**Report - Standing Policy Committee on Property and Development - November 19, 2002**

**2. Proposed Plan of Subdivision and Rezoning - land located at CN Rail Line (land located between Taylor Avenue and the Assiniboine River between Lockwood and Centennial Streets**
**File DASZ 7/2002 (c/r DCU 155/2002D, DAV 574/2002D, DAV 575/2002D, DAV 576/2002D, DAV 577/2002D)**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 4, 2002, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and recommends to Council that the plan of subdivision and zoning change proposed under File DASZ 7/2002 not be proceeded with.

**Report - Standing Policy Committee on Property and Development - November 19, 2002**

STANDING COMMITTEE RECOMMENDATION:

On November 19, 2002, the Standing Policy Committee on Property and Development concurred in the recommendation from City Centre Community Committee.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 10, 2002, the City Centre Community Committee did not concur in the administrative recommendation, and recommended that the plan of subdivision and zoning change proposed under File DASZ 7/2002 not be proceeded with.

**RE:** **Proposed Plan of Subdivision and Zoning Change Report - CN Rail Line (land located between Taylor Avenue and the Assiniboine River between Lockwood and Centennial Streets – File DASZ 7/2002 (c/r DCU 155/2002D, DAV 574/2002D, DAV 575/2002D, DAV 576/2002D and DAV 577/2002D)**

**For submission to:** **Standing Policy Committee on Property and Development**

**Prepared by:** **Carol Freeman, Clerk, City Centre Community Committee**

**Report date:** **September 16, 2002**

## COMMUNITY COMMITTEE RECOMMENDATION:

The City Centre Community Committee did not concur in the administrative recommendation, and recommends that the proposed plan of subdivision and proposed zoning change to By-law No. 6400/94 under File DASZ 7/2002 not be proceeded with.

The City Centre Community Committee provided the following supporting reason(s) for its recommendation:

1. The proposed development would impose an undue hardship on Centennial Street residents and would create liability for the City in terms of capital and maintenance costs.

2. The proposed development would eliminate a feature that currently unites the neighbourhood, replacing it with a barrier of inward focussed single-family houses hidden behind privacy fencing.

3. Infill development should not impose undue traffic problems on an existing neighbourhood as is likely to result from the current proposal.

4. Centennial Street residents already experience higher traffic volumes related to neighbourhood traffic congestion.

5. The lands are well suited to other housing types including single-family or semi-detached bungalow condominiums. In attempting to force-fit a suburban development format onto the right-of-way, the applicant is reducing the compatibility of the development with the existing neighbourhood in terms of the proposed traffic access. There are alternative housing formats that would split the traffic between the Centennial and Lockwood Street lanes north of Corydon Avenue, or would confine traffic access to the site itself as in condominium projects.

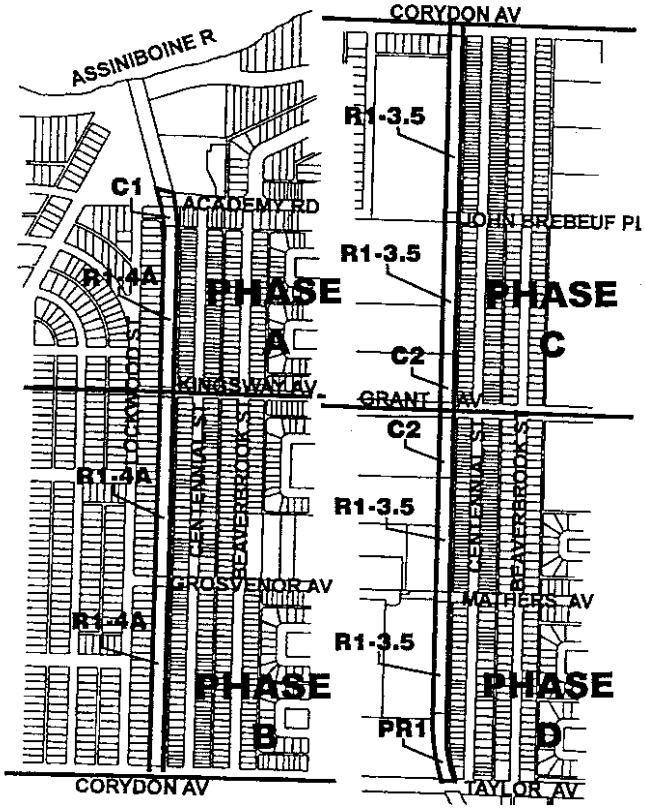
6. The subject proposal, while creative, is too large and density is too great, resulting in a negative impact on the surrounding community. As well, approval of the development might result in a decrease in the value of the existing homes in the neighbourhood.

7. The proposed development is not compatible with the area and would have an impact on safety by turning the Centennial Street lane, which is utilized for waste and recycle containers, into a residential street with a 50 km/h speed limit.

## PUBLIC HEARING SUMMARY

| | |
|---|---|
| File: | DASZ 7/2002 |
| Before: | City Centre Community Committee<br>Councillor Gerbasi, Chairperson<br>Councillor Smith<br>Councillor Steek |
| Public Hearing: | September 9, 2002 |
| Adjourned to: | September 10, 2002<br>Carpathia School, 300 Carpathia Road, Winnipeg |
| Applicant: | Urban Revision (Don Hussey)<br>13904 - 85 Avenue<br>Edmonton, Alberta T5R 3Y8 |

Subject:




**APPLICANT :** URBAN REVISION
**FILE :** DASZ 7/02
**PROPOSAL :** An application for the approval of the plan of subdivision shown outlined above as may be determined by Council and for a proposed zoning change to By-law No. 6400/94 by rezoning the land shown outlined above from an "R1-4" SINGLE-FAMILY DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-5" SINGLE-FAMILY DISTRICT, an "R1-5A" SINGLE-FAMILY DISTRICT, an "R2A" TWO-FAMILY DISTRICT, an "RM-2" MULTIPLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, and a "C2" COMMERCIAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-3.5" SINGLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, and a "C2" COMMERCIAL DISTRICT to allow for the creation of lots for single family dwellings, multiple-family dwellings and commercial development. **For information, contact Mr. R. Mitchell, Planner at 986-5017.**

PREMISES AFFECTED: CN Rail Line (land located between Taylor Avenue and the Assiniboine River between Lockwood and Centennial Streets

EXHIBITS FILED:

1. Application dated May 24, 2002
2. Notification of Public Hearing to Applicant dated June 27, 2002
3. Certificate of Title 750803
4. Extract from Atlas Sheets AB20, AC20, AD20 and AE20
5. Communication from Vera and R.B. Sim, 483 Centennial Street, Winnipeg, R3N 1P8, received June 26, 2002, in opposition to the application
6. Reduced copies of posters for each application (3 pages)
7. Revised plans (3 pages) of Subdivision Boundaries and Zoning, Oak Point Lands, dated May 15, 2002
8. Hilderman, Thomas, Frank, Cram proposed Landscaping Plans (3 pages)
9. Planning, Property and Development Plan
10. Communication dated August 27, 2002, from Leanne Shewchuk, Manager, Environment and Risk Management, Winnipeg Airports Authority Inc., in opposition to the application
11. Communication received August 28, 2002, from Gerald, Margaret and Robert Mazur, 847 Centennial Street, Winnipeg, R3N 1R4 and Nel Mazur, 867 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
12. Report from the Administrative Coordinating Group dated August 16, 2002
13. Report from the Manager of Planning and Land Use dated September 3, 2002
14. Communication dated August 28, 2002, from Linda Cassell, 17-254 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
15. Communication received August 28, 2002, from Simone Scott-Simosko, 702 Dorchester Avenue, Winnipeg, R3M 0R5, in opposition to the application
16. Communication dated August 28, 2002, from Sofia Costantini, 6-500 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
17. Communication dated August 28, 2002, from Alma Saull, 13-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
18. Communication dated August 28, 2002, from Bonnie Summerfield, 212-456 Kenaston Boulevard,

Winnipeg, R3N 1Z1, in opposition to the application

19. Communication dated August 28, 2002, from Thomas Alexander Kennedy, 12-466 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
20. Communication dated August 29, 2002, from Stoney Perlmutter, 17-466 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
21. Communication dated August 30, 2002, from Elayne G. Lynds, 206 Lockwood Street, Winnipeg, R3N 1R8, in opposition to the application
22. Communication dated August 30, 2002, from Phillip Cramer, 103-225 Vaughan Street, Winnipeg, R3C 1T7, in opposition to the application
23. Communication dated August 30, 2002, from Karlene Johnston, 638 Centennial Street, Winnipeg, R3N 1R2, in opposition to the application
24. Communication dated August 30, 2002, from Lillian Buckler, 210 Lockwood Street, Winnipeg, R3N 1R8, in opposition to the application
25. Communication dated August 30, 2002, from Patrick Hackett, C-745 Centennial Street, Winnipeg, R3N 1R4, in opposition to the application
26. Communication dated August 30, 2002, from Raymond Fetterman, 959 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
27. Communication dated August 30, 2002, from James Leslie Adair, 354 Campbell Street, Winnipeg, R3N 1B7, in opposition to the application
28. Communication dated August 30, 2002, from Renee Harney, 549 Centennial Street, Winnipeg, R3N 1R1, in opposition to the application
29. Communication dated August 30, 2002, from Kathleen S. Elliott, 887 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
30. Communication dated August 31, 2002, from Anne Postles, 287 Lindsay Street, Winnipeg, R3N 1H2, in opposition to the application

31. Communication dated August 31, 2002, from Sandra Allison, 875 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
32. Communication dated September 1, 2002, from P. Tinling, 2-526 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
33. Communication dated September 1, 2002, from Brenda R. Ormiston, 914 Lindsay Street, Winnipeg, R3N 1H9, in opposition to the application
34. Communication dated September 1, 2002, from Alycia Kalish, 7-576 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
35. Communication dated September 1, 2002, from Carole Free, 110 Cordova Street, Winnipeg, R3N 1A1, in opposition to the application
36. Communication dated September 2, 2002, from Louise Garett, 6-526 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
37. Communication dated September 2, 2002, from Helen Tinling, 2-526 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
38. Communication dated September 2, 2002, from Cameron Matsuo, F-728 Dorchester Avenue, Winnipeg, R3M 0K5, in opposition to the application
39. Communication dated September 2, 2002, from Laura Bickerton, 16-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
40. Communication dated September 2, 2002, from Debbie Campbell, 11-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
41. Communication dated September 2, 2002, from P. Bavro, 963 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
42. Communication dated September 2, 2002, from Bruce Silverman, 22-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
43. Communication dated September 2, 2002, from Ann Wheddon, 5-520 Kenaston Boulevard,

Winnipeg, R3N 1Z1, in opposition to the application

44. Communication dated September 2, 2002, from Robert Clarkson, 6-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
45. Communication dated September 2, 2002, from Keith MacDougall, 5-526 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
46. Communication dated September 2, 2002, from Deborah Lavallee, 207-470 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
47. Communication dated September 2, 2002, from Mary M. Hackett, 102-470 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
48. Communication dated September 2, 2002, from Anne Tuchiwsky, 883 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
49. Communication dated September 2, 2002, from R.G. Ormiston, 914 Lindsay Street, Winnipeg, R3N 1H9, in opposition to the application
50. Communication dated September 2, 2002, from Charles Howard, 4-520 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
51. Communication dated September 2, 2002, from Hanna Toren, 18-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
52. Communication dated September 2, 2002, from Eugene Maybroda, 21-524 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
53. Communication dated September 2, 2002, from Joyce L. Smith, 15-466 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
54. Communication dated September 3, 2002, from Z. Linder, 206-740 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application

55. Communication received September 3, 2002, from Audrey and David Young, 8- 466 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition the application
56. Communication received September 3, 2002, fromDonna J. Allden, 839 Centennial Street, Winnipeg, R3N 1R4, in opposition to the application
57. Communication received September 3, 2002, from Dorothy Lawson, 194 Lockwood Street, Winnipeg, R3N 1R8, in opposition to the application
58. Communication dated August 29, 2002, from John Dueck, 603 Centennial Street, Winnipeg, R3N 1R1, in opposition to the application
59. Communication dated September 3, 2002, from Harry and Sybil Plattner, 815 Lanark Street Winnipeg, R3N 1M5, in opposition to the application
60. Photographs of the site and Inspection Notice
61. Petition (one page) containing the signatures of four residents in opposition to the application, submitted by Harry Peters, 662 Centennial Street, Winnipeg, R3N 1R2
62. Communication dated September 3, 2002, from John, Jamie, Denise and Danielle Hanlan, 879 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
63. Communication dated September 6, 2002, from Dorothy Lother, 951 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
64. Communication dated September 2, 2002, f from Beatrice Gaudet, 13 - 520 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
65. Communication, undated, from Anna Marie and James Walter Hogg, 509 Centennial Street, Winnipeg, R3N 1P9, in opposition to the application
66. Communication, undated, from Geraldine Caravelli, 1 - 466 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application

