Agenda - Council - February 26, 2003

Report - Standing Policy Committee on Property and Development - February 4, 2003

Item No. 1 Proposed Rezoning - 218 Salter Street / 412 Burrows Avenue
File DAZ 227/2002

STANDING COMMITTEE RECOMMENDATION:

On February 19, 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 Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 227/2002, attached hereto and dated January 3, 2003, to an "R2" Two-Family Residential District.

2. 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.

3. 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.

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 Charter.

Report - Standing Policy Committee on Property and Development - February 4, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 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 February 4, 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 January 9, 2003, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation, and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE:	**Proposed Rezoning - 218 Salter Street / 412 Burrows Avenue**
For submission to:	**Standing Policy Committee on Property and Development**
Prepared by:	**Diane Timmins, Clerk, Lord Selkirk-West Kildonan Community Committee**
Report date:	**January 16, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

The Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and recommends:

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 227/2002, attached hereto and dated January 3, 2003, to an "R2" Two-Family Residential District.

2. 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.

3. 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.

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 Charter.

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: DAZ 227/2002 (c/r DAV 1002/2002D)

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Lazarenko, Chairperson
Councillor O'Shaughnessy
Councillor Pagtakhan

Hearing: January 9, 2003
Community Committee Chamber, 1760 Main Street

Applicant: Slusky and Slusky (Irvin H. Slusky)
1028 - 363 Broadway
Winnipeg, Manitoba R3C 3N9

Subject:



Premises Affected: 218 Salter Street / 412 Burrows Avenue

Exhibits Filed:
1. Application dated November 13, 2002
2. Advertising Notice dated October 16, 2002
3. Manitoba Status of Title 1339925
4. Letter of authorization dated November 4, 2002

5. Surveyor's Certificate and Sketch dated December 14, 1988
6. Floor plans (comprising 2 pages)
7. Report from the Manager of Planning and Land Use dated January 3, 2003
8 Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Irvin Slusky, Slusky and Slusky, 1028 - 363 Broadway, Winnipeg, Manitoba R3C 3N9
Anthony and Valerie Tompa, 218 Salter Street, Winnipeg, Manitoba, R2W 4K4

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:

Mr. Irvin Slusky appeared in support of the application and stated concurrence in the recommendations outlined in the report of the Manager of Planning and Land Use. Mr. Slusky noted the Planner's report should have stated the application was to rezone the subject land to an "R2" Two-Family District inasmuch as it is proposed the building will be converted for residential use by two families. Kevin Lalor indicated agreement in the request and stated he was prepared to amend his report to include the words "Two family" in Clause 1 of his recommendations.

In reply please refer to / Référence à rappeler :

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

File No. DAZ 227 /02 January 3, 2003
Our c/f CP 500 (. 306)

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

Dear : Ms. Timmins:

REZONING
Location: 218 Salter Street
Lord Selkirk-West Kildonan Community Committee
File No. DAZ 227 /02

An application has been received from the owners, Anthony and Valerie Tompa, to amend By-Law No. 6400/94 by rezoning the land shown below from a " C2" Commercial District to an " R2" Residential District to allow for conversion to a two storey two family residential dwelling.

RELATED FILES: DAV227/02D



SITE DESCRIPTION:

Site Area:

The subject lot has a total square footage of 3706 sq. feet approximately.

Existing Land Use and Zoning:

There is an existing two storey structure (age unknown) on the lot and it is zoned for commercial use.

Surrounding Land Use and Zoning:

North: To the north is an MTS building zoned C2 Commercial.
South: To the immediate south is a building zoned for C2 Commercial use.
East: To the east across Salter are several C2 Commercial businesses and an R2 Residential neighbourhood.
West: To the west are residential homes zoned R2 Residential.

DEVELOPMENT DESCRIPTION:

The applicant intends to convert the structure into a residential two family facility; a two bedroom home on the main floor and a separate two bedroom dwelling on the second floor.

PLAN WINNIPEG:

The area is designated Neighbourhood Policy Area under Plan Winnipeg which allows for residential development.

