Agenda - Executive Policy Committee – September 17, 2014

Report - Standing Policy Committee on Property and Development – September 16, 2014

Moved by Councillor

That Rule 10(3) of The Procedure By-law No. 50/2007 be suspended in order that the following item, which was received less than 96 hours preceding the committee meeting, be considered by Committee.

Item No. 15 Subdivision and Rezoning – 309/311 Logan Avenue, 303 Stanley Street, and 288/300 Princess Street (Point Douglas Ward) File DASZ 10/2014 [c/r DAV 136577/2014D]

STANDING COMMITTEE RECOMMENDATION:

On September 16, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the following to Council:

1. That the plan of subdivision under File DASZ 10/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 10/2014 dated June 27, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" for file DASZ 10/2014 dated June 27, 2014, to an "M1" Residential Manufacturing Light District, subject to the following conditions:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

Report - Standing Policy Committee on Property and Development – September 16, 2014

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

10. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Agenda - Executive Policy Committee – September 17, 2014

Report - Standing Policy Committee on Property and Development – September 16, 2014

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On September 16, 2014, 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 September 8, 2014, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Subdivision and Rezoning - 309/311 Logan Avenue,**
303 Stanley Street and 288/300 Princess Street
File DASZ 10/2014

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

Prepared by: **Inga Skundberg, Committee Clerk**
Lord Selkirk-West Kildonan Community Committee

Report date: **September 9, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 8, 2014, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development:

1. That the plan of subdivision proposed under File DASZ 10/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 10/2014 dated June 27, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.

2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for file DASZ 10/2014 dated June 27, 2014, to an "M1" Residential Manufacturing Light District, subject to the following conditions:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

5. That the Director of Legal Services and City Solicitor be requested to prepare the necessary by-law in accordance with the above.

6. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

7. That the zoning section of the by-law shall come into force and effect when the plan of subdivision is registered in the Winnipeg Land Titles Office, provided that the said effective date occurs within one (1) year from the date the by-law is passed.

8. That the plan of subdivision shall be approved and signed by the Director of Planning, Property and Development within one (1) year from the date the by-law is passed, failing which 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 the one-year period and Council approves the extension.

9. That in the event the necessary City of Winnipeg mylar approval signatures have not been secured within twelve (12) months after adoption of the by-law, 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 twelve (12) month period and the extension is subsequently approved by Council.

10. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

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

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated August 28, 2014.

2. The City requires this type of development as the Downtown Centennial and Dufferin Industrial Park neighbourhoods are in transition, from an area not only including a number of businesses but also more recently, the building of several infill housing units. Due to the 1980's CORE Area Initiative, the neighbourhood has transformed from a

warehouse type district into a community hub with more families and newcomers that have set down roots and are proud to live in the neighbourhood.

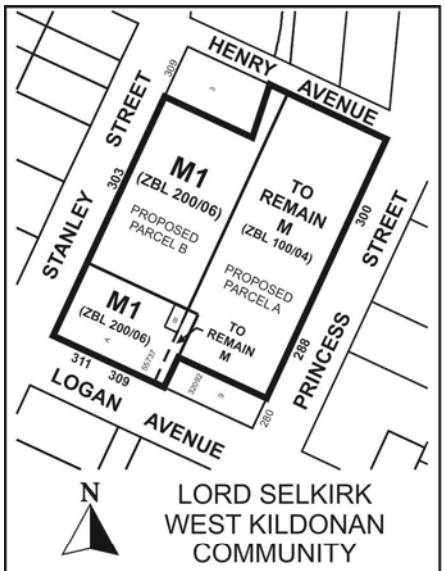
3. Although I understand the apprehensions expressed during the public hearing process as I have lived nearby for many years, I have also witnessed the terrific work of Siloam Mission. They have incredible heart and drive which transforms peoples' lives and provides them a better footing in life.

4. The Siloam Mission staff have been very willing to meet with businesses, residences and other neighbourhood stakeholders and to undertake various initiatives to address matters of concern.

