Council recessed at 11:53 a.m., and reconvened at 1:33 p.m., same members present.

Councillors Angus, Murray, Steek, Thomas and Her Worship Mayor Thompson entered the meeting after Council had reconvened.

STANDING POLICY COMMITTEE ON

PROPERTY AND DEVELOPMENT

On motion of Councillor Timm-Rudolph, the Report of the former Committee on Planning and Community Services dated October 28, 1997, was considered clause by clause.

Moved by Councillor Timm-Rudolph,
That the Consent Agenda, Clauses 1,3,4,5,6,7 and 8 be adopted.

55 - Councillors Golden and Vandal asked to be recorded as having voted against Clause 1 in accordance with Rule 50.7 of the Procedure By-law.

The motion to adopt the Consent Agenda, Clauses 1,3,4,5,6,7 and 8 was put and declared carried.

Proposed Listing of the Drewry's (Molson's) Brewery located at 65 Redwood Avenue as a Historical Building
File G-3.1.1. (Vol. 1)

56 - 1. The Committee on Planning and Community Services has been advised that the Historical Buildings Committee visited and evaluated this complex of buildings at the request of the owners, Molson Breweries, who have vacated the site and wish to demolish the buildings to facilitate the redevelopment of this property. Since this complex is on the "Inventory of Buildings" under the terms of the Historical Buildings By-law 1474/77 a demolition permit cannot be issued until a decision is made on the heritage status of the buildings.

On September 10, 1997, the Historical Buildings Committee recommended that the pre-1928 structures as outlined on Schedule "A" be designated as Grade III on the "Buildings Conservation List" and preserved and used in any new redevelopment project at this site. Demolition of the newer portions of this complex would be permitted.

The Historical Buildings Committee also recommends that Molson's Brewery identify historical brewing equipment or fixtures and leave these behind or donate them to the City.

The Historical Buildings Committee evaluates structures for their historical and architectural significance only, economic viability issues are addressed by City Council. Since this is probably the oldest continuously used industrial site in Winnipeg, if not in Manitoba, and since this is one of only two surviving turn-of-the century brewing complexes in Winnipeg, the Committee urges the retention of the oldest portions at this site.

Once one of Manitoba's main breweries, this North Winnipeg industrial plant now stands silent after more than 120 years of continuous operation. The history for the site is outlined on Schedule "B".

On October 21, 1997, the Lord Selkirk-West Kildonan Community Committee considered this matter and recommended that the Drewry's (Molson's) Brewery building, located at 65 Redwood Avenue not be placed on the Buildings Conservation List.

On October 28, 1997, George Van Den Bosch, Solicitor, Pitblado and Hoskin, Wayne Wood, Vice-President of Finance, Molson Brewery, George Siamandas, Image Services and Jeffrey Frank, Landscape Architect, Hilderman Thomas Frank Cram appeared before the Committee on Planning and Community Services in opposition to the listing of the Drewry's (Molson's) Brewery building, located at 65 Redwood Avenue as a Grade III building on the Buildings Conservation List.

Report of the Committee on Planning and Community Services dated October 28, 1997

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends that the Drewry's (Molson's) Brewery building, located at 65 Redwood Avenue not be placed on the Buildings Conservation List.

Adopted by consent.

(See Minute No. 83 for attachment)

(See Minute No. 55 for opposition recorded by Councillors Golden and Vandal)

Amalgamation of the Provision of Environmental Health Services in The City of Winnipeg File EH-1 (Vol. 19)

57 - ***Note: Clause 2 has been laid over by Executive Policy Committee.***

Laid over by Executive Policy Committee

Proposed Rezoning - land located at 45 Osborne Street - City Centre Community File DAZ 214/97 (c/r DAV 340/97D)

58 - 3. The Committee on Planning and Community Services has been advised that an application has been received from Monk Goodman (Remo De Sori), 800-444 St. Mary Avenue, Winnipeg, to amend By-Law No. 6400/94 by rezoning the land shown below from an "RM-7" Multiple-Family Residential District to a "C1.5" Commercial District to allow for the continued use of the land for accessory parking.

The following is the present Site Description:

Dimensions: 50 feet by 163 feet approximately

Site Area: 8,175 square feet

Existing Land Use and Zoning: accessory parking

The following is the Surrounding Land Use and Zoning:

North: across Roslyn Road, "C1.5" Commercial District (Shell gas bar and convenience store) and "RM-7" Multiple-Family Residential District;

East: "C1.5" Commercial District (A&W restaurant);

South: "C1.5" Commercial District;

West: "RM-7" Multiple-Family Residential District (Liberal Party Headquarters).

