Agenda – Council – September 29, 2021

Report – Executive Policy Committee – September 21, 2021

Item No. 7 Rezoning – 250 and 260 Panet Road
(St. Boniface Ward)
File DAZ 207/2021 [c/r DAV 143671/2021D & DCU 143696/2021D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the following to Council:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 207/2021 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 20, 2021, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. pedestrian pathways
            f. fencing
            g. landscaping
            h. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

Report – Executive Policy Committee – September 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

ii. The following uses shall not be permitted on the land:

a. Commercial school
b. Day care centre
c. Place of worship
d. Amusement enterprise, indoor/outdoor
e. Hotel or motel
f. Funeral chapel or mortuary
g. Drive-in or drive-through

iii. That the following uses shall be limited to a maximum of 1,500 square feet of gross floor area:

a. Restaurant
b. Drinking establishment
c. Personal services
d. Medical/dental/optical/counselling clinic

2. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 207/2021, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

Report – Executive Policy Committee – September 21, 2021

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

6. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

7. That the by-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Executive Policy Committee – September 21, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2021, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and, via the Priority Rezoning Process, submitted its recommendation to the Executive Policy Committee.

PUBLIC HEARING SUMMARY

File: DAZ 207/2021

Before: Riel Community Committee
Councillor Allard, Chairperson
Councillor Chambers
Councillor Mayes

Public Hearing: September 1, 2021
Council Building, 510 Main Street

Applicant: Sputnik Architecture Inc. (Vic Giesbrecht)

Subject:



APPLICANT : Sputnik Architecture Inc. (Vic Giesbrecht)
FILE : DAZ 207/2021
PROPOSAL : To rezone the land shown outlined above from an "M3 PDO-1 WARMAN ROAD" MANUFACTURING HEAVY DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to amend the Warman Road Planned Development Overlay Map, Schedule "F" to the Winnipeg Zoning By-law 200/2006, to remove the property from the Planned Development Overlay and to allow for the establishment of commercial uses. **For information, phone S. Jerez, Planner at 204-986-7175.**
DEMANDEUR : Sputnik Architecture Inc. (Vic Giesbrecht)
N° DE DOSSIER : DAZ 207/2021
PROJET : Rezoner le bien-fonds ci-dessus de sorte qu'il passe de la catégorie M3 DO-1 CHEMIN WARMAN (secteur manufacturier lourd) à la catégorie M2 (secteur manufacturier général) afin de modifier le plan de développement organisé du chemin Warman, annexe F, du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) pour supprimer le bien du développement organisé et permettre l'établissement d'utilisations commerciales. **Pour obtenir des renseignements, veuillez appeler S. Jerez, urbaniste, au 204-986-7175.**

Premises Affected: 250 and 260 Panet Road

For submission to: Executive Policy Committee

Prepared by: Rebecca Ford, Committee Clerk
Riel Community Committee

Report date: September 3, 2021

Community Committee Recommendation:

On September 1, 2021, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and via the Priority Rezoning Process, recommended to the Executive Policy Committee:

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 207/2021 by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 20, 2021, and attached as Schedule "A" to this report, subject to the following conditions:

    A. That the Developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

        i. The Owner must submit plans showing the location and design of any and all proposed:

            a. buildings
            b. accessory parking areas
            c. private approaches
            d. garbage enclosures
            e. pedestrian pathways
            f. fencing
            g. landscaping
            h. free-standing signage

            on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The following uses shall not be permitted on the land:

a. Commercial school
b. Day care centre
c. Place of worship
d. Amusement enterprise, indoor/outdoor
e. Hotel or motel
f. Funeral chapel or mortuary
g. Drive-in or drive-through

iii. That the following uses shall be limited to a maximum of 1,500 square feet of gross floor area:

a. Restaurant
b. Drinking establishment
c. Personal services
d. Medical/dental/optical/counselling clinic

2. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with Recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That in lieu of the dedication of land, the Developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 207/2021, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the Developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

6. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

7. That the by-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with 7 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

9. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. I think the Planning Department has provided already what is a compromise-position. I appreciate the applicant's position in terms of the material impact that the Planner's recommendation is going to mean. I think it may be more injurious to the applicant if this were to be laid-over for further discussion.

2. The applicant is always welcome to put in changes to the development agreement, or put in new applications if this is really something that is substantive and needs to be changed from their perspective. I think there's other opportunities to make changes in the future if the applicant is really requiring this change to happen. At the same time, I don't want to delay what is an otherwise very good change in to the neighbourhood. Those are my reasons.

Exhibits Filed:

1. Application dated April 30, 2021
2. Notification of Public Hearing dated July 16, 2021
3. Manitoba Status of Title 3095395/1
4. Letter of authorization dated March 9, 2021 from Gestur Kristjansson (Kristil Enterprises Ltd. & 10058086 Manitoba Ltd.) to Sputnik Architecture
5. Surveyor's Building Location Certificate and sketch dated between November 18, 2020 and February 16, 2021
6. Caveats 3959680, 2596668, 3959679
7. Title Due Diligence Memo to Reimer Soils Ltd. dated February 10, 2020
8. Plans (5 pages)
9. Report from the Urban Planning Division dated August 20, 2021
10. Inspection Report
11. Presentation from Lawrence Bird in support of the application
12. Recording of Representations

REPRESENTATIONS:

In Support:

Lawrence Bird

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planner, Planning, Property and Development Department
S. Jerez, Planner, Planning, Property and Development Department
D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "9" referred to in File DAZ 207/2021

ADMINISTRATIVE REPORT

Title: DAZ 207/2021 – 250 & 260 Panet RD

Issue: For consideration at the public hearing for rezoning from "M3 PDO-1 Warman Road" Manufacturing Heavy District in the Warman Road PDO to an "M2" Manufacturing General District in order to repurpose the existing buildings and site.

