Minutes – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – June 22, 2015

APPEAL HEARINGS

Item No. 3 **The Downtown Winnipeg Zoning By-law No. 100/2004 – 145 Pacific Avenue (Point Douglas Ward) File EZ-DAZ (34)**

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management allowed the appeal and cancelled decision dated June 8, 2015 issued by the Director of Planning, Property and Development Department, regarding provisions of The Downtown Winnipeg Zoning By-law No. 100/2004 for the premises located at 145 Pacific Avenue, and approved the application for the Sport for Life Centre project.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Browaty,

That the Appeal be allowed and the decision dated June 8, 2015 issued by the Director of Planning, Property and Development Department, regarding provisions of The Downtown Winnipeg Zoning By-law No. 100/2004 for the premises located at 145 Pacific Avenue, be cancelled.

Carried

Moved by Councillor Browaty,

That the Appeal Hearing be concluded.

Carried

APPEAL HEARING SUMMARY

File:	EZ-DAZ (34)
Before:	Standing Policy Committee on Downtown Development, Heritage and Riverbank Management Councillor Mayes, Chairperson Councillor Browaty Councillor Gerbasi
Public Hearing:	June 22, 2015 Council Building, 510 Main Street
Appellant:	Doug Hanna, Number Ten Architectural Group
Premises Affected:	145 Pacific Avenue
Nature of Appeal:	On June 8, 2015, Doug Hanna, Number Ten Architectural Group, appealed decision dated June 8, 2015, issued by the Director of Planning, Property and Development Department, regarding provisions of The Downtown Winnipeg Zoning By-law No. 100/2004 for the premises located at 145 Pacific Avenue. The Decision stated: • The Urban Design application for the Sport for Life Centre project has been denied due to the proposed configuration of at grade parking (85 indoor and 13 outdoor spaces).
Exhibits Filed:	1. Decision issued by the Director of Planning, Property and Development Department and Notification of Appeal Hearing dated June 8, 2015 2. Notice of Appeal filed by Doug Hanna, Number Ten Architectural Group, on behalf of Sport Manitoba received June 8, 2015 3. Revised Notification of Appeal Hearing dated June 9, 2015 4. Presentation in support of the Appeal, submitted by Doug Hanna at the appeal hearing

REPRESENTATIONS:

In Support of the Appeal:

Doug Hanna
Veronica Eno
Jeff Palamar
Jeff Hnatiuk
Mike Pagtakhan

In Opposition to the Appeal:

Nil

For Information on the Appeal:

Nil

For the City:

Mr. J. Kiernan, Acting Director of Planning, Property and Development
Ms L. Caldwell, Senior Planner, Planning, Property and Development Department

Exhibit " 3 " Appeal – The Downtown Winnipeg Zoning By-law No. 100/2004 – 145 Pacific Avenue

Winnipeg

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Office of the Director • Bureau du directeur

Telephone:
Fax / Téléc. : (204) 947-2284

June 9, 2015

MMM Group Limited
Attention: Veronica Eno

Dear Ms. Eno:

RE: APPLICATION FOR URBAN DESIGN REVIEW UDR NO. 21/15 FOR A NEW BUILDING ADDITION AT 145 PACIFIC AVENUE UNDER PROVISION OF THE DOWNTOWN WINNIPEG ZONING BY-LAW 100/2004. - UPDATE

Further to the Director's letter dated June 8, 2015, please be advised that the appeal will be heard by the Standing Policy Commiittee on Dowtown Development, Heritage and Riverbank Management at its meeting on Monday, June 22, 2015 at **9:30am** in the council Building located at 510 Main Street.

John Kiernan
for/ Marc Pittet, Acting Director of Planning, Property and Development

c. J. Marques, Senior Committee Clerk

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http://www.winnipeg.ca/ppd/

Exhibit " 2 " Appeal – The Downtown Winnipeg Zoning By-law No. 100/2004 –
145 Pacific Avenue

From: Doug Hanna
Sent: June-08-15 4:58 PM
To: Pittet, Marc
Cc: Veronica Eno; Jeff Hnatiuk; Caldwell, Lee
Subject: FW: Sport Manitoba

Hello Marc,
This will confirm our receipt of your letter that was emailed today by Lee Caldwell.
On behalf of Sport Manitoba, this will confirm our intention to attend the appeal meeting on June 22, 2015
Regards, Doug

Doug Hanna
Partner
number **TEN** architectural group

Exhibit " 1 " Appeal – The Downtown Winnipeg Zoning By-law No. 100/2004 – 145 Pacific Avenue

Winnipeg

Planning, Property and Development Department • Service de l'urbanisme, des biens et de l'aménagement

Office of the Director • Bureau du directeur

Telephone:
Fax / Téléc. : (204) 947-2284

June 8, 2015

MMM Group Limited
Attention: Veronica Eno

Dear Ms. Eno:

RE: APPLICATION FOR URBAN DESIGN REVIEW UDR NO. 21/15 FOR A NEW BUILDING ADDITION AT 145 PACIFIC AVENUE UNDER PROVISION OF THE DOWNTOWN WINNIPEG ZONING BY-LAW 100/2004.

Futher to our meeting today, this will confirm that the Urban Design application for the Sport for Life Centre project has been denied due to the proposed configuration of at grade parking (85 indoor and 13 outdoor spaces).

Urban Design encourages open and inviting building facades at street level in order to enhance the pedestrian experience and to enhance interactions between the public realm and private property. With parking occupying the entire main floor of the fieldhouse there are no active uses adjacent to the public sidewalks, creating an introverted building that will not add vibrancy to the public realm. As a legacy project, adjacent to an emerging downtown living sector, the Sport for Life Centre is a very important landmark building that will have a long term impact on this downtown neighbourhood for decades to come.

We met today to attempt to resolve surface parking concerns, however, at the meeting, Sport Manitoba indicated they were not willing to reduce parking as recommended by the Public Service and would appeal my decision if it was not in favor of the existing design.

As you have stated that you plan to appeal my decision, please be advised that the appeal will be heard by the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management at its meeting on Monday, June 22, 2015 at 9:00 a.m. in the Council Building located at 510 Main Street.

The purpose of the appeal hearing is to allow you to make submission, ask questions or register objections with respect to this matter.

Please call Ms. J. Marques, Clerk of the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management to confirm your appeal and attendance at the June 22, 2015 meeting. The contact number for Ms. Marques is 986-4228.

Marc Pittet
Acting Director of Planning, Property and Development

c. J. Marques, Senior Committee Clerk