5. Council on July 16, 2014 showed its support by approving the Tax Increment Financing Grant to Siloam Mission.

PUBLIC HEARING SUMMARY

File:	DASZ 10/2014
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Sharma, Chairperson Councillor Eadie Councillor Pagtakhan
Public Hearing:	September 8, 2014 Council Building, 510 Main Street
Applicant:	Siloam Mission (Frank Klassen)
Subject:	



APPLICANT : SILOAM MISSION
FILE : DASZ 10/14
PROPOSAL : An application for the approval of the plan of survey shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 200/2006 by rezoning the land shown outlined above from an "M2" MANUFACTURING GENERAL DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to allow for the establishment of a social service facility use. **For information, phone Mr. N. Yauk, Planner, at 204-986-4560.**

Premises Affected: 309/311 Logan Avenue, 303 Stanley Street, and 288/300 Princess Street

Exhibits Filed:

1. Application dated June 27, 2014
2. Notification of Public Hearing dated July 22, 2014
3. Manitoba Status of Titles 2721929/1, 2721930/1, 2606754/1, 2606765/1, 2606763/1, 2606758/1, 2606664/1, 2606662/1 and 2427819/1

4a. Letter of authorization dated March 27, 2014 from Lindsay Poggemiller Smith, Director of Volunteer Services, Siloam Mission to Frank Klassen, Siloam Mission

4b. Letter of authorization dated June 24, 2014 from Dr. Larry R. Dahl, District Superintendent, Church of the Nazarene, Canada West District to Frank Klassen, Siloam Mission

5a. Surveyor's Building Location Certificate and sketch dated June 13, 2012

5b. Surveyor's Partial Building Location Certificate and sketch dated December 21, 2012

6. Drawing of subject property
7. Plan (7 pages)
8. Report from the Urban Planning Division dated August 28, 2014
9. Inspection Report
10. Petition in support of the application purporting to contain the signatures of 13 residents, submitted by Floyd Perras, Siloam Mission, at the public hearing
11. Letters in support of the application from the following:
    - Credit Union Central of Manitoba dated September 2, 2014
    - MTS dated September 4, 2014
    - MP Kildonan-St. Paul dated August 25, 2014
    - MP Elmwood-Transcona dated August 25, 2014
    - Red Road Lodge dated August 20, 2014
    - RBC Convention Centre dated August 25, 2014
    - Aboriginal Council of Winnipeg dated August 21, 2014
    - The Jim Pattison Broadcast Group dated August 20, 2014
    - Mechanical Contractors Association of Manitoba Inc. dated August 19, 2014
    - CHVN 95.1 dated August 19, 2014
    - Mennonite Central Committee dated August 19, 2014
    - The Salvation Army dated June 5, 2012
    - The Winnipeg Chamber of Commerce dated August 27, 2014
    - Vickar Automotive Group dated August 29, 2014

- Canadian Footwear Ltd. dated September 3, 2014
- Regehr's Printing Ltd. dated September 2, 2014
- BDO Canada dated September 2, 2014

submitted by Floyd Perras, Siloam Mission, at the public hearing

12. Communication dated September 8, 2014, from Luc and Joan Bernardin with respect to the application submitted at the public hearing
13. Audio Recording of representations

REPRESENTATIONS:

In Support:

Ken Hildebrand
Floyd Perras, Siloam Mission
David Rousseau, Flame 8 Comfort
Ron Schall
Lindsay Smith

In Opposition

Luc and Joan Bernardin
Tina Driscoll
Emil Gryba
Doug Hornby
Jose Valentim

For Information:

Nil

For the City:

Mr. N. Yauk, Senior Planner, Planning, Property and Development Department

Exhibit "8" referred to in File DASZ 10/2014

ADMINISTRATIVE REPORT

Title: DASZ 10/14 – 309 - 311 Logan Avenue

Issue: For consideration at the public hearing to create two parcels of land A & B and rezone proposed parcel B and existing parcels A & B (Plan 55737) from "M2" Manufacturing General District to "M1" Manufacturing Light District to allow the establishment of a social services use

Critical Path: Lord Selkirk – West Kildonan Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	

RECOMMENDATIONS

1. That the plan of subdivision proposed under File DASZ 10/2014 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 10/2014 dated June 27, 2014 with such minor changes as may be required, and for registration in the Winnipeg Land Titles Office.
2. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" for file DASZ 10/2014 dated June 27, 2014, to an "M1" Residential Manufacturing Light District, subject to the following conditions:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following conditions:

        i. That for the development of any building or structure, plans shall be submitted showing the location and design of proposed buildings, fencing, landscaping, parking and garbage enclosures to the Lord Selkirk – West Kildonan Community Committee for plan approval prior to the issuance of any building or development permits, and thereafter all to be constructed and maintained to the satisfaction of the Director of Planning, Property and Development.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.
4. That in the event the matter is not proceeded with expeditiously and the by-law is not passed within two (2) years 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 the two (2)-year period and Council approves the extension.

