Agenda – Board of Adjustment – February 5, 2020

PUBLIC HEARINGS

Item No. 7 Conditional Use – 1079 Corydon Avenue
(River Heights-Fort Garry Ward)
File DCU 176962/2019C [c/r DAV 176967/2019C]

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 multifamily dwelling use.

Subject to the following conditions(s):

1. That the development shall be built in substantial conformance with the plans hereto attached and identified as Sheets 1-4, dated December 27, 2019, for File No. DCU 19-176962\C;

   OR

   That final plans, showing the location and details of buildings, elevations, parking, landscaping and fencing shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development permit or building permits; and thereafter shall be maintained to the satisfaction of the Director of Planning, Property and Development.

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File:	DCU 176962/2019C
Applicant:	Reno Tech Renovations (Cam Church)
Premises Affected:	1079 Corydon Avenue
Legal Description:	LOT 4 PLAN 26801 34/35 ST B, hereinafter called “the land”
Property Zoned:	"R2 PDO-1 Airport Vicinity Protection Area" Residential Two-Family Planned Development Overlay (District)
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 31, 2019 2. Notification of Public Hearing dated January 15, 2020 3. Manitoba Status of Title 2911316/1 4. Letter of authorization dated July 24, 2019 from Kathleen Anne Easton to Joel Burr and Matthew Nicolas 5. Surveyor’s Building Location Certificate and sketch dated June 6, 2019 6. Confirmation from the Zoning and Permits Administrator that the subject property may be posted in substitution for newspaper advertising 7. Plans, Sheets 1 to 4 inclusive, for File DCU 176962/2019C dated December 27, 2019 8. Report from the Urban Planning Division dated January 27, 2020 9. 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 “8” referred to in File DCU 176962/2019C

ADMINISTRATIVE REPORT

Title: DCU 19-176962\C – 1079 Corydon AVE

Issue: For consideration at the public hearing for a conditional use to permit a multifamily dwelling with four units.

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

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Lam, MCIP	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 multifamily dwelling use.

  Subject to the following conditions(s):

  1. That the development shall be built in substantial conformance with the plans hereto attached and identified as Sheets 1-4, dated December 27, 2019, for File No. DCU 19-176962\C;

     OR

     That final plans, showing the location and details of buildings, elevations, parking, landscaping and fencing shall be submitted to the Director of Planning, Property and Development for approval prior to the issuance of any development permit or building permits; and thereafter shall be maintained to the satisfaction of the Director of Planning, Property and Development.

REASON FOR THE REPORT

- 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 conditional use for a multifamily dwelling with four units may be approved.

FILE/APPLICANT DETAILS

FILE:	**DCU 19-176962/C**
RELATED FILES:	DAV 19-176967/C
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.601 (Crescentwood)
SUBJECT:	For a Conditional Use under Zoning By-Law No. 200/2006 to permit the construction of a multifamily dwelling.
LOCATION:	1079 Corydon AVE
LEGAL DESCRIPTION:	LOT 4 PLAN 26801 34/35 ST B
APPLICANT:	Cam Church 7777 Wilkes AVE Winnipeg , Manitoba R3H 1B8
OWNER:	KATHLEEN EASTON 1079 CORYDON AVE Winnipeg , Manitoba R3M 0X3

HISTORY

N/A

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 property is located on the north side of Corydon Avenue between Wilton Street and Guelph Street, in the Crescentwood neighbourhood of the River Heights - Fort Garry ward.
- The property is 45 ft. wide and +/- 120 ft. deep; and has a total lot area of 5,457 sq. ft.
- The subject property currently contains a 1.5 storey home (built in 1949) with a detached garage.
- Under *OurWinnipeg* and *Complete Communities*, the property is classified under the “Areas of Stability – Mature Community” policy area and is zoned "R2 PDO-1 Airport Vicinity Protection Area 2”.

