REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED MARCH 27, 1997

(See Minute No. 568 for disposition)

Versacold Group - Cold Storage Facility -
200 Dawson Road File EP-7 (Vol. 1)

636 - 1. At its reconvened meeting of March 27, 1997, Council referred back Clause 12 of the Report of the Committee on Planning and Community Services, dated March 17, 1997 as outlined on Schedule "A".

At a special meeting of the Committee on Planning and Community Services on March 27, 1997, the above noted Clause was reconsidered.

For the information of Council, the Committee on Planning and Community Services recommends that the matter be filed.

Adopted by consent.

(See Minute No. 652 for attachment)

REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED APRIL 8, 1997

(See Minute No. 568 for disposition)

Proposed Zoning Text Amendment - to amend the text of By-law No. 6400/94 to change certain "Permitted" uses in the "M2" and "M3" Industrial Districts to "Conditional" uses
File DAZ 202/97 (c/r DAZ 209/94

637 - 1. The Committee on Planning and Community Services has been advised that the Commissioner of Planning and Community Services has initiated the subject application in response to contractual relations to the establishment of a major meat processing facility at the northeast corner of Warman and Panet Roads. Clause 13 of the Agreement made on June 11, 1996, between the City and J.M. Schneider Inc., states: -

> "as permitted by law and in accordance with its jurisdictions, the City shall undertake such action as necessary to ensure no land uses on neighbouring properties would adversely affect the licensing of the Project by government authorities for the manufacture and processing of food products on the Property."

In order to respond to this issue, it is proposed that permitted uses within the "M2" and "M3" Districts which may emit odours, dust, smoke, flying ash or other contaminants within 1,000 feet of a major meat processing facility, shall be conditional uses.

The affected "M2" and "M3" District uses are as follows:

Asphalt/Tar or Asphalt/Tar Products: Manufacture;
Battery: Manufacture;
Brick: Manufacture;
Cement: Manufacture;
Chemicals, excluding explosives: Manufacture, Compounding;
Clay/Gravel/Sand/Stone: Processing; Distribution; Soils Dealer;
Coal Products: Manufacture;
Concrete Batching Plant;
Concrete Products: Manufacture;
Dry Cleaning; Pressing; Dyeing; including accessory Depot; unlimited solvents;
Explosives: Manufacture; Storage;
Extraction/Reclamation Operation;
Fertilizer: Manufacture;
Garbage: Transfer Station;
Gypsum or Gypsum Products: Manufacture;
Metal; Reduction; Refining; Smelting; Alloying;
Petroleum: Refining including manufacture and storage of gas and petroleum products;
Plastic: Manufacture;
Recycling: Materials Baling, Treatment or other processing;
Rubber: Manufacture;
Salvage Yard;
Wood: Distillation.

The Conditional Use process would not prohibit these uses but would allow each use to be assessed to determine its appropriateness within the designated control area. It is also proposed that a map designating a 1,000 foot control zone around the Schneider's facility be added to By-law 6400/94. Similar maps could be added to designate other "major meat processing facilities" at a later date if appropriate.

A Public Hearing was held before the Committee on Planning and Community Services on April 8, 1997.

The following exhibits were filed with the Committee, namely:

Report of the Committee on Planning and Community Services dated April 8, 1997

Exhibits
Filed: 1. Report from the Manager of Community Planning dated April 1, 1997.

2. Copy of Notice of Public Hearing.

The following person appeared in support of the application:

Mr. T. Yauk, Commissioner of Planning and Community Services

No one appeared in opposition to the application.

The Committee on Planning and Community Services recommends:

I. That the text of By-law No. 6400/94, Part Eight, Section 810(1), be amended by changing the following "Permitted" uses in the "M2" and "M3" Industrial Districts to "Conditional" uses when located within one thousand (1,000) feet of a major meat processing facility, as it affects lands as outlined on Schedule "A" and dated April 1, 1997:

Asphalt/Tar or Asphalt/Tar Products: Manufacture;
Battery: Manufacture;
Brick: Manufacture;
Cement: Manufacture;
Chemicals, excluding explosives: Manufacture, Compounding;
Clay/Gravel/Sand/Stone: Processing; Distribution; Soils Dealer;
Coal Products: Manufacture;
Concrete Batching Plant;
Concrete Products: Manufacture;
Dry Cleaning; Pressing; Dyeing; including accessory Depot; unlimited solvents;
Explosives: Manufacture; Storage;
Extraction/Reclamation Operation;
Fertilizer: Manufacture;
Garbage: Transfer Station;
Gypsum or Gypsum Products: Manufacture;
Metal; Reduction; Refining; Smelting; Alloying;
Petroleum: Refining including manufacture and storage of gas and petroleum products;
Plastic: Manufacture;
Recycling: Materials Baling, Treatment or other processing;
Rubber: Manufacture;
Salvage Yard;
Wood: Distillation.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary development (zoning) by-law and forward same to Council for all three readings.

