Minute No. 346
Report - Standing Policy Committee on Property and Development - June 30, 2009

Item No. 8 **Rezoning - Various Properties within the West Alexander and Centennial Neighbourhoods**
(Point Douglas Ward)
File DAZ 200/2009

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject lands as shown on Schedule "B1" and listed on Schedule "B2" for File DAZ 200/2009 dated April 1, 2009 to an "RMU" Residential Mixed Use District, a "CMU" Commercial Mixed Use District, and an "M2" Manufacturing General District, with the exception of property owned by Creative Display Limited at 379 Notre Dame Avenue which is to be deleted from the lands shown on Schedule "B1" and listed on Schedule "B2" (Section "M1" to "CMU").

2. That the Acting 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.

3. That the Acting 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.

Minutes - Executive Policy Committee - July 15, 2009

Report - Standing Policy Committee on Property and Development - June 30, 2009

DECISION MAKING HISTORY:

Moved by Councillor Fielding,

That the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On June 30, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 16, 2009, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment, namely:

- Amend Recommendation 1 by deleting the property owned by Creative Display Limited at 379 Notre Dame Avenue from the lands shown on Schedule "B1" and listed on Schedule "B2" (Section "M1" to "CMU"),

and forwarded to the Standing Policy Committee on Property and Development.

On May 19, 2009, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on June 16, 2009 at 5:00 p.m. in the Council Building, 510 Main Street, in accordance with the recommendation of the Winnipeg Public Service.

On April 14, 2009, the Lord Selkirk-West Kildonan Community Committee adjourned the public hearing to its meeting on May 19, 2009 at 5:00 p.m. in the Council Building, 510 Main Street, to allow the Winnipeg Public Service to meet with the four property owners outlined in the "Consultation" portion of the report for DAZ 200/2009 (whose properties are to remain zoned "M1") and discuss possible restrictions to uses that are permitted in an "M1" zoning district but prohibited in an "RMU" zoning district.

RE: **Rezoning - Various Properties within the West Alexander and Centennial Neighbourhoods**
File DAZ 200/2009 [c/r DAZ 201/2009]

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

Prepared by: **Diane Timmins, Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **June 19, 2009**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 16, 2009, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject lands as shown on Schedule "B1" and listed on Schedule "B2" for File DAZ 200/2009 dated April 1, 2009 to an "RMU" Residential Mixed Use District, a "CMU" Commercial Mixed Use District, and an "M2" Manufacturing General District, ***with the exception of property owned by Creative Display Limited at 379 Notre Dame Avenue which is to be deleted from the lands shown on Schedule "B1" and listed on Schedule "B2" (Section "M1" to" CMU").***

2. That the Acting 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.

3. That the Acting 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.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

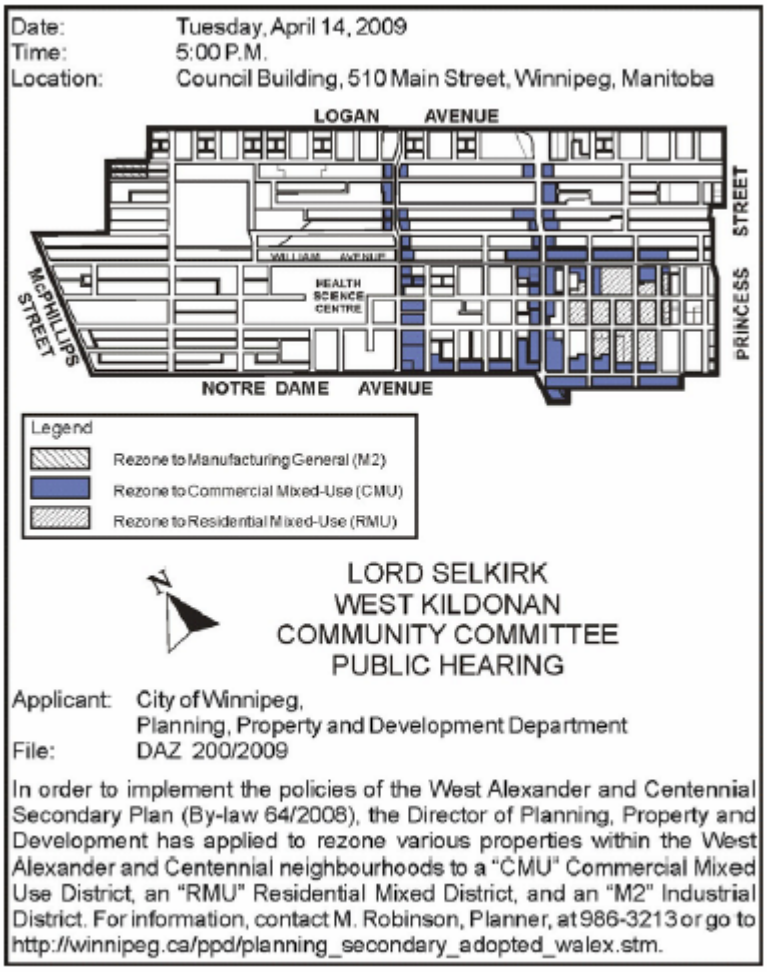
The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the revised report of the Planning and Land Use Division dated June 8, 2009.

