Minutes – Executive Policy Committee – September 21, 2023

REPORTS

Item No. 19 Subdivision and Rezoning – 175 and 179 Stadacona Street, 335 Tweed Avenue (Elmwood-East Kildonan Ward) File DASZ 12/2023 [c/r DAV 139294/2023D]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council:

1. That the subdivision under Development Application No. DASZ 12/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 6, 2023 and attached as Schedule "B" to this report, with such changes as may be required, for registration in the Winnipeg Land Titles Office

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 6, 2023 and attached as Schedule "B" 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. fencing
            f. signage
            g. landscaping
            h. pedestrian pathways / sidewalks

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona 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. That the following principal uses shall not be permitted on the land:

a. Sports or entertainment arena / stadium indoor
b. Race track
c. Sports or entertainment arena / stadium outdoor
d. Research institution
e. Landscape / garden contractor or production

iii. That the following principal uses shall be conditional on the land:

a. Urban agriculture
b. Cultural centre
c. Amusement enterprise outdoor
d. Craft brewery
e. Auction room
f. Car wash
g. Parking surface

iv. That the following accessory use shall not be permitted on the land:

a. Outside storage

v. That the following accessory use shall be conditional on the land:

a. Hall rental

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").

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

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.

3. 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 12/2023, as determined by the City's Director of Planning, Property and Development.

4. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading

6. That Development Application No. DASZ 12/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer has not submitted the Plan and paid all associated ancillary fees (the "Fees") within 2 years following the date on which Council gives first reading to the By-law, unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension.

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

8. 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.

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

EXECUTIVE POLICY COMMITTEE RECOMMENDATION (continued):

10. That Development Application No. DASZ 12/2023 will be deemed to be concluded and all approvals in connection with same will expire if the developer fails to secure all necessary Plan approval signatures on behalf of the City 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.

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

12. That the variance order 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 12/2023.

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the East Kildonan-Transcona Community Committee be concurred in and forwarded to Council.

Carried

COMMUNITY COMMITTEE RECOMMENDATION:

On September 6, 2023, the East Kildonan-Transcona 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.

Carried

PUBLIC HEARING SUMMARY

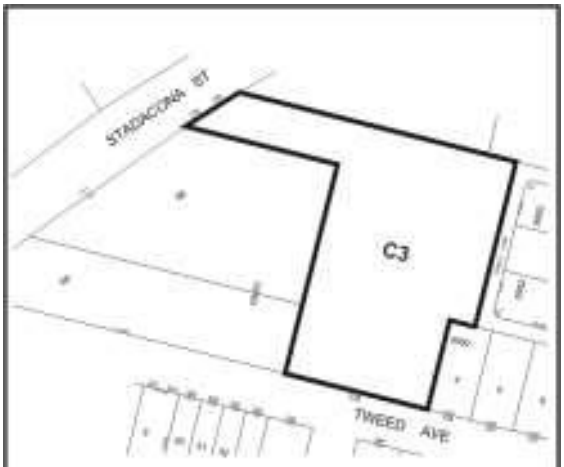
File: DASZ 12/2023

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

Public Hearing: September 6, 2023
Council Building, 510 Main Street

Applicant: WSP Canada Inc. (David Paton)

Subject:



N

EAST KILDONAN TRANSCONA COMMUNITY

APPLICANT: WSP Canada Inc. (David Paton)
FILE: DASZ 12/2023
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 a "C2" COMMERCIAL COMMUNITY DISTRICT to a "C3" COMMERCIAL CORRIDOR DISTRICT to facilitate the consolidation of land and allow for the establishment of a Mini-Warehouse, Self-Storage use. **For information, phone Mr. D. Harris Planner at 204-986-7211**

Premises Affected: 175 and 179 Stadacona Street, 335 Tweed Avenue

For submission to: Executive Policy Committee

Prepared by: K. McMillan, Senior Committee Clerk
East Kildonan-Transcona Community Committee

Report date: September 6, 2023

Community Committee Recommendation:

On September 6, 2023, the East Kildonan-Transcona 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 12/2023 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 6, 2023 and attached as Schedule "B" to this report, with such changes as may be required, for registration in the Winnipeg Land Titles Office

2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to a "C3" Commercial Corridor District, in accordance with the proposed by-law attached as Appendix "B" to this report and as shown on the map dated September 6, 2023 and attached as Schedule "B" 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. fencing
         f. signage
         g. landscaping
         h. pedestrian pathways / sidewalks

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona 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. That the following principal uses shall not be permitted on the land:

a Sports or entertainment arena / stadium indoor
b. Race track
c. Sports or entertainment arena / stadium outdoor
d. Research institution
e. Landscape / garden contractor or production

iii. That the following principal uses shall be conditional on the land:

a. Urban agriculture
b. Cultural centre
c. Amusement enterprise outdoor
d. Craft brewery
e. Auction room
f. Car wash
g. Parking surface

iv. That the following accessory use shall not be permitted on the land:

a. Outside storage

v. That the following accessory use shall be conditional on the land:

a. Hall rental

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.

3. 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 12/2023, as determined by the City's Director of Planning, Property and Development.

4. 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 (the "By-law") and bring same directly to Council by way of communication for first reading.