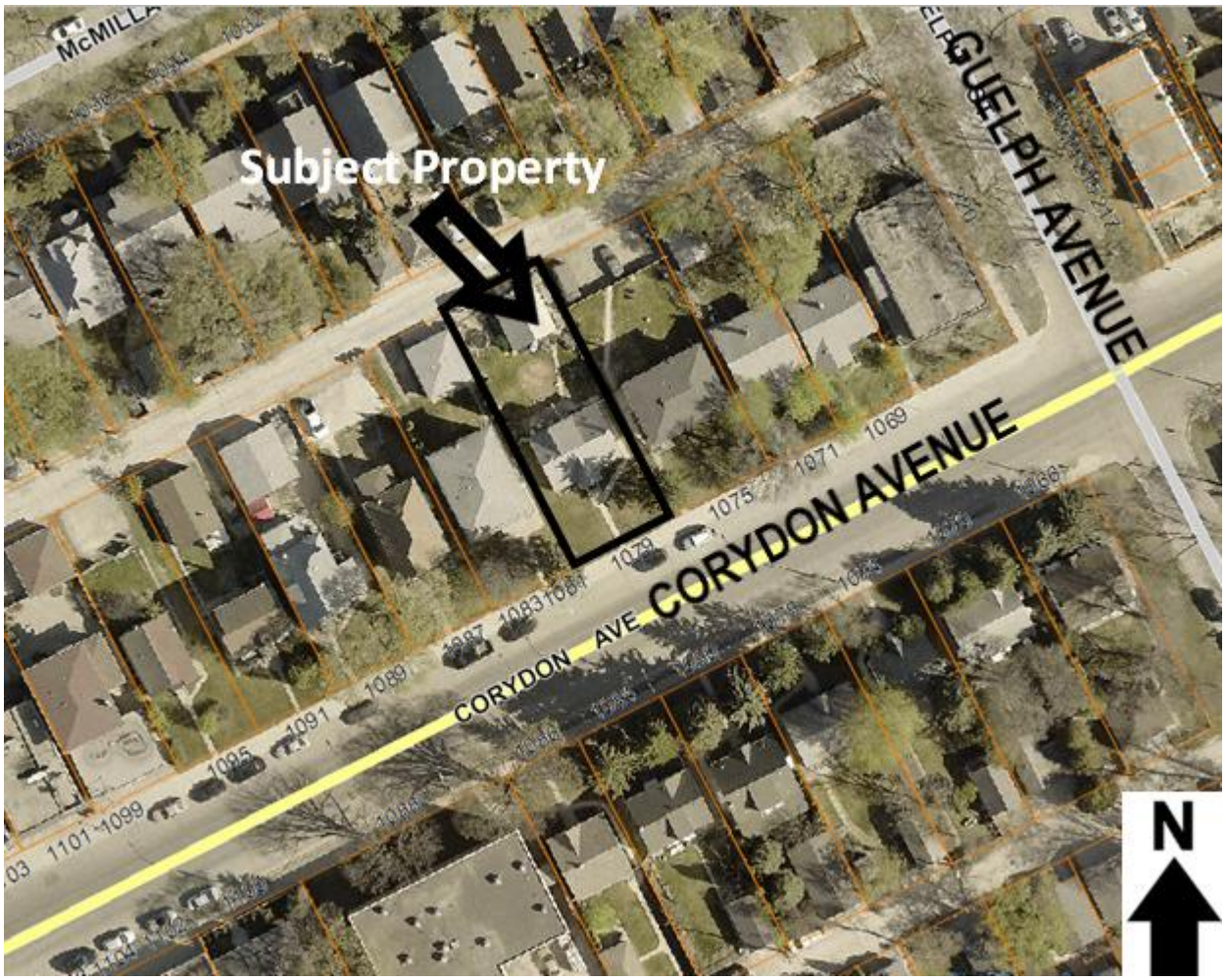


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Backlane, then single family residential uses zoned “R1-M” Residential Single- Family (Medium)

South: Corydon Avenue, then single family residential uses zoned “R1-M” Residential Single-Family (Medium)