III. 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. 653 for attachment)

Report of the Committee on Planning and Community Services dated April 8, 1997

Listing of the McGowan Residence - 127 Rupertsland Avenue as a Historic Building
File G-3.1.1 [c/r PR-7(34) (Vol. 1)]

638 - 2. At its reconvened meeting of March 27, 1997, Council referred back Clause 1 of the Report of the Committee on Planning and Community Services dated March 17, 1997 as outlined in Schedule "A".

On April 8, 1997, the Committee on Planning and Community Services heard Daria Tittenberger, Board Member, Winnipeg Art Festival Inc., and Shelley Shaw in support of retaining the Grade III listing of McGowan House and re-submitted a business proposal in this regard.

The Committee also heard Lorne Campbell, Aikins, MacAulay and Thorvaldson, Barristers and Solicitors, and Mr. McMurray, Executor to the estate of the late Mrs. A. McGowan, in opposition to the Grade III listing and reiterated their request that the City carry out the intent of Mrs. McGowan's wishes that the Grade III historical designation of 127 Rupertsland Avenue be rescinded and the structure demolished immediately.

The Committee on Planning and Community Services reiterates its previous decision of March 17, 1997 and recommends that the structure located at 127 Rupertsland Avenue not be delisted inasmuch as there have been no significant changes since the original evaluation and that the McGowan Residence continue to be listed as a Grade III building on the Buildings Conservation List.

For the information of Council, the Committee on Planning and Community Services requested the Committee on Protection, Parks and Culture and the Lord Selkirk-West Kildonan Community Committee to meet with local interest groups to determine how this building can be utilized in a Passive Park environment and to determine if there is a feasible Business Plan in connection with the proposed use.

The Executive Policy Committee does not concur with the recommendation of the Committee on Planning and Community Services and recommends that the structure located at 127 Rupertsland Avenue be delisted and demolished without delay in accordance with the wishes of Mrs. C. L. McGowan in her communication dated August 9, 1995 and outlined in Schedule "B".

(See Minute No. 568 for disposition)

(See Minute No. 654 for attachments)

Brew Pubs in the Exchange District
File EL-1.32 (Vol. 2)

639 - 3. The Committee on Planning and Community Services has considered the following resolution, which was referred by Council at its reconvened meeting held on March 27, 1997, and concurs therewith, namely:

WHEREAS Brew Pubs are a useful tool in the redevelopment of downtown and the Exchange District;

AND WHEREAS current Manitoba Liquor Control Commission policy does not recognize Brew Pubs but indicates instead that those wanting to open Brew Pubs apply for Cabaret or Lounge licences;

AND WHEREAS requirements that Cabarets have live entertainment every night and cannot be open for lunch make them financially unviable for potential Brew Pub operators;

AND WHEREAS Lounges require a restaurant food service to liquor service area ratio that does not work for Brew Pubs;

AND WHEREAS Alberta, British Columbia and Saskatchewan all have Brew Pub categories in their Liquor Control legislation and several Brew Pubs are established in each of those provinces;

AND WHEREAS several investors have tried unsuccessfully to establish Brew Pubs in Winnipeg and two groups of investors are currently attempting to open such businesses in Winnipeg;

Report of the Committee on Planning and Community Services dated April 8, 1997

AND WHEREAS under current Liquor Legislation not one Brew Pub has opened in the Province;

THEREFORE BE IT RESOLVED THAT The City of Winnipeg request the Province to amend the Manitoba Liquor Control Act to allow for the licensing of Brew Pubs as defined in other Western Provinces, including such allowances as the service and sale of products brewed on site, operating hours that include lunch, dinner, late night and food/liquor ratios that support the viability of the Brew Pub concept.

