Minute No. 432
Report - Standing Policy Committee on Property and Development - May 3, 2005

Item No. 5 Rezoning - 75 Poseidon Bay
File DAZ 214/2005

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 214/2005 dated March 15, 2005, to a "C2" Commercial District.

2. 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.

3. 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. 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.

5. 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 Charter.

Report - Standing Policy Committee on Property and Development - May 3, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 11, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 3, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 5, 2005, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning - 75 Poseidon Bay**
File DAZ 214/2005 [c/r DAV 102027/2005D]

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

Prepared by: **Josie Marques, Clerk,**
City Centre Community Committee

Report date: **April 7, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 5, 2005, the City Centre Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 214/2005, dated March 15, 2005, to a "C2" Commercial District.

2. 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.

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5. 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 Charter.

The City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. That the Pan Am Sport Medicine Clinic plays a valuable role in community.

2. That the expansion of the Plan Am Sport Medicine Clinic will provide additional services that are welcome throughout the city and rural Manitoba.

PUBLIC HEARING SUMMARY

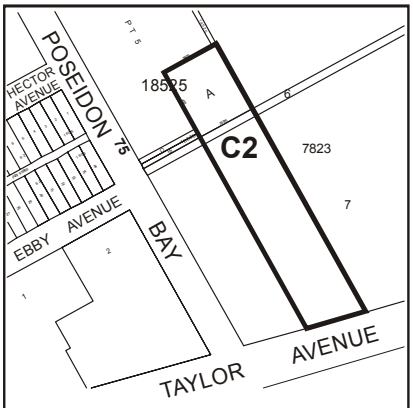
File: **DAZ 214/2005 [c/r DAV 102027/2005D]**

Before: City Centre Community Committee
Councillor Smith, Chairperson
Councillor Benham
Councillor Gerbasi

Public Hearing: April 5, 2005
West Committee Room
Council Building, 510 Main Street

Applicant: Stantec Architecture (Frank Yong)

Subject:



CITY CENTRE COMMUNITY

APPLICANT : STANTEC ARCHITECTURE

FILE : DAZ 214/05

PROPOSAL : To rezone the land shown outlined above from a "PR1" PARKS AND RECREATION DISTRICT to a "C2" COMMERCIAL DISTRICT. **For information, phone Mr. J. Veitch, Planner at 986-7728.**

Premises Affected: 75 Poseidon Bay

Exhibits Filed:

1. Application dated February 24, 2005
2. Notification of Public Hearing dated March 4, 2005
3. Manitoba Status of Titles 1573469 and 1834430
4. Certificate of Titles A 68667 and 977158

5. Letter of authorization dated November 1, 2004, from The City of Winnipeg to the Winnipeg Regional Health Authority.
6. Letter of authorization dated January 18, 2005, from Winnipeg Regional Health Authority to Stantec Architecture Ltd.
7. Drawing of subject property
8. Plans (1 page)
9. Report from the Manager of Planning and Land Use dated March 15, 2005

REPRESENTATIONS:

In Support:

Wayne Hildahl
Andrew Konowalchuk
Frank Yong

In Opposition

Nil

For Information:

Jim Thomas

For the City:

Mr. J. Veitch, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicant, Frank Yong, accompanied by Andrew Konowalchuk appeared in support and gave a brief overview of the application.

Jim Thomas appeared for information and stated concerns with the entire Pan Am site's parking.

Wayne Hildahl appeared in support of the application. He stated that the expansion was to better serve the community. He also stated that the peak hours of the clinic and the pool and fields were offset and that the City's position was there is adequate parking.

Exhibit "8" referred to in File DAZ 214//2005 [c/r DAV 102027/2005D]

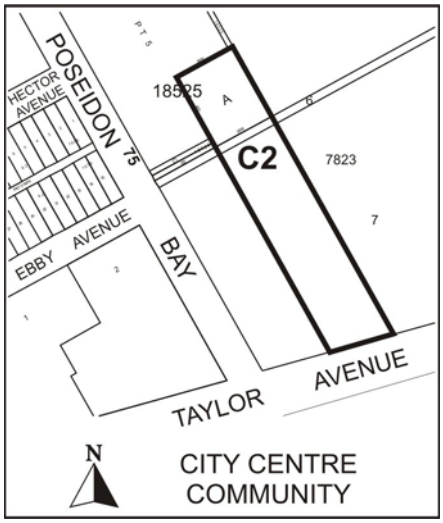
Winnipeg

Planning, Property and Development Department Report

To the City Centre Community Committee

Date: March 15, 2005
File: DAZ 214/05
Related Files: (DAV 05-102027/D)
Subject: 75 Poseidon Bay - Pan Am Clinic

Location: 75 Poseidon Bay
Legal Description: Parcel A Plan 18525 PT Blocks 6 & 7 Plan 7823



Applicant: Frank Yong – Stantec Architecture
Owner: City of Winnipeg

Recommendation: Approval

Site Description

Site Area

The subject site is approximately 1.58 acres, (69,000 square feet). A mostly rectangular parcel with 120 foot frontage on the north side of Taylor Avenue and 617 foot flankage along the west side of the Grant Park High School and City of Winnipeg athletic fields.