67. Communication dated August 31, 2002, from Louis Kerger, 123 Meadowbank Road, Winnipeg, R3Y 1N7, in opposition to the application
68. Communication dated August 31, 2002, from Tina Kerger, 123 Meadowbank Road, Winnipeg, R3Y 1N7, in opposition to the application
69. Communication dated August 30, 2002, from Denis Melnyk, 282 Lockwood Street, Winnipeg, R3N 1S2, in opposition to the application
70. Communication dated August 31, 2002, from Valerie Kerger, 94 Riel Avenue, Winnipeg, R2M 2M5, in opposition to the application
71. Communication dated August 30, 2002, from Tibor J. Kozik, 94 Riel Avenue, Winnipeg, R2M 2M5, in opposition to the application
72. Communication dated August 31, 2002, from Kalman Kerger, 575 Centennial Street, Winnipeg, R3N 1R1, in opposition to the application
73. Communication dated August 31, 2002, from Rosa Kerger, 575 Centennial Street, Winnipeg, R3N 1R1, in opposition to the application
74. Communication dated September 7, 2002, from Rod Kozak, 296 Campbell Street, Winnipeg, R3N 1B7, in opposition to the application
75. Communication dated September 7, 2002, from Bonnie Greig, 296 Campbell Street, Winnipeg, R3N 1B7, in opposition to the application
76. CN News Release dated September 9, 2002, submitted and read into the record on September 9, 2002, by Don Hussey, Urban Revision
77. Written presentation submitted and read into the record on September 9, 2002, by Don Hussey, Urban Revision
78. Written presentation submitted and read into the record on September 9, 2002, by Susan Gilmore, 584 Centennial Street, Winnipeg, R3N 1P9, in opposition to the application
79. Urban Trails Association Questionnaire Evaluation submitted on September 9, 2002, by Joe Remus, 299 Centennial Street, Winnipeg, R3N 1P6, in opposition to the application
80. Two Hundred and Twenty-one (221) completed Questionnaire Evaluations submitted on September 9, 2002, by Joe

Remus, 299 Centennial Street, Winnipeg, R3N 1P6

81. Written presentation submitted on September 9, 2002, by Joe Remus, 299 Centennial Street, Winnipeg, R3N 1P6
82. Written presentation submitted and read into the record on September 9, 2002, by Ken Klassen, 58 Fulham Avenue, Winnipeg, R3M 0G2, in opposition to the application
83. Written presentation submitted and read into the record on September 9, 2002, by James A. Logan, 761 Centennial Street, Winnipeg, R3N 1R4, in opposition to the application
84. Written presentation submitted and read into the record on September 9, 2002, by Craig Mitchell, 919 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
85. Written presentation submitted and read into the record on September 9, 2002, by Jim Waite A7- 465 Lanark Street, Winnipeg, R3N 1L6, in opposition to the application
86. Petition purporting to contain 1309 signatures in opposition to the application submitted on September 9, 2002, by Phillip Cramer, 103 - 225 Vaughan Street, Winnipeg, R3C 1T7
87. Report titled Railways in Winnipeg:Tracking the Future Towards 2020 submitted on September 9, 2002, by Phillip Cramer, 103 - 225 Vaughan Street, Winnipeg, R3C 1T7
88. Communication dated September 7, 2002, from Jon Gerrard, 119 Brock Street, Winnipeg, R3N 0Y5, in opposition to the application submitted and read into record by Alana McKenzie, 112 Rouge Road, Winnipeg, R3C 1J9
88. Written presentation submitted and read into the record on September 9, 2002, by Paul E. Jarvis, 112 - 456 Kenaston Boulevard, Winnipeg, R3N 1Z1, in opposition to the application
89. E-mail dated September 3, 2002, from Megan Valmestad, 423 Centennial Street, Winnipeg, R3N 1P8, in opposition to the application
90. Communication dated September 9, 2002, from Chris Karam, Subway Franchise Development of Manitoba, 204 - 3657 Roblin Boulevard, Winnipeg, R3R 0E2, on behalf of Subway and

Fabutan, 1833 Grant Avenue, in opposition to the application

91. Written presentation submitted on September 9, 2002, by Kevin Wynne and Shelley Breslaw-Wynne, 263 Renfrew Street, Winnipeg, R3N 1J5, in opposition to the application
92. Communication submitted and read into the record on September 10, 2002, by Clare Thomas, 341 Brock Street, R3N 0Y8, in support of the application
93. Communication submitted September 10, 2002, from Vera F. and R.B. Sim, 483 Centennial Street, Winnipeg, R3N 1P8, in opposition to the application
94. Written presentation submitted and read into the record on September 10, 2002, by Arleigh Morris, 955 Centennial Street, Winnipeg, R3N 1Z1, in opposition to the application
95. Written presentation submitted and read into the record on September 10, 2002, by Phyllis Doran, 935 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
96. Written presentation submitted and read into the record on September 10, 2002, by Linda Tuchiwsky, 883 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
97. Written presentation submitted and read into the record on September 10, 2002, by Catherine Geddes, 703 Centennial Street, Winnipeg, R3N 1R3, in opposition to the application
98. Written presentation submitted and read into the record on September 10, 2002, by Douglas C. Geddes, 703 Centennial Street, Winnipeg, R3N 1R3, in opposition to the application
99. Written presentation submitted and read into the record on September 10, 2002, by Jennifer Malzer, 600 Mulvey Avenue, Winnipeg, R3M 1H4, in opposition to the application
100. Written presentation submitted and read into the record on September 10, 2002, by Nancy Schenkeveld, 871 Centennial Street, Winnipeg, R3N 1R6, in opposition to the application
101. Written presentation submitted and read into the record on September 10, 2002, by Eric Braekevelt, 603 Centennial Street, Winnipeg, R3N 1R1, in opposition to the application

102. Written presentation submitted and read into the record on September 10, 2002, by Jeffrey Lowe, 484 Lipton Street, Winnipeg, R3G 2H3, in opposition to the application
103. Written presentation submitted and read into the record on September 10, 2002, by Charles and Roberta Brown, 360 Lockwood Street, Winnipeg, R3N 1S4
104. Written presentation submitted and read into the record on September 10, 2002, by Winn Adair, 412 - 905 Corydon Avenue, Winnipeg, R3M 0W8, in opposition to the application
105. Written presentation submitted and read into the record on September 10, 2002, by Howard Green, 623 Centennial Street, Winnipeg, R3N 1R3, in opposition to the application
106. Written presentation submitted and read into the record on September 10, 2002, by Brenda Scarcella, 739 Lanark Street, Winnipeg, R3N 1M4, in opposition to the application
107. Written presentation submitted and read into the record on September 10, 2002, by Del Vincent, 36 Fulham Avenue, Winnipeg, R3N 0L2, in opposition to the application
108. Written presentation submitted and read into the record on September 10, 2002, by Enid Whalley, 330 Beaverbrook Street, Winnipeg, R3N 1N1, in opposition to the application
109. Written presentation submitted and read into the record on September 10, 2002, by David R. Young, 812 - 690 Kenaston Boulevard, Winnipeg, R3N 1Z3, in opposition to the application

REPRESENTATIONS:

In Support:

Don Hussey, Urban Revision, 13904 - 85 Avenue, Edmonton, Alberta, T5R 3Y8
Jim Feeny, Canadian National Railways, 15 Oakdean Crescent, Winnipeg, R3J 3N4
Harold Sweetland, Canadian National Railways, 19th Floor, 10004 – 104th Avenue, Edmonton, Alberta, T5J 0K2
Andrew Nagy, UMA, 2 Lodgepine Bay, Winnipeg, R2M 4W7
Sofya Barklon, 500 Borebank Street, Winnipeg, R3N 1E7
Art and Doreen Beals, 388 Lockwood Street, Winnipeg, R3N 1S4

Carrie Brown, 572 Lindsay Street, Winnipeg, R3N 1H6
Tim R. Clark, 249 Centennial Street, Winnipeg, R3N 1P4
Sarah, Crane and Justin Phillips, 429 Centennial Street, Winnipeg, R3N 1P8
Anita Fleming, 35 Parkwood Drive, St. Albert, Alberta T8N 5G4
Sylvia Markel, 108 - 456 Kenaston Boulevard, Winnipeg, R3N 1Z1
Joanne Owczar, 34 Hazel Park Drive, Winnipeg, R3T 5K6
Gerald and Sharon Smallwood, 344 Lockwood Street, Winnipeg, R3N 1S4
Clare Thomas, 341 Brock Street, Winnipeg, R3N 0Y8
Raymond and Helena Wiebe, 392 Lockwood Street, Winnipeg, R3N 1S4

In Opposition:

James Leslie Adair, 354 Campbell Street, Winnipeg, R3N 1B7
Winn Adair, 412-905 Corydon Avenue, Winnipeg, R3N 2R2
Mr. and Mrs. Adkins-Chapman, 473 Centennial Street, Winnipeg, R3N 1P8
Toreena Alberto, 243 Centennial Street, Winnipeg, R3N 1P4
Muriel Alexander, 12A-1975 Corydon Avenue, Winnipeg, R3P 0R1
Edward and Donna Allden, 839 Centennial Street, Winnipeg, R3N 1R4
Michael Allen, 641 Holland Boulevard, Winnipeg, R3P 1W6
Sandra Allison, 875 Centennial Street, Winnipeg, R3N 1R6
Orest and Doris Allison, 273 Carpathia Road, Winnipeg, R3N 1T2
Mr. and Mrs. T. and E. and Tony Alonius, 915 Centennial Street, Winnipeg, R3N 1R6
A. Anania, 681 Centennial Street, Winnipeg, R3N 1R3
Lisa Anderson, 318 Centennial Street, Winnipeg, R3N 1P5
Stanley and Helen Babiuk, 776 Centennial Street, Winnipeg, R3N 1R5
Gail and E.W. Ballatine, 368 Lockwood Street, Winnipeg, R3N 1S4
Annick Basilevsky, 238 Carpathia Road, Winnipeg, R3N 1S9
Craig and Dorothy Batty, 158 Lockwood Street, Winnipeg, R3N 1R8
P. Bavro, 963 Centennial Street, Winnipeg, R3N 1R6
Maureen and Ronald Baziuk, 659 Beaverbrook Street, Winnipeg, R3N 1N7
Linda Belisle, 174 Lockwood Street, Winnipeg, R3N 1R8
Mel and June Berg, 872 Centennial Street, Winnipeg, R3N 1R7
Mr. and Mrs. A. Bettens, 374 Borebank Street, Winnipeg, R3N 1E4
Laura Bickerton, 16-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
Barry and Barbara Birch, 752 Lanark Street, Winnipeg, R3N 1M3
Doreen Blackman, 702 Lindsay Street, Winnipeg, R3N 1H7
Linda Bonner, 308-750 Kenaston Blvd., Winnipeg,, R3N 1Y3
A. and L. Briggs, 112-476 Kenaston Blvd., Winnipeg, R3N 1Z1
Charles and Roberta Brown, 360 Lockwood Street, Winnipeg, R3N 1S4
Beverly Brown, 138 Lockwood Street, Winnipeg, R3N 1R8
Judy and Don Browning, 560 Centennial Street, Winnipeg, R3N 1P9
Tina Brownrigg-Wall, 699 Centennial Street, Winnipeg, R3N 1R3
Sharon Bruce, 781 Centennial Street, Winnipeg, R3N 1R4

