REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED JULY 2, 1996

On motion of Councillor Silva, the Report of the Committee on Planning and Community Services, dated July 2, 1996, was considered clause by clause.

Moved by Councillor Silva,

That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17 and 18 be adopted.

Councillor Murray requested that Clause 1 be pulled from the Consent Agenda.

Councillor Timm-Rudolph requested that Clause 2 be pulled from the Consent Agenda.

Councillor O'Shaughnessy requested that Clause 11 be pulled from the Consent Agenda.

Councillor Clement requested that Clause 14 be pulled from the Consent Agenda.

The motion to adopt the Consent Agenda, Clauses 3,4,5,6,7,8,9,10,12,13,15,16,17 and 18 was put and declared carried.

Her Worship the Mayor and Councillors:

Christmas Allowance for City Social Assistance Recipients
File EH-2.1 (Vol. 9)

925 - 1. The Committee on Planning and Community Services has been advised that the Municipal Assistance By-law must be amended to reflect the loss of federal cost-sharing on the Christmas Allowance for social assistance recipients.

For the past three decades, the City of Winnipeg has provided a Christmas Allowance to social assistance recipients. In April 1993, the Province withdrew cost-sharing on this benefit. With the elimination of the Canada Assistance Plan effective April 1, 1996, gone is federal cost-sharing for the Christmas Allowance. In the 1996 Current Estimates, Council approved the continuation of the Christmas Allowance for social assistance recipients, less the 50% federal contribution.

As part of a long-standing arrangement with the Christmas Cheer Board, City social assistance recipients have had the option of keeping the cash allowance or exchanging it for a hamper. From 1992 to 1995, the number of City recipients who chose to 'purchase' a hamper ranged from a low of 1,800 to a high of 4,448, resulting in a corresponding range in revenue for the Christmas Cheer Board of $53,000 to $134,000 annually.

Most Canadian jurisdictions do not provide Christmas Allowances for social assistance recipients. British Columbia is the exception, providing $35.00 for single recipients and $70.00 for families, plus $10.00 for each dependent child. In other jurisdictions, the task of providing hampers and other supports for the needy at Christmas has fallen to the voluntary sector, with organizations such as the Christmas Cheer Board and Salvation Army playing a major role. The Province of Manitoba has never provided a special allowance to its social allowance recipients, nor has the Province contributed to the Christmas Cheer Board.

The loss of federal funding has cut the City's Christmas Allowance in half. As a result of this reduction, more clients will likely opt for hampers than cash. Given the significant reduction in the cash allowance, the value of the hamper in comparison, and the comparative high cost of administering this benefit, it would appear feasible to discontinue the Christmas Allowance. In lieu of the allowance, the City could provide the Christmas Cheer Board with funding to assist them in the provision of hampers for Winnipeg's disadvantaged citizens. City clients, like Provincial clients, could be referred to the Christmas Cheer Board for hampers.

In 1995, the gross cost for the Christmas Allowance was $320,884. Net cost to the City, after federal cost-sharing, was $160,442. In 1996, both gross and net costs for the City are expected to be $160,442. If the City discontinued its Christmas Allowance for 1996, the City would save $160,442, less any funding provided to the Christmas Cheer Board.

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To concur with City Council's January 31, 1996 decision, to maintain the City's share of Christmas Allowance for social assistance recipients, the Municipal Assistance By-law Section 4A must be amended to read:

"4A. CHRISTMAS ALLOWANCE

During the four week period prior to December 24th, the monthly cost of basic necessities for applicants and recipients shall be determined by adding to those amounts provided under The Municipal Assistance Regulation and Section 4 of this by-law, the following Christmas Allowances:

Family Size	Christmas Allowance
1	$ 6.80
2	$10.93
3	$15.06
4	$19.19
5	$23.32
6	$27.45
7	$31.58
8	$35.71
9	$39.84
10	$43.97
11	$48.10
12	$52.23".

