Agenda – Board of Adjustment – January 8, 2020

PUBLIC HEARINGS

Item No. 7 Conditional Use – 349 Alfred Avenue
(Mynarski Ward)
File DCU 211772/2019C [c/r DAV 211752/2019C]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

The Urban Planning Division recommends approval of the application for a conditional use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling.

Subject to the following condition(s):

1. That, the maximum building height shall be 30 feet.

2. That, principal buildings on the land shall contain an entrance facing the front yard.

3. That, no front driveways shall be permitted.

4. That the Owner must submit plans showing the location and design of any and all proposed:

   A. buildings;
   B. accessory parking areas;
   C. driveways;
   D. garbage enclosures;
   E. fencing; and
   F. landscaping

   on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

Agenda – Board of Adjustment – January 8, 2020

File:	DCU 211772/2019C
Applicant:	Ithan Bullard
Premises Affected:	349 Alfred Avenue
Legal Description:	EXC N 8 LOT 1187/1188 PLAN 28 39W ST J, hereinafter called "the land"
Property Zoned:	"R2" Residential Two-Family
Nature of Application:	For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling use.
Exhibits Filed:	1. Application dated December 9, 2019 2. Notification of Public Hearing dated December 10, 2019 3. Manitoba Status of Title 3022725/1 4. Letter of authorization dated October 30, 2019 from Ithan Bullard to Ithan Bullard 5. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 6. Plans, Sheets 1 to 11 inclusive, for File DCU 211772/2019C dated December 4, 2019 7. Report from the Urban Planning Division dated December 17, 2019 8. Inspection Report

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

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by

That the report of the Winnipeg Public Service be taken as read.

Moved by

That the receipt of public representations be concluded.

Moved by

That in accordance with Section 254 and Subsection 247(3) of The City of Winnipeg Charter, the Conditional Use,

(a) ☐ is consistent ☐ is not consistent
with Plan Winnipeg, and any applicable secondary plan;

(b) ☐ does not create ☐ does create
a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway; and

(d) ☐ is ☐ is not
compatible with the area in which the property to be affected is situated.

Supporting Comments:

Moved by

That the recommendation of the Winnipeg Public Service be / not be concurred in and the Conditional Use be approved / rejected.

Moved by

That the public hearing with respect to this application be concluded.

Exhibit "7" referred to in File DCU 211772/2019C

ADMINISTRATIVE REPORT

Title: DCU 19-211772\C – 349 Alfred Avenue

Issue: For consideration at the public hearing for a conditional use associated with the establishment of a residential multi-family dwelling.

Critical Path: Board of Adjustment as per the Development Procedures By-law and The City of Winnipeg Charter.

AUTHORIZATION

Author	Department Head	CFO	CAO
R. Hayer, MCP	n/a	n/a	

RECOMMENDATIONS

The Urban Planning Division recommends **approval** of the application for a conditional use under *Zoning By-Law No. 200/2006* to permit the establishment of a multi-family dwelling. Subject to the following condition(s):

1) That, the maximum building height shall be 30 feet.
2) That, principal buildings on the land shall contain an entrance facing the front yard.
3) That, no front driveways shall be permitted.
4) That the Owner must submit plans showing the location and design of any and all proposed:
    i. buildings;
    ii. accessory parking areas;
    iii. driveways;
    iv. garbage enclosures;
    v. fencing; and
    vi. landscaping

    on the Owner's Land ("Works") to the Director of Planning, Property and Development 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.

REASON FOR THE REPORT

- The applicant is proposing to construct a multi-family dwelling containing six (6) units and parking area with seven (7) stalls. Multi-family dwellings are a conditional use in the “R2” Residential Two-Family district.
- This report provides information and makes recommendations regarding the subject application’s compliance with *The City of Winnipeg Charter.*
- Conditional use applications require a public hearing as per *The Development Procedures By-law* No. 160/2011 and *The City of Winnipeg Charter*, section 249
- The report is being submitted for the Board of Adjustment’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 proposal can proceed.

FILE/APPLICANT DETAILS

FILE:	**DCU 19-211772\C**
RELATED FILES:	**DAV19-211752/C**
COMMUNITY:	Lord Selkirk - West Kildonan Committee
NEIGHBOURHOOD #:	3.302 (William Whyte)
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit the establishment of a multi-family dwelling.
LOCATION:	349 Alfred AVE
LEGAL DESCRIPTION:	EXC N 8 LOT 1187/1188 PLAN 28 39W ST J
APPLICANT:	Ithan Bullard 150 Nordstrom Drive Winnipeg , Manitoba R3X 0A7
OWNER:	Same as applicant

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a conditional use with respect to a property may be approved if the conditional use:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

(d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

The subject site is located at the north east corner of Alfred Avenue and Aikins Street, in the William Whyte neighbourhood and the Mynarski ward.

The site is designated “Areas of Stability – Mature Community” policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*, and zoned “R2” Residential Two-Family District under the *City of Winnipeg Zoning By-Law*.

Currently on the land is a single-family dwelling constructed in 1893, with motor vehicle access from a public lane.

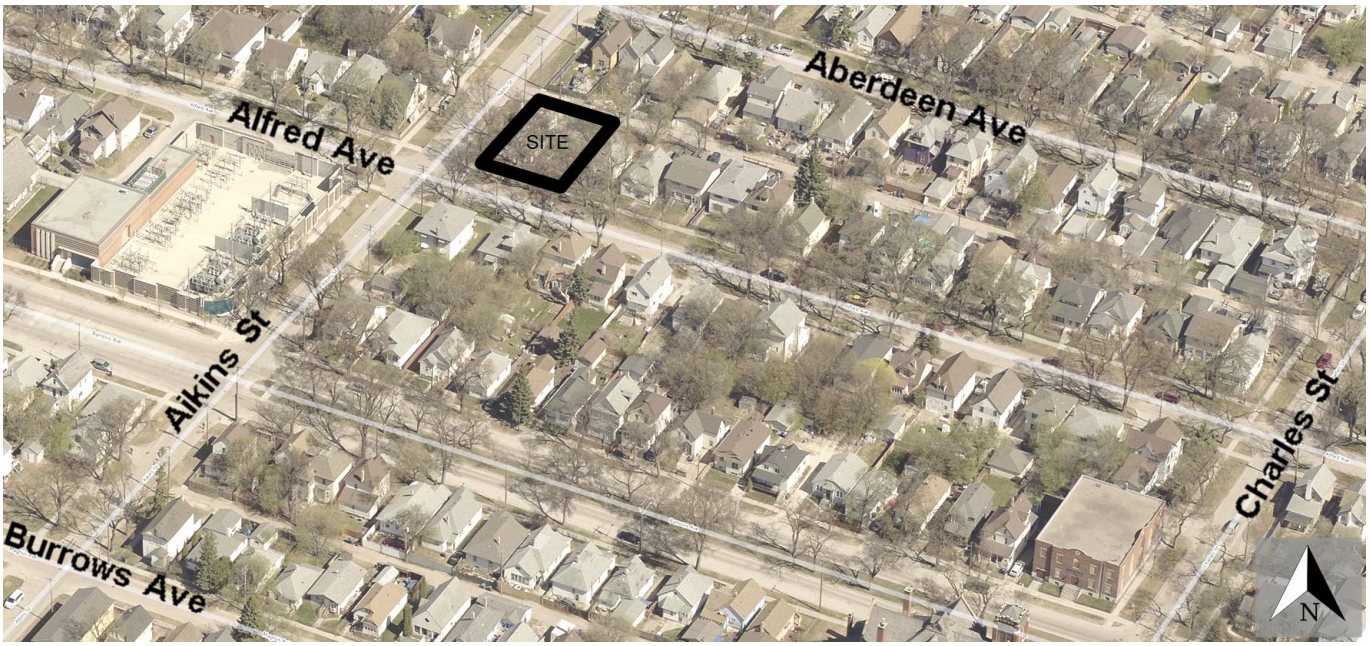


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Public lane; then a mix of single and two- family dwellings zoned “R2” Residential Two-Family district

South: Alfred Avenue; then a mix of single, two- and multi- family dwellings zoned “R2” Residential Two-Family district.

