Agenda – Executive Policy Committee – December 7, 2022

REPORTS

Item No. 11 Subdivision and Rezoning – 1465 Corydon Avenue and 492 Queenston Street (River Heights-Fort Garry Ward) File DASZ 46/2022 [c/r DCU 194867/2022D and DAV 194859/2022D]

COMMUNITY COMMITTEE RECOMMENDATION:

On November 18, 2022, the City Centre 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 46/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 2022 and attached as Schedule "A" to this report 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 conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated October 18, 2022.

3. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 PDO-1 Airport Vicinity" Commercial Neighbourhood District as shown on the map dated November 18, 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 for as long as 488 Queenston Street contains residential uses, no building shall be built on the subject property that impedes a 45-degree horizontal angular view to Corydon Avenue from 488 Queenston Street, as measured from the southwest corner of the dwelling at 488 Queenston Street.

        ii. That the westernmost 12 feet of the property shall be maintained as a landscaped buffer containing no buildings or permanent structures.

        iii. That a minimum 4-foot high light-proof fence shall be maintained along the full length of the north property line.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A. and such other agreements as determined necessary by the Director of Legal Services and City Solicitor 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 Director of Legal Services and City Solicitor to protect the interests of the City.

4. That Caveat No. 1822071/1 under File No. ZAA 1/94 (DAZ 265/76) dated June 23, 1994 and Caveat No. 242311/1 under File No. 265/76 dated August 18, 1976 be discharged.

5. 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. DASZ 46/2022, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and 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.

8. 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.

9. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

COMMUNITY COMMITTEE RECOMMENDATION (continued):

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

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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.

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

14. That the variance order for File No. DAV 22-194859/D and the conditional use order for File No. DCU 22-194867\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 46/2022.

DECISION MAKING HISTORY:

COMMUNITY COMMITTEE RECOMMENDATION:

On November 18, 2022, the City Centre 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 46/2022

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gilroy

Public Hearing: November 18, 2022
Council Building, 510 Main Street

Applicant: McGowan Russell Group Inc. (Henry Amogu)

Subject:



Premises Affected: 1465 Corydon Avenue and 492 Queenston Street

For submission to: Executive Policy Committee

Prepared by: K. McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: November 18, 2022

Community Committee Recommendation:

On November 18, 2022, the City Centre 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 46/2022 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated November 18, 2022 and attached as Schedule "A" to this report 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 conditions identified in Schedule "B" - Report of the Administrative Coordinating Group, dated October 18, 2022.

3. That Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C1 PDO-1 Airport Vicinity" Commercial Neighbourhood District as shown on the map dated November 18, 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 for as long as 488 Queenston Street contains residential uses, no building shall be built on the subject property that impedes a 45-degree horizontal angular view to Corydon Avenue from 488 Queenston Street, as measured from the southwest corner of the dwelling at 488 Queenston Street.

        ii. That the westernmost 12 feet of the property shall be maintained as a landscaped buffer containing no buildings or permanent structures.

        iii. That a minimum 4-foot high light-proof fence shall be maintained along the full length of the north property line.

    B. That the City enter into, execute and deliver with the developer a Zoning Agreement in accordance with recommendation 3.A. and such other agreements as determined necessary by the Director of Legal Services and City Solicitor 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 Director of Legal Services and City Solicitor to protect the interests of the City.

4. That Caveat No. 1822071/1 under File No. ZAA 1/94 (DAZ 265/76) dated June 23, 1994 and Caveat No. 242311/1 under File No. 265/76 dated August 18, 1976 be discharged.

5. 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. DASZ 46/2022, as determined by the City's Director of Planning, Property and Development.

6. 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.

7. That upon instruction from the Director of Planning, Property and Development, the Director of Legal Services and 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.

8. 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.

9. That the subdivision section of the By-law will come into force when the Plan is registered in the Winnipeg Land Titles Office.

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

11. 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 9 and 10 unless the developer applies for an extension of time before the expiration of the 1-year period and Council approves the extension.

12. 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.

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

14. That the variance order for File No. DAV 22-194859/D and the conditional use order for File No. DCU 22-194867\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 46/2022.

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

1. The essence of my support is this new development reflects a very strong understanding of the River Heights area, including the need to consult, which was done vey well.

2. The love of trees and greenage, the built form, the side yards and the boulevard trees and their willingness to take ownerships of those trees.

3. The accessibility and built form of the project, the consideration of the parklet on the side with space for dogs and picnic tables for staff. It's important for walkability that people have a place that isn't just a square. The buffering that they've put on Queenston is well recognized and supported.

4. The signage will be facing Corydon and won't be facing the sides blaring light into neighbors across the street.

5. When we do these developments, we can't do it based on the people, but we do know that this family, and the Turnbulls in general, are very strong community members and this development reflects that so I thank them for that.

6. I look at this development compared to the first one and this one will be a standard on Corydon. When you drive down Corydon you know that it belongs in the neighborhood and the fact that they went to the neighbors and by listening to what the neighborhood wants is huge. It does work when we consult with each other and we can find reasonable changes.

7. We need to densify our regional corridors but they've done it in a context sensitive way. The right only out so traffic doesn't go into North River Heights is also great.

8. It's a great addition to the neighborhood and I want to thank the applicants for listening to and working with the neighborhood to come up with something that (I think) is going to be a gem for the neighborhood.

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 August 23, 2022
2. Notification of Public Hearing dated September 22, 2022
3. Manitoba Status of Title 3023986/1
4. Letter of authorization dated August 2, 2022 from George Depres, 10042404 Manitoba Ltd. to McGowan Russell Group
5. Caveats 242311 and 1822071
6. Plans (12 pages)
7. July 20, 2022 Open House Report
8. Report from the Urban Planning Division dated October 20, 2022
9. Inspection Report
10. Communication dated November 14, 2022, from David Anderson in support of the application
11. Presentation in support of the application, submitted by Henry Amogu on November 17, 2022
12. Communication in support of the application from Alysha Zorde, submitted by Reginald Turnbull on November 17, 2022
13. Communication in support of the application from Erin Zorde, submitted by Reginald Turnbull on November 17, 2022
14. Communication in support of the application from Mike Siwicki, submitted by Reginald Turnbull on November 17, 2022
15. Communication in support of the application from Jesse Brolly, submitted by Reginald Turnbull on November 17, 2022
16. Communication in support of the application from Sharyne Hamm, submitted by Reginald Turnbull on November 17, 2022
17. Communication in support of the application from Andrew Derwin, submitted by Reginald Turnbull on November 17, 2022
18. Communication in support of the application from Brian Smitten, submitted by Reginald Turnbull on November 17, 2022
19. Communication in support of the application from Patrick McCabe, submitted by Reginald Turnbull on November 17, 2022

20. Communication in support of the application from Emerito Gueverra, submitted by Reginald Turnbull on November 17, 2022
21. Communication in support of the application from Matthew Banville, submitted by Reginald Turnbull on November 17, 2022
22. Communication in support of the application from Ken Fardoe, submitted by Reginald Turnbull on November 17, 2022
23. Communication in support of the application from Stuart Berenhault, submitted by Reginald Turnbull on November 17, 2022
24. Communication in support of the application from Audrey Schumann, submitted by Reginald Turnbull on November 17, 2022
25. Communication in support of the application from Shea Thomas Garber, submitted by Reginald Turnbull on November 17, 2022
26. Recording of Representations

REPRESENTATIONS:

In Support:

Henry Amogu
David Anderson
Matthew Banville
Stuart Berenhault
Lawrence Bird
Jesse Brolly
George Depres
Rob Depres
Andrew Derwin
Ken Fardoe
Shea Thomas Garber
Emerito Gueverra
Sharyne Hamm
Peter Hargraves
Nelson Hoe
Patrick McCabe
Christian Pierce
Susan Russell
Audrey Schumann
Mike Siwicki
Brian Smitten
Jane Turnbull
Reg Turnbull
Alysha Zorde
Erin Zorde

In Opposition:

Nil

For Information:

Nil

For the City:

A. Ross, Planner, Planning, Property and Development Department

Exhibit “8” referred to in File DASZ 46/2022

ADMINISTRATIVE REPORT

Title: DASZ 46/2022 - 1465 Corydon Avenue and 492 Queenston Street.

