Agenda – Council – July 18, 2024

Report – Standing Policy Committee on Property and Development – July 4, 2024

Item No. 14 Subdivision and Rezoning – 701 Pandora Avenue West (Transcona Ward)
File DASZ 6/2024 [c/r DAV 113177/2024D and DCU 113039/2024D]

STANDING COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the subdivision proposed under Development Application No. DASZ 6/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report, 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 – July 4, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

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

ii. That the building be limited to 8 units and two storeys.

iii. That the rear parking area have an asphalt surface.

iv. That secure bicycle storage for 8 bicycles be provided in the front of the development, accessible by sidewalk, in addition to the existing bike parking.

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 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.

3. 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 Development Application No. DASZ 6/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading.

Report – Standing Policy Committee on Property and Development – July 4, 2024

STANDING COMMITTEE RECOMMENDATION (continued):

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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, by way of caveat against the lands described therein.

9. 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 7 and 8, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

10. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That the applicant be encouraged to consider an architect for the design of the site.

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

13. 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 6/2024.

Report – Standing Policy Committee on Property and Development – July 4, 2024

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 9, 2024, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2024, the Standing Policy Committee on Property and 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 June 24, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendments:

- In Recommendation 2, delete the period after the words "Schedule "C" to this report" and replace with the following:

  ", 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 – July 4, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

ii. That the building be limited to 8 units and two storeys.

iii. That the rear parking area have an asphalt surface.

iv. That secure bicycle storage for 8 bicycles be provided in the front of the development, accessible by sidewalk, in addition to the existing bike parking.

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 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."

- In Recommendation 8, delete the period after the words "Winnipeg Land Titles Office" and replace with "by way of caveat against the lands described therein."

- Delete Recommendation 9 in its entirety and replace with the following:

"9. 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 7 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension."

Report – Standing Policy Committee on Property and Development – July 4, 2024

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- Add the following new Recommendation 11 and renumber the remaining accordingly:

    "11. That the applicant be encouraged to consider an architect for the design of the site."

and forwarded the matter to Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

File: DASZ 6/2024

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

Public Hearing: June 24, 2024
Council Building, 510 Main Street

Applicant: J. Wintrup Consulting Ltd. (John Wintrup)

Subject:



Premises Affected: 701 Pandora Avenue West

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

Prepared by: B. Harris, Committee Clerk
East Kildonan-Transcona Community Committee

Report date: June 27, 2024

Community Committee Recommendation:

On June 24, 2024, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development:

1. That the subdivision proposed under Development Application No. DASZ 6/2024 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2024 and attached as Schedule "C" to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "R2" Residential Two-Family District in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated June 24, 2024, and attached as Schedule "C" to this report***, 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 for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan - Transcona Community Committee 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.

ii. That the building be limited to 8 units and two stories

iii. That the rear parking area have an asphalt surface

iv. That secure bicycle storage for 8 bicycles be provided in the front of the development, accessible by sidewalk, in addition to the existing bike parking.

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 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.

3. 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 Development Application No. DASZ 6/2024 (the "Dedication Fee"), as determined by the Director of Planning, Property and Development.

4. 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 recommendations 1 and 2 (the "By-law") and bring same directly to Council by way of communication for first reading

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.

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~~.~~ ***by way of caveat against the lands described therein.***

~~***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 that 1 year period and Council approves the extension.***~~

9. 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 7 and 8, unless the developer applies for an extension of time before the expiration of that 1-year period and Council approves the extension.

10. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 1 year period and Council approves the extension.

11. That the applicant be encouraged to consider an architect for the design of the site.

~~***11***~~***12***. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

~~***12***~~***13***. 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 6/2024.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

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

1. Pandora Avenue is a regional street actually, and a truck route servicing the area across the street, you have zoning that is, I think, as high as M3.

2. I think our changes have improved the proposal coming forward and will improve it when it comes forward at plan approval.

3. It is similar to other projects that have been built on Regent Avenue to the north as well as on Pandora Avenue, infill projects. The density is modest, in light of the fact that it's a two-storey building similar to a two storey house. It does provide for eight units in a way that makes sense.

4. It renews and reinvests in older neighbourhoods which help with parks, helps with keeping schools alive.

5. It's near existing bus routes.

6. It's right on the active transportation pathway called the Pandora Pathway.

7. We've accommodated more bike parking now with this proposal.

8. It is a corner lot, therefore to have a design and some density on the corner does make sense. You have, further down on pandora, Commercial also on the north side, some of it's mid-block, some of it's corner lots.