East: A mix of single and two-family dwellings zoned “R2” Residential Two-Family district.

West: Aikins Street; then a mix of single and two - family dwellings zoned “R2” Residential Two-Family district.

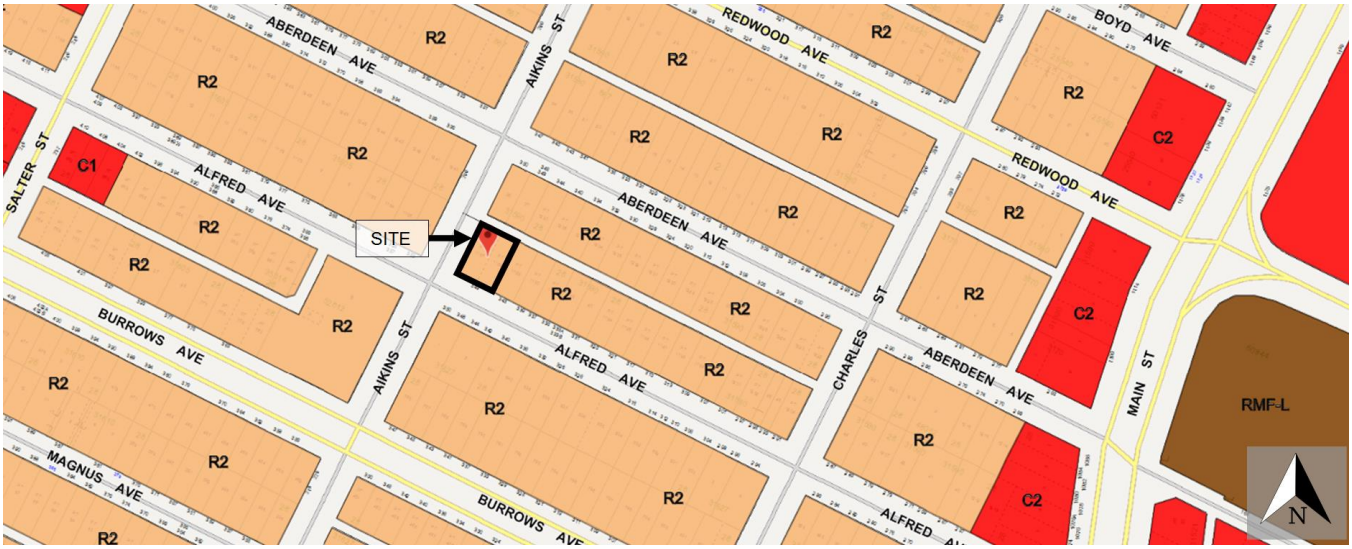


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development involves demolition an existing single-family dwelling, and construction of a multi-family dwelling with six units and accessory parking area with seven parking stalls. Motor-vehicle access would be from the public lane.

Multi-family dwellings are a conditional use in the “R2” Residential Two-Family district; this is the reason for the subject application.

The applicant has also submitted an application for variances under related file DAV19-211752/C and a report on the matter has been submitted to the Board of Adjustment for consideration.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy

The subject property is designated “Areas of Stability – Mature Community” policy area under the *Complete Communities Direction Strategy* of *OurWinnipeg*. Areas of Stability will accommodate low to moderate density infill development to support more efficient use of land, infrastructure, and services as well as enhance housing choice and affordability.

With regards to this proposal, the key relevant policies guiding the development of Areas of Stability include:

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.

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

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

City of Winnipeg Zoning By-law

The subject property is zoned Residential two-family (R2) district. The “R2” district is intended to accommodate the development of single- and two-family units and where appropriate limited multi-family units in lower-density neighbourhoods.

Multi-family development is allowed as a Conditional Use to a density of 800 square feet per dwelling unit. The proposed development, at 1,000 square feet per unit, would be well within the maximum density allowed in the “R2” zoning district.

Conditional Use Review

The proposed development would add to the variety of housing types in the neighbourhood. Subject to conditions of approval, the proposed development would be compatible with and complimentary to surrounding properties in terms of building massing, scale and built form.

Thus, the proposal would be generally consistent with the *Complete Communities Direction Strategy.*

The subject block also contains a mix of residential uses. These include single-, two- and multi-family dwellings. For example, 324 and 340 Alfred Avenue contain three dwelling units on mid-block lots. Properties located directly across the street are both two-family dwellings.

The property is also located on a corner and in a walkable neighbourhood. Commercial amenities and transit are available nearby on Salter Street (one block west) and Main Street (two blocks east). William Whyte School is located four blocks south west of the site.

The above noted characteristics suggest that the site is an appropriate location for multi-family development and the conditional use would be compatible with the area.

Conditions of approval are included to ensure future development is complimentary to the character of the neighbourhood and does not create an adverse impact on adjacent properties. To this end, the Administration recommends a height limit of 30 feet, restrictions on front approaches, and requiring an entrance to face the front yard in keeping with the residential character of the area. These conditions will be implemented through Plan Approval by the Director of Planning, Property and Development.

OURWINNIPEG POLICY ALIGNMENT

The property is located within an Area of Stability policy area of *OurWinnipeg* and *Complete Communities*. The proposed development accommodates infill in an area with existing infrastructure.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed development facilitates an increase in density by adding additional dwelling units to the subject block, thereby capitalizing on existing infrastructure.

REASONS FOR RECOMMENDATIONS

In the context of Section 247(3), the Urban Planning Division recommends **approval** for the following reasons:

(a) is consistent with Plan Winnipeg and any applicable secondary plan;

> ***In that**, the proposed development represents a low to moderate increase in density and adds to the housing types in the community for new and existing residents.*

(b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

> ***In that**, subject to conditions of approval, the Conditional Use would not create an adverse effect on adjoining properties and adjacent areas.*