Issue: For consideration at the public hearing for a Subdivision and Rezoning to permit the construction of an office building.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
A. Ross, RPP, MCIP	n/a	n/a	

RECOMMENDATIONS

1. That the subdivision under Development Application No. DASZ 46/2022 be approved for preparation as a plan of subdivision (the “Plan”) by a Manitoba Land Surveyor in accordance with the map dated November 18, 2022 and attached as Schedule “A” to this report 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 conditions identified in Schedule “B” - Report of the Administrative Coordinating Group, dated October 18, 2022.
3. That Winnipeg Zoning By-law No. 200/06 be amended by rezoning the subject land to a “C1 PDO-1 Airport Vicinity” Commercial Neighbourhood District as shown on the map dated November 18, 2022 and included within Schedule “A”, subject to the following conditions:
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13. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.
14. That the variance order for File No. DAV 22-194859/D and the conditional use order for File No. DCU 22-194867\D shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 46/2022.

REASON FOR THE REPORT

- 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 subdivision and rezoning for DASZ 46/2022 - 1465 Corydon Avenue and 492 Queenston Street will be approved with conditions.

HISTORY

- In May 2021, City Centre Community Committee and Council rejected variances and a rezoning, respectively, to permit the construction of a 2-storey office building.
- This report makes recommendations regarding a new revised proposal which maintains the 2-storey office concept but includes a different site plan.

CONSULTATION

Relevant City departments per the Administrative Coordinating Group.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Andrew Ross, RPP, MCIP
Date: October 20, 2022

Appendices:

A – Applicant's Consultation Report
B – Proposed By-Law

DATE:	November 18, 2022
FILE:	**DASZ 46/22**
RELATED FILES:	DCU 22-194867\D, DAV 22-194859/D
COMMUNITY:	City Centre Committee
NEIGHBOURHOOD #:	1.620 - North River Heights

SUBJECT: For a subdivision and rezoning for DASZ 46/2022 - 1465 Corydon Avenue and 492 Queenston Street to permit the construction of an office building.

LOCATION: 1465 Corydon AVE
LEGAL DESCRIPTION: LOT 25 PLAN 26309 51/2 ST B



APPLICANT: Henry Amogu (McGowan Russell Group Inc.)
825 St Joseph St
Winnipeg, MB R2H 3A8

OWNER: 10042404 MANITOBA LTD.
387 Broadway
Winnipeg, MB R3C 0V5

DISCUSSION

SITE DESCRIPTION

- The subject property is located on the northeast corner of Corydon Avenue and Queenston Street, in the North River Heights neighbourhood of the River Heights - Fort Garry ward.
- The site is designated as Mature Community under the *Complete Communities Direction Strategy 2.0*.
- The site is made up of two existing lots. 1465 Corydon (4,309 sq. ft.) is currently zoned “C1”-Commercial Neighbourhood” PDO-1 Airport Vicinity, and 492 Queenston (4,309 sq. ft.) is currently zoned “R1-M” – Residential Single Family – Medium PDO-1 Airport Vicinity.

- 1465 Corydon currently contains an insurance office and one dwelling unit; 492 Queenston currently contains a single family dwelling.



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

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Single family residential uses zoned “R1-M” – Residential Single Family – Medium.

South: Corydon Avenue, then single family residential uses zoned “R1-M” – Residential Single Family – Medium.

East: Rear lane, then commercial uses zoned “C1” – Commercial Neighbourhood.

West: Queenston Street, then single family residential uses zoned “R1-M” – Residential Single Family – Medium.

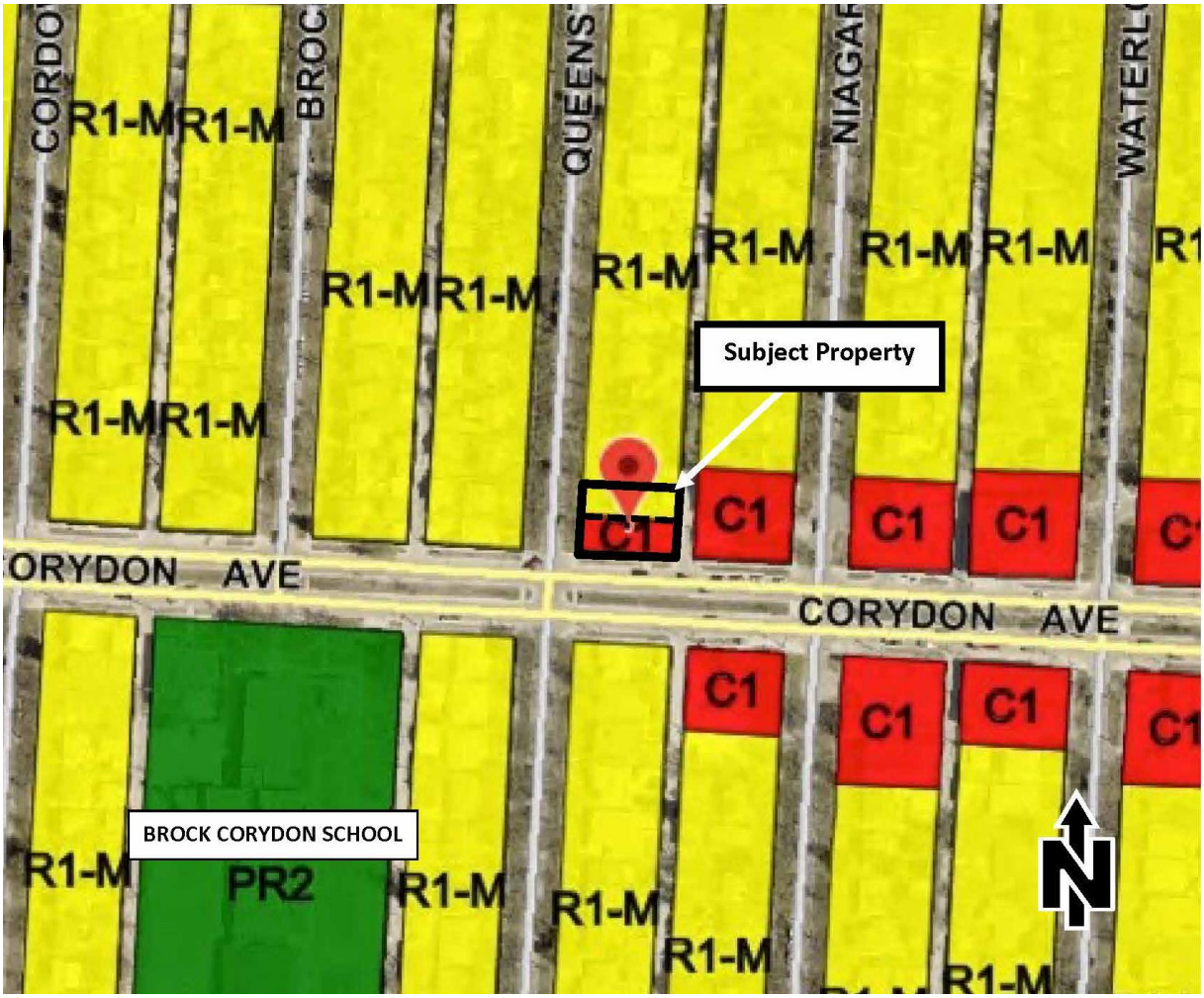


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to demolish the existing two storey commercial/ residential building and construct a two storey commercial office building oriented to Corydon Avenue with parking space off the lane and in the rear. Entrances to the building will be located at both the front (Corydon Avenue) and rear of the property.
- The purpose of the proposal is to enable the expansion of an existing onsite insurance office and provide space for two additional office tenants in the new building.
- The properties are sought to be consolidated and rezoned to “C1”. The proposal also requires a conditional use for floor area over 5,000 sq. ft. (Associated File No. DCU 22-194867\D), and variances for yards, fence height, parking off the lane and parking stall width (Associated File No. DAV 22-194859/D).
- The proposal will provide 11 parking stalls, requiring no variance for the number of stalls (required number is 6).
- The new building will support accessibility through its inclusion of elevator access.
- The parking area will be buffered with fencing and trees.

KEY DIFFERENCES - PREVIOUS vs. NEW PROPOSAL

Removed vehicular approach

Previously, a vehicular approach off Queenston was proposed. This has been removed and all access is now taken from the lane.

Reduced office size

The proposal is reduced from the previous 3 tenants spaces to two, and from 6,427 sq. ft. of floor area to 5,735 sq. ft. of floor area.

Larger landscape buffer

The landscaped buffer against Queenston has been greatly enlarged. See Figs. 3 and 4 below.

