Minutes – Executive Policy Committee – September 14, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

Item No. 15 Subdivision and Rezoning – Ravelston Avenue West, between 3 Fiorentino Street and 1294 Ravelston Avenue West (Transcona Ward)
File DASZ 26/2022 [c/r DAV 135449/2022D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the subdivision under Development Application No. DASZ 26/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 31st, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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" - Report of the Administrative Coordinating Group, dated August 3rd, 2022, 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" Residential Two-Family District, as shown on the map dated August 31st, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan Transcona Community Committee 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 26/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. 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 DASZ 26/22;

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 8, 2022

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than four business days preceding the committee meeting, be considered by Committee

Carried

Moved by Councillor Rollins,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be concurred in and forwarded to Council.

Yea:	Bowman, Allard, Browaty, Chambers, Mayes, Rollins	6
Nay:		0

Carried

STANDING COMMITTEE RECOMMENDATION:

On September 8, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On August 31, 2022 the East Kildonan-Transcona Community Committee concurred in the recommendation of thee Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

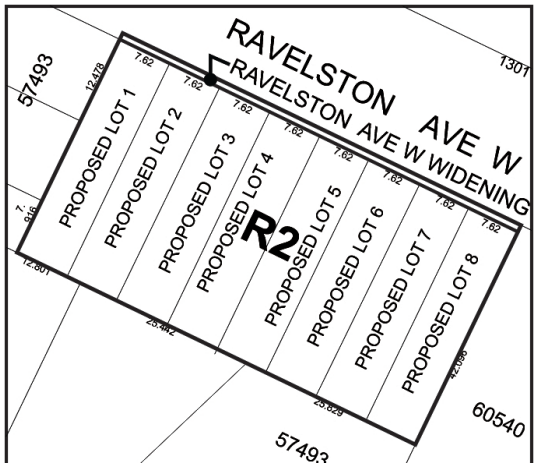
File: DASZ 26/2022

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

Public Hearing: August 31, 2022
Council Building, 510 Main Street

Applicant: 10123126 Manitoba Ltd. (Prabjot Panchhi)

Subject:



APPLICANT : 10123126 Manitoba Ltd. (Prabjot Panchhi)
FILE : DASZ 26/2022
PROPOSAL : An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to an "R2" RESIDENTIAL TWO-FAMILY DISTRICT to facilitate the establishment of residential lots for the construction of four (4) Two-Family Dwellings. **For information, phone D. Chyz-Lund, Planner at 204-986-8289.**

Premises Affected: Ravelston Avenue West, between 3 Fiorentino Street and 1294 Ravelston Avenue West

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: T. Pomanski, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: August 31, 2022

Community Committee Recommendation:

On August 31, 2022, the East Kildonan-Transcona 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 26/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated August 31st, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such 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" - Report of the Administrative Coordinating Group, dated August 3rd, 2022, 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" Residential Two-Family District, as shown on the map dated August 31st, 2022 and included within Schedule "A", subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. fencing
            f. landscaping
            g. free-standing signage

            on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan Transcona Community Committee 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 26/2022, as determined by the City's Director of Planning, Property and Development.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. 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 DASZ 26/22;

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

13. 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 reasons for its recommendation:

1. The public service provided a positive report on this. This is what we've seen time and again in the area that aligns with city policy.

2. Change in this area is difficult and we know it is difficult. We are well past the point of un ringing that bell and its difficult. This is a reasonable use of that land with eight (8) units, not 16. There is no opportunity for secondary suites. I will close with my matter with regards to that corner. We know there is a challenge. We know the solution and the public service is working towards that.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 4 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated April 29, 2022
2. Notification of Public Hearing dated June 30, 2022
3. Manitoba Status of Titles 3133183/1, 3133184/1
4. Letter of authorization dated March 11, 2022 from Arun Misra, Misra Holdings Incorporated, to 10123126 Manitoba Ltd.
5. Letter of authorization dated March 14, 2022 from Arun Misra, Misra Holdings Incorporated, to 10123126 Manitoba Ltd.
6. Sketch of Title Plot dated September 22, 2021
7. Plans (2 Pages)
8. Report from the Urban Planning Division dated August 23, 2022
9. Inspection Report
10. Communication dated August 29, 2022, from Ben McGillivary in support of the application
11. Recording of Representations

