**Report of the Standing Policy Committee on Property and Development dated April 30, 2002**

**Proposed Zoning Agreement Amendment - McPhillips Street and Court Avenue**
**File ZAA 3/2002 [c/r DAZ 215/87]**

7. The Standing Policy Committee on Property and Development has been advised that an application has been received from Deeley, Fabbri & Sellen, 903-386 Broadway, Winnipeg, to amend the Zoning Agreement affecting the subject property by deleting the Agreement as it affects Lot 4, and placing the existing Agreement on all of proposed Lot 3.

The subject application is intended to lift the existing caveats as they apply to Lot 4 as Lot 4 is intended to be developed shortly as a road right-of-way linking McPhillips Street with proposed commercial development lying adjacent to the west. The caveats will however be maintained on proposed Lot 3.

On April 16, 2002, the Lord Selkirk-West Kildonan Community Committee held a public hearing to consider the subject proposed Zoning Agreement Amendment. One person registered in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendations contained in the report dated April 8, 2002 from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed Zoning Agreement Amendment for the following reason:

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

On April 30, 2002, the Standing Policy Committee on Property and Development considered and concurred in recommendation of the Zoning Agreement Amendment Report dated April 20, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 215/87 (By-law No. 4755/87) dated July 8, 1987, be amended by:

   A. Fully discharging Caveat Numbers 1001178, 1001179 and 1327132 as they affect Proposed Lot 4; and

   B. Placing aforementioned Caveat Numbers 1001178 and 1327132 on Proposed Lot 3.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 215/87 (By-law No. 4755/87) dated July 8, 1987, as approved in Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. 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 Act.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

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