Agenda - Council - July 23, 2003

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

Item No. 9 Zoning Agreement Amendment - 1895 Brookside Boulevard
File ZAA 5/2003 [c/r DASZ 56/85A]

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 Lord Selkirk-West Kildonan Community Committee and recommends to Council:

1. That Zoning Agreement DASZ 56/85 (By-law No. 5516/90) be amended by deleting Clause No. 9.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 56/85 (By-law No. 5516/90) as approved in aforesaid Recommendation 1.

3. That the Proper Officers of the City be 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 - 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 Lord Selkirk-West Kildonan 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 Lord Selkirk-West Kildonan Community Committee and submitted the matter to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 10, 2003, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted the matter to the Standing Policy Committee on Property and Development.

RE:	**Proposed Zoning Agreement Amendment - 1895 Brookside Boulevard - File ZAA 5/2003**
For submission to:	**Standing Policy Committee on Property and Development**
Prepared by:	**Diane Timmins, Clerk, Lord Selkirk-West Kildonan Community Committee**
Report date:	**June 18, 2003**

COMMUNITY COMMITTEE RECOMMENDATION:

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

1. That Zoning Agreement DASZ 56/85 (By-law No. 5516/90) be amended by deleting Clause No. 9.

2. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 56/85 (By-law No. 5516/90) as approved in aforesaid Recommendation 1.

3. That the Proper Officers of the City be 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.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reason for its recommendation:

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

PUBLIC HEARING SUMMARY

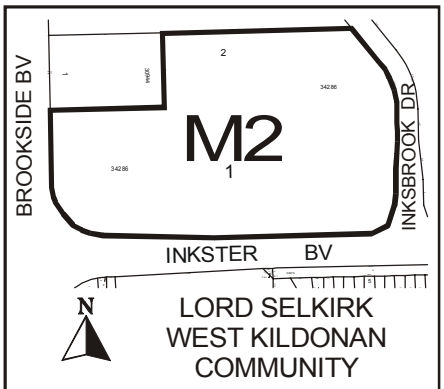
File: ZAA 5/2003 [c/r DASZ 56/85 (A)]

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

Public Hearing: June 10, 2003
Community Committee Chamber
1760 Main Street

Applicant: Stevenson Advisors Ltd. (Doug Kalcsics)
276A Colony Street
Winnipeg, MB R3C 1W3

Subject:



APPLICANT : STEVENSON ADVISORS LTD.
FILE : ZAA 5/03
PROPOSAL : To amend the Zoning Agreement affecting the land shown outlined above by deleting the condition which states that no additional private approaches shall be permitted from Inkster Boulevard or Brookside Boulevard. **For information, phone Mr. D. Marsh, Planner at 986-5549.**

Premises Affected: 1895 Brookside Boulevard

Exhibits Filed:
1. Application dated May 23, 2003
2. Advertising notice dated May 23, 2003

3. Manitoba Status of Title 1477875
4. Letter of authorization dated July 9, 2002
5. Site Plan
6. Zoning Agreement Amendment DASZ 56/85 dated September 30, 1987
7. Report from the Acting Manager of Planning and Land Use dated May 27, 2003
8. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Doug Kalcsics, Stevenson Advisors Ltd.

In Opposition:

Nil

For the City:

David Marsh, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING

Doug Kalcsics, appearing on behalf of the applicant, indicated concurrence in the recommendations outlined in the report from the Acting Manager of Planning and Land Use.

In reply please refer to / Référence à rappeler :

Name: David Marsh, AICP
(204) 986-5549
Fax / Téléc. : (204) 986-7524

File No. ZAA 5/03
Our c/f CP 300 (.327)

May 27th, 2003

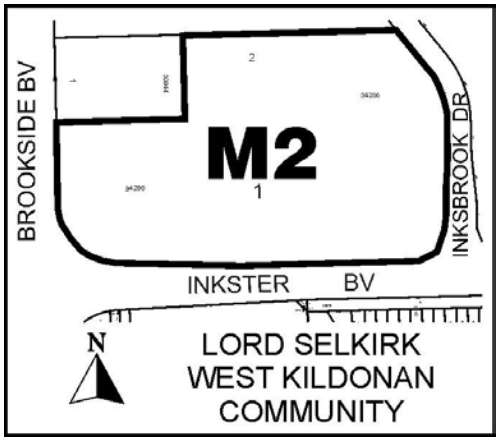
Ms. Diane Timmins, Community Clerk
Lord Selkirk-West Kildonan Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Timmins:

ZONING AGREEMENT AMENDMENT
1895 Brookside Blvd.
Lord Selkirk-West Kildonan Community
File No. ZAA 5/03

An application has been received from Stevenson Advisors Ltd to amend the Zoning Agreement affecting the property shown below by deleting Clause No. 9 to permit additional private approaches to Inkster & Brookside Boulevards from the site.

RELATED FILES: DASZ 56/85 (A)



SITE DESCRIPTION:

Site Area:

The overall site area is approximately 10.45 acres.

Existing Land Use and Zoning:

The subject site is currently under development for a large, single user building, and is zoned "M2" Industrial.

DEVELOPMENT DESCRIPTION:

The applicants propose to amend Zoning Agreement DASZ 56/85 by deleting Clause No. 9, which states "No additional private approaches to the land from Inkster Boulevard or Brookside Boulevard are permitted." If the amendment is granted, the applicant would be permitted to apply for additional private approaches onto Inkster and Brookside Boulevards, subject to approval of the Public Works Department.

ADMINISTRATIVE COMMENTS:

The Planning and Land Use Division has no objection to this request. The Public Works Department has reviewed and approved the applicant's request for additional access points for the site in question, subject to approval of the ZAA amendment. The Public Works Department is satisfied that the private approaches by-law provide adequate controls for regulating access to the proposed site.

RECOMMENDATION:

I. That Zoning Agreement DASZ 56/85 (By-Law 5516/90) be amended by deleting Clause No. 9.

II. That the City Solicitor, be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 56/85 (By-Law 5516/90) 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.

Yours truly,

C. Knoll
Acting Manager of Planning and Land Use

Per: David Marsh, AICP
Planner
(Lord Selkirk-West Kildonan Community)
986-5549