Agenda – Executive Policy Committee – October 8, 2019

REPORTS

Item No. 2 **Rezoning – 276 and 280 Strood Avenue; 711, 760 and 770 Knowles Avenue; 769, 775, 789 and 799 Bonner Avenue; 375, 453, 479 and 485 Grassie Boulevard and 520 Almey Avenue (North Kildonan and Transcona Wards) File DAZ 213/2019**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2019 by rezoning the subject lands to a "R1-L" Residential Single-Family (Large) District as shown on the maps dated September 9th, 2019, and attached as Schedule "A," Sheets 1 and 2 to this report.

2. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

3. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

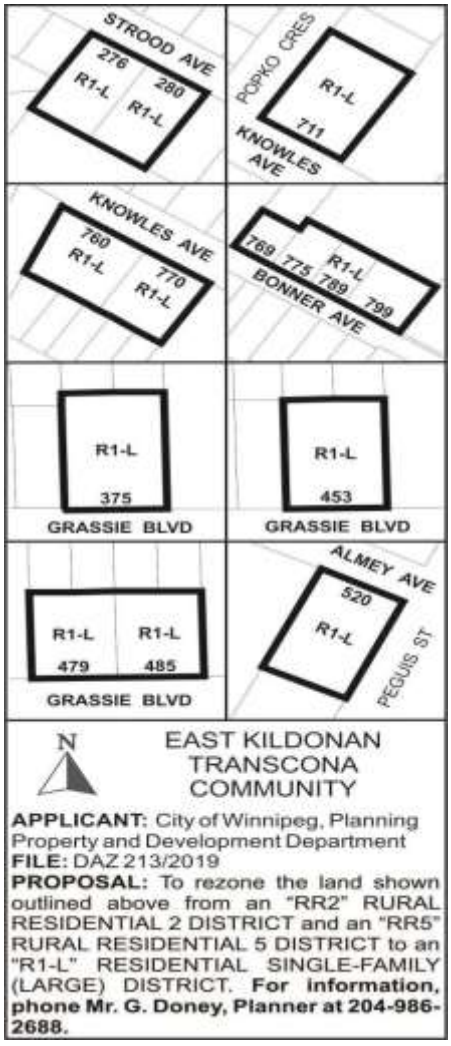
File: DAZ 213/2019

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

Public Hearing: September 17, 2019
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:



Premises Affected:	276 and 280 Strood Avenue; 711, 760 and 770 Knowles Avenue; 769, 775, 789 and 799 Bonner Avenue; 375, 453, 479 and 485 Grassie Boulevard and 520 Almey Avenue
For submission to:	Executive Policy Committee
Prepared by:	Leah Cowan, Senior Committee Clerk East Kildonan-Transcona Community Committee
Report date:	September 20, 2019

Community Committee Recommendation:

On September 17, 2019, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2019 by rezoning the subject lands to a "R1-L" Residential Single-Family (Large) District as shown on the maps dated September 9th, 2019, and attached as Schedule "A," Sheets 1 and 2 to this report.

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4. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

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

1. This is a rationalization and it's good for the City.

Exhibits Filed:

1. Application dated July 26, 2019
2. Notification of Public Hearing dated August 1, 2019
3. Maps of the subject properties
4. Report from the Urban Planning Division dated September 9, 2019
5. Recording of Representations

REPRESENTATIONS:

In Support:

G. Doney, Planner, City of Winnipeg

In Opposition:

Nil

For Information:

Nil

For the City:

R. Galston, Planner, Planning, Property and Development Department

Exhibit "4" referred to in File DAZ 213/2019

ADMINISTRATIVE REPORT

Title: DAZ 213/2019, Zoning Rationalization, 14 Properties

Issue: Rezoning 14 Split-Zoned Properties from Rural Residential to "R1-L" Residential Single-Family (Large)

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
Marc Pittet, Acting	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 213/2019 by rezoning the subject lands to a "R1-L" Residential Single-Family (Large) District as shown on the maps dated September 9th, 2019, and attached as Schedule "A," Sheets 1 and 2 to this report.

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3. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASONS FOR REPORT

This report describes the proposed rezoning, and makes recommendations based on their compliance with *OurWinnipeg* and *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning and Design Division are concurred in, the proposed rezoning rationalization can proceed.