Critical Path: Riel 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
S. Jerez, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 207/2021by rezoning the subject land to an "M2" Manufacturing General District, as shown on the map dated August 20, 2021, and attached as Schedule "A" to this report, subject to the following conditions:

   A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following:

      i. The Owner must submit plans showing the location and design of any and all proposed:

         (a) buildings;

         (b) accessory parking areas;

         (c) private approaches;

         (d) garbage enclosures;

         (e) pedestrian pathways;

         (f) fencing;

         (g) landscaping; and

         (h) free-standing signage

on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the Riel Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director.

ii. The following uses shall not be permitted on the land:

a. Commercial school;

b. Day care centre;

c. Place of worship;

d. Amusement enterprise, indoor/outdoor;

e. Hotel or motel;

f. Funeral chapel or mortuary; and

g. Drive-in or drive-through.

iii. That the following uses shall be limited to a maximum of 1,500 square feet of gross floor area:

a. Restaurant;

b. Drinking establishment;

c. Personal services; and

d. Medical/dental/optical/counselling clinic.

2. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 1.A., and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the City's Director of Planning, Property and Development to negotiate and approve the terms and conditions of the Zoning Agreement, and any Ancillary Agreements, in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.

4. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DAZ 207/2021, as determined by the City's Director of Planning, Property and Development.

5. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

6. That upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above.

7. That the by-law will come into force when the Zoning Agreement is fully executed and registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

8. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Zoning Agreement is not registered in accordance with 7 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

9. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

- This report provides information and makes recommendations regarding the subject application's compliance with The City of Winnipeg Charter.
- Rezoning applications require 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 Urban Planning Division are concurred in, the subject properties will be rezoned from 'M3 PDO-1 Warman Road' to 'M2', consistent with the map provided in Schedule "A" of this report.

OUR WINNIPEG POLICY ALIGNMENT

01-1a OurWinnipeg's Approach to City Building

- **Direction 3: Promote compact urban form and manage the extension of municipal services for new growth:**
  - Support new developments that are contiguous with existing developments to minimize the spatial use of land and the extension of services.
- **Section 05 - Direction 3:** Maximize the economic development potential of existing and future employment lands

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- **Key Direction 4.2:** Ensure new areas of growth are designed according to the principles of Complete Communities.

HISTORY

N/A

CONSULTATION

In preparing this Report there was internal consultation with: Administrative Coordinating Group (Land Development, Public Works, Water and Waste).

SUBMITTED BY

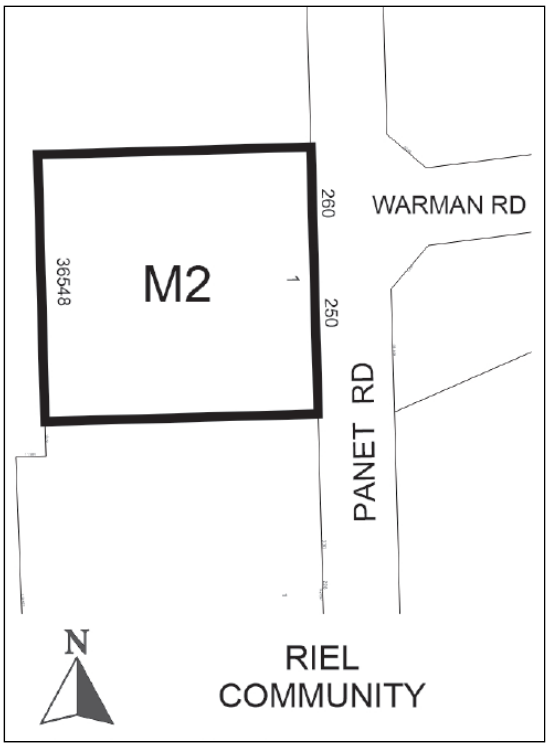
Department	Planning, Property and Development
Division	Urban Planning
Prepared by	Simi Jerez, MCP
Date:	August 20, 2021
File No.	DAZ 207/2021

List of Schedules and Attachments

1. Appendix A — Planning Discussion
2. Schedule “A” — Recommended File No. DAZ 200/2021 Riel Community Committee, dated August 20, 2021.
3. Schedule “B” — Report of the Administrative Working Group – August 6, 2021

APPENDIX 'A'

DATE:	August 20, 2021
FILE:	**DAZ 207/2021**
RELATED FILES:	DCU 21-143696/D, DAV 21-143671\D
COMMUNITY:	Riel Community
NEIGHBOURHOOD #:	5.549 – Mission Industrial
SUBJECT:	To rezone the land from an "M3 PDO-1 Warman Road" Manufacturing Heavy District in the Warman Road PDO to an "M2" Manufacturing General District.
LOCATION:	250 Panet RD
LEGAL DESCRIPTION:	LOT 1 PLAN 36548 RCMP