The site is on a 50-year lease with the City of Winnipeg and sits within the Pan Am Pool site proper.

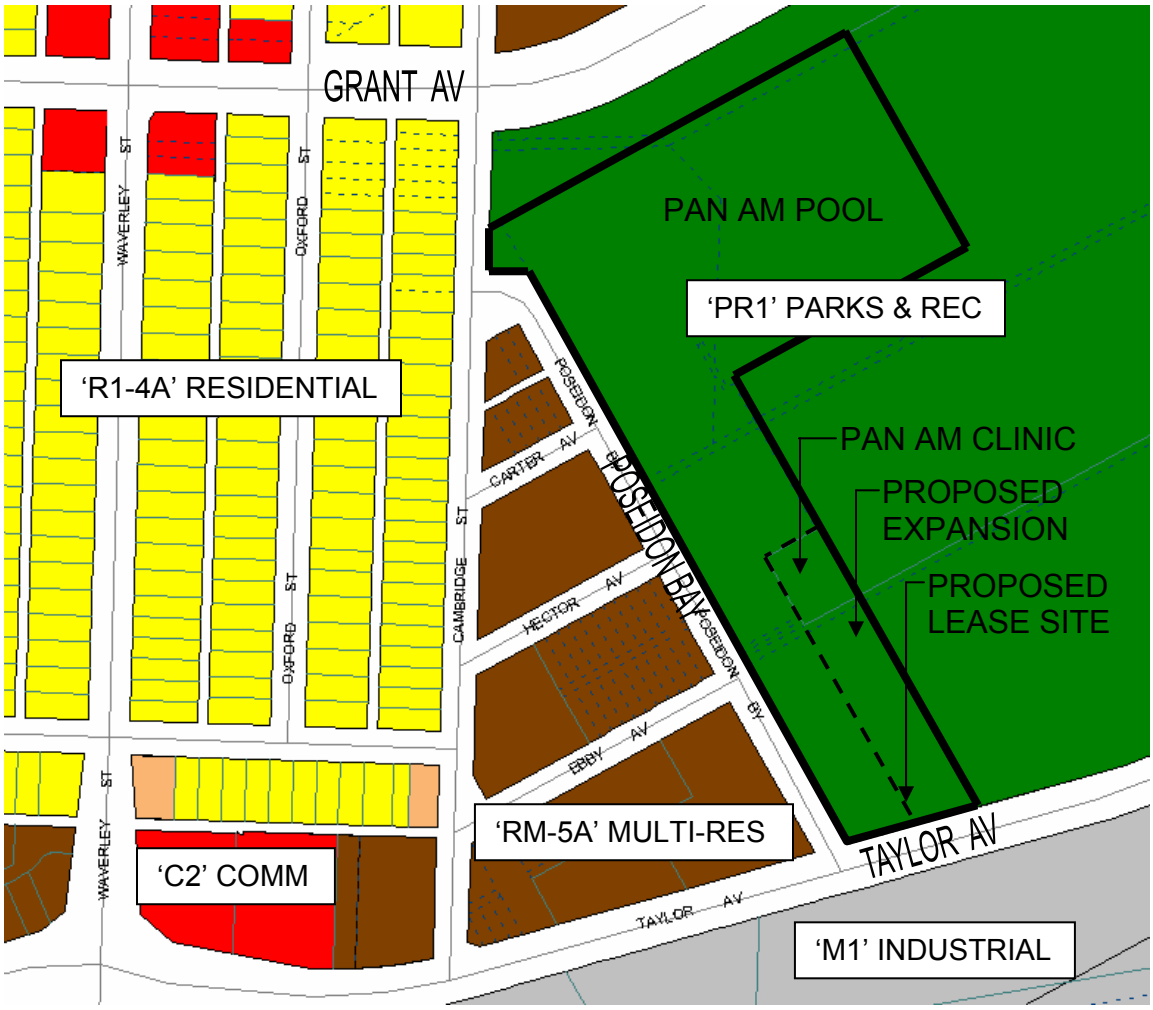


Figure 1: Subject Site - Existing Contextual Zoning

Existing Land Use and Zoning

The subject site is currently zoned 'PR1' Parks and Recreation and is occupied by the Pan Am Sports Medicine building.

Surrounding Land Use and Zoning

North: 'PR1' Parks and Recreation (Pan Am Pool) then Grant Avenue
South: Taylor Avenue then 'M1' Industrial
East: 'PR1' Parks and Recreation (Grant Park athletic fields)
West: Poseidon Bay then 'RM-5A' Multi-family Residential

Description of the Proposed Development

The existing Pan Am Sport Medicine Clinic is expanding to include a new MRI facility, administration offices and Diamond Athletic Medical Supplies. As stated in Dr. Wayne Hildahl's letter of intent, (January 20, 2004) the new development is part of their *'...strategic plan to provide their patients with all their needs in one centre'.*

Analysis

The subject property is designated 'Neighbourhood' in Plan Winnipeg 2020, compatible mixed-use development is to be encouraged and accommodated. As well, the development is consistent with several policies such as 3A-01 Promote Orderly Development ii) providing a residential mix in Neighbourhood designated areas and 3B-01 Promote Vibrant Neighbourhoods.

