Minute No. 443
Report – Executive Policy Committee – May 18, 2022

Item No. 9 **Subdivision and Rezoning – 50 and 70 Panet Road + Lot 10 Plan 5038 (Part of Roll # 06031985100) + Closure of Turenne Street (St. Boniface Ward) File DASZ 9/2022 [c/r DAV 104663/2022D]**

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the subdivision under Development Application No. DASZ 9/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 6, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M3" Manufacturing Heavy District, as shown on the map dated April 6th, 2022 and included within Schedule "A", 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. That 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. Fencing
            f. Landscaping and
            g. Free-standing signage

Report – Executive Policy Committee – May 18, 2022

COUNCIL DECISION (continued):

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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") 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 the Development Application No. DASZ 9/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading 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 – May 18, 2022

COUNCIL DECISION (continued):

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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 – May 18, 2022

DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Riel Community Committee and submitted the matter to Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 26, 2022, 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

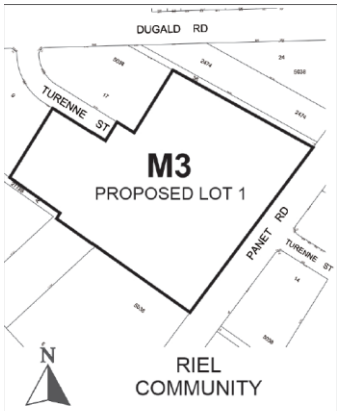
File: DASZ 9/2022

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

Public Hearing: April 26, 2022
Council Building, 510 Main Street

Applicant: Filmore Riley LLP (Doug Fawcett)

Subject:



APPLICANT : Fillmore Riley LLP (Doug Fawcett)
FILE : DASZ 9/2022
PROPOSAL : An application for the approval of the plan of subdivision 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 "M3" MANUFACTURING HEAVY DISTRICT to facilitate the consolidation of lands and part of the right-of-way for the maintenance of a Manufacturing use. **For information, phone E. Finnigan, Planner at 204-986-8602.**
DEMANDEUR : Fillmore Riley LLP (Doug Fawcett)
N° DE DOSSIER : DALZ 9/2022
PROJET : Demande d'approbation par le conseil municipal du plan de lotissement délinéé ci-dessus et proposition de modification du *Zoning By-law No. 200/2006* (règlement municipal sur le zonage) visant à modifier le zonage des sols délinéés ci-dessus de sorte qu'ils passent de la catégorie M2 (secteur manufacturier général) à la catégorie M3 (secteur manufacturier lourd) en vue de faciliter le remembrement des terres et d'une partie de l'emprise en vue du maintien d'un secteur manufacturier. **Pour obtenir des renseignements, veuillez appeler E. Finnigan, urbaniste, au 204-986-8602.**

Premises Affected: 50 and 70 Panet Road + Lot 10 Plan 5038 (part of Roll # 06031985100) + closure of Turenne Street

For submission to: Executive Policy Committee

Prepared by: Kate McMillan, Senior Committee Clerk
Riel Community Committee

Report date: April 26, 2022

Community Committee Recommendation:

On April 26, 2022, 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 subdivision under Development Application No. DASZ 9/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 6, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M3" Manufacturing Heavy District, as shown on the map dated April 6th, 2022 and included within Schedule "A", 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. That 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. Fencing
            f. Landscaping and
            g. 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") 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 the Development Application No. DASZ 9/2022, as determined by the City's Director of Planning, Property and Development.

5. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with recommendations 1 and 5 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2-year period and Council approves the extension.

8. That the subdivision section of the by-law shall come into force when the Plan is registered in the Winnipeg Land Titles Office.

9. That the zoning section of the by-law shall come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein.

10. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 8 and 9 unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.
11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the Developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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. We have dealt with this previously, last year, and it's just a matter now of consolidating the land and completing the landscaping which Cloverdale Paints has committed to.