APPLICANT:	Vic Giesbrecht (SPUTNIK ARCHITECTURE) 120 Scott St Unit 1 Winnipeg, MB R3L 0K8
OWNER:	10058086 MANITOBA LTD. 250 Panet Rd 105 Winnipeg, MB R2J 0S3
RECOMMENDATION:	Approval with conditions

SITE DESCRIPTION

- The subject land is located on the west side of Panet Road at the intersection of Warman Road in the Mission Industrial neighbourhood of the St Boniface ward.
- The subject site is 122,595 square feet in area and is currently occupied by a 14,357 square foot office/commercial building (250 Panet Road) and a 10,280 square foot industrial warehouse (260 Panet Road), and accessory outdoor storage area.
- The site is currently zoned “M3 PDO-1 Warman Road” Manufacturing Heavy within the Warman Road Planned Development Overlay and is located within the General Manufacturing policy area under the *Complete Communities Direction Strategy*.



Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2018)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Industrial uses (oil storage) zoned ‘M3” (Manufacturing Heavy); then Mission Street.

South: Warehouse and manufacturing uses zoned “M3” Manufacturing Heavy; then Dugald Road.

East: Panet Road; then vacant City-owned land zoned “M2” Manufacturing General and “M3” Manufacturing Heavy; and Warman Road.

West: Industrial uses (oil storage) zoned ‘M3” (Manufacturing Heavy); then Mission Street.



Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant is proposing to rezone the subject site from an "M3 PDO-1 Warman Road" Manufacturing Heavy District located in the Warman Road Planned Development Overlay area to an “M2” Manufacturing General District to remove the property from the PDO and to permit a broader range of uses.
- The existing buildings will be maintained and the site improved to align with current Zoning By-law requirements for landscaping and pedestrian connections. The applicant has provided a dimensioned site plan including landscaping details and floor plans of the existing buildings.
- The applicant has submitted a concurrent Conditional Use application (DCU 21-143696\D) to permit the establishment of a personal services use. In addition, the applicant has a concurrent Variance application (DAV 21-143671/D) for a temporary change of use to permit office, medical clinic, personal services, and a restaurant use while the subject rezoning is underway, as well as to permit the maintenance of gravel surfacing in the accessory outside

storage area, and the maintenance of a freestanding sign with a front yard of 2.85 feet instead of 5 feet. Please refer to the associated Planning reports for details.

COLLABORATION

- The applicant has been working collaboratively with Zoning & Permits and with Urban Planning & Design to address existing non-conformities on site (street edge and building foundation landscaping, and a non-compliant parking area) and to explore options for redevelopment.
- The applicant initiated a meeting with Planning to discuss rezoning to "M2" and permitted uses. The Urban Planning Division indicated that considering the zoning context and existing uses on adjacent lands, a personal service use would not likely be supported on the subject site, and that a dining use would be considered in a limited capacity.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- The *Complete Communities Direction Strategy* is one of four direction strategies supporting *OurWinnipeg*, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is classified as an "Employment Lands – General Manufacturing" site in the *Complete Communities*' Urban Structure map. With regard to this proposal, relevant policies guiding development within the Employment Lands include:
    - Consider options to encourage development of under-utilized parcels and obsolete sites.
    - Maximize the economic development potential of existing and future employment lands.
    - Consider the quality of lands required to support employment growth and encourage a suitable range and mix of features and uses that will best match the emerging needs of Winnipeg's current and future employers.
    - Allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes.
    - Development or redevelopment of employment sites should provide for good walking environments within the site and adjacent to public sidewalks and transit stops.
    - Provide street trees, landscaping, fencing, and architectural elements for sites that are highly visible to the public from perimeter roads in cases where employment lands interface with other types of land uses, including public rights of way.

CITY OF WINNIPEG ZONING BY-LAW 200/2006

"M3" Manufacturing Heavy District

- The Manufacturing Heavy (M3) district is intended to provide for light or heavy industrial development, including heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, processing, transportation, major utilities, and other related uses, particularly those that require very large buildings, frequent heavy truck traffic for supplies or shipments, or that may require substantial mitigation to avoid sound, noise, and odour impacts to neighbouring properties.

"M2" Manufacturing General District

- The Manufacturing General (M2) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations, with some limited outside operations and storage.
- Section 152 of Zoning By-law No. 200/06 prescribes the following dimensional standards for the "M2" district:

TABLE 5-6: Dimensional Standards for Manufacturing Zoning Districts
amended 121/2008

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

PDO-1 Warman Road

- The intent of the Warman Road Planned Development Overlay is to protect designated industrial facilities from potential adverse impacts from surrounding properties within 1000 feet of that industrial facility (protected site at 1 Warman Road).
- Under the PDO, uses including Heavy Manufacturing General, Light Manufacturing General, and specific personal service uses are Conditional uses rather than Permitted uses.

Reason for the Rezoning

- The applicant is proposing to rezone the existing lot from "M3" Manufacturing Heavy to "M2" Manufacturing General in order to permit a broader range of uses in the existing manufacturing/office/commercial building at 250 Panet Road.
- The applicant is proposing to remove the subject site from the Warman Road PDO, which requires removal through rezoning.