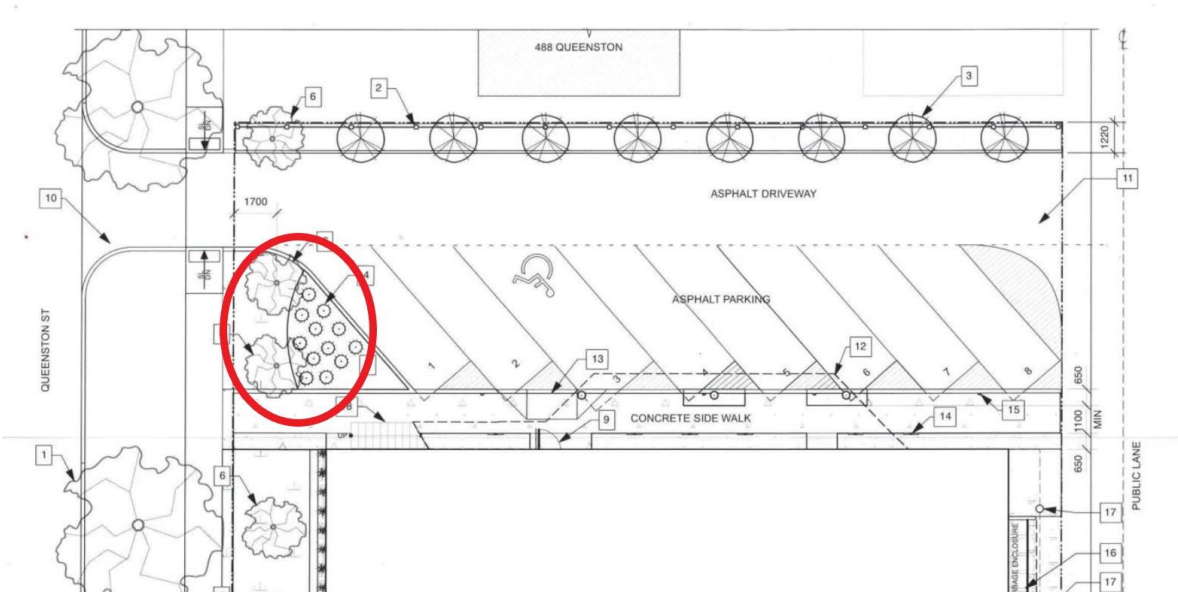


Figure 3: Previously proposed landscaped buffer against Queenston (circled in red).

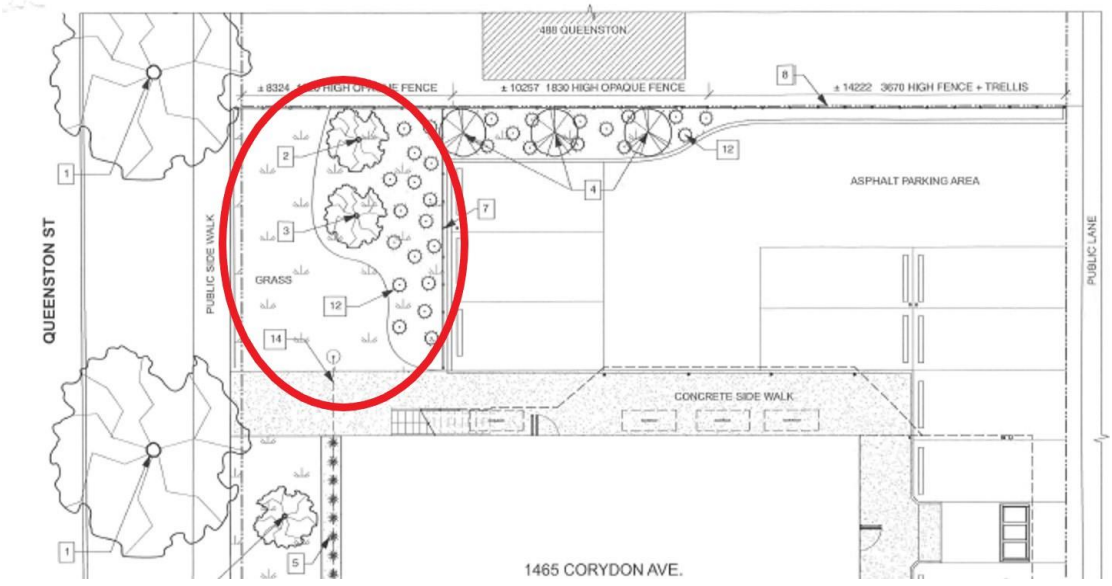


Figure 4: New proposed landscaped buffer against Queenston (circled in red).

ANALYSIS AND ISSUES

COLLABORATIVE PLANNING

The applicant worked with the Urban Planning Division through a collaborative planning process leading up to completion of the application. The following design adjustments were made:

- Queenston yard

  As with the previous proposal, the Division requested that the bulding allow for a minimum 45 degree angle view to Corydon from the neighbouring property at 488 Queenston to preserve sight lines and sun penetration. This is met and exceeded.

- Buffering

  At the Division's request, the applicant:

  - Provided a large buffer between the parking area and 488 Queenston. This space includes trees, shrubs, fencing and a trellis.
  - Provided significant screening of its balconies to support privacy.

- Tree partnership

  The applicant agreed to enter into a Tree Partnership with the Winnipeg Public Service. Instead of the applicant varying their street edge landscaping against Corydon, they will be providing new canopy trees in the public boulevard.

OURWINNIPEG 2045

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

The proposed development provides new growth in a context-sensitive manner, promotes efficient use of land and use of existing services in alignment with the above policy.

Goal: Social Equity

5.1 Equitable Service Access:

Provide municipal services through an age-friendly lens that promotes equitable access for all, with a focus on the youngest, oldest, and systemically disadvantaged members of the community.

The proposed development provides an elevator and accessible outdoor pedestrian connections, helping to support access for all Winnipeggers in alignment with the above policy.

COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0 (CCDS 2.0)

The site is designated as Mature Community under CCDS 2.0. Key policies most relevant to this proposal include:

Goal 2

2.2 Encourage the location of commercial or mixed-use buildings at or near the front and corner side property lines to create a pedestrian orientation.

Building design

2.4 Encourage the use of high-quality, energy efficient, and durable exterior building façade materials.

2.5 Encourage a variety of architectural styles.

2.6 Encourage building design to include a range of architectural features that create visual interest and positively contribute to the visual aesthetics of the street and neighbourhood.

2.8 Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that increase visual interest which may include, but are not limited to, the following:

a. Direct pedestrian access to main building entrances from the street;

b. Transparent storefront displays;

c. Human scaled signage; and

d. Decorative lighting, awnings, benches and other pedestrian oriented amenities.

Massing and scale

2.12 New development should respect and complement the existing character of the built form of surrounding properties.

2.14 Avoid buildings that create long blank walls facing public streets.

Parking and loading

2.16 For properties with public lane access, vehicular access should be taken from the public lane in order to:

a. Reduce potential conflict between pedestrians using sidewalks and motor vehicles crossing the public right-of-way to access private property;

b. Preserve green space and protect existing trees that can be impacted by the establishment of front approaches and corresponding private driveways; and

c. Prevent fragmentation of the public boulevard in order to better accommodate on-street motor vehicle parking and public snow clearing.

2.17 Locate commercial, mixed-use, or multiple family residential parking underground or behind buildings in order to create a more pedestrian-oriented built form. Active uses should be located at grade when these buildings face public streets.

2.18 Strongly discourage locating surface parking lots between streets and building fronts.

Site design

2.22 Create or reinforce compact, pedestrian-oriented urban development patterns by ensuring the siting, form and scale of new development has a strong relationship to the street, public spaces and amenities in a way that is consistent with neighbourhood context.

Goal 4

4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

General policies

4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.

4.4 New commercial development should be complementary and context sensitive to nearby uses.

4.8 Commercial signage should be pedestrian-oriented and contextually sensitive to adjacent uses.

4.11 Conserve traditional, fine-grained commercial store fronts where possible.

The proposed development meets the above policies of CCDS 2.0. New signage will be subject to a sign permit.

WINNIPEG ZONING BY-LAW 200/06

REZONING AND SUBDIVISION

The Urban Planning Division takes a number of factors into account when considering new commercial rezonings or expansions of existing commercial rezoning. Some considerations include:

- Is the property part of, or contiguous to, an existing commercial 'node'.
- Is the size and layout of the new proposed commercial property compatible with the context.
- Is the property located with access to regular transit service.

In this case, the property is part of an existing commercial node. In addition, half of the subject property is already zoned "C1".

Corydon Avenue is part of the Primary Transit Network per the Transit Master Plan.

The office provides a vibrant, pedestrian friendly storefront presentation on Corydon at a contextual height of two storeys. And as noted above under "Collaborative Planning", the site plan includes good sight lines for abutting properties, enhanced landscape buffering and new City boulevard trees.

Finally, as shown on Figure 5 below, the proposed commercial property will be smaller than all of the other commercial properties in the node.



Figure 5: Visual comparison of lot sizes in the local "C1" commercial node. The proposed commercial lot will be smaller than others nearby.

PARKING

The proposed development contains over and above the number of required car parking stalls under the Winnipeg Zoning By-Law (11 stalls instead of the required 6).