CONSULTATION

N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning and Design
Prepared by:	Glen Doney
Date:	September 9, 2019
File No.	DAZ 213/2019

Attachments

- **Appendix "A," Planning Discussion**
- **Schedule "A," of File DAZ 213/2019, East Kildonan – Transcona Community Committee, dated September 9, 2019**

APPENDIX "A," PLANNING DISCUSSION

DATE:	September 9, 2019
FILE:	**DAZ 213/2019**
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #s:	418 (River East), 419 (Springfield), 424 (Grassie) and 471 (Peguis)
SUBJECT:	Proposed Rezoning
LOCATIONS:	276 & 280 Strood Ave., 711, 760 & 770 Knowles Ave., 769, 775, 789 & 799 Bonner Ave., 375, 453, 479 & 485 Grassie Blvd. and 520 Almey Ave.
LEGAL DESCRIPTIONS:	Lots 14 & 15, Plan 20409; Lot 28, Plan 51709,
APPLICANT:	City of Winnipeg Planning, Property and Development Department (Glen Doney) 15 – 30 Fort St. Winnipeg, MB
RECOMMENDATION:	Approval

SITE DESCRIPTION

This zoning rationalization is intended to apply to properties in the city:

- that are only in a Recent Communities policy area or a Mature Communities policy area of *OurWinnipeg* and *Complete Communities*;
- that are at least two-thirds in a residential single-family district, no more than one-third in a rural residential district and not in any other zoning district;
- that can be subdivided into two or more lots that would each be a similar width as existing properties fronting the same block as the subject property and deep enough to accommodate a development that would be compatible with nearby properties fronting the same street; and
- that are not the subject of an active development application.

Fourteen (14) properties in the city meet all four of these criteria. They are listed on the table below and identified on Schedule "A," Sheets 1 and 2. The neighbourhoods these properties are in are River East, Springfield, Grassie and Peguis. All of these properties:

- are privately owned;
- are at least two-thirds in a "R1-L" Residential Single-Family (Large) Zoning District and no more than one-third in a rural residential zoning district; and
- contain a single-family dwelling.

Roll #	Address	Parcel Area, SF
4001199500	276 Strood Ave.	16,494
4001199000	280 Strood Ave.	16,454
4007205800	711 Knowles Ave.	13,429
4007232900	760 Knowles Ave.	14,481
4007233000	770 Knowles Ave.	11,731
4007183300	769 Bonner Ave.	11,927
4007131400	775 Bonner Ave.	15,105
4007131500	789 Bonner Ave.	14,155
4007131600	799 Bonner Ave.	22,640
4004532400	375 Grassie Blvd.	14,392
4007138400	453 Grassie Blvd.	13,445
4004564300	479 Grassie Blvd.	12,496
4004564800	485 Grassie Blvd.	12,496
4003847600	520 Almey Ave.	12,650

Most of these properties are in the North Kildonan Ward and some are in the Transcona Ward.

SURROUNDING LAND USE AND ZONING

Most of the subject properties are in an area where the dominant land use is single-family dwelling and the zoning is residential single-family or rural residential. However:

- the subject properties on Bonner Avenue are also near multi-family dwellings zoned “RMF-M” Residential Multi-Family (Medium) and commercial uses zoned “C2” Commercial Community;
- the subject property at 453 Grassie Boulevard is also near a multi-family dwelling zoned “RMF-S” Residential Multi-Family (Small); and
- the subject property at 520 Almey Avenue is also near multi-family dwellings zoned “RMF-M” Residential Multi-Family (Medium) and “RMF-L” Residential Multi-Family (Large).

Also of note is that many of the subject properties are in areas containing the full-range of municipal infrastructure while some of the subject properties are in areas containing rural-cross section roads and ditch drainage.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The short term goal is to remove a situation where properties are split-zoned (in two different zoning districts).

The long-term goal of this zoning rationalization is to encourage compatible, small-scale infill development of single-family dwellings in areas where one of the dominant land uses is single-family dwelling, on properties that are at least two-thirds zoned residential single-family.

ANALYSIS AND ISSUES

OURWINNIPEG AND COMPLETE COMMUNIITIES

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

The Key Direction that applies to the Recent Communities policy area is in the Areas of Stability sections of *OurWinnipeg* and *Complete Communities*. It states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*"

The following policies, under Direction 1 of Section 04 (Areas of Stability) of *Complete Communities*, also apply to the Recent Communities policy area:

> *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.*
>
> *Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.*
>
> *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 proposed rezoning complies with the aforementioned Key Direction and policies because it would:

- encourage the construction of a limited number of single-family dwellings in existing residential neighbourhoods; and
- many of the subject properties are in areas containing the full-range of municipal infrastructure and some of the subject properties are in areas containing rural-cross section roads and ditch drainage.