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10. That the Director of Legal Services and City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

REASON FOR THE REPORT

- The applicant intends to create two parcels of land, proposed parcels A and B. Proposed Parcel B and the existing parcels A & B (Plan 55737) would change from an “M2” Manufacturing General District to “M1” Manufacturing Light District. Proposed parcel A would retain an “M” Multiple use sector zone.
- The creation of two parcels and the subsequent rezoning as highlighted above is to allow the applicant establish a social services use.
- This will create a situation where all the subject land located within the Downtown Policy Area will retain a zoning designation consistent with that policy area, and all of the General Manufacturing Policy Area will be zoned to a zoning district that is compatible that policy designation.
- The rezoning requires a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The report is being submitted for the Committee’s consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Planning and Land Use Division are concurred in, the two proposed parcels A & B will be created and existing parcel A and B (Plan 55733) will be rezoned along with proposed Parcel B to an M1 district.

HISTORY

CONSULTATION

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

SUBMITTED BY

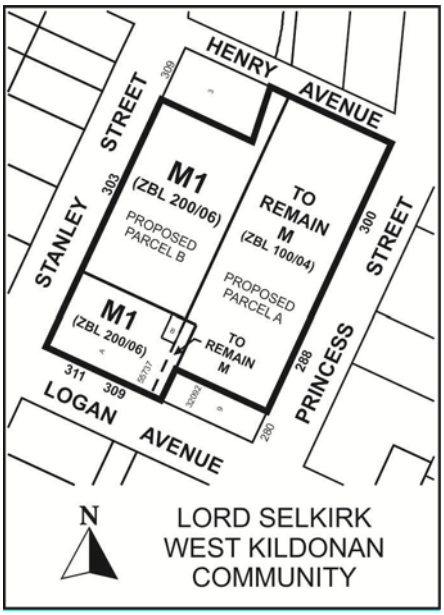
Department	Planning, Property and Development
Division	Planning and Land Use
Date:	August 28, 2014
File No.	DASZ 10/14

List of Attachments:

- APPENDIX 'A': Planners Report
- APPENDIX 'B': Use Table
- Schedule "A" for File No. DASZ 10/2014, LSWK Community Committee, dated August 28, 2014.

APPENDIX 'A'

DATE:	August 28, 2014
FILE:	**DASZ 10/14**
RELATED FILES:	**DCU 14-136577D**
COMMUNITY:	Lord Selkirk / West Kildonan
NEIGHBOURHOOD #:	3.101
SUBJECT:	For consideration at the Public Hearing to create two parcels of land A & B and rezone proposed parcel B and existing parcels A and B (Plan 55737) from "M2" Manufacturing general District to "M1" manufacturing Light District to allow the establishment of a social services use.
LOCATION:	309 – 311 Logan Avenue, 303 Stanley Street.
LEGAL DESCRIPTION:	All of parcel B Plan 55737 WST J



APPLICANT:	Siloam Mission Inc. 300 Princess Street WPG, MB R3B 1M3
OWNER:	As Above
RECOMMENDATION:	Approval, with a condition

REPORT SUMMARY

- The applicant intends to create two parcels of land A & B and rezone proposed parcel B as well as existing parcels A and B (Plan 55737) from “M2” Manufacturing General District to “M1” Manufacturing Light District.
- The creation of the proposed parcels is necessary because the subject site spans two different policy areas. The boundaries of the proposed parcels align with policy area boundaries.
- The applicant is downzoning because while social services are allowed in “M1”, they are not allowed in the “M2” zoning district.
- The proposed Parcel A will contain residential and office uses on Princess Street which are allowed under the downtown policy classification.

SITE DESCRIPTION

- The subject site is split zoned and located North of Logan Avenue, South of Henry Avenue, East of Stanley Street and West of Princess Street.

- The applicant is proposing to create two parcels A & B from and existing property. Parcel A would remain as a multiple Use Sector under the Winnipeg Downtown Zoning By-Law 100/2004 while parcel B, which is currently zoned “M2” under the City of Winnipeg Zoning By-Law 200/2006 will be rezoned to “M1”.

- There are also two parcels of land that exist under a different plan (Parcel A and B, Plan 55737 – 309-311 Logan Avenue) that are proposed to be rezoned to “M1”.

- The subject property also falls under two different policy areas. The western half of the site is within a General Manufacturing Policy Area under the Complete Communities Direction Strategy and, the eastern half is within the Downtown Policy Area.

