Agenda - Executive Policy Committee - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 5, 2005

Item No. 9 Rezoning - 1845 Mathers Avenue
File DAZ 210/2005

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the City Centre Community Committee, as amended, and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 210/2005 dated May 30, 2005, to an "RM-L" Multiple Family District subject to the Developer entering into a zoning agreement with the City of Winnipeg pursuant to subsection 240(1) of the City of Winnipeg Charter to provide for the following:

    A. That prior to the issuance of a development permit detailed plans showing the site layout, access, parking, loading, building elevations and materials, landscaping, fencing, garbage enclosures, exterior lighting, pedestrian access, pedestrian pathway and signage be submitted for approval of the City Centre Community Committee.

2. That the Developer submit a subdivision application to delineate the public walkway as Public Reserve as shown on Schedule "B" for File DAZ 210/2005 dated May 30, 2005, at no cost to the City. Further that the Developer enter into a Servicing Agreement with the City for the Developer to construct a pathway in the Public Reserve from Mathers Avenue to Grant Avenue and to construct the extension of the concrete pavement in Mathers Avenue from its terminus at the lane west of Centennial Street to the west limit of the proposed private approach to the property, all at no cost to the City and to the specifications and satisfaction of the Directors of Planning, Property and Development and Public Works.

3. That the Developer be responsible for the plan of subdivision referred to in Recommendation 2 being prepared by a registered Manitoba Land Surveyor in accordance with Schedule "B" for File DAZ 210/2005 dated May 30, 2005, for registration in the Manitoba Land Titles Office.

4. That the Developer be required to pay/grant the following:

    A. their share of the cost of the existing combined sewer in Mathers Avenue on the basis of current Local Improvement rates.

B. their share of the cost of the existing watermain flanking their property on the basis of Local Improvement rates.

C. a five (5) foot easement to the City of Winnipeg within the west limit of the property for maintenance of the existing watermain flanking the property.

4. 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. 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.

6. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat 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.

7. 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 Charter.

Agenda - Executive Policy Committee - July 20, 2005

Report - Standing Policy Committee on Property and Development - July 5, 2005

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the City Centre Community Committee with the following amendment, namely:

- That recommendation 2 be deleted in its entirety and replaced with the following:

    "2. That the Developer submit a subdivision application to delineate the public walkway as Public Reserve as shown on Schedule "B" for File DAZ 210/2005 dated May 30, 2005, at no cost to the City. Further that the Developer enter into a Servicing Agreement with the City for the Developer to construct a pathway in the Public Reserve from Mathers Avenue to Grant Avenue and to construct the extension of the concrete pavement in Mathers Avenue from its terminus at the lane west of Centennial Street to the west limit of the proposed private approach to the property, all at no cost to the City and to the specifications and satisfaction of the Directors of Planning, Property and Development and Public Works."

- That recommendation 6 be amended by deleting the words “as a first charge” in the second line thereof,

and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 7, 2005, the City Centre Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning – 1845 Mathers Avenue**
File DAZ 210/2005 [c/r DAV 111112/2005D and DCU 121631/2005D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Josie Marques, Clerk,**
City Centre Community Committee

Report date: **June 10, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 7, 2005, the City Centre Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 210/2005 dated May 30, 2005, to an "RM-L" Multiple Family District, subject to the Developer entering into a zoning agreement with the City of Winnipeg pursuant to subsection 240(1) of the City of Winnipeg Charter act to provide for the following;

    A. That prior to the issuance of a development permit, detailed plans showing the site layout, access, parking, loading, building elevations and materials, landscaping fencing, garbage enclosures, exterior lighting, pedestrian access, pedestrian pathway and signage be submitted for approval of the City Centre Community Committee.

2. That the Developer prepare a plan of subdivision at no cost to the City delineating the public walkway as Public Reserve as shown on Schedule "B" for File DAZ 210/2005 dated May 30, 2005. Furthermore, it is the responsibility of the Developer to construct the said pathway at no cost to the City, to the specifications and satisfaction of the Director of Planning Property and Development.

3. That the Developer be responsible for the plan of subdivision referred to in Recommendation 2 be prepared by a registered Manitoba Land Surveyor in accordance to Schedule 'B' for file DAZ 210/2005 dated May 30, 2005 for registration in the Manitoba Land Titles Office.

4. That the Developer be required to pay / grant the following:

    A. their share of the cost of the existing combined sewer in Mathers Avenue on the basis of current Local Improvement rates.

