

ADMINISTRATIVE REPORT

Title: DCU 24-164487\C – 412 Lindenwood Drive East
Issue: For a Conditional Use for a neighbourhood rehabilitation home.
Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
Choi Ho, RPP, MCIP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a Conditional Use under *Zoning By-Law No. 200/2006* to permit the establishment of a neighbourhood rehabilitation home use.

Subject to the following condition(s):

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

- The applicant is proposing to establish a neighbourhood rehabilitation home use in the “R1-L” (Residential Single-Family – Large) zoning district and requires a Conditional Use as per the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application’s compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DCU 24-164487\C
RELATED FILES: N/A
COMMUNITY: City Centre Committee

NEIGHBOURHOOD #: 1.634 - (Linden Woods)

SUBJECT: For a Conditional Use under *Zoning By-Law No. 200/2006* to permit the establishment of a neighbourhood rehabilitation home use.

LOCATION: 412 Lindenwood Drive East

LEGAL DESCRIPTION: LOT 1 PLAN 25534 54/56 ST B

APPLICANT: Cindy Foster (Regenesi Centre for Recovery Inc)
698 Sherburn St
Winnipeg, MB R3G 2L2

OWNER: Anuraag Shrivastav
23 Edington Pt
Winnipeg, MB R3Y 0A2

DISCUSSION

CRITERIA FOR APPROVAL

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

- (a) is consistent with Plan Winnipeg and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Lindenwood Drive East, in the Linden Woods neighbourhood of the River Heights - Fort Garry ward.
- The subject site is 8,162 square feet (758.27 square metres) in area.
- The site is currently occupied by a one-storey single-family dwelling use built in 1991.
- The total living area is 2,038 square feet (189.33 square metres).
- The subject site is accessed by a front driveway approach.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods - Recent Community” policy area.
- The property is in the “R1-L” (Residential Single-Family – Large) zoning district.

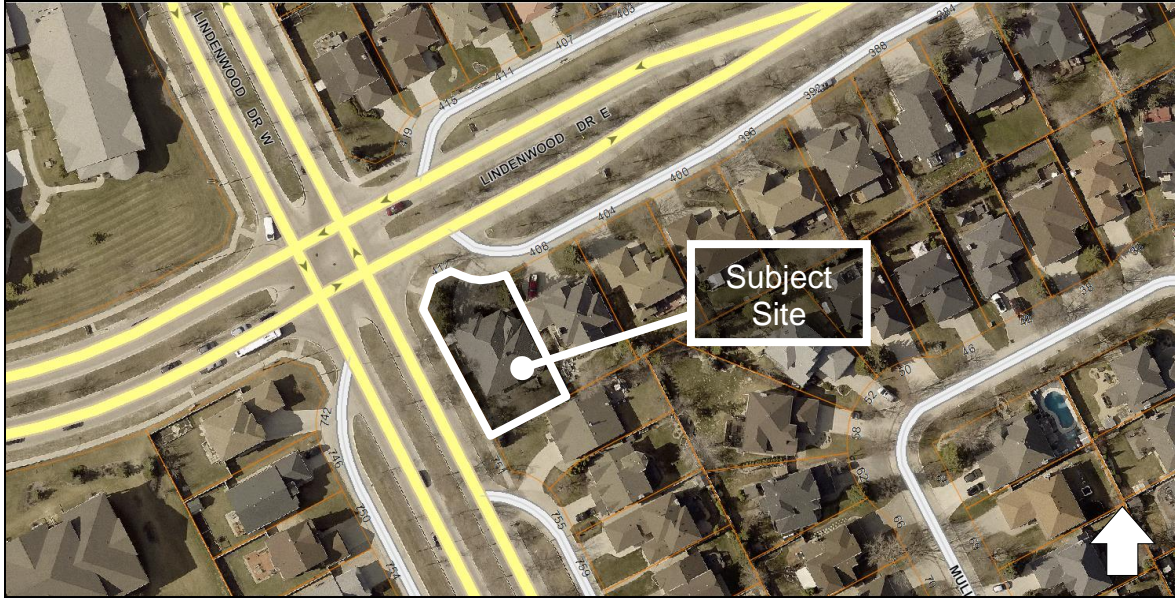


Figure 1: Aerial photo of subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Lindenwood Drive East, then single-family dwelling uses zoned “R1-L” (Residential Single-Family – Large).