5. That upon instruction from the Director of Planning, Property and Development that the Developer has submitted the Plan in accordance with recommendation 1 and has paid the Dedication and all other associated ancillary fees (the "Fees"), and subject to s. 236.1 of The City of Winnipeg Charter, the Director of Legal Services/City Solicitor be directed to return the By-law directly to Council by way of communication for second and third reading

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

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

12. That the variance order 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 12/2023.

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

1. Looks like it's been worked out well with the administration and I believe it's a good use of the lot and the space.

2. The improvements to the building and the lot, as well as landscaping, are an asset to the neighborhood. Pleased to have this enterprise move in.

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 May 15, 2023 2. Notification of Public Hearing dated July 12, 2023 3. Manitoba Status of Titles 3181318/1, 3181319/1, 3181320/1, 3181322/1 4. Letter of authorization dated January 13, 2023 from Iqbal Khan (StorageVault Canada Inc.), to WSP Canada Inc. 5. Surveyor's Building Location Certificate and sketch dated May 27, 2023 6. Building Renderings 7. Plan of Subdivision and Rezoning 8. Plans (2 pages) 9. Public Consultation Report 10. Report from the Urban Planning Division dated August 28, 2023 11. Inspection Report 12. Presentation dated August 31, 2023, in support of the application submitted by the Applicant 13. Recording of representations

REPRESENTATIONS:

In Support:

Frank Abrantes
David Paton

In Opposition:

Nil

For Information:

Nil

For the City:

D. Harris, Planner, Planning, Property and Development Department

Exhibit “10” referred to in File DASZ 12/2023

ADMINISTRATIVE REPORT

Title: DASZ 12/2023 at 175-179 Stadacona St. and 335 Tweed Ave.

Issue: For consideration at the public hearing of a subdivision and rezoning application to rezone and consolidate the subject properties from “C2” Commercial Community to “C3” Commercial Corridor to permit the establishment of a “mini-warehouse, self-storage” use within the existing building.

Critical Path: East Kildonan-Transcona > Standing Policy Committee on Property and Development > Executive Policy Committee > Council

AUTHORIZATION

Author	Division Head	Department Head	CFO	CAO
Dylan Harris RPP, MCIP	n/a	n/a	n/a	

RECOMMENDATIONS

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(f) signage

(g) landscaping; and

(h) pedestrian pathways / sidewalks

on the Owner's Land ("Works") to the City for approval by the Director of Planning, Property and Development ("Director") and the East Kildonan-Transcona 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.

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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.

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

12. That the variance order 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 12/2023

REASON FOR THE REPORT

- The applicant wishes to consolidate the lots at 175-179 Stadacona St and 335 Tweed Ave. and rezone to the “C3” Commercial Corridor district to enable the establishment of a “mini warehouse / self storage” use within the existing building on site.
- 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 land will be **subdivided and rezoned.**

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared By:	Dylan Harris, RPP, MCIP
Date:	August 28, 2023
File No.	DASZ 23/ 2023

List of Schedules and Appendices

Schedule A – Planning Discussion
Schedule “B” of File DASZ 12/2023, East Kildonan – Transcona Community Committee September 6 2023

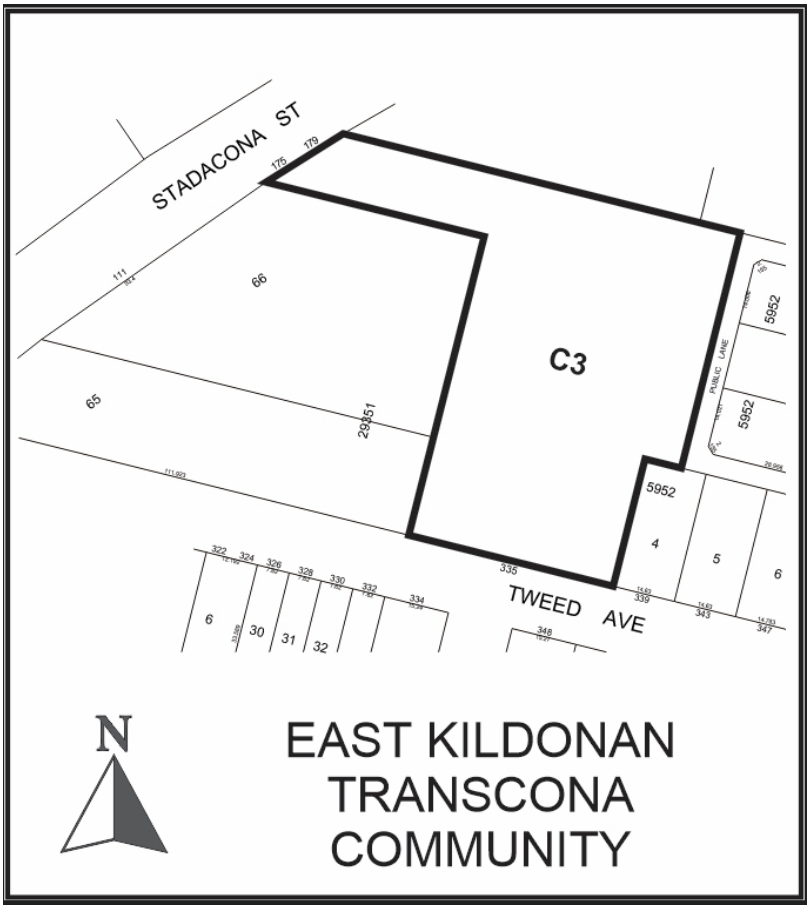
Appendix A: Public engagement summary
Appendix B: Draft by-law