B. their share of the cost of the existing watermain flanking their property on the basis of Local Improvement rates.

C. a five (5) foot easement to the City of Winnipeg within the west limit of the property for maintenance of the existing watermain flanking the property.

4. 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. 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.

6. 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.

7. 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 Charter.

The City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. The applicant has a good reputation and has talked to community about the development.
2. The applicant has agreed to the suggestion from City to add pathways.
3. There will not be a large increase to traffic from this development.
4. The development is a fitting use.

PUBLIC HEARING SUMMARY

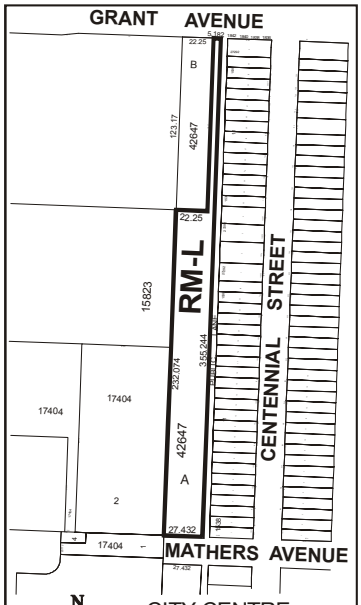
File: DAZ 210 /2005 [c/r DCU 121531/2005D and DAV 111112/2005D]

Before: City Centre Community Committee
Councillor Benham, Chairperson
Councillor Gerbasi
Councillor Smith

Public Hearing: June 7, 2005
West Committee Room
Council Building, 510 Main Street

Applicant: Lanny L.M. Silver Architect

Subject:



APPLICANT : LANNY L.M. SILVER ARCHITECT
FILE : DAZ 210/05
PROPOSAL : To rezone the land shown outlined above from a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4" SINGLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT and a "C1" COMMERCIAL DISTRICT to an "RM-L" MULTIPLE-FAMILY DISTRICT. **For information, phone Mr. J. Veitch, Planner at 986-7728.**

Premises Affected: 1845 Mathers Avenue

Exhibits Filed:

1. Application dated May 3, 2005
2. Notification of Public Hearing dated May 5, 2005
3. Manitoba Status of Title 2011474
4. Plans (3 pages)
5. Report from the Manager of Planning and Land Use dated May 30, 2005
6. Inspection Report
7. Letter of Authorization dated June 7, 2005, from Anita Fleming, Regional Manager, CNR to Lanny Silver.
8. Copy of letter and questionnaire, dated November 29, 2004, sent to area residents, submitted by applicant at the public hearing.
9. Letter in opposition to the application, dated June 5, 2005, from Jerry Weir

REPRESENTATIONS:

In Support:

Lanny Silver, Lanny L. M. Silver Architect
Avrohom Altein
Murray Bazak
Lorraine and Yale Gilbert
Jack Kovnats
Rocky Kravetsky
Faye Parks Micay
Clive Ramage
Chana Simmonds
Yacov Simmonds

In Opposition:

Nancy Schenkeveld
Jerry Weir

For Information:

Edward R. Allden
Phyllis Doran
Abe Friesen
Donna Mae Yeo

For the City:

Mr. J. Veitch, Planner, Planning, Property and Development Department
SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

The applicant, Lanny Silver, Lanny L.M. Silver Architect, accompanied by Rabbi Yacov Simmonds appeared in support of the application, and gave a brief overview on the development. Rabbi Simmonds submitted a copy of the letter and questionnaire notifying area residents of informational meeting, filed as Exhibit 9. In response to committees questions, Rabbi Simmonds, stated that the parking lot was sufficient for peak times, the site would be fenced, they had agreed to the City's suggestion of a pathway, that a total of 60 letters of the informational meeting were distributed and approximately 8 to 10 people attended, and that as a result of the meeting the garbage was set off the lane and inside parking lot.

Avrohom Altein appeared in support if the application. Mr. Altein stated that currently a similar development exists in the north end, the impact of the development is to enhance security, safety and the quality of the neighbourhood while providing a service to people living in the area.

Nancy Schenkeveld appeared in opposition to the application. Ms Schenkeveld stated concerns with not having received the letter of the informational meeting, traffic, access into the existing homes' garages because of the proposed fence, and that the area already had other large developments. Ms Schenkeveld stated appreciation for the proposed private driveway and pathway.