COMPATIBILITY WITH EXISTING NEIGHBOURHOOD AND SURROUNDING USES

- As noted above, the Employment Lands – General Manufacturing policy area under the *Complete Communities Direction Strategy* is intended to allow for the development and retention of a broad range of employment lands and a variety of employment parcel sizes, as well as to support options for redevelopment of underutilized parcels and obsolete sites.
- The subject site is located on a collector road in an industrial district. The surrounding lands are predominantly zoned "M3" Manufacturing Heavy and characterized by a mix of medium to large scale industrial and manufacturing uses.
- The existing building at 250 Panet was initially established in 1955 to accommodate administrative operations and ancillary uses for the oil refinery on the adjacent property west of the site.
- The current owner seeks to locate his soil and landscaping company at 260 Panet (the existing warehouse building and associated outdoor storage area), and to locate the related office, accounting and supports at 250 Panet. Historic uses have been diverse, including a

medical clinic, and a beauty school and related personal service use (salon). Because the building is large for the proposed use on site, the applicant states that other existing and potential uses are being considered.

- Under previous ownership, the building addressed 260 Panet was established with partial permits, and a parking area was expanded on the site without permits.
- The development of this site is an opportunity for visual improvements to the property, including reducing the size of the accessory parking area, the introduction of some street edge landscaping, and building foundation landscaping.
- The proposal to rezone the subject site to "M2" to permit a wider number of uses allows the applicant to repurpose an existing building, and provides a suitable transition from Panet Road to more intensive manufacturing uses west of the site.
- The proposed development supports objectives in the *Complete Communities Direction Strategy* as it is a redevelopment of an underutilized site. It fits within the *Complete Communities* vision of supporting good walking environments within the site, and providing improvements to the site including street trees, landscaping for sites that are highly visible to the public where employment lands interface with other types of land uses, including public rights of way.
- Accordingly, the proposal to down zone the subject property to "M2" to facilitate a broader range of uses within the existing building is an appropriate proposal for an industrial site located along a Collector street, with certain limitations per the recommended Conditions of Approval.
- The Warman Road PDO was created to protect a meat processing facility previously located at 1 Warman Road from the neighbouring properties and the potential for complaints due to the activities of the processing plant, in particular air pollution. Because the meat processing facility no longer exists in the immediate vicinity, the Urban Planning Division supports rezoning the subject site to remove it from the PDO.

RECOMMENDED ZONING AGREEMENT

Plan Approval

- In order to ensure quality development along on Panet Road, the Urban Planning Division is recommending Plan Approval to Director of Planning, Property and Development as a condition of approval in order to review all proposed expansion, buildings, parking, signage, landscaping and fencing t prior to the issuance of building permits and prior to the commencement of any new construction.

Use Restrictions

- The Urban Planning Division is recommending restricting a number of uses (i.e., Hotel/Motel, Day care centre, Place of worship uses, etc.) that are more appropriate for a Mixed Use Corridor such as Marion Street or Provencher Boulevard, than abutting lands used for heavy industrial uses. Moreover, limiting such uses would limit traffic to address Public Works concerns regarding the impact of increased traffic on safety at the junction of Warman Road and Lagimodiere Boulevard.
- The applicant has expressed an interest in possibly having a personal service or dining component on site. The Urban Planning Division is recommending that certain uses including these can be established on site as subordinate uses to be limited to a maximum floor area of 1,500 square feet.

LAND DEDICATION

- When a developer rezones and/or subdivides a parcel of land, they are required to put in an application with the City of Winnipeg. As a condition of rezoning or subdivision, a developer is required to contribute a portion of the land to be developed, or cash in lieu, to the City for parks purposes. For DASZ 207/2021, cash in lieu is being requested towards land dedication.

RECOMMENDATION

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

- The proposal is consistent with the policies guiding development in the *Employment Lands – General Manufacturing policy area* in the *Complete Communities Direction Strategy* which supports the development and retention of a broad range of employment lands and a variety of employment parcel sizes and encourages employment activities that are developed and operated in a fashion that is compatible with other land uses, as well as to support options for redevelopment of underutilized parcels and obsolete sites in a manner that improves the streetscape.

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

Report Prepared by: Simi Jerez, MCP
PPD File #: DAZ 207/2021

Schedule "A" for File No. DAZ 207/2021, Riel Committee, dated August 20, 2021

By-Law No. _____

File No. **DAZ 207/2021**

Atlas Sheet No. **AA28**

N

RIEL COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 by rezoning the land located at 250 and 260 Panet Road from an "M3 PDO-1 WARMAN ROAD" MANUFACTURING HEAVY DISTRICT to an "M2" MANUFACTURING GENERAL DISTRICT to amend the Warman Road Planned Development Overlay Map, Schedule "F" to the Winnipeg Zoning By-law 200/2006, to remove the property from the Planned Development Overlay and to allow for the establishment of commercial uses.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 250 & 260 PANET ROAD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 207/2021. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – Servicing Considerations

1) Regional Land Drainage System

The Developer shall pay to the City, in cash, on demand, their share of the cost of the regional land drainage system, as determined by and to the satisfaction of the Director of Water and Waste.

