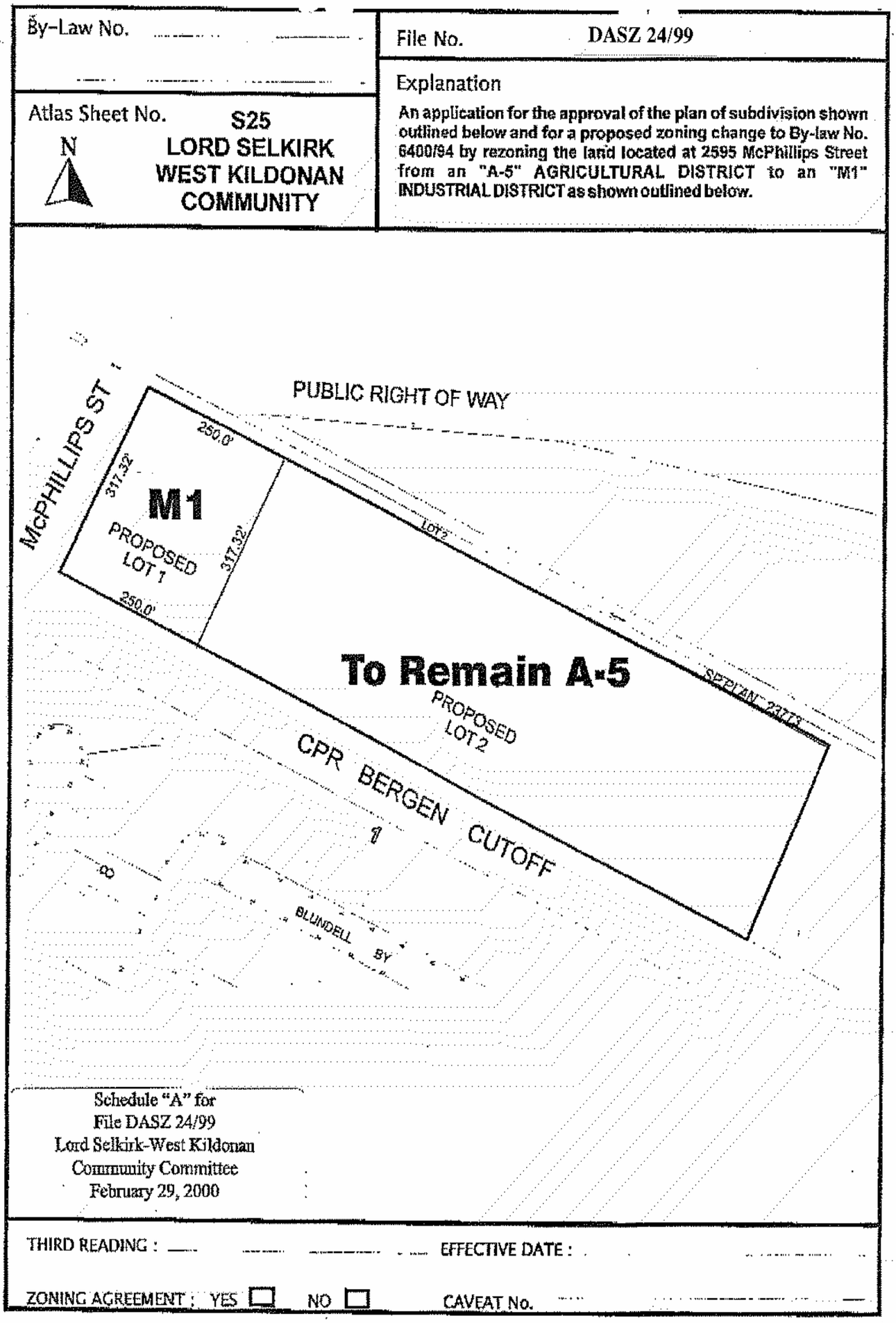
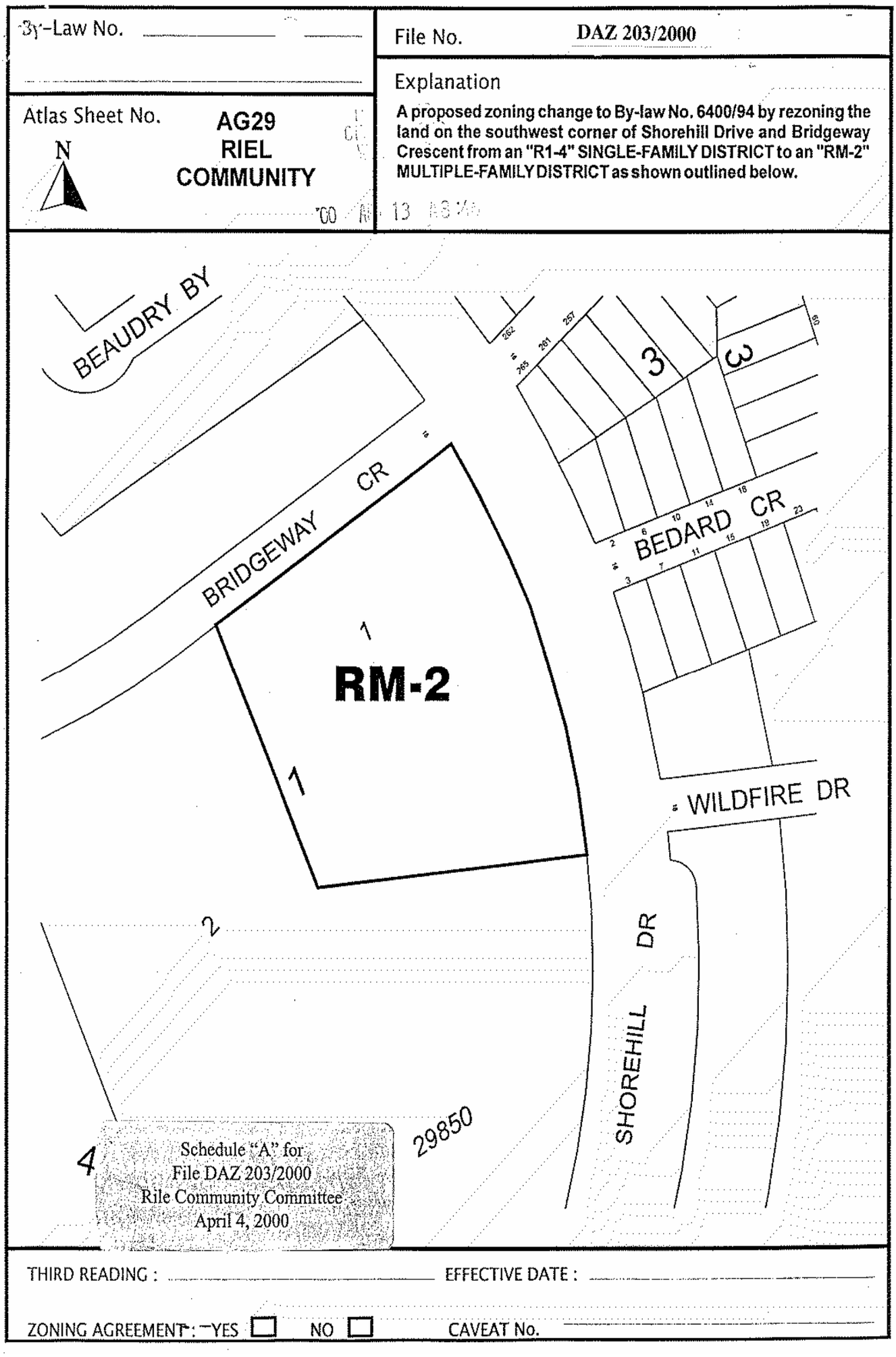
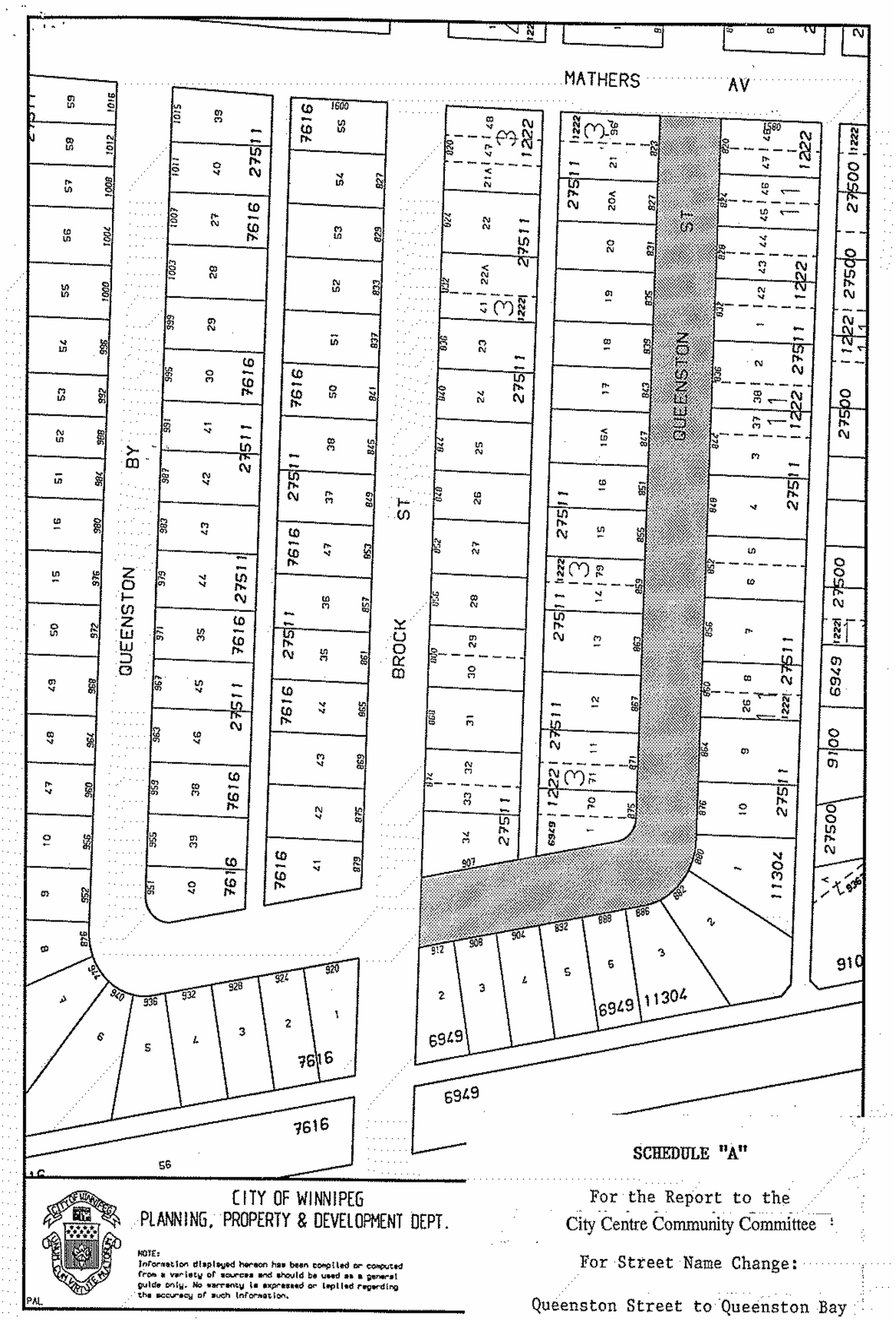
633 - Schedule "A" referred to in Clause 1 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000