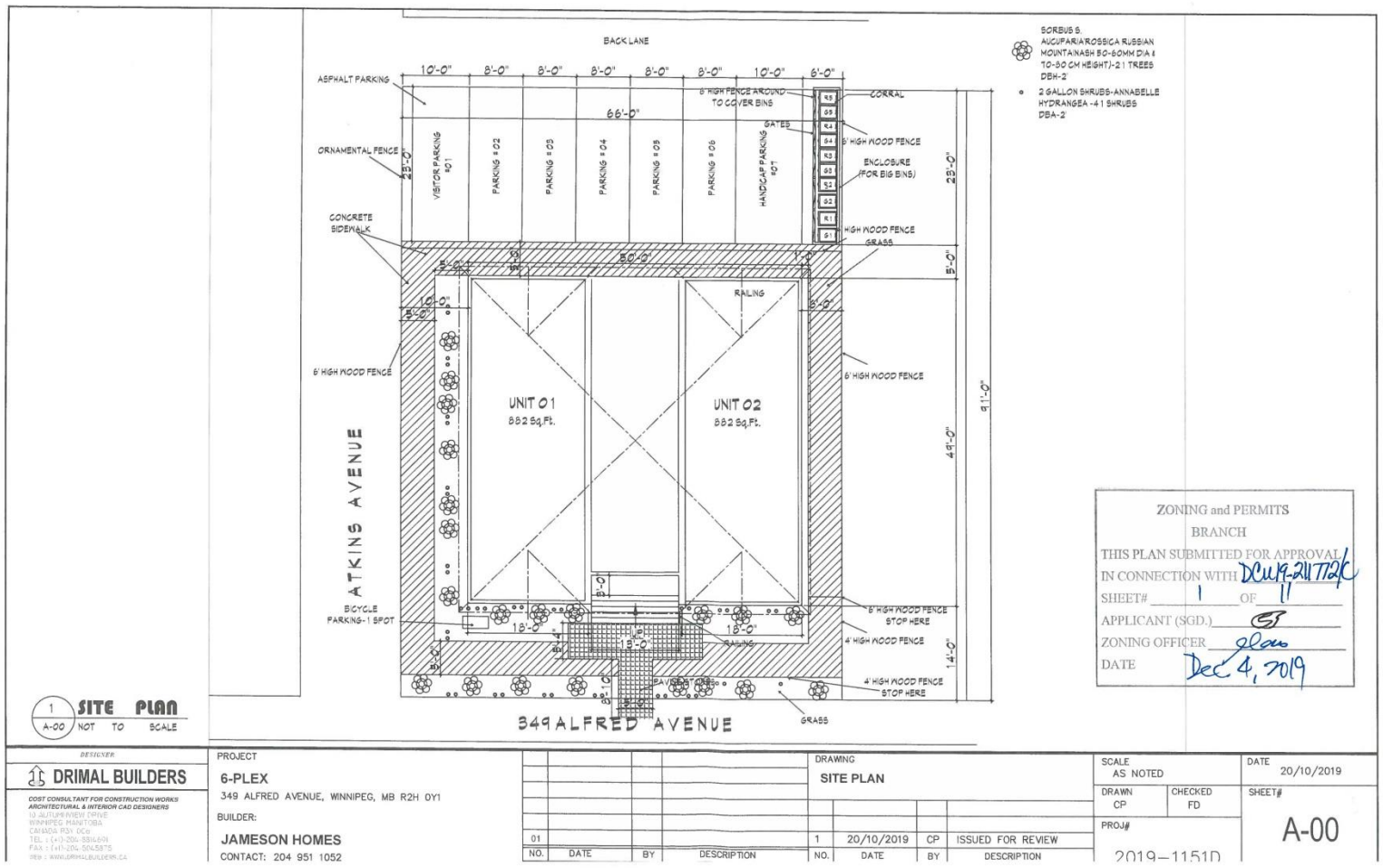
(d) is compatible with the area in which the property to be affected is situated.

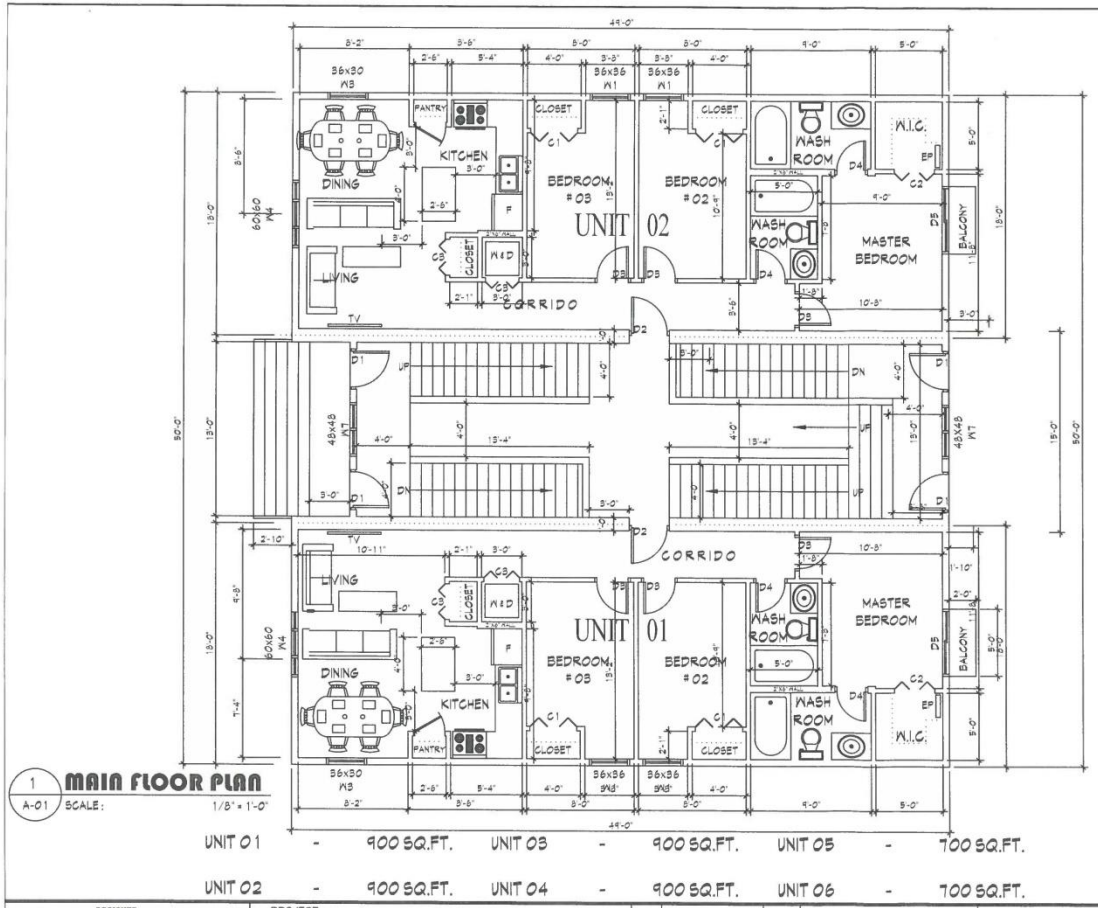
> ***In that**, the proposed development would be located on a block that has an existing mix of building typologies and densities.*

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	R. Hayer, MCP
Date:	Wednesday, December 17, 2019
File No.	DCU 19-211772\C

Exhibit “6” referred to in File DCU 211772/2019C





1 A-01 **MAIN FLOOR PLAN**
SCALE: 1/8" = 1'-0"

UNIT 01 - 900 SQ.FT. UNIT 03 - 900 SQ.FT. UNIT 05 - 700 SQ.FT.

UNIT 02 - 900 SQ.FT. UNIT 04 - 900 SQ.FT. UNIT 06 - 700 SQ.FT.