PUBLIC HEARING SUMMARY

File:	DAZ 200/2009 [c/r DAZ 201/2009]
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Lazarenko, Chairperson Councillor Pagtakhan
Public Hearing:	June 16, 2009 May 19, 2009 April 14, 2009 West Committee Room Council Building, 510 Main Street
Applicant:	Director, Planning, Property and Development Department

Subject:



Premises Affected:	Various Properties outlined in Appendix C - Schedule "B2" (Revised List of properties to be rezoned)

Exhibits Filed:

1. Application dated January 22, 2009
2. Notification of Public Hearing dated March 13, 2009
3. Report from the Planning and Land Use Division dated March 20, 2009
4. Schedule "A" from the Planning and Land Use Division dated March 17, 2009, listing the various properties within the West Alexander and Centennial Neighbourhoods proposed to be rezoned to one of three zoning categories
5. Audio Recording of representations of public hearing held on April 14, 2009
6. Notice of Adjournment dated April 16, 2009
7. Report from the Planning and Land Use Division dated May 13, 2009 requesting a further adjournment to the June meeting of the Lord Selkirk-West Kildonan Community Committee
8. Notice of Adjournment dated May 21, 2009
9. Revised report from the Planning and Land Use Division dated June 8, 2009
10. Communication titled "Winnipeg Building & Decorating Ltd." dated June 16, 2009, submitted at the public hearing on June 16, 2009 by Ted Bock, Aikins, MacAulay & Thorvaldson, Barristers and Solicitors, in opposition to the application
11. Audio Recording of representations of public hearing held on June 16, 2009

REPRESENTATIONS:

In Support:

Michael Robinson, Senior Planner, Planning, Property and Development Department
Catherine Collins, West Alexander Residents Association Inc.
Fred Curry

In Opposition

Harold Baumer, on behalf of Baumer Ent. Contempra Signs
Ted Bock, Aikins, MacAulay & Thorvaldson, Barristers and Solicitors
David MacAngus
Randall Ranick
Doug Schenk
Ronald Zimmerman

For Information:

Alex Darby

For the City:

Mr. K. Raban, Land Development Engineer, Planning, Property and Development Department
Mr. G. Doney, Senior Planner, Planning, Property and Development Department

Exhibit "9" referred to in File DAZ 200/2009 [c/r DAZ 201/2009]

ADMINISTRATIVE REPORT

ISSUE: **DAZ 200/2009 - West Alexander and Centennial Neighbourhoods Rezoning**

Critical Path: **This rezoning will be heard by the Lord Selkirk-West Kildonan Community Committee, as per the Development Procedures By-law and the City of Winnipeg Charter**

AUTHORIZATION

Author	Department Head	CFO	CAO
Michael Robinson, AICP			

RECOMMENDATIONS

1. That The Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject lands as shown on Schedule "B1" and listed on Schedule "B2" for File DAZ 200/2009 dated April 1, 2009 to an "RMU" Residential District, a "CMU" Commercial Mixed Use District, and an "M2" Manufacturing General District.

2. 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.

3. 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.

IMPLICATIONS OF THE RECOMMENDATIONS

The zoning classification will be changed for various properties in the West Alexander and Centennial neighbourhoods, to align with the Secondary Plan.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 20, 2009

Project Name:

West Alexander and Centennial Neighbourhoods Rezoning (DAZ 200/2009)

COMMENTS:

The recommendations in this report are that 1) the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject lands as shown on Schedule "A1" and listed on Schedule "A2" for File DAZ 200/2009 dated April 1, 2009 to an "RMU" Residential District, a "CMU" Commercial Mixed Use District, and an "M2" Manufacturing General District, 2) 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, and 3) 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.

There are no direct financial implications associated with these recommendations.

Mike Ruta, FCA
Chief Financial Officer

CONSULTATION

In preparing this Report there was consultation with:
N/A

SUBMITTED BY

DEPARTMENT	Planning, Property, and Development
DIVISION	Planning and Land Use
PREPARED BY	Michael Robinson, AICP
DATE	June 8, 2009
FILE NO.	DAZ 200/2009

APPENDIX A

Revised Report
The only changes are several corrections to property addresses in Appendix C

REASON FOR THE REPORT

An application has been filed by the Planning, Property, and Development Department to rezone various parcels in the West Alexander and Centennial neighbourhoods, in accordance with the West Alexander and Centennial Neighbourhood Plan (By-law 64/2008).

The Development Procedures By-Law (5893/92) specifies that the required public hearing for this rezoning application be heard by the Lord Selkirk-West Kildonan Community Committee.

KEY ISSUES

A. BACKGROUND:

In April 2004, Council's Standing Policy Committee on Property and Development endorsed the initiation of a Secondary Plan for the West Alexander and Centennial Neighbourhoods, in order to:

Strike a balance which supports and encourages growth and development of major institutions while protecting and enhancing the quality of the residential neighbourhoods.