For the information of Council, the Committee on Planning and Community Services has also referred the matter to the Board of Commissioners to review zoning and city related issues with respect to Brew Pubs.

Adopted by consent.

Proposed Subdivision and Rezoning - land located south side Regent Avenue, north side Pandora Avenue west, east of Starlight Drive - East Kildonan-Transcona Community
File DASZ 1/97 (c/r DAV 36/97D

640 - 4. The Committee on Planning and Community Services has been advised that an application has been received from Ranjoy Sales and Leasing Ltd, c/o 1400 McPhillips Street, Winnipeg, R2V 4G5, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the subject lands from an "R1-5" Single-Family District to a "C3-1" Commercial District to permit the establishment of additional land for the expansion of an existing auto dealership display area, and the maintenance of an existing single-family home on the southerly part of the subject land.

The following is the present Site Description:

Site Area: Proposed Lot 1 - 1.5 hectares (3.7 acres);
Proposed Lot 2 - 544.6 square metres (5863 square feet).

Existing Land Use and Zoning: Single-family dwelling, zoned “R1-5” Single-Family District.

The following is the present Surrounding Land Use and Zoning:

North: Existing display area for auto dealership, zoned “C3-1”

East: Single-family dwelling site zoned “R1-5” adjacent to proposed Lot 1; Existing display area for auto dealership adjacent to proposed Lot 2, zoned “C3-1”

West: Single-family dwelling, zoned “R1-5”

South: Pandora Avenue West

The applicants propose to subdivide the site to create two lots. Proposed Lot 2 will contain an existing single-family dwelling and will remain zoned “R1-5” Single-Family District. The proposed Lot 1 is a vacant site except for some existing trees which are proposed to be removed in order to develop the lot as an extension of the existing Eastwood Jeep Eagle display area to the east. The applicants intend to amalgamate the title to proposed Lot 1 with the title of the auto dealership site to the east.

The proposed subdivision will create two lots which are both compatible with the character of adjacent lands. Proposed Lot 2 will maintain a residential lot depth and residential zoning consistent with adjacent lands along the Pandora Avenue frontage. Proposed Lot 1 will constitute a logical extension of “C3-1” Commercial zoning to provide for the expansion of an existing auto dealership. The Community Planning Division recommends that the title to proposed Lot 1 be consolidated with the title of the auto dealership lands to the east as a condition of approval.

Report of the Committee on Planning and Community Services dated April 8, 1997

A Public Hearing was held before the East Kildonan-Transcona Community Committee on March 18, 1997.

One person was heard in support of the application.

No one appeared in opposition thereto.

The East Kildonan-Transcona Community Committee recommended that the proposed rezoning be approved for the following reasons:

A. There is no opposition;

B. The representative has agreed to the amendments;

C. The project represents the residential nature of Pandora Avenue and the commercial interests of Regent Avenue.

The Committee on Planning and Community Services concurred in the recommendations of the East Kildonan-Transcona Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 1/97 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 1/97, dated March 18, 1997, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to pay to the City 10% cash dedication in lieu of land dedication, for parks and recreation purposes for proposed Lot 1;

   B. That proposed Lot 1 shall be consolidated with the title of adjacent land to the east.

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

III. That Zoning By-law 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 1/97, dated March 18, 1997, to a "C3-1" Commercial District.

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

V. 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.

VI. That the Proper Officers of the City be authorized to execute all necessary agreements.

VII. 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.

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

Adopted by consent.

(See Minute No. 655 for attachment)

Report of the Committee on Planning and Community Services dated April 8, 1997

Proposed Zoning Agreement Amendment - 2150 McPhillips Street, Lots 3 and 4, Block 4, Plan 14961 - Lord Selkirk-West Kildonan Community
File ZAA 1/97 (c/r DAZ 11/79)

641 - 5. The Committee on Planning and Community Services has been advised that an application has been received from Connelly Signs, 61 Heaton Avenue, on behalf of 3088279 Manitoba Ltd., to amend the Zoning Agreement affecting the property located at 2150 McPhillips Street by permitting a 37 foot high free-standing sign instead of the allowable 30 feet.