The proposal is to demolish the A&W restaurant and construct a 10,000 square foot Shoppers Drug Mart. The subject lot is adjacent to the existing restaurant and proposed drug store site. The lot is currently used for parking. The Department is supporting a related application under File DAV 340/97D dealing with yard and parking variances.

The Department supports the rezoning of the subject property, which simply ensures that the zoning accords with the existing use of the lot for parking. The overall proposal anticipates the redevelopment of the Safeway property, which could trigger the demolition of the existing Shoppers premises. Redevelopment of the A&W site will have the added benefit of closing an existing approach onto Osborne Street which is hazardous to pedestrians.

Report of the Committee on Planning and Community Services dated October 28, 1997

A Public Hearing was held before the City Centre Community Committee on September 9, 1997.

Three persons were heard in support of the application.

Seven persons were heard in opposition thereto.

The City Centre Community Committee recommended that the proposed rezoning be approved for the following reasons:

A. The proposed rezoning simply ensures that the zoning accords with the existing use of the lot for parking.

B. Redevelopment of the site will have the benefit of closing an existing approach onto Osborne Street which is hazardous to pedestrians.

On October 28, 1997, the Committee on Planning and Community Services considered the proposed rezoning application under File DAZ 214/97 and approved the following amendment which has also been incorporated in the recommendations as set out below:

· That Recommendation II. be amended by adding at the end of the recommendation the words “and the registration of the Zoning Agreement, in series”.

· That Recommendation V. be deleted, namely: -

“V. That the rezoning by-law shall become effective when the Zoning Agreement has been registered as a first charge against the subject lands at the Winnipeg Land Titles Office.”

and that the remaining Recommendations be renumbered.

The Committee on Planning and Community Services concurred in the recommendations of the City Centre Community Committee, as amended and recommends:

I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 214/97, dated August 29, 1997, to a "C1.5" Commercial District subject to the applicant entering into a Zoning Agreement with the City, applying to the subject lands and lands in contiguous ownership, pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following:

1) That, prior to the issuance of a development permit, plans showing site layout, building facade and design, parking, access, fencing, landscaping, garbage enclosures, signs and building elevations be approved by the City Centre Community Committee.

2) That free-standing signs be prohibited.

II. That the rezoning by-law shall not come into force and effect until the registration in the Winnipeg Land Titles Office, at the owner’s expense, of a new plan of subdivision consolidating all lands covered in the Zoning Agreement and the registration of the Zoning Agreement, in series.

III. That a ten (10%) per cent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land.

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 when the Zoning Agreement has been executed.

V. That there be an opening to allow vehicular access to the north/south public lane on the south side.

VI. That the Proper Officers of the City be 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.

Report of the Committee on Planning and Community Services dated October 28, 1997

VIII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 24 months after the adoption of the report by Council, 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. 84 for attachment)

Proposed Zoning Agreement Amendment - land located on the southwest corner of Wellington Crescent and Grosvenor Avenue - City Centre Community
File ZAA 8/97 c/r DAZ 240/89 and DAV 528/97D)

59 - 4. The Committee on Planning and Community Services has been advised that an application has been received from Ralph Schilling Architect, 729-177 Lombard Avenue, Winnipeg, to amend the Zoning Agreement affecting the property shown below:

The Zoning Agreement Amendment would reduce the parking ratio for the proposed 25 unit condominium apartment at 380 Grosvenor Avenue at Wellington Crescent from 2 stalls per unit to 1.5 stalls per unit. The amendment would also reduce the number of visitor stalls from 10 to 6. In comparison, the Zoning By-law requires 1.5 stalls per unit with a (10%) per cent visitor allotment.

The site of the proposed development is not large by multiple-family standards. Among its design constraints is the close proximity of Executive House to the north facing Wellington Crescent and Grosvenor House to the west. Past attempts to develop the property have met with substantial opposition from the residents of these adjacent buildings. The more stringent parking requirements for this development were imposed in 1989 in response to the concerns of nearby residents about a shortage of on-site and on-street parking in the area.

The Department is aware that parking is in short supply in the McMillan neighbourhood. The older apartment blocks were built without a requirement to provide parking, while the commercial renaissance of the area has placed a premium on street parking. However, the present proposal would simply adjust the parking ratio of the proposed development to match the by-law requirement. This is a reasonable request in view of the pedestrian nature of the neighbourhood, the high cost of providing underground parking, and the unfairness of punishing this development for the area's parking shortage. The reduction in visitor parking is also supportable, as the development is proposing 6 visitor stalls whereas the by-law requirement is 4.