2) Combined Sewer District

The proposed development is located in a combined sewer district; the sum of the wastewater and land drainage runoff peak discharge from the proposed development cannot exceed the allowable discharge rate:

i. The allowable discharge rate will be the sum of the existing peak wastewater and the peak land drainage discharged.

ii. The peak land drainage discharged from the site must be based on a c-value of 0.10, with a 5 year rainfall event applied.

iii. The existing and proposed peak wastewater discharge must be estimated using the Wastewater Flow Estimation guidelines found on the City of Winnipeg website (http://winnipeg.ca/waterandwaste/dept/wastewaterFlow.stm), unless otherwise approved.

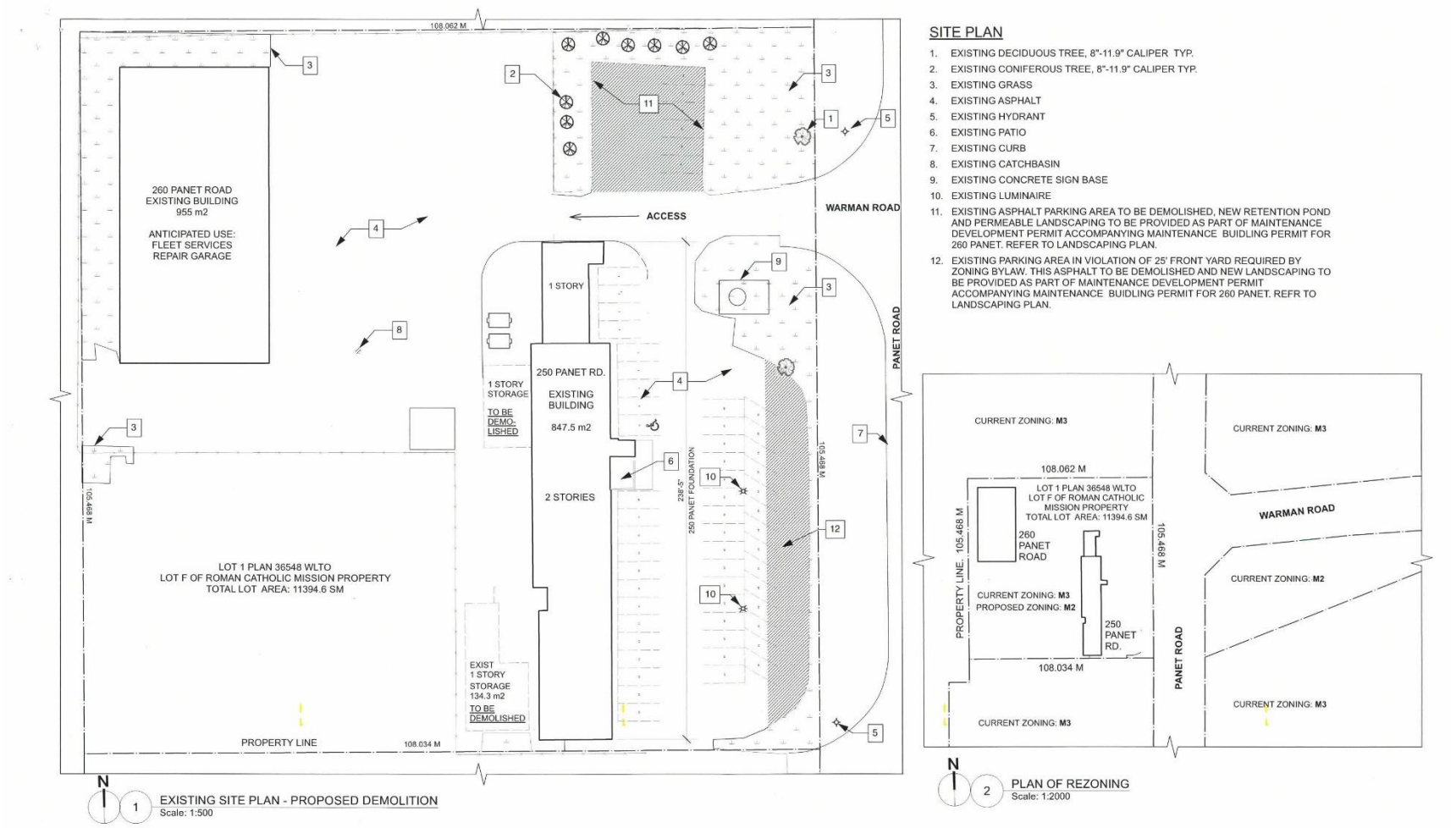
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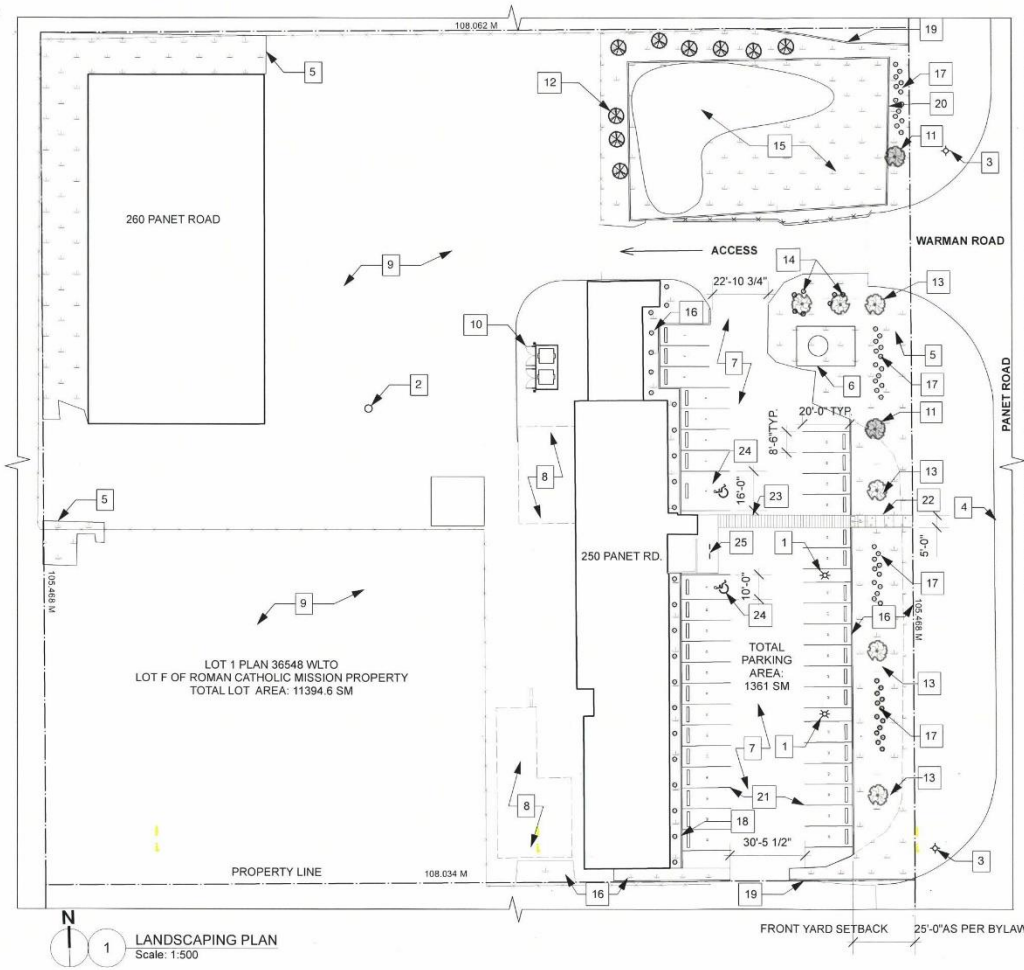
Administrative Co-ordinating Group
File No. DAZ 207/2021
August 6, 2021