South: 751 Lindenwood Drive West – a single-family dwelling use zoned “R1-L” (Residential Single-Family – Large).

East: 408 Lindenwood Drive East - a single-family dwelling use zoned “R1-L” (Residential Single-Family – Large).

West: Lindenwood Drive West, then single-family dwelling uses zoned “R1-L” (Residential Single-Family – Large).

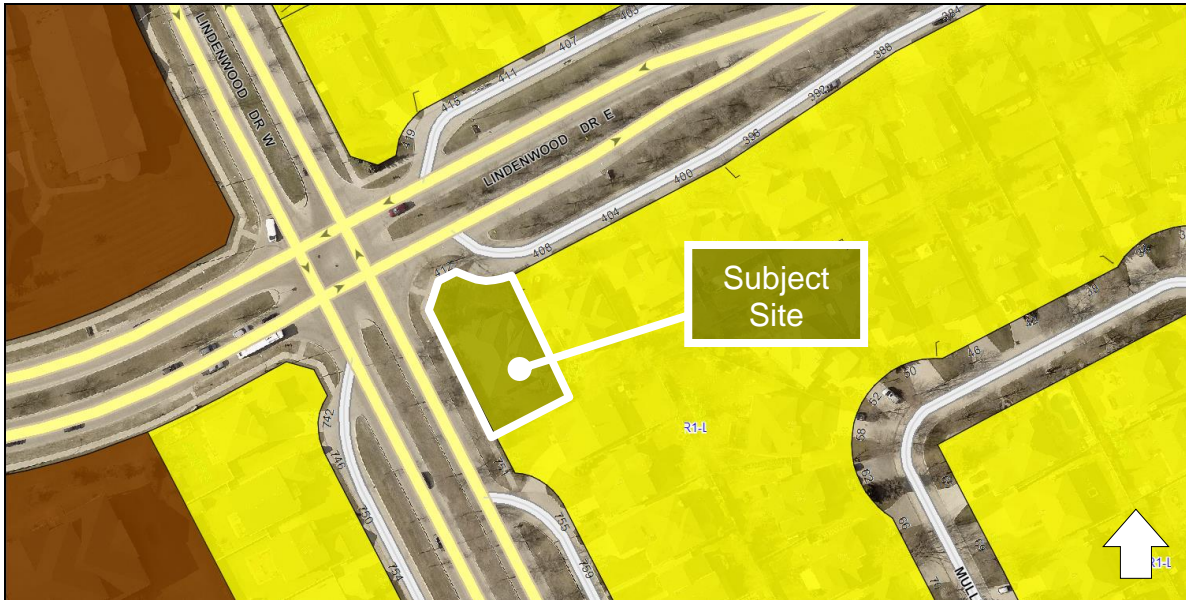


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The Regenesis Centre for Recovery (RCR) has acquired operational funding from the Manitoba Government to provide live-in and outreach services for six (6) adults.
- The subject property will be a temporary location for RCR to provide supervised live-in wraparound secondary care to women and non-binary adults belonging to the 2SLGBTQIA+, BIPOC, and disabled communities.
- The applicant indicates that RCR will rent the dwelling on the subject property until approximately August 2025 as they search for a permanent location.
- There are no exterior or interior building alterations proposed to the existing one-storey single-family dwelling.
- The submitted site plan shows there is an existing 2-car attached garage and there are parking spaces for three (3) vehicles in the front driveway.
- The submitted floor plans shows there are three (3) bedrooms, living room, dining room, kitchen, offices, recreation room, storage room, mudroom, and two (2) bathrooms.
- The applicant indicates the premises will be monitored by multiple security cameras and staff will be available after hours and on-call, if required.

