Minute No. 548
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

Item No. 2 Rezoning – 2074 De Vries Avenue
(North Kildonan Ward)
File DAZ 212/2016 [c/r DCU 126906/2016D]

COUNCIL DECISION:

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

1. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land as shown on Schedule "A" to file DAZ 212/2016, dated June 29, 2016, to a "C2" Commercial Community District subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Subsection 240(1) of *The City of Winnipeg Charter* to provide for the following:

        i. that, prior to the development of any building, exterior lighting, freestanding sign, or other exterior fixture, parking area, loading area, private approach, landscaping, fencing, walkway, bicycle parking area, or garbage enclosure, plans, showing their design and location, shall be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for approval, prior to the issuance of any building or development permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development;

        ii. That the use of the site shall be restricted as follows:

            a. That the following principal uses shall be conditional uses:

                1. community/recreation centre,
                2. post office/carrier depot,
                3. college or university,
                4. commercial school,
                5. place of worship,
                6. amusement enterprise, indoor,
                7. auditorium/concert hall/theatre/cinema,
                8. studio, radio/tv/motion picture broadcast and production,

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COUNCIL DECISION (continued):

9. hotel or motel,
10. kennel,
11. drinking establishment,
12. restaurant,
13. office,
14. personal services (unless otherwise listed),
15. *deleted*,
16. landscape or garden supplies,
17. supermarket,
18. auto/light truck/motorcycle, repair and service,
19. auto/light truck/motorcycle, sales and rental,
20. auto parts and supplies, sales,
21. drive-in or drive-through,
22. fuel sales,
23. parking, structured,
24. contractor's establishment and
25. recycling collection centre;
26. laundromat

iii. that the maximum height of any building shall be 49 feet;

iv. that illuminated signage shall be

- *deleted*,
- *deleted*,
- off (not illuminated) from 11 p.m. to 6 a.m.;

v. that, digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted;

vi. that the maximum height of free-standing signs shall be 10 feet; and

vii. that private approaches shall only be allowed from De Vries Avenue.

2. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

COUNCIL DECISION (continued):

3. 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.

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

5. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

6. 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 20, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the East Kildonan-Transcona Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 20, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Delete the first two bullets in Recommendation 1.A. iv in their entirety.
- Amend Recommendation 1.A. iv. by deleting "10 p.m." and replacing with "11 p.m."
- Delete Recommendation 1.A.ii.a. 15 in its entirety.
- Add the following to Recommendation 1.A.ii.a.:

  "26. laundromat"

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Rezoning – 2074 De Vries Avenue**
File DAZ 212/2016

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

Prepared by: **Andrew Poitras, Senior Committee Clerk**
East Kildonan-Transcona Community Committee

Report date: **July 15, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2016, the East Kildonan-Transcona Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" to file DAZ 212/2016, dated June 29, 2016, to a "C2" Commercial Community District subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Subsection 240(1) of *The City of Winnipeg Charter* to provide for the following:

        i. that, prior to the development of any building, exterior lighting, freestanding sign, or other exterior fixture, parking area, loading area, private approach, landscaping, fencing, walkway, bicycle parking area, or garbage enclosure, plans, showing their design and location, shall be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for approval, prior to the issuance of any building or development permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development;

        ii. That the use of the site shall be restricted as follows:

            a. That the following principal uses shall be conditional uses:

                1. community/recreation centre,
                2. post office/carrier depot,
                3. college or university,
                4. commercial school,
                5. place of worship,

6. amusement enterprise, indoor,
7. auditorium/concert hall/theatre/cinema,
8. studio, radio/tv/motion picture broadcast and production,
9. hotel or motel,
10. kennel,
11. drinking establishment,
12. restaurant,
13. office,
14. personal services (unless otherwise listed),
~~15. retail sales (unless otherwise listed),~~
16. landscape or garden supplies,
17. supermarket,
18. auto/light truck/motorcycle, repair and service,
19. auto/light truck/motorcycle, sales and rental,
20. auto parts and supplies, sales,
21. drive-in or drive-through,
22. fuel sales,
23. parking, structured,
24. contractor's establishment and
25. recycling collection centre;
26. laundromat

iii. that the maximum height of any building shall be 49 feet;

iv. that illuminated signage shall be

- ***~~single-sided,~~***
- ***~~oriented such that sign faces are perpendicular to the side lot lines and facing De Vries Avenue and~~***
- off (not illuminated) from ***11 ~~10~~*** p.m. to 6 a.m.;

v. that, digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted;

vi. that the maximum height of free-standing signs shall be 10 feet; and

vii. that private approaches shall only be allowed from De Vries Avenue.

2. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

3. 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.

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

5. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject lands, provided that the said effective date occurs within one year from the date the by-law is passed.

6. 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.

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

The East Kildonan-Transcona Community Committee provided the following supporting reasons for its recommendation:

1. This site has long been a blight on the neighbourhood, particularly the Bonner and rear facing sides of this property.

2. Speed has been a concern on Bonner.

3. Most of the site is already zoned C2. This gives us an opportunity to have something that will be operating during set hours and a service that will be well used and received by the neighbourhood.