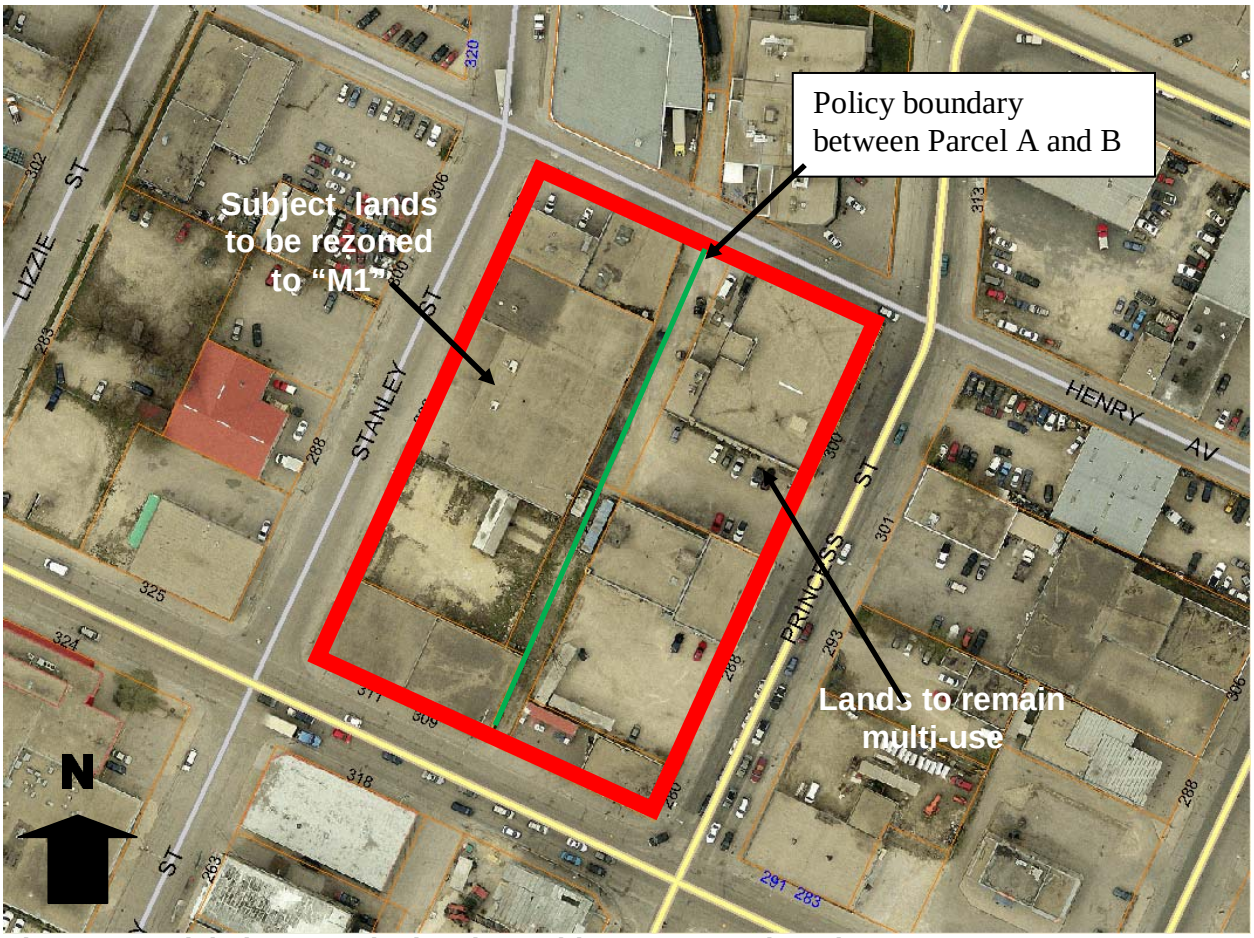


Figure 1: Aerial photograph showing subject property (2012)

SURROUNDING LAND USES & ZONING (See Figure 1)

North: Henry Avenue, then manufacturing uses zoned "M2" General Manufacturing and land uses zoned "M" Multiple-Use Sector.

South: Logan Avenue, then Land uses zoned "C" Character Sector.

East: Princess Avenue, then land uses zoned "M" Multiple-Use Sector.

West: Stanley Avenue, then Manufacturing uses zoned "M2" General Manufacturing.

