REPORT OF THE STANDING POLICY COMMITTEE

ON PROPERTY AND DEVELOPMENT

DATED NOVEMBER 16, 1998

On motion of Councillor Steek, the Report of the Standing Policy Committee on Property and Development, dated November 16, 1998, was considered clause by clause.

Moved by Councillor Steek,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,10,11,12,14,16,17 and 18 be adopted.

Councillor Lazarenko requested that Clause 12 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clauses 1,2,3,4,5,6,7,10,11,14,16,17 and 18, was put and declared carried.

Infill Development within the City of Winnipeg - Plan Winnipeg
File EP-1.1(P/W) (Vol. 13)

48 - 1. On September 24, 1997, Council ruled automatic referral of the following motion to the former Committee on Planning and Community Services, under Rule 16.1 of the Procedure By-law No. 5400/90:

Moved by Councillor Vandal,
Seconded by Councillor Thomas,

WHEREAS several older neighbourhoods in the City of Winnipeg contain significant parcels of former or declining industrial sites;

AND WHEREAS Clause 5A-15 of Plan Winnipeg states that "the City shall promote compact urban development by:

i) encouraging infilling of vacant lands and the revitalization of existing neighbourhoods";

AND WHEREAS Clause 5A-35 of Plan Winnipeg states that "the City shall approve the reuse or redevelopment of declining industrial areas where the long-term viability of such areas cannot be supported";

THEREFORE BE IT RESOLVED that the administration be directed to investigate the development of an incentive or tax abatement policy for the conversion of former or declining industrial sites in older neighbourhoods into residential use.

On May 4, 1998, the Standing Policy Committee on Property and Development considered report dated April 27, 1998, outlining that By-law No. 7076/97 establishes a program of property tax credits or refunds to encourage and to assist in the construction or purchase of new single-family detached dwellings. The Standing Policy Committee requested the Administration to further review and report back on the matter, with emphasis on establishing a front-end incentive for infill development within the City.

On September 9, 1998, Council granted an extension of time of 60 days in order to allow the Standing Policy Committee on Property and Development to further consider the matter.

Inasmuch as the Administration has been requested to provide additional information, the Standing Policy Committee on Property and Development recommends that Council grant a further extension of time of 90 days to consider and report back on the matter.

The Executive Policy Committee recommends that the matter be filed.

Adopted by consent.

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Proposed extension of the Sterling Lyon Parkway - Assiniboia Community
File DAO 11/98

49 - 2. On June 30, 1998, the Standing Policy Committee on Property and Development authorized the acquisition of the lands required for the extension of Sterling Lyon Parkway, as outlined on Misc. Plan No. 10468. It is now necessary to enact a by-law that will dedicate these lands as public street.

A Public Hearing was held before the Assiniboia Community Committee on September 22, 1998. No one appeared in support or registered in opposition thereto. The Community Committee recommended approval of the proposed street opening as outlined below.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary By-law for submission to Council to effect the opening of Sterling Lyon Parkway, in accordance with Misc. Plan No. 10468, as outlined on Schedule "A".

II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Adopted by consent.

(See Minute No. 86 for attachment)

Proposed opening of Whytewold Road, north of Silver Avenue - Assiniboia Community File DAO 16/98

50 - 3. The Standing Policy Committee on Property and Development has been advised that in March 1998, Council approved an exchange of lands between the City and the Department of National Defense arising out of the sale of certain City-owned lands on the west side of Whytewold Road to Winpak Ltd. One of the conditions of that transaction was that the City assume the responsibility for the former Department of National Defense property outlined as "proposed street opening" on Misc. Plan No. 10481.

This property is a paved right-of-way used by the adjoining residents and businesses. Now that the City will be assuming responsibility for the road, it is necessary to enact a by-law that will dedicate the lands as public street.

A Public Hearing was held before the Assiniboia Community Committee on September 22, 1998. No one appeared in support or registered in opposition thereto. The Community Committee recommended approval of the proposed street opening as outlined below.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary By-law for submission to Council to effect the opening of Whytewold Road, in accordance with Misc. Plan No. 10481, as outlined on Schedule "A".

II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Adopted by consent.

(See Minute No. 87 for attachment)

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

Proposed opening of the Lot 16 Drain as public street west of Pembina Highway, opposite Plaza Drive - Assiniboia Community File DAO 17/98

51 - 4. On July 21, 1998, the Standing Policy Committee on Property and Development considered the July 7, 1998 recommendation of the Standing Policy Committee on Public Works that the City Administration be authorized to acquire the Lot 16 Drain right-of-way from the Province of Manitoba and that it be legally opened as a public street.

The Transportation Planning and Traffic Management Division of the Public Works Department identified a further requirement for corner widenings north and south of the Lot 16 Drain in August 1998. On September 29, 1998, Council adopted the recommendation of its Standing Policy Committee on Property and Development and approved the acquisition of these privately-owned lands.

The City has obtained a Consent from the Province of Manitoba to the dedication of the Lot 16 Drain as a public street and a Consent from the adjacent property owner to the dedication of the lands required for the corner widenings at Pembina Highway north and south of the Lot 16 Drain. These lands are being acquired for the nominal sum of $1.00.

There are a number of minor encroachments into the proposed street right-of-way. These encroachments are not considered by the City Administration to be an impediment to the street opening. The encroachments will be dealt with individually to the mutual satisfaction of the City Administration and the adjoining property owners.

A Public Hearing was held before the Assiniboia Community Committee on September 22, 1998. No one appeared in support and one person registered in opposition thereto. The Community Committee recommended approval of the proposed street opening as outlined below.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary By-law for submission to Council to effect the street opening in accordance with Misc. Plan No. 10458/1, as outlined on Schedule “A”.

II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Adopted by consent.

(See Minute No. 88 for attachment)

Proposed Subdivision and Rezoning - land located on the south side of Corbett Drive, west of Goswell Road - Assiniboia Community File DASZ 15/98 [c/r DAZ 229/83 and DAV 457/98D]

52 - 5. The Standing Policy Committee on Property and Development has been advised that an application has been received from the City of Winnipeg (Property and Development Services Department) for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands outlined from a “PR-1” Parks and Recreation District to an “R1-5.5” Residential District to allow for single-family residential development.

The following is the present site description:

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

Site Area: Irregular

Existing Land Use and Zoning: Grassed area, with post-and-chain fencing and pedestrian pathway (Corbett Drive Playground); zoned "PR-1" Parks and Recreation District

The following is the surrounding land use and zoning:

North: Playground, with play equipment and benches; zoned "PR-1" Parks and Recreation District
South: Single-family dwellings; zoned "R1-4" Residential District
East: Single-family dwellings; zoned "R1-5.5" Residential District
West: Schools, community centre, open space; zoned "PR-1" Parks and Recreation District

The applicant proposes to subdivide and rezone the subject property in order to establish three residential lots suitable for single-family dwelling development. The property is City-owned and is currently utilized as an open space portion of the Corbett Drive Playground. The proposed zoning and lot size is consistent with neighbouring properties on Corbett Drive. The related variance application (DAV 457/98D) requests front yard reductions to all three proposed lots, side yard reductions to proposed Lots 2 and 3, and rear yard reduction to proposed Lot 1. Yard reductions are necessitated in part due to required land drainage sewer and land drainage swale easements, which confine placement of dwellings.

The subject property is utilized by the families of neighbouring property owners and children attending the adjacent daycare facility located in Hedges School. The "L-shaped" park is the remnant of a larger park which extended southward towards Fairlane Avenue, prior to that portion being declared surplus by Council in 1982. Subsequently, single-family dwellings were developed on that portion fronting on Fairlane Avenue under rezoning application DAZ 229/83. The proposed subdivision and rezoning of the subject portion to create three new single-family building lots is consistent with efforts to market and redevelop City-owned properties declared surplus to the needs of the former Parks and Recreation Department. According to the City's strategic plan for parks and recreation (adopted by Council on May 25, 1994), small, isolated parks must be considered for sale or redevelopment. Criterion used to determine whether a park such as Corbett Drive Park include: cost of maintenance, ecological significance, aesthetic value, historical significance, and potential for it to be connected to a linear park system or recreation node.