REASONS FOR THE RECOMMENDATIONS

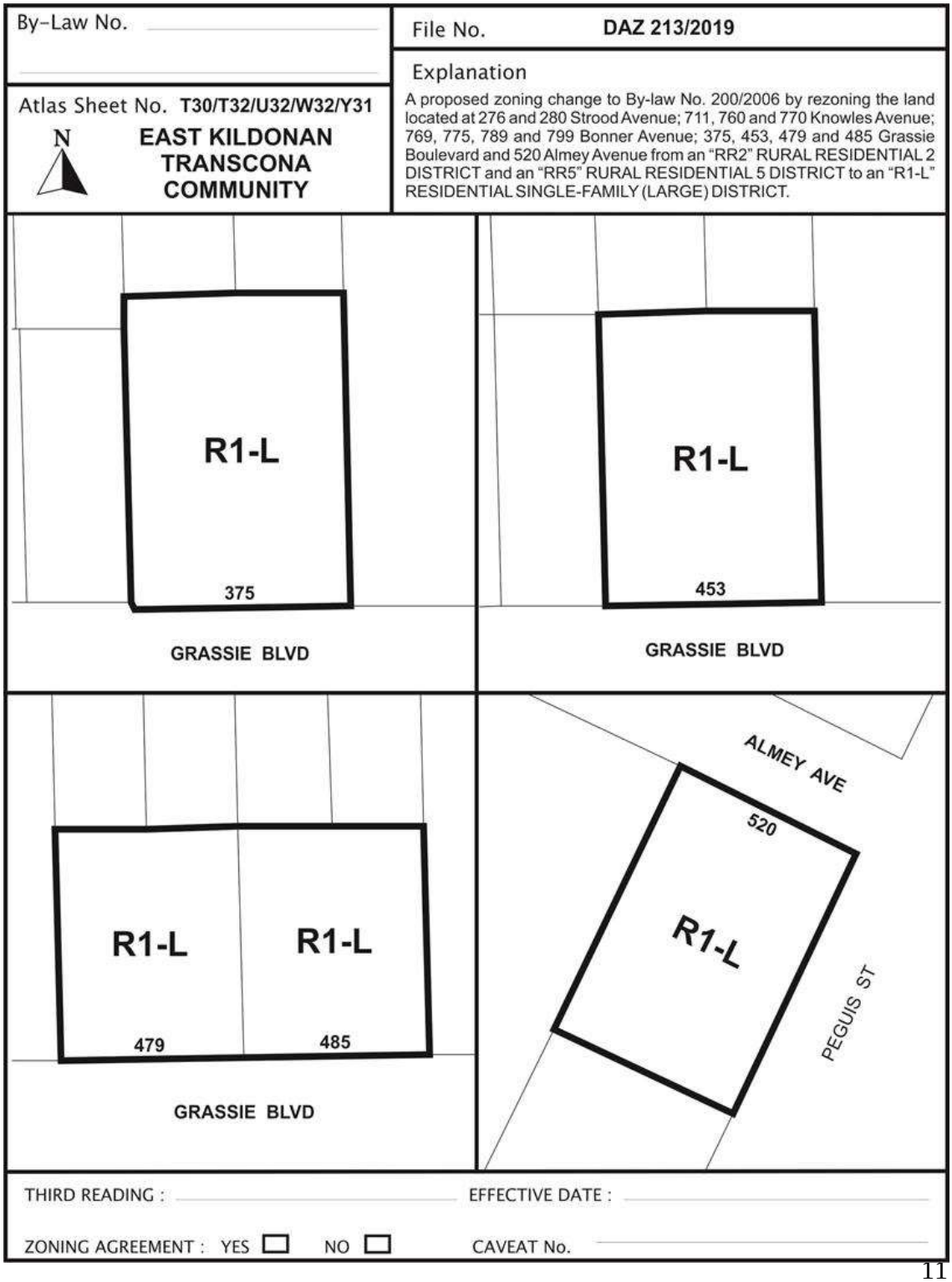
The Urban Planning and Design Division is recommending approval because the proposed zoning rationalization is consistent with *OurWinnipeg* and *Complete Communities*.