"*Original Signed by D. Trenchard"*
D. Trenchard, P. Eng.
Land Development Branch
Planning, Property and Development Department

"*Original Signed by M. Gajda"*
M. Gajda, P. Eng.
Engineering Division
Water and Waste Department

Exhibit “8” referred to in File DAZ 207/2021





1 LANDSCAPING PLAN
Scale: 1:500

LANDSCAPING PLAN NOTES

EXISTING TREE
NEW TREE

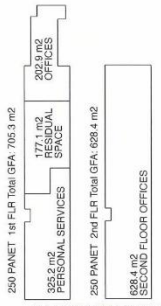
1. EXISTING LUMINERE
2. EXISTING CATCHBASIN
3. EXISTING HYDRANT
4. EXISTING CURB
5. EXISTING GRASS
6. EXISTING CONCRETE SIGN BASE
7. EXISTING ASPHALT
8. NEW ASPHALT EXTENT OF DEMOLISHED STRUCTURE
9. NEW GRADING, GRAVEL SURFACE AS PER 260 PANET MAINTENANCE DEVELOPMT PERMIT SUBMISSION
10. NEW GARBAGE ENCLOSURE, 6'-0" HIGH, AS PER BYLAW 197.(2)(e). (COLLECTION BY PRIVATE CONTRACT)
11. EXISTING DECIDUOUS TREE, 8"-11.9" CALIPER TYP.
12. EXISTING CONIFEROUS TREE, 8"-11.9" CALIPER TYP.
13. NEW DECIDUOUS TREE SATISFYING STREETEDGE LANDSCAPING REQUIREMENTS
14. NEW PLANTING SATISFYING PARKING LANDSCAPE REQUIREMENT: 2 TREES PLUS 7 SHRUBS
15. NEW RETENTION POND AND PERMEABLE LANDSCAPING TO BE PROVIDED AS PER 260 PANET MAINTENANCE DEVELOPMENT PERMIT SUBMISSION
16. NEW GRASS SURFACE AS PER 260 PANET MAINTENANCE DEVELOPMENT PERMIT SUBMISSION
17. 13 OF 52 NEW SHRUBS SATISFYING PANET STREETEDGE LANDSCAPING REQUIREMENT
18. 24 NEW SHRUBS TO SATISFY BUILDING FOUNDATION LANDSCAPING REQUIREMENTS.
19. PROVIDE NEW CURB (2" HIGH)
20. NEW CURB, PART OF RETENTION POND SYSTEM, AS PER 260 PANET MAINTENANCE DEVELOPMENT PERMIT SUBMISSION
21. NEW PARKING STALLS, WITH PARKING STOPS, AS PER 260 PANET MAINTENANCE DEVELOPMENT PERMIT SUBMISSION
22. NEW CONCRETE PATHWAY 5'-0" WIDE TO MEET WINNPEG ACCESSIBILITY DESIGN STANDARDS. PROVIDE w/ 1 1/2" CURB AND EXPANSION JOINTS @ 3'-8"
23. YELLOW LINE FOR NEW PEDESTRIAN CROSSWALK
24. NEW INTERNATIONAL WHEELCHAIR PARKING SYMBOL
25. 2 NEW LOCKABLE BICYCLE STANDS