Unfortunately, the views of park users are not an integral component of the decision making process regarding whether a park is declared surplus. In other instances, Civic staff have met with residents of the immediate area to determine their views of proposed sale of local parks. Apparently, this process was not undertaken in this instance. Users of Corbett Drive Park may not perceive this park as surplus to their needs. On the other hand, the proximity of the large school and community centre open space, sport, and recreation amenity to the immediate west was likely a determining factor in the subject property being declared surplus. There is no shortage of parkland and recreation opportunity in the Crestview neighbourhood. The proposed three lot subdivision may also be perceived by those residing nearest to the park as an improvement, in terms of the quiet enjoyment of their own properties. The Administration outlined that the Community Committee may wish to consider alternatives to the proposed development, including a smaller two lot subdivision which would retain more of the park area and likely not require the full extent of the requested variances.

A Public Hearing was held by the Assiniboia Community Committee on September 22, 1998. One person appeared in support of the application and one person registered in opposition thereto.

The Assiniboia Community Committee recommended that the proposed subdivision and rezoning be approved for the following reasons:

1. That application is compatible with the existing site and surrounding area.

2. There is an ample amount of green space in the community.

3. That the park is under utilized at present.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

I. That the plan of subdivision proposed under File DASZ 15/98 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 15/98, dated September 16, 1998, for registration in the Winnipeg Land Titles Office.

II. That the Director of Property and Development Services 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 outlined on Schedule "A", for File DASZ 15/98, dated September 16, 1998, from a "PR-1" Parks and Recreation District to an "R1-5.5" Residential District.

IV. That a ten percent (10%) dedication be made by a payment of a sum of money in lieu of the requirement for land dedication based on building sites, to be included in the sale price.

V. 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.

VI. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VII. 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.

VIII. The plan of subdivision shall be approved and signed by the Director of Property and Development Services within two (2) years of the date of passage of the aforementioned by-law.

IX. That in the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (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.

Adopted by consent.

(See Minute No. 89 for attachment)

Proposed Subdivision and Rezoning - land located at 575/577 St. Anne's Road - Riel Community
File DASZ 16/98 [c/r DAV 441/98D]

53 - 6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Deeley, Fabri, Selen on behalf of the Manitoba Home Baptist Society Inc. for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from a "PR1" Parks and Recreation District to a "RM-3" Multiple-Family District to permit the establishment of employee/visitor parking lot.

The following is the present site description:

Site Area: 17.3 meters by 134.7 meters (25,852 square feet)

Existing Land Use and Zoning: Currently vacant land, zoned "PR1"

The following is the surrounding land use and zoning:

North: "RM-3" Multiple Family (a personal care home)
South: "R1-5" Single-Family Dwellings and "C1" Commercial Businesses
East: Vacant land along the Seine River, zoned "PR1" Parks and Recreation
West: "C2" Commercial and a Hockey Arena.

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The owners propose to hard surface the adjoining lot and create forty-seven (47) new parking stalls for employee and visitor use.

The Manitoba Baptist Home Society Inc. owns and operates the Personal Care Home and Elderly Persons Housing Complex known as "Meadowood Manor" at 575-577 St. Anne's Road. They have acquired from the City an adjacent strip of land on the south side of their property. The subject parcel is 17.3 metres wide and 134.7 metres long and is zoned "PR1" Parks and Recreation District. It has been determined that it is surplus to the City's parks needs - particularly with respect to future Seine River Parks and Recreation Development. The property is currently used on occasion for overflow employee and visitor parking from the Personal Care Home. The acquisition, rezoning and re-development of the lot in question will go a long way towards resolving the care homes parking deficit. The applicants proposed to hard surface the parking stalls and aisleway and provide forty-nine (49) paved stalls adjoining the south property line. It is the position of Planning and Land Use Division that the proposed zoning and use of the subject lands is appropriate and will not adversely affect adjoining property owners.

A Public Hearing was held before the Riel Community Committee on September 22, 1998. One person appeared in support of the application, and no one registered in opposition thereto.

The Riel Community Committee recommended that the proposed subdivision and rezoning be approved for the following reason:

1. The rezoning classification requested merely reflects the existing land use and is compatible with the surrounding area.

On November 16, 1998, the Standing Policy Committee on Property and Development considered the proposed subdivision and rezoning application under File DASZ 16/98, and approved the following amendment which has been incorporated in the recommendation as set out below:

· That Recommendation VII. be amended by adding the words "and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office" after the words "registered in the Winnipeg Land Titles Office".

The Standing Policy Committee on Property and Development concurred in the recommendations of the Riel Community Committee. as amended, and recommends:

I. That the plan of subdivision proposed under File DASZ 16/98, be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A", for File DASZ 16/98, dated September 14, 1998, for registration in the Winnipeg Land Titles Office.

II. That the Director of Property and Development Services 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 outlined on Schedule "A", for File DASZ 16/98, dated September 14, 1998, to an "RM-3" Multiple-Family 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 condition:

   A. That the use of the subject land be restricted to an accessory parking lot.

IV. That the ten percent (10%) dedication requirement for land dedication based on the increase in market value of the land be waived.

V. 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.

VI. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VII. 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 the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office.

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

IX. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (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.

Adopted by consent.

(See Minute No. 90 for attachment)

Proposed Subdivision and Rezoning - land located on the southeast corner of Rothwell Road and Kenaston Boulevard - Assiniboia Community File DASZ 23/98 [c/r DCU 212/98D and DAV 637/98D]

54 - 7. The Standing Policy Committee on Property and Development has been advised that an application has been received from Shindico Realty Inc., 100 - 1 Evergreen Place, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning a portion of the subject lands outlined from an "M3" Industrial District to an "M2 Industrial District to permit the establishment of a proposed drive-through restaurant (subject to conditional use and variance approvals).

The following is the present site description:

Site Area: Approximately 19.22 acres, in total; 1 acre to be subdivided and rezoned

Existing Land Use and Zoning: Vacant; zoned "M3" Industrial District

The following is the surrounding land use and zoning:

North: Across Rothwell Road, industrial uses; zoned "M3" Industrial District
South: Across CPR La Riviere rail line, vacant property recently zoned "C2" Commercial District
East: Across CPR La Riviere rail line, vacant property recently zoned "C2" Commercial District
West: Across Kenaston Boulevard, concrete plant; zoned "M3" Industrial District

The applicant proposes to subdivide and rezone a portion of the subject property (proposed Lot 1) to accommodate a 2,500 square foot drive-through restaurant immediately at the southeast corner of Rothwell Road and Kenaston Boulevard. The remainder of the property (proposed Lot 2) is to be occupied by a warehousing/distribution operation. New private approaches are proposed for each lot to provide access to Kenaston Boulevard and Rothwell Road.

The subdivision portion of the application establishes a separate one (1) acre lot on which to establish the proposed drive-through restaurant. The rezoning portion of the application is necessary because the "M3" Industrial District zoning in place on the property specifically excludes restaurants of any sort.

Zoning By-Law No. 6400/94 defines "M3" Industrial District zoning as allowing for heavy industrial development of a potentially noxious nature. Development in the Tuxedo Industrial Area ranges from relatively benign (ie. warehousing, building supply distribution, farm equipment manufacturing) to more noxious (ie. concrete plants, natural gas storage, intermodal yard) uses. The Tuxedo Industrial Area is the western remnant of a larger industrial area which included: Lindenwoods, Brockville, Linden Ridge, West Fort Garry Industrial Area, Fort Garry Industrial Area, and Fort Garry Industrial Park. The Tuxedo Industrial Area includes (in addition to the Genstar and LaFarge concrete facilities) large, undeveloped holdings on the west side of Kenaston Boulevard, the Fort Whyte Nature Centre, and a variety of industrial uses along Lowson Crescent.

Owners of property along the west side of Kenaston Boulevard anticipating redevelopment of their lands have been advised that commercial uses would not be supported. They have also be advised that future subdivision will require some form of frontage road or a public road echoing that of Lowson Crescent/Rothwell Road. The intent is

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to discourage private approaches with direct access to Kenaston Boulevard, which is intended to be a limited access thoroughfare.

The subject property is understandably attractive for commercial development. Its location along Kenaston Boulevard, especially with the imminent connection to Bishop Grandin Boulevard, provides exposure to a large volume of local and commuter traffic. A restaurant at this location would, of course, benefit from its proximity to nearby industrial properties, but its primary market would undoubtedly be drive-by traffic - which will be accommodated with a drive-through operation.