East: Two-Family residential uses zoned “R2” Residential Two-Family

West: Two-Family residential uses zoned “R2” Residential Two-Family

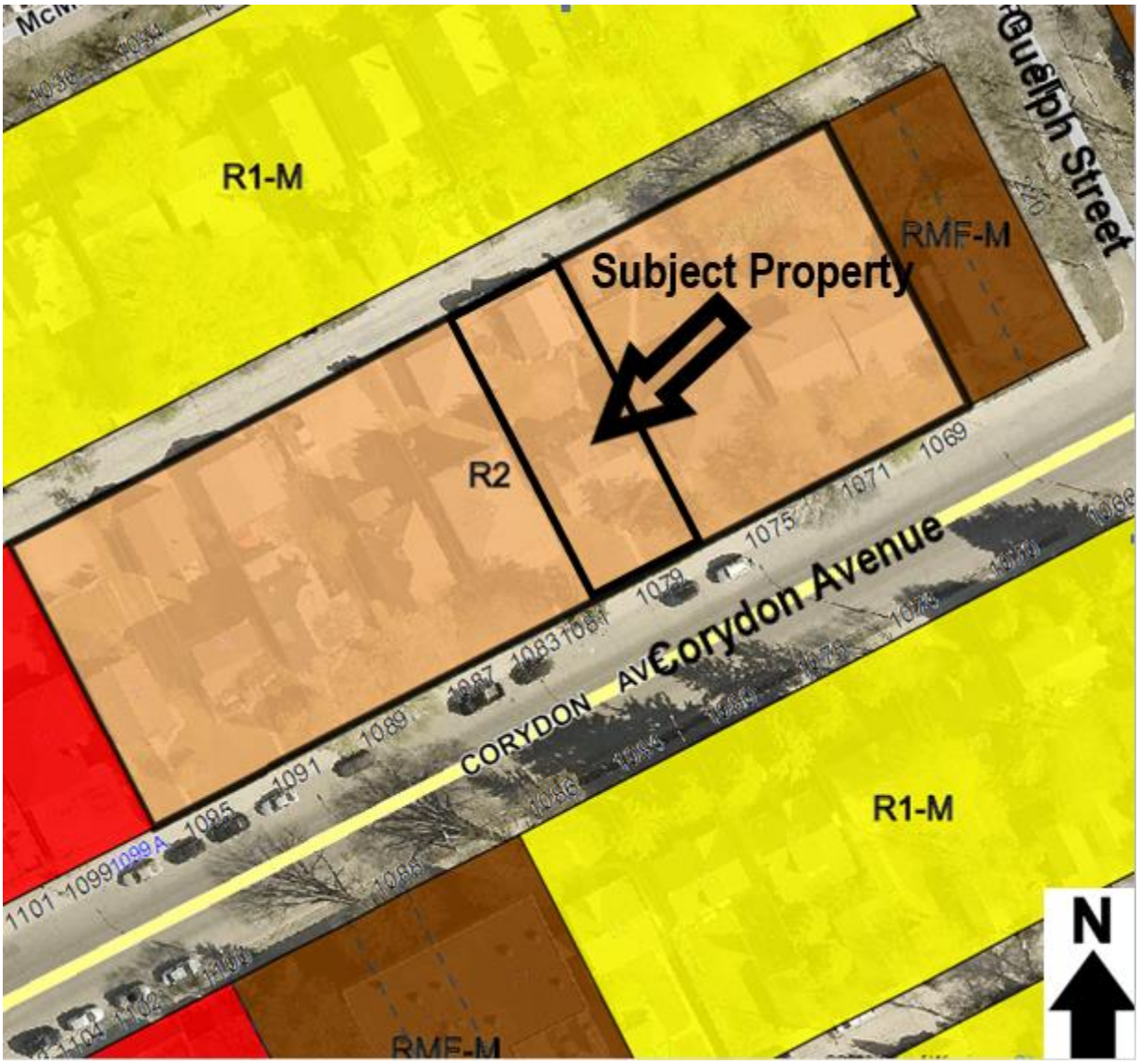


Figure 2: Zoning of the site and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant seeks a conditional use in order to demolish the existing dwelling and establish a two storey residential development with four units on the property.
- In the “R2” – Residential Two-Family District, multifamily developments are a conditional use and require review by the Urban Planning Division for suitability within the context.