LANDSCAPE NOTES:

STREET EDGE LANDSCAPING REQUIREMENT: 1 DECIDUOUS OR CONIFEROUS TREE FOR EACH 30 FEET OF LINEAR STREET FRONT. 3 SHRUBS FOR EACH 20 FEET OF LINEAR STREET FRONT REQUIRED (ALONG PANET): 105.468 m (346') / 30' = 12 TREES. INCENTIVE CREDIT FOR **2 EXISTINGTREES** OVER 8" CALIPER IN FRONT YARD @4 TREES EACH = 8 TREES. 12 - 8 = **4 NEW TREES** ARE REQUIRED + PROVIDED ALONG PANET. 105.468m(346') / 20'*3 = **52 NEW SHRUBS** REQUIRED + PROVIDED ALONG PANET

PARKING LOT INTERIOR LANDSCAPING: 5% OF THE PARKING LOT AREA 1361 sm * .05 = 68 sm = 732 sf. 1 DECIDUOUS OR CONIFEROUS TREE FOR EACH 300 sf OF REQUIRED PARKING LOT LANDSCAPE: **2 NEW TREES** REQUIRED AND PROVIDED ADJACENT TO PARKING LOT.1 SHRUB FOR EACH 100 sf OF PARKING LOT LANDSCAPE: **7 NEW SHRUBS** REQUIRED AND PROVIDED ADJACENT TO PARKING LOT

BUILDING FOUNDATION LANDSCAPING (250 PANET): 1 SHRUB FOR EACH 10 ft OF BUILDING FACADE FACING PUBLIC R.O.W: 238'-5" / 10' = **24 NEW SHRUBS** REQUIRED AND PROVIDED



260 Panet
Floor area: 955 m2 / 10280 sf.
Use: Industrial (fleet services: repair garage). Parking Category: 10
Parking Stalls required: 10280/1000*80%*80%= 6 stalls

250 Panet Floor area by use:
Main building offices
Ground Floor: 202.9 m2
Second Floor: 628.4 m2
Use: Offices. Parking Category: 18
Total office space: 831.4 m2 = 8,949 sf
Parking Stalls required: 8,949/750*80%*80%= 8 stalls
Main building personal services (currently unused): 325.2 m2 = 3,500 sf
Use: Personal Services Parking Category: 20
Parking Stalls required: 3500/250*80%*80% = 4 stalls
Main Building Residual Space : 177.1 m2 = 1906 sf
Use: reserved for Medical Clinic, Office or Storage
Calculated here as Office, Parking Category: 18
Total residual space: 177.1/750*80%*80% = 8,949 sf
Parking Stalls required: 8,949/750*80%*80%= 2 stalls

TOTAL Required parking at 260 Panet + 250 Panet: 6+8+4+2 = 20 stalls
Required accessible stalls: = 1 stalls

Parking Stalls provided: 39
Accessible stalls provided: 2 (1 accessible plus 1 van-accessible)

ALL AREAS ARE GROSS FLOOR AREAS FOR PARKING CALCULATIONS AS PER *WINNIPEG ZONING BY-LAW 200/2006* 163.

2 250 PANET: FLOOR AREAS FOR PARKING CALCULATIONS
Scale: 1:1000

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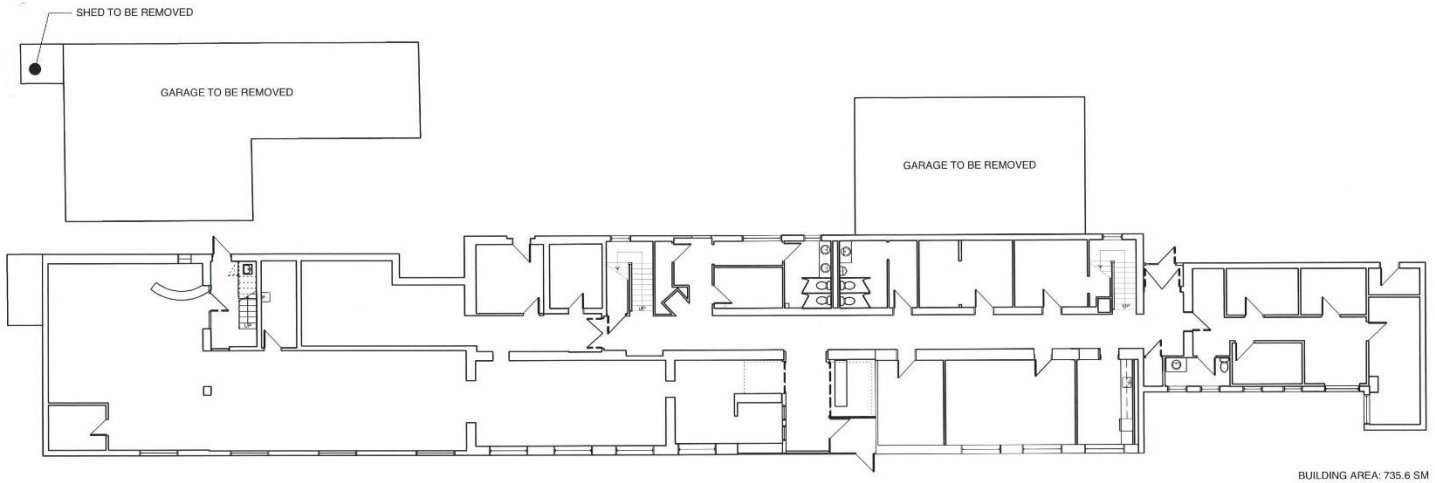
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Sheet Title: LANDSCAPING PLAN

Revision No.

