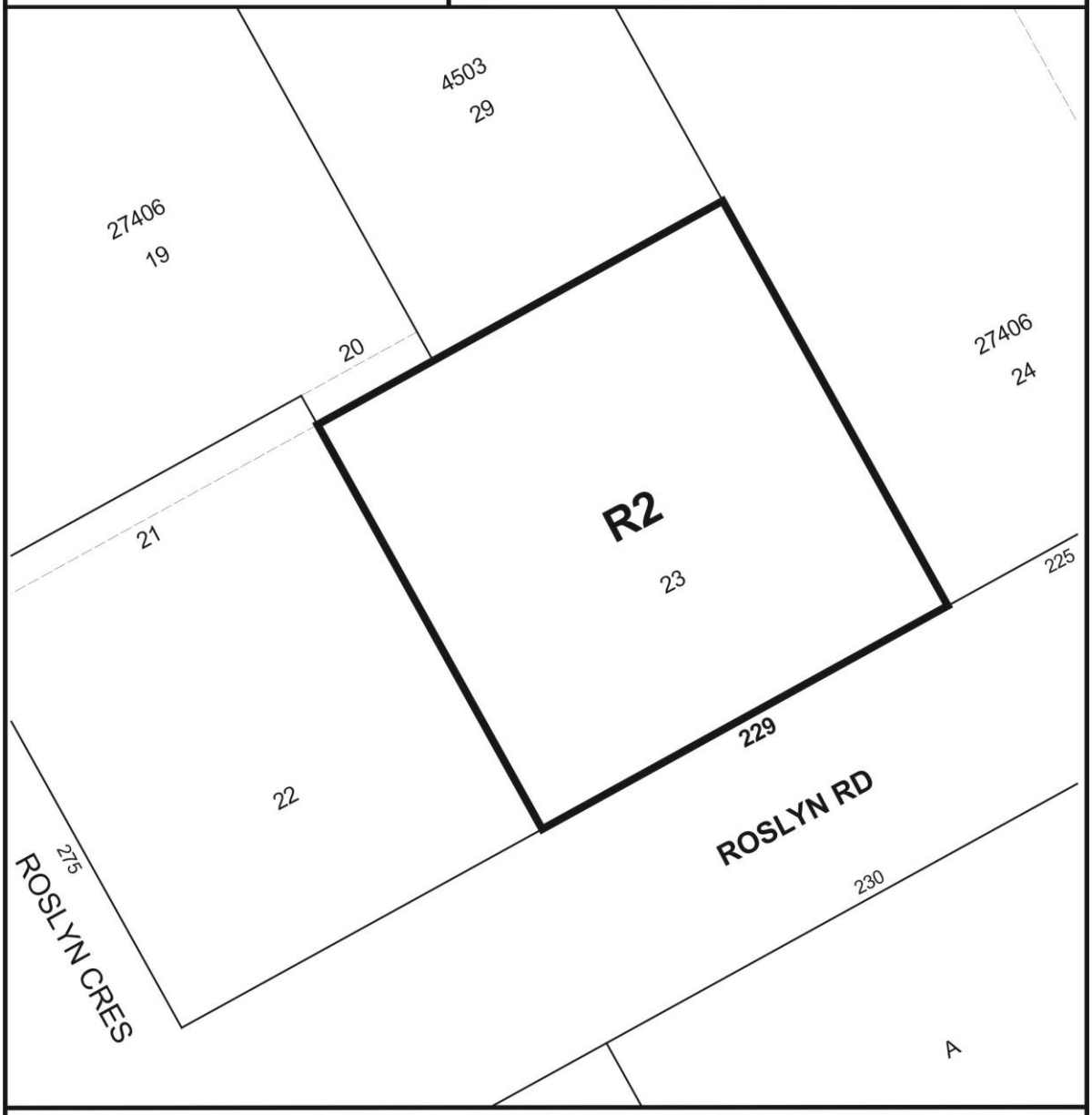
Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 229 Roslyn Road from an “R1-M” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to an “R2” RESIDENTIAL TWO-FAMILY DISTRICT to allow for the establishment of a Two-Family Dwelling use.