In response, the Planning, Property, and Development Department developed the Secondary Plan through a collaborative planning process with area residents, business owners, and leaders of major institutions including the Health Sciences Centre, the University of Manitoba, and the Canadian Science Centre for Human and Animal Health. This process also included close consultation with all affected City departments to address any issues related to development and redevelopment in West Alexander and Centennial, and to ensure that the City's requirements were incorporated into the plan's policies.

This Secondary Plan was adopted by City Council in July 2008.

B. DISCUSSION:

Properties being rezoned

The City is seeking to rezone 232 properties. The breakdown in zoning categories is as follows:

M1 to RMU	14 properties
C1 to RMU	2 properties
RMF-S to RMU	1 property
R2 to RMU	35 properties
R2 to CMU	20 properties
M1 to CMU	11 properties
RMF-S to CMU	11 properties
RMF-M to CMU	1 property
RMF-L to CMU	1 property
C1 to CMU	4 properties
C2 to CMU	119 properties
M3 to M2	13 properties

1. Reason for Rezonings

The Planning, Property, and Development Department is initiating the subject rezonings. Rezoning the properties identified in the application was one of the recommendations made in the West Alexander and Centennial Neighbourhood Plan, which was adopted as By-law by City Council in July 2008.

The reason for the rezonings is as follows:

i. Change to "M2" Manufacturing General District

The Plan states the following:

In order to achieve the Industrial policies and to address the issues identified by the Community, the following policy is to be implemented:

Preserve a viable industrial base which can coexist with residential and more commercially oriented uses, by eliminating "M3" Industrial zoning and replacing it with "M2" Industrial zoning, which is more compatible with the area

The intent of the "M2" District, as stated in the Zoning By-law, is to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.

ii. Change to "CMU" Commercial Mixed Use District

The Plan states the following:

In order to achieve the stated intent for the Commercial section of the Plan and to address the issues identified by the community, the following policy is to be implemented:

Rezone the areas as defined by the Commercial Mixed Use Map 7, to "CMU" Commercial Mixed Use District

"CMU" zoning will allow properties more flexibility to mix commercial and residential uses in the same building, which is an objective of the Plan.

The intent of the "CMU" District, as stated in the Zoning By-law, is to provide for community-serving mixed use development at a higher scale than is appropriate for neighbourhood locations. The "CMU" District is intended for use along selected corridors and at important nodes in the city. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support surrounding neighbourhoods and the community at large. Although the area, site, or building should have a predominantly commercial character, multi-family housing may be incorporated within the district, and development should facilitate pedestrian connections between residential and non-residential uses.

iii. Change to "RMU" Residential Mixed Use District

The intent of the Residential Mixed Use District, as identified in the Plan, is the following:

To encourage a fine grained mix of low and medium density residential uses with low intensity commercial uses – rather than a separation of uses. A secondary purpose is to encourage compatibility of built form between building types, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape.

The properties in this District currently have a range of zoning designations, which are not all compatible with the long term objectives for this area. Consequently, rezoning these properties to "RMU" will help achieve the intent statement for the District and advance Plan goals for this area.

The intent of the "RMU" District, as stated in the Zoning By-law, is to facilitate the development of primarily medium to higher density residential development, though it may also contain limited small scale commercial, institutional, recreational, and service facilities needed to support residential development. The area, site, or building, should retain a predominantly residential character. Development in the "RMU" District should facilitate and encourage pedestrian travel between residential and non-residential uses. This district is often adjacent and incidental to a town centre, neighbourhood commercial centre, or other type of mixed use or employment centre.

2. Differences between zoning districts

i. Differences between the "C2" and "CMU" District

All the principal uses that are changing as a result of the rezoning from "C2" to "CMU" are listed in a table in Attachment B. Of note are the following changes:

- Multiple family housing becomes a permitted use, rather than a conditional use, in order to encourage new residential development in these areas.
- Drinking establishments become conditional, rather than permitted uses.
- Pawn shops and x-rated stores become prohibited uses, rather than conditional uses
- Billboard signs become prohibited, rather than conditional uses

ii. Differences between the "M3" and "M2" District

All the principal uses that are changing as a result of the rezoning from "M3" to "M2" are listed in Attachment C. Of note are the following changes:

- Heavy manufacturing becomes prohibited, rather than permitted
- Wrecking and salvage yard becomes prohibited, rather than permitted
- Office becomes permitted, rather than prohibited

iii. "RMU" District

The "RMU" District is replacing properties which are currently zoned "R2" Two-Family District, "C1" Commercial District, "RMF-S" Multiple-family District, and "M1" Industrial District. The most significant changes that are occurring in this category are among the properties changing from "M1" to "RMU".