WINDOW SCHEDULE			
NO.	TYPE		NOMINAL SIZE
W-1	AWNING WINDOW	M.F. & S.F.	36 X 36
W-2	AWNING WINDOW	M.F. & S.F.	48 X 36
W-3	AWNING WINDOW	M.F. & S.F.	36 X 30
W-4	CASEMENT / PICTURE	M.F. & S.F.	60 X 60
W-5	SLIDING WINDOW (EGRESS)	B.F.	56 X 20
W-6	SLIDING WINDOW (EGRESS)	B.F.	40 X 22
W-7	CASEMENT / PICTURE	M.F. & S.F.	48 X 48
W-8	SLIDING WINDOW (EGRESS)	B.F.	60 X 22

DOOR SCHEDULE			
NO.	TYPE		NOMINAL SIZE
D-1	PANELED WOODEN GLASS DOOR	M.F.	36 X 80
D-2	PANELED WOODEN DOOR	M.F. / S.F. & BASEMENT	36 X 80
D-3	PANELED WOODEN DOOR	M.F. / S.F. & BASEMENT	32 X 80
D-4	PANELED WOODEN DOOR	M.F. / S.F. & BASEMENT	30 X 80
D-5	PATIO DOOR	M.F. & S.F.	60 X 80
C-1	BI-FOLD DOOR	M.F. / S.F. & BASEMENT	42 X 80
C-2	BI-FOLD DOOR	M.F. & S.F.	36 X 80
C-3	BI-FOLD DOOR	M.F. / S.F. & BASEMENT	30 X 80

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU19-211726
SHEET# 2 OF 11
APPLICANT (SGD.)
ZONING OFFICER elao
DATE Dec 4, 2019

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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES
CONTACT: 204 951 1052

NO.	DATE	BY	DESCRIPTION
01			
1	20/10/2019	CP	ISSUED FOR REVIEW

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MAIN FLOOR PLAN

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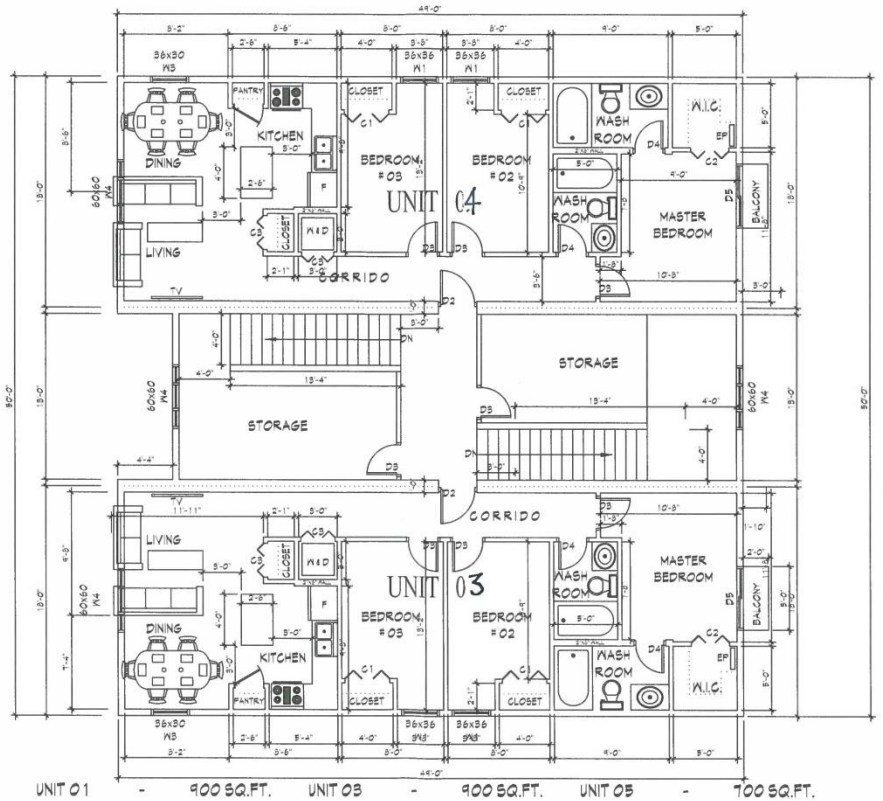

1 / A-02 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

UNIT 01 - 900 SQ.FT. UNIT 03 - 900 SQ.FT. UNIT 05 - 700 SQ.FT.

UNIT 02 - 900 SQ.FT. UNIT 04 - 900 SQ.FT. UNIT 06 - 700 SQ.FT.

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 19-211772
SHEET# 3 OF 11
APPLICANT (SGD.)
ZONING OFFICER glao
DATE Dec. 4, 2019

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NO.	DATE	BY	DESCRIPTION
01			
1	20/10/2019	CP	ISSUED FOR REVIEW

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SECOND FLOOR PLAN

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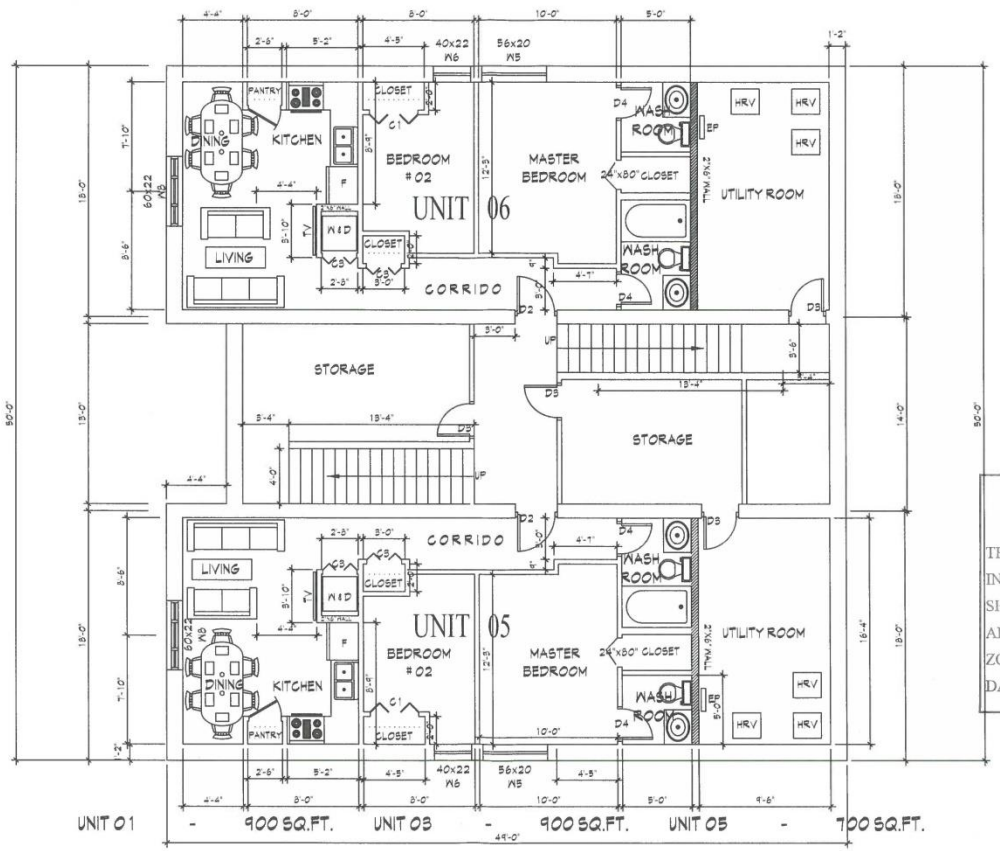

1 A-03.1 **BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

UNIT 01 - 900 SQ.FT. UNIT 03 - 900 SQ.FT. UNIT 05 - 700 SQ.FT.