The Clerk read into the record a communication in opposition to the application, dated June 5, 2005, from Jerry Weir, filed as Exhibit 9.

Edward R. Allden, appeared for information. Mr. Allden inquired as to snow clearing.

Donna Mae Yeo appeared for information. Ms Yeo stated she had not receive the letter of the informational meeting. Ms Yeo also stated concerns with snow clearing. Ms Yeo further inquired as to the pathway and height of the building.

In rebuttal, Mr. Silver, stated that this development was a low use of land, during religious holidays use of cars was not permitted, providing a private access would limit autos down lane, the lane would be buffered with landscaping and a fence to deflect lights from autos. Mr. Silver also stated that having a parking lot would prevent on street parking. Rabbi Simmonds stated that any traffic would be during daytime and it would be limited because of the developments low density. Rabbi Simmonds also stated that it was not intentional that some may not have received the letter of the informational meeting. Mr. Silver further stated that snow clearing and pathway were a priority, and that most of the building would be approximately 15 feet with a portion having a mezzanine that would require an additional 10 feet.

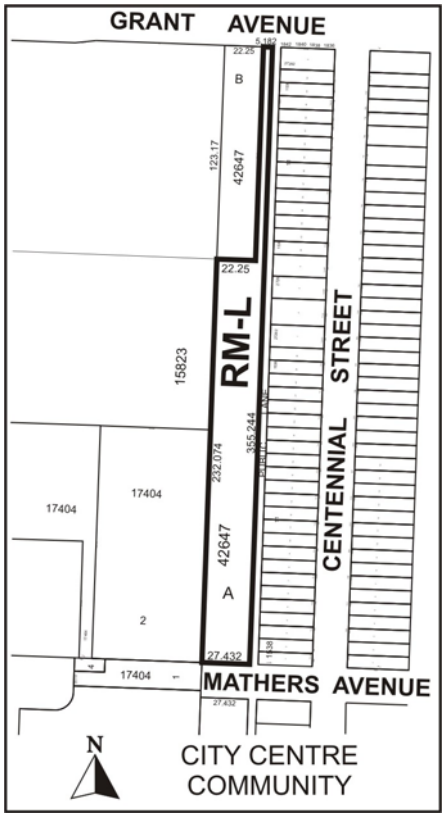
Exhibit "5" referred to in File DAZ 210/2005 [c/r DAV 111112/2005D and DCU 121631/2005D]

Planning, Property and Development Department Report

To the City Centre Community Committee

Date: May 30, 2005
File: DAZ 210/05
Related Files: DAV 05-111112D, DCU 05121631D
Subject: To rezone from a 'C1' Commercial District, a 'R1-4' Residential District, a 'RM-3' Multiple Family District and a 'PR1' Parks and Recreation District to an 'RM-L' Multiple Family District to allow the construction of a religious multi-use building.

Location: 1845 Mathers Avenue
Legal Description: PCL A PL 42647



Applicant: Mr. Lanny Silver
Owner: Canadian National Railway Company (June Warner)

Recommendation: Approval with Conditions

Report Summary: CNR Right of Way lands (Mathers Ave. north to Grant Ave.)
Proposed Synagogue / Seminary
Conditions based in part on ACG meeting of May 11, 2005

Site Description

Existing land Use and Zoning

The subject site is an approximately 1.73 acre portion of the CNR right-of-way that runs north/south through the Mathers Neighbourhood in the City Centre Ward. It is situated predominantly within a residential setting characterized by single-family dwellings to the east and multiple family dwellings to the west. To the north of the site is Grant Avenue with limited Retail / Commercial development.

The subject site is currently zoned 'C1' Commercial, 'R1-4' Residential, 'RM-3' Multiple Family Residential and 'PR1' Parks and Recreation.

Surrounding Land Use and Zoning

North: Grant Avenue then 'C2' and 'C1' Commercial
South: 'PR1' Parks and Recreation
East: Back Lane then 'R1-4' Residential
West: 'PR' Parks and Recreation and 'RM3' Multiple Family Residential

Background

The subject site is a portion of the abandoned CNR Oak Point Rail Line. The site has several existing zoning designations as these rights of ways typically picked up the zoning designations of the adjacent properties.

The applicant and their Architect have met with the Division on several occasions to review plans and seek input. The applicant was encouraged to consider a low density 'RM' multiple family zoning designation in order to fit better with the surrounding land uses, restrict future incompatible commercial uses and provide a certain level of comfort to the local residents.