REPRESENTATIONS:

In Support:

Ben McGillivary
Prabjot Panchhi

In Opposition:

Frank Fiorentino
Don Graziano
Eddy Miller
George Sumka

For Information:

Nil

For the City:

D. Chyz-Lund, Planner, Planning, Property and Development, Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 26/2022

ADMINISTRATIVE REPORT

Title: DASZ 26/2022 at Ravelston Avenue West between 3 Fiorentino Street and 1294 Ravelston Avenue West (roll # 04007182400 & 040071822500)

Issue: For consideration at the Public Hearing to subdivide two (2) existing lots into eight (8) lots, and rezone them from “R1-L” Residential Single-Family – Large District to “R2” Residential – Two-Family District for the construction of four (4) two-family dwellings

Critical Path: East Kildonan – Transcona Community Committee > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Chyz-Lund, MCP	n/a	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 26/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated August 31st, 2022 and attached as Schedule “A” and with the Proposed By-law attached as Appendix “B” to this report, with such 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” - Report of the Administrative Coordinating Group, dated August 3rd, 2022, 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” Residential Two-Family District, as shown on the map dated August 31st, 2022 and included within Schedule “A”, subject to the following conditions:

    A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed

            a) buildings;

b) accessory parking areas;

c) private approaches;

d) garbage enclosures;

e) fencing;

f) landscaping; and

g) free-standing signage

on the Owner's land ("Works") to the City's Director of Planning, Property and Development ("Director") and the East Kildonan Transcona Community Committee 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.A, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Zoning Agreement and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

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 26/2022, as determined by the City's Director of Planning, Property and Development.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

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10. 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 DASZ 26/22;

11. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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.

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

REASON FOR THE REPORT

- The applicant wishes to subdivide two (2) existing lots into eight (8) lots, and rezone them from “R1-L” Residential Single-Family – Large District to “R2” Residential – Two-Family District for the construction of four (4) two-family dwellings.
- 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 and Design Division are concurred in, the proposed plan of subdivision and rezoning **can** proceed in accordance with Schedule “A” to this report.

CONSULTATION

In preparing this report there was consultation with:

Land Development Branch

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Chyz-Lund, MCP
Date:	August 23, 2022
File No.	DASZ 26/ 2022

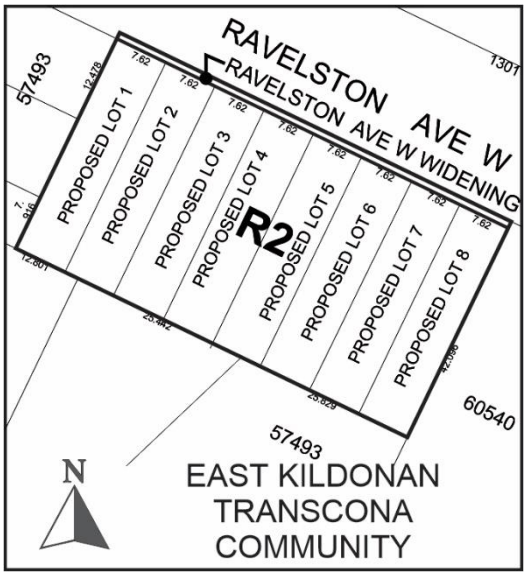
List of Schedules and Attachments:

- Appendix A: Planning Discussion
- Schedule “A” of File No. DASZ 26/2022, East Kildonan – Transcona Community Committee, dated August 31, 2022
- Appendix B: Draft by-law
- Schedule “B” Report of the Administrative Co-ordinating group, RE: Proposed Subdivision and Rezoning of Land Located on the South Side of Ravelston Avenue West Between Fiorentino Street and Peguis Street, dated August 3, 2022

APPENDIX 'A'

DATE:	August 23, 2022
FILE:	**DASZ 26/ 2022**
RELATED FILES:	DAV 22-135449/D
COMMUNITY:	East Kildonan – Transcona
NEIGHBOURHOOD #:	417 - Peguis
SUBJECT:	DASZ-Plan of subdivision and rezoning to subdivide two (2) existing lots into eight (8) lots. All proposed lots would be rezoned from "R1-L" Residential Single-Family – Large to "R2" Residential – Two-Family for the purpose of constructing four (4) two-family dwellings.