- There is an associated variance application (DAV 19-176967/C) for reductions to the front yard, parking, and buffering of parking.

ANALYSIS AND ISSUES

OUR WINNIPEG AND COMPLETE COMMUNITIES DIRECTION STRATEGY

The subject site is in an “Areas of Stability” policy area of *OurWinnipeg* and *Complete Communities.* The Key Direction in these documents that applies to the Areas of Stability states: “Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.”

Under the *Complete Communities Direction Strategy*, relevant policies for Areas of Stability that apply directly to the proposed multi-family use include:

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

- The establishment of a fourplex on this block of Corydon Avenue is a moderate density change that is consistent with the policy above.
- The scale and form of the subject proposal is compatible with surrounding structures, including other multi-family structures within the immediate vicinity.
- Specifically, the development includes the following characteristics which address compatibility with the context. Some of these items have been added or addressed in collaboration with the Urban Planning Division.
    - The proposal is two storeys in height, which aligns with Plan policies and with the residential context along the block which ranges between one and three storeys.
    - The design includes the use of varied surface materials and design elements that help to visually ‘break up’ the building both horizontally and vertically.
    - Façade materials include stucco and fibre cement board planking.
    - The design achieves the impression of a duplex; two of the four entrances are visible from Corydon Avenue.
    - The design provides a slanted/peaked roof which is compatible with the context.
    - The proposal includes a walkway connecting the front and rear of the property.

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.

- This block of Corydon is comprised of a mix of single, two family, and multifamily residential dwellings. The proposed development adds to the mix of housing types in the Corydon neighbourhood and provides a moderate increase in density in a context sensitive manner.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

PDO-1 Airport Vicinity Area 2 policy area

The subject property is within the PDO-1 Airport Vicinity Area 2 policy area. Urban Planning Division staff worked with the applicant to reduce the amount of units to 4, in order to ensure compliance with the density requirements of the policy area.

Analysis of Conditional Use

The Urban Planning Division is supportive of the conditional use because the multifamily dwelling is considered an appropriate method of creating a modest increase in density without creating an impact on the form or character of the neighbourhood.

A four-unit multifamily building as a conditional use is supportable in this context for the following reasons:

- Four units are within the allowable density as provided for in the PDO-1 Airport Vicinity Area 2 policies affecting this property.
- The density is suitable given the following other actors considered by the Division:
    - The proposal is two storeys in height, which aligns with the PDO-1 Airport Vicinity Area 2 policy and with the residential context along the block which ranges between one and three storeys.
    - The yard proposals are compatible with the range along the block.

Based on the above, the subject proposal meets the *OurWinnipeg* Key direction in terms of quality, completeness and sustainability, and the *Complete Communities* in that the proposal is consistent with existing community context.

Substantial Conformance

Due to the collaboration between the applicant and the Urban Planning Division on the design aspects of the development in line with the PDO-1 Airport Vicinity Area 2 policy, the Division is including a condition that the development be built in substantial conformance with the plans attached to this application.

SUMMARY

This two storey, four unit residential development provides a moderate increase in density within this Mature Community. The development meets the PDO-1 Airport

Vicinity Area 2 policy, and is compatible with the context on this stretch of Corydon Avenue which is characterized by a mix of single family, two-family and multiple family residential developments.

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 fourplex promotes a building scale and form that is sensitive to the community context and addresses the transition between new and existing developments.

(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, the addition of four (4) units as proposed is not anticipated to have an adverse effect on the safety and convenience of adjoining properties.

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

In that, the proposal is compatible with existing multi-family development within the immediate vicinity including the subject block.

CONSULTATION

- Urban Design Division staff worked with the applicant to accommodate four units, in order to ensure compliance with the density requirements of the policy area and the R2 zoning district.