Description of the Proposed Development

Presently the Lubavitch Centre is located within a small strip mall at 1821 Grant Avenue. This proposal involves the construction of a new synagogue for their members on the southern portion of the subject site with access off Mathers Avenue. The synagogue will be a place for prayer; teaching, learning and studying will take place. The building itself will be approximately 60' x 150' (9,000 square feet) and will include an upper gallery and a basement. The building will be located 5 feet off the west property line and approximately 69 feet from the south property line. The height will be approximately 22 feet for the portion of the building with the gallery and 12 feet for the rest of the building.

The Lubavitch members consist of 6 to 7 families and the centre will operate as an out reach group as well welcoming all who would like to participate. Daily they anticipate 10 to 15 young male students who will live and study in the centre as well as 10 additional adults who would attend twice daily for teaching and prayer. They will also operate a daycare at the facility for 10 to 15 children.

In order to facilitate public recreation and to provide connection between the adjacent north south CNR lands the applicant proposes to construct a public pathway along the entire length of their property from Mathers Avenue to Grant Avenue.

Analysis

Plan Winnipeg Compliance
The subject site is within the 'Neighbourhood' designation in Plan Winnipeg. Policy 3A-01 Promote Orderly Development promotes a local neighbourhood identity with a mixed use of residential, educational, institutional, etc. at a compatible scale and density. Policy 3A-02

Promote Compact Urban Form talks about encouraging infilling of vacant lands and the revitalization of existing neighbourhoods making use of existing infrastructure and supporting new development adjacent to and compatible with existing development minimizing the spatial use of land. Policy 3B-01 Promote Vibrant Neighbourhoods discusses encouraging and promoting low-intensity ancillary uses specifically naming religious and institutional uses.

Compatibility with existing neighbourhood and surrounding uses
The Planning and Land Use Division believes this development will fit well within the existing context; a synagogue is a place of prayer, study and learning uses that tend to generate a minimal amount of noise and traffic. Facility visits and uses will occur during the daytime, which is compatible with the residential character of the area. The majority of the Lubavitch members (6 to 7 families) attend the synagogue for Sabbaths and holy days, (approx. 70 to 80 times per year). Members must walk to these events resulting in very limited vehicle traffic to and from the site. The seminary portion of the synagogue will be occupied by 10 to 15 live in students for religious study. The building's footprint will occupy 9,000 square feet of the approximately 75,400 square foot site, the rest of the site will be open space with some surface parking.

Transportation and Site Access
In terms of site access, the developer will extend Mathers Avenue to connect with an onsite private drive. The Administration has requested the developer design the site in order to prevent direct access to the public back lane from the subject site. This will be achieved through a combination of landscaping and fencing buffers.

The rest of the site will be developed with a surface parking lot for 60 cars, a 704 square foot detached garage, pathway, open space and a play field all accessed by an internal private driveway.

Public Input

Planning and Land Use also recommended that the proponent consult with the local community to inform them of their proposal. The applicant hosted a public open house on December 13, 2004. Eight to 10 people attended and were generally supportive of the applicant's plans. Four surveys were filled out by some of the residents in attendance and have been submitted to the City. Although a small sample, they indicate that the respondents were 'enthusiastically in favour of the proposal'.

Water and Waste

Presently there is a 10" watermain running north south, parallel to the west property line of the subject site. Based on discussions with the City of Winnipeg's Water and Waste Department the owner will provide a 5-foot easement along the western edge of their property.

Trails and Pathways

The City of Winnipeg has envisaged that the abandoned CNR Oakpoint Line would be an opportunity to provide a public pathway connecting Taylor Avenue to Academy Road eventually tying in to the Wellington Crescent pathway system.

The applicant has agreed to construct a pathway along the entire length of their property from Mathers Avenue to Grant Avenue to facilitate this public recreation opportunity. This pathway will be transferred to the City as a public reserve in a plan of subdivision by the applicant and will be in lieu of the 10% dedication requirement.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- It complies with Plan Winnipeg (Policy 3A-01, Policy 3A-02 and Policy 3B-01)
- It is compatible with the surrounding context

Recommended Conditions of Approval

A. That, The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 210/05, attached hereto and dated, 2004, to an "RM-L" Residential District, subject to the Developer entering into a zoning agreement with the City of Winnipeg pursuant to subsection 240(1) of the City of Winnipeg Charter act to provide for the following;

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

B. That, the Developer prepare a plan of subdivision at no cost to the City delineating the public walkway as Public Reserve as shown on Schedule 'B' for file DAZ 210/05 dated May 30, 2005. Furthermore, it is the responsibility of the Developer to construct the said pathway at no cost to the City, to the specifications and satisfaction of the Director of Planning Property and Development.

