Agenda - Executive Policy Committee - December 3, 2008

REPORTS

Item No. 3 Rezoning - 607 Corydon Avenue
(Fort Rouge-East Fort Garry Ward)
File DAZ 233/2008 [c/r DCU 146061/2008D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 25, 2008, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 233/2008 dated October 27, 2008, to a "C2" Commercial District.

2. 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.

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 (3) 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.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 25, 2008, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

RE: **Rezoning - 607 Corydon Avenue**
File DAZ 233/2008 [c/r DCU 146061/2008D]

For submission to: **Executive Policy Committee**

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

Report date: **November 26, 2008**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 25, 2008, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, recommends to the Executive Policy Committee.

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 233/2008 dated October 27, 2008, to a "C2" Commercial District.

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

1. This is the appropriate zoning for what is in existence on the property.

PUBLIC HEARING SUMMARY

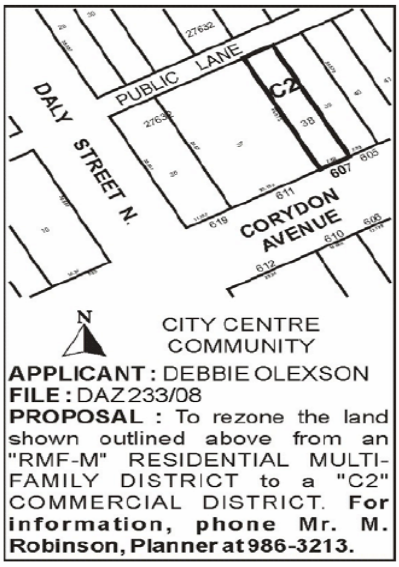
File: DAZ 233/2008 [c/r DCU 146061/2008D]

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

Public Hearing: November 25, 2008
North Committee Room
Council Building, 510 Main Street

Applicant: Debbie Olexson

Subject:



Premises Affected: 607 Corydon Avenue

Exhibits Filed:

1. Application dated October 6, 2008
2. Notification of Public Hearing dated October 16, 2008
3. Manitoba Status of Title 2254988
4. Surveyor's Building Location Certificate and sketch dated October 25, 2004
5. Plans (3 pages)
6. Report from the Planning and Land Use Division dated October 27, 2008
7. Inspection Report
8. Audio Recording of representations

REPRESENTATIONS:

In Support:

Brad Gross
Deb Olexson
William Taylor

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

Exhibit "6" referred to in File DAZ 233/2008 [c/r DCU 146061/2008D]

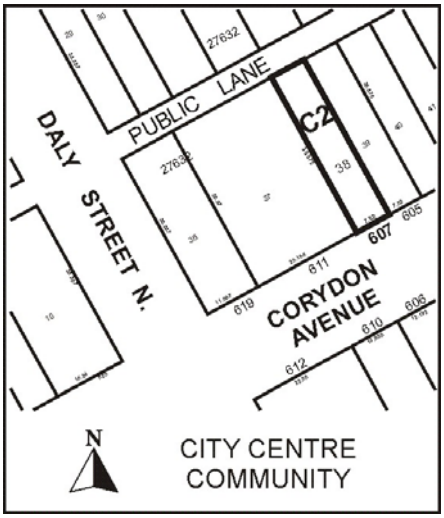
Planning, Property and Development Department Report

To City Centre Community Committee

Date: October 27, 2008
File: **DAZ 233/08**
Related Files: **DCU 08-146061/D**

Subject: To amend By-Law No. 200/2006 by rezoning the land shown below from an "RMF-M" Multiple-Family District to a "C2" Commercial District.