SERVICING CONSIDERATIONS

The Water and Waste Department advises that:

- There is adequate water servicing for the proposed development, and
- 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.

PUBLIC CONSULTATION

The applicant conducted public consultation, and provided the following information (summarized by the Division).

<u>Contact methods</u>

- The Open House was advertised with hand delivered flyers to the residences on both sides of the street on Niagara, Queenston and Brock, between Corydon and Grosvenor.
- The first 20 houses south from Corydon on Queenston and Niagara also received flyers inviting residents to participate in the public engagement.
- The flyers were also sent via email to the 13 residents that responded to the community consultation package delivered in 2020.
- The flyer provided information on time and location of the engagement. A phone number and email address were also included on the flyer if people needed more information about the Open House.

Engagement methods

- Public Open House
    - July 20, 2022, 7pm – 9pm
    - River Heights Community Centre, 1370 Grosvenor Avenue
    - 47 attendees, 40 questionnaires returned
- Email questionnaires
    - Contacts were made to people who responded to the 2020 community consultation package but were not in attendance at the 2022 Open House.
    - 32 contacted, 23 questionnaires returned.

- Public response

  Applicant indicates:

  "The results of the questionnaires were favourable to a number of aspects of the project and provided guidance on possible plan modifications."

The applicant's full consultation report can be found in Appendix A.

OTHER CONSIDERATIONS

Plan Approval

Associated Variance File. No DAV 22-194859/D contains a Plan Approval condition. If the development is built in substantial conformance with the approved plans, the proponent may apply for building permits. However if plans are changed, a plan approval process will be required in order to provide Urban Planning Division the opportunity to review.

Zoning Agreement Amendment

In 1976, 1465 Corydon Avenue was rezoned to "C1" to allow for the development of an insurance office and single family residential structure. A Zoning Agreement was approved which placed restrictions on the land.

In 1994, the Zoning Agreement was amended. The following is a summary of the restrictions on the land per the 1994 Zoning Agreement (which replaced the 1976 Agreement):

- The land is to be used only for insurance services.
- Plan approval is required by City Centre Community Committee for buildings and signage.
- A minimum of 4 parking stalls is required onsite, and
- A light proof wooden fence is required to be provided along the north property line.

The subject application redevelops 1465 Corydon and consolidates it with 492 Queenston Avenue, rendering much of the caveat obsolete.

The caveats are recommended for discharge because:

- Limiting land use to insurance services prevents mixed use on this Mixed Use Corridor. The "C1" district imposes its own limitations on land uses in sensitive locations.

- The Division recommends administrative plan approval along with the recommended Zoning Agreement conditions protecting sight lines and buffering.
- A requirement for 4 parking stalls is no longer relevant given the new parking plans.
- A light proof wooden fence is rolled over to the new Zoning Agreement.

SUMMARY

The Urban Planning Division supports the subdivision and rezoning, because the development:

- Supports access for all Winnipeggers in alignment with policy goals of *OurWinnipeg 2045.*
- Supports a range of commercial services and amenities within walking distance, and meets other applicable policies of *Complete Communities Direction Strategy 2.0.*
- Is located within an existing commercial 'node' on Corydon and on a corridor with access to the Primary Transit Network.
- The proposed new commercial property will be smaller than other commercial properties in the 'node'.
- Is reflective of contextual built form, including setbacks designed to minimize adverse effect on neighbouring properties.
- Adds significant landscaping and trees to the Queenston streetscape, the north edge of the property, and the Corydon Avenue public boulevard.

OURWINNIPEG POLICY ALIGNMENT

The proposed development provides new growth in a context-sensitive manner, promotes efficient use of land and use of existing services in alignment with Policy 6.16 - Established Neighbourhoods.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposal complies with the *Winnipeg Climate Action Plan* because the proposed development would increase the density of urban development along a key transit corridor.

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.

This Report Submitted by:

Planning, Property and Development Department
Urban Planning Division
Report Prepared by: Andrew Ross RPP, MCIP
DASZ 46/22 - 1465 Corydon Avenue and 492 Queenston Street

Schedule “A” for File No. DASZ 46/22, City Centre Community Committee, November 18, 2022

By-Law No. _____

File No. **DASZ 46/2022**

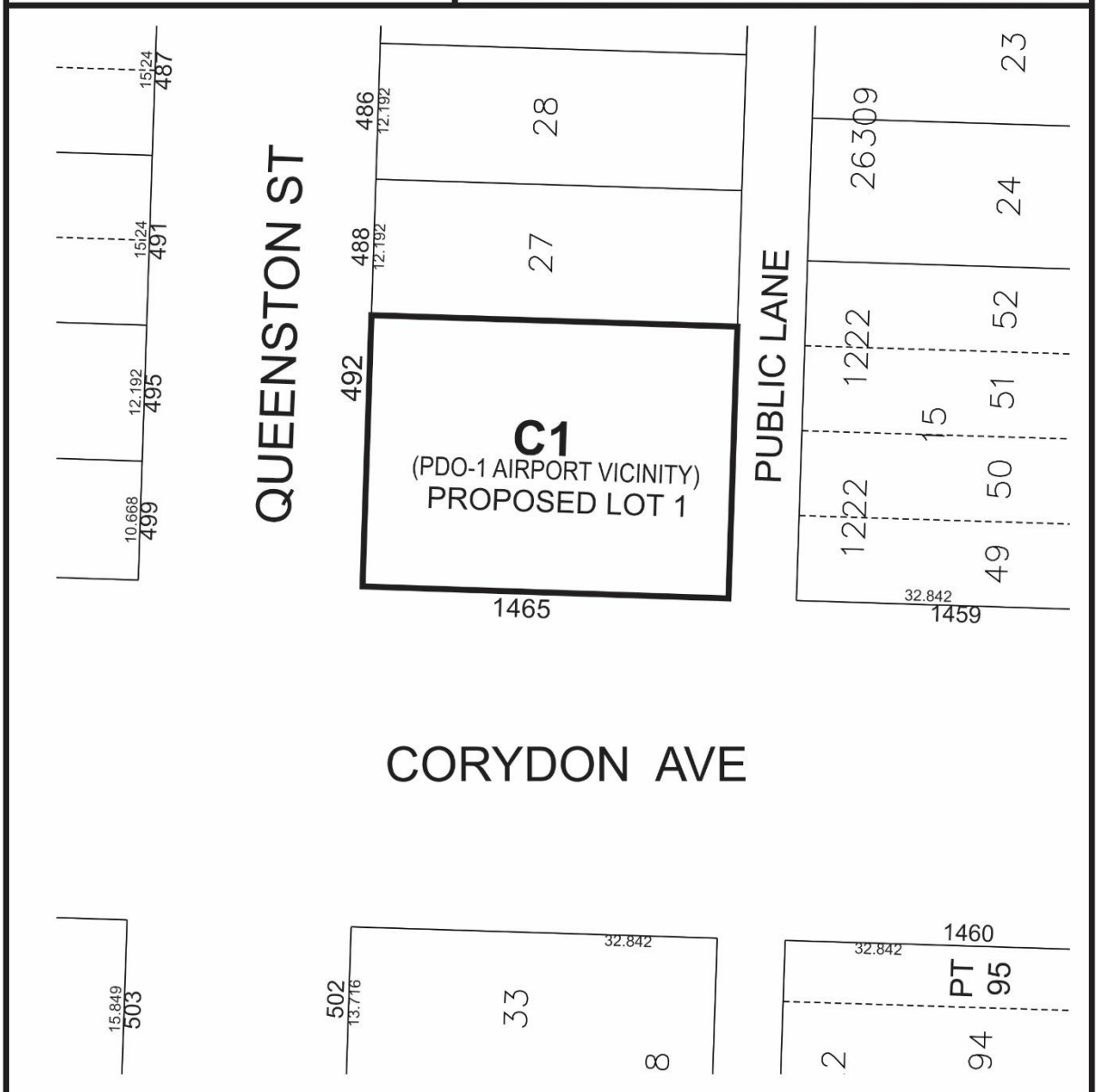
Atlas Sheet No. **AD21**

N

CITY CENTRE COMMUNITY

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 1465 Corydon Avenue and 492 Queenston Street from an “R1-M PDO-1 AIRPORT VICINITY” RESIDENTIAL SINGLE-FAMILY (MEDIUM) DISTRICT to a “C1 PDO-1 AIRPORT VICINITY” COMMERCIAL NEIGHBOURHOOD DISTRICT to facilitate the consolidation of lots in order to allow for the construction of an office building.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

SCHEDULE B

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: PROPOSED SUBDIVISION AND REZONING OF LAND LOCATED AT 1465 CORYDON AVENUE AND 492 QUEENSTON STREET

The Administrative Coordinating Group (ACG) reviewed the servicing requirements for DASZ 46/2022. 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) The Water and Waste Department wishes to advise that there is adequate water servicing for the proposed development based on the development plans provided. Additional review will be required by their Department should the plans of development change during the design process.

