Proposed Zoning Agreement Amendment - 577 St. Anne's Road File ZAA 4/2002 [c/r DASZ 16/98, DCU 90/2002D]

13. The Standing Policy Committee on Property and Development has been advised that an application has been received from Frieson Tokar Architects (Brian Tokar), 200-2033 Portage Avenue, Winnipeg on behalf of the owners (the Manitoba Baptist Home Society), to amend the Zoning Agreement affecting the subject land by deleting the clause restricting the subject land to an accessory parking area only.

The adjacent parcel is currently occupied with a Seniors Housing Complex and an affiliated Personal Care Home. There is a need to expand the Care Home facility on the south side of the building but to do so requires a marginal encroachment into the adjoining parking area. Because of a clause in Zoning Agreement DASZ 16/98, use of the defined parking area is restricted to vehicle parking. Hence the need for an amendment to accommodate the 2,600 square foot expansion. The encroachment is not significant enough to affect the parking area by eliminating any of the existing parking stalls.

On May 14, 2002, the Riel Community Committee held a public hearing to consider the subject zoning agreement amendment application. Three persons registered in support of the application, and no one registered in opposition thereto.

The Riel Community Committee concurred in the recommendations contained in the report dated May 6, 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 recommendations 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 Proposed Zoning Amendment Agreement Report dated May 21, 2002, from the Riel Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DASZ 16/98 (By-law No. 7390/99) be amended by deleting the clause restricting use of the subject land to a parking area only.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary amending agreement to Zoning Agreement DASZ 16/98 (By-law No. 7390/99) as approved in Recommendation No. I.

III. That the Proper Officers of the City are hereby authorized to execute said amending agreement.

IV. 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.