Minutes – Executive Policy Committee – September 21, 2023

APPEAL HEARINGS

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

EXECUTIVE POLICY COMMITTEE DECISION:

The Executive Policy Committee allowed the appeal, cancelled the Decision dated September 8, 2022, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development, and approved the plans for 920 Jefferson Avenue.

DECISION MAKING HISTORY:

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

Carried

Moved by Councillor Rollins,
That the Appeal be allowed, the Decision dated September 8, 2022, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development regarding a Plan Approval for 920 Jefferson Avenue be cancelled, and the plans for 920 Jefferson Avenue be approved.

Carried

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

Carried

APPEAL HEARING SUMMARY

File: DAZ 322/79

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

Appeal Hearing: September 21, 2023
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 16, 2022, Nejmark Architect Inc., on behalf of Snowcat Property Holdings Limited, appealed the decision dated September 8, 2022, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development regarding a Plan Approval for 920 Jefferson Avenue.

The Standing Police Committee did not concur in the recommendation of the Winnipeg Public Service, and rejected the plans for 920 Jefferson Avenue

Exhibits Filed:

1. Decision dated September 8, 2022, issued by the Standing Policy Committee on Property and Development, Heritage and Downtown Development, including the report from the Urban Planning Division dated April 26, 2021
2. Notice of Appeal filed by Nejmark Architect Inc. on behalf of Snowcat Property Holdings Limited dated September 16, 2022
3. Notification of Appeal Hearing dated October 11, 2022
4. Communication dated January 5, 2023, from the Appellant, requesting that the Appeal Hearing be adjourned to the September, 2023 meeting of Executive Policy Committee
5. Notification of Appeal Hearing dated April 11, 2023
6. Plan Approval drawings submitted on September 10, 2023, by Nejmark Architect Inc.
7. Communication dated September 13, 2023, from John B. Martens, MLT Aikins LLP, in support of the appeal
8. Communication dated September 21, 2023, from Peter Ginakes, Barrister and Solicitor, in opposition to the appeal

REPRESENTATIONS:

In Support of the Appeal:

Harpreet Brar
Tat-Liang Cheam
John Martens
Ashley Martens
Dean Spearman

In Opposition to the Appeal:

Peter Ginakes
David Hill

For the City:

R. Hayer, Coordinator of Land Development, Planning, Property and Development
D. Brown, Director of Legal Services, Legal Services