The Planning and Land Use Division has not supported conversion of heavy industrial property for commercial uses which expect to capitalize on regional traffic and industrial land prices. While redevelopment of Kenaston Boulevard between Wilkes Avenue and the CPR La Riviere rail line is desirable, the proposed subdivision and rezoning to accommodate a drive-through restaurant will not help in this regard. South of the rail line, a recent land sale and rezoning has led to the availability of up to forty-eight (48) acres of commercial property which will likely include at least one drive-through restaurant. (It should also be noted, fifty-six (56) acres of property at the south east corner of Kenaston Boulevard and McGillivray Boulevard are the subject of a rezoning application this evening, to “C2” or “C4” Commercial District in addition to the forty (40) acres of property at the northwest corner of Waverley Street and Bishop Grandin Boulevard, recently rezoned to “C4” Commercial District). Under Plan Winnipeg, the dividing line between Industrial Policy Area and Neighbourhood Policy Area in this vicinity continues to be the La Riviere rail line and Kenaston Boulevard. It is prudent to maintain a heavy industrial area north of the rail line. Ample commercial property is available in the vicinity in excess of 100 acres, and potentially as much as 150 acres. Tuxedo Industrial Area property owners are in the preliminary stages of developing concept plans for lands on the west side of Kenaston Boulevard.

The Planning and Land Use Division advised the subject subdivision and rezoning is not appropriate, especially prior to completion of these industrial concept plans and submission of more detailed site plans for the existing and proposed commercial properties to the south, and therefore recommended that the proposed subdivision and zoning change to amend Zoning By-law No. 6400/94 under File DASZ 23/98 be not proceeded with.

A Public Hearing was held before the Assiniboia Community Committee on September 22, 1998. One person appeared in support of the application, and no one registered in opposition thereto.

The Assiniboia Community Committee recommended that the proposed subdivision and rezoning be approved for the following reason:

1. In an industrial area this amenity will be required.

On November 16, 1998, the Standing Policy Committee on Property and Development considered the proposed subdivision and rezoning application under File DASZ 23/98, and approved the following amendment which has been incorporated in the recommendation as set out below:

· That Recommendation VIII. be amended by deleting the words “except that the “M2" District applying to proposed Lot 2 shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office against those lands” and adding the following “and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office”, after the words “Winnipeg Land Titles Office” on the second line.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee, as amended, and recommends:

I. That the plan of subdivision proposed under File DASZ 23/98 be approved in accordance with Schedule "A", for File DASZ 23/98, dated September 15, 1998, 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 of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, as outlined in the report of the Administrative Coordinating Group, dated September 11, 1998, amended as follows:

That Paragraph 2 of the Administrative Coordinating Group report be replaced with:

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2) The Developer shall, upon demand by the City, pay 25% of the cost of installing traffic signals at the intersection of Kenaston Boulevard and Rothwell Road, if and when it is determined, prior to the year 2003, by the City's Standing Policy Committee on Public Works that the installation of traffic signals is warranted at that location.

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

III. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land outlined on Schedule "A", for File DASZ 23/98, dated September 15, 1998, to an "M2" Industrial District, subject to the applicant entering into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to include the following conditions:

A. That the use of the lands be restricted to Restaurant (Doughnut Shop), Drive-through;

B. That the parking area along the Kenaston Boulevard and Rothwell Road frontages be provided with a 2.5 foot high light-proof fence.

IV. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in market value of the land, if any to be included in the sale price.

V. 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.

VI. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VII. 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.

VIII. 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 the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office.

IX. That the Plan of Subdivision shall be approved and signed by the Director of Property and Development Services within two (2) years of the date of passage of the aforementioned by-law.

X. In the event that the necessary City of Winnipeg mylar approval signatures have not been secured within twenty-four (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.

Adopted by consent.

(See Minute No. 91 for attachment)

Proposed Rezoning - lane located at 915 Chancellor Drive - Riel Community
File DAZ 223/98 [c/r DCU 139/98D]

55 - 8. The Standing Policy Committee on Property and Development has been advised that an application has been received from Ralph W. Schilling Architect, 729 - 177 Lombard Avenue, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the subject land outlined from an "RM-3" Multiple-Family District to a "C2" Commercial District to allow for a restaurant.

The following is the present site description:

Site Area: Overall approximately 48,000 square feet or slightly more than an acre

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Existing Land Use and Zoning: The land is currently zoned "RM-3" for multiple-family development but is occupied with a single-family residence

The following is the surrounding land use and zoning:

North: Zoned "RM-3" Multiple-Family - occupied with three-storey apartment complexes

South: Zoned "C2" Commercial - currently a commercial mall and Apple Bee's Restaurant

East: Zoned "C2" Commercial - an existing Earls Restaurant and McDonalds Restaurant

West: Zoned "R2" Two-Family and "RM-L" Multiple-Family

The applicants are proposing that a 5,411 square foot restaurant, similar to those on nearby properties be constructed on the subject land. Ninety-eight (98) parking stalls, well in excess of the Zoning By-law requirement are proposed. Primary access will be provided from Chancellor Drive. Alternate access is available from the off-ramp to the east. The existing dwelling on the west periphery of the property will remain.

The proposed development is deemed to be an appropriate use of the subject land. Because of the adjacent Bishop Grandin Boulevard off-ramp to the east and intensive commercial activity to the south of Chancellor Drive, and at the northwest corner of Pembina Highway and Chancellor Drive, the subject property is simply not a suitable location for residential development - including low density multiple-family. With adequate access/egress, the site is large enough to accommodate a restaurant, a large parking area and the existing dwelling - which will remain for the foreseeable future.

The current site plan does not provide specific landscaping details and it should be noted that the recently approved McDonalds Restaurant was required because of its high visibility location - to provide extensive landscaping. There is a similar expectation that the owners of the proposed restaurant will likewise provide heavily landscaped areas along the east and south sides of the property.

The Water and Waste Department advised that there is adequate watermain and land drainage sewer capacity in Chancellor Drive fronting the property, but the applicant will be required to tie into the wastewater sewer approximately 610 metres north of the Public Road No. 1.

Public Hearings were held before the Riel Community Committee on July 14 and September 22, 1998. One person appeared in support of the application, and no one registered in opposition thereto.

The Riel Community Committee recommended that the rezoning application be approved for the following reasons:

1. Inasmuch as this corner is becoming a commercial corner of restaurants, approval of this rezoning is considered to be compatible with those contiguous uses.

2. As part of the plan approval process, the Riel Community Committee will ensure there is sufficient landscaping on the site to act as a buffer to separate the residential housing from the commercial activity.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Riel Community Committee and recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land outlined on Schedule "A", for File DAZ 223/98 dated July 7, 1998, to a "C2" Commercial District, subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

      1. That final construction plans indicating the design and location of the proposed buildings, including elevations and details of exterior finishing materials, accessory parking and loading areas, fencing, landscaping, free-standing signage, and garbage enclosures, be subject to the approval of the Chief Administrative Officer or designate and the Riel Community Committee prior to the issuance of a building permit.

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2. That the uses on the site be limited to a 5,411 square foot restaurant, accessory parking and a single-family dwelling.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. 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.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, 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.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Moved by Councillor Steek,
Adoption of the clause.

Carried.

(See Minute No. 92 for attachment)

Proposed Rezoning - land located at the west side of Lark Street, between William Avenue and Bannatyne Avenue - Lord Selkirk-West Kildonan Community
File DAZ 227/98 [c/r DAV 721/98C]

56 - 9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Sam Costa, 943 Bannatyne Avenue, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the subject land outlined from an “R2” Residential District to a “C2" Commercial District to permit a contractors establishment.

The following is the present site description:

Site Area: Approximately 6748 square feet (626.9 m2)

Existing Land Use and Zoning: Vacant; zoned “R2” Residential District

The following is the surrounding land use and zoning:

North: Duplex and multi-family dwellings; zoned “R2” Residential District

South: Duplex, single-family dwellings, and community centre; zoned “R2” Residential District

East: Across Lark Street, single and two-family dwellings; zoned “R2” Residential District

West: Beyond the lane, fronting onto McPhillips Street, commercial and industrial uses; zoned “C2” Commercial District.

