Proposed Zoning Agreement Amendment - 21 Roslyn Road

File ZAA 18/2001

2. The Standing Policy Committee on Property and Development has been advised that an application has been received from Taylor McCaffrey (Eric Lister), 9th Floor, 400 St. Mary Avenue, Winnipeg, to amend the Zoning Agreement affecting the subject property to permit 111 dwelling units and 1 caretaker's unit instead of 110 dwelling units and 1 caretaker's unit.

On January 8, 2002, a public hearing was held before the City Centre Community Committee. One person appeared in support of the application, no one registered in opposition thereto, and one person registered for information thereon.

The City Centre Community Committee concurred in the recommendations contained in the report dated December 20, 2001, 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 recreation room in the building, a 12-storey apartment initially constructed with 110 units and a caretaker suite, was converted to a residential dwelling. Given that the unit count was set out in the Zoning Agreement for the site, the Agreement must now be amended to reflect the current unit count.

2. The unit and building comply with Building Code regulations and the Planning, Property and Development Department has no objections to the granting of the Zoning Agreement Amendment.

On February 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amended Report dated January 14, 2002, from the City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement File DAZ 118/73A (By-law No. 1062/75) dated August 20, 1975, be amended by deleting Clause 2 and replacing it with the following amended clause:

"2. The land and any building or structure thereon shall not be used and no building or structure shall be erected, altered or enlarged on the land except an apartment building having a maximum of one hundred and eleven (111) dwelling units plus one (1) caretaker's dwelling unit and not exceeding a height of one hundred and four (104) feet measured from the sidewalk level."

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement File DAZ 118/73A (By-law No. 1062/75) dated August 20, 1975, as outlined in Recommendation I above.

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.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.