COLLABORATION

With the Public

The applicant engaged the public for preliminary discussions prior to making a formal application.

RCR staff completed a two-stage community canvassing program in which over 25 homes in the immediate vicinity of the subject property along both Lindenwood Drive East and Lindenwood Drive West were visited.

RCR also provided informational packets consisting of a community letter, program brochure, and a business card.

The applicant included three (2) signatures of support for the Conditional Use from adjoining impacted neighbours, one (1) signature of support from a member of the public, and seven (7) written letters of support.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0

- The *Complete Communities Direction Strategy 2.0* is a citywide secondary plan that guides growth, development, and land use in the city of Winnipeg.
- The subject site is located in the “Established Neighbourhoods - Recent Communities” policy area in *CCDS 2.0*. The proposal aligns with the following goals and policies for Established Neighbourhoods:

- Goal 1: 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City’s residential intensification target.
- Goal 3: 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs.
 - “3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet life-cycle housing needs and affordability ranges.”

City of Winnipeg Zoning By-Law 200/2006

- In the *Winnipeg Zoning By-law*, a neighbourhood rehabilitation use is a Conditional Use in the “R1-L” (Residential Single-Family - Large) zoning district.
 - For this reason, a Conditional Use is required.

Analysis of Conditional Use

- The *Winnipeg Zoning By-law* categorizes certain land uses as “conditional” due to their potential to pose impact on adjacent uses. The Conditional Use process enables the Public Service to undertake additional analysis and determine the suitability of a proposal.
- Conditional Uses are supported when they have demonstrated they are compatible with the existing development context and will not have any substantial adverse effects on the surrounding area.
- The Urban Planning and Design Division **supports** the proposed Conditional Use for the following reasons:
 - With no interior or exterior building alterations proposed, the existing dwelling has demonstrated it does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area.
 - The total living area of the dwelling (2,038 square feet) is adequate space to accommodate the maximum six (6) persons restriction for neighbourhood rehabilitation home uses in “R1” zoning districts.
 - The proposed neighbourhood rehabilitation home use provides community well-being supports to those in greatest need in the surrounding area.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the Conditional Use application for the following reasons:

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

In that, the application is consistent with the policies for “Established Neighbourhoods – Recent Communities” in Complete Communities Direction Strategy 2.0.
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;

In that, the dwelling already exists on the subject property and reduces any potential adverse effects on the adjoining properties and adjacent area.

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

And in that, the proposed neighbourhood rehabilitation home use has adequate living area space and is compatible with the housing type needs of the surrounding area.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan’s sustainable development goals.

- *“Facilitate growth and change strategically within Winnipeg’s unique Transformative Areas and Established Neighbourhoods, to enhance the ability of the urban environment to contribute towards this Plan’s goals.”*

Objective 3: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

- *“New and existing communities are complete when they demonstrate: universally designed environments; mixed-income neighbourhoods; a continuum of housing types; multi-modal connections within and to elsewhere in the city; heritage conservation; opportunities for physical activity, social interaction, and access to health food, daily needs, employment, education, recreation, and green infrastructure.”*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

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

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Goal 2: The City actively Plans for and Partners in Affordable Housing