UNIT 02 - 900 SQ.FT. UNIT 04 - 900 SQ.FT. UNIT 06 - 700 SQ.FT.

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU/G-211772/C
SHEET# 4 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Dec 4, 2019

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PROJECT
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349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
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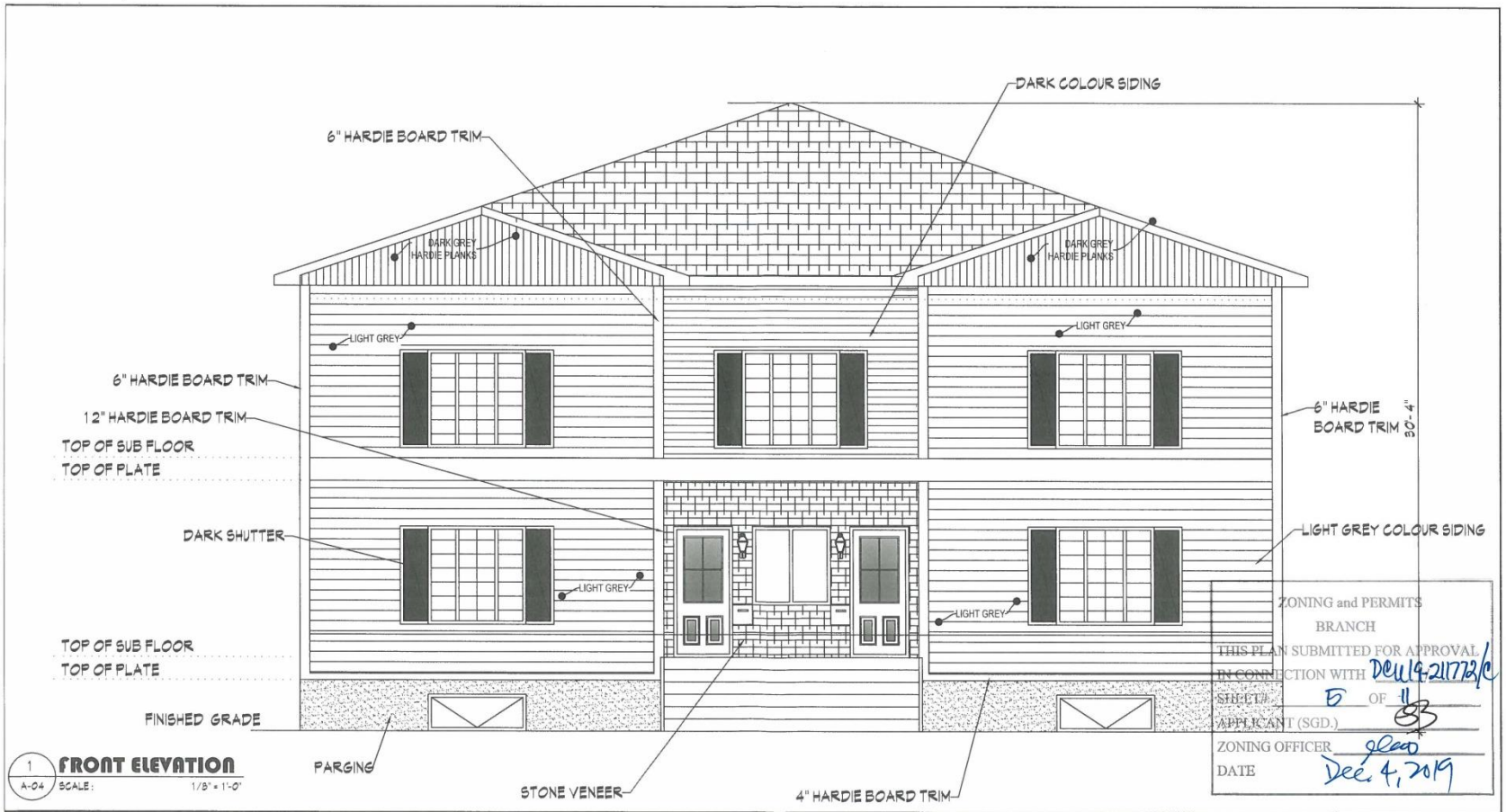

1 A-04 **FRONT ELEVATION**
SCALE: 1/8" = 1'-0"

ZONING and PERMITS BRANCH
THIS PLAN SUBMITTED FOR APPROVAL IN CONNECTION WITH DE19-211772/C
SHEET# 5 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Dec. 4, 2019

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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES

NO.	DATE	BY	DESCRIPTION
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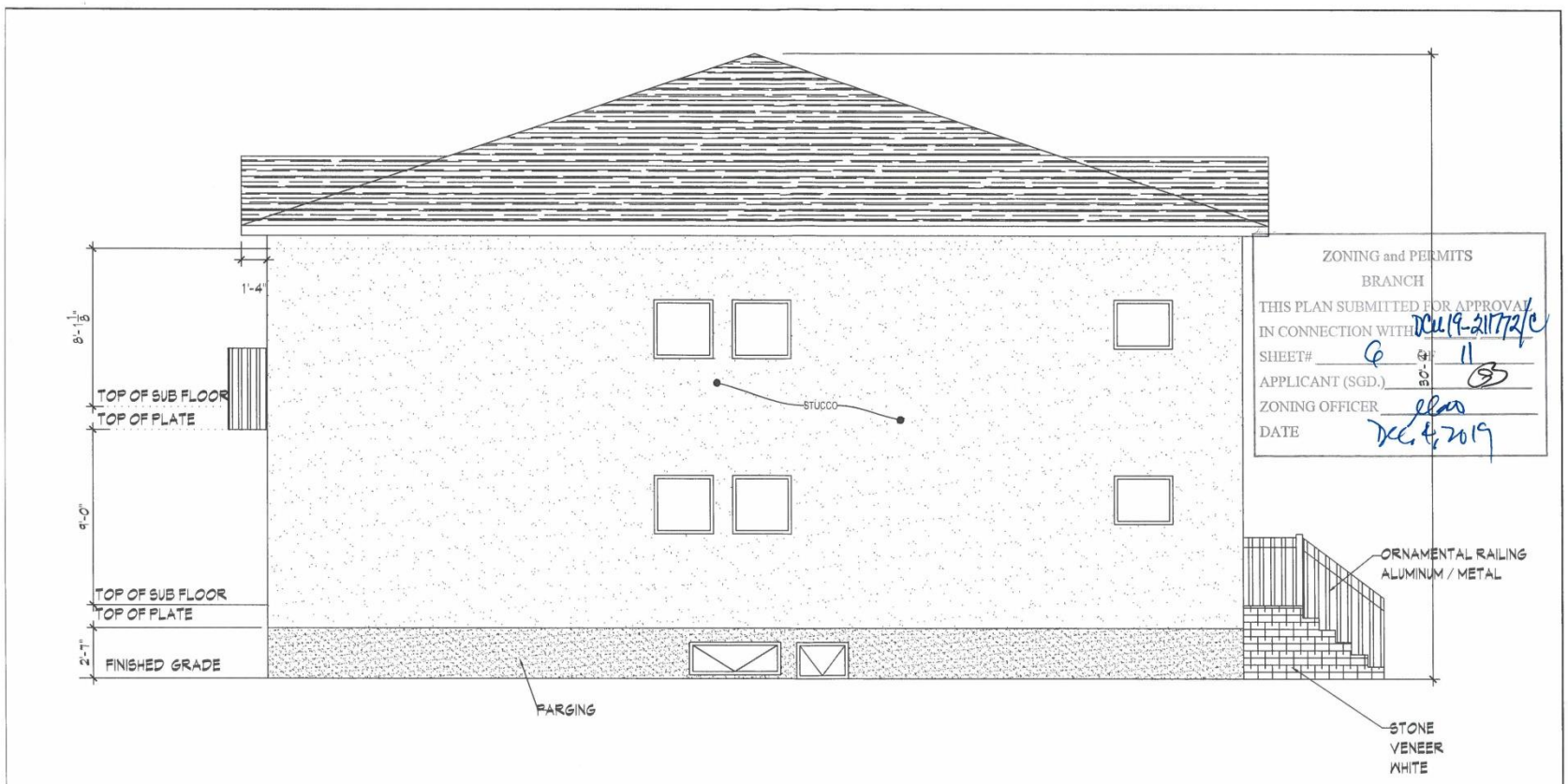