The Community Planning Division does not support the proposed amendment. The 30 foot height limitation in the subject zoning agreement is consistent with height restrictions placed on free-standing signs in all agreements of that era and was based on a policy agreed upon and supported by both the administration and the Lord Selkirk-West Kildonan Community Committee. However, given that the new By-law No. 6400/94 has established a maximum 35 feet for signs of this nature, the Community Planning Division would support an amended change to 35 feet.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on February 12, 1997 and March 18, 1997.

Two persons appeared in support of the proposed application.

No one appeared in opposition to the proposed application.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed rezoning agreement amendment be proceeded with for the following reason:

A) The new By-law No. 6400/94 has established a maximum 35 feet for signs of this nature and a variation of 2 feet is acceptable in this area.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That Zoning Agreement DAZ 11/79, dated October 4, 1979, be amended as follows:

   A. That Clause 2(11) under DAZ 11/79 be amended to permit a 37 foot free-standing identification sign instead of the maximum 30 feet permitted in the original agreement.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 11/79, dated October 4, 1979, as approved in Recommendation I. above.

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 Zoning Agreement Amendment - 1824 Pembina Highway - Assiniboia Community
File ZAA 3/97 [c/r DAZ 218/91

642 - 6. The Committee on Planning and Community Services has been advised that an application has been received from Wolch, Pinx & Company, c/o Frank Bueti, 10th Floor-330 St. Mary Avenue, Winnipeg, MB, R3C 3Z5 to amend the Zoning Agreement affecting the property shown by deleting the clause which restricts accessory off-street loading facilities being oriented toward that side of the lot facing Pembina Highway and not on the east side of the lot closest to the residential district.

Report of the Committee on Planning and Community Services dated April 8, 1997

The site is located on the east side of Pembina Highway between Adamar Road to the north and Plaza Drive to the south. The Norlander Hotel sits north of the subject site, on the north side of Adamar Road. Immediately east of the subject site, lands are developed for high density multiple-family units in two towers: Adamar Manor and Delta Manor. The south side of Plaza Drive is developed with the Pembina Crossing Shopping Mall and Red Lobster restaurant. The northeast corner of Pembina Highway and Plaza Drive, immediately southwest of the subject property contains two commercial buildings: the D'8 Schtove restaurant and a two-storey strip commercial building. Access to the subject site is available from Adamar Road, Pembina Highway, and across an easement to Plaza Drive.

The applicant is proposing to amend the Zoning Agreement for the property located at 1824 Pembina Highway which site is currently occupied by the Ramada Inn Hotel. The applicant proposes to demolish the existing building and establish a new commercial use on the property. On September 17, 1996, this same applicant was heard by the Assiniboia Community Committee with respect to ZAA 5/96, requesting an amendment to the Zoning Agreement which restricted use of the property to a hotel.

At that time the Assiniboia Community Committee recommended that the list of permitted commercial uses be expanded, to facilitate site redevelopment. The Community Planning Division, in its report regarding ZAA 5/96, stated that it does not support the introduction of uses deemed to be in potential conflict with adjacent residential and commercial operation. The character of this section of Pembina Highway is somewhat different from sections either further north or south, due to the nature of commercial uses in the area and proximity to high density residential development. There is also a history of complaints from residential neighbours regarding the level of noise generated from adjacent uses and the associated high levels of traffic in the immediate vicinity, particularly along Plaza Drive. Some commercial uses require significant loading areas. Noise and traffic from large trucks, combined with on-board refrigeration units may be a potential noise and activity problem in the neighbourhoods. Also, the scale of the loading area required may overwhelm the site, causing unsightly views from neighbouring properties. The Community Planning Division maintains these concerns.

The Assiniboia Community Committee, at a Public Hearing held on September 17, 1996 regarding ZAA 5/96, recommended:

> "That accessory off-street loading facilities be oriented toward that side of the lot facing Pembina Highway and not on the east side of the lot closest to the adjacent residential district."

At the hearing, the Area Councillor expressed concern regarding the location of the loading area and its proximity to a seniors apartment block and residential units in the adjacent area. To minimize adverse effects, he suggested that the loading area should be located to the west side of the proposed commercial building.

In addition, the Community Committee recommended:

> "that a 10 foot rear yard be established along the east boundary of the lot abutting the adjacent residential district."

This clause was later the subject of variance application File DAV 482/96C, which requested varying the "C2" district regulations for the construction of a commercial building to permit a rear yard of 10 feet instead of the required 25 feet.

