

Minutes - City Centre Community Committee - November 12, 2002

**36. Proposed Variance - 1620 McGillivray Boulevard
File DCU 228/2002D (c/r ZAA 13/2002)**

That the application be rejected.

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File. DCU 228/2002D (c/r ZAA 13/2002)

Applicant: GRR Holdings Ltd. (Gord Howard)
1295 Pembina Highway
Winnipeg, Manitoba
R3T 2B3

Premises Affected: 1620 McGillivray Boulevard

Legal Description: Parcels C, D, E, F, Plan 38725, hereinafter called "the land"

Property Zoned: M1-B (proposed)

Zoning Atlas Sheet: AG22 (JT)

Nature of Application: For a Conditional Use under Zoning By-law No. 6400/94 for the establishment of the following uses:

- 1) a restaurant having a floor area of 8500 square feet (789.65 square metres);
- 2) a cocktail lounge

Exhibits Filed:

1. Application dated October 25, 2002
2. Notification of Public Hearing to Applicant dated October 29, 2002
3. Letter of authorization from The City of Winnipeg to G.R.R. Holdings Ltd. dated September 24, 2002
4. Confirmation from the Zoning Development Administrator that the subject property may be posted in substitution for newspaper advertising
5. Proposed Development Plan - The Keg - Waverley and McGillivray dated October 2, 2002
6. Development Plans - The Keg - Waverley and McGillivray dated September 30, 2002 (5 pages)
7. Report from the Manager of Planning and Land Use dated October 30, 2002
8. Photographs of the site and Inspection Notice

The Senior Planner advised that all statutory requirements with respect to this application have been complied with

Moved by Councillor Steek,

That the report from the Manager of Planning and Land Use be taken as read.

Carried

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REPRESENTATIONS:

In Support:

Gordon Howard, 167 Waverley Street, Winnipeg, R3M 3K3
Garry Hilderman, 115 Bannatyne Avenue, Winnipeg, R3B 0R3
John Prall, 148 Elm Street, Winnipeg, R3M 3P1

In Opposition:

Julie Bubnick, 19 Shoreline Drive, Winnipeg, R3P 2B4
Renerio Carino, 58 Foxmeadow Drive, Winnipeg, R3P 1J9
Pat and Pierre Chevrier, 46 Thorncliff Bay, Winnipeg, R3P 1N5
Brian Farley, 27 Waterbury Drive, Winnipeg, R3P 1R7
Isadore M. Hnybida, 31 Hennessey Drive, Winnipeg, R3P 1P8
Scott Jones, 3 Parkroyal Bay, Winnipeg, R3P 1N9
J. Ryan Kustra, 31 Brigantine Bay, Winnipeg, R3P 1R1
Michael Nelson, 1 - 1200 Waverley Street, Winnipeg, R3T 0P4
Gary Palmer, 50 Brigantine Bay, Winnipeg, R3P 1P9
Bert Phillips, 54 Brigantine Bay, Winnipeg, R3P 1R1
Ken Skaftfeld, 66 Brigantine Bay, Winnipeg, R3P 1R1
Roland and Marilyn Storimans, 46 Brigantine Bay, Winnipeg, R3P 1P1
Stan Vivian, 62 Brigantine Bay, Winnipeg, R3P 1R1
Doug Whynot, 78 Foxmeadow Drive, Winnipeg, R3P 1T9

For the City:

Ross Mitchell, Senior Planner

Moved by Councillor Steek,

That the receipt of public representations be concluded.

Carried

Moved by Councillor Steek,

That the criteria (b)(i) to (iii) of Section 611 of The City of Winnipeg Act, set out below, are not satisfied:

- a) is not compatible with the area;
- b) does create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area; and
- c) does not comply with Plan Winnipeg, secondary plans and development by-laws.

Carried

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Moved by Councillor Steek,

That the application for a Conditional Use be rejected.

Carried

SUPPORTING REASON:

The Community Committee is of the opinion that the criteria (a) to (c) of Section 611 of The City of Winnipeg Act are not satisfied.

Moved by Councillor Steek,

That the public hearing with respect to this application be concluded.

Carried

File No. DCU 228/02D (c/r ZAA 13/02)

October 30, 2002

CCA – City Centre
Our c/f CP 500 (.148)

Ms. Carol Freeman
City Centre Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear Ms. Freeman:

PREMISES: 1620 McGillivray Boulevard
APPLICANT: GRR Holdings Ltd. (Gord Howard)
SUBJECT: For a Conditional Use under Zoning By-Law No. 6400/94 to permit the establishment of a cocktail lounge use in conjunction with a restaurant over 2,500 square feet.

The proposal is to construct a 8,500 square foot Keg restaurant and cocktail lounge on the site. The related application under ZAA 13/02 would amend the Zoning Agreement on the site to permit the establishment of a restaurant and cocktail lounge. The Branch is supporting the amendment with limits on floor area and hours.

Considering the above-noted application in the context of Section 611 of The City of Winnipeg Act, it is the opinion of this Department that the proposed conditional use should be granted, with conditions, because of the following:

- a) The proposed development is compatible with the area.
- b) The proposed development does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area.
- c) The proposed development complies with Plan Winnipeg, secondary plans and development by-law.

Since this proposed order does meet all three of the statutory requirements, it is recommended that the application be GRANTED, subject to the following conditions which are considered to be necessary to ensure that the proposed development conforms with Subsection 611:

- 1) that, if any conditional use granted by this order is not established within two (2) years of the date hereof, this order, in respect of that conditional use, shall terminate;

Sincerely,

V. Buckley
Manager of Planning and Land Use

Per:

Ross Mitchell, Senior Planner,
(City Centre Community)
986-5017

/jc

Address of Applicant:
1295 Pembina R3T 2B3