1 / A-05 **LEFT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

DESIGNER
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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES

NO.	DATE	BY	DESCRIPTION
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LEFT SIDE ELEVATION

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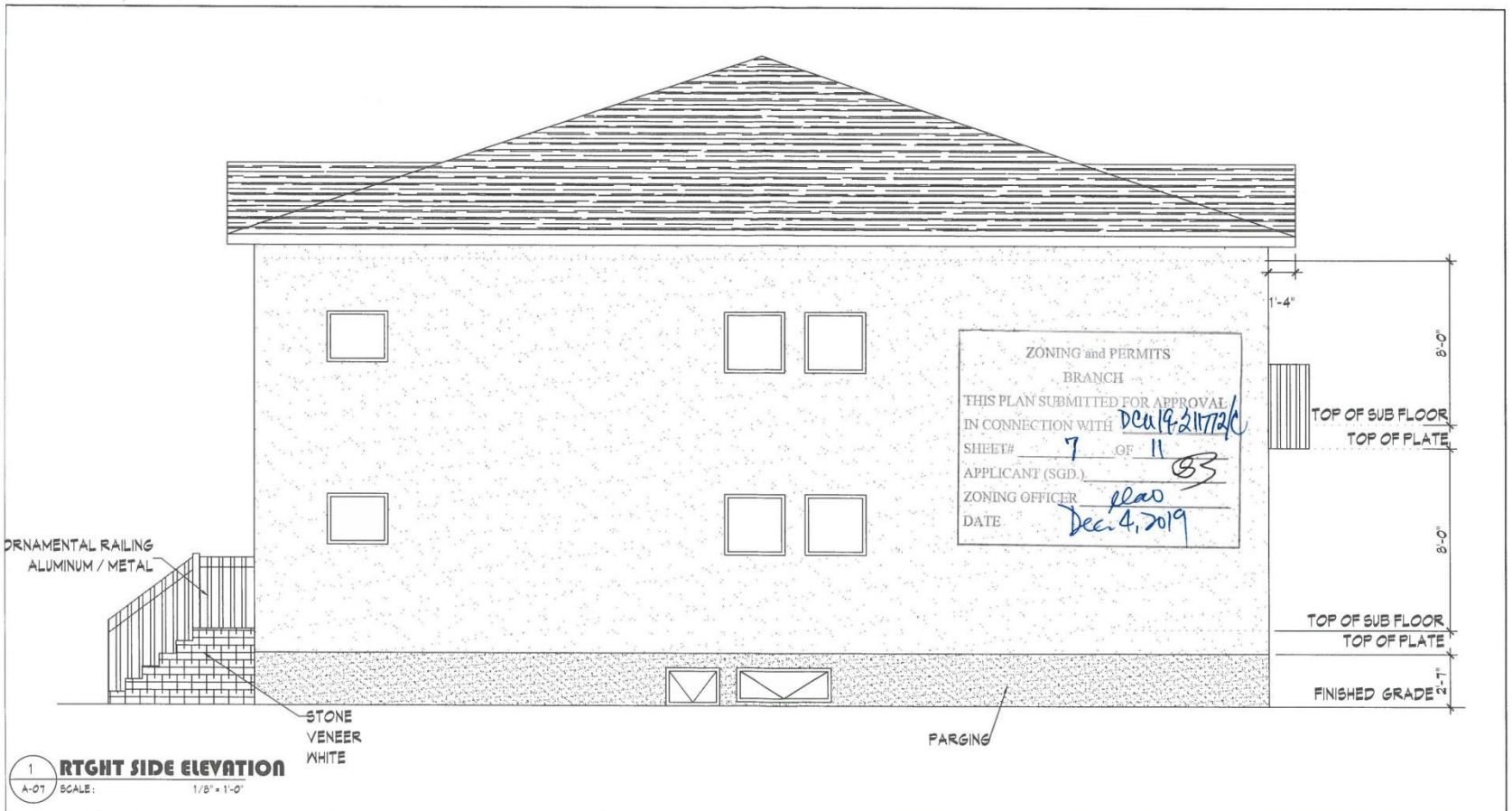

1 / A-07 **RTGHT SIDE ELEVATION**
SCALE: 1/8" = 1'-0"

DESIGNER
DRIMAL BUILDERS
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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES
CONTACT: 204 951 1052

