Minutes – Executive Policy Committee – October 12, 2005

PUBLIC HEARINGS

Minute No. 593 Variance – 50 and 56 Dunkirk Drive
File DAV 129773/2005D [c/r PW 2/2005, DASZ 16/2005]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee adjourned the public hearing to its meeting on October 19, 2005.

DECISION MAKING HISTORY:

The Administration advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Eadie,
That the administrative report be taken as read.

Carried

Moved by Councillor Clement,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Steeves,
That the administrative recommendation be concurred in and forwarded to Council.

With the permission of Committee, Councillor Steeves withdrew his motion.

Moved by Councillor De Smedt,
That the public hearing be adjourned to the Executive Policy Committee meeting on October 19, 2005.

Carried

PUBLIC HEARING SUMMARY

File:	DAV 129773/2005D [c/r DASZ 16/2005]
Before:	Executive Policy Committee His Worship Mayor Katz, Chairperson Deputy Mayor Pagtakhan Councillor Clement Councillor Eadie Councillor De Smedt Councillor Steeves Councillor Thomas
Public Hearing:	October 12, 2005 Council Building, 510 Main Street
Applicant:	Caleb Group of Companies (Matt Mann)
Premises Affected:	50 and 56 Dunkirk Drive
Legal Description:	Lot 2/3 Plan 27760 111/112 ST B, hereinafter called "the land"
Property Zoned:	"PR2" (Parks and Recreation District)
Zoning Atlas Sheet:	AE26
Nature of Application:	1. To vary the "PR2" Parks and Recreation District regulations of The Winnipeg Zoning By-law No. 6400/94: A. For the establishment of proposed parcel plan of survey (Parcels E, F & G) to permit no vehicular access to a public street; B. For the establishment of accessory parking area for an existing golf course (Parcels E, F & G) to permit as follows: i. no front yard instead of 20 feet (6.10 metres) ii. no west side yard instead of 20 feet (6.10 metres) iii. no light-proof fence and no landscaping abutting a public street (Dunkirk Drive).

2. To vary the proposed "RM-3" Multiple Family District regulations of The Winnipeg Zoning By-law No. 6400/94 for the construction of a multiple family dwelling for seniors to permit an east side yard of 23.86 feet (7.27 metres) instead of 24.95 feet (7.60 metres).

Exhibits Filed:

1. Application dated September 27, 2005
2. Notification of Public Hearing dated September 27, 2005
3a. Title Searches 1353001, 1353003, 1417623, 1802675, 1950038, 1950039, 1950041
3b. Certificate of Titles 778312, 344548, 394251, 419820, 444748, A48026, 488877, 56856, B86080
4. Letter of authorization dated February 9, 2005 from Manager of Real Estate Division, Planning, Property and Development Department, City of Winnipeg, to Caleb Construction Ltd., Attention: Matt Mann, Vice-President, Construction Division
5. Confirmation from the Zoning Development Administrator that the subject property may be posted in substitution for newspaper advertising
6. Misc. Plan Nos. 4750/19, 4750/26
7. Plans, Sheet 1 to 16 inclusive, for File DAV 129773/2005D dated May 11, 2005
8. Report from the Director of Planning, Property and Development dated October 3, 2005
9. Inspection Report
10. Proposed Revision to Plate "A" Land Use Plan Winnipeg submitted by the Planning, Property and Development Department at the public hearing
11. Misc. Plan No. 4750/26 submitted by the Planning, Property and Development Department at the public hearing
12. PowerPoint presentation with respect to the application, submitted by Tim Krivoshen, Caleb Group of Companies, at the public hearing
13. Package including a bound proposal, two brochures, and a list of phone enquiries, submitted by Darrell Remai, Caleb Group of Companies, at the public hearing
14. Communication dated October 2, 2005 from Louise Thibeault in support of the application submitted by Darrell Remai, Caleb Group of Companies, at the public hearing
15. Site Plan submitted by Darrell Remai, Caleb Group of Companies, at the public hearing

16. Communication in opposition to the application submitted by Arlene Cameron at the public hearing
17. Presentation dated October 12, 2005, in opposition to the application submitted by Maureen (Mo) Tipples at the public hearing

REPRESENTATIONS:

In Support:

Tim Krivoshen, Caleb Group of Companies
Darrell Remai, President and CEO, Caleb Group of Companies
Clinton Sahulka, Bering Commercial Real Estate Inc.
Louise Thibeault

In Opposition:

Rick Bochinski, Tennis Manitoba
Don Brehaut
Arlene E. Cameron
Jeanne Cromb
Robert Papineau
Maureen (Mo) Tipples
Harold Westdal

For Information:

Kennedy Andrews
Erika Blackie
Lucille and Ed Butterfield
Laurel Clark
Bruce Dixon
A. Delaney
Amanda Green
Matthew Jordan
Glen Manning
Betty Young

For the City:

Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development Department
Kevin Lalor, Senior Planner, Planning, Property and Development Department
Kevin Nixon, Park Strategic Planner, Planning, Property and Development Department