Minute No. 189
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 18, 2021

Item No. 8 Subdivision and Rezoning – 567 Jessie Avenue
(Fort Rouge-East Fort Garry Ward)
File DASZ 47/2019 [c/r DAV 200103/2019D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the subdivision under Development Application No. DASZ 47/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 8, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 10, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2 PDO-1 CORYDON OSBORNE" Residential Two-Family District as shown on the map dated January 8, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 47/2019 as determined by the City's Director of Planning, Property and Development.

5. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 18, 2021

COUNCIL DECISION (continued):

6. 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.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the variance order shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 47/2019.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – January 18, 2021

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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 20, 2021, 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 18, 2021, 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 matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On January 8, 2021, the City Centre 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 27, 2020, the City Centre Community Committee did not hear any representation on the application and adjourned the public hearing to its meeting on January 8, 2021 at 10:30 a.m. in the Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File: DASZ 47/2019

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

Public Hearing: January 8, 2021
November 27, 2020
Council Building, 510 Main Street

Applicant: Unit 7 Architecture Inc. (Dean Syverson)

Subject:



Premises Affected: 567 Jessie Avenue

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: January 8, 2021

Community Committee Recommendation:

On January 8, 2021, the City Centre 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 subdivision under Development Application No. DASZ 47/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 8, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 10, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2 PDO-1 CORYDON OSBORNE" Residential Two-Family District as shown on the map dated January 8, 2021 and attached as Schedule "A" to this report.

4. That in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 47/2019 as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with Recommendation 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the variance order shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 47/2019.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I wanted to thank and continue to encourage the respectful dialogue that the parties have initiated through this process, including some of the sustainable aspects of this project.

2. This year is where all across Canada municipalities will be engaging in deep discussion over sustainability because of it being a milestone year of the Paris Accord.

3. The aspects of the accessibility and the sustainability aspects are what is worthy of talking about at this forum as well as ensuring that those protective ward voices that came forward and the good neighbour practices that we heard about are being adhered to in Plan Approval.

Exhibits Filed:

1. Application dated December 18, 2019
2. Notification of Public Hearing dated October 27, 2020
3. Manitoba Status of Title 1278221/1
4. Letter of authorization dated June 21, 2019 from Daniel Glen Fedoruk to Dean Syverson, Unit 7 Architecture Inc.
5. Surveyor's Building Location Certificate and sketch dated April 25, 2019
6. Plans (8 pages) dated November 6 and 7, 2019
7. Report from the Urban Planning Division dated November 18, 2020
8. Notice of Adjournment dated December 1, 2020
9. Revised Report from the Urban Planning Division dated December 22, 2020
10. Inspection Report
11. Revised plans dated November 10, 2020
12. Communication dated January 7, 2021, from Cheryl Hobbs in opposition to the application
13. Recording of Representations

REPRESENTATIONS:

In Support:

Agnes Fedoruk
Dan Fedoruk
Dean Syverson

In Opposition:

Shirley Forsyth
Cheryl Hobbs
Dennis Swayze

For Information:

Ben McGillivary
Jeff Sutherland

For the City:

M. Robinson, Planner, Planning, Property and Development Department
D. Harris, Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ 47/2019

ADMINISTRATIVE REPORT-Revised

Title: DASZ 47/19 at 567 Jessie Ave.

Issue: For consideration at the public hearing to subdivide and rezone the property at 567 Jessie Ave. into the "R2 PDO-1 CORYDON OSBORNE" Residential Two-Family District to enable the establishment of two (2) duplex dwellings.

Critical Path: City Centre Community Committee as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Harris, RPP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 47/2019 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated January 8, 2021 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated March 10, 2020, to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2 PDO-1 CORYDON OSBORNE" Residential Two-Family District as shown on the map dated January 8, 2021 and attached as Schedule "A" to this report.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application No. DASZ 47/2019 as determined by the City's Director of Planning, Property and Development.

5. 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.

6. 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.

7. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

8. That the zoning section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office

9. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan is not registered in accordance with recommendation 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

10. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

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

12. That the variance order shall come into force and effect upon the coming into force and effect of the Zoning By-law for the subject land under File No. DASZ 47/2019.

REASON FOR THE REPORT

- The applicant wishes to subdivide the current 50 foot wide lot into two (2) lots and rezone the subject properties from the "R1-S" district to the "R2 PDO-1 CORYDON OSBORNE" Residential Two-Family District" district to enable the establishment of a two-family dwelling on each of the newly created lots at 567 Jessie.
- Subdivision and 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

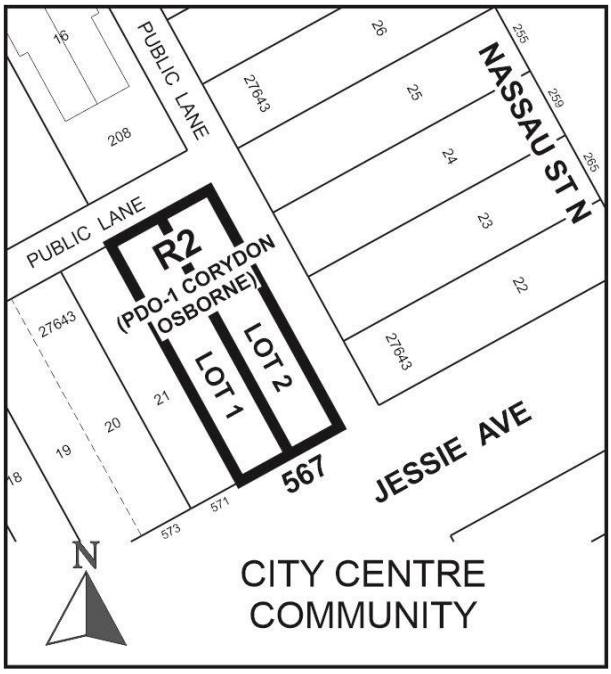
N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP
Date:	December 22, 2020
File No.	DASZ 47/19

APPENDIX 'A'

DATE:	December 22, 2020
FILE:	**DASZ 47/19**
RELATED FILES:	DAV 19-200103\D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.106 Earl Grey
SUBJECT:	To rezone the subject land from R1-S to R2 (PDO-1 Corydon Osborne) to permit the establishment of two (2) two family residential dwellings.
LOCATION:	567 Jessie Ave.



LEGAL DESCRIPTION: LOT 11 BLOCK 24 PLAN 208 31/5 ST B

APPLICANT: Dean Syverson (Unit 7 Architecture)
1700 Corydon Ave Unit 8
Winnipeg, MB R3N 0K1

OWNER: Daniel Fedoruk
1271 Sargent Ave 2 (C/O BRYDGES PROPERTY MANAGEMENT)
Winnipeg, MB R3E 0G3
R2X 2X3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject property is located on the north east corner of Jessie Ave. and a public lane, in the Earl Grey neighbourhood of the Fort Rouge - East Fort Garry ward
- The site is located in a Mature Community as designated in the *Complete Communities Direction Strategy*.
- The property is currently zoned “R1-S” Residential Single Family Small district and is 6020 sq. ft. in area.
- A 1216 sq. ft. single family dwelling, constructed in 1902 is currently located on the subject property



Figure 1: Subject site and surrounding area (flown 2018)

SURROUNDING LAND USE AND ZONING

The subject area is characterized by a mix of single-family, two-family and limited multiple family residential uses. Land uses directly adjacent to the subject site include:

North: A rear lane then a two-family residential use zoned "C2" Commercial Corridor district.