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The applicant requests permission to rezone the subject property to "C2" in order to establish a Contractors Establishment for his landscape contracting business. The applicant intends to enclose the site with by a 6.5 foot high solid wood fence and landscape the front yard, outside the fence. The site will be used to store equipment and materials related to the contracting business: bobcat, trucks and trailers, mowers, rototillers, loader and a future dump truck. Although long term plans include the construction of a storage building, initially all the equipment would be stored outdoors.

In order to proceed, in addition to the rezoning, the applicant will need a variance to permit outside storage. Unfortunately, this was not advertised in conjunction with the rezoning and will consequently have to be heard by a separate hearing body - the Board of Adjustment. The Community Committee has been advised that the approval of the proposed contractors establishment is contingent upon approval of the associated variance.

The applicant owns and resides at the property on the north east corner of Lark Street and Bannatyne Avenue, directly across the street from the subject property. He has been running a landscape maintenance business from his garage for a number of years but wishes to relocate to a larger premise. Having lived across the street from the vacant subject site for many years, he saw this as an opportunity to both provide for his needs and improve a somewhat derelict property.

The subject site is somewhat of an anomaly. It is located on an isolated parcel of land mid-block on Lark Street; Lark Street being only one block long. This three lot parcel is itself quite unique in that it is bounded on three side by public lane and is the only property fronting onto Lark Street; the other four properties being flankage lots. With only lane access to the properties fronting William and Bannatyne Avenues, a great deal of vehicular traffic circulates past the subject property via the lanes. Northwest of the lane is an auto dealer whose property is surrounded by a 6.5 foot aluminium fence. Desirability for residential development on the subject site is understandably limited from both aesthetic and noise perspectives, as evidenced by the fact that only one of the three lots (most northerly) has been developed residentially.

The three lot parcel was once comprised of a commercial structure, purportedly a dry cleaner/ laundromat. This was demolished circa 1986 and the site has been vacant since then. It is presently overgrown with weeds and debris and littered with neighbourhood cars - mostly unlicensed derelict vehicles. The applicant indicates the site is often used as the dumping ground for used motor oil and other automotive fluids.

The Planning and Land Use Division views this as a unique circumstance and has addressed it accordingly. While a contractors establishment of this nature may be inappropriate in proximity to residential properties in other circumstance, in this context - given the applicant / operator relationship to the site and the obvious limitations of the site for residential use - this is seen as a positive development. It must be clearly stated that the use of this site for a contractors establishment is primarily based on the applicant residing in such close proximity, thereby having a vested interest in maintaining a quality operation for the benefit of himself and his neighbours. Having operated out of his garage for numerous years without incident, he has proven his ability to maintain a clean, unobtrusive operation. As such, a condition of allowing this use to establish is that it be restricted to this operator / applicant (the rationale being that any other operator may not have the same interest or concerns about the impact and appearance of the operation on the neighbourhood). The applicant indicates he has discussed his proposal with most of the surrounding residents and has received a positive response, thus far.

In addition to the proposed front yard landscaped enhancement, the Planning and Land Use Division recommended that trees be planted along the interior property lines along the north and south sides, to provide additional screening from the adjacent two storey dwellings.

Given the lack of interest in residential development thus far, the applicant was concerned about being restricted to a single use zoning, with a reversionary clause. Recognising that other low intensity commercial uses may be appropriate at this site, the Planning and Land Use Division is prepared to recommend a very limited list of permitted uses on the property.

The rezoning to "C2" set the stage for the use variance application for outside storage, which is the subject of File DAV 721/98C to be heard by the Board of Adjustment subsequently.

The Planning and Land Use Division recommended that Zoning By-law No. 6400/94 be amended temporarily by rezoning the subject land as outlined on Schedule "A", for File DAZ 227/98 dated September 8, 1998, to a "C2" Limited Commercial District to permit a contractors establishment and listed uses, the said land to revert to "R2"

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Residential District upon the applicant ceasing to own the land, subject to conditions. The Administration also recommended that the ten percent (10%) dedication requirement for land dedication based on the increase in the market value of the land be waived based on the temporary rezoning.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on September 15, 1998. One person appeared in support of the application, and no one appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the rezoning application be approved for the following reasons:

1. The subject site is somewhat of an anomaly as it is located on an isolated parcel of land mid-block on Lark Street; Lark Street being only one block long. This three lot parcel is quite unique in that it is bounded on three sides by public lane and is the only property fronting onto Lark Street with the other four properties being flankage lots. With only lane access to the properties fronting William Avenue and Bannatyne Street, a great deal of vehicular traffic circulates past the subject property via the lanes.

2. Northwest of the lane is an auto dealer whose property is surrounded by a 6.5 foot aluminium fence. Desirability for residential development on the subject site is understandably limited from both aesthetic and noise perspectives, as evidenced by the fact that only one of the three lots (most northerly) has been developed residentially.

3. The three lot parcel was once comprised of a commercial structure, purportedly a dry cleaner/ laundromat. This was demolished circa 1986 and the site has been vacant since then. It is presently overgrown with weeds and debris and littered with neighbourhood cars - mostly unlicensed derelict vehicles. Indications are that the site is often used as the dumping ground for used motor oil and other automotive fluids.

4. The applicant indicated he had discussed his proposal with most of the surrounding residents and has received a positive response as evidenced by the fact that there was no opposition from the area residents whatsoever.

5. The City zones land not people and if approval of the application is appropriate for the applicant why not for the next person inasmuch as the proposed zoning is either right or wrong.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule “A”, for File DAZ 227/98, dated September 8, 1998, to a “C2” Limited Commercial District to permit a contractors establishment and the below listed uses.

   A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 591 (1) of The City of Winnipeg Act, to provide for the following:

      1. That no buildings, structures, signs, fencing, landscaping, and garbage enclosures shall be constructed on the site, and no alterations be made to the site except in accordance with plans and details approved by Chief Administrative Officer or designate prior to the issuance of permits. Said building plans shall include elevations and details of exterior finishing materials.

      2. That the contractors establishment use not be permitted on the land unless and until a 6.5 foot high solid wood fence is constructed, subject to compliance with the appropriate zoning set backs, and maintained thereafter to the satisfaction of the Director of Property and Development Services.

      3. That an interior perimeter of trees be planted at approximately 20 feet on centre along the north and south property line.

      4. That there shall be no stocking or storage of loose aggregate on the premises.

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5. That there shall be no selling of merchandise (potted plants, flowers or prepackaged items included) from the subject property.

6. That free standing and/or illuminated signs be prohibited.

7. That only the following uses be permitted on the subject site:

   a) Art/Craft Hobby: Instruction supplies (*not* including beer and wine making supplies and equipment sales)
   b) Barbershop, Beauty salon, or similar grooming service
   c) Contractors Establishment
   d) Day Care Centre
   e) Depot for Dry Cleaning, Pressing, Dyeing, Laundry
   f) Dwelling: Single family
   g) Dressmaker, Furrier, Tailor
   h) Florist
   i) Jeweller, Watchmaker
   j) Office

8. That the hours of operation for the contractors establishment be limited to between the hours of 7:00 a.m. and 10:00 p.m., Monday though Friday and 7:00 a.m. to 6:00 p.m. Saturday.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. 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.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, provided that the said effective date occurs within twelve (12) months from the date that the said rezoning by-law is adopted by Council.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Moved by Councillor Steek,
Adoption of the clause.

Carried.

(See Minute No. 93 for attachment)

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Proposed Rezoning - land located at the southwest corner of Hallonquist Drive and Sturgeon Road - Assiniboia Community
File DAZ 232/98 [c/r DAZ 233/98 and DAV 699/98D]

57 - 10. The Standing Policy Committee on Property and Development has been advised that an application has been received from David Watkin Architect Ltd., 210 - 1661 Portage Avenue, Winnipeg, to amend Zoning By-Law No. 6400/94 by rezoning the subject land outlined from an "R1-5.5" Residential District to an " RM-5" Residential District to allow for a multiple-family development (seniors retirement residence).

