Report of the Standing Policy Committee on Property and Development dated September 10, 2002

Proposed Plan of Subdivision and Rezoning - land located at 545 (549) Broadway, 178 Colony Street
File DASZ 14/2002
[c/r DAV 585/2002D]

8. The Standing Policy Committee on Property and Development has been advised that an application has been received from Thompson Dorfman Sweatman (Richard Adams), 2200-201 Portage Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from a "RM-6" Multiple-family District to a "C1.5" Commercial District and by consolidating the land into two parcels, as shown on Schedule "A", for the purpose of establishing a medical clinic, social services offices, and a financial institution.

The Klinic Community Health Centre occupied 545 Broadway prior to relocating to their current building at Portage and Home. The proposal is to renovate and reoccupy 545 Broadway, and to construct a four-storey, office building on 549 Broadway that will wrap around the north and west sides of the heritage house with internal connections between the two structures on the main and second floors. The lot at 178 Colony will be developed as a driveway from Colony to Good providing access to 12 parking stalls tucked under the rear of the office building. Space in the new office building would be leased to the Winnipeg Regional Health Authority and the Assiniboine Credit Union.

On August 20, 2002, the City Centre Community Committee held a public hearing to consider the subject subdivision and rezoning application. Six persons registered in support of the application, and one person registered in opposition thereto.

The City Centre Community Committee concurred in the recommendation contained in the revised report dated August 1, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reasons:

1. There is general agreement in the neighbourhood that the restoration of this building and the return of Klinic represent a net benefit.

2. The Planning, Property and Development Department is of the opinion that, overall, the scale of the project is consistent with existing office and apartment development in the area given that the West Broadway area is in the midst of a major revitalization effort supported by area residents and all levels of government.

3. The Planning, Property and Development Department is of the opinion that the rehabilitation of Wilson House for the provision of needed community services, and the addition of a lending institution to the community, will benefit West Broadway.

4. As it involves changes to a heritage building, the proposed addition is under review by the city's Historic Buildings Committee, which has reserved judgement on the application pending the outcome of the current public hearing as their deliberations will be informed by the importance of this development to the neighbourhood as a whole.

5. A representative of the West Broadway Development Corporation, which is sufficiently organized and experienced in development matters to respond as they see fit to the present proposal, has indicated that the neighbourhood is generally accepting of the project despite misgivings concerning the size of the building.

6. The applicant has agreed to a seven (7) foot building setback from Broadway to allow for the possible future widening of Broadway. The seven (7) foot setback may be desirable for reasons unrelated to traffic as the additional space would make the corner more pedestrian-friendly, would improve the relationship of the building to the street and would soften somewhat the abrupt transition to Wilson House which is set back about fifty (50) feet from Broadway.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Subdivision and Zoning Change Report dated August 30, 2002, from the City Centre Community Committee.

The Standing Policy on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 14/2002 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 14/2002 dated August 1, 2002, for registration in the Winnipeg Land Titles Office.

II. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DASZ 14/2002 dated August 1, 2002, to a "C1.5" Commercial District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to proposed Parcels "A" and "B" to include the following conditions:

    A. That the uses on the land be restricted to the following:
        1. bank, credit union or similar financial institution
        2. banking/teller machines
        3. day care centre
        4. medical or health related offices and clinics

5. offices
6. accessory parking
7. accessory uses
8. studio

B. That no buildings, signs or permanent structures be located within the most southerly 2.134 metres (7 feet) of proposed Parcel "A" directly abutting the current Broadway right-of-way.

C. That, prior to the issuance of a development permit, plans showing the site layout, access, parking, fencing, landscaping, garbage enclosures, site lighting, exterior elevations and materials, and signage be submitted for the approval of the City Centre Community Committee.

III. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land on proposed Parcel "B".

