Agenda - Council - July 23, 2003

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

Item No. 5 Rezoning - 253 Langside Street, 198 and 202 Young Street
File DAZ 208/2003

STANDING COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre 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 208/2003 dated May 30, 2003, to a "PR-1" Parks and Recreation District.

2. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the 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 Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

5. 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 - July 3, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 16, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the City Centre Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 3, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 10, 2003, the City Centre Community Committee concurred in the administrative recommendation and submitted the matter to the Standing Policy Committee on Property and Development.

RE: **Proposed Zoning Change Report**
File DAZ 208/2003

For submission to: **Standing Policy Committee on Property and Development**

Prepared by: **Carol R. Freeman, Clerk, City Centre Community Committee**

Report date: **June 20, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 208/2003 dated May 30, 2003, to a "PR-1" Parks and Recreation District.

2. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the 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 Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

5. 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 City Centre Community Committee provided the following supporting reason for its recommendation:

1. The project is supported by the community and will provide green space in the Inner City.

PUBLIC HEARING SUMMARY

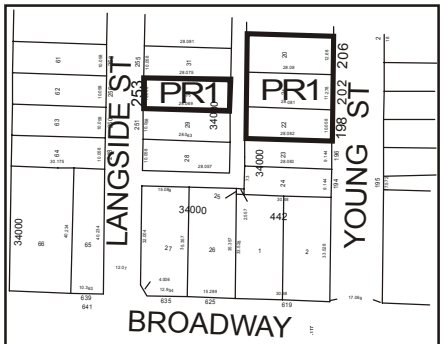
File: DAZ 208/2003

Before: City Centre Community Committee
Councillor Steek, Chairperson
Councillor Gerbasi
Councillor Smith

Public Hearing: June 10, 2003
West Committee Room
Council Building
510 Main Street

Applicant: The City of Winnipeg
Planning, Property and Development Department
15-30 Fort Street
Winnipeg, MB R3C 4X7

Subject:



CITY CENTRE COMMUNITY

APPLICANT : THE CITY OF WINNIPEG

FILE : DAZ 208/03

PROPOSAL : To rezone the land shown outlined from an "R2-T" TRANSITIONAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT to allow for the establishment of a public park. **For information, phone Mr. R. Mitchell, Planner at 986-5017.**

Premises Affected: 253 Langside Street, 198 and 202 Young Street

Exhibits Filed: 1. Application dated May 15, 2003

2. Advertising notice dated May 26, 2003
3. Extract from Atlas Sheet AA23
4. Plans (2 pages)
5. Copy of Board of Adjustment Conditional Use Order DCU 85/2003C dated April 11, 2003
6. Report of the Manager of Planning and Land Use dated May 30, 2003
7. Photographs of the Site and Inspection Notice
8. Communication dated June 10, 2003, in support of the application from Paul Chorney, Executive Director, West Broadway Development Corporation, 640 Broadway, Winnipeg, R3C 0X3

REPRESENTATIONS:

In Support:

Paul Chorney, Executive Director, West Broadway Development Corporation

In Opposition:

Nil

For the City:

Ross Mitchell, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

No persons appeared in person either in support or in opposition to the application. A communication in support of the application, filed as Exhibit No. 8, was received from Paul Chorney, Executive Director, West Broadway Development Corporation.

In reply please refer to / Référence à rappeler :

Ross Mitchell
(204) 986-5017
Fax / Téléc. : (204) 986-3684

File No. DAZ 208/03 May 30, 2003
Our c/f CP 500 (.103)

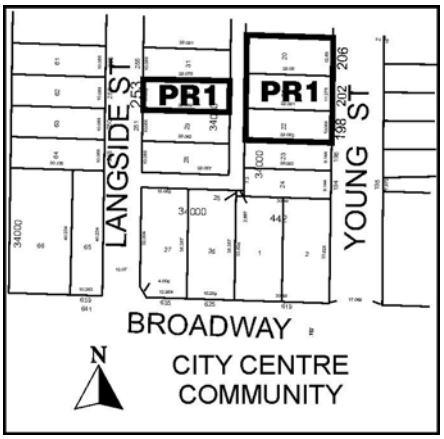
Ms. Carol Freeman, Clerk
City Centre Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Freeman:

REZONING
Location, Langside and Young streets north of Broadway
City Centre Community Committee
File No. DAZ 208/03

An application has been received from the Director of Planning, Property and Development (Kevin Nixon), to amend By-Law No. 6400/94 by rezoning the land shown below from a/an "R2-T" Two-Family Transitional Residential District to a/an "PR" Parks and Recreation District to allow for the establishment of a public park.