All the principal uses that are changing as a result of the rezoning from "M1" to "RMU" are listed in Attachment D. Of note are the following changes:

- All residential uses become either permitted or conditional

- Pawn shops and x-rated stores go from conditional to prohibited
- Contractor's establishment goes from permitted to prohibited
- Light manufacturing goes from permitted to prohibited

Consultation
The Planning and Land Use Division has consulted with affected property owners on this initiative. We sent a letter to all affected property owners explaining the proposed rezoning, held an informational open house, and posted information on the City of Winnipeg website.

Four (4) property owners contacted us and are on record as objecting to the rezonings. Their property addresses are as follows:

All Canadian Emblem Corporation
447 Bannatyne Avenue

365 Bannatyne Investments Inc.
365 Bannatyne Avenue

Baumer Enterprises Ltd.
399-407 McDermot Avenue

Winnipeg Building and Decorating, Macthie Holdings Ltd, Tain Enterprises Ltd.
Roll # 13060093200 (no civic address)
412 McDermot Avenue

69 Francis Street
45 Frances Street

409-411 Notre Dame
Avenue
405 Notre Dame Avenue

403 Notre Dame Avenue

395 Notre Dame Avenue

44 Ellen Street
48 Ellen Street
50 Ellen Street
52 Ellen Street

56 Ellen Street

64 Ellen Street

Roll # 13060076100 (no civic address)
Roll # 13060071100 (no civic address)

These properties are highlighted in the map identified as Attachment "B"

It is recommended that the City not proceed with rezoning of these properties, in light of the objections of the property owners.

Attachments

Appendix B – Schedule “B1” Map of properties to be rezoned

Appendix C – Schedule “B2” List of properties to be rezoned

Attachment A – Ad cut map

Attachment B – Map of properties to be excluded from rezoning

Attachment C – Difference between “C2” and “CMU” zoning

Attachment D – Difference between “M2” and “M3” zoning

Attachment E – Difference between “M1” and “RMU” zoning

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Appendix B – Schedule “B1” (Map of properties to be rezoned)

SCHEDULE B

By-Law No. _____

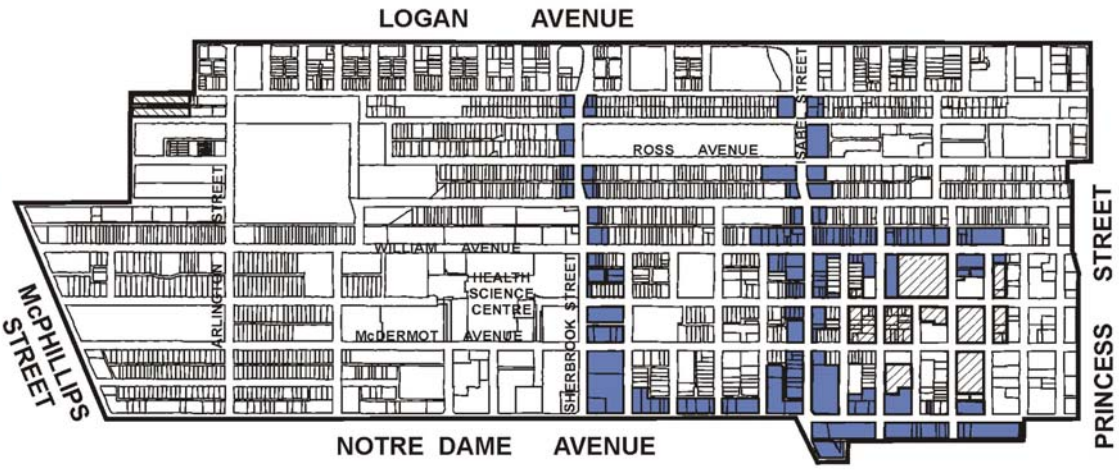
File No. **DAZ 200/09**

Atlas Sheet No. **Y23**

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 64/2008 by rezoning the various properties within the West Alexander and Centennial neighbourhoods to a "CMU" COMMERCIAL MIXED USE DISTRICT, a “RMU” RESIDENTIAL MIXED USE DISTRICT, and a “M2” INDUSTRIAL DISTRICT as shown outlined below.



Legend

- Rezone to Manufacturing General (M2)
- Rezone to Commercial Mixed-Use (CMU)
- Rezone to Residential Mixed-Use (RMU)

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Appendix C - Schedule "B2" (Revised List of properties to be rezoned)

Schedule "B2"

M1 to RMU

60 Frances Street
~~44 Ellen Street~~
~~50 Ellen Street~~
~~56-64 Ellen Street~~
~~69 Frances Street~~
359 McDermot Avenue
103 Dagmar Street
129 Dagmar Street
~~447 Bannatyne Avenue~~
355 McDermot

0 Frances Street
~~48 Ellen Street~~
~~52 Ellen Street~~
~~45 Frances Street~~
~~412 McDermot Avenue~~
97 Dagmar Street
~~365 Bannatyne Avenue~~
357 Bannatyne Avenue
~~399-407 McDermot Avenue~~

