Agenda - Council - April 21, 2004

Report - Standing Policy Committee on Property and Development - April 8, 2004

Item No. 5 Rezoning - 584, 586, 588 and 590 Bannerman Avenue
File DAZ 208/2004

STANDING COMMITTEE RECOMMENDATION:

On April 14, 2004, 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 submits the following to Council:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 208/2004 dated February 28, 2004 to a "R1-2.5" Residential 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 an extension of this time is applied for prior to the expiry of this twenty four (24) month period and the extension is subsequently approved by Council.

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 That Caveat No. 151530 be withdrawn.

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

6. 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 - April 8, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE:

On April 14, 2004, 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 April 8, 2004, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and forwarded the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On March 23, 2004, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

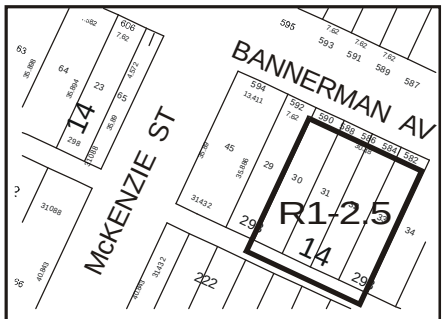
File: DAZ 208/2004

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

Public Hearing: March 23, 2004
Council Building, 510 Main Street

Applicant: Charly Rule

Subject:



LORD SELKIRK
WEST KILDONAN
COMMUNITY

APPLICANT : MR. C. RULE
FILE : DAZ 208/04
PROPOSAL : To rezone the land shown outlined above from an "R2-T" TRANSITIONAL DISTRICT to an "R1-2.5" SINGLE-FAMILY DISTRICT to allow for the establishment of lots for residential development and to withdraw the existing caveat affecting the subject lands. **For information, phone Mr. J. Wintrup, Planner at 986-5102.**

Premises Affected: 584, 586, 588 and 590 Bannerman Avenue

Exhibits Filed:
1. Application dated February 19, 2004
2. Notification of Public Hearing dated February 23, 2004
3. Manitoba Status of Title 1599354
4. Site Plan

5. Report from the Manager of Planning and Land Use dated February 28, 2004
6. Inspection Report

REPRESENTATIONS:

In Support:

Charly Rule

In Opposition:

Nil

For the City:

John Wintrup, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING

Charly Rule appeared in support of the application and stated concurrence in the recommendations outlined in the report of the Manager of Planning and Land Use dated February 28, 2004.

RE: Rezoning - 584, 586, 588, 590 Bannerman Avenue
File DAZ 208/2004

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

Prepared by: Diane Timmins, Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: March 26, 2004

COMMUNITY COMMITTEE RECOMMENDATION:

On March 23, 2004, 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 The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 208/04 dated February 28, 2004 to a "R1-2.5" Residential 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 an extension of this time is applied for prior to the expiry of this twenty four (24) month period and the extension is subsequently approved by Council.

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 Caveat No. 151530 be withdrawn.

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

6. 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 agreed with the administrative comments contained in the report from the Manager of Planning and Land Use dated February 28, 2004.

Exhibit “5” referred to in File DAZ 208/2004

In reply please refer to / Référence à rappeler :

John S. Wintrup
(204) 986-5102
Fax / Téléc. : (204) 986-3684

File No. DAZ 208/04 February 28, 2004
Our c/f CP 500 (.308)

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

Dear Ms. Dianne Timmins:

REZONING
584, 586, 588, 590 Bannerman Avenue
Lord Selkirk - West Kildonan Community Committee
File No. DAZ 208/04

An application has been received from Charly Rule, to amend By-Law No. 6400/94 by rezoning the land shown below from a “ R2-T” Residential District to a “R1-2.5” Residential District to allow for the establishment of four single family dwellings.

RELATED FILES:



SITE DESCRIPTION:

Site Area: 11,792.917 square feet (1,095.562 square metres)

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

Surrounding Land Use and Zoning:

North: Across Bannerman Avenue, two family residential zoned "R2".
South: Across Public Lane, two family dwellings zoned "R2".
East: Single and two family residential dwellings zoned "R2-T".
West: Single family residential dwelling zoned "R2-T".

DEVELOPMENT DESCRIPTION:

The applicant intends to construct four (4) single family dwellings on 25 foot wide lots.