South: Jessie Ave. then a 30 unit multi-family residential dwelling zoned "R1-S" Residential Single Family Small district. Four (4) duplex dwellings on 25 foot wide lots have recently been constructed directly west of the established 30 unit multi-family dwelling.

East: A public lane then two-family and single family residential uses zoned "R1-S" Residential Single Family Small district.

West: Single-family residential uses zoned "R1-S" Residential Single Family Small district.



Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to subdivide the existing 50 foot wide lot into two (2) 25 foot wide lots and rezone the subject properties into the “R2” Residential Two-Family district to enable the establishment of a two-family dwelling on each newly created lot.
- A detached garage will be constructed on each newly created lot at the rear of the property.
- The proposed dwellings utilize a three (3) storey construction, without the use of a basement level.
- One unit is located on the ground level, with the second unit occupying the second and third level.
- Despite the proposed three (3) storey construction, the proposed dwellings are a compliant 33 feet in height.
- Both dwellings employ a building step back at the third level, reducing building mass while enabling the establishment of outdoor space for tenants in the above grade units.
- The proposed dwellings employ pitched roofs, ground level front porches to front entrances, and above grade balconies.
- The front facades employ a mix of wood style siding, hardie panel style siding, aluminum railing and large fiberglass windows.
- A corresponding variance application (DAV 19-200103\D) is required to enable the proposed development. Please refer to this variance report for additional information.
- Variances for lot width and interior side yards are required to enable the proposed development.

REASON FOR APPLICATION

- 567 Jessie Ave. is currently zoned “R1-S” Residential Single Family Small.
- The “R1-S” district does not permit the establishment of two-family residential uses.
- The applicant wishes to split the existing 50 foot wide lot into two (2) lots and construct a new duplex dwelling on each lot.
- In order to accommodate this proposal, the lot must be subdivided and rezoned into the “R2” Residential Two-Family district.
- The *Corydon Osborne Area Plan* permits up to two-unit development in this *Lower Density Residential Area* of the Plan subject to design guidelines and controls.
- The Corydon Osborne PDO enables a minimum lot area of 2500 sq. ft and a maximum density of 1250 sq. ft. per dwelling unit.
- The proposed subdivision will result in the creation of two (2) 3010 sq. ft. lots at what was formerly 567 Jessie Ave.
- Given the proposed lot size of 3010 sq. ft, two (2) dwelling units on each lot results in a compliant density of 1505 sq. ft. per dwelling unit.

Collaboration with the Public Service:

- In early 2019, the applicant sought feedback on a proposal to establish two (2) new duplex dwellings on what is currently 567 Jessie Ave.
- The Urban Planning Division indicated we would be supportive of a subdivision and rezoning application to enable this concept provided they could demonstrate compliance with *Corydon Osborne Area Plan* policies, PDO regulations and Design Guidelines.
- The Urban Planning Division also advised the applicant we would not support variances to dimensional standards of the Zoning By-law. The one exception being the Division would support a variance to reduce the interior side yard of the new dwellings to enable a larger four (4) foot exterior side yard to the existing neighbours.
- The applicant incorporated this feedback into their designs and is providing a larger four (4) foot exterior side yard.
- Upon submission of their original application, proposed house A exceeded the 45% lot coverage maximum.
- The Urban Planning Division indicated we would not support a variance to lot coverage.
- The applicant has revised their plans to comply with the 45% lot coverage requirement.

PUBLIC ENGAGEMENT

- Upon initial inquiry, the Urban Planning Division strongly encouraged the applicant to undertake public consultation with immediate neighbours and more broadly on Jessie Ave. as early as possible.
- The applicant has indicated they conducted a virtual open house with area residents on November 13, 2020.
- The applicant has provided the Urban Planning Division with a public engagement report following this event as requested.
- The public engagement report states residents had the following generally positive feedback:
    - Larger exterior side yards were appreciated
    - Focus on sustainability was appreciated as was attention to design
- Concern was raised by residents regarding the impact of a side yard ramp in the west exterior side yard providing access to the ground floor unit in house A.
    - Applicant confirmed the ramp is gentle and can be landscaped
- Clarification of building materials was provided to area residents (wood siding highlights, hardie board panel, aluminum soffits and fascia, wood decking)
- Residents raised concerns about the overall height of the proposed buildings which uses a three (3) storey construction.

- Residents asked if the applicants would consider a further step back of the upper level of House A next to the western neighbour in a similar fashion used for House B.
    - The applicant indicated the street fronting portions of the building are designed to replicate 1 and ½ storey mass (through use of upper floor step back)
    - The applicant indicated full height portions of the building are slightly taller than the recent addition to the adjacent dwelling at 571 Jessie Ave.
    - The applicant indicated 2.5-3 storey dwelling design is common in the area
    - The applicant indicated a steep roof pitch was employed to keep in character of the area.
    - The applicant indicated they have further stepped back the top level of House B to limit impacts to dwellings across the public lane
    - The applicant confirmed the front yard area will be at least 60% soft landscaped and that additional landscaping and "greening" efforts will be made on site.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Although the Corydon Osborne Area Plan polices are most relevant in guiding the proposed development, the following policies also apply:

- The subject property is located in a Mature Community as designated in *Complete Communities.*
- *Complete Communities* states Mature Communities "present some of the best opportunities to accommodate infill development, to increase housing choice and to maximize the use of existing infrastructure."
- Areas of Stability / Mature Communities Direction 1 also says the public service should support the subdivision of a parcel of land into two or more lots when it is done in a context sensitive manner.

The proposed subdivision and associated variances will add modest density to this Mature Neighbourhood in a fashion consistent with lot size and residential density on this block of Jessie Ave.

CORYDON OSBORNE AREA PLAN

- The subject property is located in the *Lower Density Residential Area* of the Corydon Osborne Area Plan (COAP).
- Lower density residential areas are located south of Corydon Avenue.
- Section 3.5.23. *Lower Density Residential Areas* states:

> *"Up to two unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated on corners,*

subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas shall be 3 storeys."

The establishment of two (2) duplex dwellings at 567 Jessie. is consistent with *Corydon Osborne Area Plan* policies in that proposed dwellings are within the allowable maximum three (3) storey height and two dwelling unit density.

ZONING BY-LAW 200/2006

- The "R2" district is the most appropriate zoning district to enable the establishment of a two-family residential use.
- The Corydon Osborne PDO enables the establishment of a two-family residential use on 2500 sq. ft. lots in the Lower Density Residential Area of the Corydon Plan.
- Given the proposed new lots have lot areas of 3010 sq. ft, the "R2" district enables the establishment the two proposed duplex dwellings.

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY (PDO)

- The subject property is located in *Area 8 Lower Density Residential Area* of the Corydon Osborne PDO.
- The Corydon Osborne PDO imposes the following regulations in the *Lower Density Residential Area;*
    - The maximum allowable residential density is one (1) residential unit per 1250 sq. ft. of lot area.
    - Maximum allowable lot coverage is 45%
    - Minimum lot area is 2500 sq. ft.
    - All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.
    - Parking must be located behind proposed buildings

The two (2) proposed duplex dwellings are consistent with the Corydon Osborne PDO in that:

- Proposed lots are 3010 sq. ft in area
- Residential density on each lot is 1505 sq. ft. per dwelling unit
- Both dwellings contain front doors at ground level facing the street on the portion of the façade closest to the street.
- Parking is located behind the building.
- Both proposed dwellings are within the allowable maximum lot coverage of 45%.