A. Bryant, 920 Centennial Street, Winnipeg, R3N 1R7
Lillian Buckler, 210 Lockwood Street, Winnipeg, R3N 1R8
Ruth Bundy, 805-200 Tuxedo Avenue, Winnipeg, R3P 0R3
Debbie Campbell, 11-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
Mellissa and Jonathan Campbell, 7-630 Kenaston Blvd., Winnipeg, R3N 2A1
Geraldine Caravelli, 1-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Cyril and Elizabeth Caron, 198 Lockwood Street, Winnipeg, R3N 1R8
Deidre Carriere, 248 Carpathia Road, Winnipeg, R3N 1S9
Biagio Carvelli, 739 Lanark Street, Winnipeg, R3N 1M4
Linda Cassell, 17-254 Kenaston Boulevard, Winnipeg, R3N 1Z1
Francesca deGrave and Tino Cavadas, 183 Lanark Street, Winnipeg, R3N 1K9
Mr. and Mrs. Dennis Cavanagh, 604 Lanark Street, Winnipeg, R3N 1M2
Claude and Bonny Chapman, 162 Harvard Avenue, Winnipeg, R3M 0R5
Joanne and Dan Chateau, 211 Centennial Street, Winnipeg, R3N 1P4
R. Chilelli, 619 Centennial Street, Winnipeg, R3N 1R3
David Chipura, 1C-1790 Portage Avenue, Winnipeg, R3J 0E8
Rosalie Choiniere, 455 Centennial Street, Winnipeg, R3N 1P8
Elia Cholakis, 157 Carpathia Road, Winnipeg, R3N 1S8
Aneta Ciulei, 206-460 Kenaston Blvd., Winnipeg, R3N 1Z1
Alisa Claman, 895 Centennial Street, Winnipeg, R3N 1R6
Gregory Clarke, 401 Centennial Street, Winnipeg, R3N 1P6
Robert Clarkson, 6-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
John Moralee and Lillian Clement, 6-1730 Taylor Avenue, Winnipeg, R3N 0N8
Sofia Costantini, 6-500 Kenaston Boulevard, Winnipeg, R3N 1Z1
J. Cottick, 1-450 Carpathia Road, Winnipeg, R3N 1T6
Phillip Cramer, 103-225 Vaughan Street, Winnipeg, R3C 1T7
Arthur Crane, 429 Centennial Street, Winnipeg, R3N 1P8
Heather Crockett, 168 Renfrew Street, Winnipeg, R3N 1J4
Shell Crockett, 248 Carpathia Road, Winnipeg, R3N 1S9
James Cuthbert, 599 Centennial Street, Winnipeg, R3N 1R1
Rose Prall-D'Argis and Larry D'Argis, 202 Carpathia Road, Winnipeg, R3N 1S9
J. and Laxmiben Dave, 352 Lockwood Street, Winnipeg, R3N 1S4
Garth Davies, 11-526 Kenaston Blvd., Winnipeg, R3N 1Z1
Sheila Davis, 267 Lanark Street, Winnipeg, R3N 1L3
Edith Davis, 210-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Daniel DeSmet, 600 Centennial Street, Winnipeg, R3N 1P9
N. Dharamsi, 400 Lockwood Street, Winnipeg, R3N 1S4
Jean Doern, 178 Lockwood Street, Winnipeg, R3N 1R8
Joe and Phyllis Doran, 935 Centennial Street, Winnipeg, R3N 1R6
Paul Doyle, 646 Academy Road, Winnipeg, R3N 0G9
Lindsay and Diane Drummond, 305 Carpathia Road, Winnipeg, R3N 1T2
June and Bryce Dudar, 290 Lockwood Street, Winnipeg, R3N 1S2
John Dueck, 603 Centennial Street, Winnipeg, R3N

Denis Dupuis, 631 Centennial Street, Winnipeg, R3N 1R3
J. Arthur and Alma Eastman, 220 Renfrew Street, Winnipeg, R3N 1J6
J. and E. Edge, 166 Lockwood Street, Winnipeg, R3N 1R8
Claire Edmunds, 404 Lockwood Street, Winnipeg, R3N 1S4
John Elgert, 325 Lockwood Street, Winnipeg, R3N 1S3
Kathleen S. Elliott, 887 Centennial Street, Winnipeg, R3N 1R6
Linda Engel, 330 Carpathia Road, Winnipeg, R3N 1T5
Mrs. C.A. Fasano, 257 Renfrew Street, Winnipeg, R3N 1J5
Miriam Fenster, 304-500 Centennial Street, Winnipeg, R3N 1P7
Laurynne Ferguson, 3-634 Kenaston Blvd., Winnipeg, R3N 2A1
Raymond Fetterman, 959 Centennial Street, Winnipeg, R3N 1R6
Andrea Firth, 230 Renfrew Street, Winnipeg, R3N 1J6
Mr. and Mrs. Joe Foderaro, 27 Great Elm Cove, Winnipeg, R3R 3T2
Laura Fowler-Caldwell, 2-464 Carpathia Road, Winnipeg, R3N 1Y5
Jill Fox, 199 Renfrew Street, Winnipeg, R3N 1J3
Briana Frank, 329 Centennial Street, Winnipeg, R3N 1P6
Randall Fransoo, 249 Renfrew Street, Winnipeg, R3N 1J5
Carole Free, 110 Cordova Street, Winnipeg, R3N 1A1
Elma Friesen, 8-525 Centennial Street, Winnipeg, R3N 1R1
Mr. and Mrs. D. Frith, 262 Lockwood Street, Winnipeg, R3N 1S2
Mr. and Mrs. S.C. Frith, 1402 Somerville Avenue, Winnipeg, R3T 1C2
Cliff Fryers, 237 Lindsay Street, Winnipeg, R3N 1G9
Sheri Fuller, 363 Beaverbrook Street, Winnipeg, R3N 1M9
Louise Garett, 6-526 Kenaston Boulevard, Winnipeg, R3N 1Z1
Mike and Susan Garlinski, 338 Carpathia, Winnipeg, R3N 1T5
Beatric Gaudet, 13-520 Kenaston Blvd., Winnipeg, R3N 1Z1
Lindsay Gauld, 299 Yale Avenue, Winnipeg, R3M 0L4
Kevin and Ann Gault, 186 Lockwood Street, Winnipeg, R3N 1R8
Catherine and Douglas Geddes, 703 Centennial Street, Winnipeg, R3N 1R3
Susan Geddes, 55 Virginia Place, Winnipeg, R3Y 1S1
Sharon Geddes, 99 Lindsay Street, Winnipeg, R3N 1G7
William Genosko, 224 Campbell Street, Winnipeg, R3N 1B5
Fred Gering, 339 Centennial Street, Winnipeg, R3N 1P6
Jon Gerrard, 119 Brock Street, Winnipeg, R3N 0Y5
Carol and Boyd Gevers, 314 Lockwood Street, Winnipeg, R3N 1S2
Mel and Jeri-Anne Giesbrecht, 593 Beaverbrook Street, Winnipeg, R3N 1N5
Maxine Gilman, 757 Centennial Street, Winnipeg, R3N 1R4
Susan Gilmore, 584 Centennial Street, Winnipeg, R3N 1P9
Eugenie Girouard, 2-406 Carpathia Road, Winnipeg, R3N 1Y4
Lori Glowacki, 230 Carpathia Road, Winnipeg, R3N 1S9
Nancy Goodland, 209-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Joyce Gorzen, 2-522 Kenaston Blvd., Winnipeg, R3N 1Z1
Barbara Green, 3-490 Kenaston Blvd., Winnipeg, R3N 1Z1
Howard Green, 623 Centennial Street, Winnipeg, R3N 1R3
Cliff Greenhalgh, 1057 Theo Nuytten Street, Winnipeg, R2J 0H5

Jean Grevstad, 107-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Eric Braekevelt and Julie Guimond, 603 Centennial Street, Winnipeg, R3N 1R1
Pauline Guld, 753 Lanark Street, Winnipeg, R3N 1M4
Patrick Hackett, C-745 Centennial Street, Winnipeg, R3N 1R4
Mary M. Hackett, 102-470 Kenaston Boulevard, Winnipeg, R3N 1Z1
I. Halasz, 944 Centennial Street, Winnipeg, R3N 1R7
Ramli Halim, 9-524 Kenaston Blvd., Winnipeg, R3N 1Z1
Ricki Hall, 643 Centennial Street, Winnipeg, R3N 1R3
John, Jamie, Denise & Danielle Hanlan, 879 Centennial Street, Winnipeg, R3N 1R6
Renee Harney, 549 Centennial Street, Winnipeg, R3N 1R1
Michelle and Eugene Hawryshko, 827 Centennial Street, Winnipeg, R3N 1R4
Dan Henrickson, 231 Centennial Street, Winnipeg, R3N 1P4
Gail Henry, 579 Centennial Street, Winnipeg, R3N 1R1
Lois Henteleff, 6-524 Kenaston Blvd., Winnipeg, R3N 1Z1
Aron and Frida Herskovitz, 1-500 Kenaston Blvd., Winnipeg, R3N 1Z1
Eleanor and Max Herst, 761 Lanark Street, Winnipeg, R3N 1M4
Barry, Leslie and Nicole Hiebert, 863 Centennial Street, Winnipeg, R3N 1R6
Anna Marie and James Hogg, 592 Centennial Street, Winnipeg, R3N 1P9
Sharon Holden, 1244 Fleet Avenue, Winnipeg, R3M 1M1
Thomas and Linda Horn, 635 Beaverbrook Street, Winnipeg, R3N 1N7
Charles Howard, 4-520 Kenaston Boulevard, Winnipeg, R3N 1Z1
Mary Jo Hughes, 224 Campbell Street, Winnipeg, R3N 1B5
R. Hunka and Lori Olafson Hunka, 941 Beaverbrook Street, Winnipeg, R3N 1P2
Lesley J. Ilkew, 233 Centennial Street, Winnipeg, R3N 1P4
Lindsay and Bernice Ingram, 820 Centennial Street, Winnipeg, R3N 1R5
Chris Insall, 325 Centennial Street, Winnipeg, R3N 2P6
Trudee L. Jackson-Bauer, 275 Centennial Street, Winnipeg, R3N 1P4
Chris Jane, 994 Warsaw Avenue, Winnipeg, R3M 1E4
Barbara Lavallee and Rudy Janz, 212-476 Kenaston Blvd., Winnipeg, R3N 1Z1
Paul and Joan Jarvis, 112-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Jim Jaworski, 34 - 87 Smith Street, Winnipeg, R3C 1J4
Barclay Johnson, 134 Lockwood Street, Winnipeg, R3N 1R8
Rob Johnson, 347 Centennial Street, Winnipeg, R3N 1P6
Fred Johnson, 201-470 Kenaston Blvd., Winnipeg, R3N 1Z1
Karlene Johnston, 638 Centennial Street, Winnipeg, R3N 1R2
Aileen. Johnstone, 491 Centennial Street, Winnipeg, R3N 1P8
Johanna Kababie, 377 Centennial Street, Winnipeg, R3N 1P6
Alycia Kalish, 7-576 Kenaston Boulevard, Winnipeg, R3N 1Z1
Chris Karam, 204-3657 Roblin Blvd., Winnipeg, R3R 0E2
Thomas and Valerie Kennedy, 12-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Louis and Tina Kerger, 123 Meadowbank Road, Winnipeg, R3Y 1N7
Kalman and Rosa Kerger, 575 Centennial Street, Winnipeg, R3N 1R1
D. and Mary Killbery, 808 Centennial Street, Winnipeg, R3N 1R5
Ken Klassen, 58 Fulham Avenue, Winnipeg, R3N 0G2
C. Kostelnick, 563 Centennial Street, Winnipeg, R3N 1R1

Eugene Kovach, 906 Beaverbrook Street, Winnipeg, R3N 1P1
Carol Kowaliuk, 711 Jessie Avenue, Winnipeg, R3M 0Z4
Bonnie Greig and Rod Kozak, 296 Cambpell Street, Winnipeg, R3N 1B7
Valerie Kerger and Tibor J. Kozik, 94 Riel Avenue, Winnipeg, R2M 2M5
Reg & Karen Kozub, 294 Lockwood Street, Winnipeg, R3N 1S2
R. Brian Kullman, 221 Lockwood Street, Winnipeg, R3N 1S1
M.L. Kuntzemueller, 224 Lanark Street, Winnipeg, R3N 1L2
Brian Kussin, 326 Centennial Street, Winnipeg, R3N 1P5
Beverly Kyle, 222 Renfrew Street, Winnipeg, R3N 1J6
Irene Lalier, 757 Beaverbrook Street, Winnipeg, R3N 1N8
Deborah Lavallee, 207-470 Kenaston Boulevard, Winnipeg, R3N 1Z1
Mildred and Real Lavergne, 299 Carpathia Road, Winnipeg, R3N 1T2`
Marguerite Lavoie, 488 Centennial Street, Winnipeg, R3N 1P7
Dorothy Lawson, 194 Lockwood Street, Winnipeg, R3N 1R8
Jean Lee, 651 Centennial Street, Winnipeg, R3N 1P3
Leo Lemoine, 493 Centennial Street, Winnipeg, R3N 1P8
Rose Lenart, 511 Lindsay Street, Winnipeg, R3N 1H4
Easton Lexier, 690 Lanark Street, Winnipeg, R3N 1M3
Tim Lie, 215 Centennial Street, Winnipeg, R3N 1P4
Ian Lillico, 814 Lanark Street, Winnipeg, R3N 1M6
Z. Linder, 206-740 Kenaston Boulevard, Winnipeg, R3N 1Z1
Judy and N. Lindop, 652 Lindsay Street, Winnipeg, R3N 1H7
Eva Listmayer, 154 Lockwood Street, Winnipeg, R3N 1R8
Sonya Lockhart, 365 Centennial Street, Winnipeg, R3N 1P6
Marnie Loewen, 254 Lockwood Street, Winnipeg, R3N 1S2
James A. and Marguerite Logan, 761 Centennial Street, Winnipeg, R3N 1R4
F.W. Lohr, 608 Centennial Street, Winnipeg, R3N 1P9
Dorothy Lother, 951 Centennial Street, Winnipeg, R3N 1R6
Jeffrey Lowe, 484 Lipton Street, Winnipeg, R3G 2H3
Kerri Lucyk, 3-414 Carpathia Road, Winnipeg, R3N 1Y4
Deborah Lupien, 583 Centennial Street, Winnipeg, R3N 1R1
Elayne G. Lynds, 206 Lockwood Street, Winnipeg, R3N 1R8
Keith MacDougall, 5-526 Kenaston Boulevard, Winnipeg, R3N 1Z1
Buffie Macklin, 310 Lockwood Street, Winnipeg, R3N 1S2
Phil Madden, 1244 Fleet Avenue, Winnipeg, R3M 1M1
Bruce W. Mahaffy, 379 Beaverbrook Street, Winnipeg, R3N 1M9
Mary Mak, 346 Carpathia Road, Winnipeg, R3N 1T5
Jen Malzer, 600 Mulvey Avenue, Winnipeg, R3M 1H4
Mary Lou, Tiffany and Eric Malzer, 275 Carpathia Road, Winnipeg, R3N 1T2
Luigi Mandarino, 769 Centennial Street, Winnipeg, R3N 1R4
Janelle and Josie Marier-Loeppky and Nicole Marier, 142 Lockwood Street, Winnipeg, R3N 1R8
Marcia Martino, 145 Lockwood Street, Winnipeg, R3N 1R9
Melanie and Gord Mathews, 266 Lockwood Street, Winnipeg, R3N 1S2
Cameron Matsuo, F-728 Dorchester Avenue, Winnipeg, R3M 0K5

