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

Proposed Zoning Agreement Amendment - 1345 Taylor Avenue File ZAA 8/2002 [c/r DASZ 10/98]

13. The Standing Policy Committee on Property and Development has been advised that an application has been received from Pre Con Builders (Rob Lee), 1540 Taylor Avenue, Winnipeg, to amend the Zoning Agreement affecting the subject property by allowing for an expanded list of commercial uses, and permitting a total area of the two buildings to be located on the land of 47,000 square feet instead of 35,000 square feet as permitted by the existing Zoning Agreement.

On August 20, 2002, the City Centre Community Committee held a public hearing to consider the subject zoning agreement amendment application. Four persons registered in support of the application and thirteen persons registered in opposition thereto.

That the City Centre Community Committee concurred in the recommendation contained in the report dated July 25, 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 reasons:

1. The Planning Property and Development Department is prepared to support the larger building area, as the lot is large enough to accommodate the building and required parking.

2. The inclusion of personal services limited to a maximum of 8,500 square feet will allow the applicant to lease space to a day spa (nails, facials, etc), which has expressed interest in the proposed building.

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 City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DASZ 10/98 (By-law No. 7320/98) dated September 9, 1998, be amended as follows:

   A. By adding at the end of Clause III. 1. the words “personal services limited to a maximum of 8,500 square feet”

B. By replacing Clause III. 7. with the following revised clause:
"7. That the building area be 47,000 square feet in total between the two lots."

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 10/98 (By-law No. 7320/98) dated September 9, 1998, as outlined in Recommendation I. above.

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.