CORYDON OSBORNE AREA PLAN DESIGN GUIDELINES

- The proposed development is subject to the *Lower Density Residential Design Guidelines*
- For a detailed analysis of how this proposal meets the *Lower Density Residential Design Guidelines* please see **Appendix A** of this report.

ADDITIONAL CONSIDERATIONS

Trees

- Section 3.5.54 of The Corydon Osborne Area Plan states development should "encourage *the preservation of existing mature canopy shade trees and natural areas through good design"*
- At the request of the Urban Planning Division the applicant provided an arborist report for the subject property*.*
- The report identifies that a number of the trees on site have been deemed unhealthy (Manitoba Maple and Cherry Tree).
- A cluster of Manitoba Maple will also unfortunately be lost due to its location within in the development area.
- A black spruce at the front of the property has been deemed healthy, which appears outside of the developable area.
- The Urban Planning Division encourages the preservation of this tree if possible.
- The applicant will be required to adhere to City of Winnipeg standards during construction to ensure public boulevard trees in front of the subject property will not be impacted by this private construction project.

Proximity of adjacent dwelling

- As part of the subject application, a survey of 567 Jessie Ave. was provided.
- This survey illustrates the eavestrough of the neighbouring residential dwelling at 571 Jessie Ave. encroaches by five (5) inches onto the property at 567 Jessie Ave. There is no encroachment of building mass from 571 Jessie onto 567 Jessie.
- This condition does occur from time to time in older neighbourhoods where houses were constructed more than 100 years ago using imprecise surveys.
- After discussions with the Plan Examination branch, it was confirmed the eave encroachment is a non-conforming right and can continue to exist.
- This non-conforming right will not negatively impact new development on 567 Jessie Ave. as there is no change to the property line between 567 and 571 Jessie Ave.
- New construction on 567 Jessie will be subject to modern building code and will be analyzed based on distance from the property line and not to the eave projection.

- Provision of a larger, four (4) foot exterior side yard for new development at 567 Jessie provides additional separation between new construction and the encroaching eavestrough.

Administrative Coordinating Group (ACG) Report

- The proposed subdivision and rezoning application is subject to conditions in the attached Administrative Coordinating Group (ACG) report.
- The ACG report requires the applicant provide sewer and water line connections to the new dwellings. If the property is sold, the sellers must inform the purchasers of this requirement.
- The ACG report also requests the applicant provide a 2.0 metre by 2.0 metre corner cut to the City at the north east corner of property where two (2) public lanes intersect to facilitate garbage truck turning movement.
- This requirement will require modification of the submitted site plan in order to accommodate the proposed detached garage for House B.
- The applicant is aware of this requirement and has indicated they can move the garage forward on site to enable a conforming garage while accommodating the requested corner cut.
- This modification is satisfactory to the Urban Planning Division as a detached garage can still be accommodated on site, consistent with *Corydon Osborne Area Plan* design guidelines, without further variance.
- This modification can also be accommodated while still complying with the substantial conformance condition being recommended as a condition of approval with the associated variance application (DAV 19-200103/D).

Conditions of approval

Design Review

Development other than single family uses which occurs within the Corydon Osborne Area Plan boundary is subject to Design Review. The proposed development has undergone Design Review and has been deemed to comply with the *Lower Density Residential Design Guidelines*. If the applicant were to propose changes to the designs as submitted, a new Design Review process will be required.

Substantial conformance

- The submitted design is the product of numerous discussions between the applicant and the Urban Planning Division. The proposed designs are consistent with Corydon Osborne Area Plan policies and design guidelines.
- A substantial conformance condition of approval has been placed on the corresponding variance application (DAV 19-200103D) to ensure the proposed two family dwellings are built as proposed.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subdivision and rezoning to enable the construction of two (2) duplex dwellings will result in a modest increase in density on this lot, thereby increasing housing options in this pedestrian oriented, bikeable, transit connected and amenity rich mature neighbourhood.
- The subdivision and rezoning is consistent with the policies in *Complete Communities* Direction Strategy and the C*orydon Osborne Area Plan.*

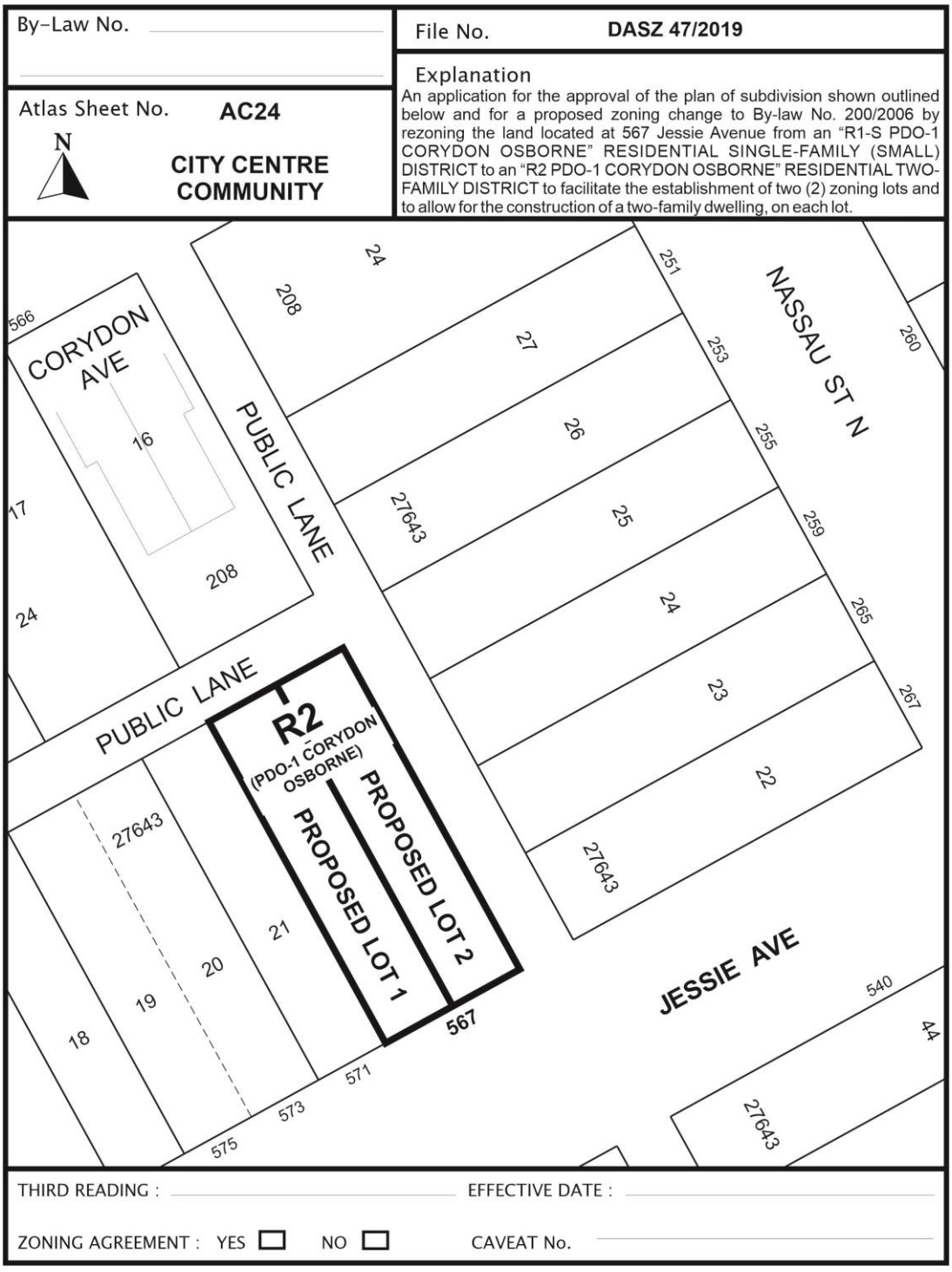
RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject property be subdivided rezoned into the "R2 PDO-1 CORYDON OSBORNE district."