Judy and Bob Matias, 22-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Leanne Matthes, 1139 Lorette Avenue, Winnipeg, R3M 1V7
Eugene Maybroda, 21-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
Graham Mayhew, 698 Centennial Street, Winnipeg, R3N 1R2
Gerald, Margaret and Robert Mazur, 847 Centennial Street, Winnipeg, R3N 1R4
Derek Mazur, 193 Centennial Street, Winnipeg, R3N 1P4
Nel Mazur, 867 Centennial Street, Winnipeg, R3N 1R4
Christine, Paul and Louise Mazur, 702 Lanark Street, Winnipeg, R3N 1M3
Doreen and Keith McAdam, 335 Centennial Street, Winnipeg, R3N 1P6
Doreen McFadyen, 667 Centennial Street, Winnipeg, R3N 1R3
Ruth McIlroy, 487 Centennial Street, Winnipeg, R3N 1P8
Alana McKenzie, 112 Rouge Road, Winnipeg, R3K 1J9
Rhonda McLennan, 263 Centennial Street, Winnipeg, R3N 1P4
Lucille Meisner, 286 Lockwood Street, Winnipeg, R3N 1S2
Esther Meleshko, 659 Centennial Street, Winnipeg, R3N 1R3
Denis Melnyk, 282 Lockwood Street, Winnipeg, R3N 1S2
Marlene Pryzner and Wayne Milson, 564 Centennial Street, Winnipeg, R3N 1P9
Sandy and David Mitchell, 213 Lockwood Street, Winnipeg, R3N 1S1
Diane and Craig Mitchell, 919 Centennial Street, Winnipeg, R3N 1R6
Todd Mitchell, 37 Baffin Crescent, Winnipeg, R3J 0X1
Gino, Lena, Stefania and Sabrina Moccia, 966 Beaverbrook Street, Winnipeg, R3N 1P1
Fiora and Gaetano Moccia, 683 Centennial Street, Winnipeg, R3N 1R3
Rosina Moccia, 1443 Liberty Street, Winnipeg, R3S 1A5
Marcia Moffat, 208-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Clarence Mollons, 318 Lockwood Street, Winnipeg, R3N 1S4
Susan Mondor, 184 Lanark Street, Winnipeg, R3N 1L1
Art Moore, 539 Centennial Street, Winnipeg, R3N 1R1
Arleigh Morris, 955 Centennial Street, Winnipeg, R3N 1R6
William and Joanne Morris, 655 Beaverbrook Street, Winnipeg, R3N 1N7
Donald Morrison, 428 Centennial Street, Winnipeg, R3N 1P7
Anders and Marla Muckosky, 432 Centennial Street, Winnipeg, R3N 1P7
Hogan Mullally, 190 Centennial Street, Winnipeg, R3N 1P3
John Murphy, 3 Wells Gray Place, Winnipeg, R3T 5W1
Leona J. and John Murphy, 611 Centennial Street, Winnipeg, R3P 0N5
Rosanne Murphy-Janes, 994 Warsaw Avenue, Winnipeg, R3M1E4
Shirley Murray, 295 Centennial Street, Winnipeg, R3N 1P6
Dr. K.P. and Palma Nagy, 150 Lockwood Street, Winnipeg, R3N 1R8
Barbara Nichol, 1-642 Kenaston Blvd., Winnipeg, R3N 2A1
Meghan Nordman, 190 Centennial Street, Winnipeg, R3N 1P3
Peter Nunoda, 246 Centennial Street, Winnipeg, R3N 1P3
Deidrae and Padraig O'Sullivan, 903 Centennial Street, Winnipeg, R3N 1R6
Pat and Victor Olson, 410 Beaverbrook Street, Winnipeg, R3N 1N3
Roselia and Jorge Orellana, 322 Lockwood Street, Winnipeg, R3N 1S4
D.W. Orloff, 2-634 Kenaston Blvd., Winnipeg, R3N 2A1
Brenda R. and R.G. Ormiston, 914 Lindsay Street, Winnipeg, R3N 1H9

Tony Paille, 334 Lockwood Street, Winnipeg, R3N 1S4
Carmelo Militano and Vera Paletta, 670 Centennial Street, Winnipeg, R3N 1R2
Tina, Jim and Janice Papageorgiou, 656 Renfrew Street, Winnipeg, R3N 1J9
P. Pardel, 203-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Bev Parent, 862 Beaverbrook Street, Winnipeg, R3N 1N9
Barry Pask, 772 Centennial Street, Winnipeg, R3N 1R5
Doug Pastuck, 393 Campbell Street, Winnipeg, R3N 1B6
Rae Patts, 970 Lindsay Street, Winnipeg, R3N 1H9
Laura Peluso, 930 Beaverbrook Street, Winnipeg, R3N 1P1
Lorie Penner, 170 Lockwood Street, Winnipeg, R3N 1R8
Stoney Perlmutter, 17-466 Kenaston Boulevard, Winnipeg, R3N 1Z1
Elaine Perreault, 2-466 Kenaston Blvd., Winnipeg, R3N 1Z1
John and Judith. Perrin, 216 Carpathia Road, Winnipeg, R3N 1S9
Wiebke Peschken, 217 Lockwood Street, Winnipeg, R3N 1S1
Evelyn Pestrak, 150 Kenaston Blvd., Winnipeg, R3N 1V2
Stan Pestrak, 695 Centennial Street, Winnipeg, R3N 1R3
Harold Peters, 409 Centennial Street, Winnipeg, R3N 1P8
Harry and Louise Peters, 662 Centennial Street, Winnipeg, R3N 1R2
Hilda Peters, 10-630 Kenaston Blvd., Winnipeg, R3N 2A1
Judy Phillips, 378 Carpathia Road, Winnipeg, R3N 1T5
A. Bacler and K. Pihulak, 247 Centennial Street, Winnipeg, R3N 1P4
Margaret Piko, 405-433 River Avenue, Winnipeg, R3L 2V1
Bernice Place, 204-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Harry and Sybil Plattner, 815 Lanark Street, Winnipeg, R3N 1M5
A. Podruchny, 258 Lockwood Street, Winnipeg, R3N 1S2
Anne Postles, 287 Lindsay Street, Winnipeg, R3N 1H2
Mrs. P. Pratt, 326 Lockwood Street, Winnipeg, R3N 1S4
Olive Rawsthorne, 232 Centennial Street, Winnipeg, R3N 1P3
Susan Rebbeck, 3-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Marie A. Régnier, 104-470 Kenaston Blvd., Winnipeg, R3N 1Z1
Helen and W.A. Reid, 931 Centennial Street, Winnipeg, R3N 1R6
Garry Reid, 308 Centennial Street, Winnipeg, R3N 1P5
Joseph and Deborah Remus, 299 Centennial Street, Winnipeg, R3N 1P6
Robert Richard, 311-460 Kenaston Blvd., Winnipeg, R3N 1Z1
Richard Robson, 226 Lockwood Street, Winnipeg, R3N 1S2
Phyllis Ann Rodych, 316 Centennial Street, Winnipeg, R3N 1P5
Laura Rogers, 597 Beaverbrook Street, Winnipeg, R3N 1N5
Susan Rosenberg, 265 Carpathia Street, Winnipeg, R3N 1T2
Mary Ross, 278 Centennial Street, Winnipeg, R3N 1P3
Sean Ross, 401 Centennial Street, Winnipeg, R3N 1P6
Abdul Salim, 671 Centennial Street, Winnipeg, R3N 1R3
A. Saull, 13-524 Kenaston Blvd., Winnipeg, R3N 1Z1
Joan Savickey, 170 Renfrew Street, Winnipeg, R3N 1J4
Brenda Scarcella, 739 Lanark Street, Winnipeg, , R3N 1M4
Carmella and A. Scarpino, 681 Centennial Street, Winnipeg, R3N 1R3

Saul Schachter, 4-500 Kenaston Blvd., Winnipeg, R3N 1Z1
Mildred and Norman Schearer, 555 Centennial Street, Winnipeg, R3N 1R1
Nancy Schenkeveld, 871 Centennial Street, Winnipeg, R3N 1R6
Colleen Hailley and Joel Schlesinger, 259 Lockwood Street, Winnipeg, R3N 1S1
Doreen Schorn, 926 Beaverbrook Street, Winnipeg, R3N 1P1
Edith and Larry Schultz, 843 Centennial Street, Winnipeg, R3N 1R4
Carole Scott, 309-470 Kenaston Blvd., Winnipeg, R3N 1Z1
Joan Scott, 193 Centennial Street, Winnipeg, R3N 1P4
Simone Scott- Simosko, 702 Dorchester Avenue, Winnipeg, R3M 0R5
M. Scotten, 8-524 Kenaston Blvd., Winnipeg, R3N 1Z1
G. Lynne Seward, 5-624 Kenaston Blvd., Winnipeg, R3N 2A1
G.A. Sewell, 778 Beaverbrook Street, Winnipeg, R3N 1N9
Leanne Shewchuk, 249-2000 Wellington Crescent, Winnipeg, R3H 1C2
Jeremy and Mary Beth Shields, 297 Carpathia Road, Winnipeg, R3N 1T2
Irma Siis, 212 Beaverbrook Street, Winnipeg, R3N 1M8
Douglas and Patricia Silk, 619 Beaverbrook Street, Winnipeg, R3N 1N5
Bruce Silverman, 22-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
Peter Sim, 357 Carpathia Road, Winnipeg, R3N 1T4
Robert and Vera Sim, 483 Centennial Street, Winnipeg, R3N 1P8
Ronald Singer, P.O. Box 69018, 110-2025 Corydon Avenue, Winnipeg, R3P 0N5
Sandra Singh, 207-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Joyce L. Smith, 15-466 Kenaston Boulevard, Winnipeg, R3N 1Z1
Brian Smith, 337 Centennial Street, Winnipeg, R3N 1P6
Michael Smith, 254 Lockwood Street, Winnipeg, R3N 1S2
Bev, Kyle and David Sokolowski, 222 Renfrew Street, Winnipeg, R3N 1J6
Darren Somersall, 843 Lanark Street, Winnipeg, R3N 1M5
Sergio Sousa, 184 Lanark Street, Winnipeg, R3N 1L1
Brunhida Steidle, 119 Lindsay Street, Winnipeg, R3N 1G7
William Stewart, 19-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Cam Stoesz, 583 Centennial Street, Winnipeg, R3N 1R1
Larry Strachan, 634 Centennial Street, Winnipeg, R3N 1R2
Kathy, Michael, Jeremy and Harry Strub, 205 Lockwood Street, Winnipeg, R3N 1S1
Brenda Sturko, 352 Centennial Street, Winnipeg, R3N 1P5
Jennifer Mary Sulavella, 1332 Wellington Crescent, Winnipeg, R3N 0B1
Bonnie Summerfield, 212-456 Kenaston Boulevard, Winnipeg, R3N 1Z1
Brad Tabachnick, 895 Centennial Street, Winnipeg, R3N 1R6
Nick Ternette, 158 Evanson Street, Winnipeg, R3C 2A3
Patricia Thomas, 675 Beaverbrook Street, Winnipeg, R3N 1N7
P. and Helen Tinling, 2-526 Kenaston Boulevard, Winnipeg, R3N 1Z1
Jean Van Dusen and Peter Toogood, 759 Renfrew Street, Winnipeg, R3N 1K3
Ethel Tooth, 723 Beaverbrook Street, Winnipeg, R3N 1N7
Hanna Toren, 18-524 Kenaston Boulevard, Winnipeg, R3N 1Z1
Irene Toth, 1268 Fleet Avenue, Winnipeg, R3M 1M1
Rob Trachtenberg, 310 Lockwood Street, Winnipeg, R3N 1S2
Joseph and Therasa Triska, 576 Lindsay Street, Winnipeg, R3N 1H6