PLAN WINNIPEG:

The proposal is in conformity with Plan Winning since the subject property is located in a Neighbourhood Policy Area. And, Plan Winnipeg encourages the establishment of mixed uses and increased residential densities within these areas. The Inkster - Faraday Neighbourhood has also been identified as a 'Rehabilitation Neighbourhood' targeted for improvement under the City of Winnipeg Housing Policy and Plan Winnipeg.

ADMINISTRATIVE COMMENTS:

The land was formerly occupied by a row house that was demolished. The land is now under the ownership of the City of Winnipeg. The requested zoning designation requires the presence of a rear public lane.

The Planning and Land-Use Division is recommending approval of the subject application. A mixture of housing types is characteristic of the surrounding neighbourhood. New single family dwellings will diversify the housing stock, and assist in improving the neighbourhood. The proposed lot widths of 25 feet is similar to the existing lot widths currently across the street for the "R2" properties.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 208/04, attached hereto and dated, February 28, 2004 to a "R1-2.5" Residential District.

II. 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 an extension of this time is applied for prior to the expiry of this twenty four (24) month period **and the extension is subsequently approved by Council**.

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

IV. That, Caveat No. 151530 be withdrawn.

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

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

Final

Yours truly,

C. Knoll
Manager of Planning and Land Use

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Per: John S. Wintrup, Planner
Lord Selkirk - West Kildonan Community
986-5102

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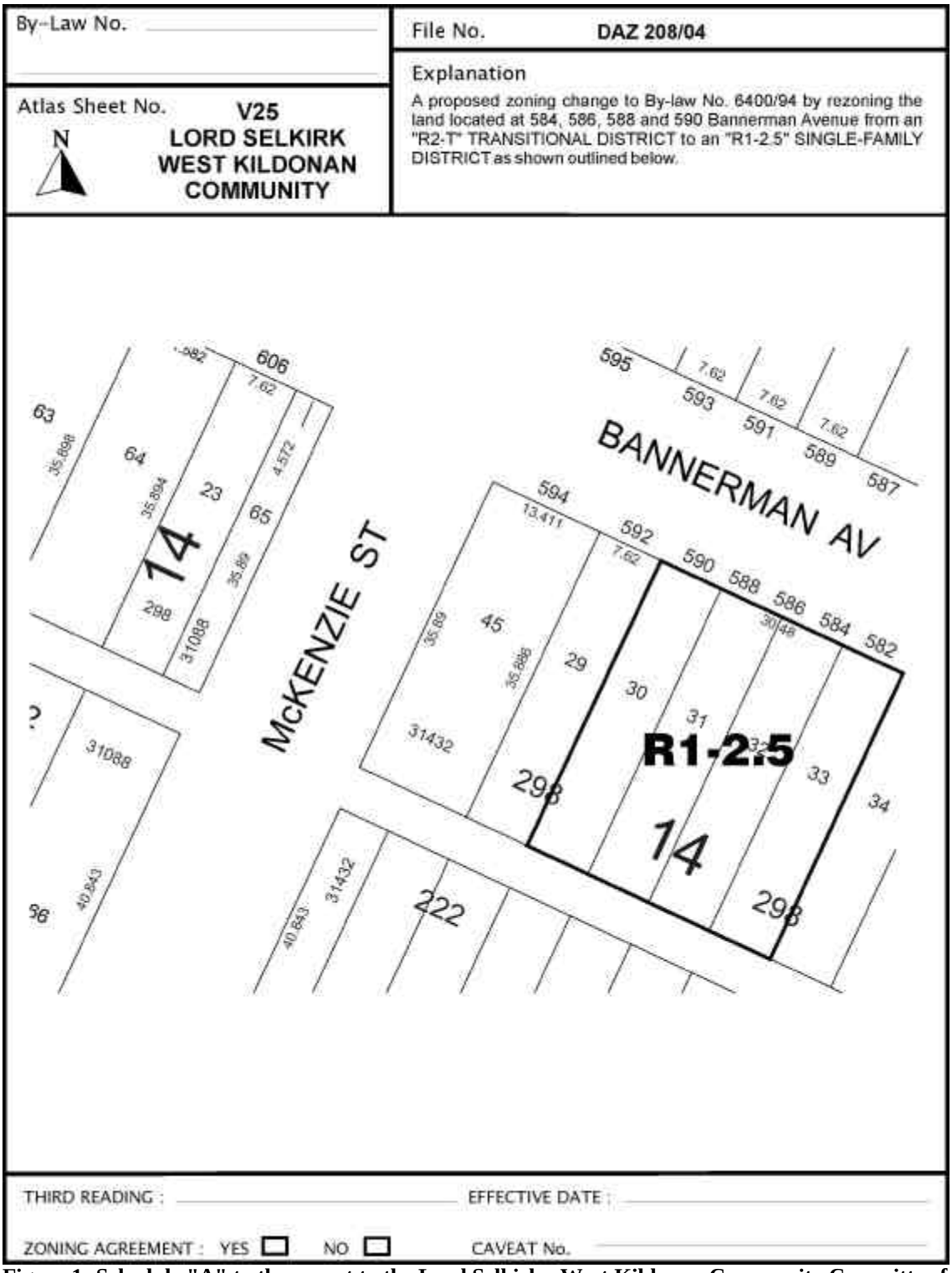