The following is the present site description:

Site Area: Approximately 99,186 square feet (2.28 acres)

Existing Land Use and Zoning: Vacant, bordering on the Sturgeon Creek linear parkway (to the immediate south); zoned "R1-5.5" Residential District

The following is the surrounding land use and zoning:

North: Across Hallonquist Drive, largely vacant with small playground; "R1-5.5" Residential District

South: Sturgeon Creek linear parkway; zoned "PR-1" Parks and Recreation District

East: Across Sturgeon Road, Grace General Hospital; zoned "R1-5.5" Residential District

West: Across Setter Street, 14-storey multiple-family building; zoned "RM-5" Residential District

The applicant proposes to rezone the subject property to "RM-5" Residential District in order to accommodate a four-storey, 125 unit seniors facility. Units include bachelor (36 units), one-bedroom (77 units), and two-bedroom (12 units) with kitchenette eating areas. A commercial kitchen and communal dining area are also provided. Forty-six (46) parking spaces are provided for visitors and staff, with access from Hallonquist Drive. This exceeds the twenty-five (25) parking spaces required for this use ("multiple-family dwellings for senior citizens or handicapped persons", one per five dwelling units). Plans indicate a loading area, accessed via Setter Street.

The proposed use is consistent with the immediately adjacent properties and the surrounding area. The proposed development should not adversely impact neighbouring properties, subject to comparatively minor site development modifications and to conditions relating to site density and height. With residents not utilizing automobiles, traffic volumes relating to seniors housing facilities are typically low-even considering staff and visitors. The proposed building appears to have been designed with this particular site in mind, taking advantage of its location adjacent to the Sturgeon Creek parkway. At four-storeys, the building is certainly less imposing than adjacent developments to the west and provides appropriate transition between these higher density apartment buildings, the hospital, and the single-family development further north.

Sensitivity to the immediate context, especially the proximity of the parkway and its level of development, should be considered regarding detailed site landscaping, fencing, loading, and other exterior amenities. The Planning and Land Use Division is supportive of the proposed development, subject to conditions as recommended.

A Public Hearing was held before the Assiniboia Community Committee on September 22, 1998. Two persons appeared in support of the application, nine persons registered in opposition of the application, and five persons registered for information purposes.

The Assiniboia Community Committee recommended that the rezoning application be approved for the following reasons:

1. There is a lack of suitable accommodations for seniors in St. James.

2. The Planner's report indicates that it is a good use of the site.

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3. The proposed development is located in a area already zoned as a residential district.

4. The Developer has tried to preserve the existing foliage, as well as to plant more trees.

5. The proposed development provides twice as much parking as the By-law requires.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A", for File DAZ 232/98, dated September 14, 1998, to an "RM-5" Residential District, subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City of Winnipeg pursuant to Subsection 591(1) of The City of Winnipeg Act, to provide for the following:

      1. That no more than 125 dwelling units shall be permitted on the lands.

      2. That no building shall exceed four storeys in height.

      3. That no buildings, structures, or works shall be erected on the land and no building permit issued for construction on the land unless and until plans showing the location and design of the proposed building, accessory parking areas, private approaches, driveways, fencing, garbage enclosures, loading, and landscaping are submitted to and approved by Assiniboia Community Committee and by the Chief Administrative Officer or designate, as identified under the designation as Schedule "A", to Zoning Agreement DAZ 232/98 and no buildings, structures, or works shall be constructed or placed on the land except in accordance with Schedule "A" to the Agreement.

II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land. Dedication will come from the proceeds of the sale.

III. 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.

IV. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the rezoning by-law shall come into effect when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office, 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.

VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

VII. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

(See Minute No. 94 for attachment)

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Proposed Zoning Agreement Amendment - land located at 2262 West Taylor Boulevard, southeast corner of Shaftesbury Boulevard - Assiniboia Community
File ZAA 5/98 [c/r DASZ 16/88]

58 - 11. The Standing Policy Committee on Property and Development has been advised that an application has been received from Teresa Campanelli, 759 Waterloo Street, Winnipeg, to amend the Zoning Agreement affecting the subject property outlined to permit a corner side yard of 26 feet (7.92 metres) instead of 42.65 feet (13 metres), as required by the Zoning Agreement.

The following is the present site description:

Dimensions: Approximately 110 feet wide by 140 feet deep

Site Area: Approximately 15,400 square feet

Existing Land Use and Zoning: Vacant; zoned "R1-9" Single Family District

The applicant proposes to construct a single-family dwelling with attached garage. The "R1-9" zoning category permits such development, subject to conditions of the Zoning Agreement (DASZ 16/88, By-law No. 5095/89) affecting the property. The proposed dwelling is to front on and have access to West Taylor Boulevard.

The Zoning Agreement condition requiring a 42.65 foot corner side yard adjacent to Shaftesbury Road is intended as a means of providing separation between the dwelling and the adjacent roadway. The City of Winnipeg Motor Vehicle Noise Policies and Guidelines document (dated October 11, 1984) outlines measures which may be utilized in order to reduce the negative effects of traffic noise on residential properties. Site plans submitted in conjunction with the application indicate the only portion of the proposed dwelling to be located within the 42.65 foot corner side yard is a three-car attached garage. No portion of the proposed dwelling's habitable rooms will be located within the required corner side yard. The proposed dwelling, with the garage located between Shaftesbury Road and any habitable rooms, likely provides increased noise attenuation by virtue of deflecting road noise from bedrooms and other living areas. The Planning and Land Use Division can support the proposed Zoning Agreement amendment on that basis, provided the 42.65 foot corner side yard is maintained between the west property line and any habitable rooms.

A Public Hearing was held by the Assiniboia Community Committee on September 22, 1998. One person appeared in support of the application, and no one registered in opposition thereto.

The Assiniboia Community Committee recommended that the proposed zoning agreement amendment be approved for the following reason:

1. The applicant has no negative effect for these changes.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Assiniboia Community Committee and recommends:

I. That Condition No. 5 of Zoning Agreement DASZ 16/88 (By-law No. 5095/89), dated October 5, 1988, be amended to read:

"Any principal building constructed on Lots 1-2, Block 2, Plan 32,717 shall have a minimum corner side yard of 13 metres (42.65 feet). Any principal building constructed on Lot 1, Block 1, Plan 32,717 shall have a minimum corner side yard to any habitable room of 13 metres (42.65 feet)".

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 16/88 (By-law No. 5095/89), dated October 5, 1988, as approved in aforesaid Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

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IV. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

59 - Pursuant to The Municipal Council Conflict of Interest Act, Councillor Lazarenko advised that he would refrain from entering the discussion and from voting on the following clause because of a financial interest, and left the Chamber.

Proposed Zoning Agreement Amendment - land located at the southeast corner of Leila Avenue and Salter Street - Lord Selkirk-West Kildonan Community
File ZAA 7/98 [c/r DAZ 120/73 and DCU 249/98C]

60 - 12. The Standing Policy Committee on Property and Development has been advised that an application has been received from North Winnipeg Credit Union Limited, 544 Selkirk Avenue, Winnipeg, to amend the Zoning Agreement affecting the subject property outlined to permit the establishment of additional "C2" Commercial District uses, and to permit the construction of a drive-through banking facility (subject to conditional use approval).

The following is the present site description:

Dimensions:	Irregular
Site Area:	Approximately 30,910 square feet
Existing Land Use and Zoning:	Former recording studio; zoned "C2"

The subject property is located at the southeast corner of Leila Avenue and Salter Street. Adjacent properties are developed with single-family dwellings (north and east, zoned "R1-5" and "R1-4" respectively), gas kiosk and grocery store (south, zoned "C2"), and multi-family dwellings (west, zoned "RM-5").

The property was the subject of a rezoning in 1973 (DAZ 120/73). At that time, the former Masonic property was rezoned to "C2," permitting a recording studio. Under File ZAA 7/98, the existing building is to be demolished, with the proposed 5000 square foot credit union building to be located further west towards Salter Street. According to the conceptual site plan, accessory parking is to be located to the east of the proposed building. Access to the site is proposed from Leila Avenue and from Salter Street (via the public lane to the south of the property). The applicant also proposes to establish a drive-through lane for an automated teller machine (which is the subject of File DCU 249/98C, scheduled for an upcoming Board of Adjustment meeting). The drive-through lane is to wrap around the proposed building, parallelling Leila and Salter.

The proposed credit union will provide a needed amenity in this community. In general, financial institutions such as banks, credit unions, and trust companies tend to be low intensity commercial operations. The addition of an automated teller machine will, however, extend the hours of operation at this location.

The site is currently extensively landscaped, with significant trees located along the north property line, in the northwest corner and in the southeast corner. The concept plan indicates an 18 foot wide drive-through lane and 28 parking spaces on site. Both the drive-through lane dimension and the parking space number exceed by-law requirements. No landscape or fence amenities are indicated on the concept plan. Substantial retention of existing landscaping and installation of additional landscaping and fencing would lessen potential impacts of the development on adjacent residential properties.