2) The Urban Forestry Division wishes to advise that the Developer is required to preserve and protect existing mature trees that are within City-owned land, including those immediately adjacent to the subject site, and within the right-of-way. The Developer shall adhere to the City's Tree Protection Specifications:

   https://winnipeg.ca/publicworks/parksOpenSpace/UrbanForestry/PDF/Tree_Removal_Guidelines.pdf

   The Developer will be required to compensate the City for any damage or removal thereof. The removal of City-owned trees must be pre-approved by Urban Forestry.

Section II - Servicing Considerations

1) 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 0.35, 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 46/2022
October 18, 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 46/2022



1465 Corydon Office Proposal
Area context Plan



2 LANDSCAPE PLAN
Scale: 1:150

LANDSCAPE PLAN KEYNOTES

1. EXISTING BOULEVARD TREE
2. EXISTING DECIDUOUS TREE
3. NEW CONIFEROUS TREE: BLACKHILLS SPRUCE (TYP.) @ 3600 mm C-C
4. KARL FOERSTER GRASS, 36 PLANTS, EQ. SPACING
5. NEW OPAQUE HEADLIGHT SCREEN WITH BUMPER @ 760 HIGH
6. WOOD FENCE + ARCHITECTURAL TRELLIS WITH VINES OR OTHER PLANTING
7. NEW PRIVACY SCREEN: ARCHITECTURAL SCREEN WITH VINES.
8. CONCRETE PAD ±2140 x 2700 mm, TO SUIT EXISTING GRASS BOULEVARD
9. DEMOLISH EXISTING CONCRETE PAD, PROVIDE NEW SOIL & GRASS COVER
10. NEW SHRUBS
11. NEW DECIDUOUS TREES, SPECIES AS PER CITY OF WINNIPEG GUIDELINES.
12. PERMITTED ARCHITECTURAL PROJECTION ABOVE, TRELLIS WITH VINES.

Landscaping & buffering requirements calculations	as per 2006.200 Section 190			
Required Street Edge Landscaping	**trees required**	**shrubs required**		
(on Queenston and Corydon)	1	3		
per	30	20	(ft)	
Queenston linear street frontage (ft)	80.00			
Corydon linear street frontage (ft)	107.75			
required on Queenston	3	12		
required on Corydon	4	17		
Required Side and Rear Site Edge Buffering of Residential from Non-Residential Impacts				
(along north property line)	**trees required**	**shrubs required**		
	1	3		
per	35	25	(ft)	
Option 1.	4	13		
Option 2. (also provided)	opaque fence min 6' high			
Credits for Plantings				
Preservation of Existing Trees as per Section 191	**caliper 2.5"-7.9"**	**caliper 8"-11.9"**	**caliper >12"**	
Incentive credit per preserved trees	2	4	6	
preserved trees (both within 20' of front lot line):	1	1	0	
Incentive credit, total in each size	2	4	0	
Incentive credit, grand total (reduces number of trees to be provided)		6		
Credit for Karl Foerster Grass, in lieu of shrubs	**KF Grass provided**	**equivalent to X shrubs**	(at a 4:1 ratio)	
Queenston	15	3		
Corydon	36	9		
Plantings required vs. provided				
Trees	**base num required**	**tree pres. credit applied**	**Trees required**	**provided**
New trees on Queenston	3	1	2	2
New trees on Corydon	4	0	4	1
New trees on North property line	4	1	3	3
(note that Option 2, opaque fence, is provided IN ADDITION to N property line Option 1 req.)				
Shrubs	**base num required**	**KF Grass in lieu of X shrubs**	**Shrubs required**	**provided**
Shrubs on Queenston	12	3	9	17
Shrubs on Corydon	17	9	8	8
Shrubs on North property line	13		13	13
Fence maximum heights (ft)	**maximum**	**provided**		
Front Yard (Queenston)	4	4		
Side Yard (north)	no limit (buffering)	varies, 6' to 12'		
Corner Side Yard (Corydon)	6.5	no fence	(architectural screen screens parking lot)	
all provided fences are opaque				
Building Foundation Landscaping	Building is in Urban Infill Area 2; no specific requirement for foundation landscaping			
Parking Lot Interior Landscaping	Lot has less than 50 spaces; interior landscaping not required			
Buffering of Parking and Loading Areas	provided by Edge Buffering (not required in addition)			

LANDSCAPE NOTES, GENERAL:

ALL NEW PLANTS TO FOLLOW CITY OF WINNIPEG ZONING BY-LAW NO.200/2006:

PLANT MATERIALS:

(A) PLANT MATERIAL MUST BE ABLE TO WITHSTAND LOCAL CLIMATIC CONDITIONS.
(B) PLANT MATERIAL MUST BE NO. 1 GRADE NURSERY STOCK, SUPPLIED AND INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF CANADIAN NURSERY LANDSCAPE ASSOCIATION "CANADIAN STANDARDS FOR NURSERY STOCK".
(C) PLANT MATERIALS LOCATED WITHIN 20 FEET OF A PUBLIC STREET MUST BE OF A SALT-TOLERANT SPECIES.

MINIMUM PLANT SIZES:

(3) PLANT MATERIALS MUST COMPLY WITH THE FOLLOWING:
(A) DECIDUOUS TREES LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 2½ INCH CALIPER, AND OF SPECIES THAT NORMALLY HAVE LOWER BRANCHES AT LEAST 6 FEET ABOVE GRADE AT MATURITY.
(B) DECIDUOUS TREES NOT LOCATED WITHIN 5 FEET OF A WALKWAY, PATH, OR PATHWAY: 1¾ INCH CALIPER.
(C) CONIFEROUS TREES: 6 FEET HIGH AT THE TIME OF PLANTING.
(D) SHRUBS: 2 GALLON CONTAINER, SPECIES THAT CAN REMAIN HEALTHY WHEN TRIMMED SO AS TO MAINTAIN A HEIGHT OF NOT MORE THAN 30 INCHES AT MATURITY.
(E) GROUNDCOVER, ANNUALS, AND PERENNIALS: NO MINIMUM SIZE.

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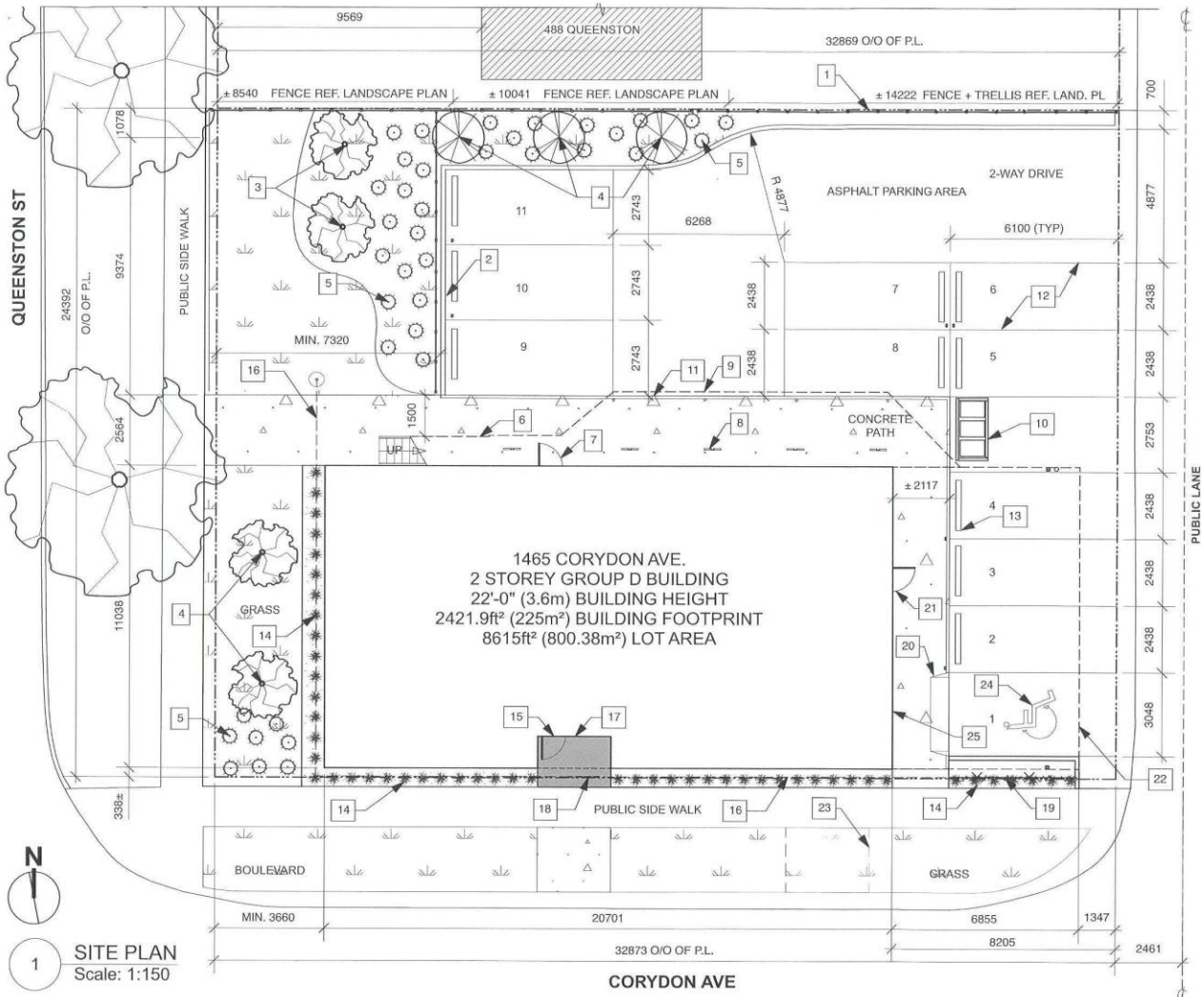
Project Title: 1465 CORYDON BUILDING
Sheet Title: LANDSCAPE PLAN
Revision No.:
Print Date (yyyy-mm-dd): 2022/08/03
ASK Number: 004-R



