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

Proposed Zoning Agreement Amendment - land located at 1625 Kenaston Boulevard, northeast corner of McGillivray Boulevard
File ZAA 5/2002
[c/r DASZ 3/2002]

12. The Standing Policy Committee on Property and Development has been advised that an application has been received from ND Lea Engineers and Planners Inc. (Donovan Toews), 111 - 93 Lombard Avenue, Winnipeg, to amend the Zoning Agreement affecting the subject property by deleting the prohibition that there be no outside storage on the land.

The parcel was recently rezoned under File DASZ 3/2002 to "C2" Commercial District, subdivided from the City of Winnipeg/Genstar Development Company joint venture lands to the east, and consolidated with the First Professional Shopping Centre site. This was done in order to accommodate a large, 110,000 square foot home improvement centre to be constructed between the existing Safeway and Walmart stores. This additional land was needed in part to increase the site circulation space for store loading at the rear of the home building centre. At the time of the rezoning, the Department recommended that the Zoning Agreement on the shopping centre site be extended to cover the subject parcel, with the addition of a clause prohibiting outside storage. The applicant was not aware of the addition of this clause at the time of rezoning hearing and it subsequently came to light that the building centre requires the kind of outdoor storage that is typical of such stores.

The proposal is to attach a covered storage compound to the rear wall of the proposed store with a structural roof and open sides, as illustrated in the attached photo. The compound would be used principally for lumber storage.

On July 9, 2002, the Assiniboia Community Committee held a public hearing to consider the subject zoning agreement amendment application. One person registered in support of the application and no one registered in opposition thereto.

That the Assiniboia Community Committee concurred in the recommendation contained in the report dated June 19, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed zoning agreement amendment for the following reason:

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1. That the Assiniboia Community Committee agreed with the administrative comments contained in the report dated June 19, 2002, from 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 Agreement Amendment Report dated July 11, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement for File DASZ 3/2002 be amended by deleting Clause D, namely:

   D. That no outdoor storage occur on the lands.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 3/2002 as approved in aforesaid Recommendation I.

III. That the Proper Officers of the City be authorized to execute said Amending Agreement.

IV. 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.