Minutes – Standing Policy Committee on Downtown Development, Heritage and Riverbank Management – September 21, 2015

APPEAL HEARINGS

Item No. 1 The Downtown Winnipeg Zoning By-law No. 100/2004 – 49 Adelaide Street (Point Douglas Ward) File EZ-DAZ(34)

STANDING COMMITTEE RECOMMENDATION:

The Standing Policy Committee on Downtown Development, Heritage and Riverbank Management adjourned the appeal hearing to its meeting on October 5, 2015 at 9:30 a.m. in the Council Building, 510 Main Street.

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DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the appeal hearing be adjourned to the October 5, 2015 meeting of the Standing Policy Committee on Property and Development at 9:30 a.m. in the Council Building, 510 Main Street.

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:	September 21, 2015 Council Building, 510 Main Street
Appellant:	Sandhu Developments (Jasreen Sidhu)
Premises Affected:	49 Adelaide Street
Nature of Appeal:	On September 3, 2015, Jasreen Sidhu, on behalf of Sandhu Developments appealed Decision dated September 2, 2015, issued by the Director of Planning, Property and Development, regarding provisions of The Downtown Winnipeg By-law No. 100/2004 for the premises located at 49 Adelaide Street. The Decision stated: • That the Urban Design application for the Stables on Adelaide project has been denied due to the proposed window treatment which significantly alters the building's character, is not consistent with the intent of the Character Sector and does not address the recommendations of the Urban Design Advisory Committee (UDAC).
Exhibits Filed:	1. Decision issued by the Director of Planning, Property and Development and Notification of Appeal Hearing dated September 2, 2015 2. Notice of Appeal filed by Jasreen Sidhu, on behalf of Sandhu Developments received September 3, 2015 3. Presentation in support of the appeal, submitted at the appeal hearing by Karampaul Sandhu, Sandhu Developments and Gerald Korzeniowski, Gerald Korzeniowski Architect Inc. 4. Presentation with respect to the appeal, submitted at the appeal hearing by Lee Caldwell, Planning, Property and Development Department, City of Winnipeg

REPRESENTATIONS:

In Support of the Appeal:

Gerald Korzeniowski
Karampaul Sandhu

In Opposition to the Appeal:

Nil

For the City:

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

Winnipeg

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

Office of the Director • Bureau du directeur

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September 2, 2015

Sandhu Developments
Attention: Jasreen Sidhu

Dear Ms. Sidhu:

RE: APPLICATION FOR URBAN DESIGN REVIEW UDR NO. 37/15 FOR A REDEVELOPMENT AT 49 ADELAIDE STREET UNDER PROVISION OF THE DOWNTOWN WINNIPEG ZONING BY-LAW 100/2004.

Further to our meeting today, this will confirm that the Urban Design application for the Stables on Adelaide project has been denied due to the proposed window treatment which significantly alters the building's character , is not consistent with the intent of the Character Sector and does not address the recommendations of the Urban Design Advisory Committee (UDAC).

The UDAC recommended maintaining the existing window openings rather than installing a smaller window and infilling the left over space with another material such as Lexan (acrylic panel). On the primary façade (Adelaide) windows are recessed up to 12" and 40 out of 58 windows are partially or completely in filled with acrylic panel. In addition the UDAC did not support installing mechanical grills or heating/cooling units within the window openings on Adelaide. On the Adelaide façade there are 11 mechanical grills and 11 heating/cooling units that have been installed within window openings. Finally the UDAC recommended a window type that better fit the industrial nature of the building and the historic warehouse district context. The proposed windows which have already been installed are white vinyl, sliders which do not fit the character of the building or warehouse district context.

We met today to attempt to resolve the concerns, at the meeting, Sandhu indicated there was a willingness to modify the windows placement to try to meet the Urban Design Advisory Committee /Public Service recommendations but were unable to modify the mechanical vents/heating cooling units. Since Sandhu is unable to address all of the Urban Design issues, it was agreed that you would 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, September 21, 2015 at 9:30 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 September 21, 2015 meeting. The contact number for Ms. Marques is 986-4228.

Sincerely,

Marc Pittet
Acting Director of Planning, Property and Development

c. J. Marques, Senior Committee Clerk

Exhibit " 2 " Appeal – The Downtown Winnipeg By-law No. 100/2004 – 49 Adelaide Street

From: Jasreen Sidhu
Sent: Thursday, September 03, 2015 8:55 AM
To: Marques, Josie
Subject: Re: 49 Adelaide Urban Design application appeal

Hello Josie,

I would like to confirm that Sandhu Developments will proceed with the appeal for UDAC recommendations at 49 Adelaide Street. Gerald Korzeniowski, Karampaul Sandhu, and Jasreen Sidhu will be in attendance.

Thank you.