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

Report Prepared by: Dylan Harris, RPP
PPD File # DASZ 47/19 – 567 Jessie Ave.

Schedule "A" for File DASZ 47/19, City Centre Community Committee, January 2021



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 567 JESSIE AVENUE

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 47/2019. The applicant should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Plan Considerations

1) The Developer shall, at no expense whatsoever to the City, legally open property required for a 2.0m x 2.0m corner cut where the two Public Lanes intersect, to the satisfaction of the Director of Public Works.

Section II – Servicing Considerations

1) Lot Line Service Connections

The applicant shall provide a letter to the Land Development Branch stating that:

a) the applicant understands that they are responsible for the full costs to install separate sewer and water lot line services from the respective mains in Jessie Avenue to the property line of the newly created Lots 1 and 2, and;

b) if the applicant sells any of the newly created Lots 1 and 2 before they have installed the lot line services referred to in 1), that they will undertake to inform the purchaser (new owner) in writing that the purchaser is responsible for the costs to install the lot line services referred to in 1).

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 47/2019
March 10, 2020

"*Original Signed by D. Trenchard*"

D. Trenchard, P. Eng.,
Land Development Branch
Planning, Property and Development Department

"*Original Signed by C.J. Desjardine*"

C. J. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

"*Original Signed by M. Gajda*"

M. Gajda, P. Eng.
Engineering Division
Water & Waste Department

Appendix A: 567 Jessie Ave Design Review Checklist

Corydon Osborne Plan Urban Design Review

Corydon Osborne Lower Density Design Guidelines	Comply (Yes or No)	Comments
i) Buildings should be parallel to the street frontage property line	**Yes**	
ii) Building setbacks should be within 1.5 metres (5 feet) of the average of the two adjacent buildings' setbacks	**Yes**	Building complies with front yard alignment
iii) Roofs should be pitched	**Yes**	
iv) Façade elements such as doors, windows, rooflines etc. should be generally aligned with those elements on adjacent buildings. In instances where accessibility determines finished floor level, proportion and scale of façade elements should be consistent with the proportion and scale of those elements on adjacent buildings.	**Yes**	Both proposed dwellings have low main floor levels (approximately 2 feet above grade) Doors to ground level units on front façade are lower in height (3 steps into dwelling).

v) Buildings should have their main entrance facing the street	**Yes**	Both dwellings contain three steps up to open seating areas leading to front doors on the front façade accessing ground floor units (ground floor units can also be accessed through side door entrance). The second floor unit in building B is accessed by an external stair leading to a door facing the street (setback from front elevation). Second floor unit in building A is accessed through side and rear doors.
vi) Buildings should include architectural appurtenances such as front porches, covered stoop, etc, consistent with building materials	**Yes**	Both dwellings contain open ground floor seating areas with steps oriented to the street. Both dwelling units employ open balconies on above grade units oriented to the street in a similar fashion to other stacked duplex development on this block.
vii) Windows and doors should be articulated	**Yes**	The proposed dwelling uses a substantial amount of window area in both designs. Doors and windows are framed by wood style siding highlights.
viii) Façade lighting should be wall mounted luminaries no higher than top of first floor and all light should be cast down and fully shielded	**n/a**	

ix) Front yards should consist of soft landscaping a minimum of 60% of the area		Applicant has confirmed in provided public consultation report the front yard will consist of a minimum 60% soft landscaping.
x) Front yard fences and walls should be no higher than 1 m and be of primarily transparent construction	**n/a**	
xi) Compatible small scale multi-family buildings should reflect the surrounding residential building character	**n/a**	
xii) Corner lots may have greater lot coverage	**n/a**	
xiii)Multiple lot development on interior lots should allow for maximum coverage less building context setbacks	**n/a**	

xiv) Multiple lot development may be contiguous but should articulate the appearance of two units per lot	**n/a**	
xv) Multiple lot development should reflect the rhythm, massing, materials, and proportions of the adjacent residential buildings	**n/a**	
xvi) Residential development should maintain the existing pattern of detached garages rather than attached garages	**Yes**	Proposed development proposes construction of two detached garages**.** Despite ACG corner cut request, detached garage can still be accommodated for house B.
xvii) All parking lots should provide appropriate screening to preserve the residential character of the area	**n/a**	
xviii) Residential developments should provide pedestrian access at street level and locate parking, loading, and service entrances at the rear of buildings.	**Yes**	Stairs facing the public street connect to doors on ground level facing the street. Parking is located at rear of building in detached garages.
xix) Residential development should have consideration for light, view, and privacy of adjacent buildings and area	**Yes**	Front yard alignment is met. Variances sought to reduce interior side yard enabling larger 4 foot exterior side yard to existing neighbour. The raised second floor entrance on building B is located in the interior side yard and does not abut existing residential uses. Building B, which employs a third level balcony is located on the eastern side of the property, adjacent to the

		lane, away from immediately adjacent residential uses and is across the street from established multi-family residential uses. Both building employ a design that steps back the upper level (by approx. 12 feet and 19 feet respectively) reducing bulk and increasing light penetration to adjacent uses.
xx) Residential development should ensure pedestrian access is a predominant feature in the site design	**Yes**	Building front condition has steps oriented to the street, with front doors, outdoor seating areas and balconies oriented to the street enhance pedestrian condition.
xxi) Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows, and doors and height and massing of buildings	**Yes**	Proposed buildings use a pitched roof design and employs a mix of materials including a wood style siding, a cement board smooth panel siding, aluminum spindled railings and significant amount of fiberglass window coverage. The proposed vertical duplex construction is within allowable height limits and is similar in height to 4 newly constructed stacked duplex units on the south side of Jessie Ave.
xxii) Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	**Yes**	Through the use of ground level decks and above grade balconies, there is clear delineation between public, semi private and private space.
xxiii) Residential development should encourage preservation of mature canopy	**Yes**	Applicant provided an arborist report. Applicant

shade trees and natural areas through good design		encouraged to preserve any healthy trees outside of developable area.
xxiv) Residential design should strongly encourage the incorporation of concepts of Universal Design and Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design	**Yes**	Proposed buildings have an active presence on the street through use of significant window cover, ground level decks and entrances and above grade balconies that increase eyes on the street in a fashion consistent with CPTED principles. Submitted public consultation report states both ground floor units have been designed as accessible.