634 - Schedule "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000



635 - Schedule “A” referred to in Clause 3 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000

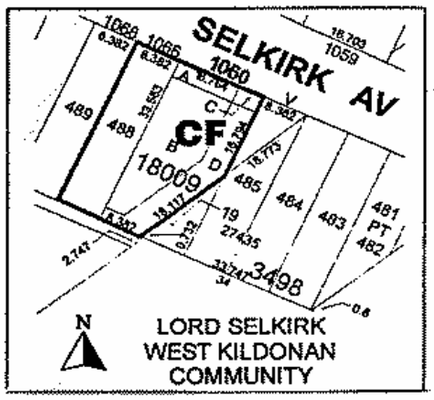


636 - Appendix "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000

Report of the Standing Policy Committee on Property and Development dated April 4, 2000

Proposed Rezoning - land located at 1060 Selkirk Avenue - Lord Selkirk-West Kildonan Community
File DAZ 236/99

6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Atlas Welding Ltd., (Doug Trihart), 1060 Selkirk Avenue, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the subject lands outlined from a "C2" Commercial District to a "CF" Industrial District to allow for the maintenance of a welding business.



Site Area: *The overall site area totals 9,000 square feet. A welding business occupies at least 50% of that area.*

Existing Land Use and Zoning: *While the land is currently zoned "C2" Commercial, it is occupied by a light industrial business that has been operating for a number of years.*

The following is the present surrounding land use and zoning:

North: *Land to north of Selkirk Avenue is a combination of "C2" Commercial businesses and residential "R2" and "R1-3" zoned properties*

South: *Land to the south is "M2" Industrial (railway right-of-way)*

East: *Land to the east is occupied by a housing project zoned "RM-1"*

West: *Land to the west is occupied by several dwellings zoned "R1-2.5" and several businesses zoned "C2" Commercial*

The applicant already operates his business as a result of a use variance approved three years ago. That variance expires in two years and cannot be renewed. A rezoning of the site is therefore required for the business to continue.

The proposed zoning fully complies with Plan Winnipeg. The parcel of land in question falls within a designated industrial area.

The subject property has an old C.P.R. right-of-way on the east side, industrial areas to the south, Selkirk Avenue to the north and a residence to the west. As a result of use variance File DAV 803/96C, the applicant was granted the right to operate his welding business for a maximum five years. That variance will expire soon and cannot be renewed. The applicant wishes to continue operating at his present location but can only do so procedurally by rezoning the land to an industrial category. The "CF" Commercial Fabrication category is regarded as the most appropriate category at this location. The area between Selkirk Avenue and the intersection of Jarvis/McPhillips Street is a mix of industrial and recreational public reserve land. There are few residential properties remaining in this area but one of the remaining residential dwelling occupies a lot adjacent to Atlas Welding. To the applicant's credit, his business has operated for a number of years and there's no complaint on record related to his operation. The Planning and Land Use Division is therefore prepared to support the subject application but recommends that the use of land be restricted to the current use - a welding business.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community on March 7, 2000. One person appeared in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed rezoning be approved for the following reason:

1. The proposed rezoning is appropriate at this location.

Appendix "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000 (continued)

The Standing Policy Committee on Property and Development concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A", for File DAZ 236/99 dated February 29, 2000, to a "CF" Industrial 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 land be restricted to a welding business.

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.

Appendix "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated May 2, 2000 (continued)

Schedule "A" referred to in Clause 6 of the Report of the Standing Policy Committee on Property and Development dated April 4, 2000

