Agenda - Council - June 25, 2003

Report - Standing Policy Committee on Property and Development - June 3, 2003

Item No. 9 Proposed Zoning Agreement Amendment - 781 Winnipeg Avenue File ZAA 17/2002 [c/r DAZ 206/92, DAV 221/2003D]

STANDING COMMITTEE RECOMMENDATION:

On June 18, 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 206/92 (By-law No. 5960/92) be amended to add non-accessory parking to Clause 2 as a permitted use.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 206/92 (By-law No. 5960/92) as approved in aforesaid 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 Charter.

Report - Standing Policy Committee on Property and Development - June 3, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 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 June 3, 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 May 13, 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 Zoning Agreement Amendment - 781 Winnipeg Avenue - File ZAA 17/2002 [c/r DAZ 206/92]**
For submission to:	**Standing Policy Committee on Property and Development**
Prepared by:	**Diane Timmins, Clerk, Lord Selkirk-West Kildonan Community Committee**
Report date:	**May 16, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

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

1. That Zoning Agreement DAZ 206/92 (By-law No. 5960/92) be amended to add non accessory parking to Clause 2 as a permitted use

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 206/92 (By-law No. 5960/92) as approved in aforesaid 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 Charter.

PUBLIC HEARING SUMMARY

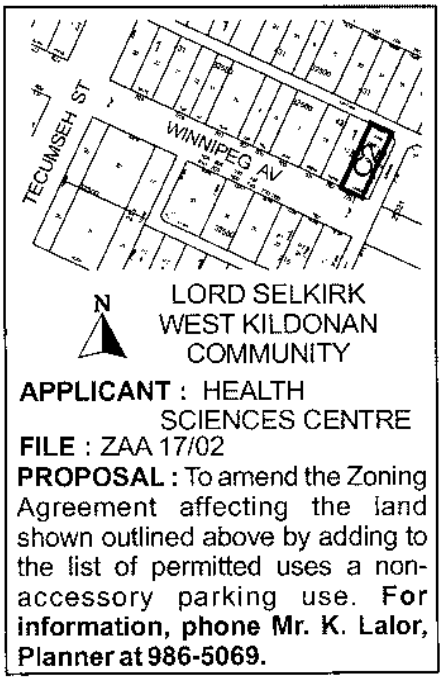
File: ZAA 17/2002 [c/r DAV 221/2003D]

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

Public Hearing: May 13, 2003
Community Committee Chamber, 1760 Main Street

Applicant: Health Sciences Centre
3rd Floor - 720 McDermot Avenue
Winnipeg, Manitoba
R3E 0T3

Subject:



Premises Affected: 781 Winnipeg Avenue

Exhibits Filed:
1. Application dated April 11, 2003
2. Advertising notice dated April 16, 2003
3. Manitoba Status of Titles 1724188 and 1159400

4. Zoning Agreement DAZ 206/92 and Caveat 1573995
5. Report from the Acting Manager of Planning and Land Use dated May 6, 2003
6. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Richard Craig, on behalf of the Health Sciences Centre, 3rd Floor - 720 McDermot Avenue, Winnipeg, Manitoba R3E 0T3

In Opposition:

Nil

For the City:

David Marsh, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING

No representation was made at the public hearing.

In reply please refer to / Référence à rappeler :

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

File No. ZAA 17/02 May 6, 2003
Our c/f CP 500 (3.105)

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

Dear Ms. Timmins:

ZONING AGREEMENT AMENDMENT
781 Winnipeg Ave.
Lord Selkirk-West Kildonan Community
File No. ZAA 17/02

An application has been received from the Health Sciences Centre, to amend the Zoning Agreement affecting the property shown below by adding non -accessory parking to Clause No. 2 as a permitted use.

RELATED FILES: DAV221/03D

SITE DESCRIPTION:

Dimensions:

The parcel in question is 33' wide by 100 ' in depth.

Site Area:

The overall site area totals 3300 sq. ft.

Existing Land Use and Zoning:

The lot is currently vacant and for over 10 years has been zoned C2 Commercial.

DEVELOPMENT DESCRIPTION:

The applicants propose to first amend the original Zoning Agreement DAZ 206/92 in order to make provision for non –accessory parking lots as a permitted use. If successful. They will then consolidate the subject lot with an adjoining lot that they also own at 783 Winnipeg in order to establish a temporary surface parking lot. It appears that the proposed parking area will be able to accommodate approximately 36 stalls. The original agreement allowed for primary uses including hospital and institutional uses and also allowed for accessory parking lots. An additional 12 incidental uses including drugstores, banks and offices were also permitted as incidental businesses.

ADMINISTRATIVE COMMENTS:

The Planning and Land Use Division is of the view that a parking area , temporary or otherwise, would probably be less disruptive to adjoining housing areas than many of the uses now listed as permitted. Furthermore the need for parking , particularly staff parking is critical and the HSC is apparently not quite ready to construct a new parking enclosure in the immediate area. As a result, there will be an ongoing increase in the number of applications for temporary and permanent parking sites for both the HSC and the University of Manitoba in the next several years. The Planning Division has always been supportive and sympathetic to the HSC'S need for parking as long as there was care taken to reduce impact on remaining housing still within the Hospital Precinct. The subject parking areas proposed along Winnipeg Ave. are only temporary and should not prove that disruptive to the neighbourhood.

RECOMMENDATION:

I. That Zoning Agreement DAZ 206/92(By-Law 5960/92) be amended to add non accessory parking to Clause No. 2 as a permitted use

II. That the City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 206/92(BL # 5960/92) as approved in aforesaid clause 1.

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 Charter.

Final

Yours truly,

C. Knoll
Acting Manager of Planning and Land Use

Kevin Lalor
Per: Acting Coordinator, Urban Planning Br.
(Lord Selkirk-West Kildonan Community)
986-5069

KL/jc