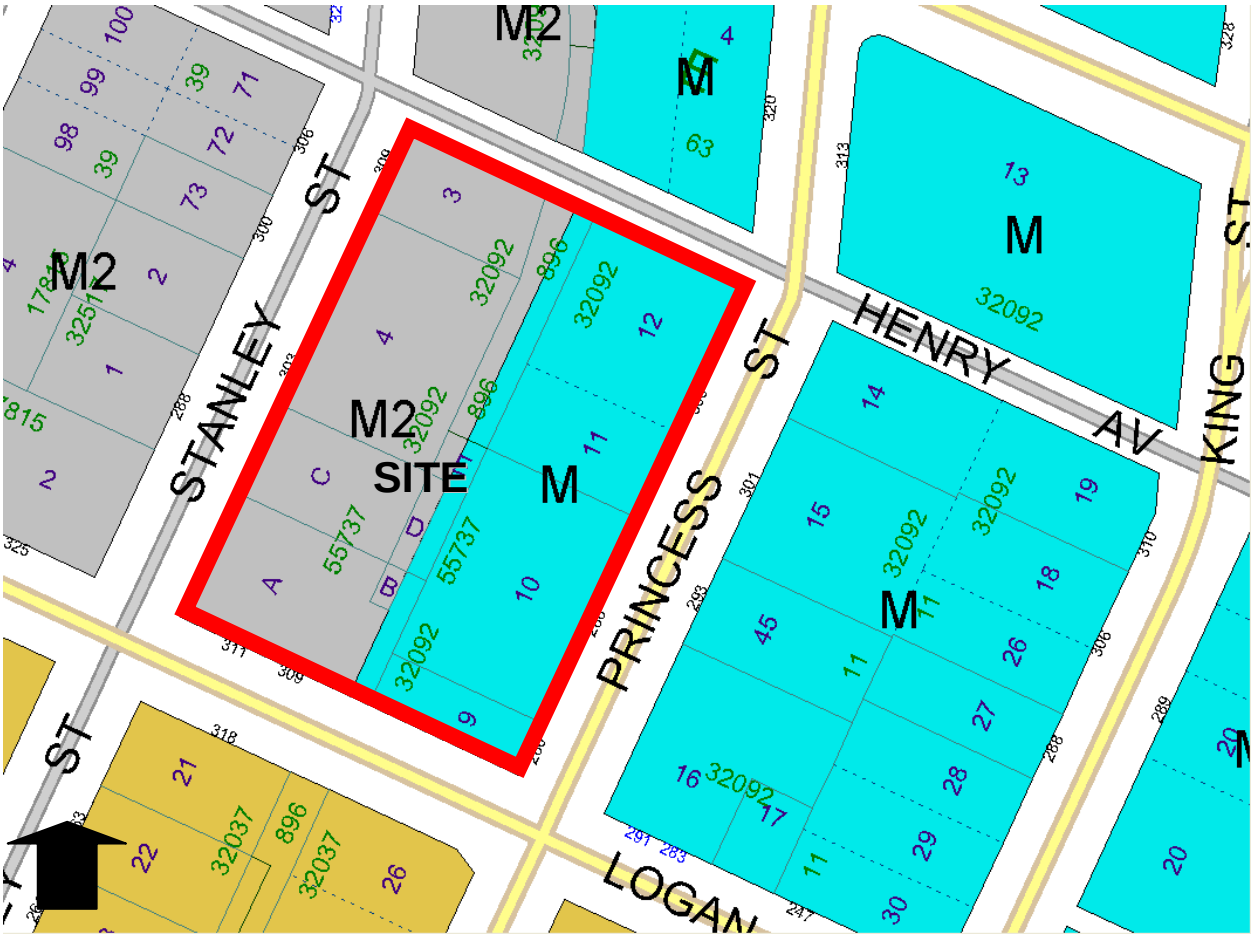


Figure 2: Current Zoning of the Subject Lands and Surrounding Area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The entire site which currently straddles two policy boundaries will be consolidated under one title with two parcels.
- There will be a minor realignment in the creation of a new lot line between the proposed Parcel A and Parcel B. A straight line is drawn to perfectly divide the entire property into two policy area (see figure 4).
- Proposed Parcel A will remain a Multiple Use Sector while existing Parcel A and B (Plan 55737) and the proposed parcel B, which are currently zoned “M2” will be rezoned to “M1”
- The applicant is proposing a social service facility use and other accessory uses on Parcel B which is currently zoned “M2”; this zoning category does not allow these proposed uses, hence the need to rezone. “M1” allow less intense manufacturing uses as well as the social service facility being proposed by the applicant (see Appendix B).

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed Parcel A & B falls under two different policy areas. The proposed Parcel A is within the Transformative – OurDowntowns Policy Area. Key relevant policies guiding development within area include:
    - Create favourable conditions and opportunities for desired development in identified districts, destinations and clusters in downtown.

- Facilitate the development of vacant or underutilized properties in defined areas in support of increased residential and mixed-use development.
- Encourage moderate intensification through the development of a mix of uses and broad range of ground oriented and mid density housing.

Proposed Parcel B is within the Employment Land Policy Area. Key relevant policies guiding development within this area include:

- Support the introduction of commercial/retail and personal service development that is subordinate to, and supportive of the primary employment uses in business/institutional areas.
- Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.