9. This is not going commercial, I think commercial wouldn't be good here. I'm happy to see it stay residential, if it weren't to go forward it would potentially go commercial. It keeps the residential nature of the neighbourhood alive. I'm assuming these are going to be rentals. We don't have any power over that but I would love to see a return to the condo market but interest rates are having an impact on that.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 1

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated March 22, 2024
2. Notification of Public Hearing dated May 6, 2024
3. Manitoba Status of Title 3146558/1
4. Letter of authorization dated December 20, 2023 from Building Block Developments (Jeremy Kehler) to John S. Wintrup
5. Legal Descriptions and Title Plot
6. Current Zoning/Lot Configuration
7. Proposed Zoning/Lot Configuration
8. Plans (5 pages)
9. Report from the Urban Planning Division dated June 7, 2024
10. Inspection Report
11. Communication dated June 19, 2024 from Chris Evans in opposition to the application
12. Communication dated June 20, 2024 from John Scott Wintrup in support of the application
13. Submission in support of the application received June 24, 2024 from Ross Mitchell
14. Communication received June 24, 2024 from Chris Evans in opposition to the application
15. Recording of Representations

REPRESENTATIONS:

In Support:

Ross Mitchell
John Wintrup

In Opposition:

Chris Evans

For Information:

Nil

For the City:

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

Exhibit “9” referred to in File DASZ 6/2024

ADMINISTRATIVE REPORT

Title: DASZ 6/2024 at 701 Pandora Avenue W

Issue: For consideration at the public hearing of a subdivision and rezoning application to consolidate and rezone the subject property from “R1-M” Residential Single-Family Medium District to “R2” Residential Two-Family District.

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 proposed under Development Application No. DASZ 6/2024 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor for registration in the Winnipeg Land Titles Office in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated June 24, 2024 and attached as Schedule “C” to this report, with such minor changes as may be required.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an “R2” Residential Two-Family District in accordance with the proposed by-law attached as Appendix “B” to this report and as shown on the map dated June 24, 2024, and attached as Schedule “C” to this report.

3. 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 Development Application No. DASZ 6/2024 (the “Dedication Fee”), as determined by the Director of Planning, Property and Development.

4. 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 recommendations 1 and 2 (the “By-law”) and bring same directly to Council by way of communication for first reading

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the “Fees”), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City

Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading.

6. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of that 2 year period and Council approves the extension.
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 that 1 year period and Council approves the extension.
10. That Development Application No. DASZ 6/2024 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City within 1 year following the date on which the By-law is enacted, unless the developer applies for an extension of time before the expiration of that 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 6/2024.

REASON FOR THE REPORT

- The applicant wishes to subdivide and rezone 701 Pandora Avenue W for the purpose of constructing one eight-unit multi-family building on the site. A subdivision and rezoning (DASZ) application is required to consolidate the underlying lot lines and enable the multi-family development.
- 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.

HISTORY

- In spring of 2024, a demolition permit to remove the existing dwelling without plans to redevelop the site was received and approved by the City of Winnipeg.

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 Chyz-Lund, MCP
Date:	June 7, 2024
File No.	DASZ 6/2024

List of Schedules and Appendices

- Schedule A – Planning Discussion
- Schedule “C” of File No. DASZ 6/2024, East Kildonan – Transcona Community Committee, dated June 24, 2024