LOCATION: Ravelston Avenue West between 3 Fiorentino Street and 1294 Ravelston Avenue West



LEGAL DESCRIPTION:	LOT 2 PLAN 49225 91/3 K OTM
	LOT 3 PLAN 49225 91/3 K OTM
APPLICANT:	10123126 Manitoba Ltd. (Prabjot Panchhi)
	2292 Henderson Highway
	R2E 0B9
OWNER:	Misra Holdings Incorporated
	16 Willow Brook Road
	Winnipeg, MB R3Y 0N7
RECOMMENDATION:	**Approval**

SITE DESCRIPTION

- The subject site consists of two lots located on the south side of Ravelston Avenue West between Fiorentino Street and Peguis Street in the Peguis neighbourhood of the Transcona ward.
- The subject properties are currently zoned “R1-L” Residential Single-Family – Large District.
- The subject properties are located in an “Established Neighbourhood – Recent Community” policy area as designated in *Complete Communities 2.0*, and in a “Proposed Residential Mixed Use” policy area as designated in the *Transcona West Area Structure Plan*.
- Each subject property is 100 feet in width and 110 feet in length. The combined assessed area is 21,976 square feet.
- Both lots are currently vacant.
- The subject sites are located within 400 meters of the Primary Transit Network – Long-Term Network Plan.



Figure 1: Subject site and surrounding area (flown 2021).

SURROUNDING LAND USE AND ZONING (See Figure 2)

The subject area is characterized by a mix of single family and two-family residential uses.

North: Ravelston Avenue West, then a single-family dwelling and a greenhouse split-zoned "R1-L" Residential Single-Family – Large and "RR5" Rural Residential – 5.

South: Single-family dwellings zoned "R1-M" Residential Single-Family – Medium.

East: Single-family dwellings zoned "R1-M" Residential Single-Family – Medium.

West: Single-family dwellings zoned "R1-M" Residential Single-Family – Medium.