Downtown Zoning By-Law 100/2004: Proposed Parcel A (To remain as "M" Multiple Use Zoning District)

- The proposed Parcel A which is currently zoned "M" will retain its "M" multiple use sector zoning.
- The multiple-use sector zone is intended to encourage the range of uses, sites, activities, and buildings typical to a diverse and vibrant central business district. This sector demonstrates a diversity of uses, including: office, retail, restaurants, entertainment opportunities, public institutions, multiple-family residential, and off-street parking facilities

Zoning By-Law 200/2006: Proposed "M1" Manufacturing Light District.

- Proposed Parcel B which is currently zoned "M2" Manufacturing General will be rezoned to "M1" Manufacturing Light District.
- Existing Parcel A and B, Plan 55737 (309-311 Logan Avenue) currently zoned "M2" will be rezoned to "M1".
- The proposed "M1" zoning district is intended to provide appropriately located areas consistent with plan Winnipeg for industrial and employment purposes, and limit non-industrial uses that may erode the supply of industrial lands that are well-located and serviced to accommodate industrial development.

Figure 3: Dimensional Standards for the M1 Zoning District

Zoning District	Minimum Lot Area	Minimum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum Side Yard (Ft.)	Maximum Building Height (Ft.)
M1	N/A	25	0	0	15	50

- The choice of rezoning proposed Parcel B from “M2” General Manufacturing to “M1” Manufacturing Light is due to the fact that this is the only way by which the applicant’s proposal for this parcel can be accommodated with the General Manufacturing Policy Area.
- The choice of “M1” district is also appropriate from planning perspective as it creates a good transition between the multiple use and the land uses zoned M2 to the west.
- It must also be noted that plan approval has been recommended as a condition of approval (zoning agreement) with this application. This is important to ensure that the proposed development and any future proposal is reviewed and approved by the Lord Selkirk – West Kildonan Community Committee and the Director of Planning Property and Development.