C. That, the Developer be responsible for the plan of subdivision referred to in clause II be prepared by a registered Manitoba Land Surveyor in accordance to Schedule 'B' for file DAZ 210/05 dated May 30, 2005 for registration in the Manitoba Land Titles Office.

D. That, the Developer be required to pay / grant the following;

a. their share of the cost of the existing combined sewer in Mathers Avenue on the basis of current Local Improvement rates.

b. their share of the cost of the existing watermain flanking their property on the basis of Local Improvement rates.

c. grant a 5-foot easement to the City of Winnipeg within the west limit of the property for maintenance of the existing watermain flanking the property.

E. 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 an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

F. 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.

G. 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.

H. 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 Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: James Veitch
PPD File # DAZ 210/05

Schedule "A"

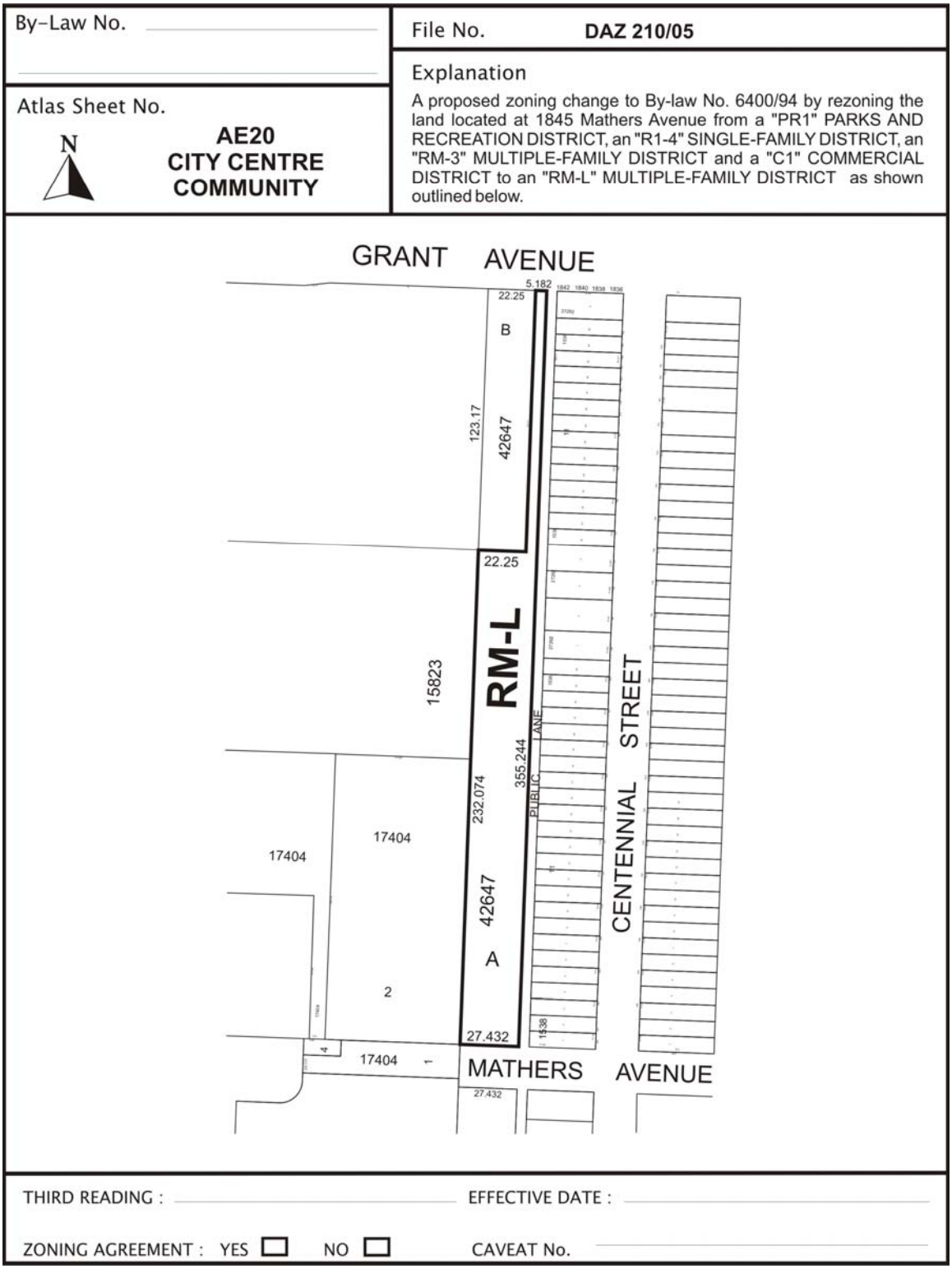


Figure 1: Schedule "A" to the report to the City Centre Community Committee for File No. DAZ 210/05, dated May 30, 2005.

Schedule "B"

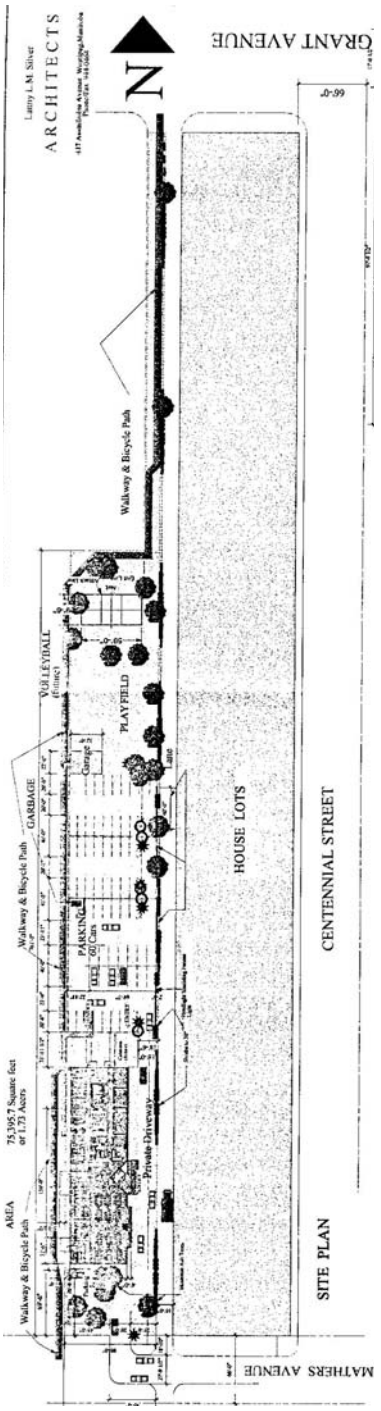