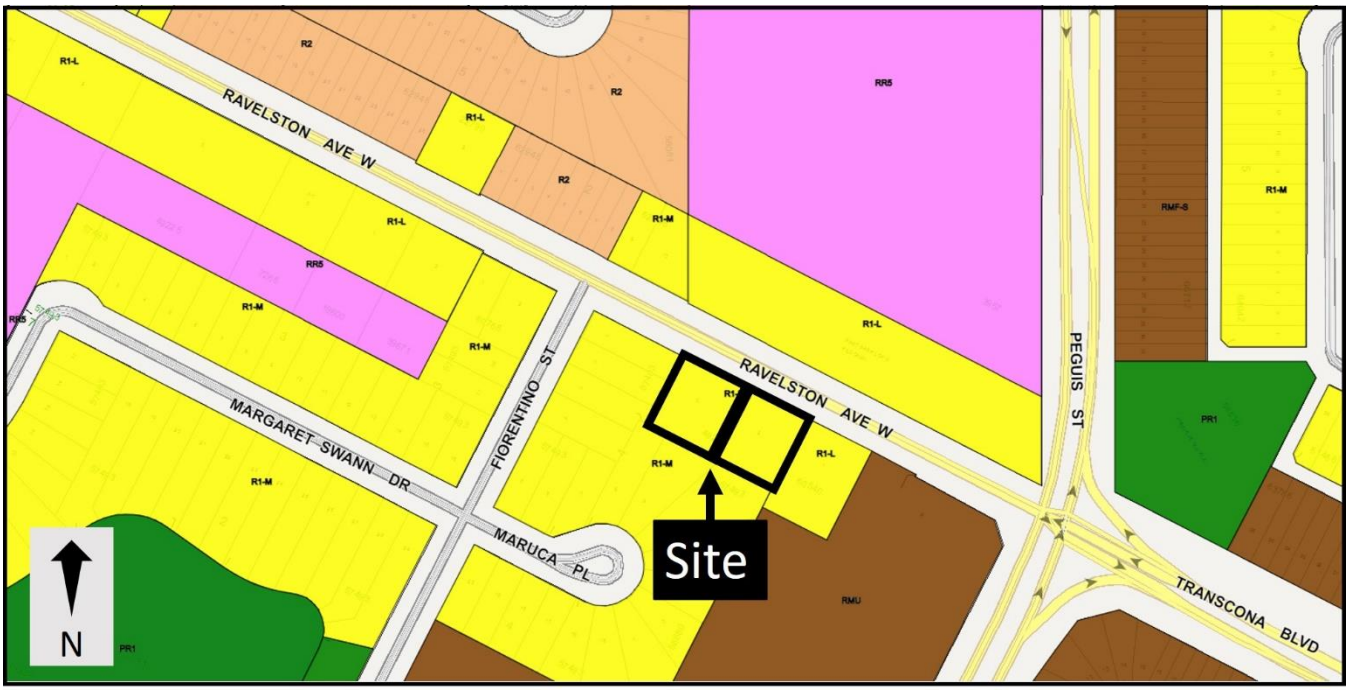


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to subdivide the existing two (2) lots into eight (8) lots and rezone all of the lots to "R2" Residential – Two-Family district for the purpose of constructing four two-family dwellings.
- Each lot is proposed to be 25 feet wide and 106.91 feet deep.
- Each dwelling unit would include one (1) attached garage fronting onto Ravelston Avenue West.
- There are no submitted elevations.

REASON FOR APPLICATION

- The subject properties are currently zoned “R1-L” Residential Single-Family – Large District. The “R1-L” district does not permit the establishment of a two (2) family residential use.
- The applicant wishes to subdivide and rezone the existing two properties into eight (8) separate lots and develop four two-family residential buildings on the newly created lots.
- In order to subdivide and rezone the lots to accommodate this higher density development, a subdivision and rezoning application is required.
- The “R2” Residential Two-Family district enables a maximum density of one (1) residential unit per 2500 square feet of site area for two-family developments.
- Given the assessed land area of each lot after subdivision would be 5345 square feet, the proposed two (2) family residential use would result in a compliant density.
- Additional variances for the lot area and lot width are required by the Special Boundary Conditions. Please see the corresponding planners report for file DAV 22-135449/D.

Collaboration with the Public Service:

N/A

ANALYSIS AND ISSUES

OURWINNIPEG

OurWinnipeg is the City of Winnipeg’s long-range development plan. Applicable Policies for Recent Communities include the following:

6.1 Sustainable Urban Growth

- The City must accommodate physical development that reflects this Plan’s goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed by *Complete Communities*.

6.16 Established Neighbourhoods

- Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in *Complete Communities*.

The proposed plan of subdivision and rezoning application **does align** with *OurWinnipeg* because the design of the site and proposed use are context-sensitive development to the neighbourhood they are proposed for, in that there are multiple two-family dwellings on 25 foot lots on the north side of Ravelston Avenue West..

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction* Strategy 2.0 (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject site is located in an "Established Neighbourhood – Recent Communities" policy area of *CCDS 2.0*. Certain goals and policies of CCDS 2.0 apply to the proposal.
- Goal 1 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.*
    - *1.3 Support the subdivision or the consolidation of land when it is done in a context-sensitive manner.*
    - *1.5 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.*
    - *1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.*
- Goal 2 - *Design new development in Established Neighbourhoods to a high standard of urban design and construction to ensure new development adds value to public and private urban spaces to create a sense of place and civic pride..*
    - *2.12 New development should respect and complement the existing character of the built form of surrounding properties.*
    - *2.21 Site design should take cues from the character of the neighbourhood or street and should mitigate the potential for land use conflict with adjacent properties that have different scales, densities and uses. Parking location (motor vehicle and bicycle), vehicular access, servicing elements, building placement and landscaping treatment will be important design elements to ensure context-sensitive design.*
- Goal 3 - *Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.*
    - *Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.*

The plan of subdivision and rezoning application and the associated development proposal **comply** with the above policies for the following reasons:

- The proposed subdivision and rezoning would enable two-family dwellings to be built in a neighbourhood that has single-family dwellings, two-family dwellings, and multi-family dwellings, thereby expanding housing options for residents in a manner that is complimentary to existing development.