Atlas Sheet No. **AB24**

N

CITY CENTER COMMUNITY



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

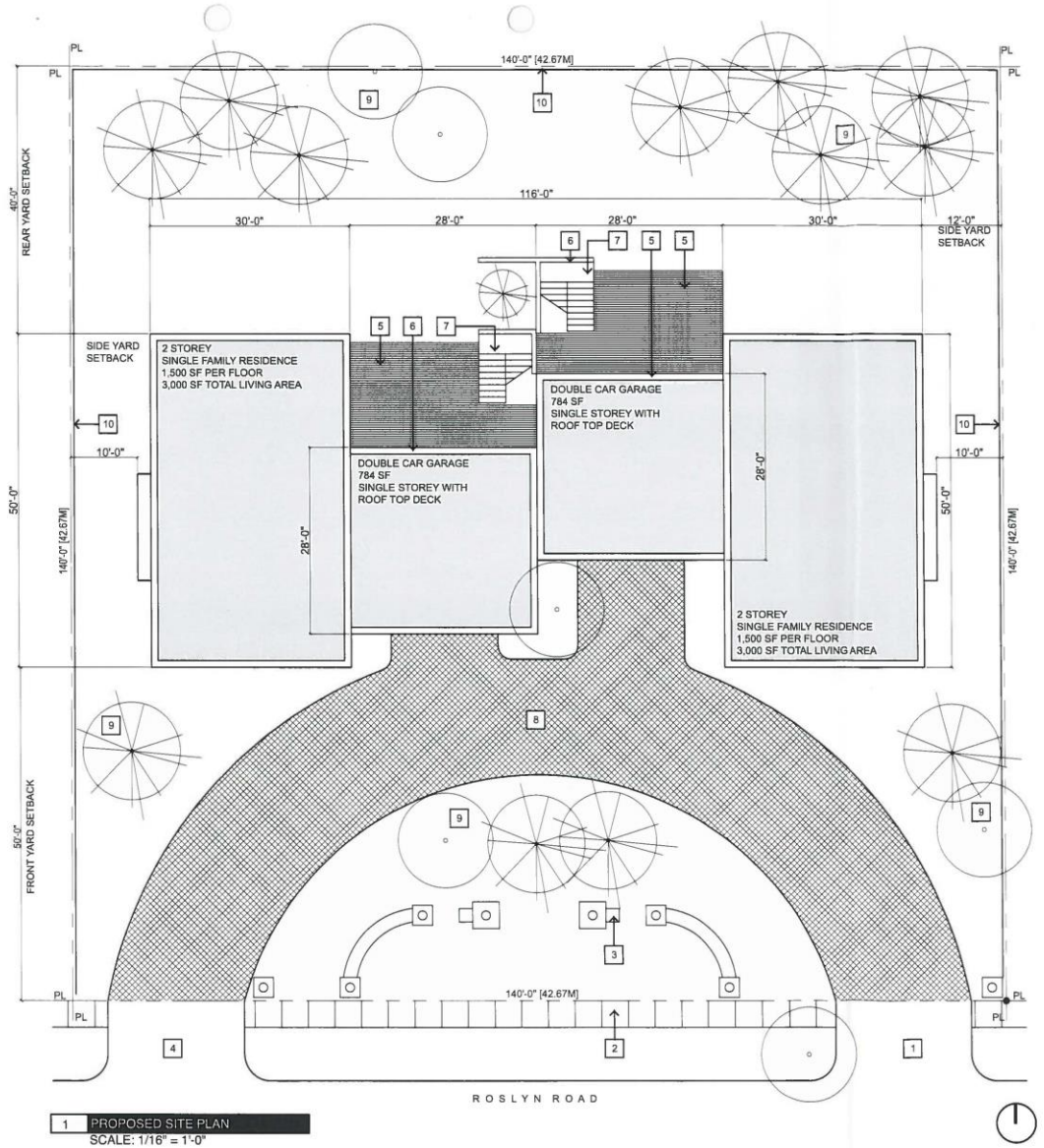
Exhibit “6” referred to in File DAZ 214/2018



1 PLAN OF REZONING
SCALE: 1/16" = 1'-0"

Size Architecture
45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
T 204-292-0878
www.sizearchitecture.com