Objections under the Charter:

Total number of **v**alid objections as per section 125(2) – 0

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated January 28, 2022
2. Notification of Public Hearing dated March 14, 2022
3. Manitoba Status of Titles 3088392/1, 2323672/1, 3166434/1
4. Letter of authorization dated January 12, 2022 from Cloverdale Paint Inc, (Darrin Noble, President) to Filmore Riley LLP
5. Surveyor's Building Location Certificate and sketch dated July 23, 2021, revised November 24, 2021 and January 17, 2022
6. Plans (1 page)
7. Title Information
8. Offer to Purchase dated June 10, 2021
9. Report from the Urban Planning Division dated April 6, 2022
10. Inspection Report

REPRESENTATIONS:

In Support:

Doug Fawcett

In Opposition:

Nil

For Information:

Nil

For the City:

E. Finnigan, Planner, Planning, Property and Development Department
D. Iskierski, Planning, Property and Development Department

Exhibit "9" referred to in File DASZ /2022

ADMINISTRATIVE REPORT

Title: DASZ 9/2022 – 50 & 70 Panet Road

Issue: An application for consideration at the public hearing to consolidate lands and rezone to 'M3' (Manufacturing Heavy) for the maintenance of a manufacturing use.

Critical Path: Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
E. Finnigan, MCP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 9/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated April 6, 2022 and attached as Schedule "A" and with the Proposed By-law attached as Appendix "B" to this report, with such changes as may be required, and registration in the Winnipeg Land Titles Office.

2. That the developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 6, 2022 to the satisfaction of the Director of Planning, Property and Development.

3. That, the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "M3" Manufacturing Heavy District, as shown on the map dated April 6th, 2022 and included within Schedule "A", 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. That 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. Fencing

f. Landscaping; and

g. 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.

B. That the City enter into, execute and deliver with the Developer a Zoning Agreement in accordance with recommendation 2.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").

C. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") 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 the Development Application No. DASZ 9/2022, as determined by the City's Director of Planning, Property and Development.

5. That, upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor prepare a By-law in accordance with this report and bring same directly to Council for first reading at the next available Council meeting.

6. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services/City Solicitor be directed to return the By-law to Council to be given second and third reading to the By-law if a legal plan of subdivision (the "Plan"), prepared by the Manitoba Land Surveyor in accordance with Recommendations 1 and 6 of this Report, and all associated ancillary fees (the "Fees") are submitted to the City within 2 years after the By-law has been given first reading.

7. That the matter will be deemed to be concluded and all approvals in connection with this matter will expire if the Plan and all associated ancillary fees (the "Fees") are not submitted within 2 years after the By-law has been given first reading unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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11. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension.

12. 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

- The applicant is proposing to consolidate six lots and three part lots and rezone to 'M3' (Manufacturing Heavy) for the maintenance of a manufacturing use.
- Subdivision and 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 site will be consolidated and rezoned consistent with the map provided in Schedule "A" of this report.

CONSULTATION

In preparing this report there was internal consultation with:

- Administrative Coordinating Group (ACG).

OURWINNIPEG POLICY ALIGNMENT

City Building Direction 3: Promote compact urban form and manage the extension of municipal services for new growth.

- The continued infill development of this Mature Community will make use of existing municipal infrastructure and promote the development of compact urban form.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic opportunity 4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given as to whether this report connects to any of the specific Goals and Objectives in the PRS and it was determined that the PRS is not applicable to this specific report.

SUBMITTED BY

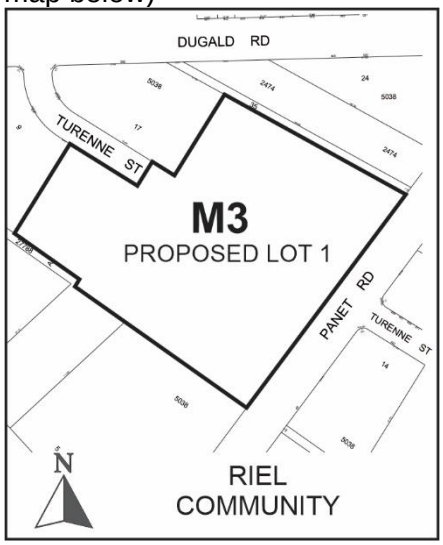
Department	Planning, Property and Development
Division	Urban Planning Division
Prepared by	Elise Finnigan, MA Planning
Date:	April 6th, 2022
File No.	DASZ 9/2022

List of Schedules and Attachments

1. Appendix A — Planning Discussion.
2. Appendix B — Proposed By-law.
3. Schedule ‘A’ — Recommended File No. DASZ 9/2022 Riel Community Committee, dated April 6th, 2022.
4. Schedule ‘B’ — Report of the Administrative Working Group – April 6th, 2022.