Though not the subject of the current amendment application (ZAA 3/97), this clause is nonetheless related in terms of intent and subsequent site development. Plans submitted by the applicant indicate two loading areas located to the rear (east side) of the proposed commercial building. Access to the loading areas would presumably be from Plaza Drive, with trucks entering a private driveway to proceed northbound. Delivery vehicles would then be required to reverse in order to back into one or the other of the loading docks. The trucks would then exit onto Adamar Road, where they would proceed to Pembina Highway.

These plans do not demonstrate how concerns about loading and traffic impacts are to be addressed. In addition to noise, vibration, and aesthetic concerns, the proposed private driveway, which provides access to and egress from the loading areas, will introduce another concern in the form of automobile traffic by-passing the signalized intersection at Pembina Highway and Plaza Drive. For these reasons, Community Planning Division cannot support this application.

A Public Hearing was held before the Assiniboia Community Committee on March 18, 1997.

Three persons appeared in support of the proposed application.

Report of the Committee on Planning and Community Services dated April 8, 1997

Three persons appeared in opposition to the proposed application.

The Assiniboia Community Committee recommended that the proposed rezoning agreement amendment be proceeded with for the following reason:

A. The application is compatible with the surrounding area.

For the information of Council, the Committee on Planning and Community Services has referred Recommendation I. C., namely:

> "that a one-way only roadway be established from Plaza Drive north to Adamar Road, located east of the proposed building"

to the Committee on Works and Operations inasmuch as the matter falls under the jurisdiction of that Committee and the remaining recommendations have been renumbered.

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

I. That Zoning Agreement DAZ 218/91, dated May 29, 1991, be amended as follows:

A. That Clause No. 7 be amended to read as follows:

"that no new building or structure, nor any renovation or additions to any existing building, shall be erected on the land and no building permit issued for construction on the land until plans showing the location and design of the structure, renovation or addition, exterior elevations, building materials, fencing and site landscaping, garbage containers and enclosures, signs and other site amenities, are submitted to and approved by the Commissioner of Planning and Community Services, in consultation with the Ward Councillor.";

B. That Clause No. 9 and Clause No. 10 be deleted in their entirety;

C. That a new Clause No. 10 be added as follows:

"that loading activities and garbage pick-up be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday to Saturday.";

D. That a Clause No. 11 be added as follows:

"that an eight foot buffer strip be established between the existing chain link fence parallelling the eastern most property line and the one-way roadway.";

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 218/91, dated May 29, 1991, as approved in Recommendation I. above;

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.

In amendment:

The Executive Policy Committee concurs with the recommendations of the Committee on Planning and Community Services with the following amendment, namely:

> *That the Zoning Agreement DAZ 218/91, dated May 29, 1991, be amended by adding a new Clause No. 9 to read as follows:*

Report of the Committee on Planning and Community Services dated April 8, 1997

"9. That a one-way only roadway be established from Plaza Drive north to Adamar Road, located east of the proposed building, to be opened between the hours of 7:00 a.m. and 9:00 p.m., Monday to Saturday, and subject to a gate being installed to regulate these hours."

Adopted by consent.

Proposed widening of the north side of the public lane south of Boyd Avenue and east of Battery Street - Lord Selkirk-West Kildonan Community File DAO 26/96

643 - 7. The Committee on Planning and Community Services has been advised that the proposed lane widening has been initiated to address a situation caused by refuse pickup in this area.

Refuse trucks must either enter or exit this dead end lane in reverse, and there is concern that the reduced visibility may cause an accident. The lane widening, together with the lease of the CPR property in accordance with Misc. Plan No. LSWK 5998/3, as outlined on Schedule "A", will enable refuse trucks to turn around at the end of the lane.

A proposal to address the problem was submitted in 1985 under DAOC 3/85. This application proposed to open a lane crossing the City property at the east end of the lane and connecting to Boyd Avenue. Objections were raised at the first reading of the by-law and Council referred the matter back to the Committee on Works and Operations. That Committee subsequently recommended that the matter not be proceeded with and Council adopted that recommendation.

In 1993, the District Engineer re-submitted the proposal under DAOC 2/93. The Lord Selkirk/West Kildonan Community Committee considered the proposal and directed the City Administration to negotiate arrangements with the CPR to allow the construction of a turnaround rather than proceeding with the opening of a lane connecting to Boyd Avenue. Negotiations with the CPR have now been completed and the terms and conditions of the lease of the required property have been approved by the Committee on Finance and Administration. It is now necessary to open as public lane the portion of the City property so identified on Misc. Plan No. LSWK 5998/3.