SE corner of Gertie and McDermot	Roll# 13060093200
Immediately north of 45 Frances	Roll# 13060089000
Immediately north of 44 Ellen	Roll# 13060080000
Immediately north of 379 Notre Dame	Roll # 13060076100, Roll # 13060071100
SE corner of McDermot & Ellen	Roll # 13061102600

C1 to RMU

421 McDermot Avenue
455 McDermot Avenue / 86 Gertie St

RMF-S to RMU

90 Gertie Street

R2 to RMU

94 Frances Street
422 Bannatyne Avenue
430 Bannatyne Avenue
436 Bannatyne Avenue
95 Gertie Street
435 McDermot Avenue
431 McDermot Avenue
94 Gertie Street
442 Bannatyne Avenue
448 Bannatyne Avenue
93 Harriet Street
110 Ellen Street
99 Frances Street
408 Bannatyne Avenue

98 Frances Street
426 Bannatyne Avenue
432 Bannatyne Avenue
438 Bannatyne Avenue
89 Gertie Street
433 McDermot Avenue
429 McDermot Avenue
98 Gertie Street
444 Bannatyne Avenue
454 & 456 Bannatyne Avenue
457 McDermot Avenue
95 Ellen Street
410 Bannatyne Avenue
404 Bannatyne Avenue

402 Bannatyne Avenue
400 Bannatyne Avenue
455 Bannatyne
457 Bannatyne
459 Bannatyne
NE corner Harriet and McDermot
Roll# 13061234500
Immediately south of 93 Harriet
Roll# 13061236000

R2 to CMU

479 Elgin Avenue
459 William Avenue
461 William Avenue
463 William Avenue
465 William Avenue
443 William Avenue
407 William Avenue
415 William Avenue
421 William Avenue
423 William Avenue
429 William Avenue
431 William Avenue
435 William Avenue
151 Gertie Street
387 William Avenue
385 William Avenue
379 William Avenue
149 Ellen Street
442 William Avenue
Isabel & McDermot Avenue

M1 to CMU

457 William Avenue
449 William Avenue
445 William Avenue
365 William Avenue
William & Dagmar Street
436 William Avenue
419 Notre Dame Avenue
~~409-411 Notre Dame Avenue~~
407 Notre Dame Avenue
~~405 Notre Dame Avenue~~
~~395 Notre Dame Avenue~~
379 Notre Dame Avenue
~~403 Notre Dame~~

SE corner of Ellen and William
Roll# 13061114200

RMF-S to CMU

520 William Avenue
841 Sherbrook Street
513 William Avenue
511 William Avenue
805 Sherbrook Street
518 William
516 William
509 William
519 William
525 William

Between 525 and 539 William
Roll# 13070245000

RMF-M to CMU

470 Pacific Avenue

RMF-L to CMU

471 William Avenue

C1 to CMU

131 Harriet Street
471 Bannatyne Avenue
454 William Avenue
Harriet & William Avenue

C2 to CMU

177 Isabel Street
185 Isabel Street
397 William Avenue
941 Sherbrook Street
928 Sherbrook Street
660 Ross Avenue
894 Sherbrook Street
883 Sherbrook Street
853 Sherbrook Street
833 Sherbrook Street
629 McDermot Avenue
777 Sherbrook Street
757 Furby Street
593 Notre Dame Avenue
30 Lydia Street
563 Notre Dame Avenue
547 Notre Dame Avenue
515 Notre Dame Avenue
50 Isabel Street
68 Isabel Street
74 Isabel Street
459 Notre Dame Avenue
435 Notre Dame Avenue
47 Harriet Street
621 Balmoral Street
420 Notre Dame Avenue
390 Notre Dame Avenue
370 Notre Dame Avenue
228 Isabel Street
231 Isabel Street
159 Isabel Street
497 William Avenue
483 William Avenue
479 William Avenue
473 William Avenue
116 Isabel Street
505 Bannatyne Avenue
511 Bannatyne Avenue
119 Isabel Street
483 Bannatyne Avenue
174 Isabel Street
188 Isabel Street
946 Sherbrook Street
650 Alexander Avenue
920 Sherbrook Street
658 Ross Avenue
655 Elgin Avenue
653 William Avenue
848 Furby Street
825 Sherbrook Street
626 McDermot Avenue
765 Sherbrook Street
605 Notre Dame Avenue
591 Notre Dame Avenue
567 Notre Dame Avenue
40 Kate Street
531 Notre Dame Avenue
493 Notre Dame Avenue
62 Isabel Street
70 Isabel Street
45 Isabel Street
453 Notre Dame Avenue
52 Gertie Street
452 Notre Dame Avenue
422 Notre Dame Avenue
396 Notre Dame Avenue
441 Carlton Street
400 Hargrave Street
235 Isabel Street
160 Isabel Street
146 Isabel Street
503 William Avenue
481 William Avenue
477 William Avenue
500 William Avenue
503 Bannatyne Avenue
507 Bannatyne Avenue
129 Isabel Street
113 Isabel Street
479 Bannatyne Avenue