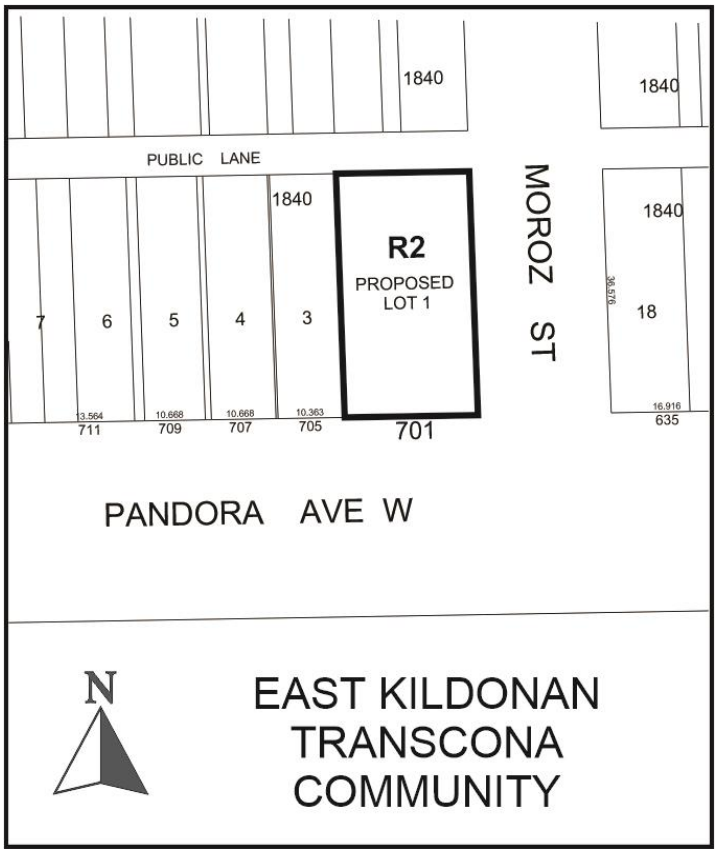
- Appendix B: Draft by-law

SCHEDULE 'A'-PLANNING DISCUSSION

DATE:	June 7, 2024
FILE:	**DASZ 6/2024**
RELATED FILES:	DAV 24-113177/D
	DCU 24-113039/D
COMMUNITY:	Transcona
NEIGHBOURHOOD #:	402 Melrose

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to consolidate and rezone the subject property from "R1-M" Residential Single-Family Large District to "R2" Residential Two-Family District.

LOCATION: 701 Pandora Avenue W



LEGAL DESCRIPTION: LOT 1/2 BLOCK 130 PLAN 1840 NW 5 11 4E

APPLICANT: John Wintrup (J.Wintrup Consulting Ltd.)
139 Roslyn Rd Unit 301
Winnipeg, MB R3L 0G7

OWNER: BUILDING BLOCK DEVELOPMENTS INC.
30 Sarcee Cove
Winnipeg, MB R3W 0B1

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

The subject property is located at the northwest corner of Pandora Avenue W and Moroz Street in the Melrose neighbourhood of the Transcona ward.

The subject property is currently zoned “R1-M” Residential Single-Family Medium District.

The subject property is located in an Established Neighbourhood – Mature Community policy area as designated in *Complete Communities 2.0*.

The subject property has an assessed area of 7,919 square feet.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Laneway, then single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

East: Moroz Street, then single-family dwellings zoned “R1-M” Residential Single-Family Medium District.

South: Pandora Avenue W, then a manufacturing plan zoned “M2” Manufacturing General.

West: Single-family dwellings zoned “R1-M” Residential Single-Family Medium District.



Figure 2: Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to consolidate and rezone the subject property for the purpose of building one eight-unit multi-family building
- The proposed building has the following attributes:
    - 26’ 8” in height.
    - 70’ in length and 53’ in width.
    - A lot coverage of 46.7%.
    - Eight parking stalls accessed from the rear lane.
    - Entrances on all four elevations.
    - Balconies and porches on the north and south facades facing the back lane and Pandora Avenue W)
- The proposed site plan includes the planting of six trees and 18 shrubs

REASON FOR APPLICATION

- The subject property is currently zoned “R1-M” Residential Single-Family Medium District, which does not permit multi-family buildings. The applicant wishes to establish an eight-unit multi-family building, and has chosen to apply to rezone to the “R2” Residential Two-Family District.
- To consolidate the underlying lot lines and rezone to the “R2” District, a subdivision and Rezoning is required.
- In addition to the subdivision and rezoning, variances and a Conditional Use are required.

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 Mature 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.*

The proposed development application **aligns** with *OurWinnipeg* for the following reasons:

- It will increase residential density on a corner lot within an established neighbourhood.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0

- The *Complete Communities Direction Strategy 2.0* (*CCDS 2.0*) is one of four direction strategies supporting *OurWinnipeg 2045*, 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 – Mature Community 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.*
    - *1.2 Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.*
    - *1.3 The subdivision of land or the consolidation of land may occur when it is done in a context-sensitive manner, and only when in compliance with policy section 9.1 of the Strategic Infrastructure and Resources section.*
    - *1.6 6 In the absence of a secondary plan guiding the local development of an Established Neighbourhood, intensification should be guided by a number of factors to ensure compatible development, including*

      a. Applicable City-endorsed policies or guidelines;

      b. Existing zoning of the property and adjacent properties;

      c. Characteristics of the immediately surrounding built form including building mass, height, lot coverage, setbacks, and layout;

      d. Surrounding uses and their characteristics including residential density and the intensity of commercial and other non-residential uses;

      e. Characteristics of the lot, including whether it is a corner lot, a larger lot than is typical for the neighbourhood, or the shape of the lot;

      f. Proximity to Downtown, Mixed Use Centres, Major Redevelopment Sites and Mixed Use Corridors;

      g. The supporting street network (ex. local, collector, or arterial streets) and the street network's ability to support proposed development;

      h. The supporting transit, pedestrian and active transportation network; and

      i. The supporting water, wastewater, and land drainage infrastructure and capacity to accommodate a proposed development or ability to make the required upgrades necessary to accommodate a proposed development.

