

ADMINISTRATIVE REPORT

Title: DCU 25-229348\C – 671 Corydon Ave
Issue: For consideration of a Conditional Use for a restaurant.
Critical Path: Director of Planning, Property, and Development

AUTHORIZATION

Author	Department Head	CFO	CAO
I. Stonehouse, MCP	n/a	n/a	

DECISION AND CONDITIONS

The Urban Planning and Design Division **approves** the application for a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 Neighbourhood Main Streets Planned Development Overlay (PDO-1 Neighbourhood Main Streets) Use Specific Standards to permit the establishment of a restaurant use exceeding 2500 square feet (232.3 square metres) in gross floor area.

Subject to the following condition(s):

1. That if any development granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Conditional Use shall terminate.

REASON FOR THE REPORT

- The applicant is proposing a Conditional Use to permit a restaurant use exceeding 2,500 square feet of gross floor area per requirements of the *Winnipeg Zoning By-Law*.
- This report provides information regarding the subject application's compliance with *The City of Winnipeg Charter*, section 249.

FILE/APPLICANT DETAILS

FILE: DCU 25-229348\C
RELATED FILES: N/A
COMMUNITY: City Centre Committee
NEIGHBOURHOOD #: 1.110 - (McMILLAN)

SUBJECT: For a Conditional Use under the Winnipeg Zoning By-Law No. 200/2006 Neighbourhood Main Streets Planned Development Overlay (PDO-1 Neighbourhood Main Streets) Use Specific Standards to permit the establishment of a restaurant use exceeding 2500 square feet (232.3 square metres) in gross floor area.

LOCATION: 671 Corydon Ave

LEGAL DESCRIPTION: LOT 34 PLAN 27431 34/35 ST B

APPLICANT: Dai Nguyen
461 Lindenwood Dr W
Winnipeg, MB R3P 2K5

OWNER: 4824769 MANITOBA LTD.
35 Westbourne Cres
Winnipeg, MB R2N 3R9

HISTORY

N/A

DISCUSSION

CRITERIA FOR APPROVAL

Pursuant to Section 247(3) of *The City of Winnipeg Charter*, an application for a Conditional Use with respect to a property may be approved if the Conditional Use:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (d) is compatible with the area in which the property to be affected is situated.

SITE DESCRIPTION

- The subject property is located on Corydon Ave, in the McMillan neighbourhood of the Fort Rouge - East Fort Garry ward.
- The subject site is 4,848 square feet in area. The site is currently occupied by a single-storey commercial building.
- The subject site is accessed by a paved back lane.
- Under the *Complete Communities Direction Strategy 2.0*, the site is within the “Established Neighbourhoods – Mature Community” policy area. The property is zoned “C2” Commercial – Community District.



Figure 1: Aerial photo of subject site and surrounding area.

SURROUNDING LAND USE AND ZONING (See Figure 2)

North: Rear lane, then vacant land and single-family dwellings zoned “R2” Residential Two-Family.

South: Corydon Ave, then commercial buildings zoned “C2” Neighbourhood Commercial.

East: Six-unit multi-family apartment, single-family home, and commercial buildings zoned “C2” Neighbourhood Commercial.

West: Hugo St, then commercial buildings zoned “C2” Neighbourhood Commercial.