477 Bannatyne Avenue	500 Bannatyne Avenue
502 Bannatyne Avenue	504 Bannatyne Avenue
512 Bannatyne Avenue	87 Isabel Street
84 Isabel Street	99 Isabel Street
81 Isabel Street	507 Elgin
477 Pacific	478 Elgin
502 Elgin	72 Isabel
54 Isabel	61 Juno
512-14 McDermot	575 Notre Dame
633 McDermot	402-408 Notre Dame
854 Furby	646 William
644 William	641 William
664 Ross	663 Elgin
654 Ross	647 Elgin
644 Elgin	672 Alexander
940 Sherbrook	648 Alexander
661 Ross	662 Ross
420 Notre Dame	

Next to 129 Isabel	Roll# 13061280000
Between 119-129 Isabel	Roll# 13061293000
Next to 235 Isabel	Roll# 13080291000
Parkade next to 422 Notre Dame	Roll# 13053200000

M3 to M2

950 Alexander Avenue	954 Alexander Avenue
958 Alexander Avenue	960 Alexander Avenue
964 Alexander Avenue	970 Alexander Avenue
972 Alexander Avenue	978 Alexander Avenue
982 Alexander Avenue	984 Alexander Avenue
988 Alexander Avenue	992 Alexander Avenue
965 Pacific Avenue	949 Pacific Avenue
947 Pacific Avenue	945 Pacific Avenue
943 Pacific Avenue	941 Pacific Avenue
939 Pacific Avenue	917 Pacific Avenue
976 Alexander	956 Alexander
937 Pacific	935 Pacific
948 Alexander	946 Alexander

Attachment A – Ad cut map

By-Law No. _____

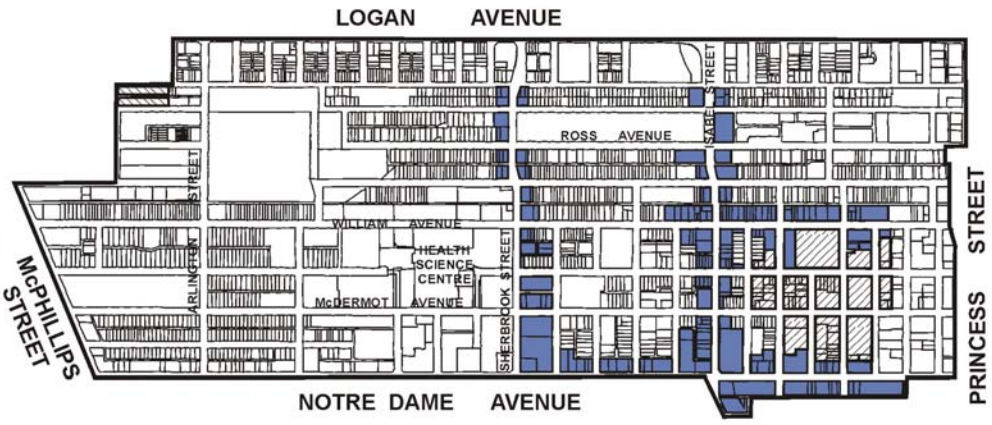
File No. **DAZ 200/09**

Atlas Sheet No. **Y23**

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 64/2008 by rezoning the various properties within the West Alexander and Centennial neighbourhoods to a "CMU" COMMERCIAL MIXED USE DISTRICT, a "RMU" RESIDENTIAL MIXED USE DISTRICT, and a "M2" INDUSTRIAL DISTRICT as shown outlined below.