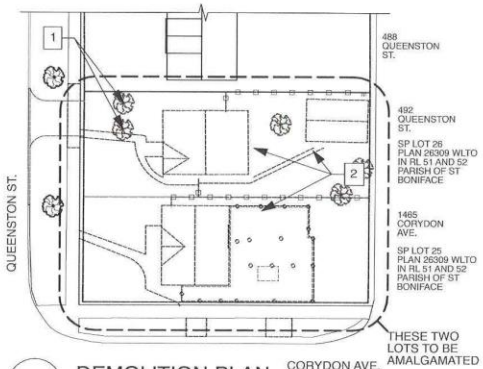
1 SITE PLAN
Scale: 1:150

SITE PLAN KEYNOTES

1. NEW FENCE WITH ARCHITECTURAL FEATURES, REFER TO LANDSCAPE PLAN.
2. NEW OPAQUE HEADLIGHT SCREEN (REFER TO LANDCAPE PLAN)
3. EXISTING DECIDUOUS TREE
4. NEW TREES, REFER TO LANDSCAPE PLAN
5. NEW SHRUBS (TYP.), REFER TO LANDSCAPE PLAN
6. STAIRS TO SECOND FLOOR
7. EXIT
8. BICYCLE PARKING, TYP (REFER TO LANDSCAPE PLAN)
9. LINE OF BALCONY ABOVE
10. 4 SIDED GARBAGE AND RECYCLING ENCLOSURE
11. CONCRETE CURB - SIMILAR TO CITY OF WINNIPEG DETAIL
12. YELLOW LINE PAINTED AS INDICATED
13. PARKING STOP (TYP.)
14. NEW DECORATIVE GRASS TYP (REFER TO LANDSCAPE PLAN)
15. PRINCIPAL ENTRANCE
16. PERMITTED ARCHITECTURAL PROJECTION ABOVE, TRELLIS WITH VINES.
17. POWER DOOR OPERATOR PUSH BUTTON
18. PROPOSED SIGNAGE MOUNTED ON TRELLIS OVER
19. NEW SCREEN, REFER TO LANDSCAPE PLAN
20. SLOPED DOWN TO BARRIER FREE STALL, AS PER CITY OF WINNIPEG UNIVERSAL DESIGN STANDARDS
21. SECONDARY ENTRANCE
22. LINE OF FLOOR ABOVE
23. DEMOLISH EXISTING CONCRETE PAD, PROVIDE NEW SOIL & GRASS COVER, REFER TO LANDSCAPE PLAN
24. PROVIDE INTERNATIONAL WHEELCHAIR PARKING SYMBOL
25. BARRIER-FREE PARKING SIGN, AS PER NBC.

DEMOLITION KEYNOTES

1. THESE EXISTING TREES TO REMAIN
2. DEMOLISH EXISTING BUILDING STRUCTURES.



2 DEMOLITION PLAN
Scale: 1:500

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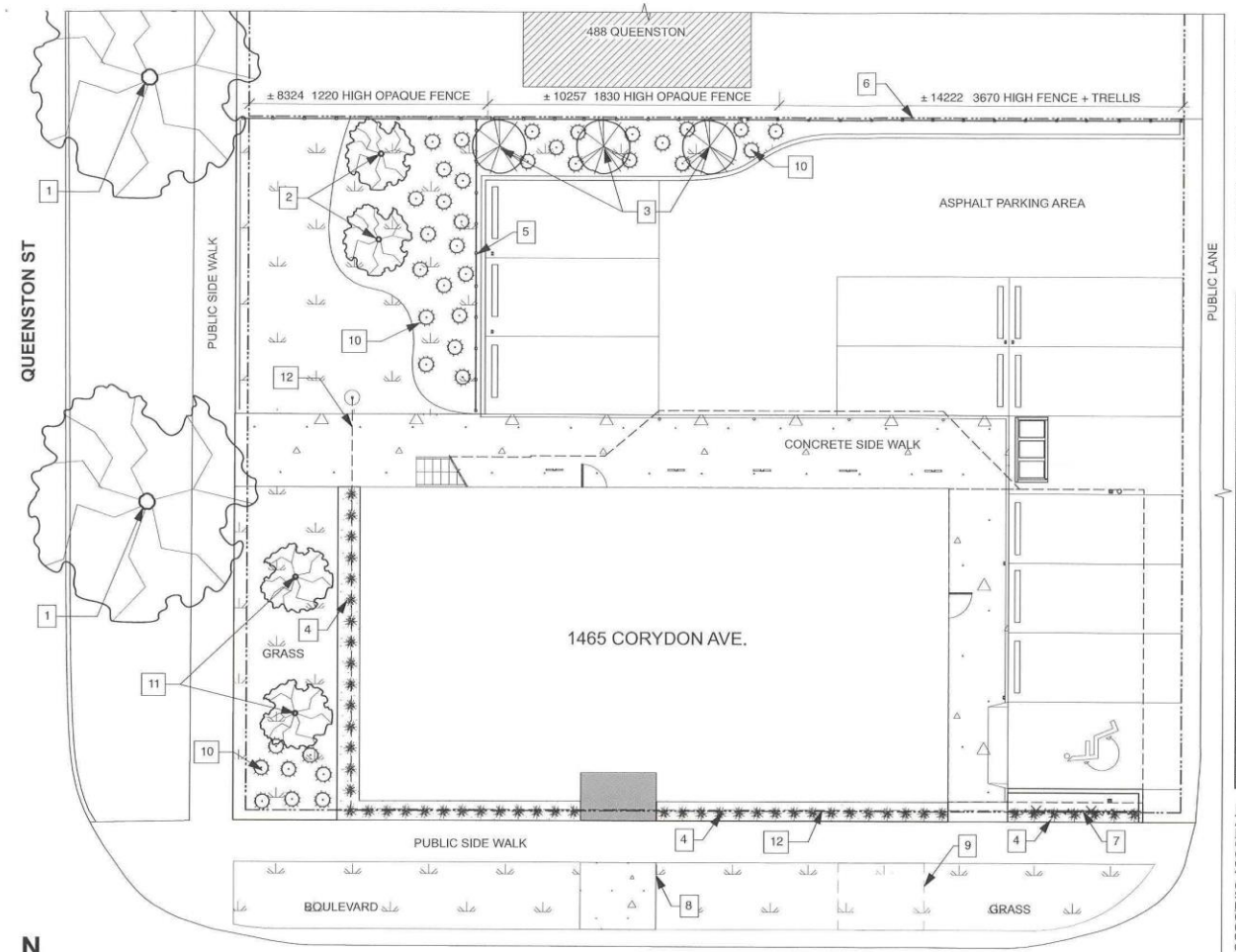