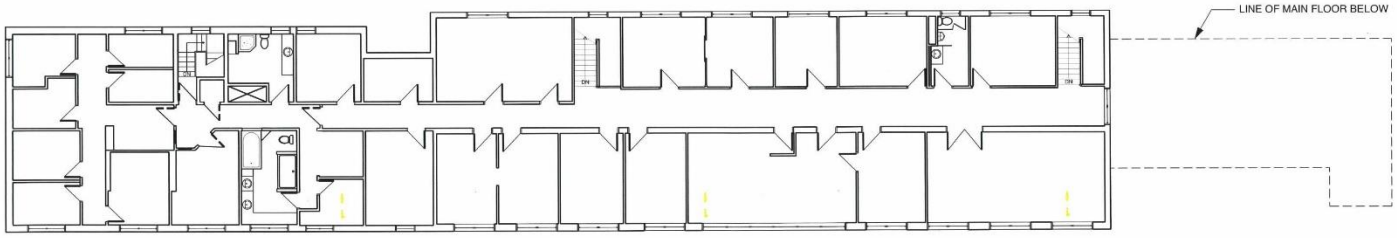
Print Date (yyyy-mm-dd): 2021/04/27

ASK Number: A1.2



BUILDING AREA: 735.6 SM

1 MAIN FLOOR
Scale: 1/16" = 1'-0"



SECOND FLOOR AREA: 635.9 SM

2 SECOND FLOOR
Scale: 1/16" = 1'-0"

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Project Title
250 PANET ROAD
REZONING TO M2

Sheet Title
FLOOR PLANS

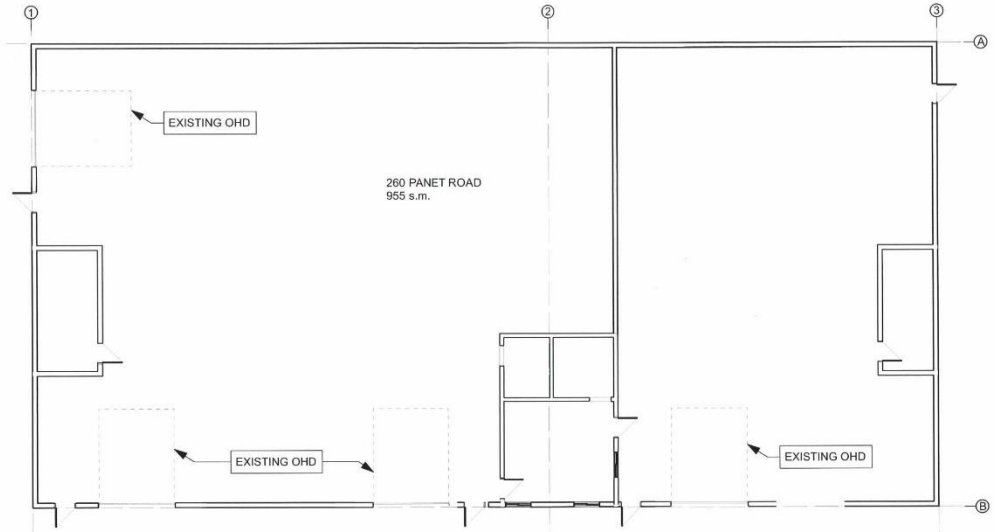
Revision No.

Print Date (yyyy-mm-dd)
2021/03/09

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ASK Number
A2.1

Notes



1 EXISTING MAIN FLOOR: 260 PANET RD.
Scale: 1/16" = 1'-0"

N

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Project Title
250 PANET ROAD
REZONING TO M2

Sheet Title
260 PANET RD MAIN FLOOR PLAN

Revision No.

Print Date (yyyy-mm-dd)
2021/03/30

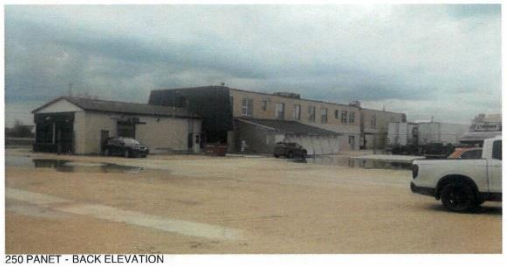
ASK Number
A2.2



250 PANET - FRONT ELEVATION



250 PANET - BACK ELEVATION



250 PANET - BACK ELEVATION



260 PANET - FRONT ELEVATION

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ARCHITECTURE INC.

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Project Title
250 PANET ROAD
REZONING TO M2

Sheet Title
EXTERIOR VIEW

Revision No.

Print Date (yyyy-mm-dd)
2021/03/09

ASK Number
A3.1