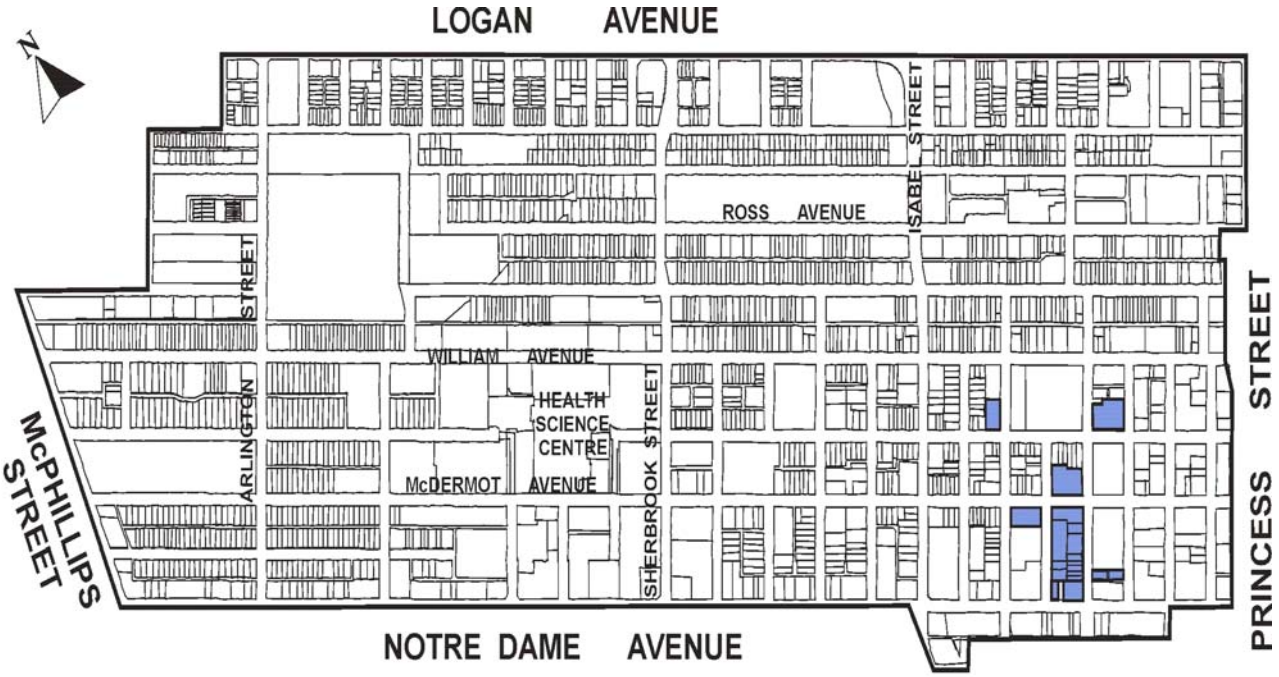
Legend

- Rezone to Manufacturing General (M2)
- Rezone to Commercial Mixed-Use (CMU)
- Rezone to Residential Mixed-Use (RMU)

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Attachment B – Properties to be excluded from rezoning



Attachment C- Differences between “C2” and “CMU”

TABLE 1: AFFECTED PRINCIPAL USES		
USE	**C2**	**CMU**
Residential and Residential-Related		
Household Living		
Dwelling, multi-family	C	P
Dwelling, single-family detached	C	
Dwelling, two family	C	
Group Living		
Care Home	P*	
Public and Institutional		
Education		
Commercial school	P	C
Elementary or junior high school		C*
Senior high school		C*
Cultural and Entertainment		
Recreation and Entertainment, Indoor		
Auditorium/concert hall/theatre/cinema	P*	P
Private club, not licensed	C*	C
Sports or entertainment arena/stadium, indoor		C
Commercial Sales and Service		
Food and beverage service		
Drinking establishment	P*	C
Restaurant	P*	P
Office		
Call centre		P
Personal Services		
Personal services (unless otherwise listed)	P*	P
Body modification establishment	C	
Cheque-cashing facility	C*	
Funeral chapel or mortuary	C	
Retail Sales		
Auction Room	C	P*
Restricted		
Pawnshop	C*	
X-rated store	C*	
Signs		
Advertising Sign	C	
Private Motor Vehicle Related		
Drive-in or drive-through	P*	C*
Parking, surface	C	P

Transportation, Utility, and Communications		
Communications		
Wireless communication, freestanding tower	C*	
Industrial Uses		
Industrial Service		
Contractors' establishment	P	
Fleet services	C	

P = Permitted
P* = Permitted, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met
C = Conditional
C* = Conditional, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met

TABLE 2: Affected Dimensional Standards

Zoning District	Minimum/ Maximum Front Yard (Ft.) [note a]	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.) [note b]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building (Ft.)	Maximum Floor Area Ratio
C2	0 / NA	25 [note c]	0	0	49	3.0
CMU	0 / NA	25	0	0	60	3.0

Multi-family residential structures in the C2 and CMU districts must meet the requirements of the RMF-M zoning district.

NOTES:

a. Where a maximum front yard requirement applies, a minimum of 50 percent of the ground floor front façade of the principal structure must meet the maximum front yard requirement; other portions of the front façade may be located further from the street.

b. Where a side lot line in a commercial or institutional zoning district abuts a side lot line of an R1 or R2 zoning district, a side yard of 10 feet must be provided along the side lot line in the commercial or institutional district. The 10 foot side yard must be landscaped pursuant to sections 188 through 193, , Landscaping and Buffering, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.

c. No rear yard is required for lots in the C2 district located in the Urban Infill Areas on Maps 1 and 2 in Schedule C

Attachment D – Differences between “M2” and “M3”

TABLE 1: AFFECTED PRINCIPAL USES		
USE	**M2**	**M3**
Community Facilities		
Community/recreation centre	P	
Jail/detention centre	C	P
Education		
Commercial school	P	
Other Public and Institutional		
Day care centre	P*	
Place of worship	P	
Cultural Facilities		
Gallery/museum	P	
Recreation and Entertainment, Indoor		
Amusement enterprise, indoor	P	
Sports or entertainment arena/stadium, indoor	C	
Studio, radio/TV/motion picture broadcast and production	P	
Recreation and Entertainment, Outdoor		
Amusement enterprise, outdoor	P	
Accommodation		
Hotel or motel	C	
Office		
Call centre	P	
Office	P	
Personal Services		
Funeral chapel or mortuary	P	
Medical/dental/optical/counselling clinic	P	
Retail Sales		
Landscape or garden supplies	P	
Restricted		
Pawnshop	C*	
X-rated store	C*	P*
Private Motor Vehicle Related		
Auto/light truck/motorcycle, Sales and rental	P*	
Drive-in or drive-through	P*	
Transit and Transportation		
Railway yard		P
Manufacturing and Production		
Heavy manufacturing		P
Mining and Extraction		P
Waste and Salvage		
Garbage incineration and reduction		P
Landfill/snow dump		P
Recycling plant	P*	P
Waste transfer station		P
Wrecking and salvage yard		P*