- The proposal is compatible with the neighbourhood context in that the north side of Ravelston Avenue West is characterized by multiple two-family dwellings where each dwelling unit occupies a 25 foot wide lot.
- The proposal would create lots that are the same width and a similar area as the multiple lots already existing on the north side of Ravelston Avenue West.

TRANSCONA WEST AREA STRUCTURE PLAN

- The subject site falls within the Almey-Ravelston Special Planning area of the *Transcona West Area Structure Plan*. The site is designated Residential Mixed Use. Certain policies from the *Transcona West Area Structure Plan* apply to the proposal:
- Section 5.4.2 states: “a significant use of land within Residential Mixed-Use Areas will incorporate low, medium and higher density residential uses.”
- The proposed “R2” Residential Two-Family lots are consistent with the Transcona West Plan.

Based on these considerations, the Urban Planning Division **is supportive** of the application.

ZONING BY-LAW 200/2006

CURRENT ZONING:

“R1-L” Residential Single-Family – Large

Currently, the subject site is zoned “R1-L” Residential Single-Family – Large. The Residential Single-Family (R1) district is intended to accommodate primarily single-family residential development in lower-density areas. The dimensional standards in the “R1-L” Zone are:

- A minimum lot area of 5500 square feet
- A minimum front yard of 20 feet
- A minimum rear yard of 25 feet
- A minimum side yard of 4 feet
- A maximum building height of 35 feet.

Under the current zoning on the existing lot, a total of one (1) dwelling units would be permitted on each subject property.

PROPOSED ZONING:

“R2” Residential – Two-Family

The applicant is proposing to rezone the subject property to “R2” Residential Two-Family. The Residential Two-Family (R2) district is intended to accommodate the development of single and two-family units and where appropriate limited multi-family units in lower-density areas. The dimensional standards in the “R2” zone are:

- A minimum lot area of 5000 square feet
- A minimum lot area per dwelling unit of 800 square feet
- A minimum front yard of 20 feet

- A minimum rear yard of 25 feet;
- A minimum side yard of 4 feet
- A maximum building height of 35 feet.

- The “R2” Residential Two-Family district is intended to accommodate the development of single and two-family units and where appropriate limited multi-family units in lower-density areas.

SPECIAL BOUNDARY CONDITIONS

- The Special Boundary Conditions are the average lot area and average lot width of existing lots abutting or near the subject site
- The proposed development seeks to subdivide two (2) existing lots into a total of eight (8) new lots that would each be 25 feet wide and 106.91 feet deep. The resulting lot area for each lot would be approximately 2672.75 square feet, which is compliant with the dimensional standards of the “R2” Zoning District. However, due to the location of the lot, the lot is subject to the Special Boundary Conditions of Zoning By-law No. 200/2006, which specify a minimum lot width of 54 feet (16.46 metres) and a minimum lot area of 8031 square feet (746.1 square metres) in this instance.
- The Special Boundary Conditions are the subject of the variance application, which recommends approval.

ADDITIONAL CONSIDERATIONS

Parking

- The Zoning By-Law requires a minimum of two spaces for two-family dwellings.
- No parking variances are being sought by the applicant

Site Servicing

- The Administrative Coordinating Group (ACG) report associated with this file specifies cost sharing requirements.

CONDITIONS OF APPROVAL

- The Urban Planning & Design Division is recommending that final plans be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for review prior to the issuance of a development permit on the lot. The inclusion of this clause will allow the Urban Planning & Design Division and the East Kildonan – Transcona Community Committee to review final plans and design details before any future development takes place on the site.

SUMMARY

The Urban Planning Division recommends **Approval** for the following reasons:

- The subdivision and rezoning will result in the establishment of a two-family residential development that is consistent with policies in *OurWinnipeg 2045, Complete Communities 2.0,* the *Transcona West Area Structure Plan,* and the area context.
- The proposed development will increase residential density in the Peguis neighbourhood, thereby increasing housing options for the area.

