July 6, 2004

Presentation to Community Committee re: rezoning of 206 McGregor to "C2" commercial district and variance. (WWRA Opposed).

Annette's notes

Introductions Ken Pickering and Annette Champion-Taylor

Who we are:

The WWRA is a volunteer organization of people in the William Whyte area:

Our boundaries are:

Selkirk Ave. north side from Main Street to Arlington and Selkirk south side from Salter to Arlington.
Redwood Ave. south side from Main to Arlington
Arlington Street east side
Main Street West Side

The WWRA is dedicated to creating a safe, healthy and vibrant community for everyone who visits, lives in or works in the area. We want to build:

A safe area for people, property, and the environment
Clean attractive streets, properties, parks and gardens
Quality housing and buildings
Recreation and leisure activities particularly for youth.

As stated in our letter from the WWRA and presented at the Lord Selkirk-West Kildonan Community Committee meeting of May 18- The WWRA is opposed to the rezoning of 206 McGregor to a "C" 2 Commercial District and that the variance be rejected as well.

Three of our board members from the WWRA and the NECR Housing Coordinator met with Mr. Chorney yesterday July 5th 2004 to discuss our concerns in regards to Central Auto Sales. We were most appreciative that Mr. Chorney took the time to meet with us in spite of his lawyer's recommendation that he not do so. I find that rather odd since Community Committee adjourned the hearing so he could have the opportunity to meet with us.

In our discussion With Mr. Chorney a few items came about that I would briefly like to mention.

Mr. Chorney set up the Auto Sales about 4 or 5 years ago fence and all.

He claims it was his understanding that all paperwork was in order and he could proceed with his lot.

Mr. Chorney claims it was not until this spring that zoning became an issue (Although he did call me back today to say he received something in the mail back in Jan. or Feb. of this year having something to do with the zoning. He said he disregarded the letter because he thought everything was ok with the zoning on the property.

THIS IS EXHIBIT "10" REFERRED TO
IN FILE NO. DAV 113040/2004 D
DATED THIS 6 DAY OF July 2004
D. Jennings
CLERK

THIS IS EXHIBIT "10" REFERRED TO
IN FILE NO. DAZ 214/2004
DATED THIS 6 DAY OF July 2004
D. Jennings
CLERK

Mr. Chorney stated that a particular Mr. Ziegler from the city – zoning? did not process the papers for the zoning 4 or 5 years ago. We do not know what happened back then between the city and Mr. Chorney, however I do find it odd that Mr. Chorney could operate his business for all these years and not be zoned properly. **How can you not know?** Surely there was correspondence somewhere along the line. As it stands the existing autosales and vehicle display area with its six foot high chain link fence is zoned R2-T and currently is an illegal land use.

The WWRA stands firm in its opposition to the rezoning of this property.

At present we have 4 other used car lots in the area - We do not see a need for yet another one.

The proposed automobile sales use is in contrary to the pedestrian- orientated character of the neighbourhood. With it's 6-foot high chain link fence it sends out a negative message that the area is unsafe and does nothing to enhance the character of the neighbourhood. (I will say that this used car lot in comparison to other lots I have seen is tidy and maintained).

Of utmost concern however, is the rezoning of the property to a "C2" commercial district. We find this completely unnecessary and this category of commercial land use is not compatible with the existing neighborhood.

It is our understanding that a "C2" commercial district is intended to regulate more intense commercial sites that do not have a local or neighborhood orientation. These land uses tend to cater to a community wide market. "C2" zoning is common along places such as Portage Ave. Pembina Hwy etc…

If we allow this rezoning to take place what kind of precedent will we be setting? We could be opening up a big can of worms. We believe we have to exercise caution and have a look at the big picture. Not just the here and now but for the future of the neighborhood.

Thank you for the opportunity to voice our concerns on this matter.