SCHEDULE 'A'-PLANNING DISCUSSION

DATE:	August 28, 2023
FILE:	**DASZ 12/2023**
RELATED FILES:	DAV 23-139294
COMMUNITY:	Elmwood-East Kildonan
NEIGHBOURHOOD #:	4.401 Chalmers

SUBJECT: For consideration at the public hearing of a subdivision and rezoning application to rezone and consolidate the subject properties from "C2" Commercial Community to "C3" Commercial Corridor to permit the establishment of a "mini-warehouse, self-storage" use within the existing building.

LOCATION: 175-179 Stadacona Ave. and 335 Tweed Ave.



LEGAL DESCRIPTION: SP LOT 67/68 PLAN 29351 WLTO IN RL 64 TO 66 PARISH OF ST BONIFACE & PARCELS 1 TO 4 AND THE ELY 188.5 FEET OF PARCEL 5 PLAN 7726 WLTO IN RL 64 AND 65 PARISH OF ST BONIFACE PARCEL 5 PLAN 7726 WLTO EXC, THE ELY 188.5 FEET IN RL 64 AND 65 PARISH OF ST BONIFACE

APPLICANT: WSP Canada Inc. (David Paton)
1600 Buffalo Pl.
Winnipeg, MB R3T 6B8

OWNER: Storagevault Canada Inc.
4305 Fairview St.
Burlington ON L7L 2A4

RECOMMENDATION: **Approval with conditions**

SITE DESCRIPTION

- The existing building, proposed for conversion fronts onto the north side of Tweed Ave, in the Chalmers neighbourhood of the Elmwood-East Kildonan Ward.
- The subject site can also be accessed via an approach on the northbound section of Stadacona St.
- The subject site is located in the Established Neighbourhood-Mature Community policy area as designated in *Complete Communities 2.0.*
- The subject site is comprised of two (2) lots, currently zoned “C2” Commercial Community district and has an approximate combined area of 58 401 sq. ft (1.34 acres).
- A vacant, two (2) storey commercial building is currently located on the subject property.

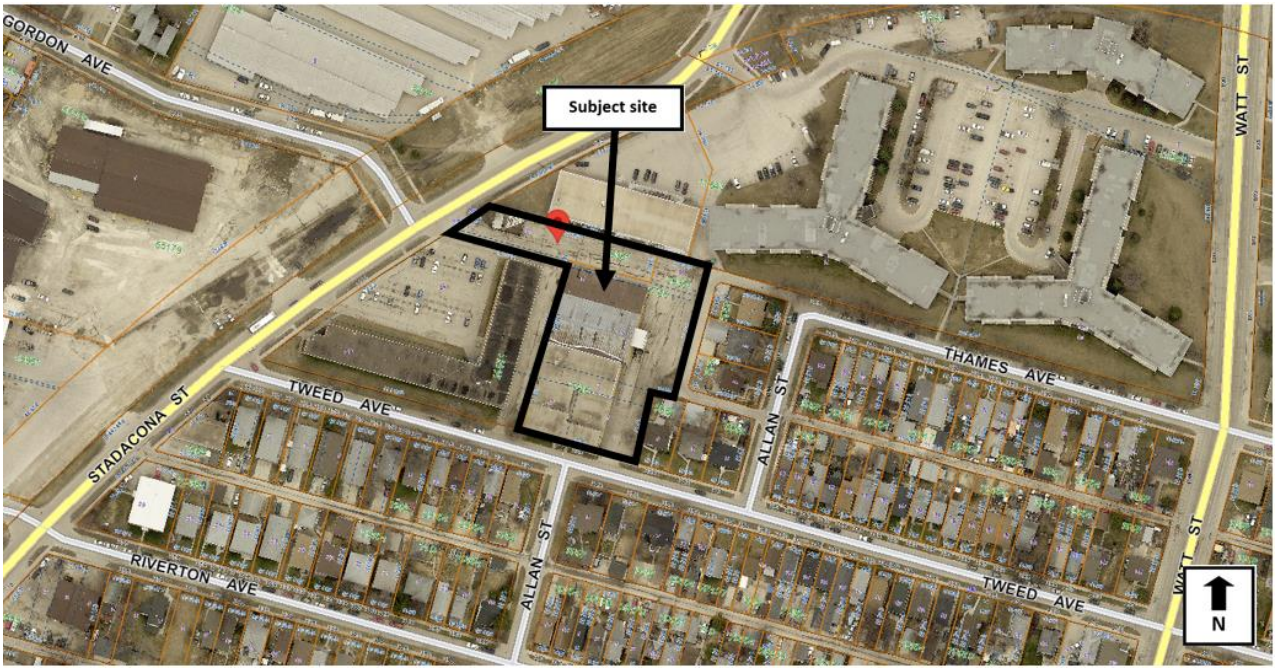


Figure 1: Subject site and surrounding area (flown 2021)

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: A commercial strip mall zoned “C2” Commercial Community district.

South: Tweed Ave. then single family residential uses zoned “R2” Residential Two Family district and “R1-S” Residential Single Family Small district.