The proposed subdivision and rezoning will enable the maintenance of a lot that is comparable in size to other lots on this block, while also permitting a small-scale multi-family development similar in mass and height to the existing structures along this block. In this way, the subdivision and rezoning will introduce additional residential units to the neighbourhood in a manner that is sensitive and complementary to existing development.

The lot is a corner lot with frontage on both Pandora Avenue W – a collector street, and Moroz street – a local street. There is also an active transportation path adjacent to the subject site to the south that provides direct connections to the commercial amenities approximately 1.2 km east of the site, and commercial amenities approximately 700 metres to the west of the site.

A key consideration in support for increased zoning entitlement to establish multi-family residential uses is whether the proposed development can be supported by some manner of reliable transit service. In this instance, the lot is located approximately 200 metres east of Plessis Road, which is part of the future Primary Transit Network, ensuring access to frequent and reliable transit in future.

- Goal 2 - *Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.*
    - *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.*

While the site can accommodate residential intensification, the submitted site plans and building elevations show a proposed design that does not respect the existing character of surrounding properties. Specifically, the proposed design would be 70' in length on a 120' long lot. This abuts a dwelling that is approximately 24' in length, while most other surrounding structures are between 24' and 50' in length. The discrepancy between building lengths will result in a land use conflict between adjacent properties of lower intensity. Therefore, while the Subdivision and rezoning is supported to enable residential intensification, the Public Service has recommended the proposed building be revised to mitigate any land use conflicts with adjacent properties prior to the granting of a Conditional Use.

SMALL-SCALE AND LOW-RISE RESIDENTIAL DEVELOPMENT GUIDELINES

The subject site is located in an "Established Neighbourhoods – Mature Communities" policy area of *CCDS 2.0,* and is subject to the *Small-Scale and Low-Rise Residential Development Guidelines*, which guide infill development in mature communities. The *Infill Guidelines* were adopted by Council on June 24, 2021.

The *Infill Guidelines* include two major components. The first is a "Preferred Location Criteria" that establishes the lot characteristics enabling specific building typologies. At times, "secondary considerations" may be used to enable a building typology beyond what the Preferred Location Criteria would allow if it can be demonstrated that there are unique characteristics to a lot that should enable a different building typology. The second component are building and site design policies that regulate the physical characteristics of any proposed building. Both components work together to create opportunities for residential intensification in mature communities that mitigates adverse effects on existing residents.

Preferred Location Criteria

The proposed building is classified as a low-rise multi-unit residential building in the *Infill* Guidelines. The Preferred Location Criteria state two different scenarios for enabling this building typology:

Scenario 1 – Where all of the following criteria are met:

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where the property abuts an arterial street; or

Scenario 2 – Where all of the following criteria are met:

a. on sites where the rear yard abuts a lane;

b. on sites located within 1,312 feet (400 metres) of the Primary Transit Network or rapid transit station; and

c. where two or more of the following conditions are met:

i. on corner lots (including internal corner lot);

ii. on sites where a lane separates the rear yard from a commercial, multi-unit residential or non-residential use; or

iii. on sites where at least one side yard abuts a commercial, multi-unit residential or non-residential use.

The subject site **does not meet the Preferred Location Criteria** for this building typology because under Scenario 1, it does not front an arterial street and under Scenario 2, neither the side or rear yard abuts a commercial, multi-unit residential, or non-residential use.

However, Secondary Considerations were used to enable support for a low-rise multi-family residential building because:

- The Preferred Location Criteria would only support a fourplex here, which requires a lot width of 50’ and an area of 5000 square feet. The subject property far exceeds these measurements with a lot width of 66’ and a lot area of 7,919 square feet.
- The property is a corner lot that fronts a collector road with an active transportation path and a non-residential use opposite it.
- The property is located less than 200 metres to the Primary Transit Network, providing excellent transit connectivity.

