Proposed Rezoning - land located at 989 - 993 McPhillips Street
File DAZ 208/2002

10. The Standing Policy Committee on Property and Development has been advised that an application has been received from Dave Morrison, The Cash Store Inc., 17703-103 Avenue, Edmonton, Alberta, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject land from a "C1" Commercial District to a "C2" Commercial District to allow for the maintenance of a rental store (Insta-Rent) and also establish a cash advance business (The Cash Store Inc.).

The applicants, who are also the new owners, wish to establish a new rental business in conjunction with a separate entity, the Cash Store Inc. component. The existing space will be partitioned and will have semi separate entrances off the main store front door. There remain four existing parking stalls at the rear of the building.

On May 14, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject rezoning application. No one was registered in support of the application nor in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendations contained in the report dated May 6, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department .

On May 27, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Change Report dated May 17, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 208/2002 dated May 6, 2002, 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 use of the site be restricted to rental establishments, offices, and all listed "C1" Commercial uses, including cash advance businesses.

II. That a ten percent (10%) 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 this 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.

Attachment "A" referred to in Clause 10 of the Report of the Standing Policy Committee on Property and Development dated May 27, 2002