A0



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

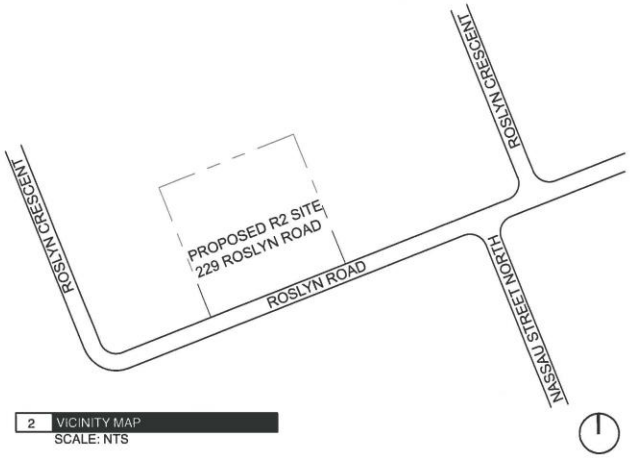
CODE DATA: CITY OF WINNIPEG

DEC. 4, 2017

MUNICIPAL ADDRESS:	229 ROSLYN ROAD
NEIGHBORHOOD AREA:	ROSLYN
ASSESSED LAND AREA:	19,600 SF (WINNIPEG ASSESSMENT 19,588 SF)
CURRENT ZONING:	R1M - RES - SF - MEDIUM

PROPOSED DATA

PROPOSED USE:	DEVELOP A TWO STORY, TWO TOWNHOUSE UNITS WITH A FLOOR AREA OF 1,500 SF PER UNIT WITH THE ADDITION OF A TWO CAR GARAGE PER UNIT PROPOSED TIME OF COMPLETION OF PROJECT IS FALL OF 2018.
PROPOSED ZONING:	R2 - RES-TWO FAMILY
NUMBER OF STORIES:	2
TOTAL BUILDING AREA:	4,575 SF
EASEMENTS:	N/A



2 VICINITY MAP
SCALE: NTS

SITE PLAN KEYNOTES:

1. EXISTING CURB CUT AND DRIVEWAY LOCATION
2. EXISTING CITY OF WINNIPEG SIDEWALK
3. EXISTING HISTORIC ENTRY GATES
4. PROPOSED NEW CURB CUT
5. MAIN FLOOR DECK - 2'-0" ABOVE ADJACENT GRADE
6. SCREEN WALL ABOVE GARAGE
7. STAIRS TO DECK LOCATED ON GARAGE ROOF
8. NEW SHARED DRIVEWAY
9. MIX OF EXISTING AND PROPOSED TREES AND AND LANDSCAPING. TREE INVENTORY TO BE INITIATED.
10. FENCE ALONG PROPERTY LINE

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Winnipeg, Manitoba R2M 0L3
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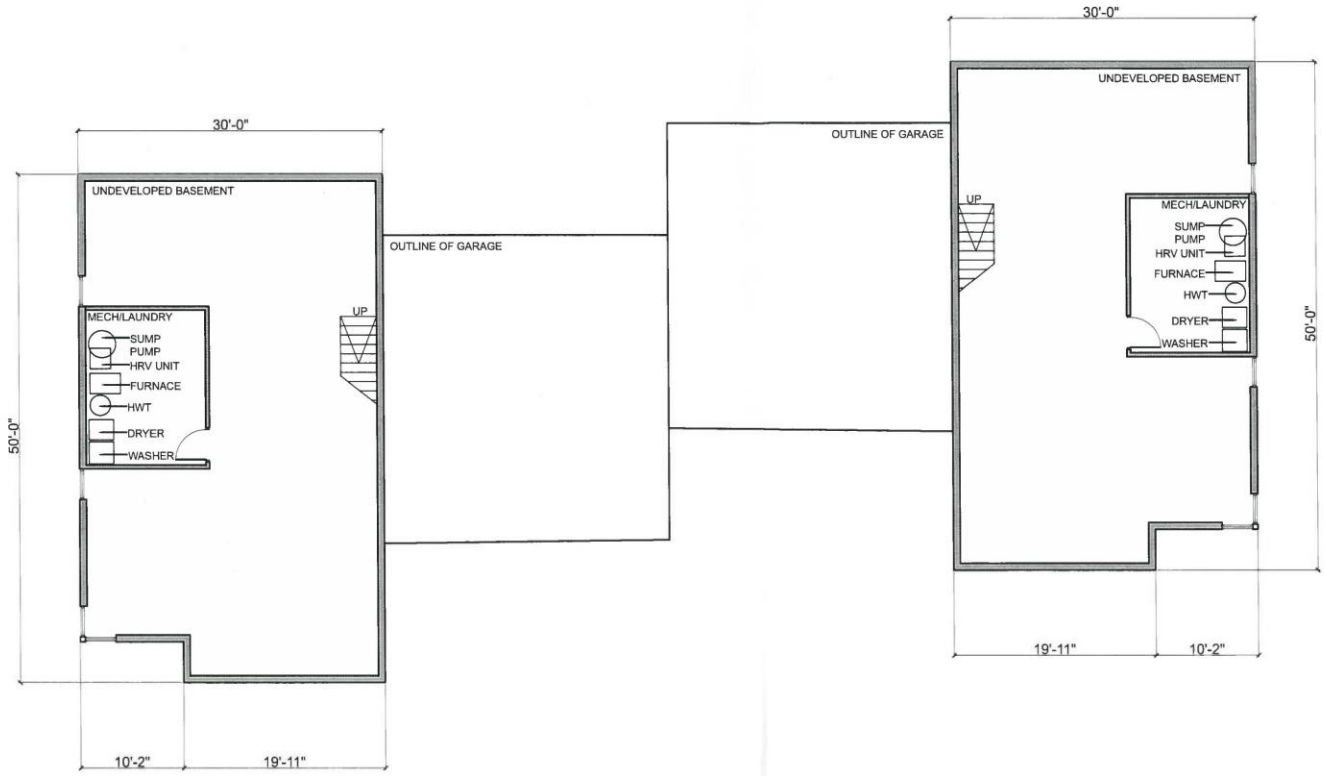
DEC. 4, 2017