Location: 607 Corydon Avenue
Legal Description: Lot 38, Plan 27632



Applicant: Debbie Olexson
Owner: Same

Recommendation: *Approved*

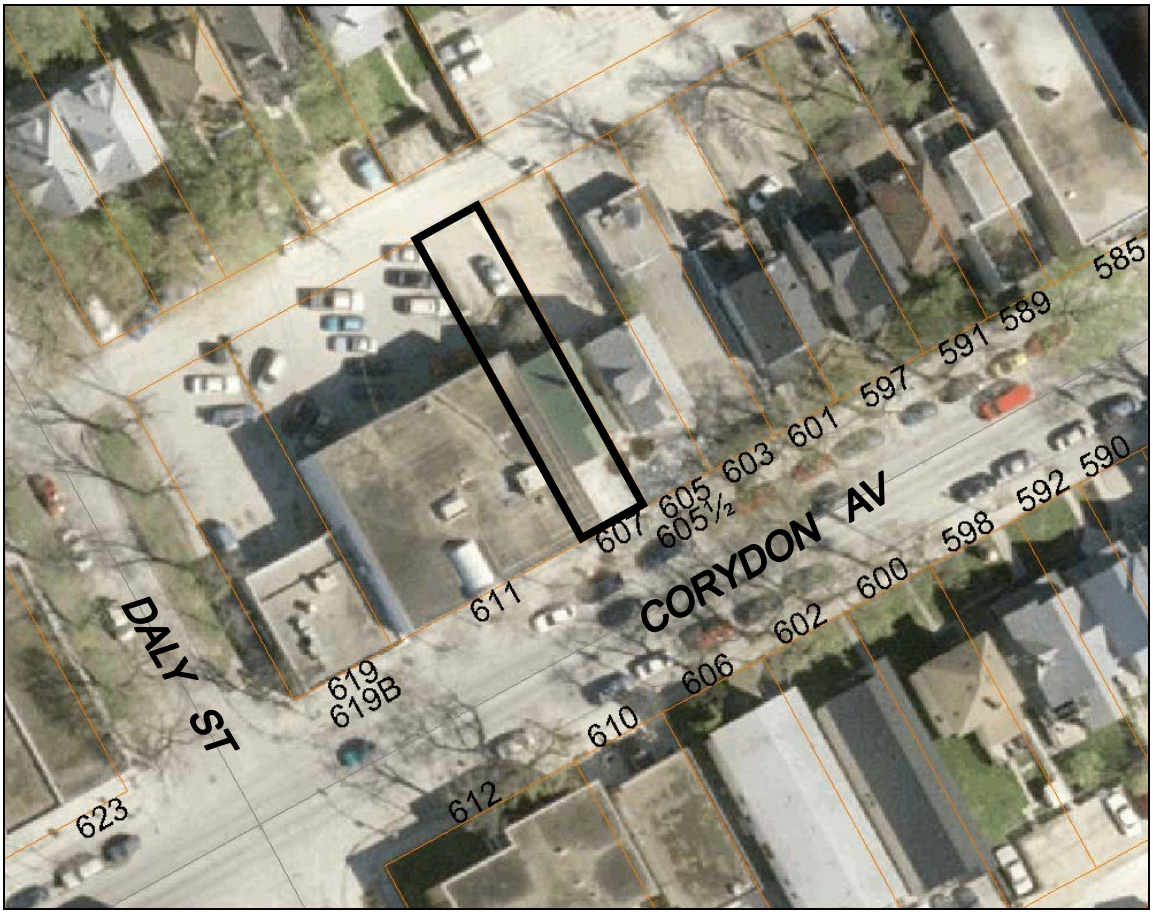
Background

Zoning Memorandum No. 04 333953 000 00 GR

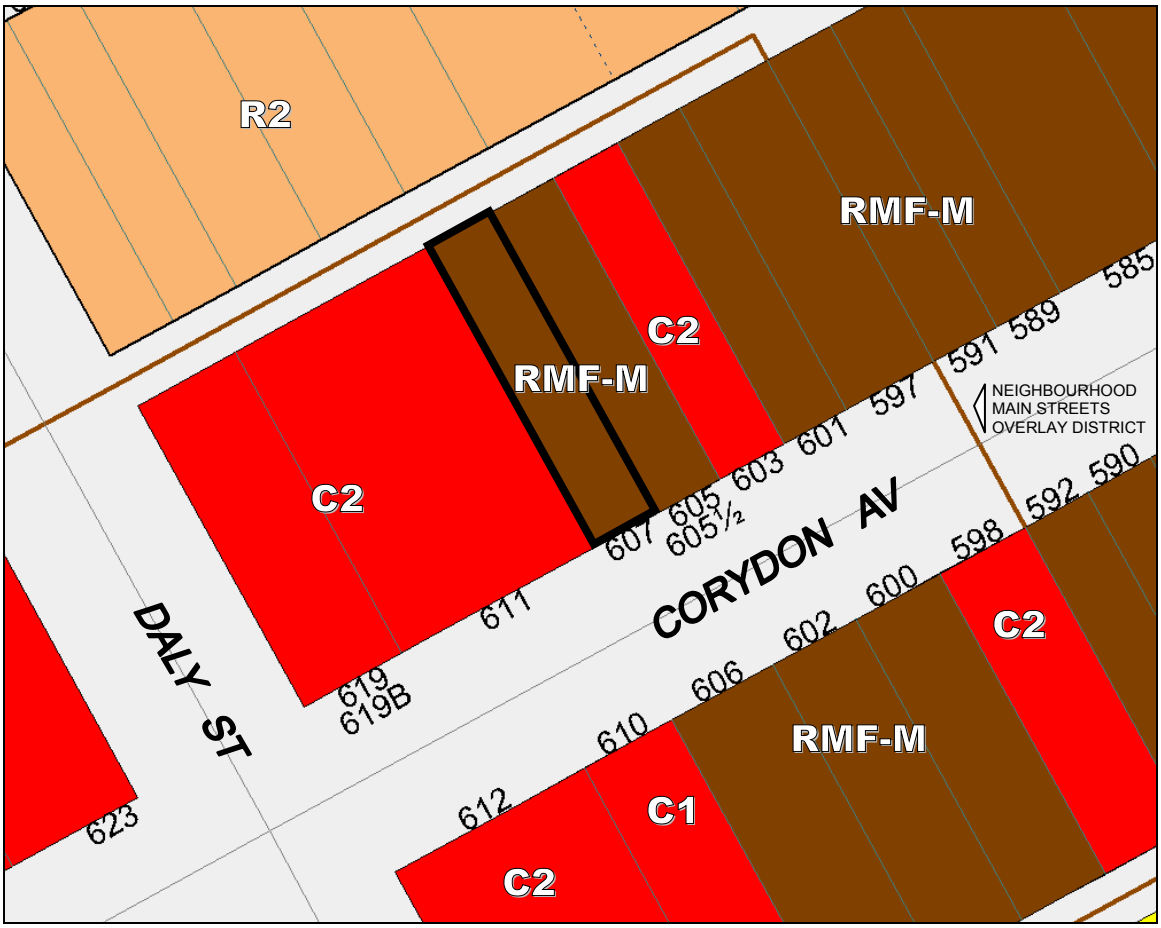
Building complies as a non-conforming structure having no front yard, no west side yard and a 1.35 foot east side yard.

Site Description

The subject site is a two storey mixed-use building with accessory parking. It occupies approximately **3000 square feet** on the north side of Corydon Avenue between Daly Street and Nassau Street and is located in the McMillan Neighbourhood of the Fort Rouge – East Fort Garry Ward. The site is zoned "**RMF-M" Multi-Family Residential** in the **Neighbourhood Main Streets** area overlay. Other properties fronting on this section of Corydon Avenue are predominantly multi-family residential with a number of "C1" Local Commercial and "C2" Neighbourhood Commercial sites including the adjacent 611 Corydon. North of the subject property is an "R2" Two-Family District consisting of single, two-family and multi-family residential**.**



Subject site: aerial photo flown 2005



Subject site: zoning map

Description of the Proposed Development

The main floor of the subject property is in the process of being converted from a grocery store to a fitness facility. The existing dwelling unit will remain on the second floor (the subject of DCU 08-146061/D). The change of use necessitates bringing the zoning into conformity.

Analysis

- As a Neighbourhood Policy Area under Plan Winnipeg, this area allows for a mix of residential and educational, recreational, institutional, and commercial uses at a scale and density compatible with each other.
- The Neighbourhood Main Streets overlay district is to protect the scale and character of the pedestrian-oriented, neighbourhood-scale commercial areas in older areas of the city.
- The scale of the site and building is consistent with the Neighbourhood Main Street intent and with the character of Corydon Village.
- The subject property has a long history of commercial use and is adjacent to the commercial corridor of Corydon Village.

Recommendation

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

- Commercial zoning will rationalize current and long-standing use of this property;
- "C2" zoning will assist with the ongoing viability of the existing building by providing for a broader mix of uses;
- The "C2" zoning will be subject to the "Schedule G" Planned Development Overlay restrictions and standards under the zoning by-law for Neighbourhood Main Streets.