The proposed opening has been circulated to all concerned City departments and public utilities with no objections having been received. Winnipeg Hydro has advised that there is a utility pole and anchor in the area that may require relocation.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on March 18, 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. LSWK 5998/3, 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. 656 for attachment)

Report of the Committee on Planning and Community Services dated April 8, 1997

Proposed lane opening and closing in the block bounded by Salter and Aikins Streets and Alfred and Burrows Avenues - Lord Selkirk-West Kildonan Community
File DAOC 3/96

644 - 8. The Committee on Planning and Community Services has been advised that the subject lane opening and closing, as outlined on Schedule "A", in accordance with Misc. Plan No. LSWK 9410/3, is required to facilitate the expansion of the Winnipeg Hydro substation at the southwest corner of Alfred Avenue and Aikins Street. Winnipeg Hydro proposes to expand into the fire station site at the northwest corner of Burrows Avenue and Aikins Street that will be vacated when the new fire station at Burrows Avenue and McGregor Street is completed. The City has also acquired an option to purchase No. 357 Burrows, the property adjacent to the fire station, for the substation. The lane proposed to be closed will be incorporated into the substation site. The proposed opening will allow ingress and egress to and from the lane.

The proposed opening and closing has been circulated to all concerned City Departments and public utilities with no objections having been received. The Streets and Transportation Department noted certain minor changes to the location of the proposed lane opening and these changes have been incorporated on Misc. Plan No. LSWK 9410/3. The Streets and Transportation Department also recommended that Winnipeg Hydro assume all costs associated with the relocation of the public lane including but not necessarily limited to legal surveying, property acquisition and construction, and that the new public lane be constructed and physically opened to Alfred Avenue prior to the closing of the existing public lane.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on March 18, 1997. The Community Committee recommended approval of the proposed lane opening and 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 lane opening and closing in accordance with Misc. Plan No. LSWK 9410/3, 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. 657 for attachment)

Proposed lane opening and closing north of Hastings Boulevard, west of Dunkirk Drive - Riel Community
File DAOC 1/97

645 - 9. The Committee on Planning and Community Services has been advised that the Land and Development Services Department is processing a request from the owner of No. 43 Hastings Boulevard to purchase the public lane west of and adjacent to his property. The lane must be legally closed before it can be sold. The Streets and Transportation Department has advised that if the lane is closed, it will be necessary to open lands as a public lane in order to re-route the east/west lane to connect Pulberry Drive to Dunkirk Drive. The proposed lane opening and closing is outlined on Misc. Plan No. RIEL 9898, as outlined on Schedule "A".

The lane proposed to be closed and the lane connecting Pulberry Drive to Dunkirk Drive are vacant and unpaved. They are not used by the adjacent owners for access to their properties.

There are no plans to pave the lane connecting Pulberry Drive to Dunkirk Drive. The Streets and Transportation Department requires the opening in order to accommodate future traffic, should the need arise. The additional land required for the opening is City property under the jurisdiction of the Streets and Transportation Department.

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This proposal has been circulated to all interested City departments and public utilities with no objections having been received. The Water and Waste Department advises that an easement for an existing 450mm concrete land drainage sewer will be required within the proposed lane closing. Manitoba Hydro has also identified an easement requirement within the lane to be closed.

A Public Hearing was held before the Riel Community Committee on March 17, 1997. The Community Committee recommended approval of the proposed lane opening and 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 lane opening and closing in accordance with Misc. Plan No. RIEL 9898, 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. 658 for attachment)

Proposed street name change - Silver Spring Bay to Silver Springs Bay - East Kildonan-Transcona Community
File SC-3.14(33) (Vol. 1) [c/r DASZ 26/88]

646 - 10. The Committee on Planning and Community Services has been advised that on September 2, 1982, a plan of subdivision was registered in the Winnipeg Land Titles Office establishing rights-of-way under rezoning and subdivision File DASZ 26/88.

