Minutes – Executive Policy Committee – October 20, 2021

APPEAL HEARINGS

Item No. 1 **Plan Approval – 920 Jefferson Avenue**
(Old Kildonan Ward)
File DAZ 322/79

EXECUTIVE POLICY COMMITTEE DECISION:

The Executive Policy Committee denied the appeal and concurred in the Decision dated September 14, 2021, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development regarding Plan Approval for the premises located at 920 Jefferson Avenue.

DECISION MAKING HISTORY:

Councillor Gilroy advised that she would refrain from hearing the Appeal on File DAZ 322/79 due to her participation on the Standing Policy Committee on Property and Development, Heritage and Downtown Development which made the original decision on the matter.

Moved by Councillor Rollins,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Rollins,
That the Appeal be allowed and the Decision issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development be cancelled.

Lost

Yea:	Bowman, Rollins	2
Nay:	Allard, Browaty, Gillingham, Gilroy, Mayes,	4

Moved by Councillor Mayes,

That the Appeal be denied and the Decision issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development be confirmed.

Yea:	Allard, Browaty, Gillingham, Gilroy, Mayes	4
Nay:	Bowman, Rollins	2

Carried

Moved by Councillor Mayes,
That the Appeal Hearing be concluded.

Carried

PUBLIC HEARING SUMMARY

File: DAZ 322/79

Before: Executive Policy Committee
His Worship Mayor Bowman, Chairperson
Councillor Allard
Councillor Browaty
Councillor Gillingham
Councillor Mayes
Councillor Rollins

Public Hearing: October 20, 2021
Council Building, 510 Main Street

Appellant: Nejmark Architect Inc.
(on behalf of Snowcat Property Holdings Limited)

Premises Affected: 920 Jefferson Avenue

Nature of Appeal: On September 28, 2021, Nejmark Architect Inc., on behalf of Snowcat Property Holdings Limited, appealed the decision dated September 14, 2021, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development regarding Plan Approval for the premises located at 920 Jefferson Avenue.

The Decision stated:

Due to a lost vote, the plan approval for 920 Jefferson Avenue is deemed to be rejected.

Exhibits Filed:

1. Decision dated September 14, 2021, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development
2. Report dated April 26, 2021, from the Urban Planning Division, Planning, Property and Development Department
3. Submitted Plans dated April 12, 2021
4. Notice of Appeal filed by Nejmark Architect Inc. received September 28, 2021
5. Notification of Appeal Hearing dated September 29, 2021
6. Document titled “Alternate Solution” submitted by Peter Halamandaris
7. Communication dated October 19, 2021, from John B. Martens, MLT Aikins, on behalf of the Applicant, in support of the appeal.
8. Presentation and documentation submitted by Jennifer Lim, Owner + Principal Planner, Threshold Planning Studio Inc.

REPRESENTATIONS:

In Support of the Appeal:

Tat-Liang Cheam, Nejmark Architect
Jamie Honsberger, Crombie REIT
Ashley Martens, Nejmark Architect
John Martens, MLT Aikins LLP
Kevin Pritchard, Crombie REIT
Dean Spearman, Dean Spearman Landscape Architect

In Opposition to the Appeal:

Peter Halamandaris, Marr Finlayson Pollock LLP
Perry Ginakes
John Ginakes
Jennifer Lim, Threshold Planning Studio Inc.
Edward Rodzen

For Information on the Appeal:

Nil

For the City:

Rakvinder Hayer, Planner, Planning, Property and Development Department
Doug Brown, Director of Legal Services and City Solicitor