For these reasons together, a low-rise multi-family residential building is deemed supportable here, contingent on the building meeting all of the site and building design policies for that building typology.

Site and Building Design

The proposed site plans and building elevations that accompany this application **do not meet the site and building design policies of the Infill Guidelines.** Specifically:

- The maximum lot area coverage for the principal building is 42%, while the proposed lot area coverage is 46.7%.

- The minimum rear yard required is 36', while the proposed rear yard is 29.9'.
- The minimum required landscaping includes 27 shrubs and nine trees, while the proposed landscaping includes six trees and 18 shrubs
- Building facades facing a public street are expected to provide two prominent materials, while the proposal includes one prominent material

For these reasons, while a low-rise multi-family residential building is supportable, the proposed building is not supportable.

ZONING BY-LAW 200/2006

- The "R2" Residential Two-Family District is intended to primarily accommodate two-family development, and in limited scenarios it can accommodate multi-family development through a Conditional Use. "R2" requires a lot area of 800 square feet per dwelling unit.
- The "RMF-S" Residential Multi-Family (Small) District is intended to facilitate small-scale multi-family residential development at a density of 1250 square feet per dwelling unit.
- As the subject property is being newly rezoned, "RMF-S" is a more appropriate zoning district to accommodate the stated intent to develop multi-family from the outset. However, because the site can accommodate some multi-family development, and the "R2" District will enable multi-family residential development with similar dimensional standards to the existing "R1" zoned lots adjacent to the property, the "R2" District is supportable.

ADDITIONAL CONSIDERATIONS

Variances

- The application requires variances for a reduced front yard, a reduced number of parking spaces, and to enable an accessory parking area. The variances are supported by the Public Service and are analyzed in the associated report for file No. DAV 24-113177/D

Conditional Use

- Multi-family dwellings are a Conditional Use in the "R2" Residential Two-Family District. The application therefore also requires a Conditional Use to be established. The Conditional Use is supported with conditions by the Public Service and is analyzed in the associated report for file No. DCU 24-113039/D.

SUMMARY

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

- The subdivision and rezoning will result in the establishment of a residential development that is consistent with policies in *OurWinnipeg 2045* and *Complete Communities 2.0*.

RECOMMENDATION

The Urban Planning Division recommends this application be **approved** and the subject property be Subdivided and rezoned to 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 6/2024

SCHEDULE "C" OF FILE DASZ 6/2024, East Kildonan – Transcona Community Committee,
dated June 24, 2024

