Report of the Standing Policy Committee on Property and Development dated September 10, 2002

Proposed Rezoning - land located at 230 Princess Street
File DAZ 207/2002
[c/r DCU 103/2002D]

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from the Director of Planning, Property and Development to adjust the boundaries of the Downtown Winnipeg Zoning By-law No. 4800/88 so as to include the property known as 230 Princess Street within the Downtown Winnipeg Zoning By-law, as follows:

1. Amend the Winnipeg Zoning By-law No. 6400/94 by deleting the area affected;
2. Amend the Downtown Winnipeg Zoning By-law No. 4800/88 by adding the area affected;
3. Rezone the land in the area affected from an "M1" Industrial District to the following designations:

"Rc" Residential Use Group	"P/L2" Parking/Load Range
"Nre" Non-Residential Use Group	"S-3" Sign Range
"BR-2" Bulk Range	"HW" Design Review

This application is desirable in order to simplify development of the subject housing project by having, in the final analysis, just one set of zoning regulations (Downtown Winnipeg Zoning By-law) apply to the site rather than two sets of zoning regulations (Downtown Winnipeg Zoning By-law and Winnipeg Zoning By-law). The proposed expansion of Downtown Winnipeg Zoning By-law boundaries will provide a more straightforward set of regulations and approval procedures for both this site and the new Campus site lying several blocks to the south. The proposed new zoning categories ("Rc", "Nre", "BR-2", "P/L2", "S-3" and "HW") also mirror the zoning designations currently applicable to the Princess Block and to the majority of the Exchange District. An accompanying application under File DCU 103/2002D is required to permit what is referred to under the by-law as a lodging house use and also to permit the establishment of an accessory loading area. As is the case in the entire downtown area, Downtown Design Board approval will be at some point be required. Because the subject properties are to be included within the Historic Winnipeg Restoration Area (HW), a recommendation from the Winnipeg Historic Advisory Committee will also be necessary. It should be noted that in order to ensure that the proposed housing facility continues to function as a student housing complex, the Administration will be recommending, as a condition of approval within the accompanying conditional use application, that use of the site be restricted to student lodging and accessory uses.

On June 18 and July 16, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject rezoning application. One person registered in support of the application and no one registered in opposition thereto.

Report of the Standing Policy Committee on Property and Development dated September 10, 2002

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendation contained in the revised report dated July 3, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reason:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Change Report dated July 26, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by removing the subject properties, as shown on Schedule ”A” for File DAZ 207/2002 dated June 11, 2002.

II. That Downtown Winnipeg Zoning By-law No. 4800/88 be amended by adding the subject properties, as shown on Schedule “A” for File DAZ 207/2002 dated June 11, 2002.

III. That Downtown Winnipeg Zoning By-law No. 4800/88 be amended by rezoning the subject properties, as shown on Schedule ”A” for File DAZ 207/2002 from an “M1” Industrial District to the following:

“Rc” Residential Use Group
“NRe” Non-Residential Use Group
“BR-2” Bulk Range
“P/L2” Parking/ Loading Range
“S-3” Sign Range
“HW” Design Review

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 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.

Attachment "A" referred to in Clause 9 of the Report of the Standing Policy Committee on Property and Development dated September 10, 2002

By-Law No.

File No. **DAZ 207/02**

Explanation

To adjust the boundaries of the Downtown Zoning By-law No. 4800/88 to include the lands identified below for residential development.

Atlas Sheet No. **Y25**

N

LORD SELKIRK WEST KILDONAN COMMUNITY



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.