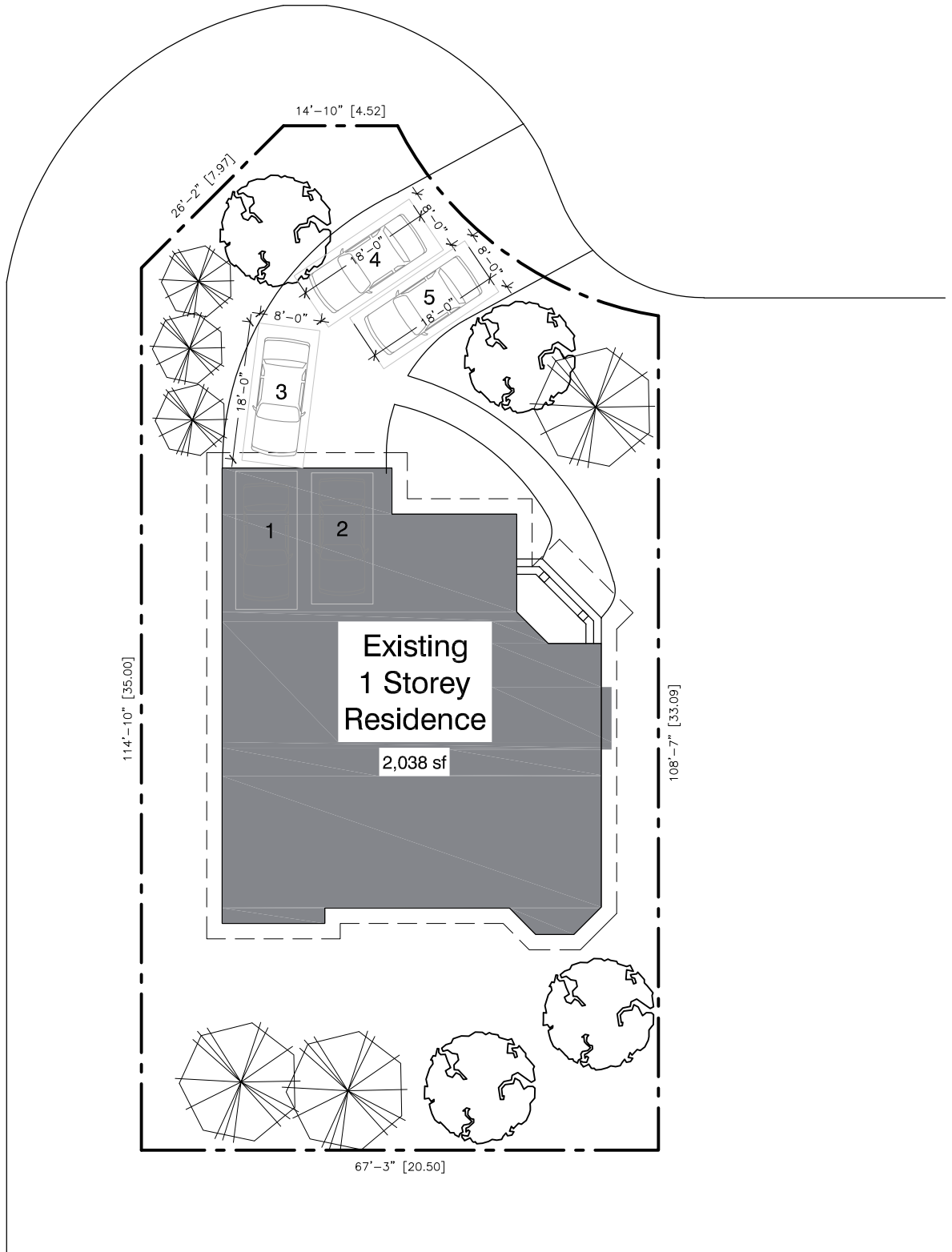
Goal 4: Community Well-Being Supports for those in Greatest Need are Increased