East: Single family residential uses and a public lane then single family residential uses zoned “R1-S” Residential Single Family Small district.

West: A 71 unit apartment building zoned “RMF-S” Residential Multi-Family Small district.

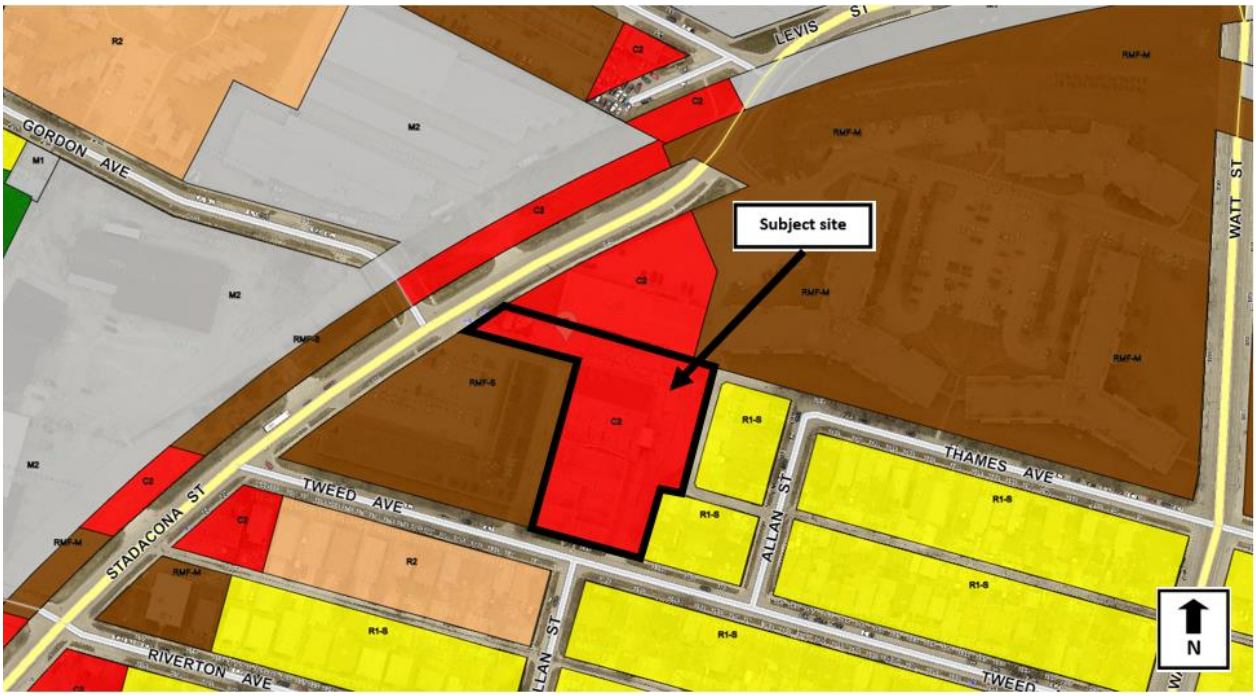


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant wishes to convert the existing vacant commercial building into a “mini-warehouse / self-storage” use.
- The proposed use will be contained within an enclosed facility that provides storage space to the general public on a for hire basis. No outdoor storage is proposed onsite.
- As part of the conversion, the applicant is proposing to re-clad the existing building with a mix of vertical corrugated metal siding and smaller scale low relief horizontal metal siding.
- In addition to siding improvements, the applicant is proposing the following site and landscape improvements:
    - Establishment of decorative wrought iron style fencing along the Tweed Ave. frontage (replacing existing chain link fence).
    - Establishment of a landscaped area at the south east corner of the property along the Tweed Ave. frontage to improve buffering of the site from adjacent residential uses.
    - The approach from Tweed Ave. will be narrowed and secured with a decorative fence. This access point will be used as an emergency access only, with primary access from Stadacona St.
    - A six (6) foot tall opaque wood fence will be established along the eastern property line to buffer the site from adjacent residential uses.
    - A landscape buffer will be established along the eastern property line where the subject property abuts an adjacent residential use without an intervening public lane.

    - Additional landscaping is to be established at the north east corner of the site and along Stadacona St.
    - The existing mature deciduous tree along the Stadacona St. frontage will be preserved.
- The proposed 16 trees and 97 shrubs significantly exceeds required on site landscaping.
- The proposed use provides 20 onsite parking spaces along the northern property line.
- With the exception of the associated front yard variance to accommodate the existing building (DAV 23-139294/D), the proposal complies with all other Zoning By-law requirements.

REASON FOR APPLICATION

- The subject properties at 175-179 Stadacona and 335 Tweed Ave. are currently zoned "C2" Commercial Community district.
- The "C2" district does not permit the establishment of a "mini-warehouse / self storage" use.
- In order to consolidate the two (2) lots and accommodate the "mini-warehouse / self storage use", a subdivision and rezoning (DASZ) application is required.
- The "C3" Commercial Corridor district permits the establishment of a "mini-warehouse / self storage" use provided it meets the use specific standard requiring that no outside storage occur on site.
- All proposed storage activity will occur within the existing building on site.
- Based on these factors, the proposed subdivision and rezoning into the "C3" district can accommodate the proposed use, within an existing commercial area in this Mature Community, in an appropriate manner.