4. Don’t believe this is negative for the area.

PUBLIC HEARING SUMMARY

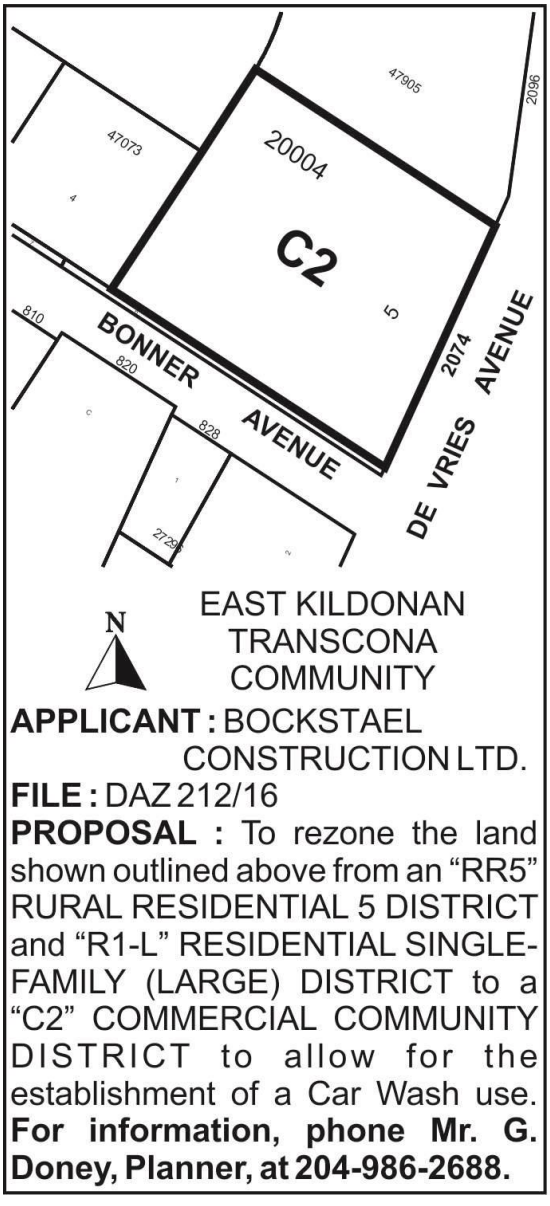
File: DAZ 212/2016

Before: East Kildonan-Transcona Community Committee
Councillor Browaty, Chairperson
Councillor Schreyer
Councillor Wyatt

Public Hearing: July 12, 2016
Council Building, 510 Main Street

Applicant: Bockstael Construction Ltd. (Dan Bockstael)

Subject:



Premises Affected: 2074 De Vries Avenue

Exhibits Filed:

1. Application dated May 18, 2016
2. Notification of Public Hearing dated May 20, 2016
3. Manitoba Status of Titles 2822640/1
4. Letter of authorization dated May 12, 2016 from Just Ducky Inc. to Bockstael Construction Ltd. and BLDG Architecture Office Inc.
5. Surveyor's Building Location Certificate and sketch dated April 13, 2016
6. Plans (1 page)
7. Report from the Urban Planning Division dated June 29, 2016
8. Inspection Report
9. Communication dated July 6, 2016, from Tanner Thiessen in support of the application
10. Communication dated July 6, 2016, from Norm Boyle in support of the application
11. Communication dated July 12, 2016, from Ralph Hindemith with respect to the application
12. Photos in opposition to the application submitted by Patricia Naherny at the public hearing
13. Presentation in support of the application submitted by Douglas Lincoln at the public hearing
14. Photo in support of the application submitted by the Applicant at the public hearing
15. Recording of Representations

REPRESENTATIONS:

In Support:

Daniel Bockstael
Norm Boyle
Gilbert Gauthier
Paul Gauthier
Douglas Lincoln
Tanner Thiessen

In Opposition:

Daniel F. Moroz
Gail E. Moroz
Patricia Kathleen Naherny
Peter Storoschuk
Kelly Storoschuk
Peter Kotyk

For Information:

Ralph Hindesmith

For the City:

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

Exhibit "7" referred to in File DAZ 212/2016

ADMINISTRATIVE REPORT

Title: DAZ 212/2016, 2074 De Vries Aveenue

Issue: a proposed rezoning, from "RR5" Rural Residential 5 and "R1-L" Residential Single-Family Large to "C2 Commercial Community to accommodate a proposed car wash use and retail sales use

Critical Path: East Kildonan – Transcona Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Glen Doney	B. Smith	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land as shown on Schedule "A" to file DAZ 212/2016, dated June 29, 2016, to a "C2" Commercial Community District subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City pursuant to Subsection 240(1) of *The City of Winnipeg Charter* to provide for the following:

      i. that, prior to the development of any building, exterior lighting, freestanding sign, or other exterior fixture, parking area, loading area, private approach, landscaping, fencing, walkway, bicycle parking area, or garbage enclosure, plans, showing their design and location, shall be submitted to the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee for approval, prior to the issuance of any building or development permit, and thereafter all to be developed in accordance with the approved plans and maintained to the satisfaction of the Director of Planning, Property and Development;

      ii. That the use of the site shall be restricted as follows:

         a. That the following principal uses shall be conditional uses:
            1. community/recreation centre,
            2. post office/carrier depot,
            3. college or university,