APPENDIX 'A'

FILE:	**DASZ 9/2022**
RELATED FILES:	DAV 22-109191\D, DAC 7/2020
COMMUNITY:	Riel Committee
NEIGHBOURHOOD #:	5.549 – Mission Industrial Neighbourhood
SUBJECT:	An application to consolidate lands and rezone to 'M3' (Manufacturing Heavy) for the maintenance of a manufacturing use.
LOCATION:	50 & 70 Panet Rd including land to the west and part of Turenne St. (see map below)



APPLICANT:	Douglas Fawcett (Fillmore Riley) 360 Main St Suite 1700 Winnipeg, MB R3C 3Z3
OWNERS:	CLOVERDALE PAINT INC. 2630 Croydon Dr 400 SURREY, BC V3Z 6T3

RECOMMENDATION: Approval with conditions

SITE DESCRIPTION

- The subject land is located on the west side of Panet Road at the intersection of Turenne Street in the Mission Industrial neighbourhood of the St Boniface ward.
- The site is comprised of six (6) full lots and two (2) part lots and is occupied by two industrial warehouse buildings as well as an outdoor storage area. The building located at 50 Panet

Rd has a total floor area of 76,468 square feet and the building located at 70 Panet Rd has a floor area of 21,676 square feet.

- The consolidated area of the subject site will be approximately 7.7 acres (336,210 square feet).
- The site is currently zoned ‘M3’ Manufacturing Heavy and ‘M2’ Manufacturing General and is located within the General Manufacturing policy area under the *Complete Communities Direction Strategy*.

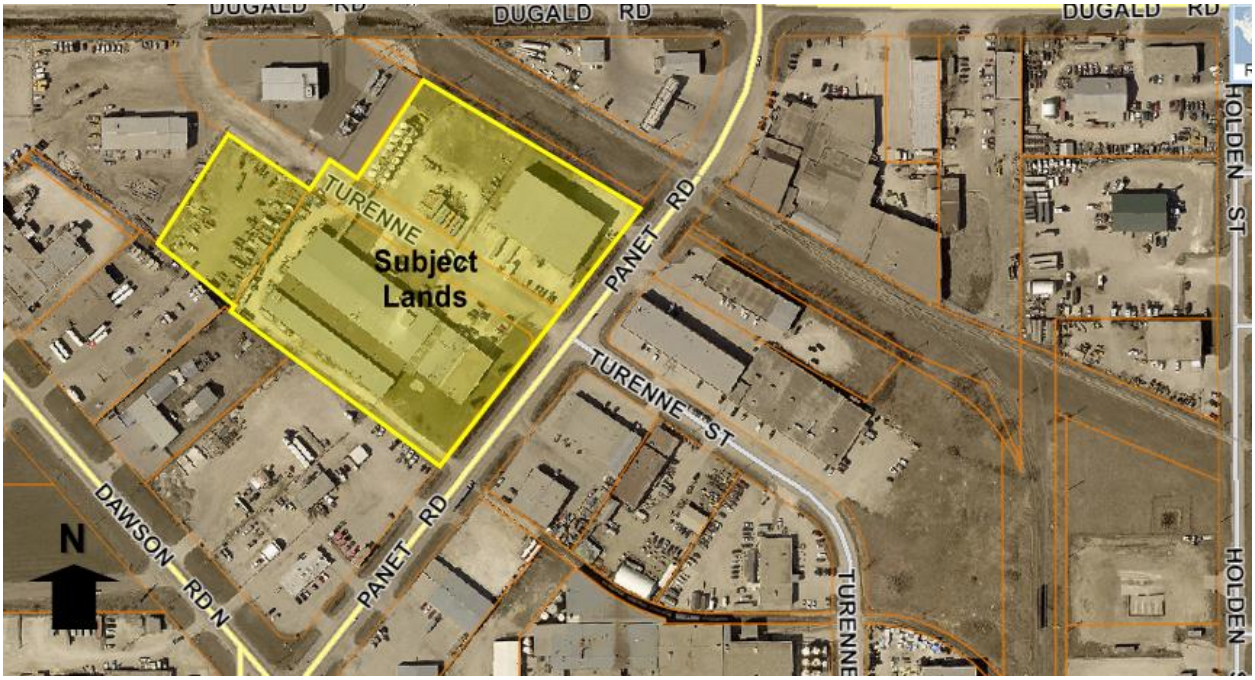


Figure 1: Aerial Photo of Subject Site and Surrounding Uses *(flown 2021)*

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Industrial uses zoned ‘M3” (Manufacturing Heavy) and open portion of Turenne Street right-of-way; then the Greater Winnipeg Water District rail line; then Dugald Road.