OURWINNIPEG POLICY ALIGNMENT

- Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg’s changing population.

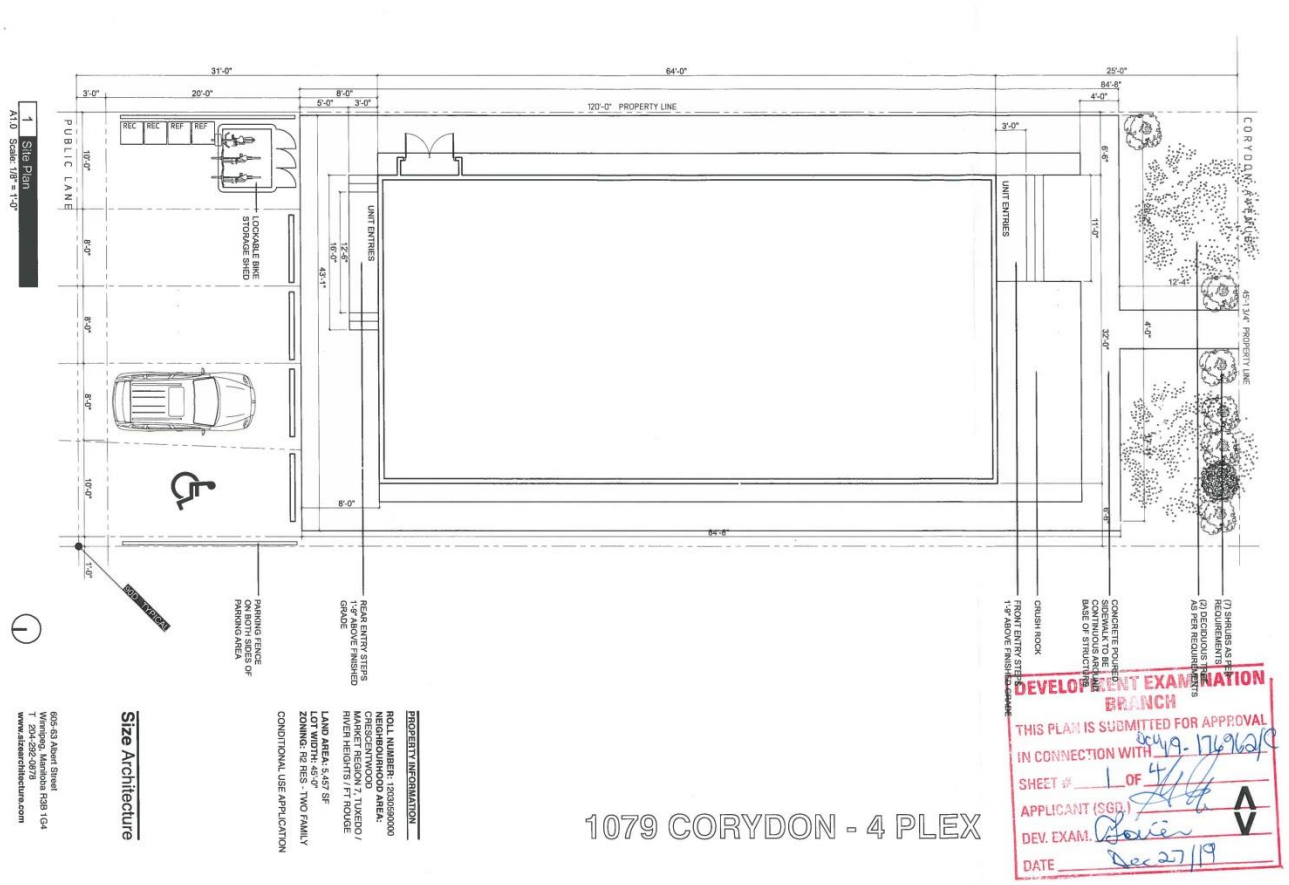
WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