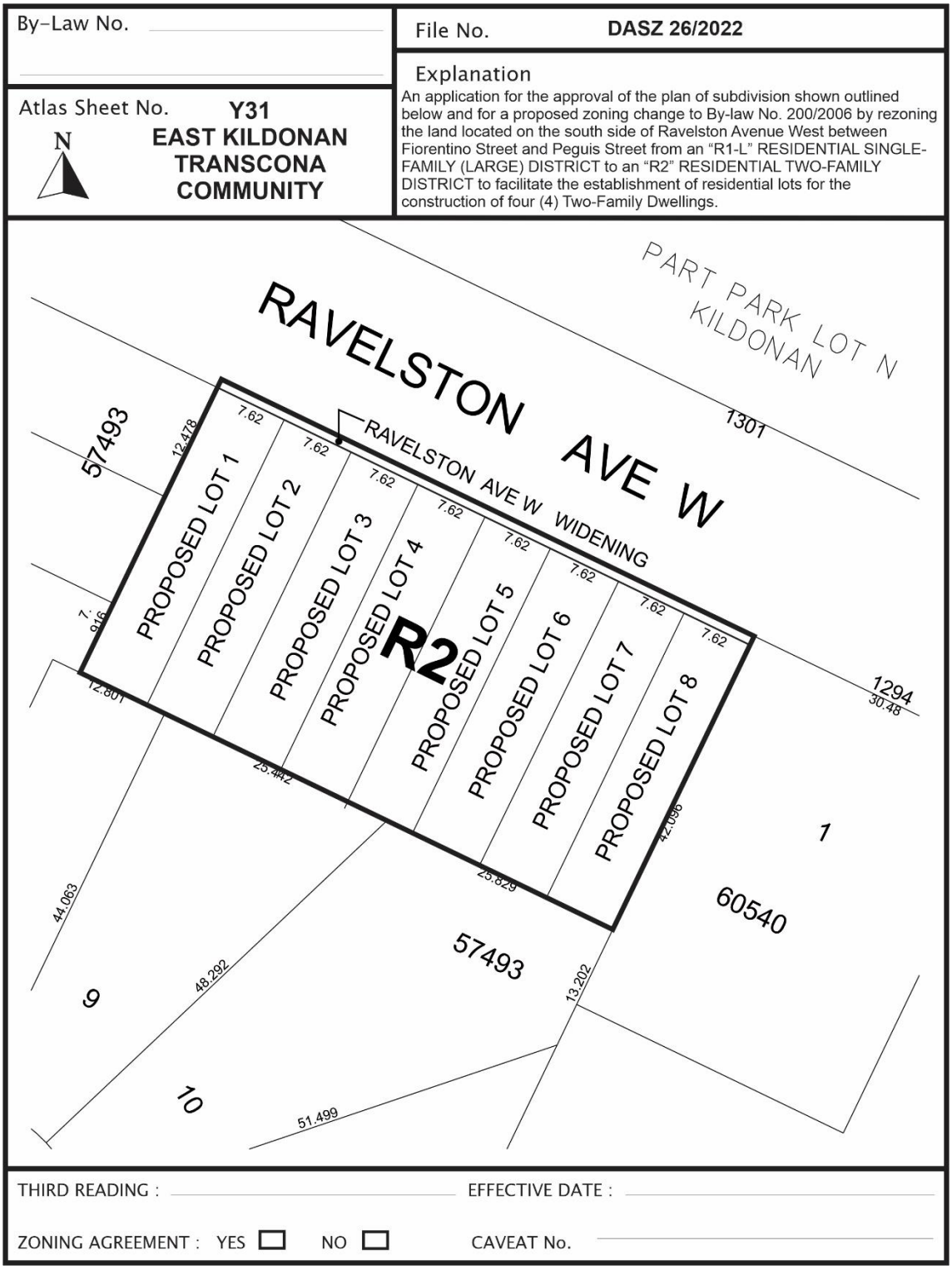
RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject properties be subdivided into eight (8) lots and that the lots be rezoned into the “R2” Residential Two-Family district.

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

Report Prepared by: Dylan Chyz-Lund, MCP
PPD File # DASZ 26/2022

SCHEDULE "A" OF FILE DASZ 26/2022, East Kildonan – Transcona Community Committee,
dated August 31, 2022



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED ON THE SOUTH SIDE OF RAVELSTON AVENUE WEST BETWEEN FIORENTINO STREET AND PEGUIS STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 26/2022. The Developer 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 to the City, legally open property required for a 0.942m widening of the Ravelston Avenue West right-of-way along the full length of the Planned Area abutting Ravelston Avenue West, to the satisfaction of the Director of Public Works.