Collaboration with the Public Service:

- The applicant first contacted the Urban Planning Division in the September of 2022 to gauge support for the conversion of a vacant commercial building into a "mini-warehouse / self storage" on site.
- At that time, the Urban Planning Division indicated a willingness to support the proposed rezoning provided the applicant was open to making onsite improvements including high quality landscaping and fencing, especially along the eastern property line and Tweed Ave. frontage.
- The Division indicated any initiative that could improve pedestrian activity along Tweed Ave. is encouraged.
- Lastly, the Division indicated a public consultation process report would be required at the time of application and that a zoning agreement would be recommended to limit permitted "C3" land uses in order to maintain long term neighbourhood compatibility.
- In response to these concerns, the applicant:

- Submitted renderings illustrating the recladding of the building to improve the existing building condition
- Submitted a high quality landscaping plan that will effectively buffer the proposed use from adjacent residential uses.
- Committed to install decorative, wrought iron style fencing along the Tweed Ave. frontage.
- Narrowed the vehicular access approach from Tweed Ave. and restricted access to emergency use to reduce pedestrian conflict. Primary site access will be taken from Stadacona St.
- Submitted a detailed public consultation summary as part of their formal application.
- Agreed to use of a zoning agreement that limits "C3" entitlements to the proposed use.

- Given the applicant has addressed the concerns of the Public Service, we are supportive of the proposed subdivision and rezoning.

PUBLIC ENGAGEMENT

- The Urban Planning Division encourages all applicants to undertake public engagement prior to submission of a formal application.
- The applicant has submitted a public engagement summary outlining the feedback received from participants and action taken by the applicant. (Appendix A).
- On December 19, 2022, WSP held an open house event to engage area residents regarding the proposed rezoning to accommodate mini-warehouse / self storage
- The event was held at River Elm School (500 Riverton Ave), approximately 500 metres from the subject site and was a come and go format.
- Notification of the open house was provided through hand distribution of a printed invitation to approximately 250 addresses in the surrounding area.
- Approximately 10 people attended the open house event.
- The applicant indicated responses were generally positive.
- A follow up online survey was live for two (2) weeks post event, over which time six (6) responses were received.
- The applicant indicated residents identified concerns related to increased traffic, fencing condition, the proposed use and potential impact on property value.
- To view the full public consultation report and specifically the applicant's response to raised concerns, please see the table beginning on page five (5) of Appendix A.

Our Winnipeg 2045 Development Plan:

City Building

> **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 conversion of this existing, vacant commercial building into a commercial use does align with Established Neighbourhood objectives in that it will make use efficient use of land and infrastructure and proposed site improvements will result in context sensitive development.

Complete Communities 2.0 An OurWinnipeg Direction Strategy

C4: Commercial Areas and Mixed Use Centres

> *1.0 Manage general commercial areas in support of Complete Communities goals*
>
> *1.1 Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.*

The above “Commercial Areas” policies apply across the Urban Structure and are used to guide the redevelopment of lands currently zoned for commercial use. The applicant is proposing to establish a “mini-warehouse / self storage” use within an existing vacant commercial building, on land zoned “C2” Commercial Neighbourhood district. The reuse of an existing building for commercial purposes on land zoned for commercial use is consistent with Commercial Areas policy.

D1: Established Neighbourhoods

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

The applicant’s proposal to establish a “mini-storage / self storage” use within an existing, vacant commercial building will encourage development and infill of this existing commercial area, in accordance with *Complete Communities* policy.

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

The proposed use will occur within an existing, vacant commercial use. There will be no outdoor storage occurring on site and the submitted site plan and landscaping plan illustrate improvements that will improve site condition and buffer the site from adjacent residential uses to better fit with area context.

> *4.12 Encourage commercial uses that require larger sites or do not have a local neighbourhood focus to locate on the periphery of neighbourhoods on arterial streets, within established commercial areas. These uses should be complementary to the form and scale of surrounding commercial uses.*

"Mini-warehouse / self storage" uses are not typically considered a local or neighbourhood scaled use. In this instance, given the applicant is proposing to establish the use within an existing, vacant commercial building, the Urban Planning Division is confident it will not pose undue impact. Further, we believe it will improve the condition of this vacant commercial site. Building and site improvements will further improve contextual compatibility. Site access from Tweed Ave. will be limited for emergency access, with primary site access occurring from Stadacona St., which functions as a higher volume collector road. For these reasons, the proposal is consistent with *Complete Communities 2.0* policy.

ZONING BY-LAW 200/2006

- The "C3" Commercial Corridor district is intended to facilitate higher intensity commercial development.
- The subject site is located in an area characterized by a mix of land uses including a commercial strip mall, medium density multi-family residential uses and low density residential uses to the south and east.
- The west side of Stadacona St. is characterized by a mix of industrial land uses including warehousing and general manufacturing.
- Given the site is adjacent to lower density residential uses and the area is designated as a Mature Community in Complete Communities 2.0, the use of the "C3" district was considered carefully.
- A key factor in the Public Service supporting the use of "C3" zoning at this location is the proposed use would occur within an existing, vacant commercial building. This building that has been part of neighbourhood context for many years.
- In its current form, the existing site is in disrepair and has a negative visual impact on the neighbourhood.
- When undertaking "mini-warehouse / self storage" in the "C3" district, any outside storage is not permitted.
- As indicated in the applicant's letter of intent, the proposed use is of low noise impact and site improvements have been made to buffer the site and limit any vehicular traffic impact.
- The proposed concept will result in the existing building being re-clad, improving the aesthetic of the property. Site upgrades in the form of fencing and landscaping will also improve existing site conditions.
- The applicant has submitted a detailed site and landscape plan as well as colour renderings that have responded to feedback from the Urban Planning Division.