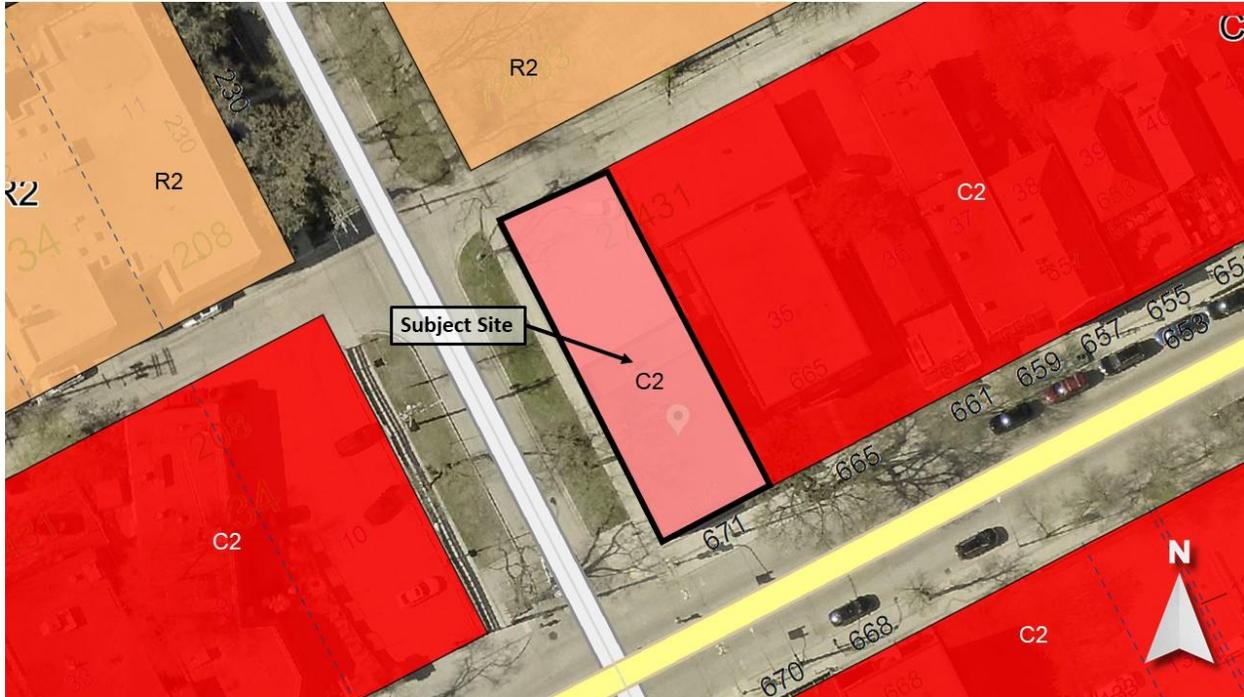


Figure 2: Zoning of the site and surrounding area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to establish a restaurant (hot pot soup & barbeque), which requires a change of use to restaurant. The restaurant exceeds the maximum square footage allowance of this use under the Winnipeg Zoning By-Law (2,500 square feet maximum; 4,467 square feet proposed), therefore a Conditional Use application is required.
- No exterior modifications are proposed.

ANALYSIS AND ISSUES

Complete Communities Direction Strategy 2.0 (CCDS 2.0)

CCDS 2.0 is one of four direction strategies supporting OurWinnipeg, the city's long-range development plan, and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.

The subject property is located in an Established Neighbourhood designated as a "Mature Community" as outlined in CCDS 2.0.

- Goal 4 states "ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs."
- General policies for Established Neighbourhoods that relate to the subject proposal are as follows:

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.

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

4.11 Conserve traditional, fine-grained commercial store fronts where possible.

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

The subject property is also located in the Corridors Policy Area designated as an “Urban Mixed-Use Corridor” as outlined in *CCDS 2.0*.

- Urban Mixed-Use Corridors are the most pedestrian-oriented of the City’s Corridors. Their design and land use either currently provide a high-quality urban environment or are expected to transition to such a standard in the shorter term. The City will prioritize the creation of vibrant pedestrian and transit-oriented places in these Corridors by encouraging residential and commercial intensification, ensuring careful attention to urban design, and through strategic infrastructure investments.
- The Vision for Corridors describe them as targeted segments of major roadways that, due to their excellent transit service via the Primary Transit Network as well as robust commercial opportunities, provide the best opportunity for mixed use intensification outside of the Downtown. They will provide a range of transportation options and will be vibrant destinations for people to live, work, and play. They will be designed to provide a comfortable pedestrian environment and attractive public realm.
- Goal 3 states “ensure corridors provide a comfortable pedestrian environment and attractive public realm.”
- General policies for Urban Mixed-Use Corridors that relate to the subject proposal are as follows:

3.1 Ensure that development on Urban Mixed-Use Corridors is designed to prioritize a comfortable pedestrian environment and attractive public realm through the use of design elements which may include, but are not limited to the following:

3.1.1 Providing minimal building setbacks from the public right-of-way to define the street edge.

3.1.2 Having entrances provide direct access to the public sidewalk.

3.1.3 Promoting a fine-grained and transparent street-level façade with active ground floor uses.

3.1.5 Minimizing impacts of vehicular access and parking on the pedestrian environment by having vehicular access off of the existing lanes.

3.1.6 Encouraging the location of parking above- or below-grade, or behind the primary building. Parking located beside the building may be acceptable if the parking area occupies a minimal area and high-quality screening from the public right-of-way is provided.