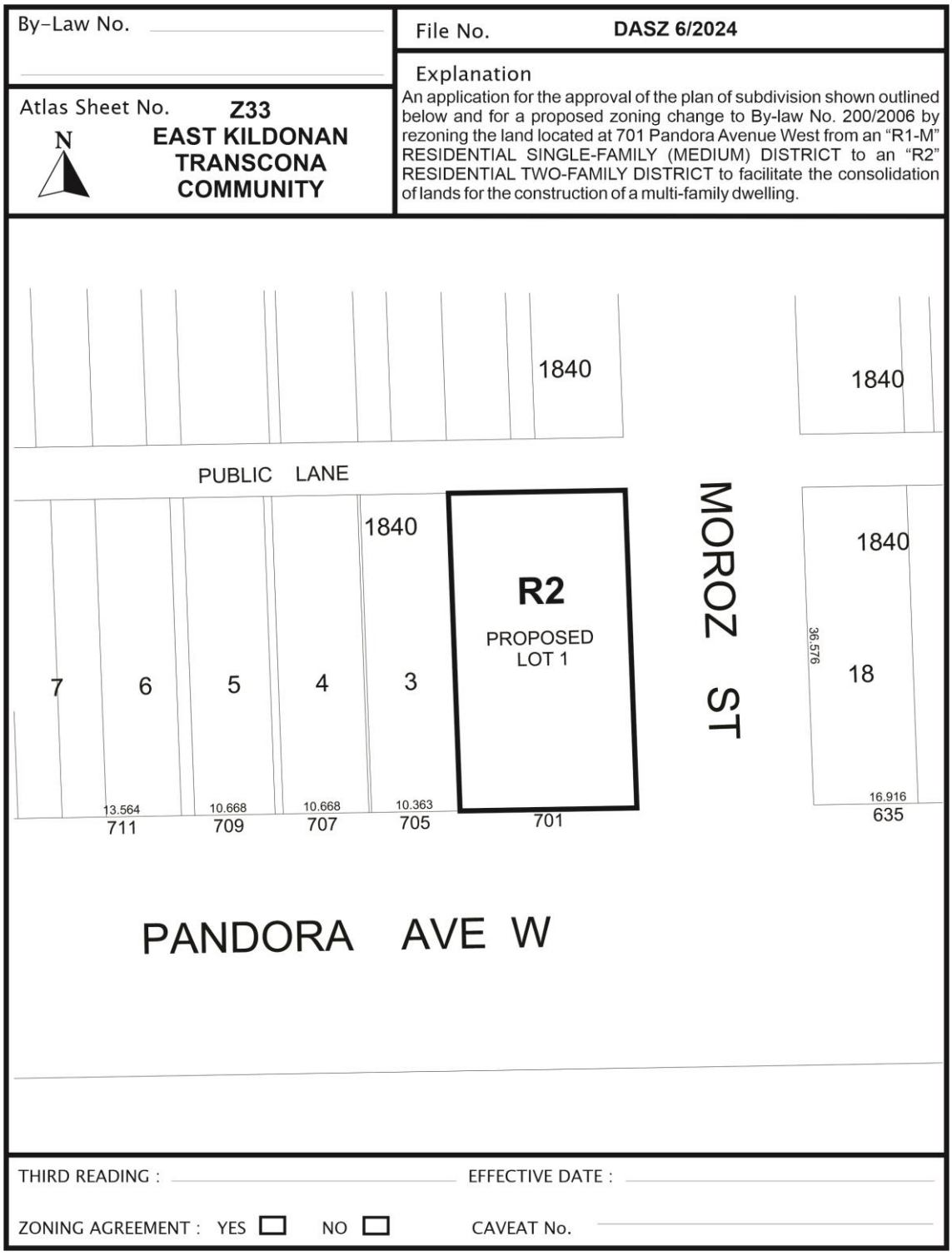
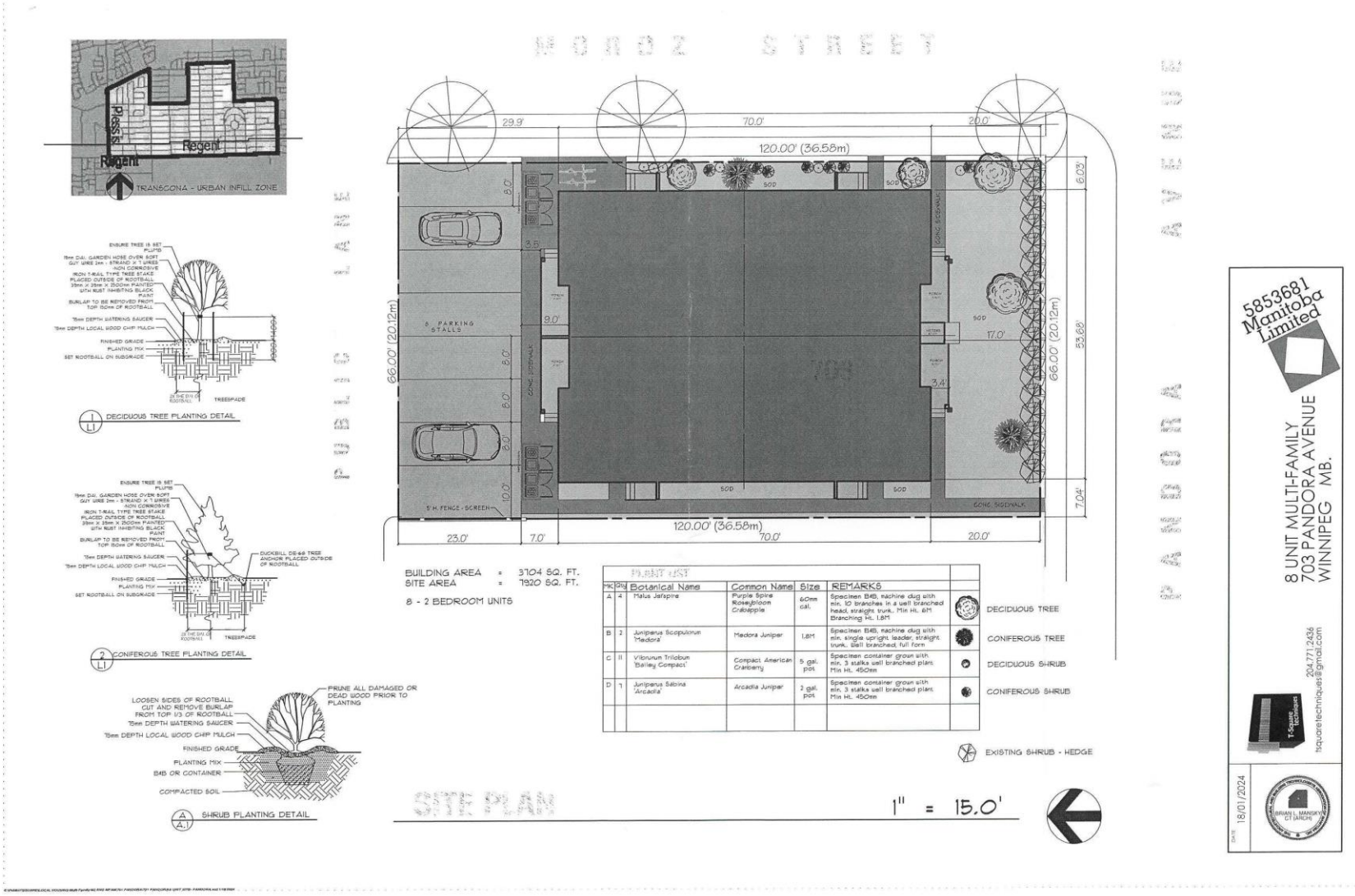