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

Report Prepared by:
Glen Doney

PPD File #:
DAZ 213/2019

SCHEDULE "A" OF FILE DAZ 213/2019, East Kildonan – Transcona Community Committee, dated September 9, 2019, Sheet 1 of 2



SCHEDULE "A" OF FILE DAZ 213/2019, East Kildonan – Transcona Community Committee, dated September 9, 2019, Sheet 2 of 2

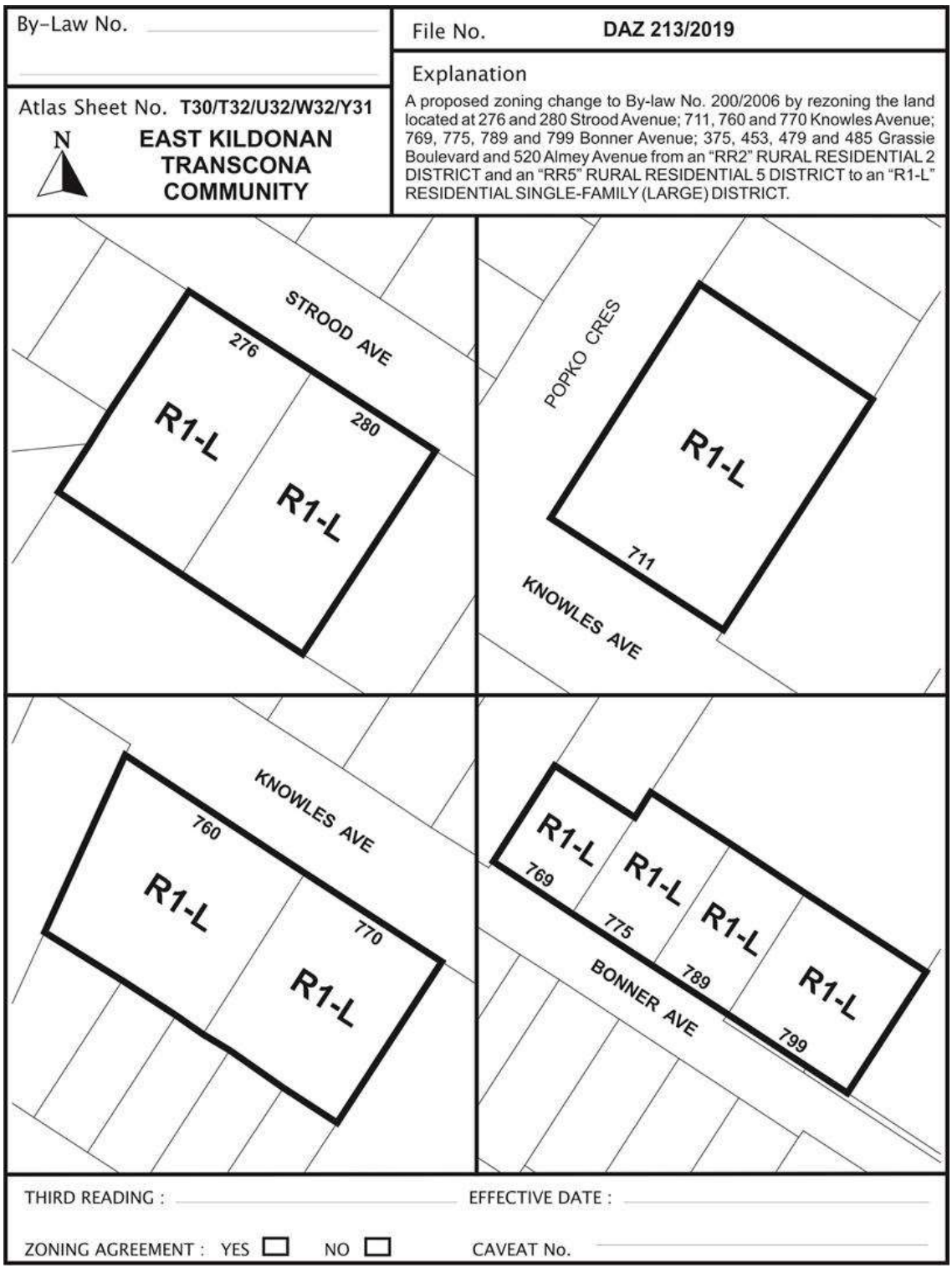


Exhibit “3” referred to in File DAZ 213/2019

