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

Proposed Rezoning - land located at 941 Corydon Avenue, north side between Stafford Street and Wentworth Street
File DAZ 214/2002
[c/r DAV 475/2002D]

11. The Standing Policy Committee on Property and Development has been advised that an application has been received from Duboff Edwards Haight and Schachter (Murdoch MacKay), 1900 - 155 Carlton Street, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject land from an "RM-4" Multiple-Family District to a "C1.5" Commercial District to allow for commercial development.

The proposal is to rezone a property containing a vacant building that was previously occupied by a branch of the Toronto Dominion Bank. It is a one-storey structure with a main floor area of about 2,600 square feet and a basement area of similar size. Parking for seven (7) vehicles (plus a substandard loading zone) is provided to the rear off the public lane. The property is presently zoned for residential use and the owners wish to pursue commercial leasing opportunities.

On July 9, 2002, the City Centre Community Committee held a public hearing to consider the subject rezoning application. Two persons registered in support of the application and one person registered in opposition, but during the public hearing withdrew her opposition.

The City Centre Community Committee concurred in the recommendation contained in the report dated June 17, 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. The proposal complies with Plan Winnipeg.

2. Corydon Avenue is developed with a mixture of commercial and residential buildings in the vicinity of the site.

3. The owner of the subject property controls most of the block between Stafford Street and Wentworth Avenue including the properties at 911-915 Corydon Avenue (office/Laundromat), the Maple Leaf Apartments at 915 Corydon Avenue (56 units), the commercial building at 925 Corydon Avenue (Ormiston's Florists) and the commercial building at 929 Corydon Avenue (applicant's office/dentist).

4. The related zoning variance would not allow the building to accommodate a restaurant.

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On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in Zoning Change Report dated July 17, 2002, from the City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 214/2002 dated June 17, 2002, to a "C1.5" Commercial District.

II. 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 the market value of the land.

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

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Attachment "A" referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

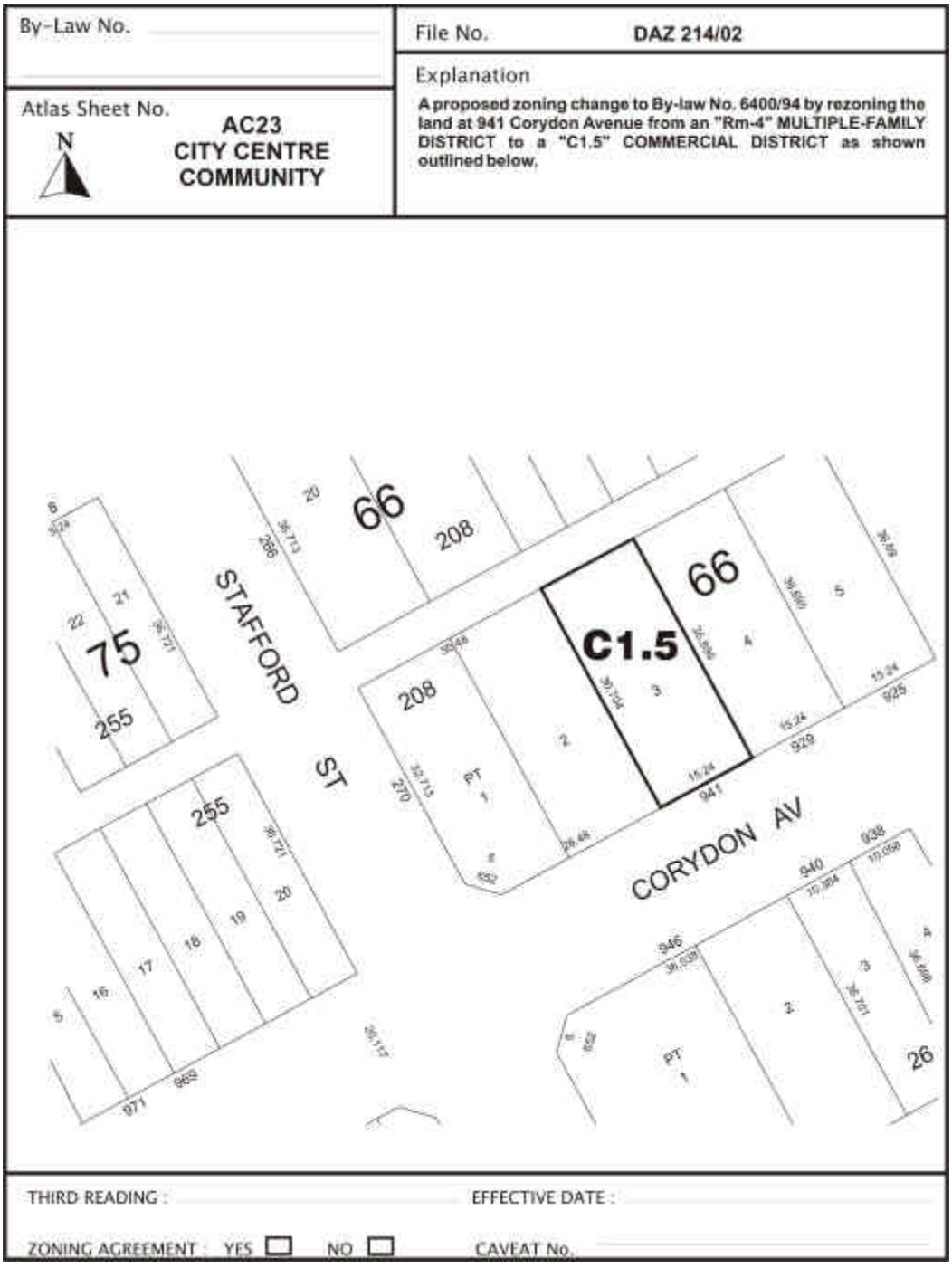


Figure 1: Schedule "A" to the report to the City Centre Community Committee for File No. DAZ 214/02 dated June 17, 2002.