Figure 1: Schedule "A" to the report to the Lord Selkirk - West Kildonan Community Committee for File No. DAS 208/04, dated February 28, 2004.



Figure 2: Air photo of subject property in 1998.

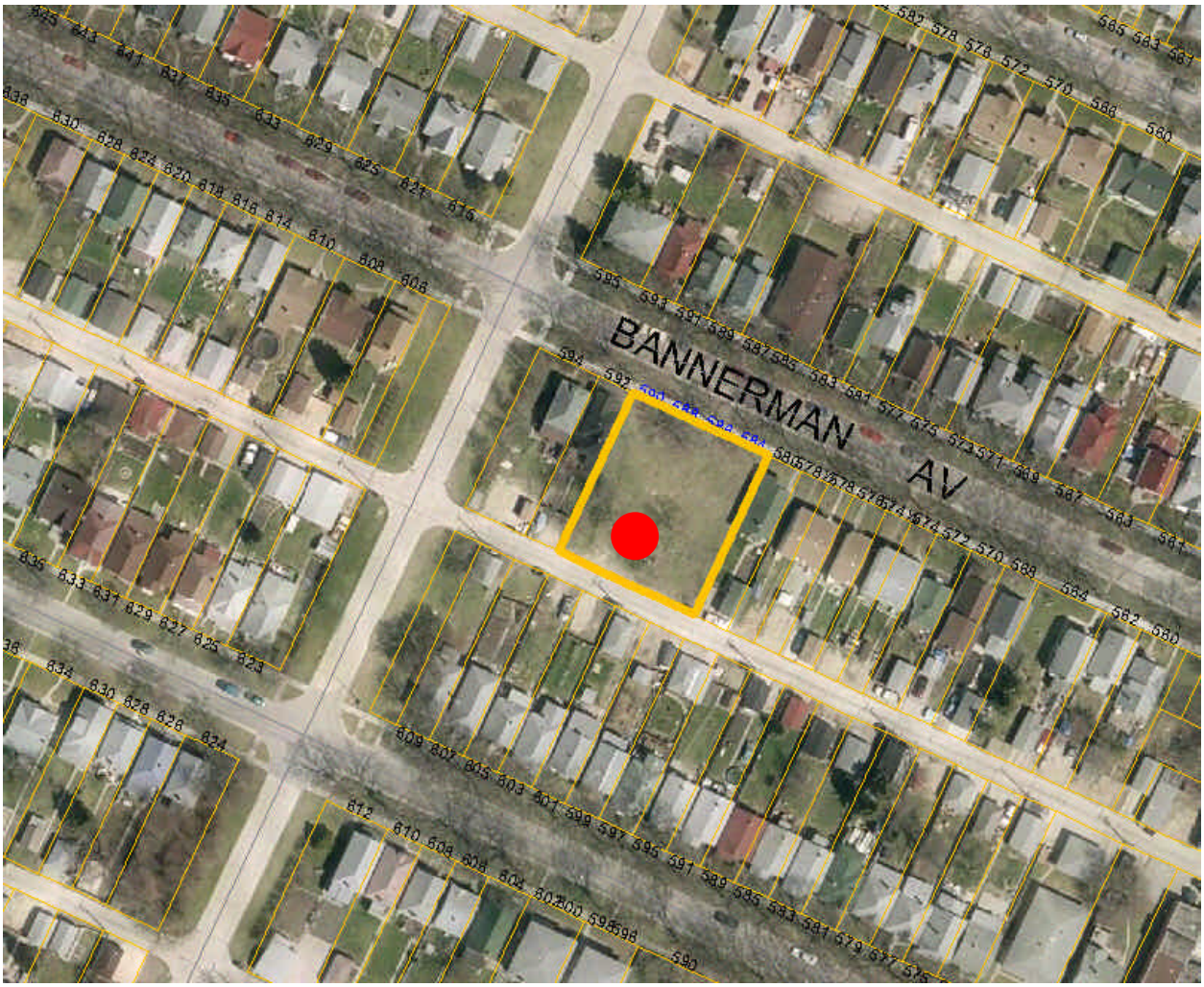

Figure 3: Air photo of subject property in 2002.