A Public Hearing was held before the City Centre Community Committee on September 9, 1997.

Two persons were heard in support of the application.

Eight persons were heard in opposition thereto.

The City Centre Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

A. The Zoning By-law only requires 1.5 stalls per unit with a ten (10%) per cent visitor allotment and the more stringent parking requirements for this development were imposed in 1989 in response to the concerns of nearby residents about a shortage of on-site and on-street parking in this area.

B. The site of the proposed development is not large by multiple-family standards while among its design constraints is the close proximity of Executive House to the north facing Wellington Crescent and Grosvenor House to the west as a result of which past attempts to develop the property have met with substantial opposition from the residents of these adjacent buildings.

Report of the Committee on Planning and Community Services dated October 28, 1997

C. Parking is in short supply in the McMillan neighbourhood as the older apartment blocks were built without a requirement to provide parking while the commercial renaissance of the area has placed a premium on street parking, however, the present proposal would simply adjust the parking ratio of the proposed development to match the by-law requirement. This is a reasonable request in view of the pedestrian nature of the neighbourhood, the high cost of providing underground parking and the unfairness of punishing this development for the area's parking shortage.

D. The reduction in visitor parking is also supportable, as the development is proposing six (6) visitor stalls whereas the by-law requirement is four (4).

The Committee on Planning and Community Services concurred in the recommendations of the City Centre Community Committee and recommends:

I. That Zoning Agreement DAZ 240/89, dated October 18, 1989, be amended by amending Article 3 to read:

"The owner shall provide and maintain on the land not less than 1.5 parking spaces for each dwelling unit constructed on the land, it being understood and agreed that at least six (6) parking spaces be set aside for visitor parking".

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 240/89 as approved in aforesaid Clause I.

III. That the Proper Officers of the City be authorized to execute said Amendment 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.

Adopted by consent.

Proposed Zoning Agreement Amendment - land located at 279 boulevard Provencher - Riel Community
File ZAA 9/97 (c/r DAZ 222/87)

60 - 5. The Committee on Planning and Community Services has been advised that an application has been received from Russell Malkoske, 111 Cameo Crescent, Winnipeg, to amend the Zoning Agreement affecting the property shown below by adding to the list of permitted uses an arts, crafts and hobby instruction supply store.

The following is the present Site Description:

Existing zoning:

The site is currently zoned "C1" and under the zoning agreement for DAZ 222/87 the only permitted uses on the site are as follows:

a) a single dwelling unit;

b) offices, business or professional, if conducted within the building presently existing on the land;

c) accessory uses.

The following is the Surrounding land use and zoning:

The site is located mid block between rue St. Jean Baptiste and rue Langevin, with the exception of this lot, the entire block is zoned residential, "RM-6" Multiple Family on the corner of boulevard Provencher and rue Langevin, and "RM-4" Multiple Family on the balance of the block. The existing housing is a mix of single family and multiple family dwellings. Immediately to the north of the site are single family dwellings zoned "R1-5". To the south of the site is Provencher Park. The applicant wishes to use the existing building for the display and sale of arts and crafts products and supplies, with some possibility of instructional classes.

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When the site was rezoned to "C1" Commercial in 1987 there were concerns from area residents with respect to a commercial use in the middle of a residential area. The response at that time was to severely limit the "C1" zoning to business/professional offices only. The operation of this building as office space over the last ten years has not had an adverse effect on the surrounding area, however, area residents have continued to voice concerns over expanding commercial uses on this site.

The proposed use to be added under this amendment "arts, crafts, and hobby instruction supply store" is of a small scale consistent with the character of other parts of Provencher Boulevard immediately to the west of this block. This proposed use is also a permitted use under "C1" Commercial zoning. The applicant has discussed this proposal with the Old St. Boniface Residents' Association who have no objection to the proposed use at the proposed scale.

A Public Hearing was held before the Riel Community Committee on October 20, 1997.

Two persons were heard in support of the application.

No one was heard in opposition thereto.

The Riel Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

A. The proposed use to be added to the list of permitted uses under the "C1" Commercial zoning is of a small scale and will be compatible with the character of other parts of boulevard Provencher.

B. There is support for the application from L'Association des Résidents du Vieux St. Boniface.

The Committee on Planning and Community Services concurred in the recommendations of the Riel Community Committee and recommends:

I. That Zoning Agreement under File DAZ 222/87, dated May 27, 1987, be amended to add to the list of permitted uses an arts, crafts and hobby instruction supply store.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement under File DAZ 222/87, dated May 27, 1987, as approved in aforesaid Clause 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.