It should be noted that the applicant, in addition to the proposed credit union use, requests permission to amend the zoning agreement to allow for additional "C2" uses. Also, other conditions relating to the former recording studio use (and the current building) will require amendment. Subject to conditions regarding site development and

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restricting additional "C2" uses to those similar in impact to the existing recording studio and proposed credit union, the Planning and Land Use Division recommends the subject amendment application be approved.

A Public Hearing was held by the Lord Selkirk-West Kildonan Community Committee on November 10, 1998. Three persons appeared in support of the application, and two persons registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed zoning agreement amendment be approved for the following reason:

1. The proposal will provide a needed amenity in the community.

The Standing Policy Committee on Property and Development concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That Zoning Agreement DAZ 120/73 (By-law No. 513/74), dated January 9, 1974, be amended as follows:

A. Adding to the list of permitted uses (Clause No. 2), by permitting all "C2" uses except for the following, which will not be permitted:

1. Amusement Enterprise, Indoor;
2. Amusement Enterprise, Licensed as a Sports Facility;
3. Automobile Washing: Drive-through or self-service;
4. Beer: Sales;
5. Club: including licensed premises;
6. Contractors' Establishment;
7. Exterminator;
8. Flea Market;
9. Hotel, including Motel, limited to guest rooms;
10. Hotel, including a beverage room;
11. Landscape/Garden Supplies: Sales;
12. Pawnshop;
13. Sign: Advertising;
14. Taxidermist;
15. Terminal for Courier/Delivery/Express Service, Cleaning Service, Key and Lock Service, Security Service, Taxi or similar service.

B. Replacing conditions relating to site development (Clauses No. 3, No. 4 and No. 5) with the following condition:

1. That final construction plans indicating the design and location of the proposed building, including elevations, accessory parking and loading areas, fencing, landscaping, free standing signage, and garbage enclosures, be subject to the approval of the Chief Administrative Officer or designate, and the Lord Selkirk - West Kildonan Community Committee prior to the issuance of a building permit.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 120/73 (By-law No. 513/74), dated January 9, 1974, as approved in aforesaid Recommendation I.

III. That the Proper Officers of the City are hereby authorized to execute said Amending Agreement.

IV. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Moved by Councillor Steek,
Adoption of the clause.

Carried.

(See Minute No. 59 for disclosure of conflict by Councillor Lazarenko)

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Development Fees and Charges - Property and Development Services Department File EP-1 (Vol. 19)

61 - ***Note: Clause 13 has been laid over by the Executive Policy Committee.***

Laid-over by the Executive Policy Committee

Proposed Amendment to License By-law No. 6551/95 - Addition to list of Registered Educational Institutions for Massage Therapists File EL-1.35 (Vol. 5)

62 - 14. The Standing Policy Committee on Property and Development has been advised that two individuals have made application to The City of Winnipeg for licensing as "massage therapists". The applicants have supplied the necessary documentation indicating successful completion of a program of study in massage from two different schools, one in Canada and one in the Ukraine as follows: 3HO Foundation Inc., Toronto, Ontario; and Kiev Medical Academy, Kiev in the Ukraine.

The applicants have provided documentation from the respective governments, which confirms that these schools were or are approved to operate as educational institutions in their respective States. (3HO Foundation Inc., Toronto, Ontario, closed in 1978.)

On March 24, 1983, Council adopted Clause 8 of Report "A" of the former Committee on Finance and Administration dated March 1, 1993, with respect to amendments to the License By-law No. 6551/95 (4007/85) relating to the licensing of massage therapists. Effective September 1, 1993, massage therapists are distinguished from the general license category of "massagists" by providing evidence that the applicant has successfully completed the requirements of a training program in massage therapy and has received accreditation from a registered educational facility named in the By-law. That Report recognized that additional schools over and above those initially identified likely existed and stated that "minor amendments to the by-law may be necessary in future to address such situations".

Before recommending an amendment to the License By-law to recognize the schools, the practice has been to review criteria with respect to both schools and the applicants, such as curriculum, program content, hours of study, other related training and work experience, membership in a massage therapy association, and so forth.

The Province of Ontario through the College of Massage Therapists of Ontario regulates massage therapy. 3HO Foundation Inc. was licensed as a private vocational school in the Province of Ontario from 1974 to 1977. The applicant completed a 1,100 hour program in massage therapy, anatomy and physiology and allied holistic health subjects at 3HO Foundation Inc., Toronto, Ontario. He has practiced massage therapy since 1976.

The applicant from the Ukraine has a degree in Massage Therapy and Manual Therapy from Kiev's Medical Academy for Post Graduation Studies, Kiev, Ukraine, which was completed over a twenty-four month period. The applicant has work experience as a massage and manual therapist in Nursery No. 10 in Odessa, Ukraine and the Aero-2000 Co. Ltd. at Odessa Airport in the Ukraine.

There is no financial impact as a result of the foregoing.

The Standing Policy Committee on Property and Development recommends:

I. That the City of Winnipeg License By-law No. 6551/95, with respect to massage therapists, be amended by adding the following schools to the list of registered educational institutions recognized under the License By-law, namely:

3HO Foundation Inc., Toronto, Ontario; and Kiev Medical Academy, Kiev, Ukraine

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II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Adopted by consent.

Proposal for Scorecards and Tee Marker Signs for Municipal Golf Courses - Score Advertising Inc. File PR-6 (Vol. 7)

63 - 15. The Standing Policy Committee on Property and Development has been advised that on June 7, 1993, the former Committee on Protection, Parks and Culture considered a proposal submitted by Score Advertising Inc. regarding a new advertising concept for golf courses, and subsequently directed the Administration to review the proposal.

The basic proposal put forth by Score Advertising Inc. was that, at no cost to the City, the organization would provide scorecards and tee marker signs for each of the municipal golf courses. The signs would provide a colour diagram of the particular hole indicating yardage, landmarks and providing tips on how to play the hole. The scorecards would also provide graphics on the layouts of the various holes along with the usual yardage and par information and local rules. Revenue would be generated by selling advertising space on the tee marker signs and the scorecards, with the City to receive a portion thereof.

On November 29, 1993, the former Committee on Protection, Parks and Culture considered report dated November 18, 1993, from the Acting Commissioner, recommending that the proposal for municipal golf course advertising received from Score Advertising Inc. not be accepted. The former Committee subsequently directed the Administration to develop a five-year agreement with Score Advertising Inc. based on Score's Proposal No. 4, with the intent to review the proposal in three years time.

Inasmuch as there was some difficulty in reaching an agreement that would satisfy both the City and Score Advertising Inc. an extended period of time passed, and in July 1994, the former Commissioner of Protection, Parks and Culture reviewed and approved the aforementioned contract and returned same to the former Law Department for further processing.

On October 31, 1994, the former Committee on Protection, Parks and Culture considered and concurred in the recommendations contained in the report dated September 29, 1994, from the then Acting Commissioner, that Score Advertising Inc. be granted a five-year agreement for the years 1995 through 2000, for advertising on municipal golf courses, in accordance with terms and outlined conditions.

On November 7, 1994, the former Commissioner of Protection, Parks and Culture advised the Executive Policy Committee that Score Advertising Inc. was no longer interested in pursuing the subject proposal. Subsequently, on November 9, 1994, Executive Policy Committee referred the matter back to the former Committee on Protection, Parks and Culture.

On November 24, 1994, the former Committee on Protection, Parks and Culture filed its recommendation relative to an advertising concept for golf courses and the proposed agreement with Score Advertising Inc. The former Committee also requested the Administration to prepare a Request for Proposals, and pursue other options for advertising in municipal golf courses, including "in house" services.

During the winter season of 1994-1995, the City advertised a Request for Proposals for advertising in municipal golf courses, however, did not receive any qualified bids.

By letter dated May 12, 1995, the solicitors for Score Advertising Inc. advised the former Law Department that if signage "is made for you by persons other than Shane Cluff of Score Advertising Inc., such signs will infringe claims of his patent application."