Exhibit "1" referred to in File DASZ 47/2019

Revised Plan
DASZ 47/2019



DRAWING INDEX

A0.0 COVER SHEET
A1.0 SITE / ROOF PLAN
A2.0 FLOOR PLANS - HOUSE A
A2.1 ELEVATIONS - HOUSE A
A2.2 BUILDING SECTIONS - HOUSE A
A3.0 FLOOR PLANS - HOUSE B
A3.1 ELEVATIONS - HOUSE B
A3.2 BUILDING SECTIONS - HOUSE B

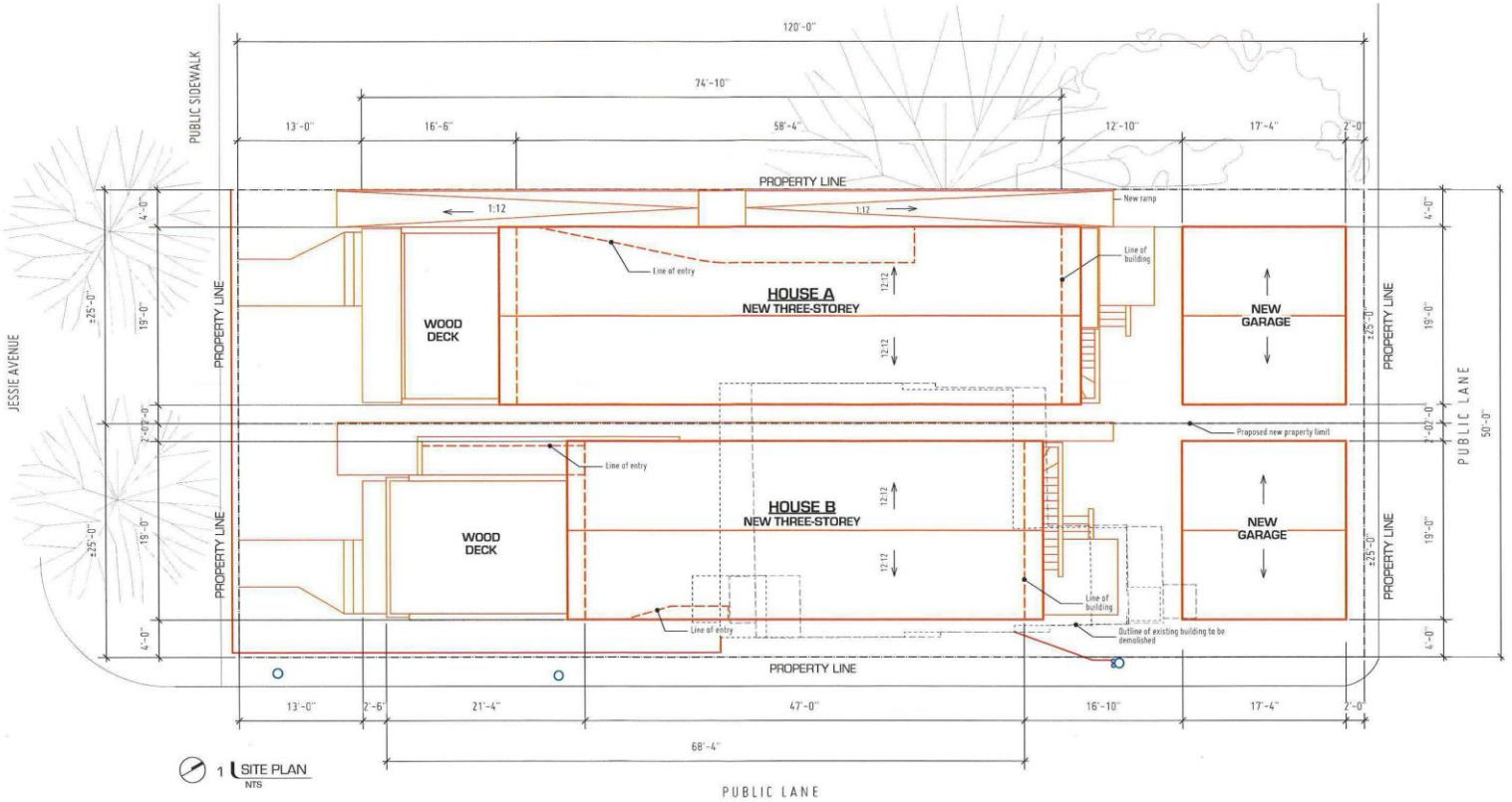
November 10, 2020

567 JESSIE

567 Jessie Avenue, Winnipeg, MB

UNIT7 ARCHITECTURE INC.

A0.0



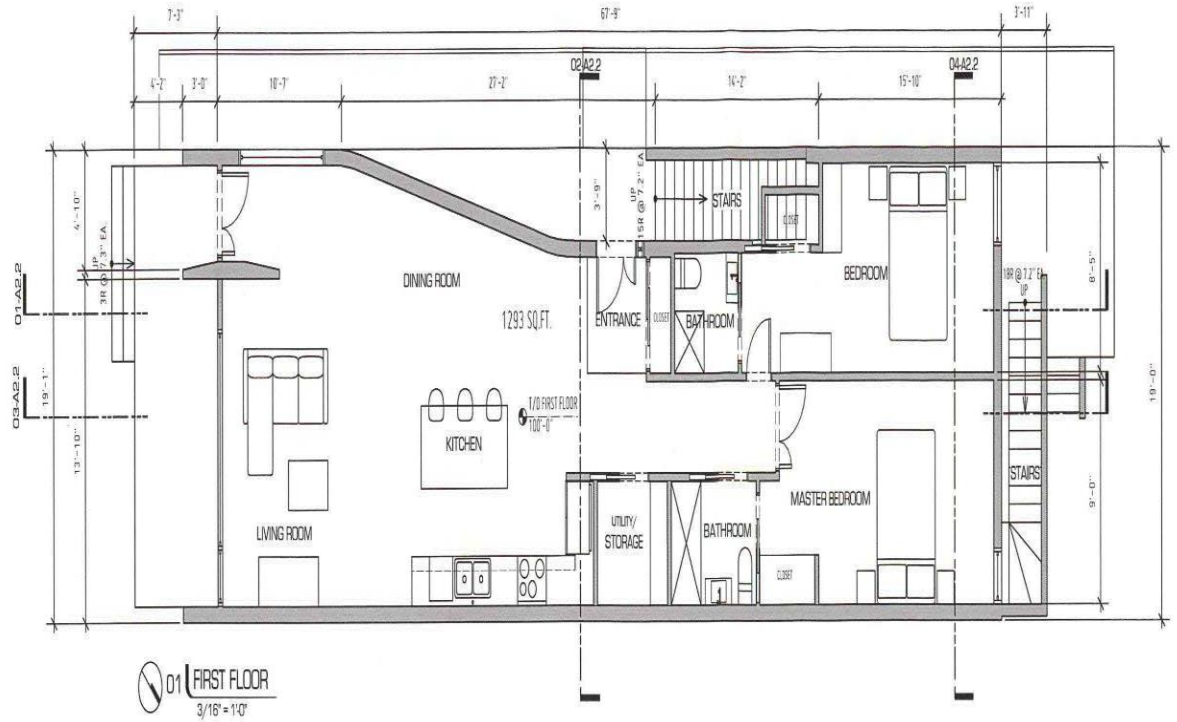
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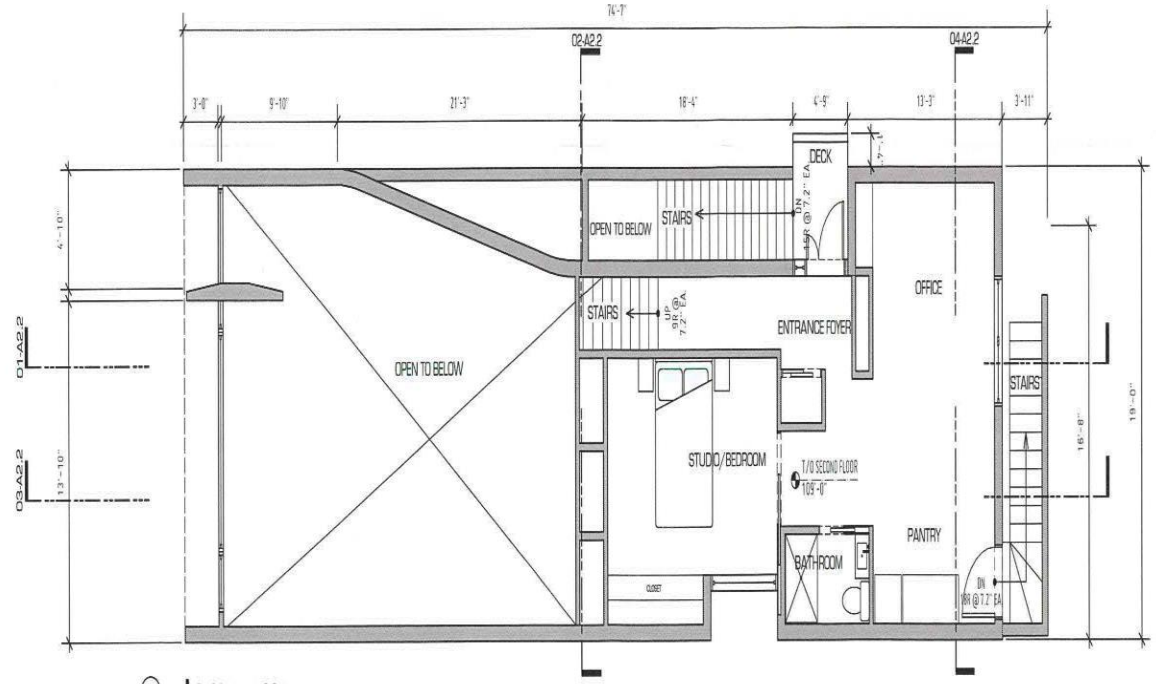
567 Jessie Avenue, Winnipeg, MB