4. commercial school,
5. place of worship,
6. amusement enterprise, indoor,
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8. studio, radio/tv/motion picture broadcast and production,
9. hotel or motel,
10. kennel,
11. drinking establishment,
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13. office,
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15. retail sales (unless otherwise listed),
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20. auto parts and supplies, sales,
21. drive-in or drive-through,
22. fuel sales,
23. parking, structured,
24. contractor's establishment and
25. recycling collection centre;

iii. that the maximum height of any building shall be 49 feet;

iv. that illuminated signage shall be
- single-sided,
- oriented such that sign faces are perpendicular to the side lot lines and facing De Vries Avenue and
- off (not illuminated) from 10 p.m. to 6 a.m.;

v. that, digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs shall not be permitted;

vi. that the maximum height of free-standing signs shall be 10 feet; and

vii. that private approaches shall only be allowed from De Vries Avenue.

2. The Developer shall provide a cash payment representing 10% of the appraised value of the Development Application, as determined by the City.

3. 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.

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

5. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement is registered in the Winnipeg Land Titles Office by caveat against the subject

lands, provided that the said effective date occurs within one year from the date the by-law is passed.

6. 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

This report provides information on, and makes recommendations regarding, Rezoning Application DAZ 212/2015. Rezoning applications require a public hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*

IMPLICATIONS OF THE RECOMMENDATIONS

If DAZ 212/2015 is approved and the associated Conditional Use Application (DCU 16-1269069D), the proposal can proceed.

CONSULTATION

The City's Administrative Coordinating Group was consulted in the preparation of this report.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Glen Doney
Date	June 29, 2016
File No.	DAZ 212/2015

Attachments

Appendix "A," Planning Discussion

Schedule "A" to File No. DAZ 212/2015, East Kidonan - Trancona Community Committee, Dated June 29, 2016

APPENDIX "A," PLANNING DISCUSSION

DATE:	June 29, 2016
FILE:	DAZ 212/2016
RELATED FILE:	DCU 16-126906D
COMMUNITY:	East Kildonan - Transcona
NEIGHBOURHOOD #:	4.419
SUBJECT:	a proposed rezoning, from "RR5" Rural Residential 5 and "R1-L" Residential Single-Family Large to "C2 Commercial Community to accommodate a proposed car wash use and retail sales use
LOCATION:	2074 De Vries Avenue
LEGAL DESCRIPTION:	SP Lot 5, Plan 20004 WLTO



APPLICANT:	Dan Bockstael, Bockstael Construction Ltd. 1505 Dugald Rd. Winnipeg R2J 0H3
OWNER:	Just Ducky Inc. 61 Elkhart Lane East St Paul, MB R2E 1A6
RECOMMENDATION:	Approval with Conditions

SITE CHARACTERISTICS AND CONTEXT

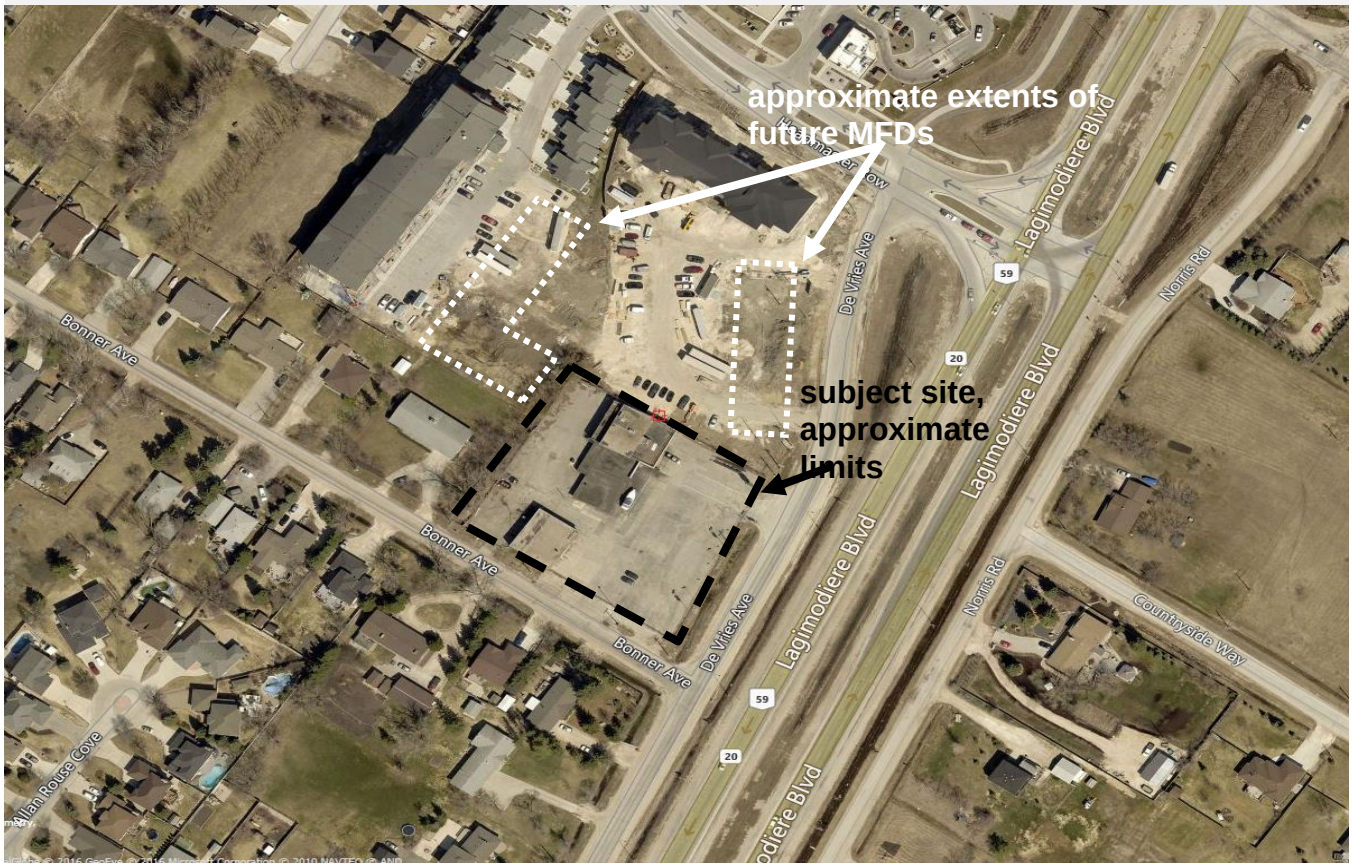
The site, shown on Figures 1, 2 and 3 of this report, is:

- in the Springfield North Neighbourhood and the North Kildonan Ward;
- on the west side of De Vries Avenue and north of Bonner Avenue;
- separated from Bonner Avenue by an eight foot wide strip of City owned land under Public Works' jurisdiction;
- encompassing two vacant buildings, one of which was an auto repair shop and the other a car dealership;
- partly in an "R1-L" District and an "RR5" District and mostly in a "C2" District;
- in a Recent Communities Policy Area, which is a type of Areas of Stability Policy Area of *Our Winnipeg* and *Complete Communities*; and
- connected to City infrastructure consisting of a roadway with a rural cross section, drainage ditches, piped water and piped wastewater.

Immediately north and northwest of the site, are properties zoned "RMF-M" and "C2." Multiple-family dwellings are being developed on these properties. Figure 1 shows the approximately extents of future multi-family dwellings (MFDs) on these properties. The westerly future MFD is to be four storeys. The ground floor would contain parking and dwelling units would be on the other floors. The easterly future MFD would also be four storeys. It would contain dwelling units on all floors. (The EKT Community Committee approved the location of the westerly future MFD on October 18, 2011, and the easterly one on April 20, 2015, by means of the plan approval process.)

Immediately west of the site is a single-family dwelling on a property partly in an “R1-L” District and partly in an “RR5” District. Across Bonner Avenue from the site are single-family dwellings in an “R1-E” District and, across Norris Road (which is a service road along the east side of

Figure 1: 2016 Photography, Site Limits & Future MFDs **North↑**



Lagimodière Boulevard) from the site are single-family dwellings in “RR2” Districts. In front of the site, the public right-of-way containing De Vries, Lagmiodière and Norris is approximately 315 feet wide.