RELATED FILES: DCU 85/03C



SITE DESCRIPTION:

Site Area: Approx. 13,322 square feet

Existing Land Use and Zoning: Vacant lots zoned "R2-T"

Surrounding Land Use and Zoning: Mixed housing zoned "R2-T"

DEVELOPMENT DESCRIPTION:

The proposal is to establish a public park and community garden on 4 lots in West Broadway. The park was approved as a Conditional Use under DCU 85/03C. Called Spirit Park, the development has community and administrative support.

PLAN WINNIPEG:

The proposal complies with Plan Winnipeg.

RECOMMENDATION:

5. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 208/03, attached hereto and dated, May 30, 2003, to a "PR-1" Parks and Recreation District.

6. 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.

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

8. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

Yours truly,

C. Knoll
Acting Manager of Planning and Land Use

Per: _____
Ross Mitchell, Senior Planner
(City Centre and Assiniboia Communities)
986-5017

/jc

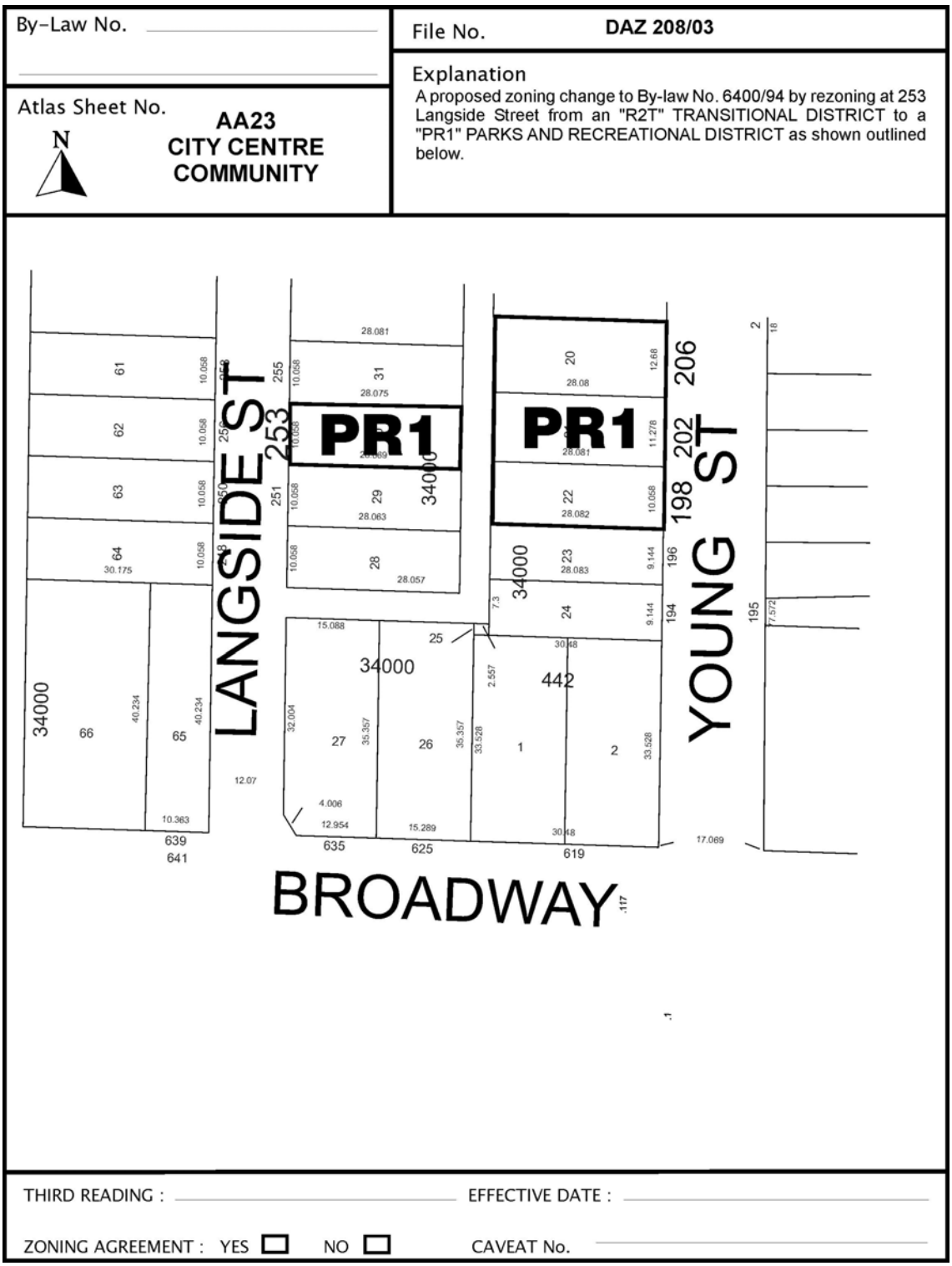


Figure 1: Schedule "A" to the report to the City Centre Community Committee for file No. DAZ 208/03, dated May 30, 2003.