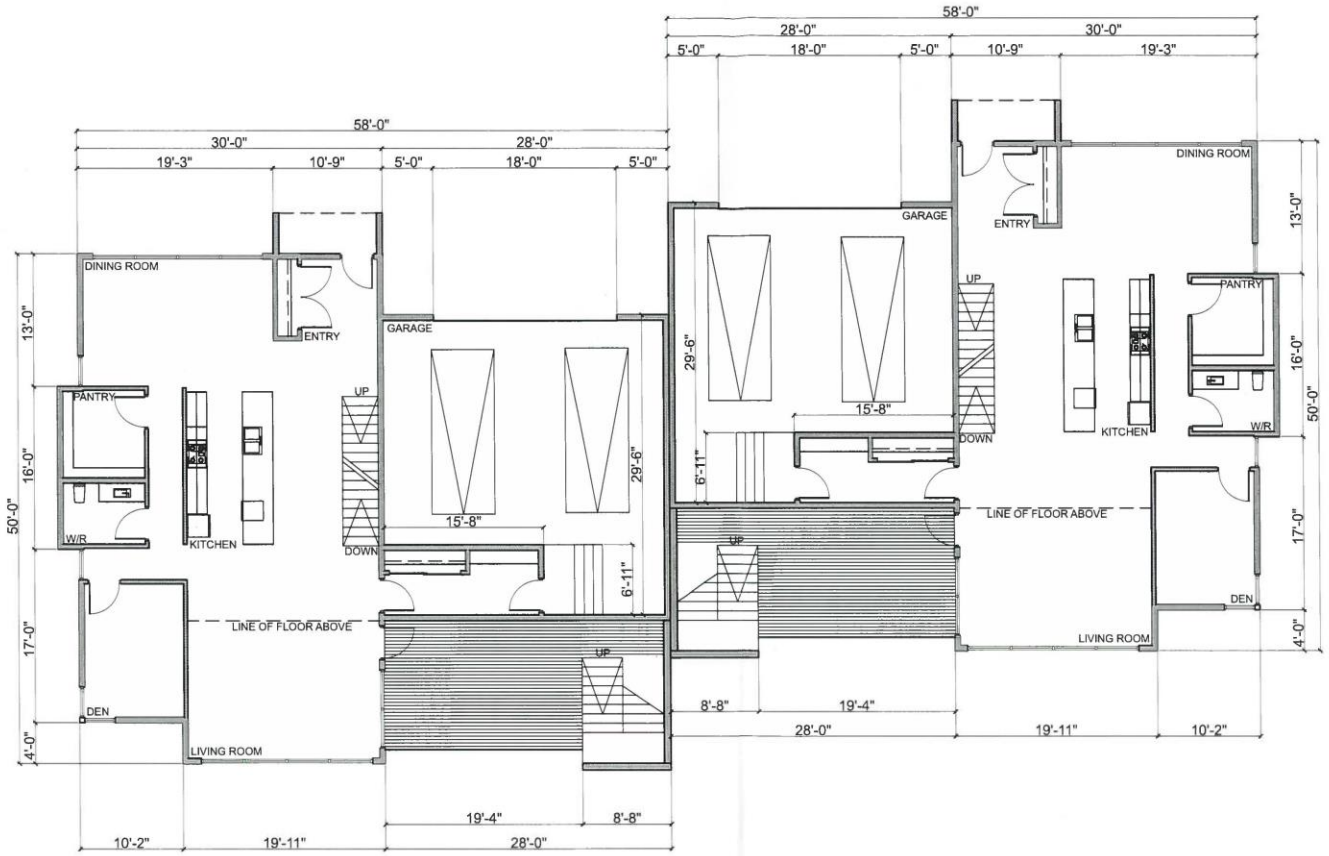


1 BASEMENT PLAN
SCALE: 3/32" = 1'-0"

Size Architecture
45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
T 204-292-0878
www.sizearchitecture.com

A2

DEC. 4, 2017