P = Permitted
P* = Permitted, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met
C = Conditional

C* = Conditional, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met

TABLE 2: Affected Dimensional Standards

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M2	NA	NA	25	0	0	15	100	2.0
M3	NA	NA	25	0	0	15	150	3.0

NOTES:

a. Where the rear or side lot line abuts the side or rear lot line of an R1, R2 or RMF zoning district, a 25 foot yard must be provided along the side or rear lot line. The side or rear yard must be landscaped pursuant to sections 188 through 193, Landscaping and Buffering, and must not be used for parking or loading areas, storage of refuse or materials, or commercial activities of any kind.

Attachment E – Differences between “M1” and “RMU”

TABLE 1: AFFECTED PRINCIPAL USES		
USE	**M1**	**RMU**
Household Living		
Dwelling, Live-work		C*
Dwelling, Multi-family		P
Dwelling, single-family detached		P
Dwelling, two-family		P
Mobile Home		
Group Living		
Assisted Living Facility		P
Care home		P*
Dormitory		C
Neighbourhood Rehabilitation Home		C*
Single room occupancy		P*
Community Facilities		
Library		P
Social Services Facility	P	
Education		
College or University		C
Commercial School	P	C
Elementary or junior high school		C*
Senior High School		C*
Park and Park Related		
Community Gardens		P
Other Public and Institutional		
Hospital	C*	
Place of Worship	P	C*
Gallery/museum	P	
Cultural Facilities		
Cultural Centre	P*	C
Recreation and Entertainment, Indoor		
Amusement enterprise, indoor	P	
Auditorium, concert hall, theatre, cinema	P*	
Hall rental	P	
Private club, not licensed	C*	
Sports or entertainment arena/stadium, indoor	P*	
Studio, radio/TV/motion picture broadcast and production	P	
Recreation and Entertainment, Outdoor		
Amusement enterprise, outdoor	P	
Race track	C	
Sports or entertainment arena/stadium, outdoor	C	
Accommodation		
Hotel or motel	C	
Animal Sales and Service		
Animal hospital or veterinary clinic	P	

Kennel	P	
Food and Beverage Service		
Drinking Establishment	P*	C
Office		
Call centre	P	
Research Institution	P	
Personal Services		
Cheque cashing facility	C*	
Funeral chapel or mortuary	P	
Retail Sales		
Auction Room	P*	
Landscape or garden supplies	P	
Supermarket	P*	
Restricted		
Adult service or entertainment establishment	C*	
Pawnshop	C*	
X-rated store	C*	
Signs		
Advertising Sign	C	
Private Motor Vehicle Related		
Auto/light truck/motorcycle, repair and service	P*	
Auto/light truck/motorcycle, Sales and rental	P*	
Auto parts and supplies, sales	P	
Car Wash	P	
Drive-in or drive-through	P*	
Fuel Sales	P*	
Parking, structured	P	
Parking, surface	P	
Towing and Storage Facility	C	
Transit and Transportation		
Bus Depot	P	
Commercial Marina	C	
Railway yard		P
Transit Station	P	C
Utility		
Utility facility, major	C	
Communications		
Communications		
Wireless communications, freestanding tower	C*	
Industrial Service		
Contractor's Establishment	P	
Fleet Services	P	
Heavy equipment sales, service, and rental	C	
Landscape/garden contractor or production	C	

Wholesaling	P	
Manufacturing and Production		
Light manufacturing	P	
Warehouse and Freight Movement		
Freight or truck yard	P	
Mini warehouse, self-storage	P	
Warehouse	P	
Waste and Salvage		
Recycling collection centre	P	
Recycling plant	P*	

P = Permitted
P* = Permitted, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met
C = Conditional
C* = Conditional, provided that the Specific Use Standards set out in Zoning By-Law 200/2006 are met

TABLE 2: Affected Dimensional Standards

Zoning District	Minimum Lot Area (Sq. Ft.)	Minimum Lot Width (Ft.)	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.) [note a]	Minimum Interior Side Yard (Ft.) [note a]	Minimum Corner Side Yard (Ft.)	Maximum Height of Building. (Ft.)	Maximum Floor Area Ratio
M1	NA	NA	25	0	0	15	50	2.0
RMU	9,000 sf	NA	20	25	5[b]	20	100, 39[a]	NA

NOTES:
a. For principal non-residential structures
b. In the RMU zoning district, where a building is more than one storey in height, the required interior side yard increases by two feet for each storey above the ground floor to a maximum of 20 feet