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A1.0



01 FIRST FLOOR
3/16" = 1'-0"



02 SECOND FLOOR

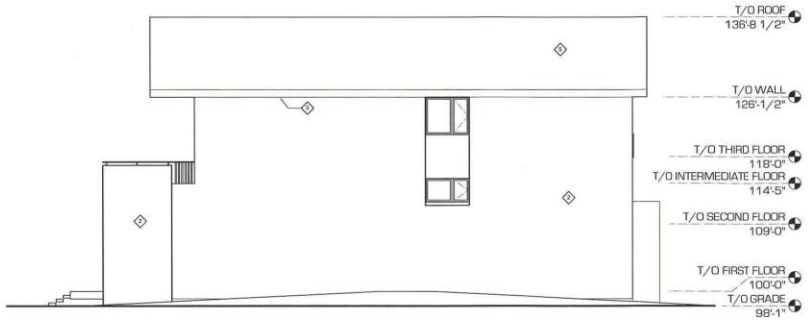
HOUSE A

FLOOR AREAS:

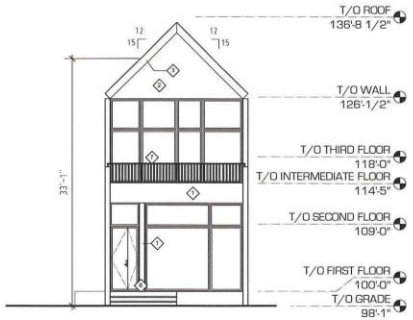
FIRST FLOOR AREA: 800 sq. ft.

SECOND FLOOR AREA: 402 sq. ft.

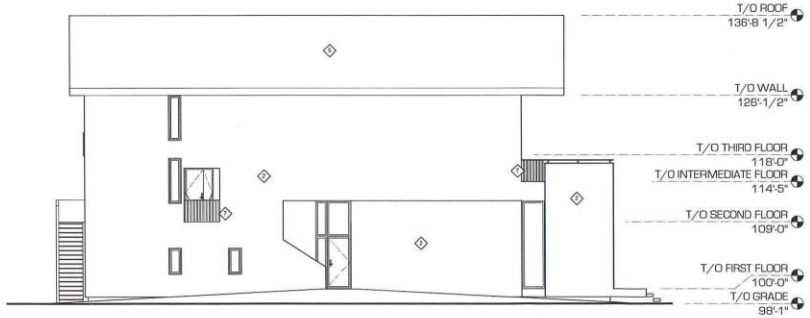
THIRD FLOOR AREA: 900 sq. ft.



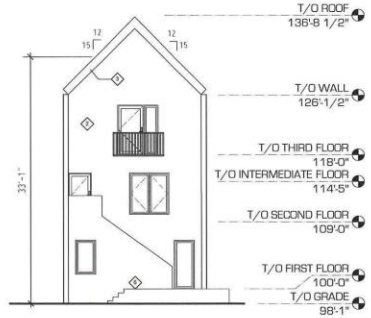
01 EAST ELEVATION
1/8" = 1'-0"



02 NORTH ELEVATION
1/8" = 1'-0"



03 WEST ELEVATION
1/8" = 1'-0"



04 SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED EXTERIOR BUILDING MATERIALS

1. Wood or wood-style siding highlights
2. Cement board (James Hardie) or similar smooth panel siding system
3. Prefinished aluminum fascia, gutters dwonspouts and soffits
4. Fibreglass windows
5. Fibregalss shingle roofs
6. Wood or wood composite decking
7. Prefinished aluminum guardrails

HOUSE A

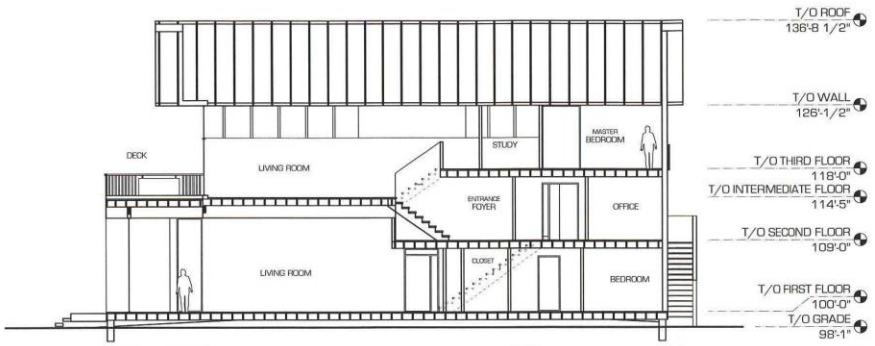
November 10, 2020

567 JESSIE

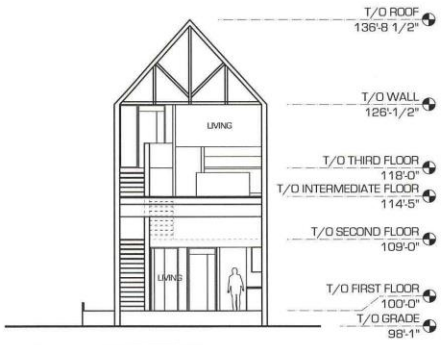
567 Jessie Avenue, Winnipeg, MB

UNIT7 ARCHITECTURE INC.