Recommended Conditions of Approval

1. That the Winnipeg Zoning By-law 200/2006 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 233/08, attached hereto and dated October 27, 2008 to a "C2" Commercial District.

2. 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.

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.

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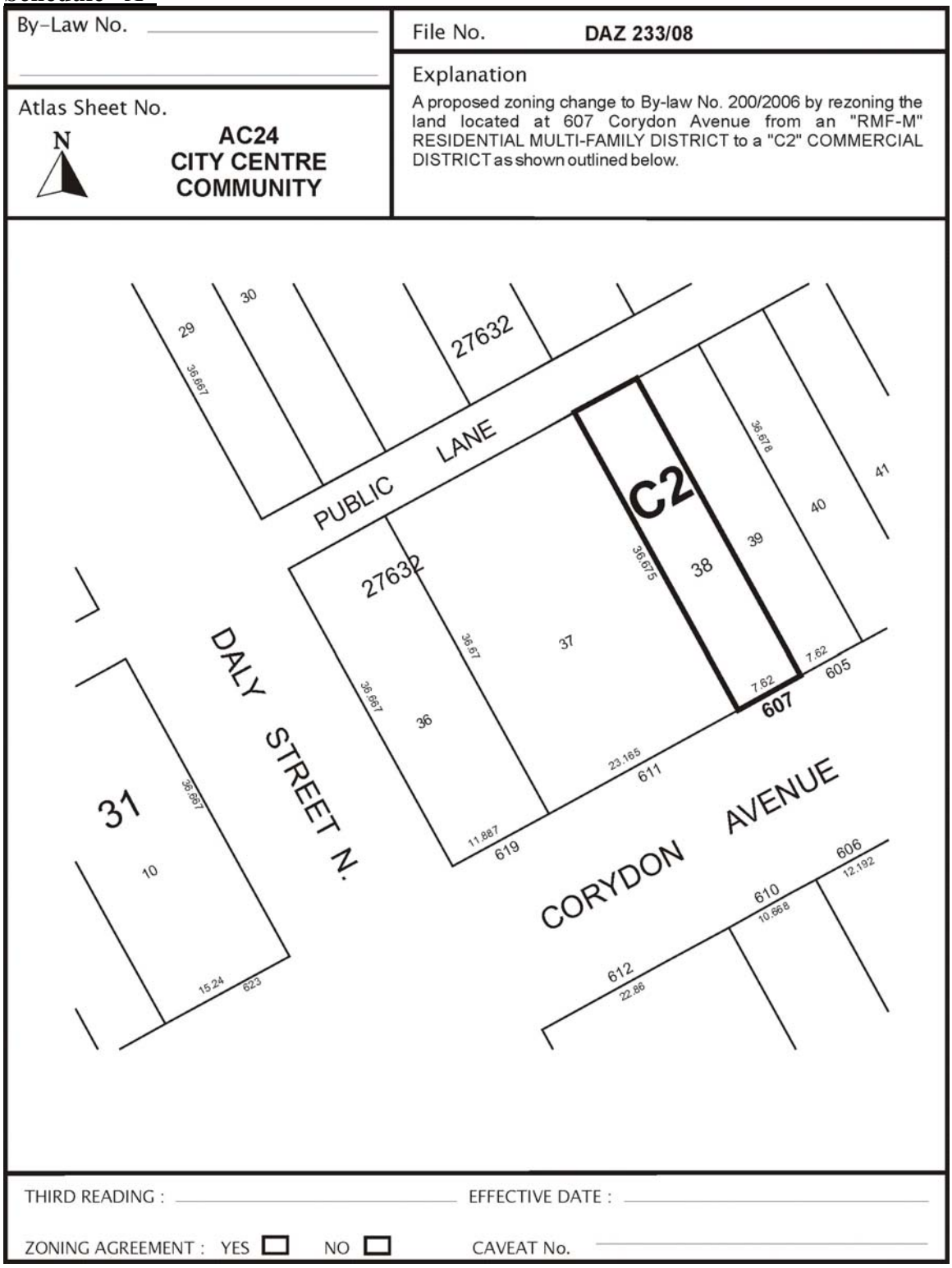
This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Kurtis Kowalke
PPD File # DAZ 233/08

Schedule "A"



Schedule "A" to the report to City Centre Community Committee for file # DAZ 233/08 dated October 27, 2008.