Report of the Standing Policy Committee on Property and Development dated September 12, 2002

Proposed Zoning Agreement Amendment - land located at 2188 McPhillips Street
File ZAA 6/2002 [c/r DAZ 11/79]

3. The Standing Policy Committee on Property and Development has been advised that an application has been received from Ollie Ojala, 43 Colley Crescent, Winnipeg, to amend the Zoning Agreement to By-law No. 2440/79 affecting the subject property by deleting Section 2(iii) which restricts each use established on the said land to one facia identification sign, each sign not to exceed ten percent (10%) of the building wall of the specific commercial unit.

The applicant is asking that at least one clause in the existing agreement be reviewed and either modified or changed. The restriction on sign surface area is outdated and far more restrictive than the current By-law, and the restrictions on the number of facia signs per commercial unit could be deleted without any appreciable effect as long as they total no more than 25% of the building wall area. Right now each unit is limited to a single facia sign. 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 September 10, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject zoning agreement amendment application. No one registered in support of the application and no one registered in opposition thereto.

That the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation contained in the report dated September 2, 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:

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 12, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Agreement Amendment Report dated September 11, 2002, from the Lord Selkirk-West Kildonan Community Committee.

Report of the Standing Policy Committee on Property and Development dated September 12, 2002

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 11/79(By-law 2440/79) dated August 15, 1979, be amended by amending Section 2(iii) such that:

A. Facia sign surface area per commercial unit be increased from the current ten percent (10%) of the unit building wall area to a maximum twenty-five percent (25%) of the same area; and

B That there be no restriction on the numbers of facia signs per unit provided that the total facia sign surface area per unit does not exceed the recommended aforementioned twenty-five percent (25%) total.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 11/79 (By-law No. 2440/79) dated August 15, 1979, as approved in Recommendation No. 1.

III. That the Proper Officers of the City are hereby 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.