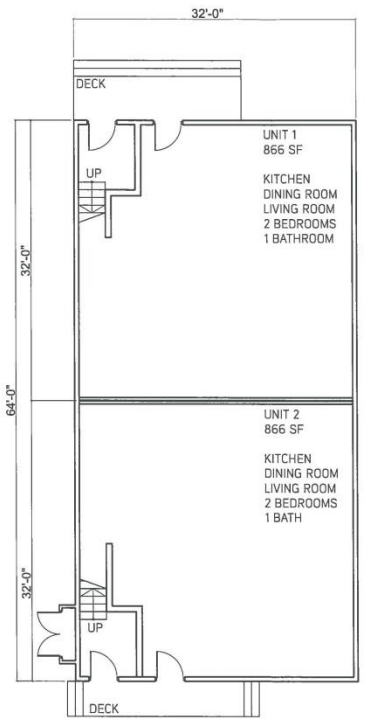
- Construct more complete neighbourhood and revitalize the livability of all communities throughout Winnipeg.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Jessica Lam
Date:	Monday, January 27, 2020
File No.	DCU 19-176962/C

Exhibit "7" referred to in File DCU 176962/2019C





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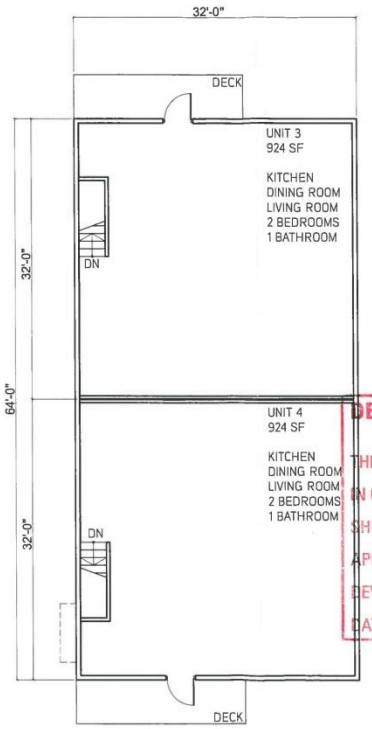

3 Level Two
A1.0 Scale: 3/32" = 1'-0"

No.	Revision	Date
1.	issued for review	12.23.2019

Drawn By: AAN
Checked By: AAN
Drawing Date: 12.23.2019
Printing Date: 12.23.2019

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DEVELOPMENT EVALUATION BRANCH
THIS PLAN IS SUBMITTED FOR APPROVAL
IN CONNECTION WITH DCU 19-176962/0
SHEET # 2 OF 4
APPLICANT
DEV. EXAMINER
DATE Dec 27/19

Size Architecture
650 - 65 Albert Street
Winnipeg, Manitoba R3B 1G3
T 204-292-0878
www.sizearchitecture.com