The Committee on Planning and Community Services recommends:

I. That the Municipal Assistance By-law be amended to discontinue payment of Christmas Allowances to social assistance recipients.

II. That a 1996 Special Grant be provided, in an amount to be determined by City Council, to the Christmas Cheer Board to support their efforts to provide Christmas hampers for Winnipeg's disadvantaged.

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

Moved by Councillor Silva,
Adoption of the clause.

Moved by Councillor Vandal,
Seconded by Councillor Thomas,
BE IT RESOLVED that the clause be referred back in order to review the policy with the intent of restoring funding of Christmas allowance to previous levels.

The motion to refer with instructions was put.

Councillor Murray called for the yeas and nays, which were as follows:-

Yea: Councillors Lazarenko, Lubosch, Murray, Thomas, Vandal and Prystanski. 6

Nay: Councillors Clement, Golden, O'Shaughnessy, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Angus. 9

and the motion to refer with instructions was declared lost.

The motion for the adoption of the clause was put.

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Councillor Thomas called for the yeas and nays, which were as follows:-

Yea: Councillors Clement, Golden, O'Shaughnessy, Phillips, Silva, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson, Councillors Angus and Prystanski. 10

Nay: Councillors Lazarenko, Lubosch, Murray, Thomas and Vandal. 5

and the motion for the adoption of the clause was declared carried.

The Community Home Services and Community Services Worker Projects Extended Expansion File EH-2.1 (Vol. 9)

926 - 2. The Committee on Planning and Community Services has been advised that the Province of Manitoba agreed to fund a further expansion in 1996/97 of the Social Services Department's two employment projects: The Community Home Services C.H.S.P.) and Community Service Worker Projects (C.S.W.P.). In 1994 and 1995, the City was successful in involving the Province of Manitoba to match funding for the two projects.

The current agreement for 1995/96 expired on March 31, 1996. The Province has given notice that it wishes to extend the funding agreement for a third consecutive year, 1996/97 in the amount of $750,000. It is anticipated that the additional monies will provide employment for more than 400 participants on the two projects.

The two projects were evaluated by the Department of Family Services in 1994 and 1995. In a report released in October, 1995, it was found that the City of Winnipeg exceeded targets set out in the funding agreement.

As well, the study found that "C.H.S.P. and C.S.W.P., are very cost beneficial leading to cost recovery within 1.4 and 2.3 years, respectively." Given the cost effectiveness of the programs and the valuable work done for seniors it is expected that Manitoba will continue funding on a permanent basis.

The Committee on Planning and Community Services recommends that the Proper Officers of the City be authorized to do all things necessary to implement the extended expansion of the Community Home Services and Community Services Worker Projects in 1996/97, including the execution of all necessary documents.

Moved by Councillor Silva,
Adoption of the clause.

Carried.

Province of Manitoba - to construct 20 (2-3 bedroom) low-income social housing units in St. Vital File GG-2 (Vol. 23)

927 - 3. On June 19, 1996, Council ruled automatic referral of the following motion to the 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 the Province of Manitoba has recently sold 20 units of family size (2-3 bedroom) low-income social housing in the St. Vital Ward;

AND WHEREAS the dispersal of these properties have resulted in a low-cost housing need not being met in neighbourhoods outside the downtown area;

THEREFORE BE IT RESOLVED that City Council urge the Province of Manitoba to construct the same number of low-income social housing units in St. Vital as was recently sold.

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Inasmuch as discussions will be ongoing between the area Councillor and the Province of Manitoba, the Committee on Planning and Community Services recommends that Council grant an extension of time of 60 days to allow for consideration of the matter.

Adopted by consent.

Five Year Capital Program of Community Revitalization (1997 - 2002)
Files FC-1 (1997 - 2002) (Vol. 1) and EU-5 (Vol. 4)

928 - 4. The Committee on Planning and Community Services has been advised that on April 15, 1992, Council adopted Clause 1 of the Report from the Committee on Planning and Community Services dated March 9, 1992. Council adopted the revised Manitoba/Winnipeg Community Revitalization program guidelines and allocated $5,250,000.00 of the $40 million Provincial Government commitment for renewal of existing infrastructure under the renewed Urban Capital Projects Allocation for the period 1991 - 1996.