A right-of-way within Plan 28657, was registered as Silver Spring Bay. The plan established blocks of land along the street. It is under the current short-form subdivision that the developer, Qualico Developments, proposed to establish the lots in order to obtain permits for single family dwellings. The lotting plan identifies the Silver Spring Bay as Silver Springs Bay, as outlined on Schedule "A", which the developer has advised is the intended street name. Therefore the Developer has requested that the administration process an amendment to the name.

Due to the fact that Silver Spring Bay was registered under a plan of subdivision to change the name to Silver Springs Bay, it will be necessary to request Council to pass a By-law.

The Committee on Planning and Community Services recommends:

I. That the registered street name on Silver Spring Bay, in accordance with registered plan 28657, be changed to Silver Springs Bay as outlined on Schedule "A" and in approving this change Council authorizes the following:

A. That the Director of Land Surveys and Real Estate be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law.

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles office and that the street name change become effective upon third reading.

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to dispense with the usual advertising in as much as the changes are of a legal nature with no physical changes being required.

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

Report of the Committee on Planning and Community Services dated April 8, 1997

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. 659 for attachment)

Appointments to the Winnipeg Housing Rehabilitation Corporation
Files EX-9 (Vol. 6) and GC-7 (Vol. 27)

647 - 11. By-law No. 1/97 established the Winnipeg Housing Rehabilitation Corporation to consider the acquisition, improvement and rehabilitation of existing buildings for, and the conversion to, housing accommodation of all kinds for sale or rent to persons of low or modest income.

At its reconvened meeting of December 12, 1996, Council adopted Clause 18 of the Report of the Committee on Planning and Community Services dated November 26, 1996 and appointed the following members to the Winnipeg Housing Rehabilitation Corporation for a one-year term, namely:-

Councillor Golden
Councillor Murray
Councillor Phillips
Councillor Thomas
Councillor Silva as Ex Officio Member

In light of the recent change of the Chairperson to the Committee on Planning and Community Services and fulfilling Clause 3 iii of By-law 1/97 and 1 (e) iii of the Resolution which states:-

> "An ex officio member appointed by the Council of the City of Winnipeg, providing that such member shall be the chairman of the City of Winnipeg Standing Committee on Planning and Community Services."

The Committee on Planning and Community Services recommends that Councillor Timm-Rudolph replace Councillor Silva as the Ex Officio Member to the Winnipeg Housing Rehabilitation Corporation for the remaining portion of the one-year term.

Adopted by consent.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

648 - On motion of Councillor Timm-Rudolph, 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. 7027/97, a by-law of The City of Winnipeg to widen the intersection of the first lane west of McGregor Street with the first lane south of Church Avenue.
File DAO 21/96

By-law No. 7028/97, a by-law of The City of Winnipeg to widen the intersection of the first lane south of Woodydell Avenue with the first lane east of St. Mary's Road.
File DAO 17/96

By-law No. 7029/97, 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 at 2400/2430 McGillivray Boulevard, in the Assiniboia Community. File DAZ 218/96

Committee on Planning and Community Services - Consideration of By-laws (continued)

By-law No. 7030/97, a by-law of The City of Winnipeg to open the lane (lane corner cut) at the intersection of the first lane east of Main Street with the first lane south of Aberdeen Avenue and to open the lane (lane corner cut) at the intersection of the second lane east of Main Street with the first lane north of Alfred Avenue. Files DAO 11/96 and DAO 22/96

By-law No. 7031/97, a by-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on lands located at 202 Bond Street, in the East Kildonan - Transcona Community. File DAZ 224/96

By-law No. 7032/97, 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 Vineland Crescent, west of Scurfield Boulevard, in the Assiniboia Community. File DASZ 58/85 (Phase 18A)

By-law No. 7033/97, 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 Vineland Crescent, west of Scurfield Boulevard, in the Assiniboia Community. File DASZ 58/85 (Phase 18B)

On motion of Councillor Timm-Rudolph, the rule was suspended and By-law No. 7040/97, a by-law of The City of Winnipeg to establish a program of grants from a fund, named in honour of Gail Parvin Hammerquist, to encourage and assist in the renovation of buildings of architectural or historic significance and to provide for heritage research and heritage economic development initiatives in the City of Winnipeg, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed. File G-3 (Vol. 8)

The Speaker acknowledged the 50th birthday of Her Worship Mayor Thompson and presented her with a pair of rubber boots and a spade in recognition of the current flood conditions facing the City and the Province.