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Over time, the Administration has received various advertising proposals for within municipal golf courses. At the present time, no City Policy exists regarding municipal golf course advertising, therefore, each proposal is considered and reviewed on an ad hoc basis. A prime consideration in reviewing any such proposals has been that they maintain the integrity of the courses and that they provide some type of financial return for the City.

Currently, City golf courses have wood-routed signs at all holes that provide the yardage and par information. The scorecards include a small graphic of the entire golf course along with the yardage and par information and local rules.

On September 10, 1998, the Standing Policy Committee on Property and Development heard representation from Shane Cluff, President, Score Advertising Inc. and referred his proposal (as outlined on Appendix "A") to provide the City of Winnipeg free scorecards and tee marker signs for municipal golf courses (in exchange for selling advertising space on the scorecards/tee marker signs) to the Administration for review and report back within sixty days. The Standing Policy Committee also directed that if the report recommended that an agreement be entered into between Score Advertising Inc. and the City, the report include terms and conditions for a proposed agreement.

The latest proposal put forth by Score Advertising Inc. is that, at no cost to the City, they would provide scorecards and tee marker signage for each of the municipal golf courses for a ten year term. The signs would consist of a colour diagram of the particular hole indicating yardage and landmarks while providing tips on how to play the hole. The scorecards would also provide graphics on the layouts of the various holes along with the usual yardage and par information and local rules. The manner in which revenue would be generated would be by selling advertising space on the signs and the scorecards. However, the City would not receive any portion of this revenue, and instead, would avoid the cost of printing scorecards for a ten year period - a cost estimated at $39,100.00 for 1,332,000 cards. Insofar as the City only expends a relatively small amount on the printing of
scorecards and would receive no revenue from the Score Advertising Inc. proposal, the Administration recommended that the proposal not be accepted.

The Administration also recommended that a Request for Proposals for advertising within Municipal Golf Courses be approved, and in this regard, in accordance with earlier direction of the former Standing Committee on Protection, Parks and Culture, the Administration would prefer to issue a Request for Proposals for general advertising using all facets of municipal golf courses, including benches, tee marker signs, scorecards, bulletin boards, etc.

In other areas where the City permits various forms of advertising (ie. transit buses and shelters), the City receives a percentage of advertising revenues. It is the opinion of the Community Services Department that the City could similarly benefit from various forms of advertising within municipal golf courses. By issuing such a Request for Proposals, interest and qualified bidders (including Score Advertising Inc.) would be given the opportunity to participate in this unique and potentially profitable advertising venture.

On November 16, 1998, the Standing Policy Committee on Property and Development again heard representation from Shane Cluff, Score Advertising Inc., in support of his proposal for scorecards and tee marker signs at municipal golf courses.

On November 16, 1998, the Standing Policy Committee on Property and Development also considered and did not concur in the recommendations contained in the administrative report dated November 4, 1998, as follows:

- That the proposal for golf course advertising received from Score Advertising Inc. to provide the City of Winnipeg with free scorecards and tee marker signs for Municipal Golf Courses be rejected.

- That a Request for Proposals for advertising within municipal golf courses be approved.

The Standing Policy Committee on Property and Development recommends:

I. That the proposal from Score Advertising Inc., as outlined on Appendix "A", to provide at no cost to the City scorecards and tee marker signs for all City-owned golf courses for a period of ten years (a five-year contact with a five-year option), and to permit Score Advertising Inc. to sell advertising space on the scorecards and tee marker signs, be approved.

II. That the agreement between the City of Winnipeg and Score Advertising Inc. be in final form by the end of January 1999.

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

For the information of Council, the Standing Policy Committee was also of the view that should there be a disagreement between the Civic Administration and Score Advertising Inc. on the final format of the proposed contract, the matter would be brought back to the Standing Policy Committee on Property and Development.

A copy of Appendix "A" is on file in the Office of the City Clerk.

Moved by Councillor Steek,
Adoption of the clause.

In amendment,

Moved by Councillor Steek,
Seconded by Councillor Golden,

THAT the clause be amended by adding the following recommendations, and renumbering Recommendation III. to V., as follows:

III. That the application of Section 7 of the Policy on Purchasing Procedures and Disposal of Surplus Supplies be waived in this instance, and that Council approve the award of a contract to Score Advertising Inc.

IV. That the Standing Policy Committee on Property and Development be delegated the authority to resolve disputes, if any, between the City Administration and Score Advertising Inc. regarding the final terms and conditions of the contract.

The amendment was put and declared carried.

The motion for the adoption of the clause, as amended, was put and declared carried.

Proposed Sale of part Crocus Park adjoining 432 Widlake Street - East Kildonan-Transcona Community
File FL-2.4 (Vol. 2)

64 - 16. The Standing Policy Committee on Property and Development has been advised that in 1984 a former owner of the adjoining 432 Widlake Street applied to purchase the subject City property. At that time it was the City's policy to circulate various utilities and Civic departments regarding any request to purchase a portion of a park.

During the circulation, it was determined that the former Parks and Recreation Department had no objection to the sale. On November 28, 1994, the East Kildonan-Transcona Community Committee considered the proposal and had no objection to the sale. The then adjoining owner was offered the property for the sum of $4,400.00. The City would have absorbed the cost of the plan of survey. However, the said owners did not proceed with the proposal.

The new owners of 432 Widlake Street have now requested to purchase the said property as an addition to their holding in order to add a sunroom to the dwelling. The said owners will be required to either undertake the responsibility of subdividing the subject City property or may request the City to do so, but with either alternative, at their sole expense estimated at $3,800.00.

The Planning and Land Use Division has confirmed that the subject property is surplus to the City's recreational needs. Easements will be required for Manitoba Hydro and the Manitoba Telephone System.

Given the time lapse, the East Kildonan-Transcona Community Committee was again requested to reconsider the proposal, and on August 18, 1998, advised that it had no objection to the proposed sale.

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

In an effort to recover servicing costs, the Real Estate Division proposed a $7,000.00 price for the subject City property. The adjoining owners, however, are of the opinion that $5,000.00 is a fair price for the property. Given that the Plan of Subdivision will cost the adjoining owners/applicants approximately $3,000.00 over and above the $5,000.00 proposed purchase price, the Real Estate Division supports the Offer.

The Financial Impact Sheet is on file in the Office of the City Clerk.

Pursuant to Section 156(2) of The City of Winnipeg Act, all sales of property designated or acquired for park purposes requires approval of at least two-thirds majority of the Members of Council.

The Standing Policy Committee on Property and Development recommends:

I. That the proposed sale of the "subject City property", as outlined on Misc. Plan No. 10198/1, be approved at a price of $5,000.00 and in accordance with the terms and conditions contained in Schedule "A"; and that the proposed sale be subject to the proposed purchaser successfully rezoning the subject property to an "R1-5" zoning district.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Copy of Misc. Plan No. 10198/1 and Schedule "A" are on file in the Office of the City Clerk.

Adopted by consent.

Tax Sale - Vacant Land at 690 Langside Street File FL-2.4 (Vol. 13)

65 - 17. The Standing Policy Committee on Property and Development has been advised that pursuant to Tax Sale Certificate 101/140, the subject property at 690 Langside Street was transferred to the City of Winnipeg on September 30, 1998, by way of Certificate of Title No. 1598167.

The former owner (James Shearer) showed no interest in redeeming this property from Tax Sale and the property was vacant at the time the City acquired title. The costs incurred by the City, pursuant to the sale process as at October 21, 1998, are in the amount of $13,575.05.

The Streets Planning Division of the Public Works Department has advised that the subject City property together with the adjoining City property (under the jurisdiction of Public Works) are not required for street purposes and can, therefore, be sold. The said adjoining City property was acquired as additional land to the establishment of Cumberland Avenue.

The Real Estate Division of the Property and Development Services Department anticipates no civic need for this property, however, this is being confirmed through an internal circular.

The Property and Development Services Department therefore recommended the vacant lot be listed for sale with Century 21 - Carrie Realty Ltd. in accordance with the Council approved Residential Sales Program. All costs associated with these properties are to be charged to Tax Sale Account Number 09-116304-020101. The Financial Impact Sheet in on file in the Office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the Director of Property and Development Services be authorized to list the "subject City property", together with the adjoining City property (subject to Council's approval of Recommendation No. 2), as outlined on Misc. Plan No. 10521, for sale with Century 21 - Carrie Realty Ltd., in accordance with the Council approved Residential Sales Program, and subject to confirmation by the Administration that this property is not required for any City purposes.