RESIDENTIAL 4 PLEX

Project Address 1079 GORYDON AVENUE
WINNIPEG, MANITOBA

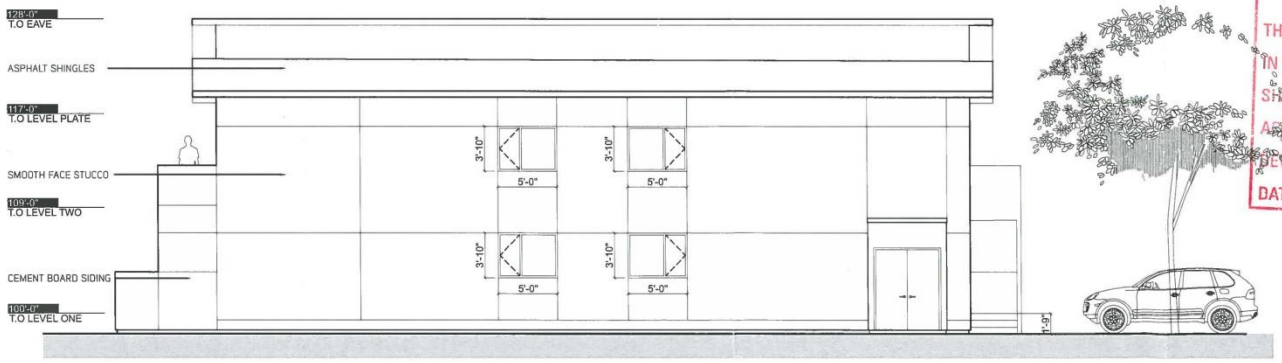
Client

Drawing
FLOOR PLANS

A1.0



1 South Elevation
A2.0 Scale: 1/8" = 1'-0"



2 East Elevation
A2.0 Scale: 1/8" = 1'-0"

1. issued for review 12.23.2019

No.	Revision	Date

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Checked By: AAN
Drawing Date: 12.23.2019
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SHEET # 3 OF 4
APPLICATION
DEV. EXAMINER
DATE Dec 27/19

Size Architecture

650 - 65 Albert Street
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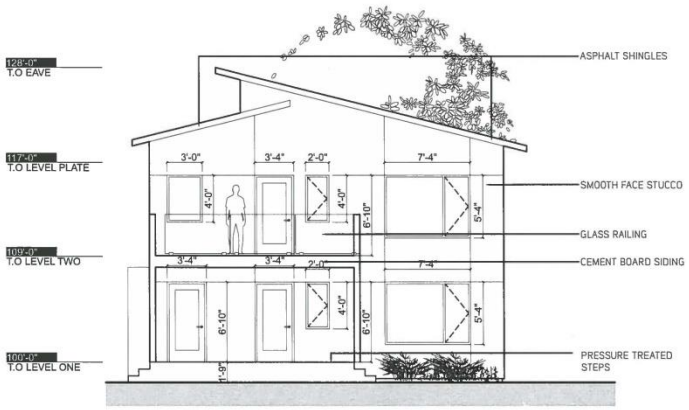
RESIDENTIAL 4 PLEX

Project Address 1079 CORYDON AVENUE
WINNIPEG, MANITOBA

Client

Drawing
ELEVATIONS

A2.0



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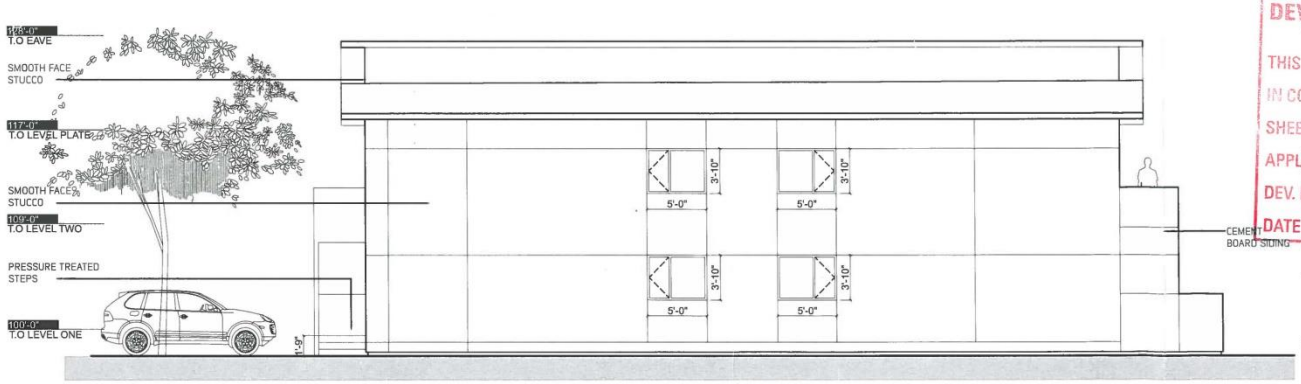

2 West Elevation
A2.1 Scale: 1/8" = 1'-0"

1. Issued for review 12.23.2019
No. Revision Date

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Checked By: AAN
Drawing Date: 12.23.2019
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DEVELOPMENT EXAMINATION BRANCH
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SHEET # 4 OF 4
APPLICATION
DEV. PLAN
DATE Dec 27/19

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Client

Drawing
ELEVATIONS

A2.1