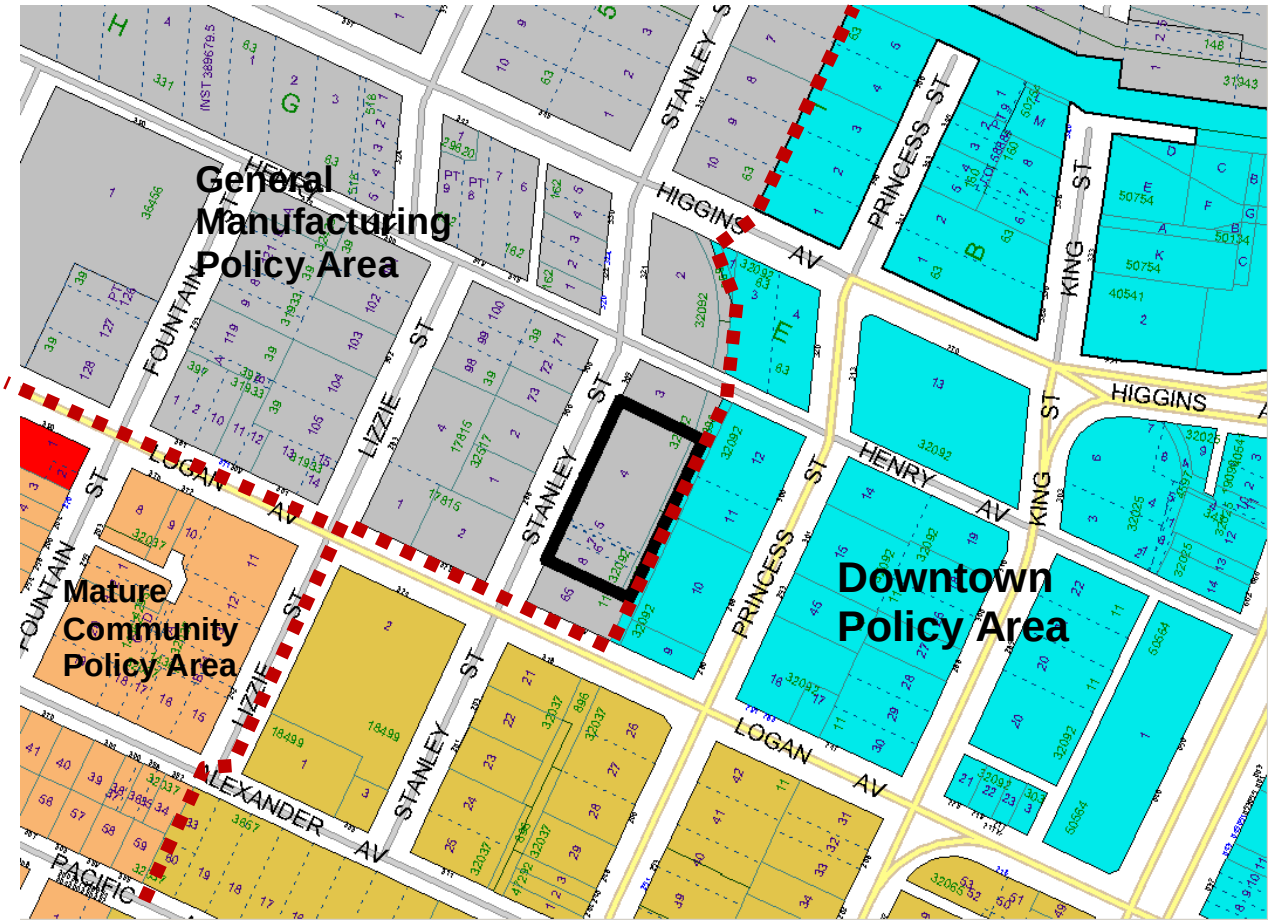


Figure 4: Complete Communities Policy Area Map

Associated Variance

- The applicant has applied for variances (see File No DAV 14-136577/D):
    - The variances are to accommodate existing buildings and parking.

COMPATIBILITY WITH THE SURROUNDING AREA

- The applicant is retaining the existing buildings, constructing additional structures for more social services and creating a more functional parking area for the mission. The new site layout is now more robust, functional and fits existing form.
- The rezoning of parcel B which is currently zoned “M2” General manufacturing to “M1” Manufacturing Light is to accommodate social services facilities in that part of the lot. The down zoning is important as social services facilities are not allowed in the “M2” zoning district.
- The proposed new addition on Princess Street is a good use of vacant space in the City’s Downtown. This addition proposes architectural details that maintain the architectural integrity of the building.
- The Urban Planning Division does not anticipate that the proposed development will result in any negative impact on adjoining properties.
- The associated variances (See DAV 14-136577/D) for the existing buildings footprint and parking are also supportable.
- The variances as applied for are unavoidable as the applicant is maintaining existing building which has to meet the dimensional standards of the zoning district in which it’s being rezoned.
- It is equally worth mentioning that the entire project, most especially the new addition that falls under the Downtown Policy Area was reviewed by the Urban Design Review Committee. Initial comments and concerns of the Committee after an initial review have been addressed.

RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The subdivision and rezoning proposal is consistent with *OurWinnipeg* and the *Complete Communities Direction Strategy*.
- The proposal is consistent and compatible with the surrounding properties;
    - The applicant is maintaining the existing structures and constructing new additional buildings to serve as offices and retail space.
    - The elements of the development completely respect the policies of Complete Communities despite the fact that the planned area is located in two entirely different Policy Areas.
- The realignment of the entire site with new standardized parking area with landscaping coupled with the construction of new buildings with an interior court yard is going to be a lot of improvement as compared to how the site is currently is. The proposed development is an optimization of vacant land in worn industrial neighborhood.
- The proposal will assist in a continual and efficient provision of community services to the underprivileged in the downtown area most especially in the area of housing. The proposed expansion, with the construction of a residential component to help provide stability for patrons as they transition away from a situation of homelessness. The Housing component is part of a larger mandate of the Siloam Mission which goes beyond the provision of meal services.

- The proposed expansion will increase the level of service to existing and future patrons which is beneficial to the City at large.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared By: Femi Ojo
PPD File # DASZ 10/14

Appendix B: Comparison of uses between the existing and proposed zoning districts.

USE	M1	M2
Community Facilities		
Community/recreation centre	P	P
Social service facility	P	
Education		
Commercial school	P	P
Other Public and Institutional		
Day care centre	P*	P*
Place of worship	P	P
Cultural Facilities		
Gallery/museum	P*	P
Recreation and Entertainment, Indoor		
Amusement enterprise, indoor	P	P
Sports or entertainment arena/stadium, indoor	P*	C
Studio, radio/TV/motion picture broadcast and production	P	P
Recreation and Entertainment, Outdoor		
Amusement enterprise, outdoor	P	P
Accommodation		
Hotel or motel		C
Office		
Call centre	P	P
Office	P	P
Personal Services		
Funeral chapel or mortuary	P	P
Medical/dental/optical/counseling clinic	P	P
Retail Sales		
Retail sales (unless otherwise listed)	P*	P
Restricted		
Pawnshop	C*	C*
X-rated store	C*	C*
Private Motor Vehicle Related		
Auto/light truck/motorcycle,sales and rental	P*	P*
Drive-in or drive-through	P*	P*
Transit and Transportation		
Railway yard		
Manufacturing and Production		
Light manufacturing	P	P
Heavy manufacturing		
Waste and Salvage		
Garbage incineration and reduction		
Recycling collection centre	P	P
Recycling plant	P*	P*
Waste transfer station		
Wrecking and salvage yard		
P = Permitted P* = Permitted with Use Specific Standards C = Conditional C* = Conditional with Use Specific Standards		