II. That the adjoining City property at Cumberland Avenue and Langside Street be declared surplus to the City's needs and listed for sale together with the "subject City property" outlined on Misc. Plan No. 10521.

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

III. That the Proper Officers of the City be authorized to do all things necessary to implement the foregoing, including the execution of any documents related thereto.

Copy of Misc. Plan No. 10521 is on file in the Office of the City Clerk.

Adopted by consent.

Proposed Acquisition for Future Resale/Redevelopment – 127 Vesel Avenue and Lot 16, Block 37, Plan 1405 - East Kildonan-Transcona Community
File FI-2(33) (Vol. 2)

66 - 18. The Standing Policy Committee on Property and Development has been advised that in June 1998, the Pauline Vesel's agent proposed a land exchange to obtain ownership of two City-owned lots, existing on either side of her property located at 127 Vesel Avenue.

In July 1998, the Real Estate Division of the Property and Development Services Department advised the owner (Pauline Vesel) of the May 2, 1973 Council Order, that no further City-owned residential land be sold in the area until there is a development plan for servicing and/or subdivision.

In July 1998, the owner's agent reiterated her request for a land exchange and requested that Council amend its position in this regard. The owner's agent also requested the Transcona Ward Councillor's assistance in resolving her request.

In August 1998, the Ward Councillor requested the Property and Development Services Department to review the situation to determine what could be done to assist the applicant, following which the Real Estate Division submitted a letter to the East Kildonan-Transcona Community Committee (for its meeting of August 18, 1998) outlining the owner's request and the alternatives. In addition, the Real Estate Division advised the owner of one of the alternatives; being the purchase of the property by the City.

On August 18, 1998, the East Kildonan-Transcona Community Committee considered the matter and laid it over in order to request the submission of additional information.

In September 1998, the owner's agent indicated a willingness to sell the property to the City. In October 1998, the Real Estate Division submitted a purchase proposal to the owner's agent which was accepted.

The owner was insistent that the City complete a land exchange so as to make the property more marketable. The alternatives were as follows:

1. The Real Estate Division to enter into a land exchange in accordance with the wishes of the applicant.

   Comments: The applicant wishes to offer his mother's Lot 16, Block 37, Plan 1405 to the City in exchange for the City-owned Lots 34 and 37, Block 4, Plan 1254.

   The position of the Real Estate Division is that; firstly, such an exchange would not be equitable to the City. Secondly, a conveyance of the City land to the applicant would be in contravention of the May 2, 1973, Council order that no City owned residential land in this area be sold until there is a development plan for servicing, subdivision, etc. Such a conveyance would first require Council to amend its policy in this regard.

   Thirdly, a conveyance of the City land would set a precedent whereby others may expect the same right to acquire City property in the area. Fourthly, a conveyance to the applicant would make his property more valuable, thus, increasing the City's future acquisition costs. The Real Estate Division does not recommend this alternative.

2. The Real Estate Division to consider a lease of the City-owned Lots 34 and 37 to the applicant on an annual basis and subject to the usual cancellation clauses, etc.

Report of the Standing Policy Committee on Property and Development dated November 16, 1998

Comments: It is unlikely that the applicant would consider this alternative. While it may appear to alleviate the owner's concerns, it would only be a temporary measure. Granting such a lease would be a disadvantage to the City in that it may facilitate a sale of the applicant's property to a third party and complicate the future long term re-development of this area. The Real Estate Division does not recommend this alternative.

3. The Real Estate Division to invite the applicant to offer the entire property for sale to the City.

Comments: It is the owner's intention to sell this property on behalf of his mother who is incapacitated and no longer occupying the property. The Real Estate Division recommends Alternative 3.

The majority of the property in the area is owned by the City and exists as mostly unserviced, obsolete plans of subdivision. There is no specific plan for redevelopment because presently, sewer and water service terminate quite a distance west of the subject property at McFadden Avenue.

The Planning and Land Use Division recommended that the City acquire any remaining privately owned properties in this area which would support more efficient development in the future. The Planning and Land Use Division observed that whereas the City owns a very large amount of land in the area (as outlined on Misc. Plan No. 10247/2) practically all of the City-owned land has been acquired by Tax Sale and therefore, the dollar cost average of any actual purchases in the area could be very small compared to the future benefits of consolidation.

The reason for the proposed acquisition, therefore, is for interim holding purposes in consolidation with the existing City-owned property pending future resale/redevelopment.

The Real Estate Division of the Property and Development Services Department conducted a real estate appraisal of the Pauline Vesel property and finds that the proposed purchase price of $45,000.00 lies within the range of market value.

The required funding in the amount of $58,500.00 is available from the Land Operating Reserve Account. This amount includes the purchase price, contingency allowance, G.S.T. and finance/administrative charges. The Financial Impact Sheet is on file in the Office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the proposed acquisition of the "Pauline Vesel Property", as outlined on Misc. Plan No. 10247/2, be approved at a price of $45,000.00, in accordance with the terms and conditions as outlined on Schedule "A".

II. That the Property and Development Services Department be authorized to conduct negotiations for the acquisition of those remaining properties needed to complete the consolidation of the City's holdings, in those circumstance where said properties are offered for sale to the City at reasonable prices (in the area bounded by Dugald Road, Copeland Street, Reid Avenue and Rennie Avenue and Copeland Street, Second Street, Rennie Avenue and Fuller Avenue plus the three parcels immediately south of Second Street).

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of Misc. Plan No. 10247/2 and Schedule "A" are on file in the Office of the City Clerk.

Adopted by consent.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

MOTIONS

Moved by Councillor Steek,
Seconded by Councillor Prystanski,

67 - WHEREAS Council at its Organizational Meeting on November 12, 1998, referred to the Standing Policy Committee on Property and Development the matter of recommending the appointment of four (4) members of Council to the Riverbank Management Committee;

AND WHEREAS on November 16, 1998, the Standing Policy Committee recommended that Councillor Lazarenko be appointed as the Chairperson of the Committee, and requested the Chairperson of the Standing Policy Committee to canvass all Members of Council to determine personal interest in the remaining three (3) members of Council-at-large appointments to the Riverbank Management Committee, and report back to the next meeting;

THEREFORE BE IT RESOLVED that Councillors Gerbasi, Golden, Lazarenko and Lubosch be appointed to the Riverbank Management Committee, with Councillor Lazarenko being designated as the Chairperson of the Committee.

The Speaker ruled automatic referral to the Executive Policy Committee, in accordance with Rule 16.1 of the Procedure By-law.

Moved by Councillor Steek,

That the rule be suspended to allow consideration of the motion at this time.

The motion was put and declared carried.

Councillor Lazarenko here returned to the Chamber.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

68 - On motion of Councillor Steek, the following by-laws were read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:

By-law No. 7318/98, a by-law of The City of Winnipeg to amend By-law No. 6551/95, being The City of Winnipeg License By-law File EL-1.35 (Vol. 5)

By-law No. 7319/98, a by-law of The City of Winnipeg to close part of Everden Road, south of Coombs Drive. File DAC 12/94

By-law No. 7320/98, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located on the northeast corner of Waverley Street and Taylor Avenue in the City Centre Community. File DASZ 10/98

By-law No. 7321/98, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 915 Chancellor Drive in the Riel Community. File DAZ 223/98

By-law No. 7322/98, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 114 - 118 Lark Street in the Lord Selkirk-West Kildonan Community. File DAZ 227/98

By-law No. 7323/98, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 10 Hallonquist Drive in the Assiniboia Community. File DAZ 232/98

Standing Policy Committee on Property and Development - Consideration of By-laws (continued)

By-law No. 7324/98, a by-law of The City of Winnipeg to amend By-law No. 6551/95, being The City of Winnipeg License By-law. File EL-1.35 (Vol. 5)

By-law No. 7325/98, a by-law of The City of Winnipeg to amend By-law No. 7100/97, being a by-law of The City of Winnipeg to establish the governance and administrative structure of the City and to delegate certain powers and responsibilities from City Council to the Executive Policy Committee, the Standing Policy Committees and the Chief Administrative Officer. File SC - 3.13 (Vol. 13)

By-law No. 7326/98, a by-law of The City of Winnipeg to widen the southwest corner of the intersection of the first public lane south of Wellington Crescent with the first public lane east of Queenston Street. File DAO 10/98