1 LEVEL ONE PLAN
SCALE: 3/32" = 1'-0"

Size Architecture
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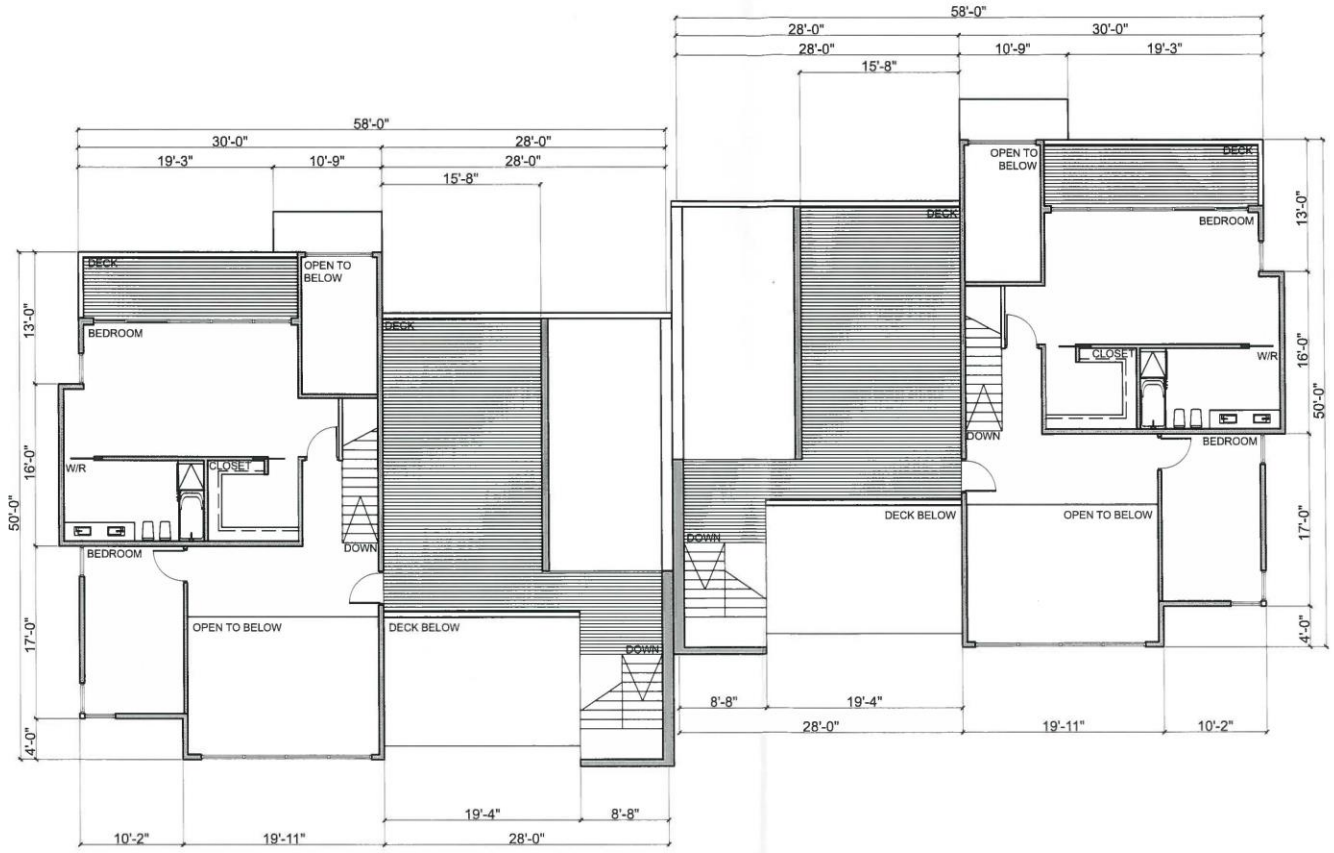
Winnipeg, Manitoba R2M 0L3
T 204-292-0878
www.sizearchitecture.com

