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

Proposed Rezoning - land located at 643/645 William Avenue
DAZ 215/2002
[c/r DAV 772/2002D, DCU 192/2002D]

1. The Standing Policy Committee on Property and Development has been advised that an application has been received from Sergia Carvalho, 646 William Avenue, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from a "RM-L" Residential District to a "C2" Commercial District to allow for the construction of a new commercial/residential building.

The applicant proposes to replace the existing structures with a new two-storey building for combined residential and commercial usage. On the main floor is proposed three independent retail outlets, one of which is a small food take out facility. On the second floor the applicant proposes to establish four independent housing units with at least two separate accesses. Given the length of time for a rezoning to be approved, the applicant has submitted an accompanying variance application (File DAV 772/2002D), which will, if approved, allow the applicant to begin construction in advance of the Council approval of the application under File DAZ 215/2002.

On September 10, 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.

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

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The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 215/2002 dated September 2, 2002, to a "C2" Commercial 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 this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this 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 1 of the Report of the Standing Policy Committee on Property and Development dated September 12, 2002