South: Panet Road; then industrial uses zoned ‘M3” (Manufacturing Heavy).

East: Panet Road; then industrial uses zoned ‘M3” (Manufacturing Heavy).

West: Industrial uses zoned ‘M2’ (Manufacturing General).

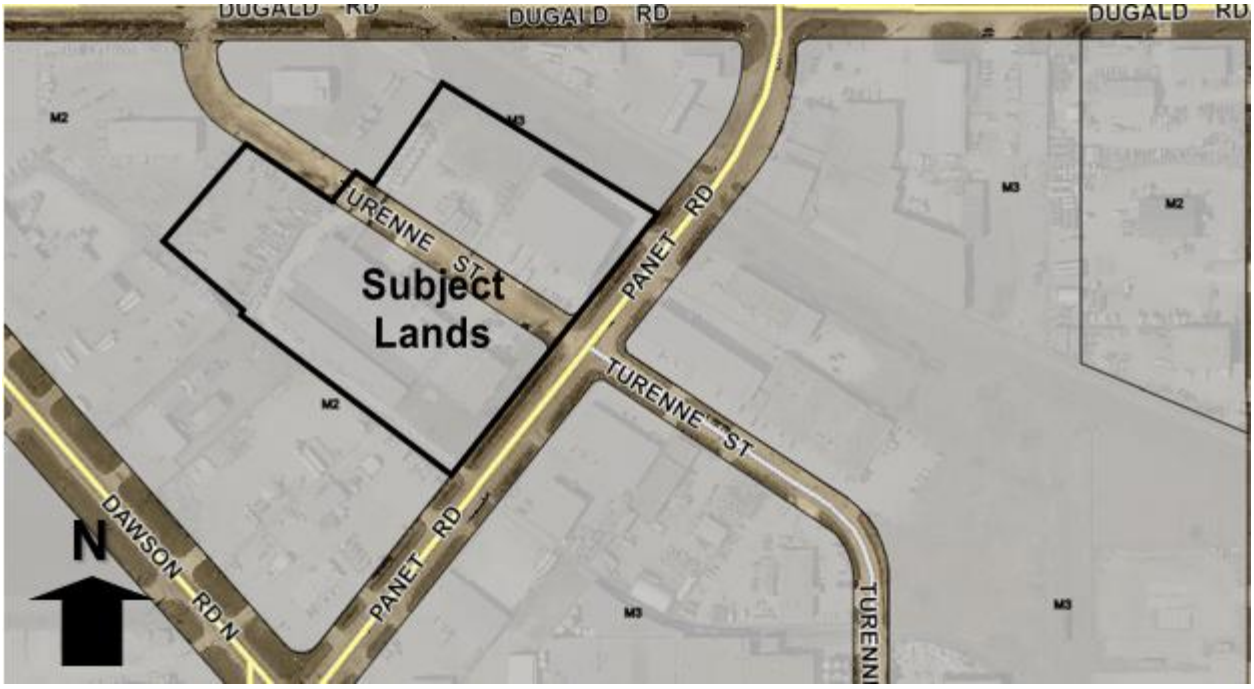


Figure 2: Zoning of the Site and Surrounding Area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- On February 25th, 2021 Council approved an application made by Cloverdale Paint Inc. under DAC 7/2020 to close a portion of Turenne Street as shown in the Miscellaneous Plan No. 13662/7 (see Figure 3). The applicant indicated in the letter of intent for DAC 7/2020 that the application was made in order to accommodate the construction of a removable breezeway for employee passage between its two properties at 50 and 70 Panet Rd.



