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

Proposed Rezoning - land located at 818 Waverley Street, southeast corner of Mathers Avenue
File DAZ 213/2002

10. The Standing Policy Committee on Property and Development has been advised that an application has been received from Geraldine and Melvin James Welby, 3 Jacquet Bay, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject land from an "R1-4A" Single-Family Residential District to an "R2A" Two-Family District to allow for the creation of site for a two-family dwelling.

The proposal is to rezone the subject site to permit construction of a two-family dwelling. The lot is being purchased from the City of Winnipeg. Part of the lot is being retained by the City for the future grade separation of Waverley Street at the CN mainline. The proposed dwelling is a two-storey, side-by-side with parking for seven (7) vehicles off the public lane that bounds the south limit of the property.

The dwelling is oriented towards Waverley Street and provides a 25-foot setback from Mathers Avenue, a 20-foot setback from Waverley Street, a 5-foot setback from the property limit on the east, and a 25-foot setback from the public lane. The footprint of the dwelling is about 3, 230 square feet including Unit 1 at 1,590 square feet (north unit) and Unit 2 at 1,640 square feet. The principal living area is provided on the second floor. The main floor is depressed into the ground about 4 feet, and provides room to expand the living area plus mechanical and storage space. A related application under DCU 125/2002D would permit the main level of Unit 2 (south unit) to be occupied by an upholstery home business. For this purpose, a passage door is provided leading from the basement to the parking area on the south face of the dwelling.

On July 9, 2002, the City Centre Community Committee held a public hearing to consider the subject rezoning application. Three people registered in support of the application and twenty-eight registered in opposition thereto.

The City Centre Community Committee concurred in the recommendation contained in the report dated June 17, 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 reasons:

1. The proposal complies with Plan Winnipeg

2. Part of the lot is being retained by the City of Winnipeg for the future grade separation of Waverley Street at the CN mainline.

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3. The Planning, Property and Development Department supported the subject application.

4. Since this lot and the similar lot on the west side of Waverley Street were offered for sale by the City, the Department has responded to numerous proposals for their development for commercial use, office use, and apartment development.

5. The proposed construction of a duplex is appropriate given the location of the lot and the neighbourhood context.

On September 10, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Change Report dated July 17, 2002, from the City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 213/2002 dated June 17, 2002, to an "R2A" Two-Family Residential District.

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

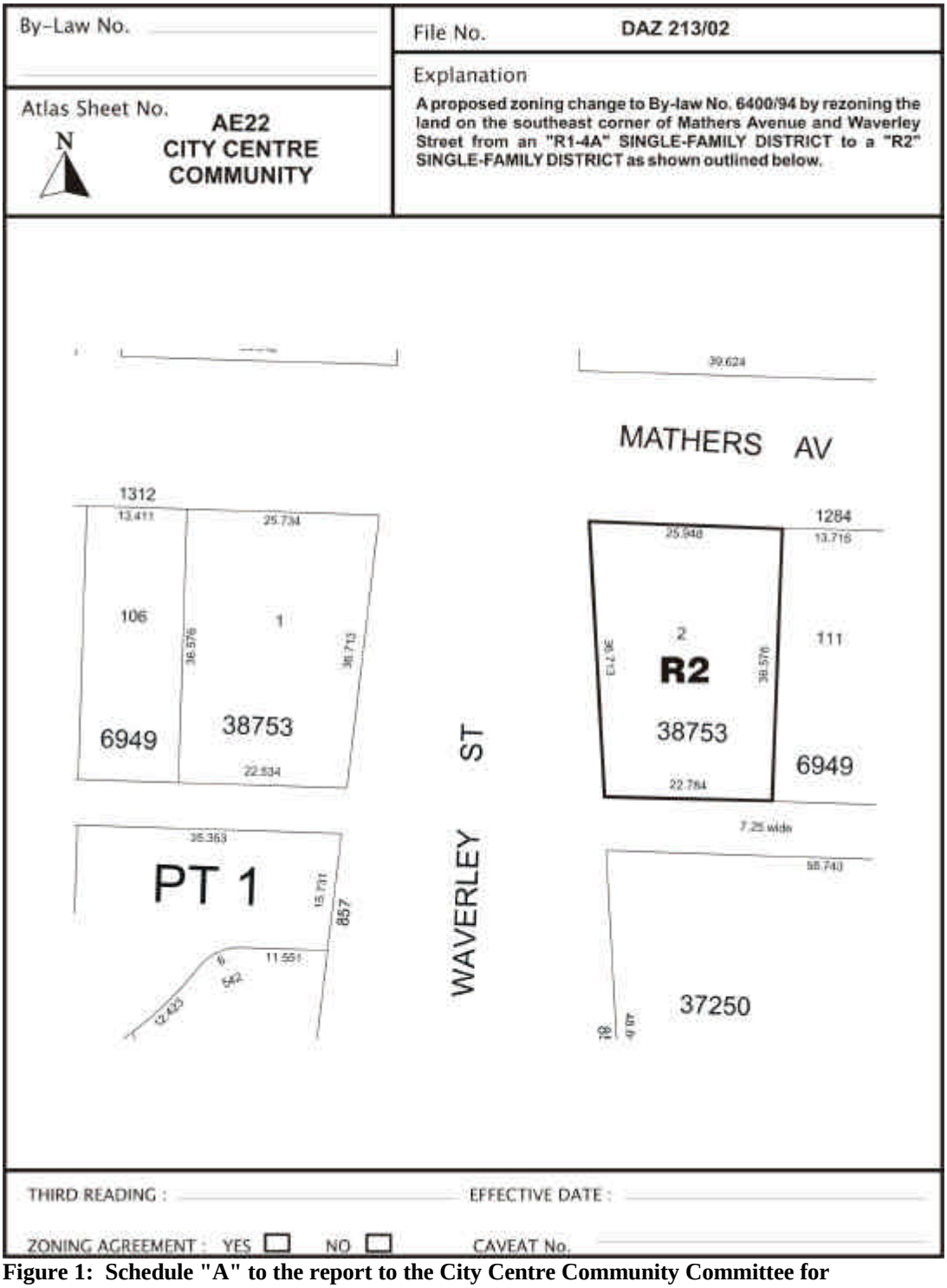

Figure 1: Schedule "A" to the report to the City Centre Community Committee for File DAZ 213/02, dated June 17, 2002.