- The submitted design is of high quality and is consistent with policies guiding commercial redevelopment in Mature Communities.
- Conditions of approval are recommended to ensure the proposed development remains consistent with area context.
- Based on these considerations the “C3” zoning district is most appropriate district to enable the proposed development.

ADDITIONAL CONSIDERATIONS

CONDITIONS OF APPROVAL

Plan Approval

- Given the development potential of the “C3” district, Plan Approval by the Director of Planning Property and Development and the East Kildonan-Transcona Community Committee is recommended as a condition of subdivision and rezoning approval.
- The applicant has provided colour renderings depicting building and site improvements.
- These improvements are satisfactory to the Urban Planning Division. It is the expectation of the Public Service that final plans will at minimum match the quality of submitted plans.
- At time of Plan Approval, the Urban Planning Division will review submitted drawings to ensure these acceptable cladding materials and landscape improvements are employed.
- Establishment of a Plan Approval clause will also enable Community Committee to review any future development concepts on site, ensuring contextual sensitivity will be maintained in the long term.

Use restriction

- The “C3” Commercial Corridor district is intended to accommodate higher intensity commercial uses that front higher capacity road, accessed primarily by personal automobile.
- Given this site is located in a Mature Community and is adjacent to existing residential uses, there are some uses permitted under “C3” zoning that are not appropriate in this context.
- The Public Service is recommending application of a Zoning Agreement that will not permit the following uses otherwise accommodated under “C3” zoning:
    - Sports or entertainment arena / stadium indoor
    - Race track
    - Sports or entertainment arena / stadium outdoor
    - Research institution
    - Landscape / garden contractor or production
    - Outside storage (accessory)

- In addition, the Public Service is recommending the following uses be conditional that are otherwise permitted under “C3” zoning:
    - Urban agriculture
    - Cultural centre
    - Amusement enterprise outdoor
    - Craft brewery
    - Auction room
    - Car wash
    - Parking surface
    - Hall rental (accessory)
- In effect, the proposed zoning agreement will result in accommodation of the proposed “mini-warehouse / self-storage” use in addition to all permitted and conditional uses currently enabled through existing “C2” Commercial Neighbourhood zoning.

SUMMARY

The Urban Planning Division recommends approval for the following reasons:

- The subject subdivision and rezoning will result in the adaptive re-use of a vacant commercial building on land zoned for commercial purposes, in a manner consistent with policies in the *OurWinnipeg 2045, Complete Communities 2.0* and area context.
- The proposed development will result in reinvestment of currently underutilized property and proposed site and building improvements will improve the aesthetic of the site.
- The addition of this “mini-warehouse / self storage” use will add commercial amenity to this region of the City in a relatively low impact manner.

RECOMMENDATIONS

The Urban Planning Division recommends this application be **approved** and the subject properties be consolidated and rezoned into the “C3” Commercial Corridor district.

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

Report Prepared by: Dylan Harris, RPP, MCIP
PPD File # DASZ 12/2023

Schedule "B" for File DASZ 12/2023, East Kildonan – Transcona Community Committee September 6, 2023

