Proposed Rezoning - land located at 220 Hugo Street / 258 Wellington Crescent
File DAZ 204/2002 [c/r DAV 191/2002D]

6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Sussex Realty (Ken Campbell), 427 Academy Road, Winnipeg, to amend Zoning By-law No. 6400/94 by rezoning the subject land from an "RM-4" Multiple-Family Residential District to an "RM-5" Multiple-Family Residential District to allow for the maintenance of a multiple-family development.

The proposal is to rezone the property to reflect the existing development on the site. There are no plans to demolish or replace the existing structures. The "RM-5" Multiple-Family Residential District zoning designation permits one residential unit per 600 square feet of gross lot area. The subject development provides one residential unit per 625 square feet of lot area approximately. The related variance application deals with the existing parking deficiency and the repeal of variances that stemmed from a previous and now defunct development application to replace the mansion with a five (5)-unit condo and to renovate the apartment building to contain 23 condominium suites.

On April 9, 2002, the City Centre Community Committee held a public hearing to consider the subject rezoning application. One person registered in support of the application, and no one registered in opposition thereto.

The City Centre Community Committee concurred in the recommendations contained in the report dated March 26, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed rezoning for the following reasons:

1. The "RM-5" Multiple-Family Residential District zoning designation permits one residential unit per 600 square feet of gross lot area while the subject existing development provides one residential unit per 625 square feet of lot area.

2. The related variance application deals with the existing parking deficiency and the repeal of variances that stemmed from a previous and now defunct development application to replace the mansion with a five (5)-unit condominium and to renovate the apartment building to contain twenty-three (23) condominium suites.

3. The application complies with Plan Winnipeg.

4. The site is already developed to an "RM-5" Multiple-Family Residential District.

On April 30, 2002, the Standing Policy Committee on Property and Development considered and concurred in the recommendations contained in the Zoning Change Report dated April 19, 2002, from the City Centre Community Committee.

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

The Standing Policy Committee on Property and Development recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 204/2002, dated March 26, 2002, to an "RM-5" Multiple-Family Residential District, subject to the following:

A. That the applicant enter into a zoning agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

1. That the number of units on the land be restricted to twenty-eight (28) at 220 Hugo Street and four (4) at 258 Wellington Crescent.

2. That no building or structure shall be erected or located on the land and no development permits issued for construction on the land unless and until plans showing building locations, building design including facing materials, location of waste receptacles, signs, fencing, landscaping, parking areas, site lighting and methods of access and egress are submitted to and approved by the City Centre Community Committee and thereafter identified by the signature of the Clerk under the designation "Schedule 'A' to Zoning Agreement DAZ 204/2002".

3. That the maximum height of buildings on the site shall be limited to four (4) storeys.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That Caveat No. 1281881 be withdrawn and replaced with the Zoning Agreement containing the conditions outlined in Recommendation I.

IV. 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 Council extends that time.

V. 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.

VI. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

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

VIII. 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.

Attachment "A" referred to in Clause 6 of the Report of the Standing Policy Committee on Property and Development dated April 30, 2002

By-Law No. _____

File No. **DAZ 204/02**

Atlas Sheet No. **AC24**

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CITY CENTRE COMMUNITY

Explanation

An application to rezone the land at 220 Hugo Street and 258 Wellington Crescent an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-5" MULTIPLE-FAMILY DISTRICT as shown outlined below.



THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____