Pat Trozzo, 595 Centennial Street, Winnipeg, R3N 1R1
Linda and Anne Tuchiwsky, 883 Centennial Street, Winnipeg, R3N 1R6
Karen and Mitchell Tyler, 2 Rowand Avenue, Winnipeg, R3J 2N5
Linda and Dan J. Tysz, 663 Centennial Street, Winnipeg, R3N 1R3
Joanne Ursell, 231 Carpathia Road, Winnipeg, R3N 1T1
Ole and Megan Valmestad, 423 Centennial Street, Winnipeg, R3N 1P8
Julia VanDeSpiegle, 591 Oak Street, Winnipeg, R3M 3P9
Oriole Veldhuis, 670 Beaverbrook Street, Winnipeg, R3N 1N6
Chris and Del Vincent, 36 Fulham Avenue, Winnipeg, R3N 0G2
Daniel Wachniak, 265 Centennial Street, Winnipeg, R3N 1P4
Jim Waite, A7-465 Lanark Street, Winnipeg, R3N 1L6
Shawn and Tina Wall, 699 Centennial Street, Winnipeg, R3N 1R3
Alvin Wegner, 683 Beaverbrook Street, Winnipeg, R3N 1N7
M G. Weinstein, 110-456 Kenaston Blvd., Winnipeg, R3N 1Z1
Eric Weiss, 488 Centennial Street, Winnipeg, R3N 1P7
Lynley Wesselingh, 312-456 Kenaston Blvd., Winnipeg, R3N 1Z1
E. Westphal, 907 Campbell Street, Winnipeg, R3N 1C8
Enid Whalley, 330 Beaverbrook Street, Winnipeg, R3N 1N1
Ann Wheddon, 5-520 Kenaston Boulevard, Winnipeg, R3N 1Z1
Bill and Doris White, 7-466 Kenaston Blvd., Winnipeg, R3N 1Z1
Kyle Whitfield, 945 Beaverbrook Street, Winnipeg, R3N 1P2
Jason and Anthony Whitford, 551 Centennial Street, Winnipeg, R3N 1R1
Henry Wiebe, 203 Centennial Street, Winnipeg, R3N 1P4
Larry Wiens, 170 Lockwood Street, Winnipeg, R3N 1R8
Lynda Will, 4-480 Kenaston Blvd., Winnipeg, R3N 1Z1
Kristin and Cheryl Wyant, 600 Centennial Street, Winnipeg, R3N 1P9
Shelley Breslaw-Wynne and Kevin Wynne, 263 Renfrew Street, Winnipeg, R3N 1J5
Karla Yallits, 199 Renfrew Street, Winnipeg, R3N 1J3
Donna Mae Yeo, 844 Centennial Street, Winnipeg, R3N 1R5
Audrey and David Young, 8-466 Kenaston Boulevard, Winnipeg, R3N 1Z1
David Young, 812-690 Kenaston Blvd., Winnipeg, R3N 1Z3
John Young, 99 Lindsay Street, Winnipeg, R3N 1G7
Robert Zakaluk, 199 Centennial Street, Winnipeg, R3N 1P4

For Information:

Peter Alberto, 243 Centennial Street, Winnipeg, R3N 1P4
Natalya Babenico and Leo Narynskyyi, 370 Carpathia Road, Winnipeg, R3N 1T5
Cecilia Basic, 329 Carpathia Road, Winnipeg, R3N 1T4
Karen L. Brown, 360 Lockwood Street, Winnipeg, R3N 1S4
Saverjo Castagna, 34 Aagen Drive, Winnipeg, R3L 1V4
R.N. Challis, 419 Beaverbrook Street, Winnipeg, R3N 1N2
Georgie Clark, 469 Centennial Street, Winnipeg, R3N 1P8
Rudy H. Comeault, 7 - 394 Carpathia Road, Winnipeg, R3N 1Y3
Fred Curry, 997 Dorchester Avenue, Winnipeg, R3M 0P9

G. Delmarque, 348 Centennial Street, Winnipeg, R3N 1P5
Johnathon and Ilona M. Fulop, 612-PH Academy Road, Winnipeg, R3N 0E6
Don and Ann Catherine Gannon, 283 Carpathia Road, Winnipeg, R3N 1T2
Herb Goebel, 124 Lanark Street, Winnipeg, R3N 1L1
Harry A. Haid, 600 Holland Boulevard, Winnipeg, R3P 1X1
Sandra and Jordan Hasselmann, 348 Borebank Street, Winnipeg, R3N 1E4
Richard A. Helms, 349 Beaverbrook Street, Winnipeg, R3N 1M9
Brian Hydesmith, 265 Lanark Street, Winnipeg, R3N 1L3
R. Joshi, 101 Grenfell Boulevard, Winnipeg, R3P 0B6
Elizabeth Kovacs, 419 Centennial Street, Winnipeg, R3N 1P8
Bradley Krentz, 571 Centennial Street, Winnipeg, R3N 1R1
April Leitch, 1106 - 585 River Avenue, Winnipeg, R3L 2S9
Alma Lobban, 306 Lockwood Street, Winnipeg, R3N 1S2
Gail Mahler, 385 Centennial Street, Winnipeg, R3N 1P6
Audrey M. Merkeley, 11D - 465 Lanark Street, Winnipeg, R3N 1L6
Brian Murray, 295 Centennial Street, Winnipeg, R3N 1P6
Wayne and Laura Murray, 136 Cordova Street, Winnipeg, R3N 1A1
Jody Nadwidny, 348 Borebank Street, Winnipeg, R3N 1E4
Kevin Sneesby, 185 Carpathia Road, Winnipeg, R3N 1S8
Phil Swinn, 315 Lockwood Street, Winnipeg, R3N 1S3
Juan and Ana Sumoza, 237 Centennial Street, Winnipeg, R3N 1P4
Donna Vergnano, 556 Centennial Street, Winnipeg, R3N 1P9
Dave and Carrie Lynn Wyllie, 427 Centennial Street, Winnipeg, R3N 1P8
Z. Yoo, 26 Foxmeadow Drive, Winnipeg, R3P 1S5

For the City:

Ross Mitchell, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING:

Don Hussey, Urban Revision, appearing in support of the application, submitted and read into the record a News Release from CN dated September 9, 2002, together with a written presentation, filed as Exhibits 76 and 77.

Utilizing an overhead slide presentation, Mr. Hussey provided an overview of the proposed development. He highlighted the various components of the proposal and provided comments on the Administrative recommendations.

With respect to the concerns expressed by the Winnipeg Airports Authority Inc. in its communication dated August 27, 2002, Mr. Hussey indicated that only sixteen (16) or ten (10%) per cent of the proposed units would be located on the edge of the airport zone. He suggested

that airport noise was not uncommon in the River Heights area and the applicant did not feel it was a significant issue.

At the request of the Community Committee, Ross Mitchell, the Senior Planner, provided a description of the reports prepared by the Administration. He indicated that the Planning, Property and Development Department concurred in principle with the development while the report from the Administrative Coordinating Group reflected standard development agreement parameters currently in place in the City.

Susan Gilmore, appearing in opposition to the application, submitted and read into the record a written presentation, filed as Exhibit 78.

Joe Remus, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 81. Mr. Remus also submitted two hundred and twenty-one (221) completed Questionnaire Evaluations and the Urban Trails Assocation Questionnaire Evaluation, filed as Exhibits 79 and 80.

Ken Klassen, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 82.

James A. Logan, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 83.

Robert Sim, appearing in opposition to the application, advised that he had been a resident of Centennial Street for fifty-three (53) years, during which time he had seen a tremendous growth in the area. He suggested that quality housing should provide quality services, noting it was not the plan brought forward that was objectionable but rather the location.

Johanna Kababie, appearing in opposition to the application, advised that her daughter had been hit by a truck in the back lane a few years previous. She expressed concern that turning the lane into a street and building additional homes would result in more traffic. She suggested that the traffic is heavier now than it was at the time her daughter had been hit and recently, during the closure of the Academy Road ramp for a few days, vehicles had utilized both Kingsway and Centennial Street. She also questioned where the additional vehicles from the proposed development would park.

Rob Johnson, appearing in opposition to the application, questioned where the traffic would go if it by-passed Centennial Street as Mr. Hussey had suggested.

Craig Mitchell, appearing in opposition to the application, submitted and read into the record a prepared presentation filed as Exhibit 84.

Jim Waite, appearing in opposition to the application, submitted and read into the record a prepared presentation filed as Exhibit 85.

Phillip Cramer, appearing in opposition to the application, suggested that there was no benefit to the project except for CN. He expressed concern that once a decision had been made it could not be undone and that green space could not be taken back once development had taken place.

Mr. Cramer submitted a petition purporting to contain the signatures of 1309 residents compiled by the Urban Trails Association, filed as Exhibit 86, as well as a report titled Railways in Winnipeg:Tracking the Future Towards 2002, filed as Exhibit 87.

Alana McKenzie, appearing in opposition to the application on behalf of Jon Gerrard, submitted and read into the record a communication dated September 7, 2002, filed as Exhibit 88.

Paul Jarvis, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 89.

*The Community Committee recessed at 10:03 p.m. and reconvened on Tuesday, September 10, 2002, at 7:13 p.m. with the same members present.*

Clare Thomas, appearing in support of the application, submitted and read into the record a written presentation filed as Exhibit 93.

Art Beals, appearing in support of the application, advised that when the rail line had first been removed he had been in favour of a bicycle path on the site, however, he had since changed his mind. He noted that the property had become a dog walk for residents, animal droppings were not picked up, his waste receptacles were being

utilized by some, his garage had been broken into three times and the windshield on his recreation vehicle had been broken three times.

Arleigh Morris, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 95.

Phyllis Doran, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 96.

Linda Tuchiwsky, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 97.

Catherine Geddes, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 98.

Douglas Geddes, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 99.

Jennifer Malzer, appearing in opposition to the application, provided an overhead slide presentation and submitted and read into the record a written brief filed as Exhibit 100.

Nancy Schenkeveld, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 101.

Eric Braekevelt, appearing in opposition to the application on behalf of himself and Julie Guimond, submitted and read into the record a written presentation filed as Exhibit 102.

Jeffrey Lowe, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 103.

Charles Brown, appearing in opposition to the application on behalf of himself and Roberta Brown, submitted and read into the record a written presentation filed as Exhibit 104.

Winn Adair, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 105.

Garth Davies, appearing in opposition to the application, suggested that the proposed development had been brought forward by CN in an effort to make money.

Howard Green, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 106.

Brenda Scarcella, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 107.

Del Vincent, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 108.

Enid Whalley, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 109.

David R. Young, appearing in opposition to the application, submitted and read into the record a written presentation filed as Exhibit 110.

Mary Jo Hughes, appearing in opposition to the application, advised that she had relocated to River Heights from southern Ontario seven years previous and had remained because of the wide boulevards, sidewalks and other amenities. In addition, she indicated that her in-laws had been convinced to move to Winnipeg as well and had recently purchased a home on Centennial Street which they had not yet taken possession of.

Ms Hughes indicated that she had been given to understand the subject property would be turned into a “Trans-Canada Trail”. She expressed concern that the existing lane would be taken away from the residents should the proposal proceed, given that the lane was not the same as her lane on Campbell Street but would become a main thoroughfare utilized by pizza delivery vehicles, taxis, furniture delivery vehicles, etc.

Eric Malzer, appearing in opposition to the application, advised that he was speaking on behalf of Joe Remus. He expressed concern with respect to safety given Mr. Remus' garage was located three feet from the lane and provided limited visibility at the present time. He noted that Mr. Remus had to enter the lane to determine whether there was oncoming traffic. He suggested that if all 174 homes proposed were constructed, only five (5) would not be affected and that the homes would represent a traffic increase of sixty-five (65%) per cent.

William Morris, appearing in opposition to the application, suggested that the proposed development was not something that would be allowed in a new subdivision in an open area. He also suggested that if the homes were not built on the subject site they would be constructed elsewhere. He noted that there was an opportunity to utilize the right-of-way as a transportation feeder to provide access directly to Wellington Crescent.

David Young, appearing in opposition to the application, expressed concern that a traffic safety problem would be created for residents utilizing garages on Centennial Street. He suggested that fair and equitable treatment would not be extended to all residents and safety would be compromised for vehicles exiting onto private property given that a precedent had been set allowing front approaches to some existing homes.