IV. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

V. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VII. That the Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

VIII. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Attachment "A" referred to in Clause 8 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

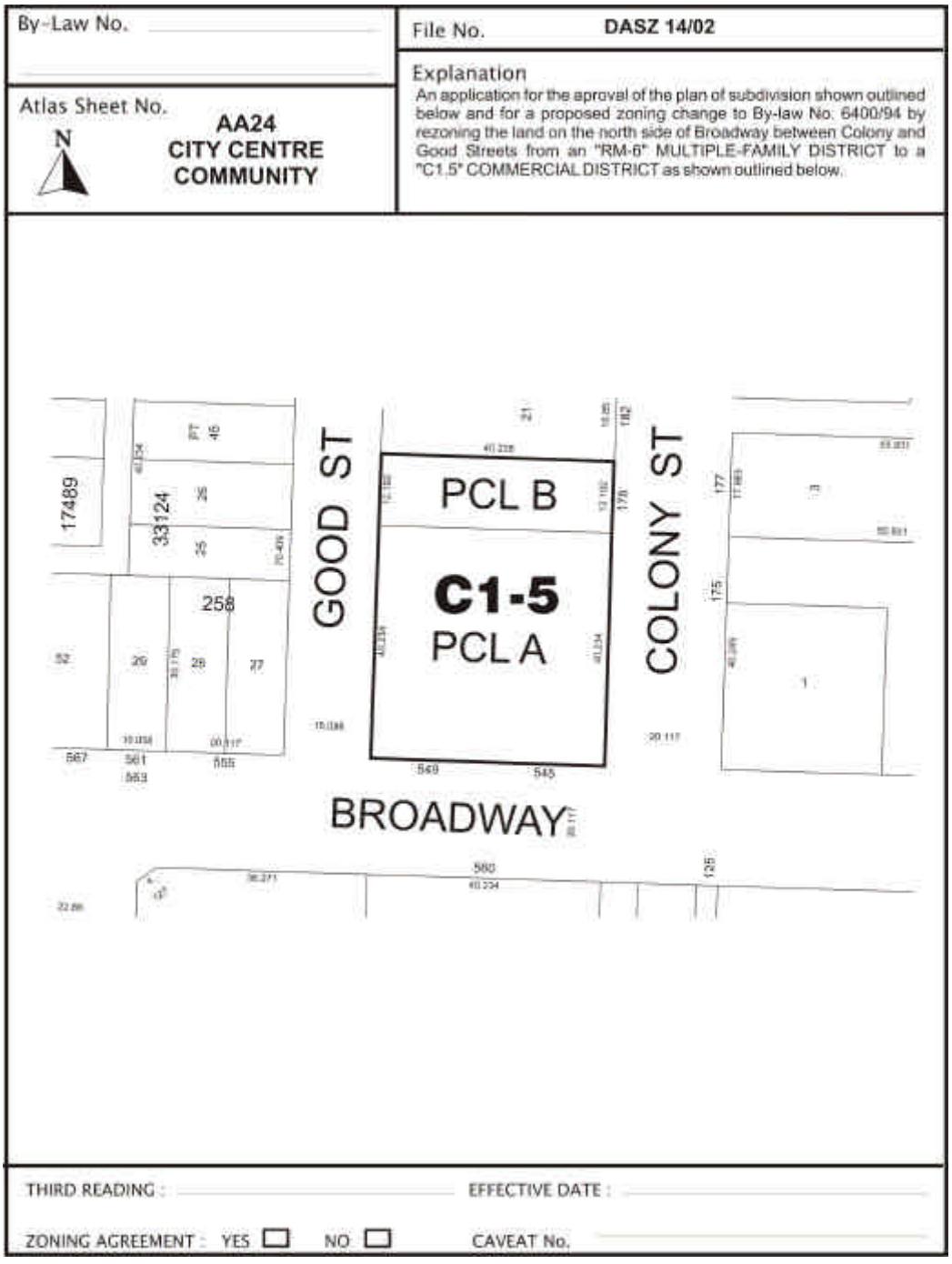


Figure 1: Schedule "A" to the report to the City Centre Community Committee for File No. DASZ 14/02, dated August 1, 2002.