Section II – General Comments

1) Private approaches serving two-family homes shall be joint use and there shall be approximately 6.1 metres between the edge of the private approach flares between lots, measured at the curb, as determined by and to the satisfaction of the Director of Public Works.

2) The Water and Waste Department wishes to advise that there is adequate servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

Section III – Servicing Conditions

1) Lot Line Servicing

a) The Developer shall construct, at no expense to the City, separate sewer and water lot line services from the respective mains in Ravelston Avenue West to the property line to the newly created Lots.

b) The applicant shall also be responsible to have a qualified engineer provide the construction inspections for the new services, to the satisfaction of the Director of Water and Waste.

2) Ravelston Avenue West

The Developer shall pay to the City, in cash, prior to the release of mylars for registration in the Winnipeg Land Titles Office, their share of the following services installed by others in Ravelston Avenue West, along the full length of the Planned Area abutting Ravelston Avenue West:

i. wastewater sewer;

ii. land drainage sewer;

iii. water main;

iv. a 7.5m wide by 200mm thick Portland cement concrete lane of pavement and all related works;

v. a 1.5m wide by 100mm thick Portland cement concrete sidewalk;

vi. street lighting;

vii. boulevard landscaping; and,

all as determined by and to the satisfaction of the Director of Water and Waste and the Director of Public Works.

3) Regional Land Drainage System

The Developer shall pay to the City, in cash, prior to the release of subdivision mylars for registration in the Winnipeg Land Titles Office, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

THIS REPORT SUBMITTED BY:

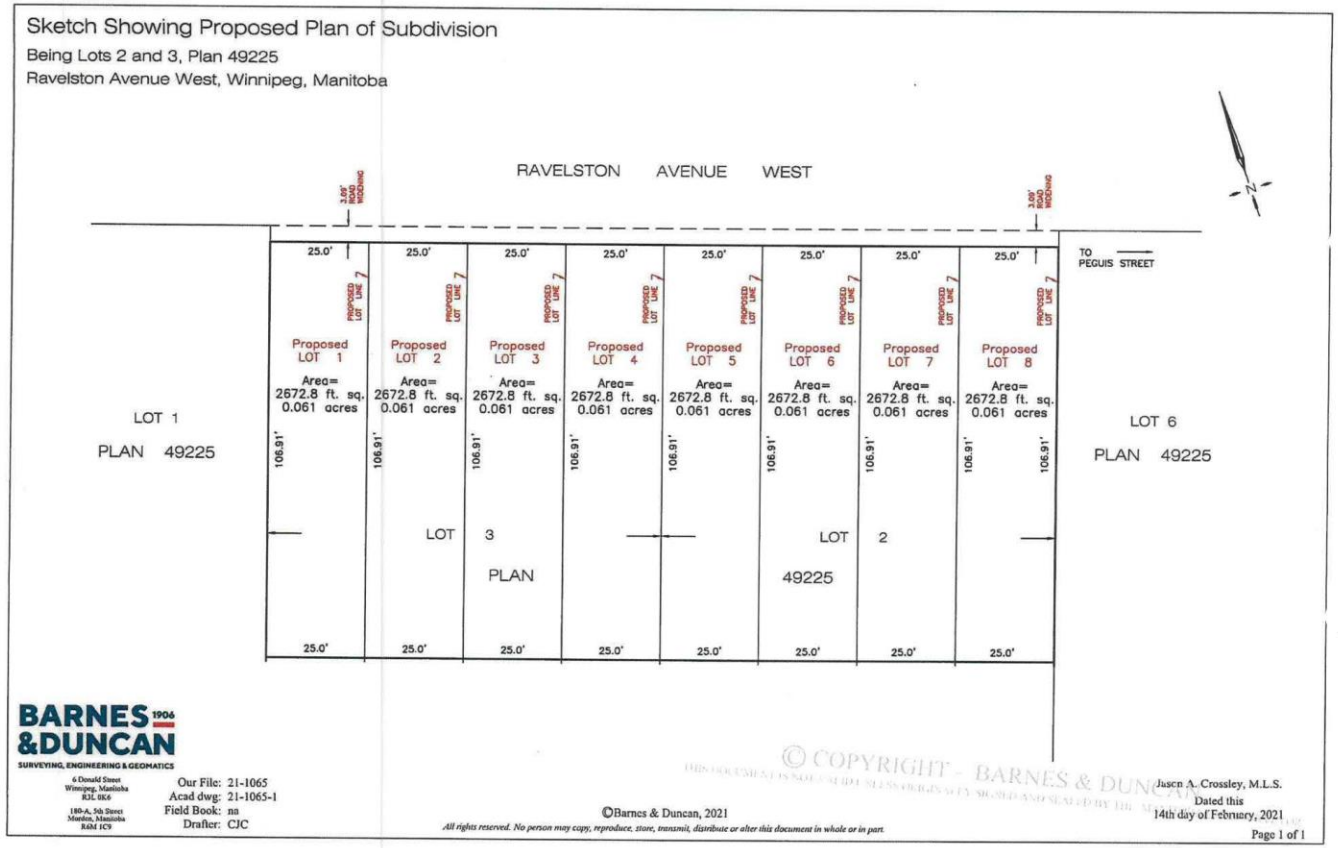
Administrative Co-ordinating Group
File No. DASZ 26/2022
August 3, 2022