Julia Van De Spiegle, appearing in opposition to the application, indicated that in her opinion there was nothing desirable in the proposal from CN. She questioned the environmental impact the proposed development would have.

Mr. Hussey advised that an environmental assessment of the property had been obtained from a third party which indicated that the land was suitable for residential and park uses. He noted that enrolment at Carpathia School was only at a fifty (50%) per cent capacity and the additional housing would increase the student population.

He suggested that quality housing requires quality space and positive responses had been received from a number of builders and buyers. He also suggested that "No Right Turn" signs on Centennial Street would result in most traffic staying on Kenaston Boulevard, leaving Centennial Street quiet.

Mr. Hussey noted that CN also had plans to relocate its InterModal operations from Kenaston Boulevard and infill housing was a more efficient method of accelerating growth in the City. He suggested that any future expansion of the Super Valu could be done in such a way that noise and other issues were addressed.

With respect to the loss of trees, he indicated that CN would attempt to move some of the existing trees and others would be planted on the lots. He noted that no Building Code requirements need to be relaxed for the development and that any prospective buyers in the

new development would also investigate older homes in the area if they liked the River Heights neighbourhood.

He suggested that builders knew their markets and would investigate a number of options should some of the lots not sell quickly. He noted that a park and trail use for the property had been addressed by the City and that the City had entered into an agreement to purchase the property but had subsequently refused to complete any purchase. As a result, CN had brought forward the subject development proposal. He indicated that parks were not an option other than what was provided in the current proposal.

Andrew Nagy, UMA, appearing in support of the application, advised that the existing sewer and water capacities meet or exceed the minimum fire code requirements. He indicated that the transportation lane being proposed for widening was the minimum width the Fire Department required for access and had nothing to do with traffic.

Mr. Nagy noted that a study indicated that following completion of the development there would be an increase in traffic of between seventy and eighty (70 - 80%) per cent, or 230 to 290 vehicles per day. He indicated that 180 to 300 vehicles utilized a typical lane in River Heights per day at the present time and that a five (5) foot wide lane was capable of handling 350 vehicles a day.

Mr. Nagy advised that the vast majority of the subject lane would be expanded and there were precedents in other areas of the City where a lane was being utilized as a street as well.

Mr. Hussey suggested that the proposed development contained a reasonable density and was the most efficient use of the existing municipal structures. He noted that an extensive community consultation process had been completed and felt that the developer had responded to comments and concerns from the residents. He suggested that the development would add vitality to the area, support local services and businesses and add tax revenue to the City.

By-Law No. _____

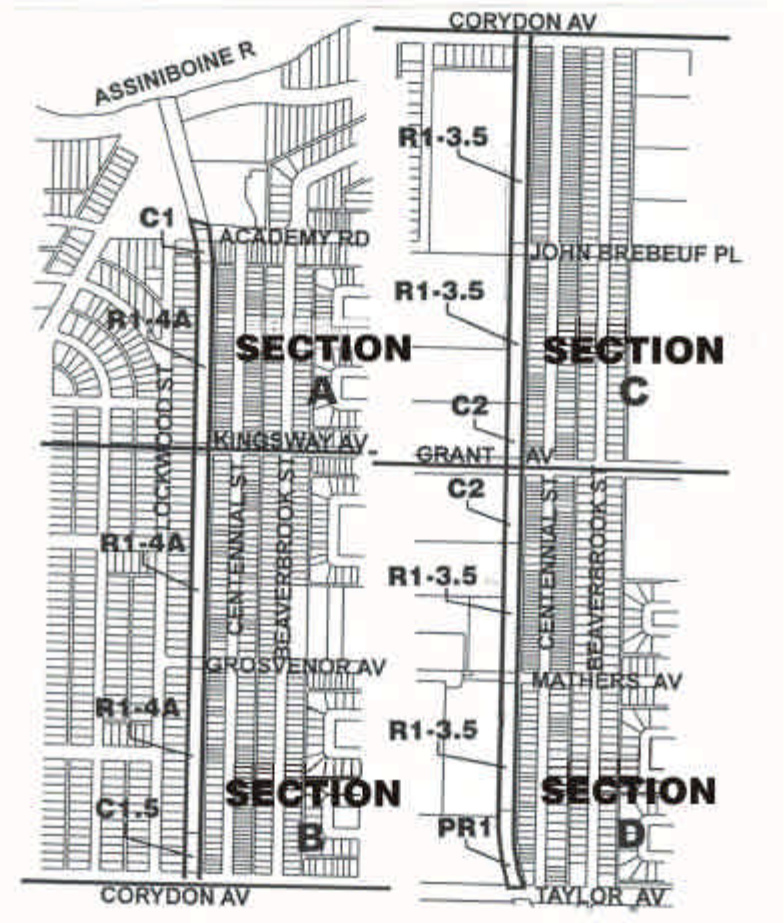
File No. DASZ 7/02

Atlas Sheet No. AB20, AC20
AD20, AE20
CITY CENTRE
COMMUNITY

N

Explanation

An application for the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land between Taylor Avenue and the Assiniboine River and between Centennial Street and Lockwood Street from an "R1-4" SINGLE-FAMILY DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-5" SINGLE-FAMILY DISTRICT, an "R1-5A" SINGLE-FAMILY DISTRICT, an "R2A" TWO-FAMILY DISTRICT, an "RM-2" MULTIPLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, and a "C2" COMMERCIAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-3.5" SINGLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, a "C1.5" COMMERCIAL DISTRICT and a "C2" COMMERCIAL DISTRICT as shown outlined below.




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

**Schedule "A" to the report to the City Centre Community Committee for File No. DASZ 7/02, dated September 3, 2002.**

**In reply please refer to / Référence à rappeler :**

**Ross Mitchell**
**(204) 986-5017**
**Fax / TJlJc. : (204) 986-3684**

**File No. DASZ 7/02 (c/r DCU 155/02D; DAV 574-577/02D)** September 3, 2002
Our c/f CP 500 (.616, 618, 626)

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

Dear Ms. Freeman:

**SUBDIVISION AND REZONING**
Land located between Lockwood and Centennial from Academy to Taylor
City Centre Community
**File No. DASZ 7/02**

---

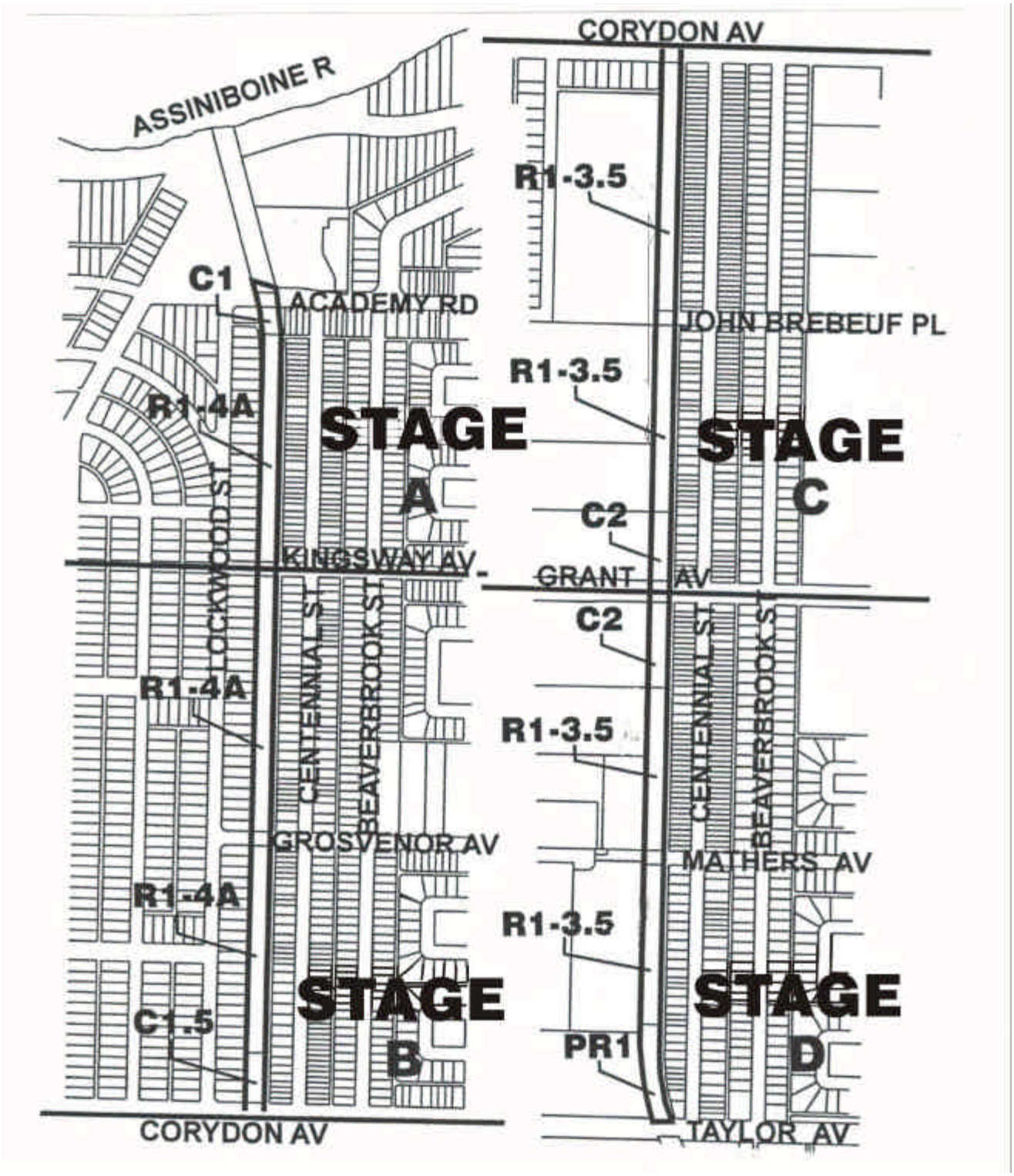
An application has been received from Urban Revision (Don Hussey) for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands as follows:

1. Section A, from Academy to Kingsway, from "R1-5.5A" Airport Area Single-Family Residential District and "R2A" Airport Area Two-Family Residential District to a "R1-4A" Airport Area Single-Family Residential District and a "C1" Commercial District. (Related files DAV 574/02D and DCU 155/02D.)

2. Section B, from Kingsway to Corydon, from "R1-5.5A" Airport Area Single-Family Residential District to "R1-4A" Airport Area Single-Family Residential District. (Related file DAV 576/02D.)

3. Section C, from Corydon to Grant, from "R2A" Airport Area Two-Family Residential District, "RM-2" Multiple-Family Residential District, "RM-3" Multiple-Family Residential District, and "C1" Commercial District to "R1-3.5A" Airport Area Single-Family Residential District and "C2" Commercial District. (Related file DAV 575/02D.)

4. Section D, from Grant to Taylor, from "RM-3" Multiple-Family Residential District, "PR-1" Parks and Recreation District and "C1" Commercial District to "R1-3.5A" Airport Area Single-Family Residential District, "PR-1" Parks and Recreation District, and "C2" Commercial District. (Related file DAV 577/02D.)




**Please Note: "Stage" should read "Section"**

**SITE DESCRIPTION:**

Site Area and Proposed Zoning:

- Section A, Academy to Kingsway:
  - "C1" – 0.28 ac.
  - "R1-4A" – 1.78 ac.
  - Lane widening – 0.42 ac.
  - Total – 2.48 ac.

- Section B, Kingsway to Corydon:
  - "R1-4" – 4.02 ac.
  - Lane widening – 0.94 ac.
  - Total – 4.96 ac.

- Section C, Corydon to Grant:
  - "C2" – 0.54 ac.
  - "R1-3.5" – 3.51 ac.
  - Lane widening – 0.95 ac.
  - Total – 5.00 ac.

- Section D, Grant to Taylor:
  - "C2" – 0.68 ac.
  - "R1-3.5 – 2.55 ac.
  - "PR-1" – 0.75 ac.
  - Lane widening - 0.87 ac.
  - Taylor widening – 0.04
  - Total - 4.89

- Total All Sections:

| | |
|---|---|
| - "C1" | - 0.28 ac. |
| - "C2" | - 1.22 ac. |
| - "R1-3.5 | - 6.06 ac. |
| - "R1-4A" | - 1.78 ac. |
| - "R1-4" | - 4.02 ac. |
| - "PR-1" | - 0.75 ac. |
| - Road widening | - 3.22 ac. |
| - Total: | - 17.33 ac. |

Existing Land Use and Zoning:

The existing zoning is described on page 1, above. As zoning boundaries extend to the middle of road and rail rights-of-way, there are places where the east and west halves of the Oak Point Subdivision have differing existing zoning designations reflecting the zoning on the adjacent

private or public lands. In Section A, for instance, the east half of the right-of-way is already zoned "C1", while the west half is zoned "R2-A" and would be rezoned to "C-1" under this application. Similarly, on the north side of Grant in Section "C" the east half of the ROW is currently zoned "C-1", "R-2" and "R1-4", while the west half of the ROW is currently zoned "C2". The neighbourhood is primarily single-family detached; mostly one-storey bungalows. Pockets of commercial development and higher density housing (apartments, condos) occur along Kenaston and at Academy, Corydon and Grant. The zoning proposed by the applicant generally reflects existing development.