ADMINISTRATIVE COMMENTS:

The Planning and Land Use Division fully supports the conversion of older commercial buildings into much needed residential accommodations. There are accompanying variances for insufficient rear , front and side yards which have been created by the new zoning but nothing in fact actually changes. In other words the existing structure is not being expanded. It is recommended that your Committee endorse the proposal which is entirely in character with the surrounding neighbourhood.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 227/02, attached hereto and dated January 3, 2003, to a " R2" Residential District.

II. 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.

III. That the City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

By-Law No. _____

File No. **DAZ 227/02**

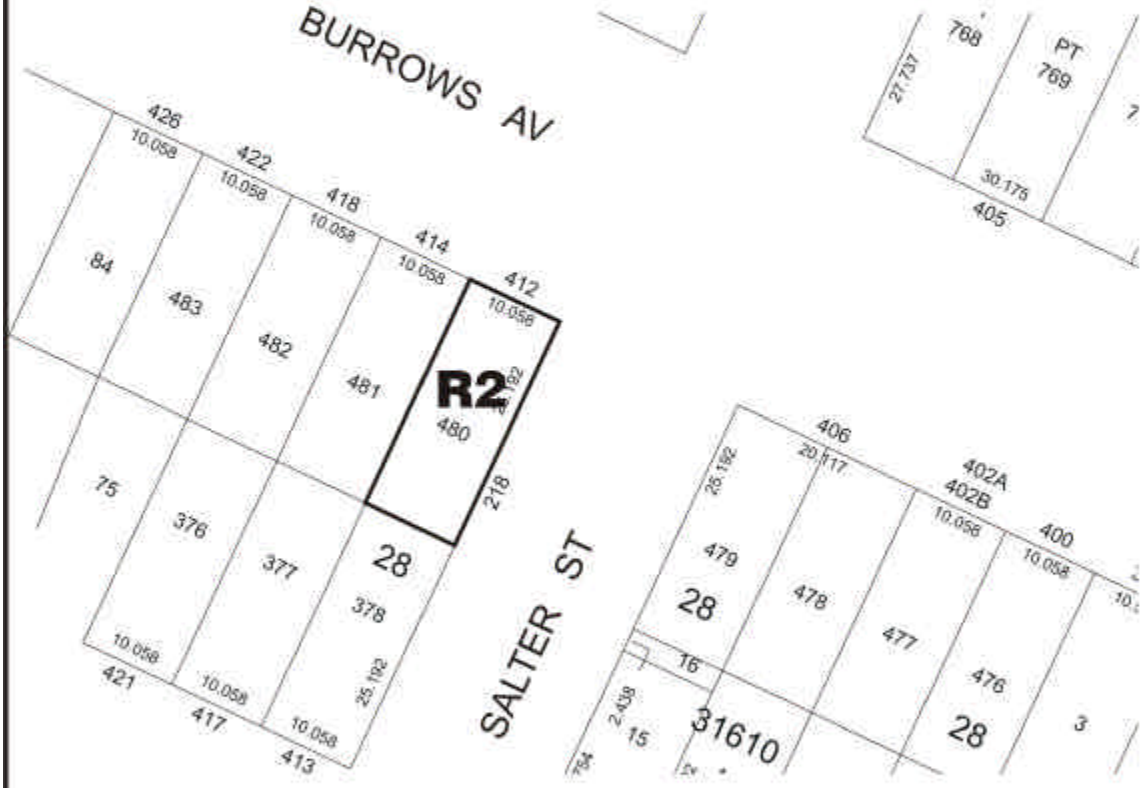
Atlas Sheet No. **X25**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land at 218 Salter Street / 412 Burrows Avenue from a "C2" COMMERCIAL DISTRICT to a "R2" SINGLE-FAMILYCOMMERCIAL DISTRICT as shown outlined below.



Schedule " A" for File No. DAZ227/02, for LS/WK Community Committee, dated January 3/03

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____