Figure 3: Miscellaneous Plan No. 13662/7 for DAC 7/2020

- One of the conditions of approval under DAC 7/2020 is a requirement to consolidate 50 and 70 Panet Rd as well as the closed portion of Turenne Rd into a single lot and rezone into a single zoning district. Cloverdale Paint is classified as a 'Heavy Manufacturing' use which is only permitted in the 'M3' zoning district. Accordingly, the applicant is proposing to consolidate the land into one lot and rezone from 'M3' Manufacturing Heavy and 'M2' Manufacturing General to 'M3' Manufacturing Heavy to fulfill the conditions of approval for DAC 7/2020.
- Since the approval of DAC 7/2020, the applicant has acquired the back half of 393 and 405 Dawson Rd N. (zoned 'M2' and approximately 44,792 square feet in area) and is proposing to also include this lot in the proposed lot consolidation and rezoning under DASZ 9/2022. The applicant indicates in the letter of intent that in the future an addition to the building at 50 Panet Road may be constructed which would include these lands.
- The total consolidated area of the subject site will be approximately 7.7 acres (336,210 square feet).
- No new construction is being proposed at this time. The existing buildings will be maintained and the site improved to align with current Zoning By-law requirements for landscaping. The applicant has provided a dimensioned site plan including landscaping details.
- The proposal requires variances for parking, insufficient street edge and parking lot interior landscaping, as well as gravel surfacing of the parking area (see associated variance application and planner's report for DAV 22-104633\D).

COLLABORATION

With the Public Service

- The Public Service has been in communication with the applicant about the subject application since the initial submission DAC 7/2020 in the fall of 2020 as well as via subsequent emails and meetings in which the details of the proposal were discussed.

With the Public

- The applicant communicated with the neighbouring businesses.

ANALYSIS AND ISSUES

OURWINNIPEG AND 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 site is located within the Employment Lands / General Manufacturing Policy Area under the *Complete Communities Direction Strategy*. With regard to this proposal, the key policies guiding development in General Manufacturing policy area 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.*
- *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

ZONING

- Currently, the lands are zoned Manufacturing Heavy ('M3') and Manufacturing General ('M2'). The 'M2' zoning district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations. The Heavy Manufacturing use is not permitted in the M2 zoning district.
- The applicant is proposing to rezone the property to Manufacturing Heavy ('M3'). The 'M3' zoning 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.

Reason for the Subdivision and Rezoning

Per DAC 7/2020, the applicant is required to consolidate the lands into a single lot and rezone to 'M3' in order to allow the existing business, which is classified as a 'Heavy Manufacturing' use, to continue operating on the subject site.

CONSISTENCY WITH COMPLETE COMMUNITIES AND COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- As noted above, the subject site is located in the Employment Lands – General Manufacturing policy area under the *Complete Communities Direction Strategy* where the development and retention of a broad range of employment lands and a variety of employment parcel sizes is encouraged, as well as options for the redevelopment of underutilized parcels and obsolete sites. The subject application will allow DAC 7/2020 to be finalized resulting in the creation of a single 'M3' zoned lot that will allow the existing heavy manufacturing use, Cloverdale Paint Inc, to continue operating on the site as it has been since 2008 while providing the business with the option of constructing a removable breezeway for employee passage between its two buildings at 50 and 70 Panet Rd.

- The proposal to create a larger 'M3' zoned site is consistent with the surrounding area which is characterized primarily by properties zoned 'M3' with a mix of medium to large scale industrial and manufacturing uses. It is also noted the site is located on a collector road with existing transit service.
- For these reasons, the Public Service is recommending approval of the proposed lot consolidation and rezoning.

RECOMMENDED ZONING AGREEMENT

Plan Approval

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

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 to the City for parks purposes.
- The amount of land is not less than 10%.
- The developer is to provide land or 'cash in lieu' as determined by the Planning, Property and Development Department.
- The Public Service is requesting cash in lieu for this application.