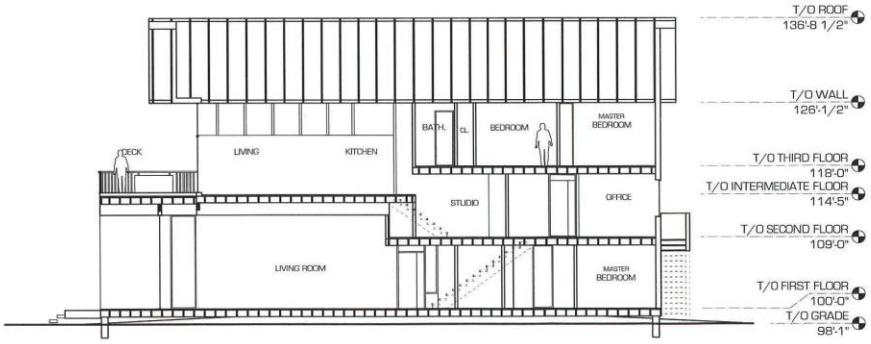
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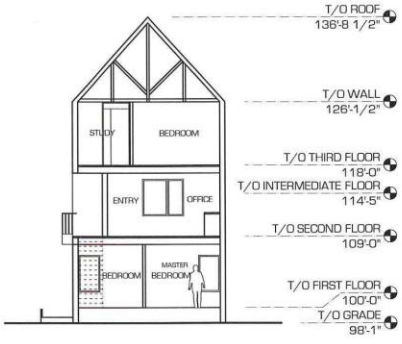
01 LONGITUDINAL SECTION
1/8" = 1'-0"



02 TRANSVERSE SECTION
1/8" = 1'-0"



03 LONGITUDINAL SECTION 2
1/8" = 1'-0"



04 TRANSVERSE SECTION 2
1/8" = 1'-0"

HOUSE A

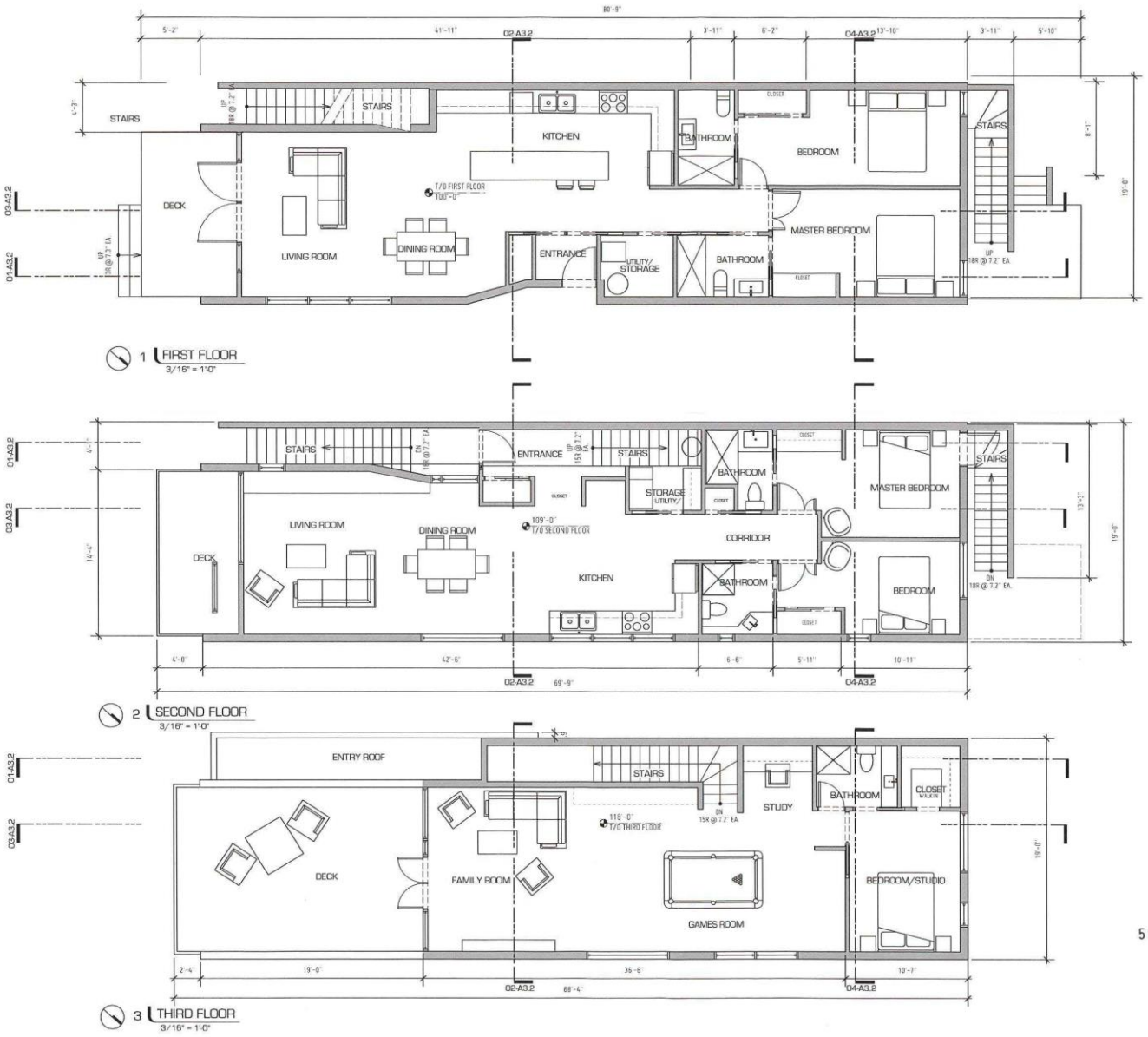
November 10, 2020

567 JESSIE

567 Jessie Avenue, Winnipeg, MB

UNIT 7 ARCHITECTURE INC.

A2.2



HOUSE B

FLOOR AREAS:
FIRST FLOOR AREA: 800 sq. ft.
SECOND FLOOR AREA: 890 sq. ft.
THIRD FLOOR AREA: 628 sq. ft.

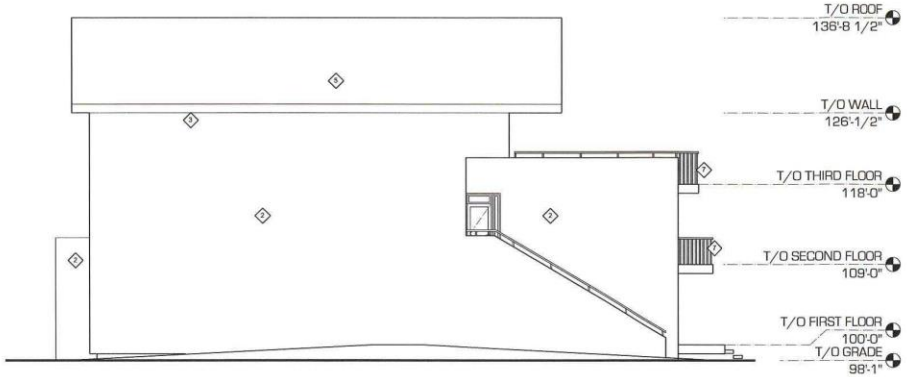
November 10, 2020

567 JESSIE

567 Jessie Avenue, Winnipeg, MB

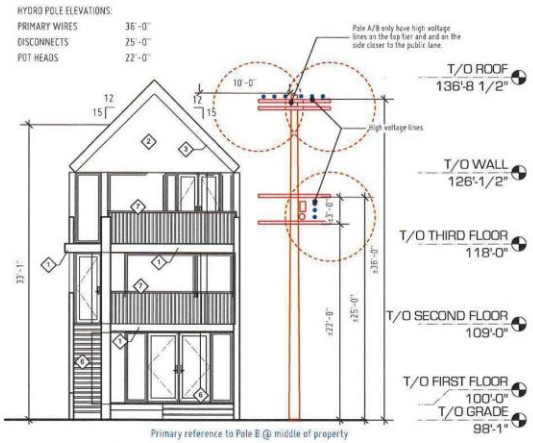
UNIT 7 ARCHITECTURE INC.