NO.	DATE	BY	DESCRIPTION
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RIGHT SIDE ELEVATION

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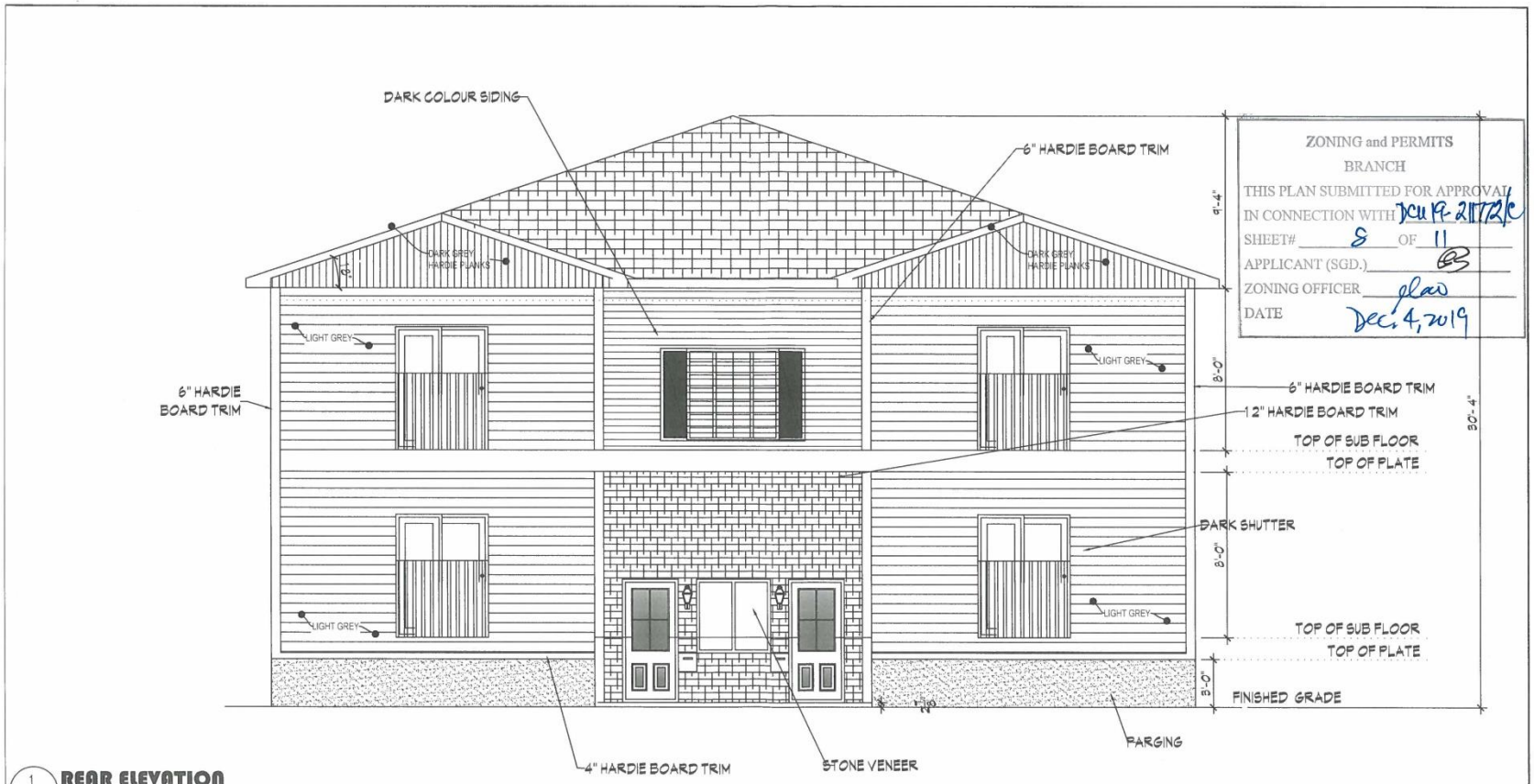

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU19-211726
SHEET# 8 OF 11
APPLICANT (SGD.)
ZONING OFFICER plan
DATE Dec. 4, 2019

1 / A-07 **REAR ELEVATION**
SCALE: 1/8" = 1'-0"

DESIGNER
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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES

NO.	DATE	BY	DESCRIPTION
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1	20/10/2019	CP	ISSUED FOR REVIEW

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DATE: 20/10/2019
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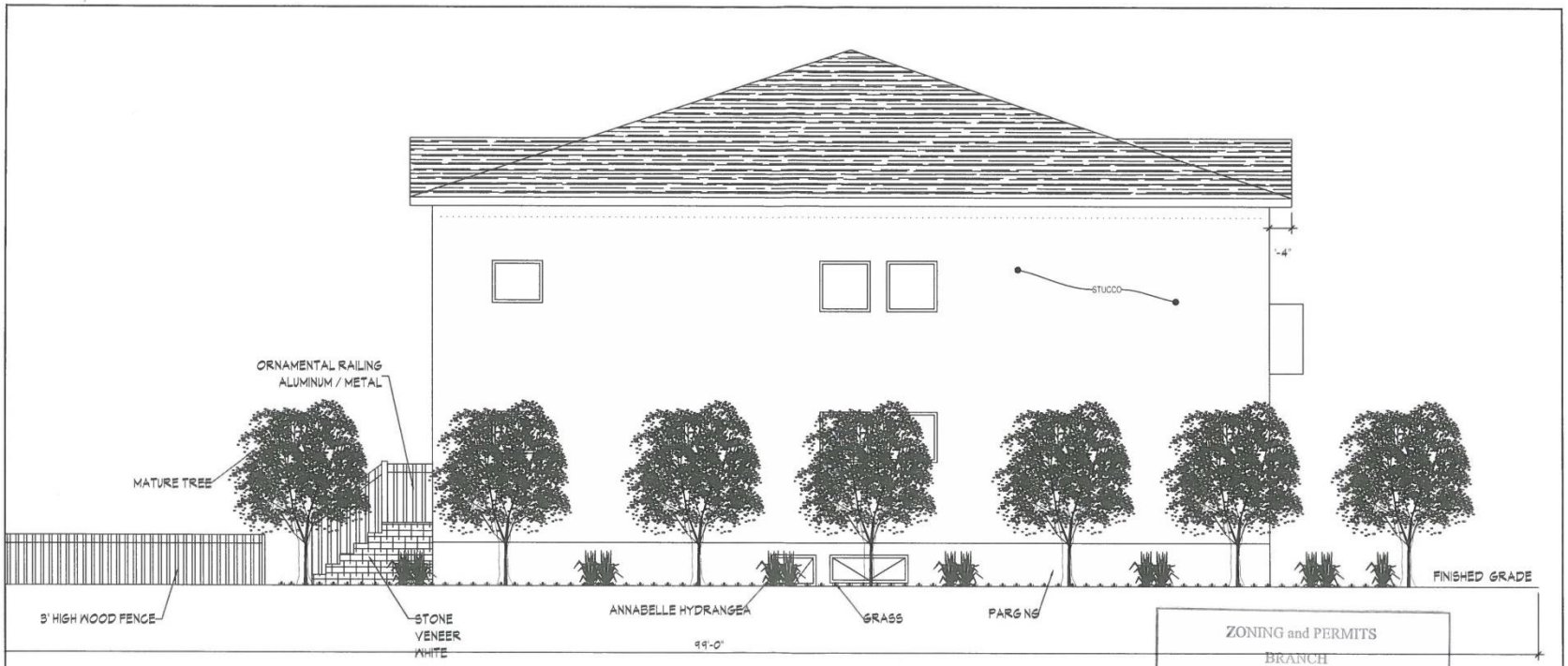
PROJ#: 2019-1151D



1 A-08 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

ZONING and PERMITS
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THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DEV19-211784
SHEET# 9 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Dec. 4, 2019

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PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES
CONTACT: 204-951-1052

