Proposed Rezoning - land located at 348 Young Street - City Centre Community
File DAZ 220/2001 [c/r DAV 814/2001D]

3. The Standing Policy Committee on Property and Development has been advised that an application has been received from Bryan Pragides, 158 Barnham Crescent, Winnipeg, to amend Zoning By-law No. 6400/94 by rezoning the subject lands from a "R2-T" Transitional District to a "C2" Commercial District to allow for the establishment of a non-accessory parking area.

The property consists of two 30-foot lots under one title. The southerly lot (Lot 3, Plan 310) is used for parking. The northerly lot (Lot 4, Plan 310) contains a 1.5 storey house that is fire damaged and in the process of being demolished. The proposal is to convert the entire holding into commercial parking.

Public Hearings were held on November 6 and December 4, 2001, before the City Centre Community Committee. Three persons appeared in support of the application and no one was registered in opposition thereto.

The City Centre Community Committee concurred in part, in the recommendations contained in the report dated November 27, 2001, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended that the proposed rezoning be approved for the following reasons, namely:

1. The application complies with Plan Winnipeg insofar as commercial rezoning is permitted within Neighbourhood Policy Areas.

2. This block of Young Street between Portage and Ellice Avenues has lost much of its residential character over the years with the establishment of the CBC complex and the demolition of houses for the establishment of parking lots.

3. The Planning, Property and Development Department is prepared to support this application given the current lot is already used for parking, and, as the house was destroyed by fire, maintenance and expansion of the parking lot would not be detrimental to the area or adjacent properties.

4. The University of Winnipeg creates a high parking demand, which, short of constructing a parkade, must be satisfied through surface lots and on-street parking, and as the subject site has been used for parking for some time, continuation will not be harmful to the neighbourhood.

5. The subject block of Young Street has evolved into the role of providing parking for students, area employees and businesses and, in many respects, residential development is not compatible with the existing character of the street and the activity generated by the University and the CBC.

6. It will be more productive to acknowledge the current status of Young Street and concentrate revitalization efforts on parts of the neighbourhood where the residential character has not been eroded to such a great extent.

7. The approval of a temporary rezoning will provide an opportunity to review the situation in ten (10) years to determine whether or not continuation of the parking lot use is still compatible with the surrounding area**.**

On January 8, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Change Report dated December 13, 2001, from the City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 220/2001 dated October 31, 2001, to a "C2" Commercial District, subject to the following:

A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

1. That the use of the land be limited to the following:
   a. accessory and non-accessory parking lot
   b. office
   c. dwelling units
   d. medical/dental or similar office
   e. trade school, business college
   f. university, college, technical school

2. That, prior to the issuance of a development permit, plans showing the lot layout, fencing, landscaping, surfacing, drainage, access, signage, parking, garbage enclosures, building elevations, exterior materials, and site lighting be submitted for the approval by the City Centre Community Committee.

3. That the zoning on the subject property shall revert to "R2-T" Two- Family Transitional Residential District, ten (10) years from the date of enactment of the zoning by-law.

II. That a ten (10) percent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Schedule "A" referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated January 8, 2002

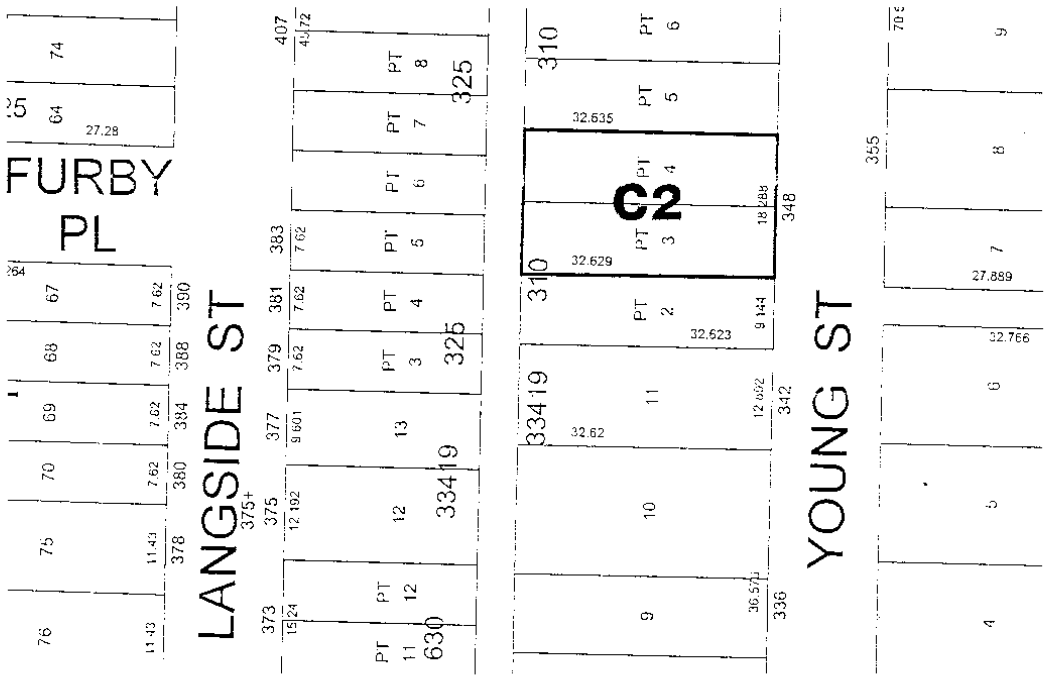
By-Law No. _____

File No. **DAZ 220/2001**

Atlas Sheet No. **AA23 CITY CENTRE COMMUNITY**

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 348 Young Street from a "R2-T" TRANSITIONAL DISTRICT to a "C2" COMMERCIAL DISTRICT as shown outlined below.



Schedule "A" for
File DAZ 220/01
City Centre
Community Committee
October 31, 2001

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____