DESCRIPTION OF THE PROPOSED REZONING AND DEVELOPMENT

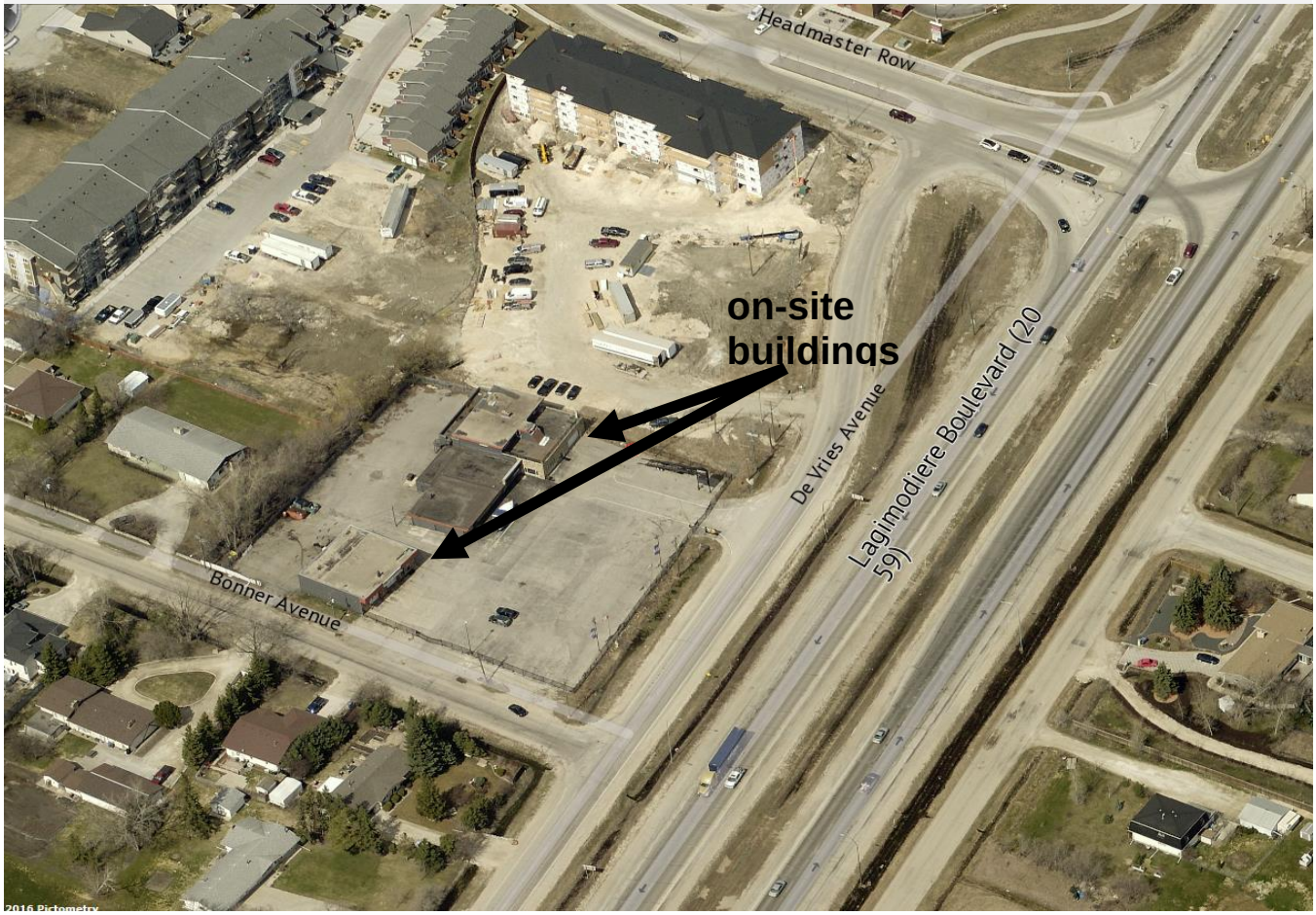
As previously stated, the proposal is:

- to rezone the site such that it will be entirely in a “C2” District;
- to obtain conditional use approval to establish a car wash use; and
- to establish a car wash use and a retail sales use.

Specifically, and as shown on Figure 4, the proposal includes:

- redeveloping the auto repair building, which is the southerly building, into a two or three bay automatic car wash with motor-vehicle doors on the east and west walls (which is where the existing motor-vehicle doors are);
- replacing the northerly building with a one-storey building that includes 20 self-serve car wash bays and 2100 square feet of retail space;
- providing seven outdoor self-serve vacuuming stations southwest of the proposed building;

Figure 2: Pictometry Derived from 2016 Photography, Looking North



- removing the private approach (driveway) to Bonner Avenue and adding a private approach to De Vries Avenue; and
- using the existing free-standing sign, which is double sided and oriented such that the sign faces are perpendicular to the front property line (and facing northerly and southerly).

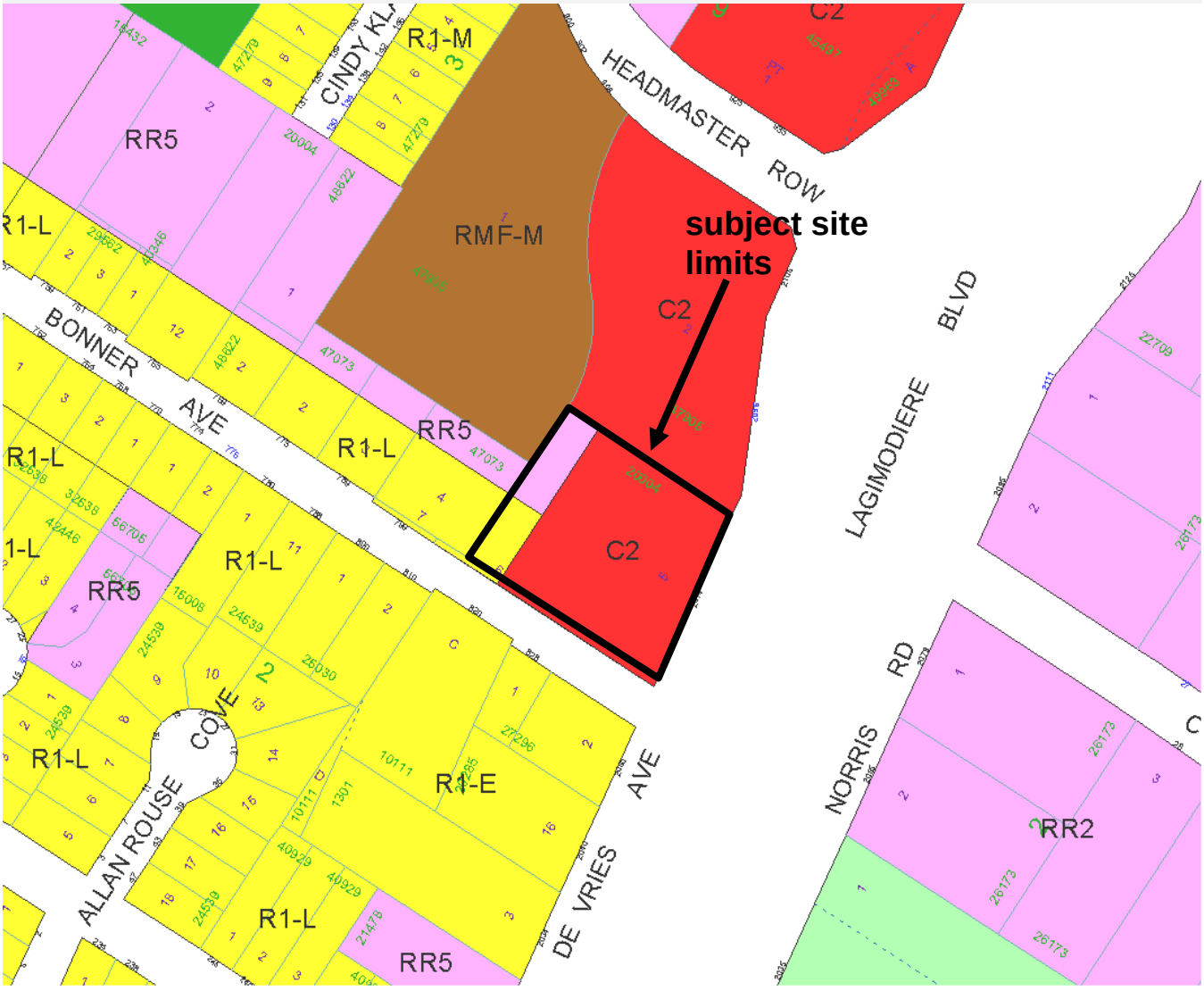
Table 1 shows which principal uses are permitted uses and which are conditional uses in the "C2" District. The uses highlighted grey are discussed below. The maximum building height in "C2" is 49 feet except multi-family dwellings have a maximum height limit of 60 feet.