NO.	DATE	BY	DESCRIPTION
01			
1	20/10/2019	CP	ISSUED FOR REVIEW

DRAWING: WEST ELEVATION
SCALE: AS NOTED
DRAWN: CP
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DATE: 20/10/2019
PROJ#: 2019-1151D
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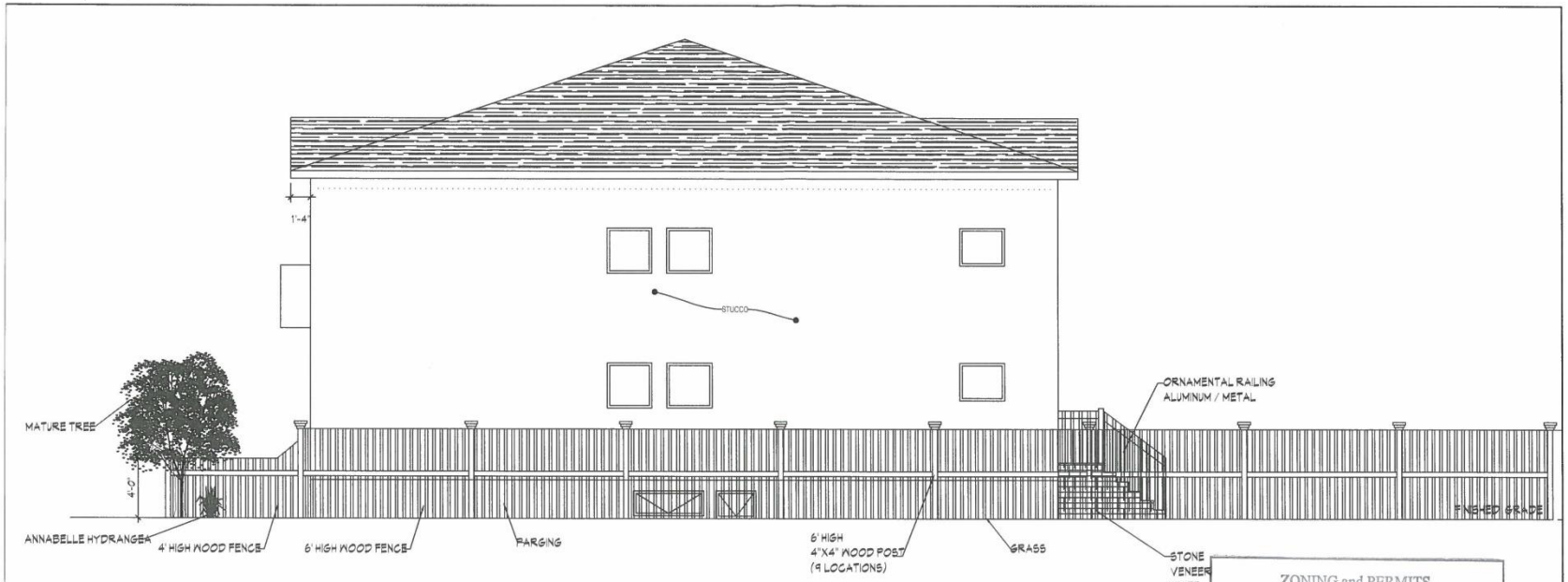


1 A-09 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

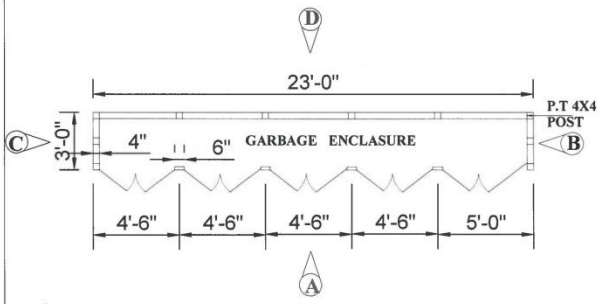
ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU# 211772/C
SHEET# 10 OF 11
APPLICANT (SGD.) [signature]
ZONING OFFICER glaw
DATE Dec. 4, 2019

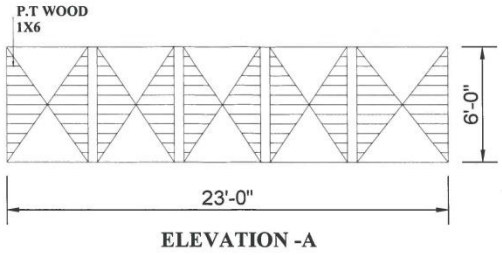
DESIGNER
DRIMAL BUILDERS
COST CONSULTANT FOR CONSTRUCTION WORKS
ARCHITECTURAL & INTERIOR CAD DESIGNERS
10 AUTUMN VIEW DRIVE
WINNIPEG MANITOBA
CANADA R3Y 0L6
TEL : (+1)-204-8814091
FAX : (+1)-204-5045875

PROJECT
6-PLEX
349 ALFRED AVENUE WINNIPEG, MB R2H 0Y1
BUILDER:
JAMESON HOMES
CONTACT: 204-951-1952

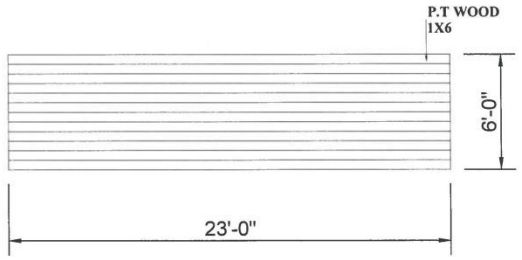
NO.	DATE	BY	DESCRIPTION
01			
1	20/10/2019	CP	ISSUED FOR REVIEW

DRAWING: EAST ELEVATION
SCALE: AS NOTED
DATE: 20/10/2019
DRAWN: CP
CHECKED: FD
PROJ#: 2019-1151D
SHEET#: A-09





ELEVATION -A



ELEVATION -D

ZONING and PERMITS
BRANCH
THIS PLAN SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU19-211772/C
SHEET# 11 OF 11
APPLICANT (SGD.)
ZONING OFFICER
DATE Dec. 4, 2019

JOB NO	2019-11560
DRG NO	A-01
DESIGNED BY	DRIMAL FERNANDOPULLE B.Sc. in Quantity Surveying, CEC Diploma in Draftsmanship
REG. NO	80901 6710 MC 0001
DRAWING	ELEVATION FOUNDATION SECTION
DRAWN BY	DRIMAL FERNANDOPULLE
DATE	03-DEC-2019
SCALES	0'-1/32" : 1'-0"
REMARKS	All Designs Are The Property Of Drimal Builders
E-MAIL	fairly@drimalbuilders.ca

USING AUTO CAD SOFTWARE

d=b DRIMAL BUILDERS
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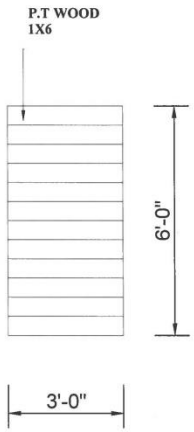
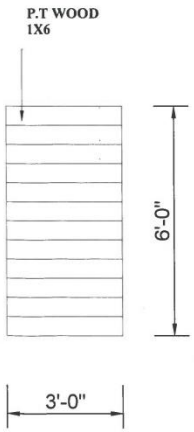
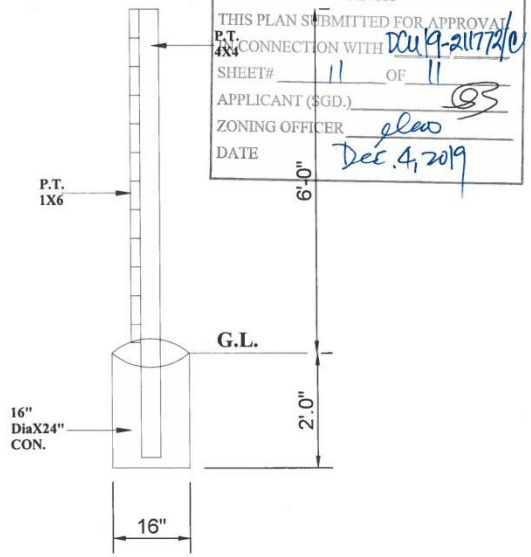


ELEVATION -B



ELEVATION -E



SECTION