2 LANDSCAPE PLAN
Scale: 1:150

LANDSCAPE PLAN KEYNOTES

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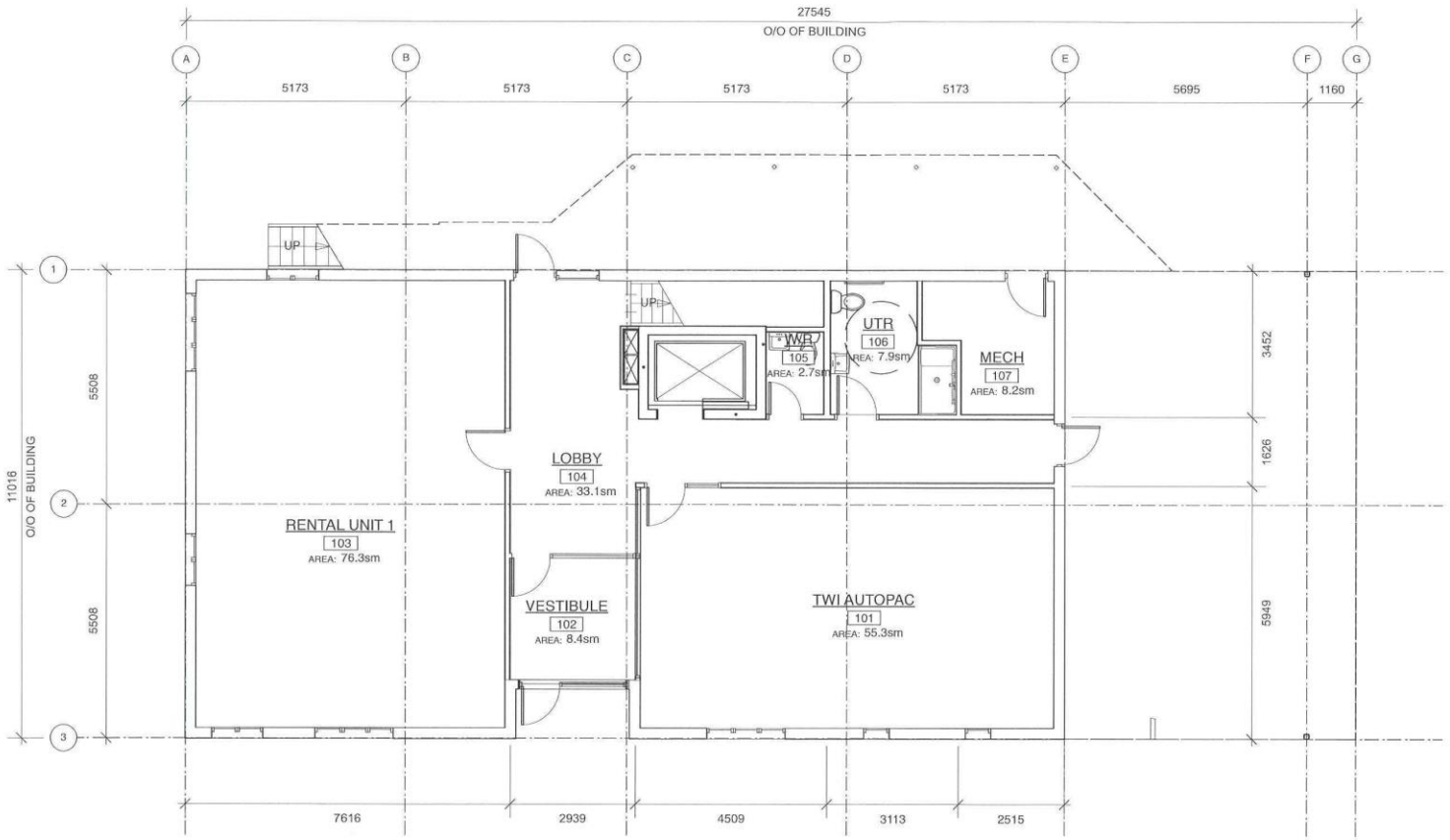

1 MAIN FLOOR PLAN
Scale: 1:100

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MAIN FLOOR PLAN

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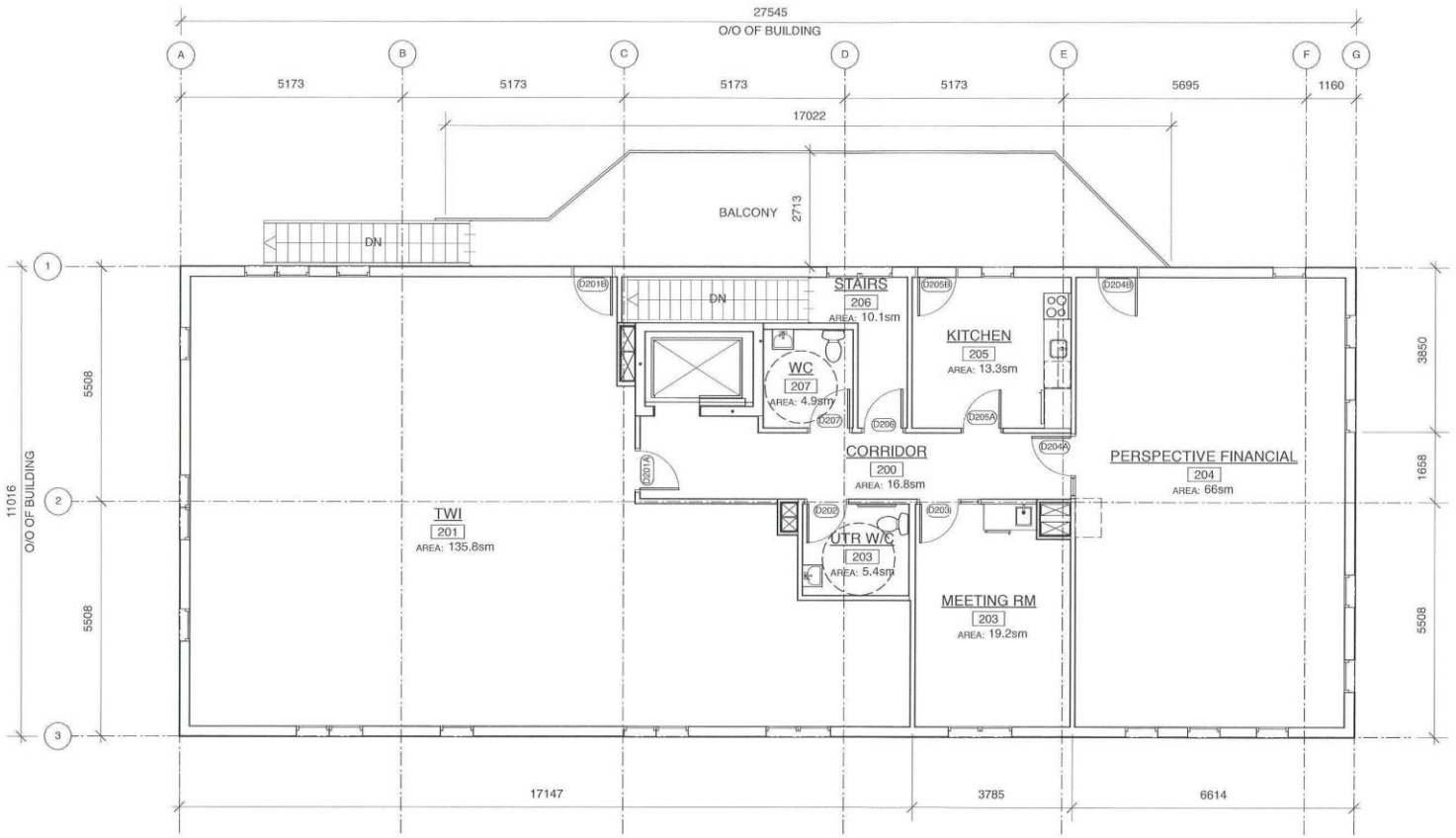
001-R



