Report - Standing Policy Committee on Property and Development - January 6, 2003

Item No. 14 Proposed Zoning Agreement Amendment - 1412-1416 McPhillips Street File ZAA 14/2002 [c/r DAZ 240/87]

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee, and submits the following to Council:

1. That Zoning Agreement DAZ 240/87 be amended by:

    A. Permitting the erection of six facia signs at 1416 McPhillips Street instead of the one sign for each use on the land as permitted by the agreement; and

    B. Permitting a total sign surface area of 14.21% of the square footage of the building wall of the commercial unit at 1416 McPhillips Street instead of a maximum of 10% as permitted by the Agreement.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 240/87 as approved in Recommendation 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

4. 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.

Report - Standing Policy Committee on Property and Development - January 6, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 6, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee, and submitted its recommendation to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On December 3, 2002, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation, and submitted its recommendation to Standing Policy Committee on Property and Development.

RE:	**Proposed Zoning Agreement Amendment Report – 1412 - 1416 McPhillips Street File ZAA 14/2002 [c/r DAZ 240/87]**
For submission to:	**Standing Policy Committee on Property and Development**
Prepared by:	**Diane Timmins, Clerk, Lord Selkirk-West Kildonan Community Committee**
Report date:	**December 5, 2002**

COMMUNITY COMMITTEE RECOMMENDATION:

The Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendations and recommends to the Standing Policy Committee on Property and Development:

1. That Zoning Agreement DAZ 240/87 be amended by:

   A. permitting the erection of six facia signs at 1416 McPhillips Street instead of the one sign for each use on the land as permitted by the agreement; and

   B. permitting a total sign surface area of 14.21% of the square footage of the building wall of the commercial unit at 1416 McPhillips Street instead of a maximum of 10% as permitted by the agreement.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 240/87 as approved in Recommendation 1.

3. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

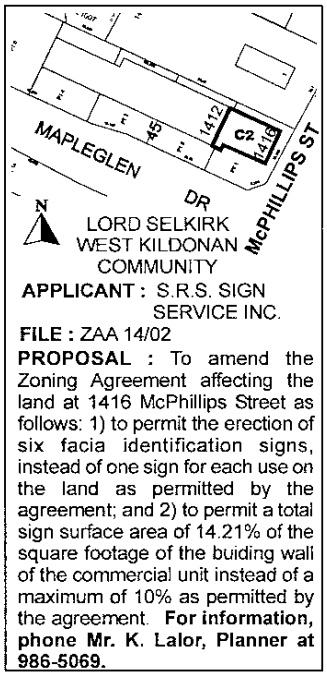
4. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason(s) for its recommendations:

1. The Lord Selkirk-West Kildonan Community Committee agrees with the administrative comments contained in the report of the Manager of Planning and Land Use.

PUBLIC HEARING SUMMARY

File:	ZAA 14/2002 [c/r DAZ 240/87]
Before:	Lord Selkirk-West Kildonan Community Committee Councillor Lazarenko, Chairperson Councillor O'Shaughnessy Councillor Pagtakhan
Hearing:	December 3, 2002 Community Committee Chamber, 1760 Main Street
Applicant:	S.R.S. Sign Service Inc. (Shane Storie) Box 231 – 162 – 2035 Corydon Avenue Winnipeg, MB R3P 0N5
Subject:	



Premises Affected:	1412 - 1416 McPhillips Street
Exhibits Filed:	1. Application dated October 17, 2002 2. Advertising notice dated October 28, 2002 3. Manitoba Status of Title 1587143 4. Letter of authorization dated September 4, 2002

5. Zoning Agreement DAZ 240/87 and Caveat 1006154
6. Amendment to Zoning Agreement DAZ 240/87
7. Sketch, elevation and signage detail plans (comprising 3 pages)
8. Report from the Manager of Planning and Land Use dated November 25, 2002
9. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING:

No representations, either in support or opposition, were made in this matter.

In reply please refer to / Référence à rappeler :

Name: Kevin Lalor
(204) 986-5069
Fax / Téléc. : (204) 986-3684

File No. ZAA 14 /02
Our c/f CP 500 (. 320)

November 25, 2002

Mrs. Diane Timmins, Community Clerk
Lord Selkirk-West Kildonan Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear : Mrs. Timmins

ZONING AGREEMENT AMENDMENT
Location: 1412/ 1416 McPhillips
Lord Selkirk-West Kildonan Community
File No. ZAA 14/02

An application has been received from S.R.S Sign Service , on behalf of the owners Ranjoy Sales and Leasing, to amend the Zoning Agreement affecting the property shown below at 1416 McPhillips by 1) permitting the erection of six facia identification signs instead of one sign for each use on the land as permitted by the agreement; and 2) to permit a total sign surface area of 14.21% of the square footage of the building wall of the commercial unit instead of a maximum of 10% as permitted by the agreement.

RELATED FILES:

SITE DESCRIPTION:

Dimensions:

Approximately 90’ of frontage along McPhillips and an equivalent 90’ along Mapleglen Drive.

Site Area:

Overall site area for 1416 McPhillips is approximately 8000 sq. feet.

Existing Land Use and Zoning:

A business, Corey’s Computing, occupies the property which is situated at the east end of an existing multi-tenant commercial mall, all of which is zoned C2 Commercial.

DEVELOPMENT DESCRIPTION:

The business in question proposes to add to its current identification facia signage on its south and east elevations.

ADMINISTRATIVE COMMENTS:

The Planning and Land Use Division supports the proposed increase in facia signage for the following reasons; 1) the amount of proposed facia signage at the subject location is not inconsistent with similar situations along McPhillips Ave. 2) the proposed signage is colourful and aesthetically appropriate for such a profile corner and 3) the proposed square footage is still less than what is currently required under the By-Law bulk regulations.

RECOMMENDATION:

I. That Zoning Agreement DAZ 240/87 be amended by 1) permitting the erection of six facia signs at 1416 McPhillips Ave. instead of the one sign for each use on the land as permitted by the agreement and 2)to permit a total sign surface area of 14.21% of the square footage of the building wall of the commercial unit at 1416 McPhillips Ave. instead of a maximum of 10% as permitted as permitted by the agreement.

II. That the City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 240/87 as approved in aforesaid Clause I.

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

IV. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Final

Yours truly,

V. Buckley
Manager of Planning and Land Use

Per: _____
Kevin Lalor, Senior Planner
(Lord Selkirk-West Kildonan Community)
986-5069

/jc





FINANCING · LEASING

EAST ELEVATION

WALL 4

TOTAL COST $8534.00 INSTALLED & AS SEEN
TOTAL COST $8634.00 W/ADDITIONAL PERMITS