ANALYSIS AND ISSUES

OurWinnipeg and Complete Communities

OurWinnipeg is the City's development plan and *Complete Communities* is a companion document that provides the same directions and policies on land use and development as

Figure 3: Existing Zoning & Site LImits **North↑**



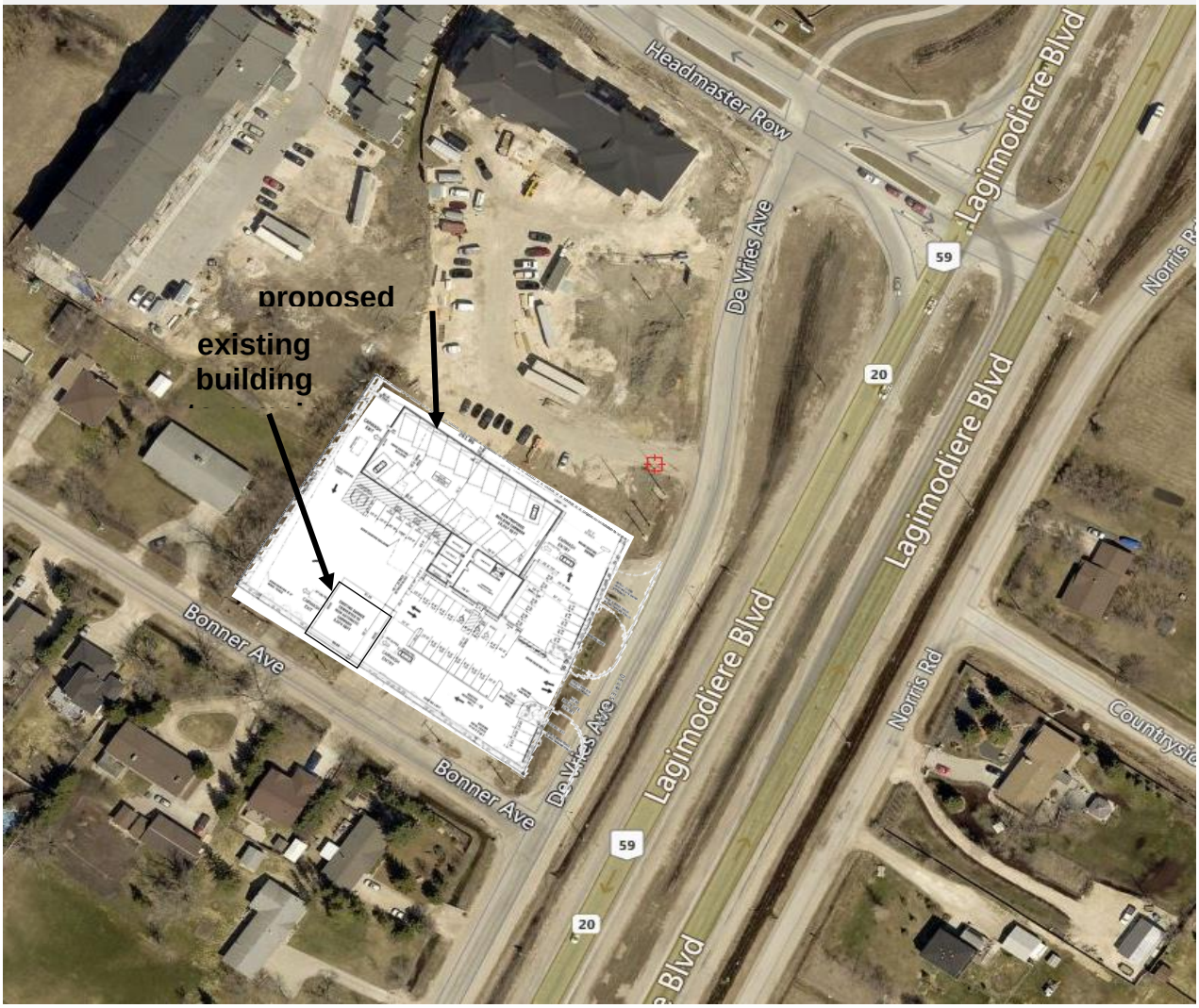
OurWinnipeg as well as several other directions and policies, thereby providing a broad framework with which to evaluate land use and development proposals.