Figure 2: Schedule "B" to the report to the City Centre Community Committee for File No. DAZ 210/05, dated May 30, 2005.

Lubavitch Centre

2095 Sinclair Street, Winnipeg, MB R2V 3K2 Tel: (204) 339-8737 or 339-4736 Fax: (204) 586-0487
South-End: Ohel Menachem Torah Centre 1821 Grant Avenue

Rabbi Avrohom Altein
Director/Rabbi
Tel: 339-8737

Phil Kravetsky
President

Rabbi Boruch Heidingsfeld
Youth & Educational Programs
Tel: 489-9733

Rabbi Yacov Simmonds
Executive Associate
Tel: 897-6974

בס"ד

ט"ז כסלו תשס"ה
Monday, November 29, 2004

Dear Homeowner:

Please be advised that after careful consultation with city planners, Lubavitch Centre has developed a wonderful plan for the property between Mathers Street and Grant Avenue that was the site of the former CN rail line. (This excludes the section behind Superstore that was purchased by Superstore.)

We believe that our plan will make the best possible use of the land and that it will fit in very well with the quiet character of the neighborhood.

We will be holding a community meeting at Chabad Torah Centre, 1825 Grant Avenue, corner Centennial, on Monday evening December 13th between 7:30 p.m. and 8:30 p.m..

At this meeting, we will show and explain our plan for this property. You will be able to ask questions and/or offer necessary suggestions.