By-Law No. _____

File No. **DASZ 12/2023**

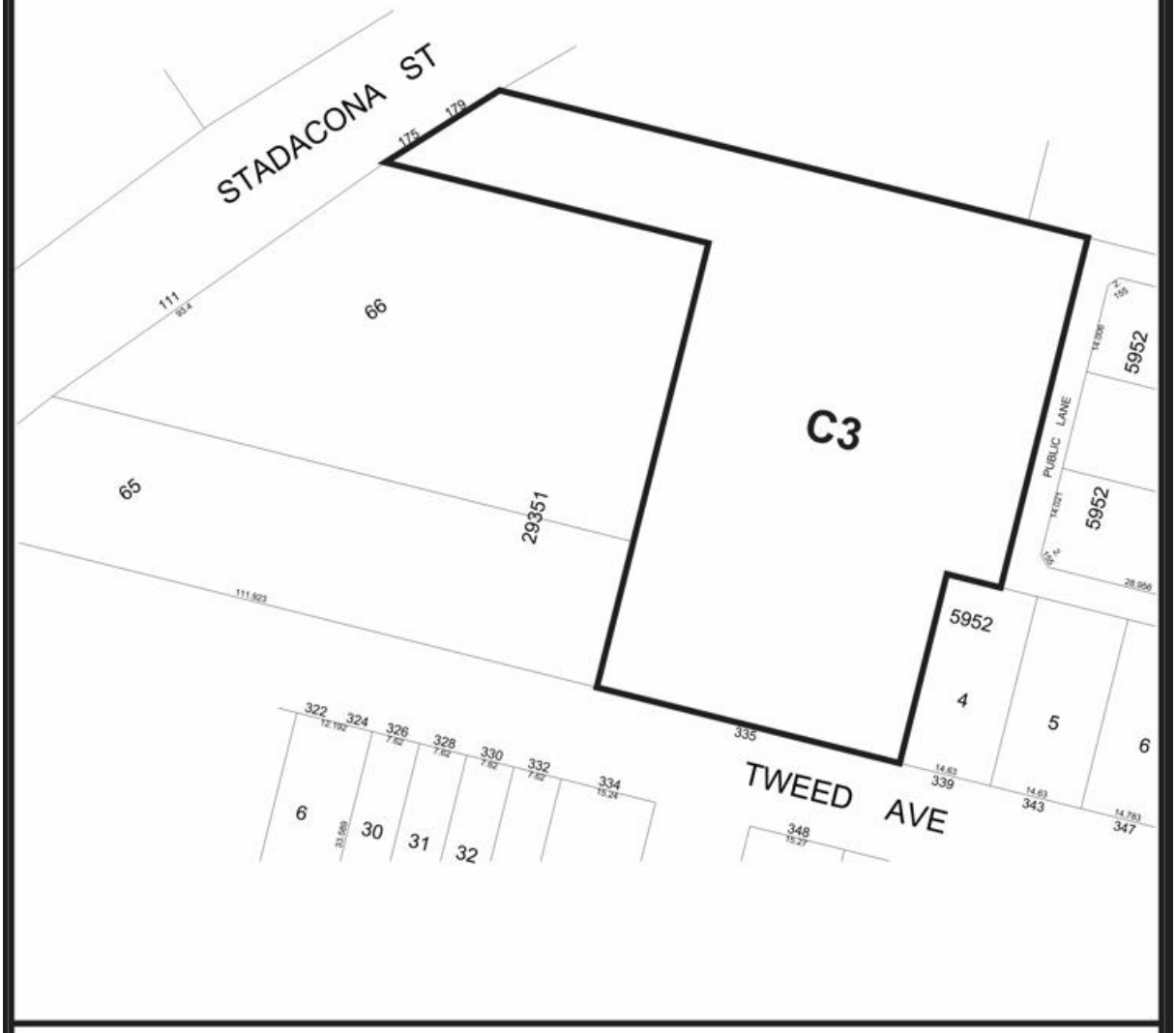
Atlas Sheet No. **Y27**

N

EAST KILDONAN TRANSCONA COMMUNITY

Explanation

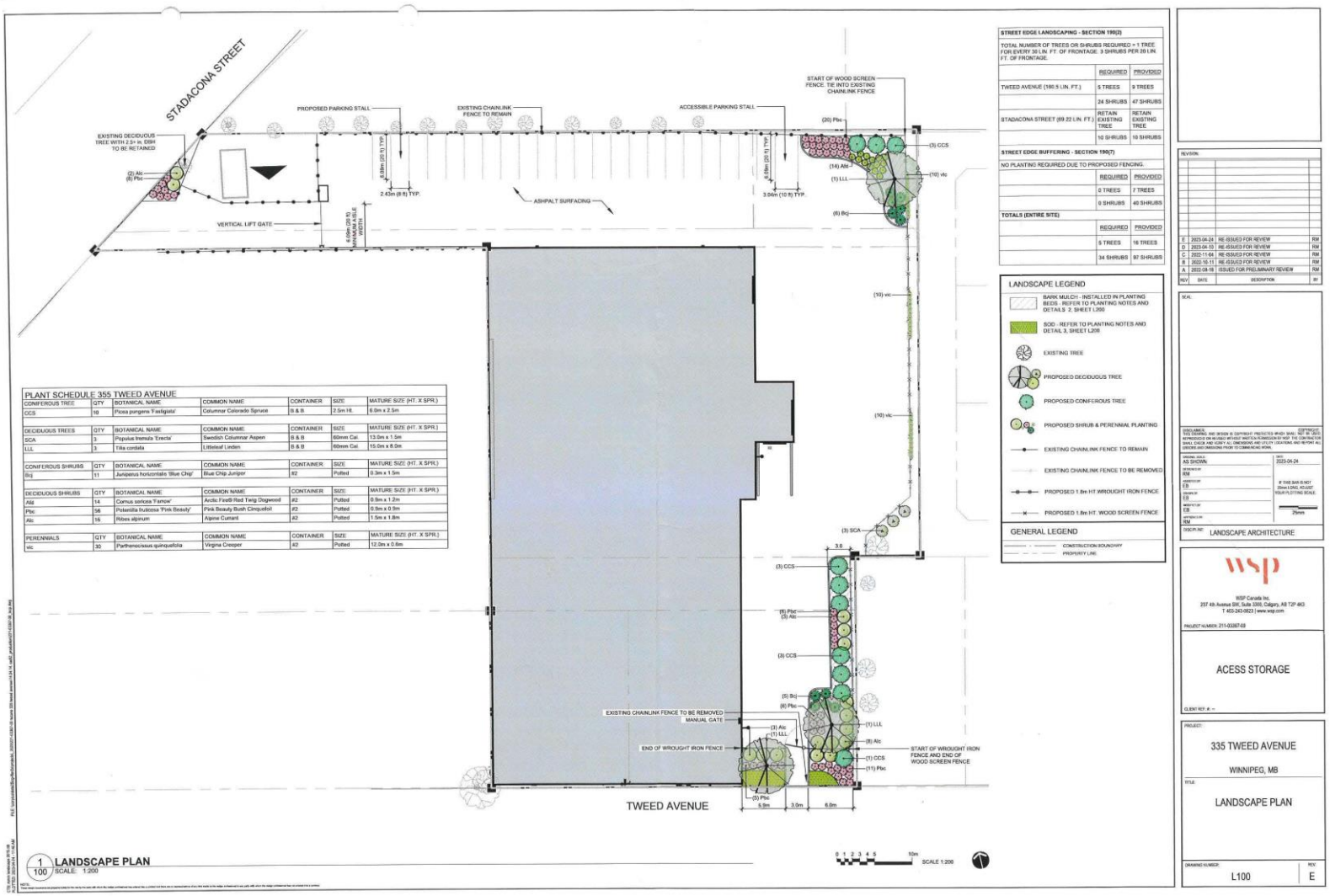
An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 200/2006 by rezoning the land located at 175 and 179 Stadacona Street and 335 Tweed Avenue from a "C2" COMMERCIAL COMMUNITY DISTRICT to a "C3" COMMERCIAL CORRIDOR DISTRICT to facilitate the consolidation of land and allow for the establishment of a Mini-Warehouse, Self-Storage use.