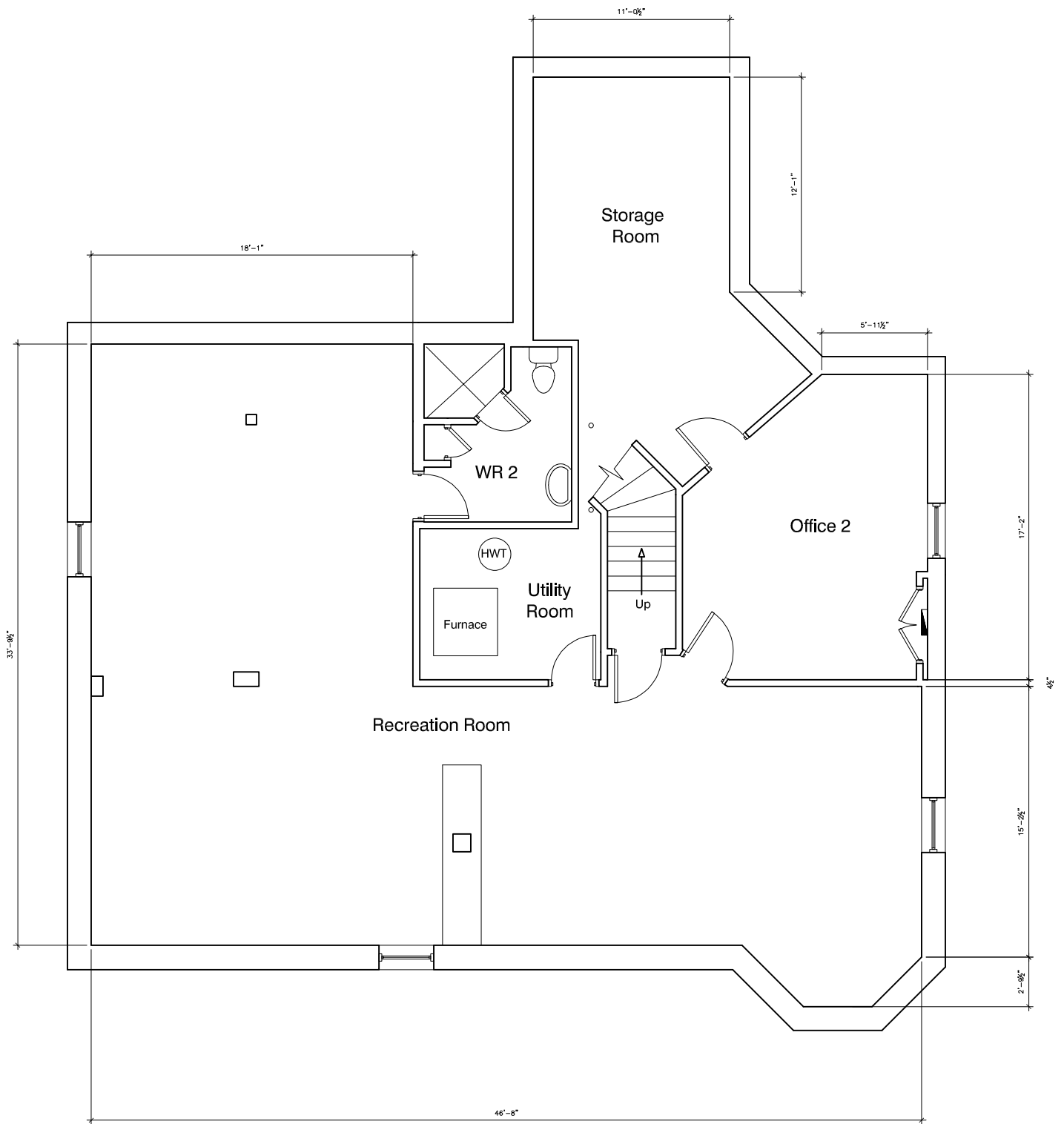
SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Choi Ho
Date: July 2, 2024
File No. DCU 24-164487\C

Lindenwood Dr. E

Lindenwood Dr W





KATAJA DRAFTING & DESIGN
 ph: (204)488-7528 email: kataja@mymts.net



412 Lindenwoods Dr. E
 Winnipeg MB.

Scale: 1/8"=1'-0"
 Date: April 11, 2024
 Drawn by: H.B.

Basement Plan

D-1.0