Schedule "A" for File No. DASZ 10/14, LSWK Community Committee, dated August 28, 2014

By-Law No. _____

File No. **DASZ 10/14**

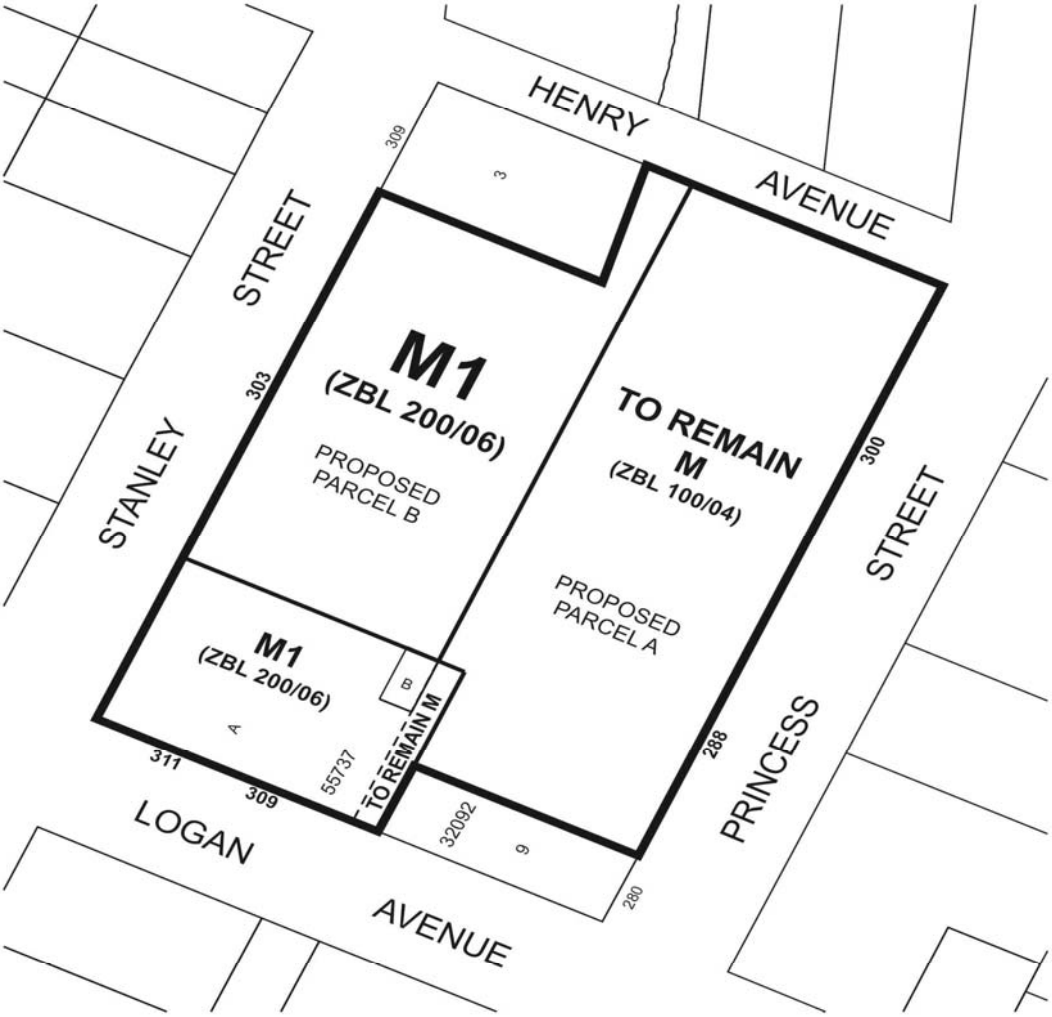
Atlas Sheet No. **Y25**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

An application for the approval of the plan of survey shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 309 & 311 Logan Avenue, 303 Stanley Street, 288 & 300 Princess Street from an "M2" MANUFACTURING GENERAL DISTRICT to an "M1" MANUFACTURING LIGHT DISTRICT to allow for the establishment of a social service facility use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____