A3



1 LEVEL TWO PLAN
SCALE: 3/32" = 1'-0"

Size Architecture
45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
T 204-292-0878
www.sizearchitecture.com

A4



Elevation Materials

Black Fibreglass Windows
Limestone Facade
Continuous Black Metal Flashing at all Parapets
Smooth Face Stucco
Perimeter Landscaping at base of Residence
Poured in Place Concrete Steps and walks

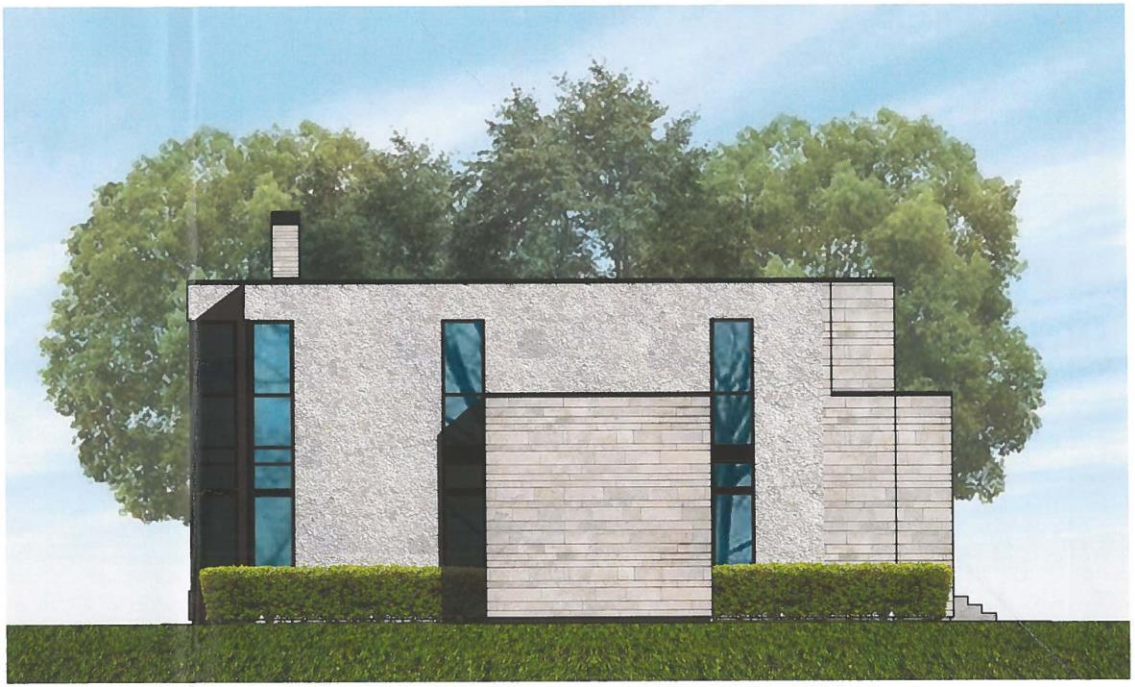
Top of Parapet - 24'-2"

229 Roslyn Road - South Elevation
Drawing not to Scale - For Presentation Purposes Only

Size Architecture

45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
204.292.0878

info@sizearchitecture.com



Elevation Materials

Black Fibreglass Windows
Limestone Facade
Continuous Black Metal Flashing at all Parapets
Smooth Face Stucco
Perimeter Landscaping at base of Residence
Poured in Place Concrete Steps and walks