Adopted by consent.

Proposed closings of parts of Taylor Avenue, Oxford and Cambridge Streets, and the public lanes east of Waverley Street and north of Wilkes Avenue - Assiniboia Community File DAC 17/97

61 - 6. The Committee on Planning and Community Services has been advised that the Land and Development Services Department is currently processing an offer to purchase the portion of the City-owned lands identified on Misc. Plan No. 7774/5. The streets and lanes contained within this area must be legally closed before they may be sold.

The City also owns the property identified as "Future Widening of Waverley Street" on Misc. Plan No. 7774/5. In order to expedite this matter, this portion of land, the "Subject City Property", and the closed streets and lanes will be incorporated and subdivided. The plan of subdivision will facilitate the transfer of the Subject City Property to the purchaser and the dedication of Waverley Street. The streets and lanes contained within the area identified as "Future Widening of Waverley Street" must be legally closed before they may be included in the subdivision.

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The proposed closing have been circulated to all concerned City departments and public utilities with no objections having been received. The Water and Waste Department, Winnipeg Hydro, Manitoba Hydro, and MTS NetCom have advised that they will require easements for existing plants in the streets and lanes within the "Subject City Property".

A Public Hearing was held before the Assiniboia Community Committee on October 14, 1997. The Community Committee recommended approval of the proposed street closing as outlined below.

The Committee on Planning and Community Services 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 closing in accordance with Misc. Plan No. 7774/5, 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. 85 for attachment)

Proposed street corner widening at the southeast corner of Springfield and Gateway Roads - East Kildonan-Transcona Community File DAO 12/97

62 - 7. The Committee on Planning and Community Services has been advised that in July of 1997, Council approved DAZ 222/96, an application to rezone the Palliser Furniture property south of Springfield Road and east of Gateway Road. One of the conditions of the approval was that Palliser dedicate the lands in accordance with Misc. Plan No. 10084, as outlined on Schedule "A".

The proposed widening has been circulated to all concerned City departments and public utilities with no objections having been received. The Streets and Transportation Department has advised that there is an existing private approach within the area of the opening that will require removal and a Manitoba Hydro pole which will require relocation in order to construct the widening. The Surveys Branch of the Land and Development Services Department has advised that the cost of registering the documents required to effect the subject street widening is estimated at $2,500.00. These costs, and all other costs related to the opening, are to be borne by the applicant in accordance with the terms of approval under File DAZ 222/96.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on October 14, 1997. The Community Committee recommended approval of the proposed street widening as outlined below.

The Committee on Planning and Community Services 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 widening in accordance with Misc. Plan No. 10084, 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)

Report of the Committee on Planning and Community Services dated October 28, 1997

Proposed widening of part of Peguis Street and extension of Reenders Drive - East Kildonan-Transcona Community
File DAO 13/97

63 - 8. The Committee on Planning and Community Services has been advised that in 1991, the Board of Commissioners directed the Land and Development Services Department to negotiate for the acquisition of the lands required for the widening of Peguis Street and the extension of Reenders Drive from Stapon Road to Peguis Street. The City has now assembled most of the land required for the streets. These lands are outlined on Schedule "A", in accordance with Misc. Plan No. 9679/5.

The proposed street opening has been circulated to all concerned City departments and public utilities with no objections having been received.

Negotiations with Metropolitan Properties Corporation for the acquisition of the portion of their lands required to open the balance of Reenders Drive have been unsuccessful. The dedication of the lands required for Reenders Drive will be a condition of a Development Agreement when Metropolitan Properties makes an application to develop this property. Metropolitan Properties has no immediate plans to develop their land.

The construction of Reenders Drive is one of the terms of DASZ 14 "A"/94, a Development Agreement with Imasco Enterprises Ltd. (formerly Genstar Development Co.) currently being processed by the Land Development Branch.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on October 14, 1997. The Community Committee recommended approval of the proposed street widening as outlined below.

The Committee on Planning and Community Services 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 widening in accordance with Misc. Plan No. 9679/5, 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)

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

64 - On motion of Councillor O'Shaughnessy, 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. 7114/97, a by-law of The City of Winnipeg to open a public lane south of Beauty Avenue east of Pipeline Road. File DAO 23/93

By-law No. 7117/97, 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 east side of St. Anne's Road between Warde Avenue and Compark Road in the Riel Community. File DASZ 19/95

By-law No. 7120/97, 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 on the southwest corner of East Mint Place and Royal Mint Drive, in the Riel Community. File DAZ 217/97