


TITLE: CONDITIONAL USE 3409 VICTORIA AVENUE OWNER: 6825738 MANITOBA LTD. APPLICANT: KULLBERG'S BRANDONSOURCE HOME FURNISHINGS		
MEETING DATE: September 16, 2020		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. Application related documents B. Map, air photo & drawings	
PRESENTER: Shengxu Li, Community Planner	MANAGER: Ryan Nickel, Director of Planning & Buildings	

RECOMMENDATION:

That Conditional Use Application C-08-20 to allow for a warehouse and indoor storage use in the Commercial Arterial (CAR) Zone be approved for two years at 3409 Victoria Avenue (The Ely 746.75 Feet of Block 7 Plan 1517 BLTO) in accordance with the letter of intent “Attachment A”, and floor plan “Attachment B-2”, subject to the approval period beginning on October 25, 2020 or the issuance of an occupancy permit, whichever comes later.

BACKGROUND:

Request

The applicant, Richard Kullberg of Kullberg’s BrandSource Home Furnishings is applying on behalf of owner, 6825738 Manitoba Ltd., for a conditional use for a site located at 3409 Victoria Avenue. Approval of this application will allow for part of the building to be temporarily used as a warehouse and storage facility.

Development Context

The site is located on the northwest corner of the intersection of 34th Street and Victoria Avenue (Attachment B-1). Primary vehicle accesses to the site are from both Victoria Avenue and 34th Street. Centennial Blvd provides secondary vehicle access to the site for loading purposes at the rear of the existing building. The site is primarily surrounded by low and moderate density residential developments to the north and west, greenspace across 34th street to the east, and commercial developments across Victoria Avenue to the south.

History

The existing commercial building on the site was built in 1971. The west portion of the building is currently occupied by Sobeys Inc. The east portion of the building has been vacant since 2009 except for occasional temporary, seasonal retail uses. The property owner has renovated the east portion of the building into multiple commercial rental units (CRUs) for future tenants.

ANALYSIS:

A warehouse and storage facility use in the CAR zone requires conditional use approval. The intent of the conditional use process is to ensuring such use is an appropriate “fit” in a neighborhood. The applicant is proposing to obtain temporary storage space of their merchandise, as they are losing their current storage space in November 2020, due to the province expropriation for the new Daly Overpass Bridge. The applicant proposes a two-year lease beginning October 25, 2020.

Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:***1. Will be compatible with the general nature of the surrounding area;***

The site is located in an area with predominantly large block commercial and multiple-dwelling developments. The space for the proposed indoor storage is located at the rear portion of the building and the applicant is not proposing any changes to the exterior appearance of the building. The proposed use therefore will be generally compatible with the general nature of the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

The use will be enclosed entirely within the existing building, and the space is only meant for storage of Kullberg’s inventory merchandise. Delivery trucks on the site for loading will be limited four to five times a day. There should not be any unsightly concerns or detrimental effects to the neighboring area.

3. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

The proposed use complies with all other applicable provisions of the Zoning By-law. Given that the applicant is proposing a two-year lease be in effect beginning October 25, 2020, the Planning & Buildings Department recommends that, should this conditional use be approved, as a condition of approval the approval period begins on October 25, 2020 or the issuance of an occupancy permit, whichever comes later. This will give the applicant time to accommodate the new use before the two-year limit begins.

Commenting Agencies

The City did not receive any comments of significant concern.

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with Section 169 of The Planning Act, Notice of Public Hearing regarding this application was sent to owners of property within 100 meters (328 feet) of the subject site and notice posters were posted on the site.

Public Outreach

In accordance with Section 13 of the Zoning By-law, no additional public outreach effort is required, as the proposed use is not resulting in the increase of intensity or density of use on the site. As of the writing of this report, the Planning & Buildings Department has not received any representation in opposition or in favour of this application.