Proposed Rezoning - land located at 166 Goulet Street
File DAZ 203/2002 [c/r DAV 180/ 2002D]

9. The Standing Policy Committee on Property and Development has been advised that an application has been received from 4436032 Manitoba Ltd. (Serge Bibeau), c/o 190 Raymond Place, Winnipeg, to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject land from an "RM-4" Multiple Family District to an "RM-7" Multiple Family District to allow for in order to accommodate development of a sixty (60) unit (55+) Seniors Apartment Complex.

The applicants propose to clear the site and construct a 7-storey, 60-unit Seniors Complex with an underground parking garage large enough to accommodate 69 cars. There will be a drop-off lane at the front of the building and 11 stall visitors parking area on the east side of the complex. Access to and from the underground parkade will be via Kenny Street. The overall height of the structure will be 66 feet high.

On April 22, 2002, the Riel Community Committee held a public hearing to consider the subject rezoning application. Six people registered in support of the application and no one registered in opposition thereto.

The Riel Community Committee concurred, in part, in the recommendations contained in the report dated April 15, 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 reason:

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use, Planning, Property and Development Department.

On May 27, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations contained in the Zoning Change Report dated April 26, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 203/2001, dated April 15, 2002, to a "RM-7" Multiple Family District.

II. That the applicant enter into a Zoning Agreement with the City of Winnipeg specifying that final plans outlining building locations, fencing, landscaping, parking, etc, be submitted to and approved by the Administration and the Riel Community Committee prior to the issuance of any building permits.

III. 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.

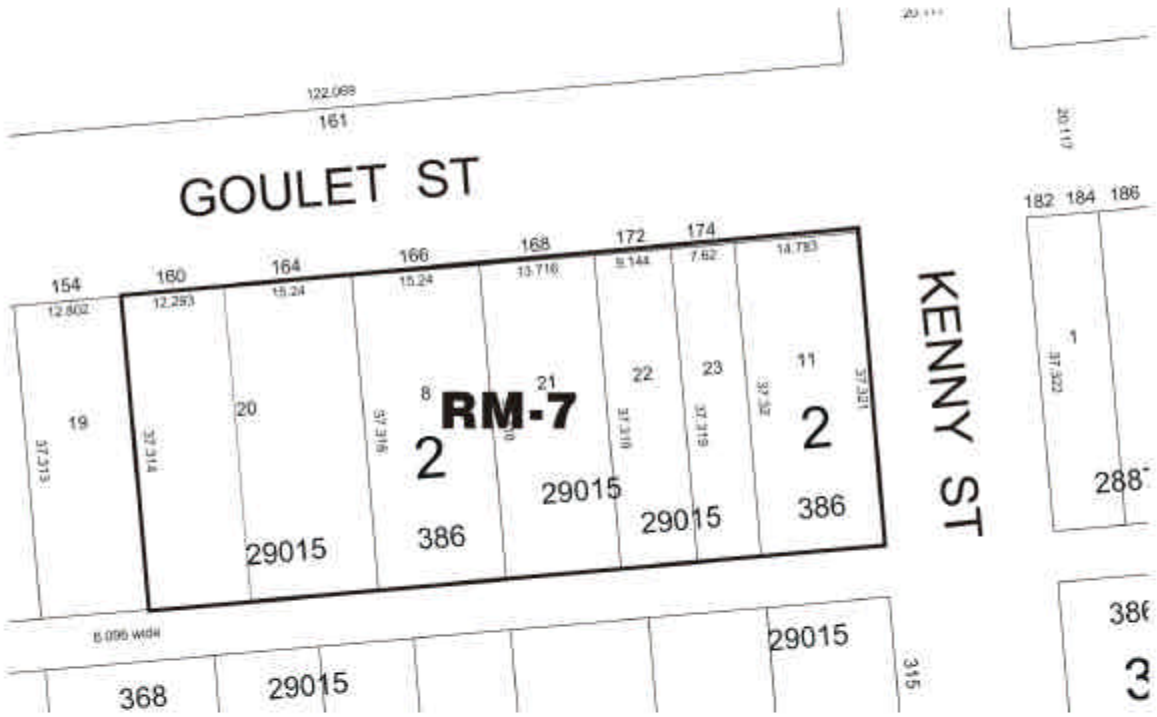
IV. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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 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.

Attachment "A" referred to in Clause 9 of the Report of the Standing Policy Committee on Property and Development dated May 27, 2002

By-Law No.	File No. DAZ 203/02
Atlas Sheet No. AB26 RIEL COMMUNITY (N)	Explanation: **A proposed zoning change to By-law No. 6400/94 by rezoning the land at 160 - 174 Goulet Street from an "RM-4" MULTIPLE-FAMILY DISTRICT to an "RM-7" MULTIPLE-FAMILY DISTRICT as shown outlined below.**



THIRD READING : EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No.