3.1.7 Promoting pedestrian-scale signage.

- Goal 4 states “use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood and community.”
- General policies for Urban Mixed-Use Corridors that relate to the subject proposal are as follows:

4.1 Maintain ground floor commercial space when redeveloping properties in Urban Mixed-Use Corridors.

The subject proposal aligns with the above applicable policies for Mature Communities and Urban Mixed-Use Corridors for the following reasons:

- The development will adaptively reuse an existing building that fits into the surrounding character of the area;
- The proposed restaurant use adds a unique destination to Corydon Avenue;
- The proposed restaurant use will add to the liveliness of the street where existing commercial activities are located.

Corydon Osborne Area Plan (COAP)

- The COAP provides policies for development in the Corydon Osborne Area, and has statutory authority as a secondary plan. The COAP is made up of specified designations that respect the existing development patterns in place, and provide opportunities for future growth.
- The subject property is designated as “Low-Rise Mixed Use” in the COAP. The proposed use (restaurant) meets the intention of this designation, which, as per Policy 3.5.12, “should be promoted as a low-rise mixed use development with a minimum building height of 2 storeys and a maximum building height of 4 storeys. The ground floor should be retail or office. Upper floors should be residential, office or home-based businesses as appropriate.”
 - At 1 storey in height, the proposed restaurant use does not meet the recommended minimum building height but does align with general goals from CCDS 2.0, including Established Neighbourhoods – Mature Community Policy 4.2 which states; *“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.”*

City of Winnipeg Zoning By-Law 200/2006

Neighbourhood Main Streets Planned Development Overlay 1

Under the Neighbourhood Main Streets PDO, “Restaurant” uses are limited to 2,500 square feet. The proposed restaurant use will have a gross floor area of 4,467 square feet, therefore a Conditional Use is required.

Corydon Osborne Planned Development Overlay 1

Under the Corydon Osborne PDO, the property is designated as “Low Rise Mixed Use Area A.” Restaurant uses are permitted under this designation but are limited to 2,500 square feet in gross floor area. The proposed restaurant use will have a gross floor area of 4,467 square feet, therefore a Conditional Use is required.

CONDITIONAL USE

As noted above, the Urban Mixed-Use Corridor policy area under the *Complete Communities Direction Strategy 2.0* specifically states that a goal is to maintain ground floor commercial uses to activate the corridor and to focus those uses towards existing nodes.

Although the gross floor area of the restaurant is calculated as 4,667 square feet, the building floor plans show that only 2,452 square feet will be used for general restaurant use. The basement floor area, which measures 2,015 square feet, is primarily unfinished open space and will not be used for serving/dining purposes. Given this observation, the Conditional Use request is warranted and appears to have no perceived negative impact on adjacent businesses or residents.

Given the restaurant's alignment with *CCDS 2.0* policies and the observation of no perceived negative impact on adjacent businesses or residents, the Urban Planning and Design Division approves the Conditional Use application.

REASONS FOR DECISION

In the context of Section 247(3), the Urban Planning and Design Division **approves** the application for the following reasons:

- (a) is consistent with *Plan Winnipeg* and any applicable secondary plan;
In that, the proposed development maintains commercial activity by reusing an existing building, which is consistent with the Complete Communities Direction Strategy's 2.0 policies for Corridors – Urban Mixed-Use Corridors and the Corydon Osborne Area Plan.
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
In that, the proposed development will not in any way change the existing building height or footprint. The proposed use adds a unique destination to Corydon Avenue and has no perceived negative impacts on adjacent businesses or residents.
- (d) is compatible with the area in which the property to be affected is situated.
In that, this area is already characterized by a mix of commercial activities; the proposed use would only add to the character of this established commercial node.

OURWINNIPEG 2045 POLICY ALIGNMENT

OurWinnipeg 2045 Goal: City Building

- City Building Objective 1: Responsibly plan, prioritize and accommodate growth in areas that best support *Complete Communities* principles, to achieve this Plan's sustainable development goals.
- City Building Objective 2: Integrate resilient land use, transportation and infrastructure planning, and investments.

6.40 Commercial Areas

- Facilitate the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while also accommodating local commercial amenities in new neighbourhoods, to ensure completeness from its inception.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity 4: Facilitate Compact, Complete Development and Increase Density.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

Consideration was given to whether this report connects to any of the specific Goals and Objectives in the *PRS* and it was determined the *PRS* is not applicable to this specific report.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Isaiah Stonehouse, MCP
Date: Friday, November 7, 2025
File No. DCU 25-229348\C