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by C. Desjardine"*
C. Desjardine, M. Sc., P. Eng.
Transportation Division
Public Works Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

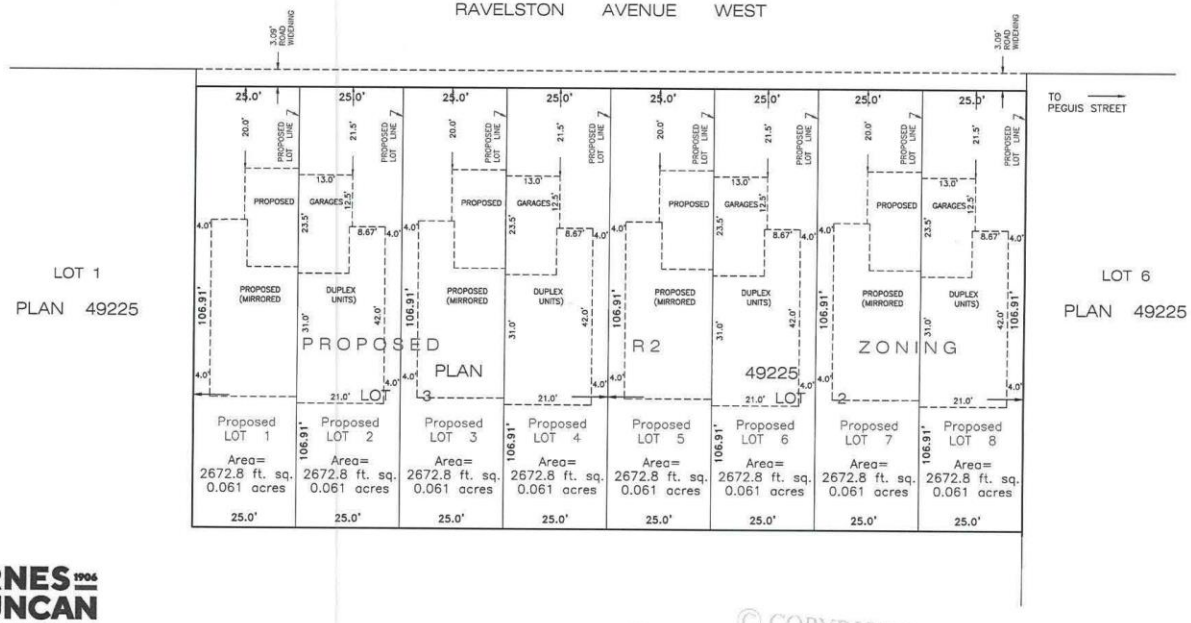
Exhibit “7” referred to in File DASZ 26/2022



Sketch Showing Proposed Plan of Subdivision & Zoning Change

Being Lots 2 and 3, Plan 49225

Ravelston Avenue West, Winnipeg, Manitoba



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Our File: 21-1065
Acad dwg: 21-1065-1
Field Book: na
Drafter: CJC

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Jasen A. Crossley, M.L.S.
Dated this
7th day of April, 2022

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