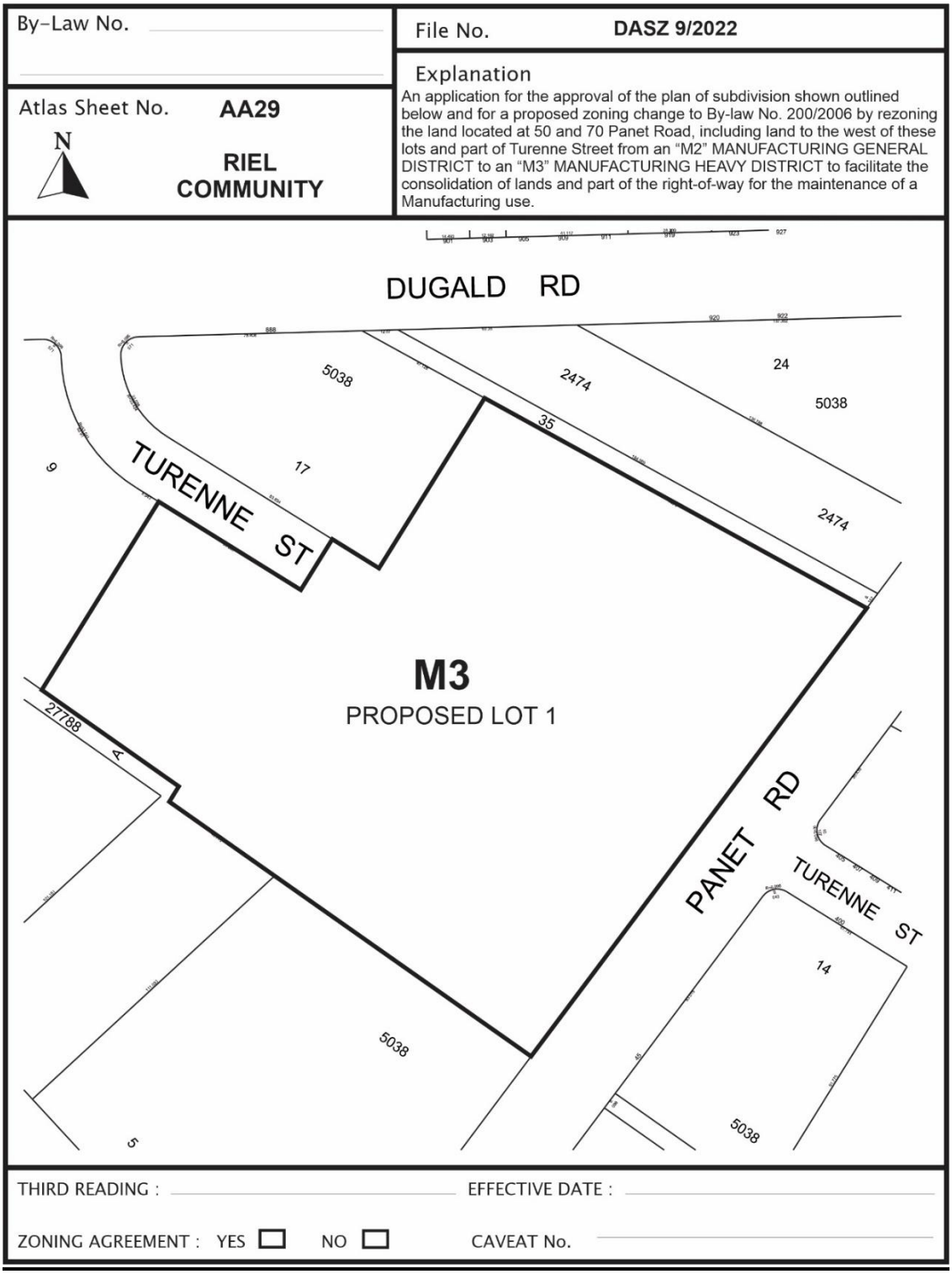
RECOMMENDATION

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.
- The proposal will allow DAC 7/2020, approved by Council on February 25th, 2021, to be finalized.

This Report Submitted by: Elise Finnigan
Planning, Property and Development Department
Urban Planning Division
Report Prepared by: PPD File # DASZ 9/2022

Schedule “A” for File No. DASZ 9/2022, Riel Community Committee, dated April 6th, 2022.



SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED REZONING OF LAND LOCATED AT 50 & 70 PANET ROAD

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 9/2022. The Developer should take into consideration the following servicing and design requirements and considerations in the redevelopment of the site:

Section I – General Comments

1) In accordance with the conditions associated with DAC 7/2020, the Developer shall, at no expense to the City, grant water main and combined sewer easements to the City, as determined by and to the satisfaction of the Director of Water and Waste.

Section II – 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 0.20, 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.

THIS REPORT SUBMITTED BY:

Administrative Co-ordinating Group
File No. DASZ 9/2022
April 6, 2022

"*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 "6" referred to in File DASZ /2022