The Key Direction that applies to Areas of Stability states: "*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods…"*

The first, third, fifth and ninth policies under Direction 1, Section 04 of *Complete Communities* state, respectively:

- *Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complementary to the existing scale, character and built form.*
- *Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.*

Figure 4: 2016 Photography & Proposed Site Plan **No**



- *Encourage intensification to occur at centres and along corridors.*

- *Support a mix of commercial services and employment uses that serve the local community.*

The proposed rezoning to "C2" would generally comply with the aforementioned Key Direction and policies. However:

- development of the site should take into account the existing and future residential uses abutting and near the site;
- the permitted principal uses highlighted grey in Table 1 could, potentially, be incompatible with residential uses;
- the 60 foot maximum height limit applying to MFDs would allow buildings that would be significantly taller than what is allowed in the R1 Districts that are abutting or near the site, which is 35 feet;
- illuminated signs and other signs may adversely affect abutting and nearby residential uses; and
- should the Bonner Avenue right-of-way be widened by adding the aforementioned eight foot wide strip to it, motor-vehicle access could, potentially, be from Bonner Avenue, which is a residential collector street at and near the site.

Therefore, to ensure the proposed rezoning complies with *OurWinnipeg* and *Complete Communities*, a zoning agreement should be entered into and it should require:

- development and maintenance of the site to be in accordance with plans approved by the Director of Planning, Property and Development and the East Kildonan – Transcona Community Committee;
- the permitted principal uses highlighted grey in Table 1 to be conditional uses instead;
- all buildings to be no more than 49 feet in height, which is the maximum height limit of the "C2" District that applies to all buildings except MFDs; and

Table 1: Permitted (P) and Conditional (C) Principal Uses in C2

* = use specific standard applies

uses shaded grey should be conditional uses

dwelling, live-work	C*
dwelling, multi-family	P*
dwelling, single-family detached	C
dwelling, two-family	C
assisted living facility	P
care home	P*
neighbourhood rehabilitation home	P*
single room occupancy	P*
community/recreation centre	P
library	P
post office/carrier depot	P
protection and emergency services	P
social service facility	P
college or university	P
commercial school	P
boat dock, public	C
community gardens	P
park/plaza/square/playground	P
day care centre	P*
hospital	C*
place of worship	P*
cultural centre	C
gallery/museum	P
amusement enterprise, indoor	P*
auditorium/concert hall/theatre/cinema	P*
hall rental	C
private club, not licensed	C*
studio, radio/tv/motion picture broadcast and production	P
amusement enterprise, outdoor	C
hostel	P
hotel or motel	P
animal hospital or veterinary clinic	P
kennel	P*
drinking establishment	P*
restaurant	P*
office	P
personal services (unless otherwise listed)	P*
body modification establishment	C
cheque-cashing facility	C*
funeral chapel or mortuary	C
medical/dental/optical/ counselling clinic	P
retail sales (unless otherwise listed)	P*
auction room	C
landscape or garden supplies	P
supermarket	P*
pawnshop	C*
x-rated store	C*
billboard, digital static copy	C*
billboard, poster	C*
auto/light truck/motorcycle, repair and service	P*
auto/light truck/motorcycle, sales and rental	P*
auto parts and supplies, sales	P
car wash	C
drive-in or drive-through	P*
fuel sales	P*
parking, structured	P
parking, surface	C
bus depot	c
commercial marina	C
transit station	C
utility facility, minor	P*
contractor's establishment	P
fleet services	C
recycling collection centre	P

- illuminated signage to be
  - single-sided and oriented such that the sign faces of each sign are perpendicular to the side lot lines and facing De Vries Avenue and
  - off for part of the night (from 10 p.m. to 6 a.m.);
- digital, billboard, mobile, flashing, scintillating, rotating, and inflatable signs to not be allowed;
- free-standing signs to be no more than 10 feet in height; and
- private approaches to only be allowed from De Vries Avenue.

The proposed car wash use and development, in particular, would comply with *OurWinnipeg* and *Complete Communities*, if the subject application (DAZ 212/2016) is approved subject to the aforementioned zoning agreement being entered into, and the conditional use application to allow this use is approved subject to the conditions recommended in the report on DCU 16-126906D.

Lastly, the Water and Waste Department and the Public Works Department have stated that they have no objections to the site being serviced by an existing road with a rural cross-section and by ditches.