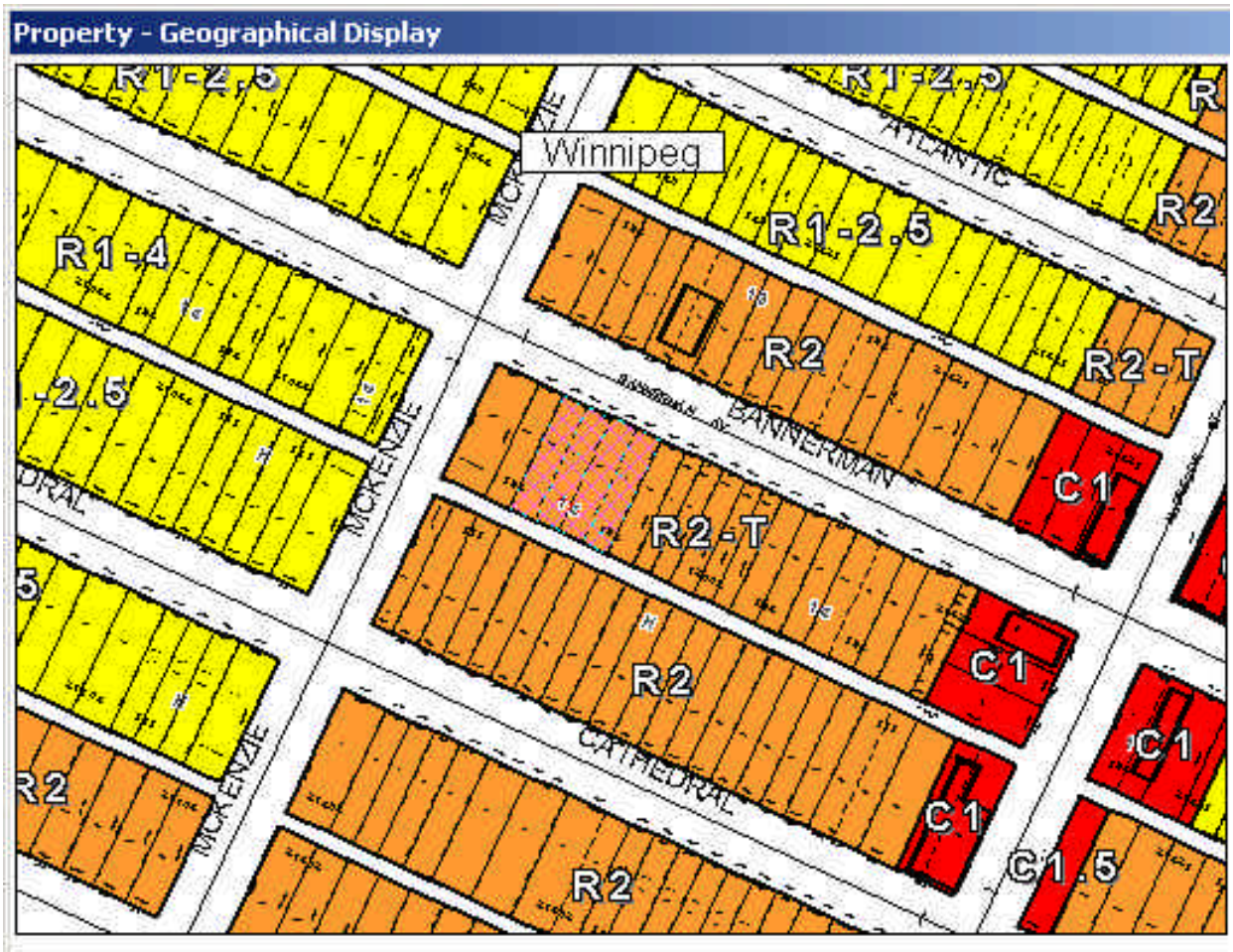

Figure 4: Zoning Map of subject property.