Sincerely,

Rabbi Yacov Simmonds ***Lanny Silver, Architect***

Lubavitch Centre

2095 Sinclair Street, Winnipeg, MB R2V 3K2 Tel: (204) 339-8737 or 339-4756 Fax: (204) 586-0487
South-End: Ohel Menachem Torah Centre 1825 Grant Avenue

Rabbi Avrohom Altein, *Director/Rabbi*, Tel: 339-8737
Phil Kravetsky, *President*
Rabbi Boruch Heidingsfeld, *Youth & Educational Programs*, Tel: 489-9733
Rabbi Yacov Simmonds, *Executive Associate*, Tel: 336-0057

Monday, December 13, 2004 בס"ד

Dear Residents:

We are confident that our proposal for the CN property between Mathers Avenue and the Superstore near Grant Avenue, is the best possibility and will enhance the neighborhood. We are seriously take into consideration the viewpoints and feelings of the nearby residents. Kindly fill in the following brief questionaire so that we can have your input.

CHECK ONE:

- ☑ **I am enthusiastically in favour of this proposal.**
- ☐ **I think that it is generally good, but I have certain concerns.**
- ☐ **I am opposed to this proposal, for the reasons I will explain below.**
- ☐ **I am undecided.**

Your Comments:

MY NAME: Mr + Mrs Wittenberg TEL: 488-2175

ADDRESS: 831 Cornwall St.

Thank you for sharing your viewpoint with us. We will do our best for the residents of this neighborhood.

Administration of Lubavitch Centre

Lubavitch Centre

2095 Sinclair Street, Winnipeg, MB R2V 3K2 Tel: (204) 339-8737 or 339-4756 Fax: (204) 586-0487
South-End: Ohel Menachem Torah Centre 1825 Grant Avenue

Rabbi Avrohom Altein, *Director/Rabbi*, Tel: 339-8737
Phil Kravetsky, *President*
Rabbi Boruch Heidingsfeld, *Youth & Educational Programs*, Tel: 489-9733
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- ☐ **I think that it is generally good, but I have certain concerns.**
- ☐ **I am opposed to this proposal, for the reasons I will explain below.**
- ☐ **I am undecided.**

Your Comments:

I believe that the community will gain in a spiritual stronghold with the addition of this project. One does not have to be Jewish to appreciate and understand the importance.

MY NAME: FAYE - PARKS MICAY TEL: 488-6777

ADDRESS: 643 BROCK STREET.

Thank you for sharing your viewpoint with us. We will do our best for the residents of this neighborhood.

Administration of Lubavitch Centre

Lubavitch Centre

2095 Sinclair Street, Winnipeg, MB R2V 3K2 Tel: (204) 339-8737 or 339-4756 Fax: (204) 586-0487
South-End: Ohel Menachem Torah Centre 1825 Grant Avenue

Rabbi Avrohom Altein, *Director/Rabbi*, Tel: 339-8737
Phil Kravetsky, *President*
Rabbi Boruch Heidingsfeld, *Youth & Educational Programs*, Tel: 489-9733
Rabbi Yacov Simmonds, *Executive Associate*, Tel: 336-0057

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CHECK ONE:

- ☑ **I am enthusiastically in favour of this proposal.**
- ☐ **I think that it is generally good, but I have certain concerns.**
- ☐ **I am opposed to this proposal, for the reasons I will explain below.**
- ☐ **I am undecided.**

Your Comments:

I think this is a good use for the land. The proposed building will enhance the community. In fact it will be an asset for the entire neighbourhood.

MY NAME: Mark Steiner TEL: 489-9255

ADDRESS: 552 Beaverbrook St.

Thank you for sharing your viewpoint with us. We will do our best for the residents of this neighborhood.

Administration of Lubavitch Centre

Lubavitch Centre

2095 Sinclair Street, Winnipeg, MB R2V 3K2 Tel: (204) 339-8737 or 339-4756 Fax: (204) 586-0487
South-End: Ohel Menachem Torah Centre 1825 Grant Avenue

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- ☐ **I think that it is generally good, but I have certain concerns.**
- ☐ **I am opposed to this proposal, for the reasons I will explain below.**
- ☐ **I am undecided.**

Your Comments:

AM VERY PLEASED WITH THE IDEA OF THIS PROJECT IN THIS PARTICULAR AREA BECAUSE I THINK IT DEFINITELY FITS OUR LANDSCAPE, DEFINITELY PREFERABLE OVER RESIDENTIAL OR COMMERCIAL PROJECT.

MY NAME: JOE BUCCINI TEL: 772-9070

ADDRESS: 785 CENTENNIAL STREET

Thank you for sharing your viewpoint with us. We will do our best for the residents of this neighborhood.

Administration of Lubavitch Centre