**DEVELOPMENT DESCRIPTION:**

The CN Oak Point branch line connected the CN mainline with the St. James industrial area. The line has been abandoned and portions of the right-of-way north of the Assiniboine River have been redeveloped for commercial uses, including the new Future Shop and Canadian Tire stores on the west side of St. James street. The current application would see the abandoned right-of-way on the south side of the Assiniboine River, between Academy and Taylor, developed for residential and commercial use.

The 90 foot-wide right-of-way is a fixture of the *River Heights* neighbourhood. Even with an active branch line, the right-of-way provided a valued strip of open space stretching from the CN mainline to the river. Trees grow along the edges of the land, some planted by adjacent residents. The right-of-way south of Corydon is heavily bordered by trees. Some adjacent residents have adopted the lands, maintaining portions behind their properties by cutting the grass and planting gardens. The strip is sometimes used for parking and vehicle storage. With the rails removed, the rail bed has become a defacto pathway encouraging its use by area residents for walking and cycling.

The City had been negotiating with CN to acquire the right-of-way but could not agree to terms. Possible uses included a linear park/bike path and/or a transit corridor. The transit corridor was not a popular proposal with adjacent residents and, in relation to the bike path, the City already owns a parallel strip of land four blocks to the east. This strip runs up the east side of the CPR La Riviere branch line between Renfrew and Lindsay from Corydon north to the Assiniboine River. It is well treed, ideal for pathway development, and connects to an existing pathway that crosses the Assiniboine River to connect with Omand Creek Park in Wolseley. This river crossing, on a foot bridge attached to the rail bridge, is a key segment of the Assiniboine Park trail system. The system would be enhanced by the addition of a path leading into the heart of River Heights beside the CPR branch line. Nonetheless, the prospect of losing the similar benefit of the CN right-of-way is of major concern to area residents; especially those potentially impacted by increased traffic or altered views.

The applicant and Canadian National Railway Properties Inc. held public meetings to discuss their proposal on April 24th and May 27th of 2002. Drawings were presented at the meetings illustrating the proposal in plan view and cross-section view. Figure 1 shows a plan view of the

section of the rail lands south of Corydon, illustrating the proposed “R1-3.5” houses. The

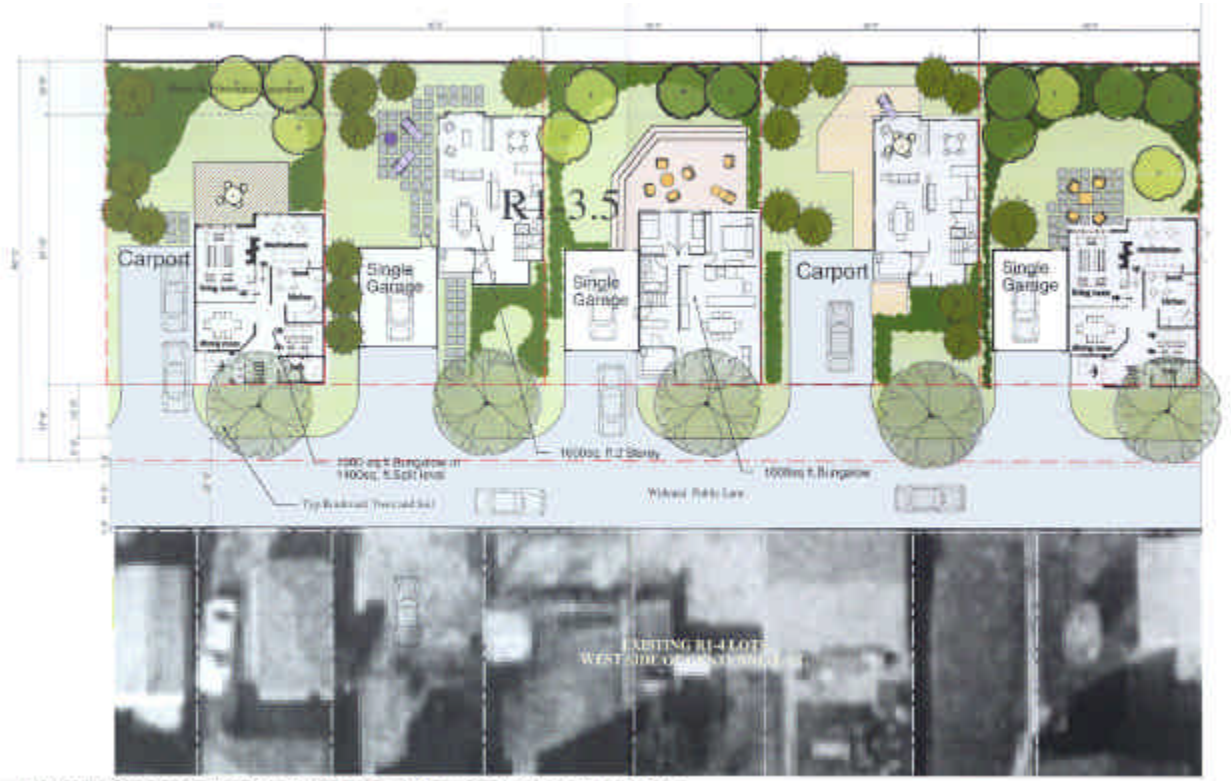



Figure 1: Proposed single family houses; Hilderman Thomas Frank Cram

applicant’s plans for the rail line are outlined in the following paragraphs.

Section “A” from Academy to Kingsway: The developer proposes to develop a 12,000+ square-foot “C1” commercial site on the south side of Academy. The applicant indicates that the Public Works Department has given approval-in-principle to an Academy approach to serve the subject site as well as the adjacent commercial site to the east at 620 Academy. The balance of Section “A” to Kingsway would be developed with 16 single-family lots generally ranging between 4,370 square feet to 4,965 square feet in area, compared to the by-law requirement of 4,000 square feet. The proposed Section “A” housing is located within the Airport Area and construction would be subject to minimum sound attenuation standards.

Section “B” from Kingsway to Corydon: The developer proposes to establish 35 single-family lots between Kingsway and Corydon ranging between 4,450 square feet and 5140 square feet in area. There would be 17 lots between Kingsway and Grosvenor, and 18 lots between Grosvenor and Corydon. No commercial zoning is proposed for this section.

Section “C” from Corydon to Grant: The applicant proposes to establish 40 single-family lots between Corydon and Grant including 23 lots between Corydon and John Brebeuf Place and 17 lots between John Brebeuf and Grant. The lots would range between 3,650 and 3,775 square feet

in area, compared to a requirement of 3,500 square feet under the proposed "R1-3.5" zoning. On the north side of Grant, the applicant proposes to rezone the ROW "C2" Commercial District consistent with the Kenaston Village Mall to the west. The applicant has not indicated his intentions for the commercial site, but had been in discussions with the shopping centre owners.

Section "D" from Grant to Taylor: The applicant proposes to rezone the right-of-way "C2" consistent with the Superstore to the west. The applicant has been in discussions with Westfair concerning consolidating the lands with the supermarket site to enable possible store expansion. The applicant proposes to establish 30 single-family lots between Grant and Taylor ranging around 3,650 square feet in area. The applicant is requesting that the most southerly 430+ feet of the ROW, connecting Taylor to the south end of Joe Malone Park, be rezoned "PR-1" and consolidated with the park in partial fulfilment of park dedication requirements. There have been discussions about using this connection to Taylor for vehicular access and parking in connection with park activities.

Proposed Residential Development: In total, the applicant proposes to construct 121 single-family detached homes between Academy and Taylor. The houses would be a combination of raised bungalows, split levels and two-storey, with floor areas of 1,000 square feet, 1,400 square feet, and 1,600 square feet respectively excluding basements. The houses are provided with carports or attached single-car garages. Design controls are proposed as a way of ensuring diversity in architecture and construction materials. The site plan shows cars parked atop the Centennial lane, which is not sanctioned by Public Works and would conflict with the sidewalk proposed by the applicant. The applicant indicates he is willing to shift the garages inward to accommodate parking within the area of the lot.

Proposed Commercial Development: Commercial sites are proposed on the south side of Academy (12,000 square feet approx.), on the north side of Grant (23,500 square feet approx.), and on the south side of Grant (29,600 square feet approx.). The applicant has obtained a street approach to the Academy site. The Grant Avenue commercial sites would likely be accessed from the adjacent existing commercial sites.

Housing Access and Servicing: The Oak Point right-of-way is bounded on the east by the public lane that services houses fronting Centennial Street. On the west side, the right-of-way is bounded by the Lockwood lane between Academy and Corydon and, between Corydon and Grant, by existing commercial and multiple-family development fronting Kenaston. The right-of-way between Academy and the Assiniboine River is not part of the present application.

Figure 2 illustrates a cross-section of the proposed development, with Centennial Street on the right and Lockwood Street on the left. The rail line is 90 feet wide and, north of Corydon, is bounded on the east and west by public lanes that are 16 feet wide. The right-of-way currently contains easements for two utilities, a hydro pole-line running down the west side of the lands beside the Lockwood lane, parallel to which is an underground fibre optics cable. The applicant indicates that the hydro line is being removed. The drawing shows a 9-foot easement on the west side of the lands to accommodate the fibre optics cable and a possible gas line. This easement

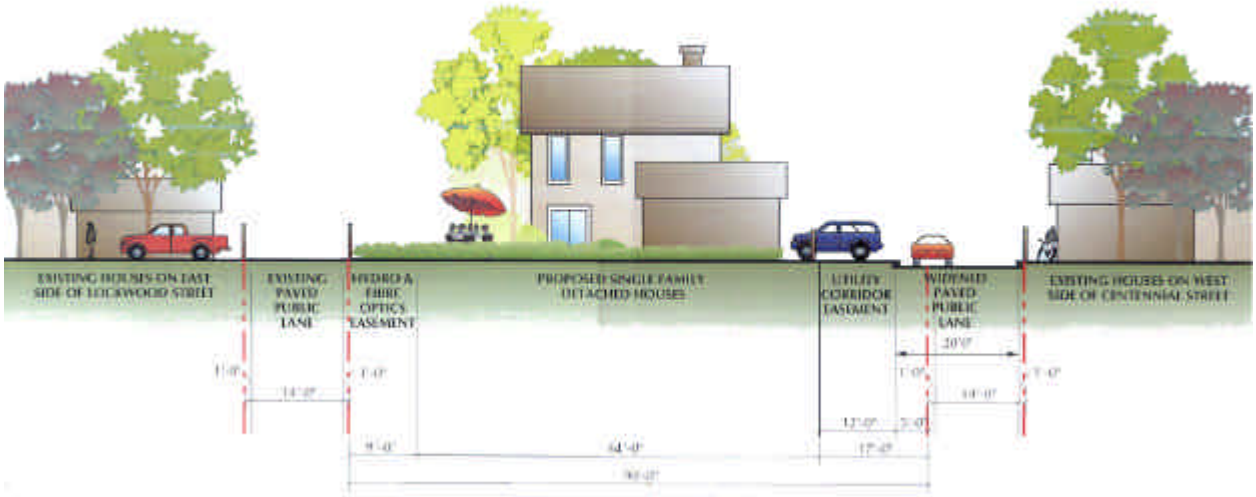



Figure 2: Oak Point subdivision section, Hilderman Thomas Frank Cram (adapted from original submission)

would cross the proposed lots with building and landscaping restrictions attached by way of caveat on the individual titles.

The lots would be 73 feet deep, from west to east, including the 9-foot easement on the west side. The building envelope is therefore 64 feet deep from east to west. Utilities including sanitary sewer and water line would be located in a 17 foot wide corridor running down the west side of the Centennial lane. This widening accommodates both the utility corridor (including a proposed 4 foot wide asphalt sidewalk) and a 5 foot wide concrete panel attached to the west side of the existing concrete lane, making the travelled surface 20 feet wide.

For land drainage, the applicant proposes to use large diameter pipes that would store run-off and release it in a controlled fashion into the existing lane catch basins that connect to the combined sewer in Centennial Street. The storage pipes would be buried perpendicular to the lane, and would be located in easements on the single-family lots.

The initial cross-section drawing submitted by the applicant showed mature trees planted atop both the private easement and public utility corridor. However, as restrictions would likely apply to the type of landscaping planted atop the utility lines, the trees were removed from the Figure 2 drawing. The Division has not seen a copy of the easement agreement.