Compatibility with Existing and Future Land Uses

If the subject application (DAZ 212/2016) is approved subject to the aforementioned zoning agreement being entered into, the rezoning will be compatible with existing and future land uses and development abutting or near the site.

The proposed car wash use and development, in particular, would be compatible with existing and future land uses and development if the conditional use application to allow this use is approved subject to the conditions recommended in the report on DCU 16-126906D and the subject application (DAZ 212/2016) is approved subject to the aforementioned zoning agreement being entered into.

REASONS FOR RECOMMENDATIONS

The Planning and Land Use Division recommends approval because the proposed rezoning would, as stated above, be:

- consistent with *OurWinnipeg* and *Complete Communities*; and
- compatible with existing and future land uses abutting or near the site;

if the zoning agreement described above is entered into.

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

Report Prepared by:
Glen Doney

PPD File #:
DAZ 212/2015

Schedule "A" to File No. DAZ 212/2016, East Kidonan - Trancona Community Committee, Dated June 29, 2016

By-Law No. _____

File No. **DAZ 212/16**

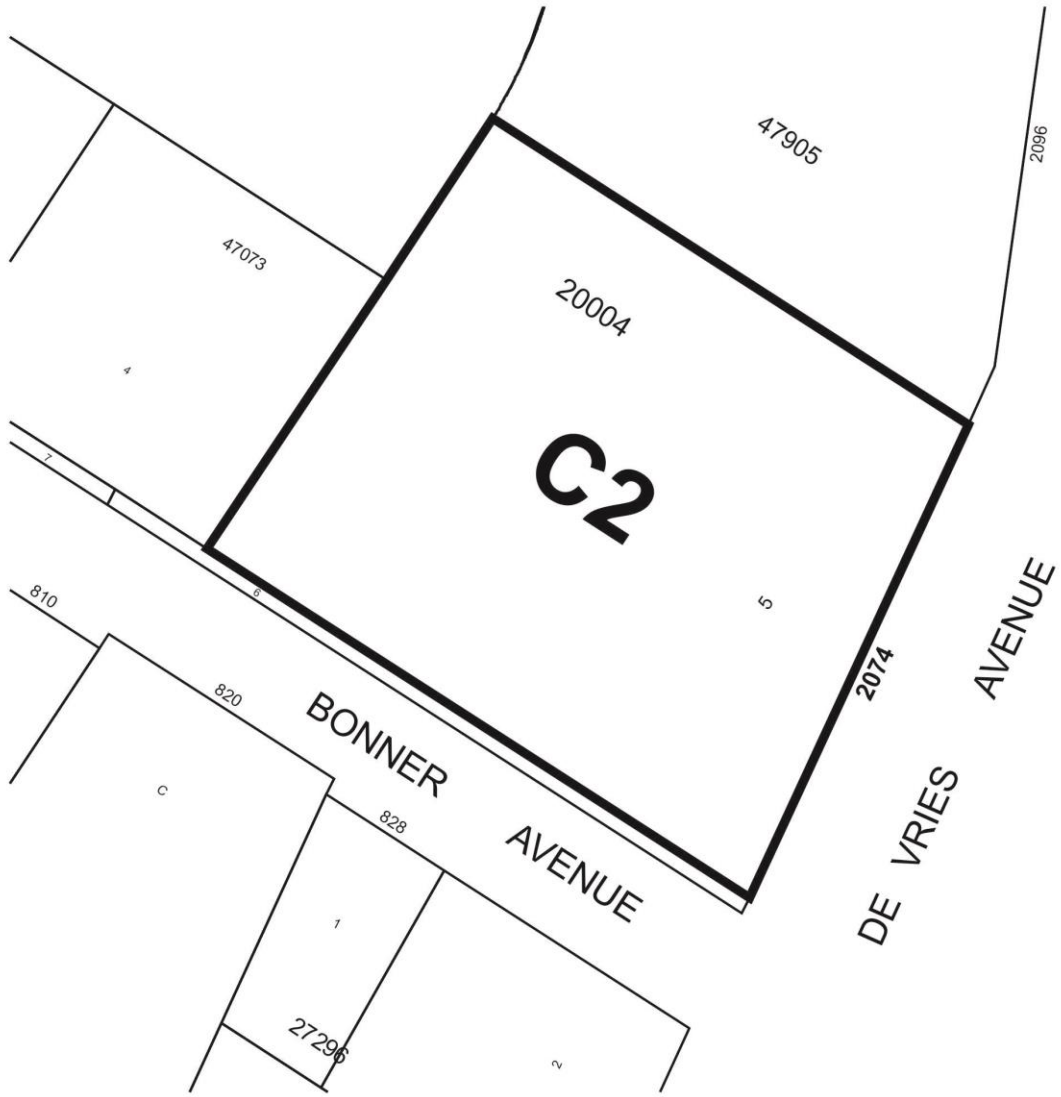
Atlas Sheet No. **U32**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 2074 De Vries Avenue from an "RR5" RURAL RESIDENTIAL 5 DISTRICT and "R1-L" RESIDENTIAL SINGLE-FAMILY (LARGE) DISTRICT to a "C2" COMMERCIAL COMMUNITY DISTRICT to allow for the establishment of a Car Wash use as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____