Report of the Standing Policy Committee on Property and Development dated June 27, 2002

Proposed Rezoning - land located at 1835 Corydon Avenue
File DAZ 211/2002

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Paul R. Janzen Design Consulting Ltd., 1221B Gateway Road, Winnipeg, to amend the Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from a "R1-5.5A" Airport Area Residential District to a "C1.5" Commercial District to allow for a proposed Medical Clinic.

The applicant represents the owners of the property, who are medical doctors. The proposal is to convert and expand an existing, one-storey single-family dwelling into a two-storey medical clinic. The doctors specialize in the research and treatment of inflammatory and arthritic diseases (rheumotology). A third doctor at the proposed clinic would specialize in neuro-opthalmology. The doctors currently operate from leased premises in the downtown.

On June 5, 2002, the City Centre Community Committee held a public hearing to consider the subject rezoning. Nine persons appeared in support of the application, forty registered in opposition thereto, and ten registered in for information thereon.

The City Centre Community Committee concurred in part, in the recommendation contained in the report dated May 21, 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 reasons:

1. The lot is designated Neighbourhood Policy Area under Plan Winnipeg, and, therefore complies with Plan Winnipeg.

2. A medical clinic can provide a needed neighbourhood service and in this case, the clinic will specialize in inflammatory and arthritic disease treatment and research, which points to a regional client base.

3. Given our aging society and the population demographics of River Heights, the proposed clinic will provide a needed neighbourhood service.

4. A clinic of this nature in the area will be extraordinary as the majority of people are elderly, many will need this kind of service in the near future and they will be able to walk to the facility rather than utilize taxi service or family members.

5. The residents in attendance who registered in opposition did not stand up and speak once it was determined the application was not intertwined with the property owned by the Canadian National Railway and was a stand alone project requesting approval solely on its own merits.

On June 27, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Change Report dated June 17, 2002, from the City Centre 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 211/2002 dated May 21, 2002, to a "C1.5" 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 property be restricted to the following uses including accessory and secondary uses:

         a. Medical Clinic

      2. That a six foot six inch wooden privacy fence be constructed / maintained along the north property limit from the rear wall of the building to the public lane, and that the parking area be paved and fenced in accordance with by-law requirements.

      3. That, prior to the issuance of a development permit or occupancy permit, plans showing the site layout, parking, fencing, landscaping, signage, external lighting, and exterior building elevations and materials be submitted for the approval of the City Centre Community Committee.

      4. That no free-standing or pylon signs, poster boards, mobile or temporary signs be permitted on the property and that facia or awning signage be limited to a maximum area of ten (10) square feet with the location restricted to the south wall of the building above the main entry.

5. That the hours of public operation be limited to between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday, with Sunday closings.

6. That buildings on the site be limited to a height of two (2) storeys and should the existing building and proposed addition be destroyed or demolished, the yards of the currently approved structure be maintained by new construction.

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 the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the 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 9 of the Report of the Standing Policy Committee on Property and Development dated June 27, 2002

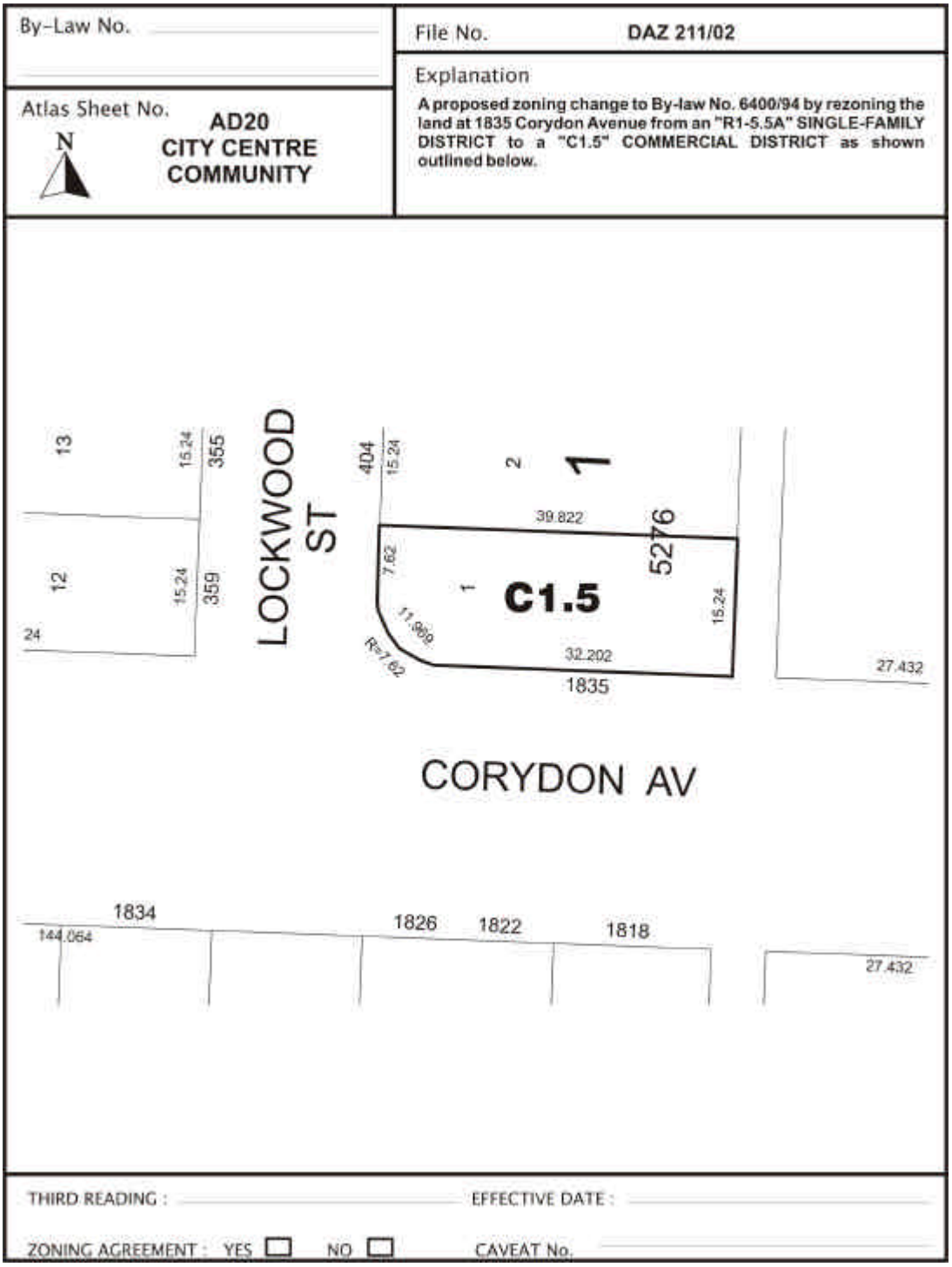


Figure 1: Schedule "A" to the report to the City Centre Community Committee for File No. DAZ 211/02, dated May 21, 2002.