1 SECOND FLOOR PLAN
Scale: 1:100

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SECOND FLOOR PLAN

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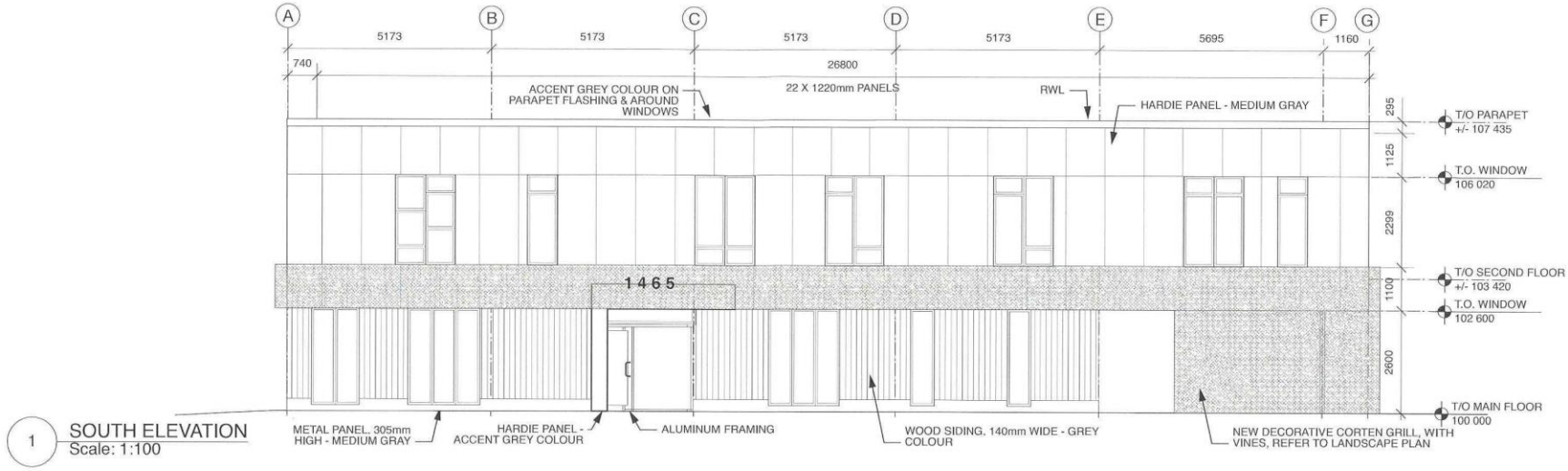
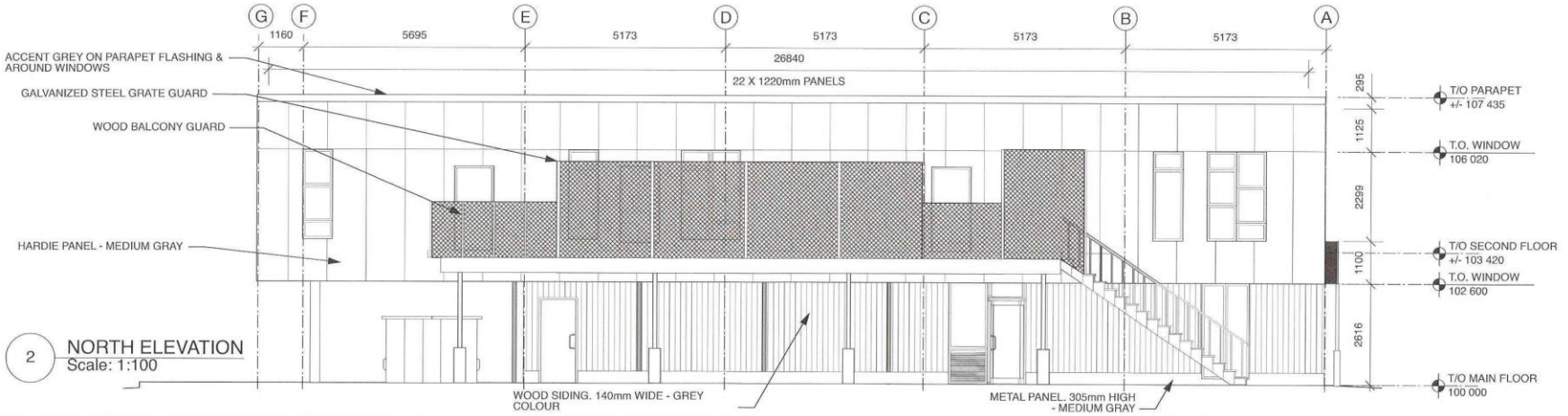
ASK Number
002-R



1 SOUTH ELEVATION
Scale: 1:100



2 NORTH ELEVATION
Scale: 1:100

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Project Title
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Sheet Title
EXTERIOR ELEVATIONS

Revision No.

Print Date (yyyy-mm-dd)
2022/08/03

ASK Number
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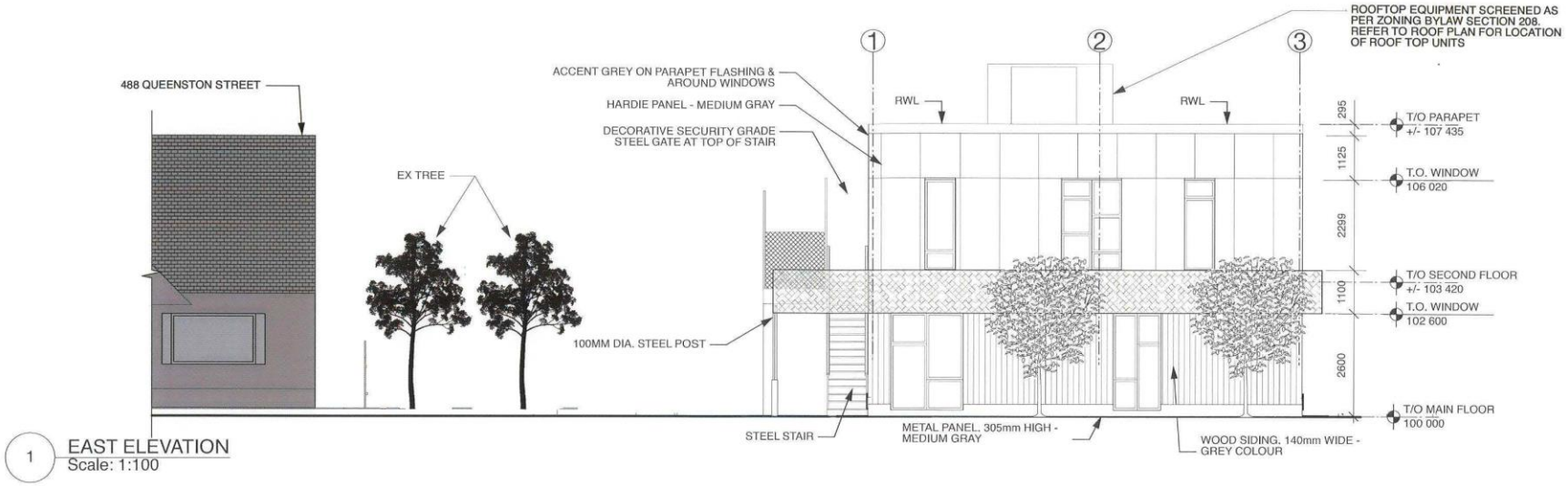
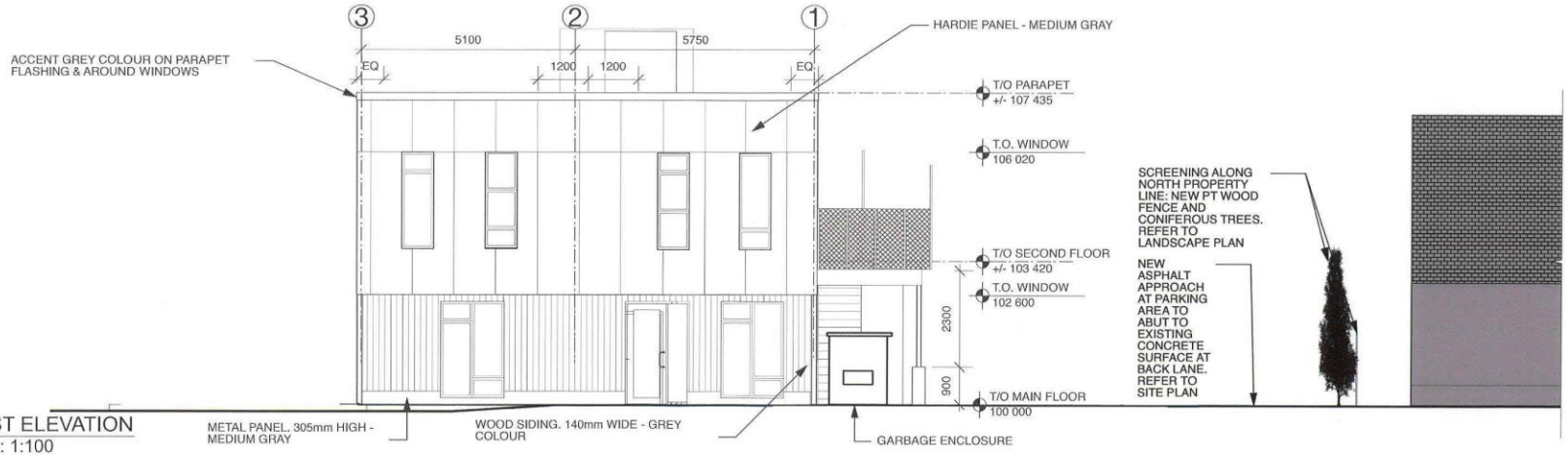


1 EAST ELEVATION
Scale: 1:100



2 WEST ELEVATION
Scale: 1:100

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Sheet Title
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1465






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