Exhibit “8” referred to in File DASZ 6/2024



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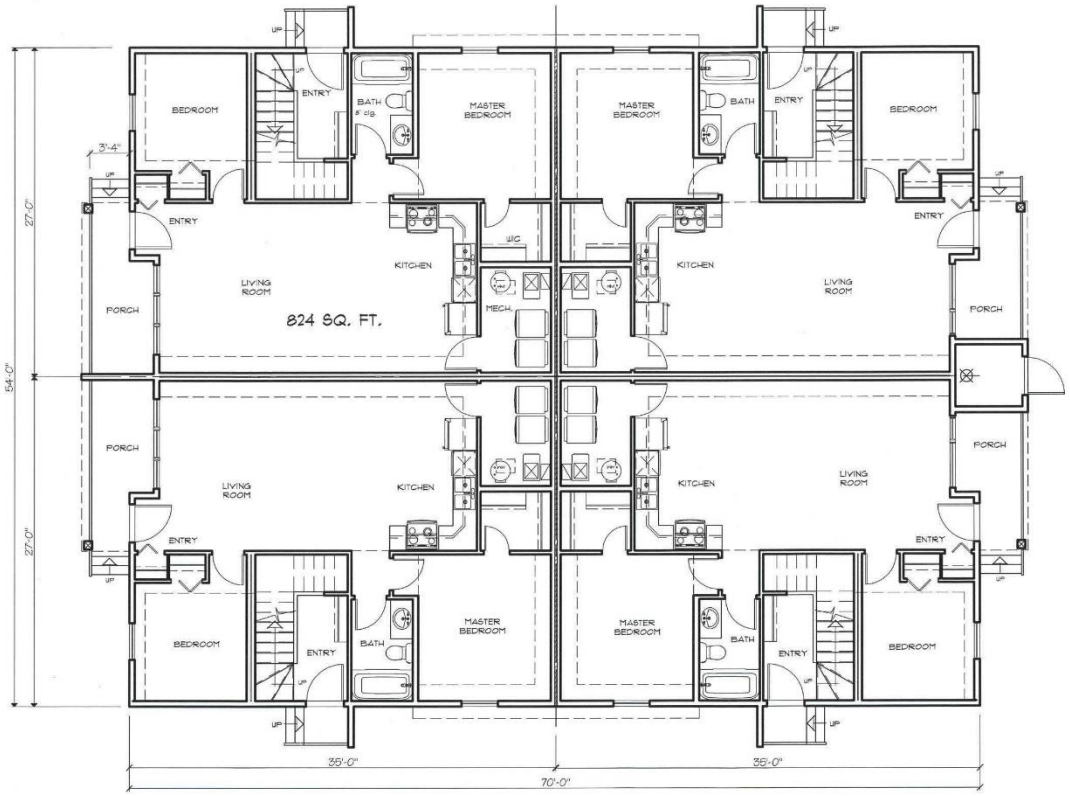

MAIN FLOOR PLAN
FLOOR AREA = 3704 SQ. FT.