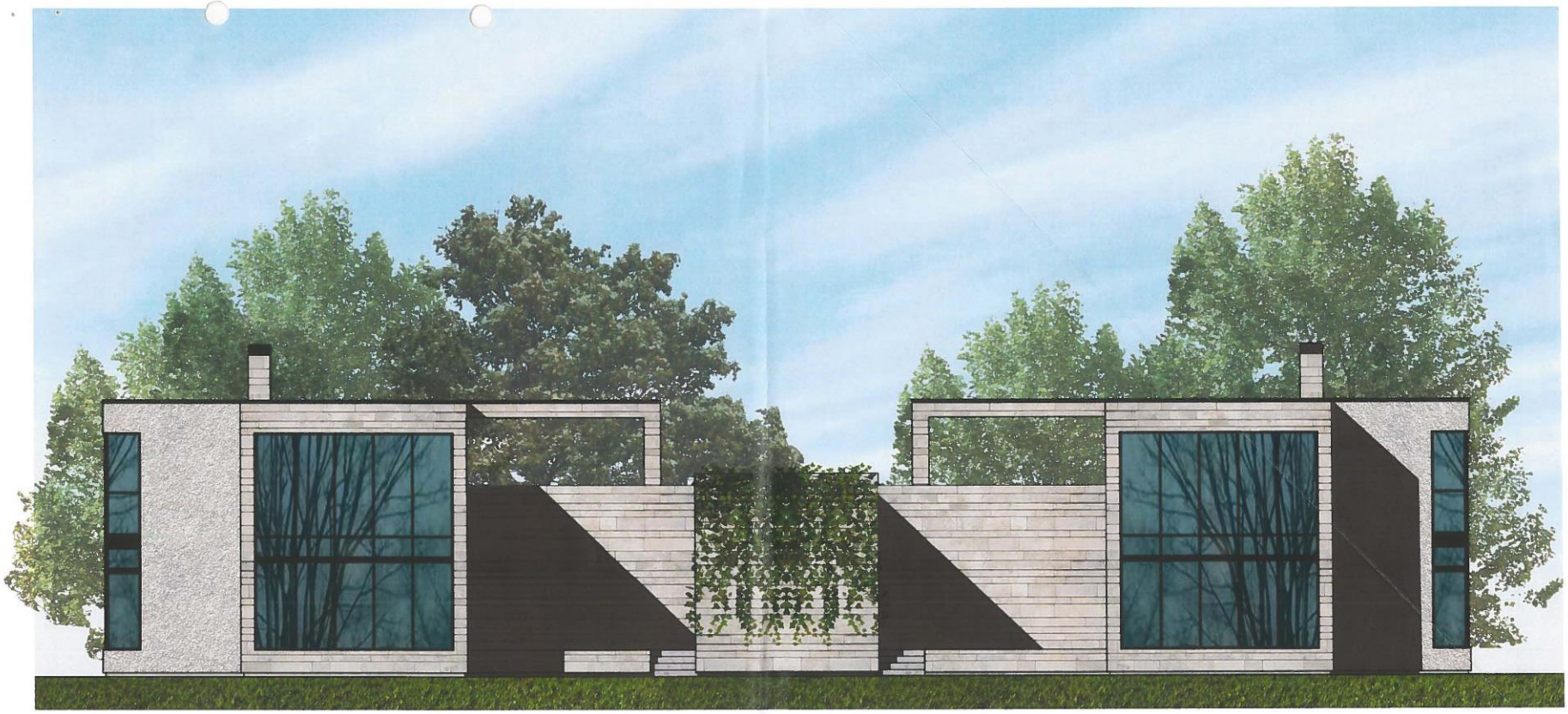
Top of Parapet - 24'-2"

229 Roslyn Road - East & West Elevations
Drawing not to Scale - For Presentation Purposes Only

Size Architecture

45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
204.292.0878

info@sizearchitecture.com



Elevation Materials

Black Fibreglass Windows
Limestone Facade
Continuous Black Metal Flashing at all Parapets
Smooth Face Stucco
Perimeter Landscaping at base of Residence
Poured in Place Concrete Steps and walks

Top of Parapet - 24'-2"

229 Roslyn Road - North Elevation
Drawing not to Scale - For Presentation Purposes Only

Size Architecture

45 Pilgrim Avenue
Winnipeg, Manitoba R2M 0L3
204.292.0878

info@sizearchitecture.com