The context is characterized by a mix of uses; such as recreation, single family, multi-family, condominium, commercial and educational. The existing Pan Am Sports Medicine Clinic has operated successfully on the property since the late 70's without, to the best of our knowledge, complaint.

In terms of transportation and site access the facility has an adequate surface parking lot and is adjacent to several bus routes.

Recommendation

The Planning and Land Use Division recommends approval for the following reasons:

- it is consistent with Plan Winnipeg
- it is compatible with the area context
- provides a much needed health care facility and support services to the public

Recommended Conditions of Approval

I. That The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 214/05, attached hereto and dated, March 15, 2005, to a "C2" Commercial District.

II. That a ten (10) per cent 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 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

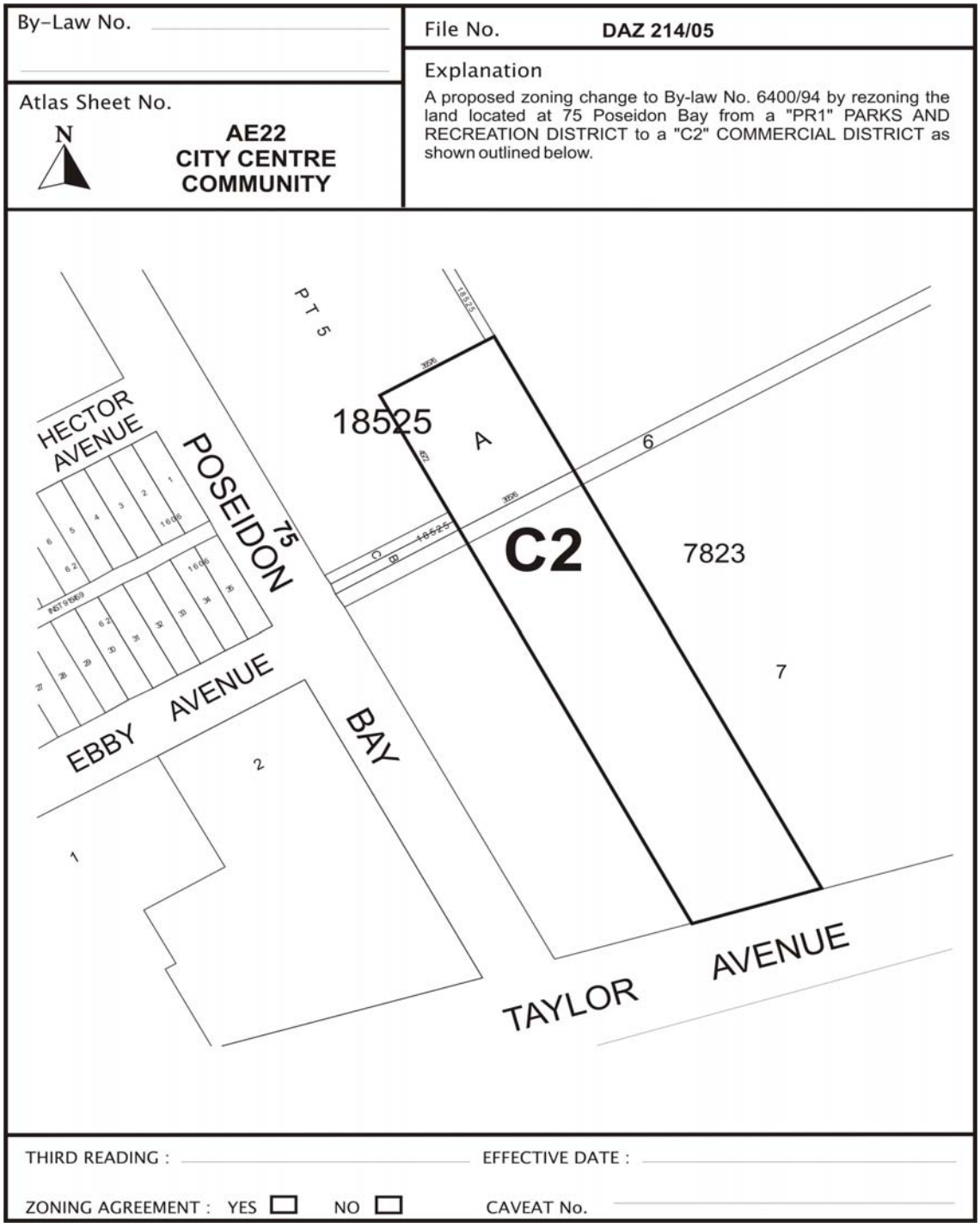
IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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 Charter.

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

Report Prepared by: James Veitch Planner, (City Centre)
PPD File # DAZ 214/05

Schedule "A"



Schedule "A" to the report to the City Centre Community Committee for file Number DAZ 214/05 dated March 15, 2005.