A3.0

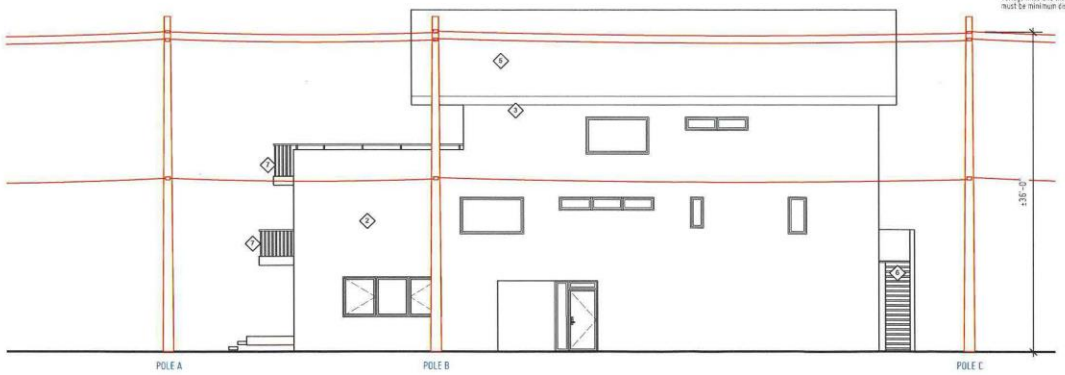


01 EAST ELEVATION
1/8" = 1'-0"

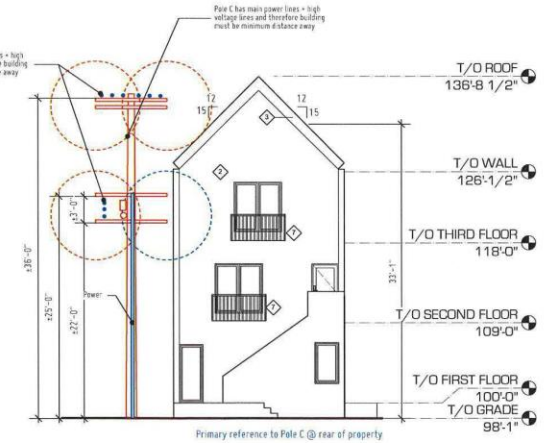
Photo of Hydro Poles/Lines along property line



02 NORTH ELEVATION
1/8" = 1'-0"



03 WEST ELEVATION
1/8" = 1'-0"



04 SOUTH ELEVATION
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PROPOSED EXTERIOR BUILDING MATERIALS

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HOUSE B

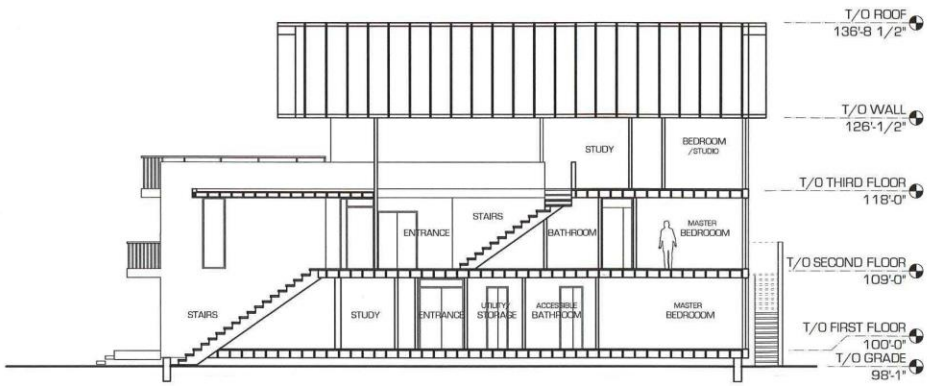
November 10, 2020

567 JESSIE

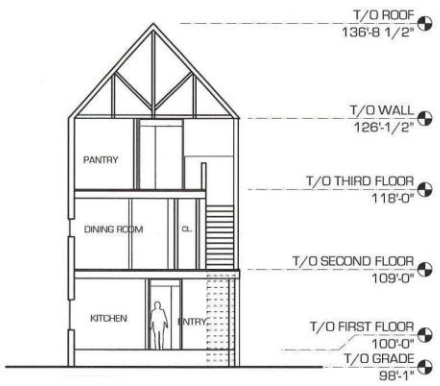
567 Jessie Avenue, Winnipeg, MB

UNIT7 ARCHITECTURE INC.

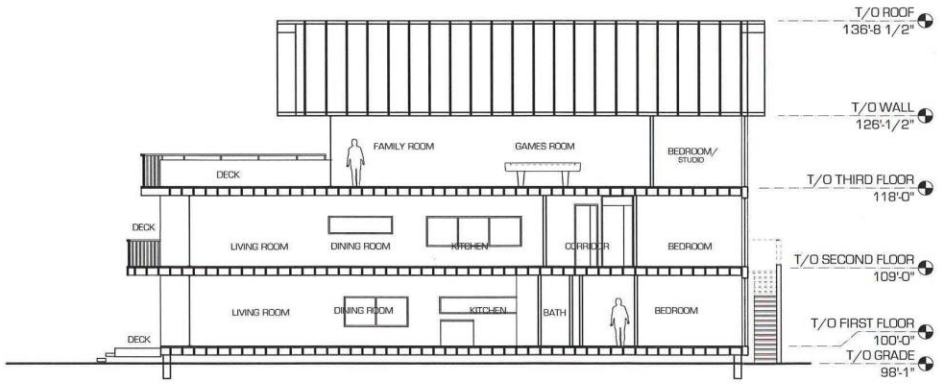
A3.1



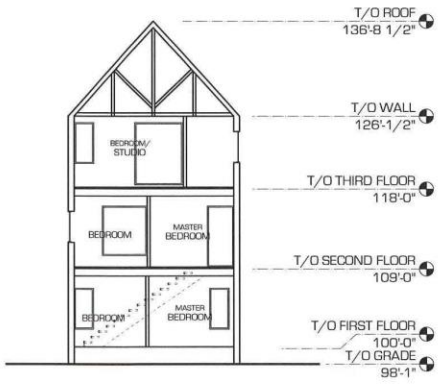
01 LONGITUDINAL SECTION
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1/8" = 1'-0"



03 LONGITUDINAL SECTION 2
1/8" = 1'-0"



04 TRANSVERSE SECTION 2
1/8" = 1'-0"

HOUSE B

November 10, 2020

567 JESSIE

567 Jessie Avenue, Winnipeg, MB

UNIT7 ARCHITECTURE INC.

A3.2