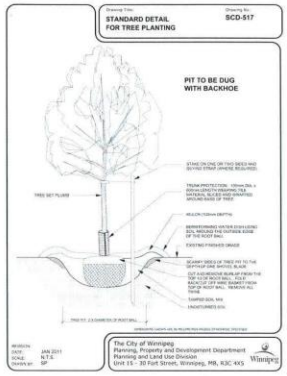


THIRD READING : _____ EFFECTIVE DATE : _____

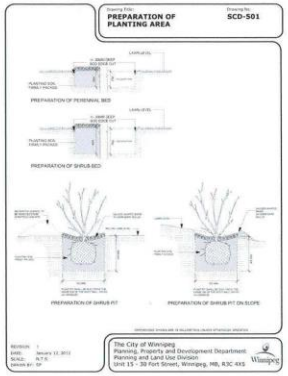
ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

Exhibit “8” referred to in File DASZ 12/2023

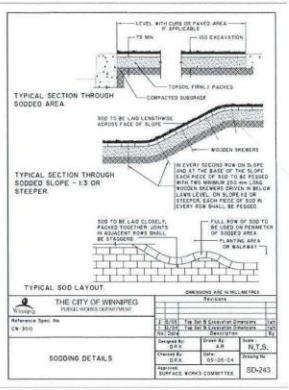




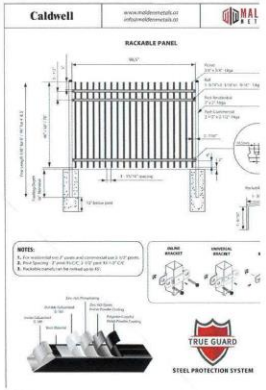
1 L200 **TREE PLANTING DETAIL**
SCALE: N.T.S.



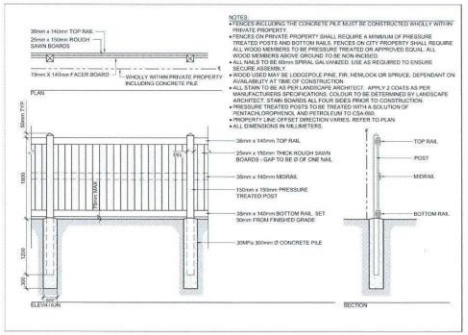
2 L200 **SHRUB PLANTING DETAIL**
SCALE: N.T.S.



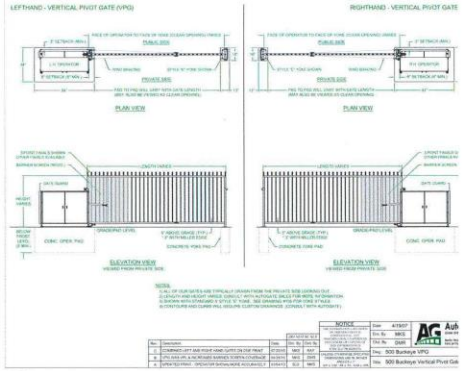
3 L200 **SODDING DETAIL**
SCALE: N.T.S.



4 L200 **1.8m HT. WROUGHT IRON FENCE**
SCALE:



5 L200 **1.8m HT. WOOD SCREEN FENCE**
SCALE:



6 L200 **500 BUCKEYE VERTICAL PIVOT GATE**
SCALE:

REVISION			
E	2023-04-24	RE-ISSUED FOR REVIEW	RM
D	2023-04-10	RE-ISSUED FOR REVIEW	RM
C	2022-11-04	RE-ISSUED FOR REVIEW	RM
B	2022-10-11	RE-ISSUED FOR REVIEW	RM
A	2022-08-19	ISSUED FOR PRELIMINARY REVIEW	RM
REV	DATE	DESCRIPTION	BY

SEAL:

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ACESS STORAGE

CLIENT REF. #: –

PROJECT:
335 TWEED AVENUE
WINNIPEG, MB

TITLE:
DETAILS

DRAWING NUMBER: L200 | REV.: E