The applicant is proposing Architectural Design Controls as a way of ensuring variety in housing height, style, and appearance. The minimum house size would be 1,000 square feet. Such controls would be imposed by way of sales agreements and would not have to be included in a Zoning Agreement.

**PLAN WINNIPEG:**

The application complies with Plan Winnipeg in that the subject lands are designated Neighbourhood Policy Area wherein commercial and residential rezoning to allow for infill development is allowed.

Infill development finds the following policy support in Plan Winnipeg:

- 3A-02 Promote Compact Urban Form:

iv) encouraging infilling of vacant lands and the revitalization of existing neighbourhoods to maximize the use of existing infrastructure;
v) supporting new development, which is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.

Neighbourhood traffic management is referred to in the following Plan Winnipeg policies:

1B-03 Manage Neighbourhood Traffic:

i) encouraging the minimization of through-traffic and working to reduce the impact of non-local traffic in neighbourhoods;
ii) consulting with neighbourhood residents regarding any proposed changes in the status of local streets, and;
iii) ensuring that pedestrian comfort and safety are given paramount consideration in (planning) the transportation networks of neighbourhoods.

**ADMINISTRATIVE COMMENTS**:

The Division supports the principle of Residential Urban Infill on the subject lands for the following reasons:

- infill development maximizes the use of existing services including municipal services, transit, roads, schools, and parks;
- compatible infill development can stimulate neighbourhoods and contribute to their health and stability;
- infill development at higher densities affords people in all life-styles and life-cycle stages housing opportunities;

- infill development could occur on the subject site without imposing an unreasonable hardship on the neighbourhood and adjacent residents.

The Division supports the principle of Commercial Urban Infill on portions of the subject lands for the following reasons:

- Grant, Corydon and Academy are mixed-use streets with housing interspersed with commercial development.
- The proposed commercial rezonings involve ”vacant” sites, and do not require the demolition or conversion of existing housing.
- The commercial development relates to the adjacent regional streets and is buffered by local streets and lanes from adjacent residential development.
- Zoning agreements can ensure that the commercial uses and hours of operation of office uses are in keeping with a residential environment.
- Small-scale commercial developments make neighbourhoods more liveable, and certain potential uses like medical offices do provide a neighbourhood service.

The Division’s concerns regarding the current application are outlined in the following paragraphs.

Traffic Access: The Public Works Department is not supporting the applicant’s proposal for the limited upgrading and widening of the Centennial lane for principal access to the proposed lots. On the practical side, the proposal to widen the lane is problematic from the standpoints of lane durability and maintenance. The existing lanes are in a deteriorated state and public lanes, generally, are not constructed to withstand the traffic associated with the street system. The lack of standard boulevards complicates plowing and eliminates snow storage. Lanes do not drain as efficiently as streets. The roadway is not wide enough to allow for public parking. Traffic safety and pedestrian safety could be compromised due to the narrow travel lanes.

The Public Works Department is recommending that the lane be widened from its current width of 16 feet to a total of 40 feet without parking or 50 feet with parking. This compares to a standard residential street width of either 60 feet in new subdivisions or 66 feet in older neighbourhoods like River Heights. This right-of-way would include a new concrete road surface with a width of 20 feet without parking or 25 feet with parking. The balance of the right-of-way would be used for snow storage. The possible effects of this recommendation would be to force abandonment of the project or consideration of other development scenarios. However, infill development should not impose financial hardship on the City, which may be the case if the laneway fails and the City has to reconstruct it to street standards.

The applicant has prepared a cost estimate for crack repair, required slab replacement, lane widening, asphalt overlay, curb and sidewalk. The applicant is asking that the City pay any additional costs for improvements it deems to be necessary. This proposal is contrary to the Development Agreement Parameters of the City of Winnipeg, and any City contribution would have to be approved through the capital budget process.

Beyond issues of cost and practicality, infill development should not impose undue traffic problems on an existing neighbourhood as is likely to result from the current proposal. Centennial Street residents already experience higher traffic volumes related to neighbourhood traffic congestion. The applicant's proposal to turn their lane into a public street would impose an unreasonable and unjustifiable hardship on Centennial residents.

Housing Type: The initial plan for the rail line proposed attached housing in 3-unit clusters for the lands south of Corydon, and single-family lots north of Corydon. The applicant is now proposing to create only single-family lots along the entire rail line because: a) this is the prevalent housing type in the neighbourhood, b) this is the housing type preferred by residents and buyers in the move-up market, and c) this is the quickest and simplest way of disposing with the lands. However, the Division is of the opinion that the lands are well suited to other housing types including single-family or semi-detached bungalow condos. In attempting to force-fit a suburban development format onto the right-of-way, the applicant is reducing the compatibility of the development with the existing neighbourhood in terms of the proposed traffic access. The Division supports infill housing as an important component of building healthy, socially diverse neighbourhoods, and would like an opportunity to help explore other options that would achieve development of the lands that is both economically viable *and* compatible with its surroundings. For instance, the Division has examined housing formats that would split the traffic between the Centennial and Lockwood lanes north of Corydon, or would confine traffic access to the site itself as in condominium projects. These alternative formats were reviewed with the applicant. Illustrations of these alternatives are available for review.

**RECOMMENDATION:**

The Division supports the development of the subject lands for residential and limited commercial development. However, the Division is of the opinion that the application should be adjourned to allow for further discussion of design options. The Division's principal concerns with the applicant's proposal are as follows:

- Traffic: the proposed development would impose an undue hardship on Centennial Street residents and would create liability for the City in terms of capital and maintenance costs.

- Neighbourhood Integration: The proposed development would eliminate a feature that currently unites the neighbourhood, replacing it with a barrier of inward focussed single-family houses hidden behind privacy fencing.

The benefit of further analysis and public discussion would be:

- to consider innovative housing formats that may offer greater flexibility in terms of access and servicing;
- to consider alternative means of accessing the development that do not involve upgrading a public lane to street status at partial City cost;

- to examine ways of ensuring that sufficient on-street or on-site parking is available for visitors and service/delivery vehicles;
- to examine opportunities for incorporating parks and open space at strategic locations in order to better integrate the development into the existing neighbourhood.

However, should your Committee decide to approve the application as is, the following conditions would apply.

I. That the plan of subdivision proposed under File No. DASZ 7/02 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 7/02, attached hereto and dated September 3, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

A. That the Developer be required to enter into a Development Agreement with the City containing all the conditions outlined in the report of the Administrative Coordinating Group dated August 16, 2002;

II. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

III. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 7/02, attached hereto and dated September 3, 2002, to an "C1" Commercial District, a "C2" Commercial District, a "PR-1" Parks and Recreation District, a "R1-4A Single-Family Residential District Airport Area, a "R1-4" Single-Family Residential District and a "R1-3.5" Single-Family Residential District, subject to the applicant entering into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site to include the following conditions:

A. That, prior to the issuance of a development permit on the lands zoned "C1" and "C2" Commercial District, plans showing site access, parking, fencing, landscaping, garbage enclosures, building elevations and materials be submitted for the approval of the City Centre Community Committee.

B. That the land uses on the lands zoned "C1" and "C2" Commercial District be restricted to the following subject to related provisions under the zoning by-law:

- Art/antique: sales, service
- Accessory uses as required or determined
- Art/crafts/hobby: instruction, supplies
- Bakery, baked goods: sales (not permitted in "C1")
- Barber shop, beauty salon
- Bicycle: rental, sale or service
- Book: sales
- Clothing: alteration, repair, sales

- Day Care Centre
- Department Store, Supermarket (not permitted in “C1”)
- Depot for Dry-cleaning, pressing, dyeing, laundry
- Dressmaker, furrier, tailor
- Dwelling unit(s)
- Electronic equipment: rental, sale, service
- Florist
- General Merchandise, Retail (not permitted in “C1”)
- Gift Store
- Home Occupation
- Jeweler, watchmaker
- Laundry, self-service
- Library
- Luggage: rental, sale, service (not permitted in “C1”)
- Medical, Dental, Optical, Counselling, or other health or therapeutic clinic
- Museum, art gallery
- Musical instruments: rental, sale, service, instruction
- Office
- Parking area, accessory
- Personal service, not listed, under 5,000 square feet
- Pet sales, pet supplies sales, pet grooming
- Photographic developing/printing
- Printing, photocopying (not permitted in “C1”)
- Reducing salon, health spa, steam bath, tanning salon or similar facility (not permitted in “C1”)
- Retail sales, not listed, not exceeding 5,000 square feet, not listed as Conditional
- Sporting goods
- Stationery sales
- Studio (not permitted in “C1”)
- Toy sales
- Upholstering and related (not permitted in “C1”)

C. That vehicular access from public lanes to the “C1” and “C2” lands be prohibited.

D. That ornamental privacy fencing be constructed in accordance with zoning along commercial property limits bordering residentially zoned lands, openings to be provided for pedestrian access where deemed appropriate by the City.

E. That any existing or newly proposed loading docks be designed to screen adjacent residential zones from sights and sounds associated with store operations including loading and garbage removal.

F. That walls of commercial buildings opposing residential zones be finished in neutral colours.

G. That new site/building lighting be shielded to reduce glare.

H. That no 3rd party advertising signage be allowed, and that signage be restricted to "C1" zoning requirements and that mobile and temporary signs be prohibited.

VI. 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.

VII. That the City Solicitor be requested to prepare the necessary by-law in accordance with the above.

VIII. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Development Agreement.

IX. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office and when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against those lands **provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.**

X. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

XI. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within 24 months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Sincerely,

_____

V. Buckley
Manager of Planning and Land Use

_____

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

RM/mf

By-Law No. _____

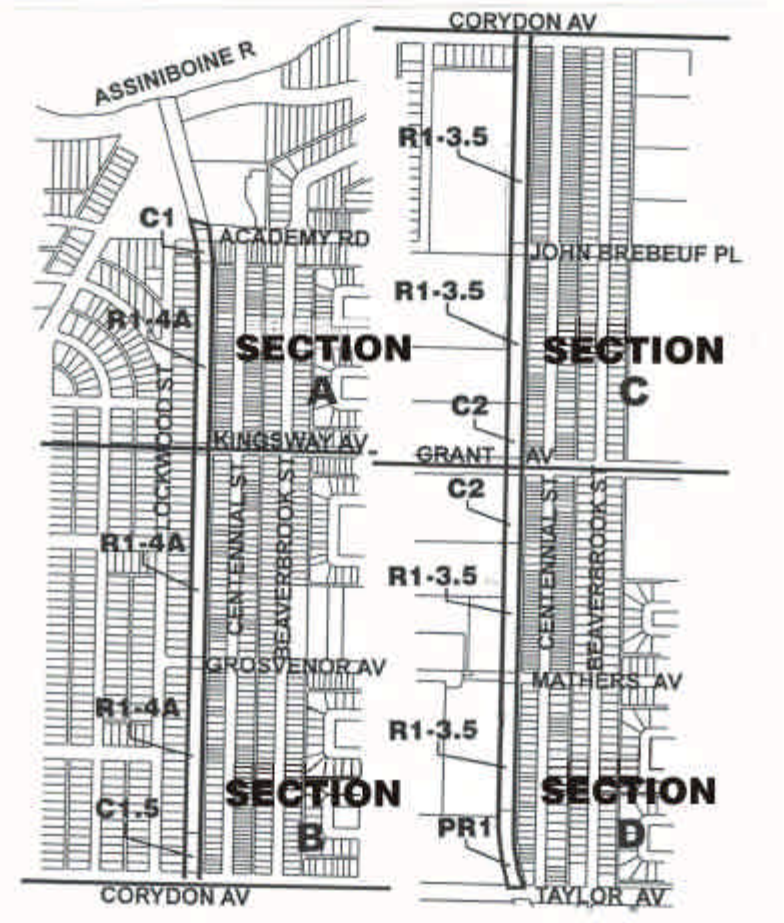
File No. DASZ 7/02

Atlas Sheet No. AB20, AC20
AD20, AE20
CITY CENTRE
COMMUNITY

N

Explanation

An application for the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land between Taylor Avenue and the Assiniboine River and between Centennial Street and Lockwood Street from an "R1-4" SINGLE-FAMILY DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-5" SINGLE-FAMILY DISTRICT, an "R1-5A" SINGLE-FAMILY DISTRICT, an "R2A" TWO-FAMILY DISTRICT, an "RM-2" MULTIPLE-FAMILY DISTRICT, an "RM-3" MULTIPLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, and a "C2" COMMERCIAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT, an "R1-4A" SINGLE-FAMILY DISTRICT, an "R1-3.5" SINGLE-FAMILY DISTRICT, a "C1" COMMERCIAL DISTRICT, a "C1.5" COMMERCIAL DISTRICT and a "C2" COMMERCIAL DISTRICT as shown outlined below.




THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____

**Schedule "A" to the report to the City Centre Community Committee for File No. DASZ 7/02, dated September 3, 2002.**