5853681 Manitoba Limited

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THE ARCHITECTURAL AND BUILDING TECHNOLOGISTS ASSOCIATION OF MANITOBA INC.
BRIAN L. MANSKY
CT (ARCH)

PROJECT
PANDORA
Winnipeg
8 UNIT MULTIFAMILY

SHEET TITLE
MAIN FLOOR PLAN

SCALE	DESIGN BY	DRAWN BY
1/8" = 1' - 0"	BLM	BLM

DATE
09/01/2024

VERSION
1.0

SHEET NO.
A.3

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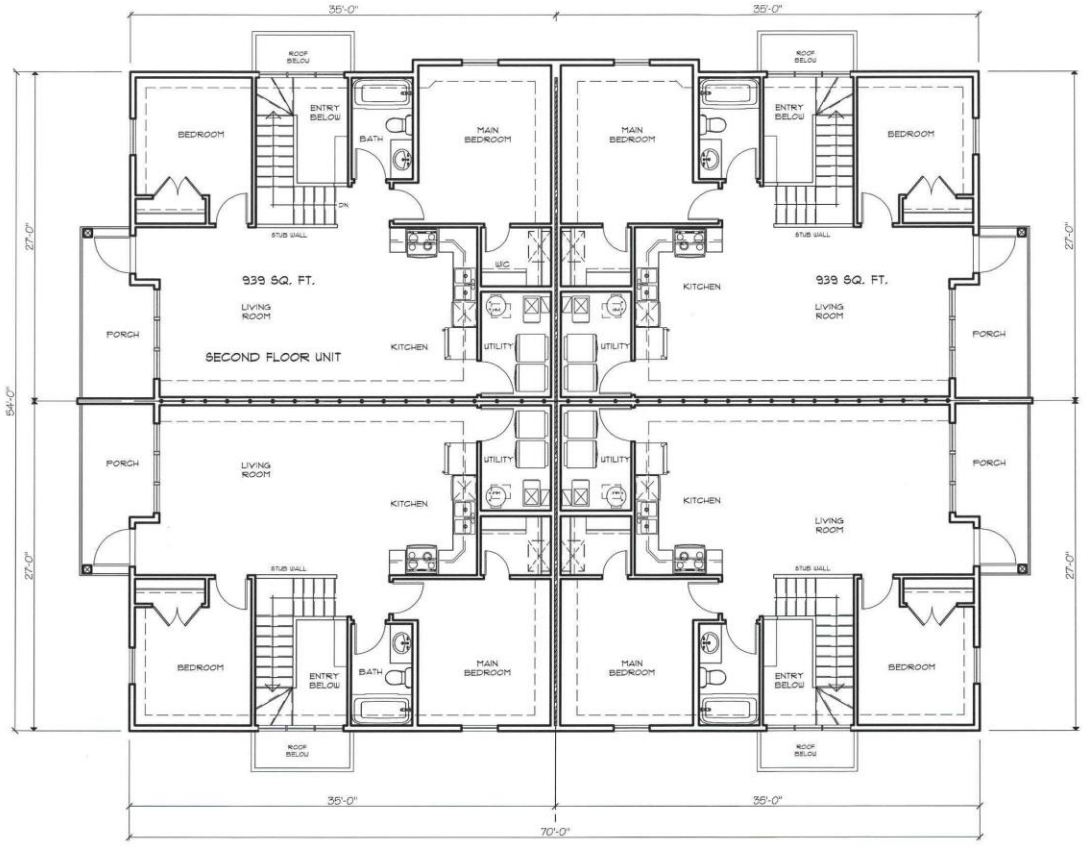

SECOND FLOOR PLAN

FLOOR AREA = 3730 SQ. FT.

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BRIAN L. MANSKY CT (ARCH)

PROJECT

PANDORA

Winnipeg

8 UNIT MULTIFAMILY

SHEET TITLE

SECOND FLOOR PLAN

SCALE	DESIGN BY	DRAWN BY
1/8" = 1' - 0"	BLM	BLM

DATE

09/01/2024

VERSION

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SHEET NO.

A.4



RIGHT (EAST) ELEVATION



FRONT (SOUTH) ELEVATION

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PROJECT

PANDORA
Winnipeg

8 UNIT MULTIFAMILY

SHEET TITLE

FRONT & LEFT ELEVATIONS

SCALE	DESIGN BY	DRAWN BY
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DATE
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VERSION
1.0

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A.5

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LEFT (WEST) ELEVATION



REAR (NORTH) ELEVATION

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PROJECT
PANDORA
Winnipeg
8 UNIT MULTIFAMILY

SHEET TITLE
REAR & LEFT ELEVATIONS

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DATE
09/01/2024

VERSION
1.0

SHEET NO.
A.6