On July 2, 1996, the Committee on Planning and Community Services considered a report dated May 30, 1996 from the Commissioner of Planning and Community Services with respect to the Five Year Capital Program of Community Revitalization (1997 - 2002).

The final allocation of funds under Urban Capital Project Allocation II occurred through the 1996 Capital approval process. The information contained herein is provided in anticipation of negotiations for a third Urban Capital Project Allocation Agreement between the Province of Manitoba and the City of Winnipeg.

Any projects which were not included in the previous Five Year Capital Program and are included in the 1997 to 2002 Capital Program must be submitted with a separate report explaining why they are deemed necessary to be included in the Capital Program.

The Manitoba/Winnipeg Community Revitalization Program evolved from two prior community revitalization initiatives, the Neighbourhood Improvement Program (NIP:1974 - 1978), and the Community Incentive Program (CIP: 1979 - 1981). NIP and CIP were cost-shared 50% Federal, 25% Provincial and 25% City: The Federal Government discontinued funding for these initiatives in 1981. The following is the evolution of The Manitoba/Winnipeg Community Revitalization Program:

- With the withdrawal of Federal funds, City Council adopted the joint Provincial/City - Manitoba/Winnipeg Community Revitalization Program in December, 1985. Funding for M/WCRP would be included in the Five Year Urban Capital Projects Agreement (UCPA) being negotiated between Manitoba Urban Affairs and the City of Winnipeg.

- The City entered into the global 50-50 cost-shared (UCPA) agreement with the Province: M/WCRP funding decisions to be made annually during the capital budget process.

- The first five-year period of the M/WCRP ended in 1990. Neighbourhoods assisted:

  - Weston
  - Spence-Memorial
  - Burrows-Shaughnessy and Transcona Centre
  - Phase I funding only for Fort Rouge

- During the 1990 Capital Estimate Review Process, both the Commissioner of Planning and Community Services and the Deputy Minister of Urban Affairs instructed that the M/WCRP Program be evaluated by an independent evaluator.

- In July, 1990, City Council appointed the firm Clatworthy, Leskiw and Associates to evaluate the M/WCRP Program.

- In January, 1991, copies of the Evaluation Report were provided to the City and to the Province (Urban Affairs).

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- A Provincial/City working group made up of representatives from Manitoba Urban Affairs and the City's Community Programs Division was established to review the suggestions and recommendations of the Evaluation Report and to revise the Program guidelines.

- On July 4, 1991, the working group produced a Draft Revised M/WCRP Program which was forwarded to the Deputy Minister of Urban Affairs and the Commissioner of Planning and Community Services.

- In April, 1992, City Council approved the revised Manitoba/Winnipeg Community Revitalization Program and recommendations submitted by the Committee on Planning and Community Services, including "Block Funding M/WCRP out of UCPA" ($5,250,000 each - Province/City). Thus began a second five year commitment to M/WCRP.

- The second Five-Year period of M/WCRP funding commitment ended with the 1996 Capital. Neighbourhoods assisted:

    - Fort Rouge
    - Elmwood
    - East Norwood and Glenwood

- The City of Winnipeg has the most extensive history of any city in Canada in relationship to the delivery of revitalization programs and in developing the mechanisms necessary to accomplish these initiatives.

"The City's priority remains the maintenance and revitalization of existing neighbourhoods and facilities" (*Plan Winnipeg...Toward 2010*).

The Program

The 1990 Clatworthy Leskiw report on the evaluation of M/WCRP, characterizes M/WCRP as follows:

> "The central goal of the program is to assist with the revitalization of older neighbourhoods through the improvement of the overall quality of living conditions and attributes of the neighbourhood. The program's main features relate to the improvement and expansion of municipal services and community facilities and promoting and facilitating the active involvement of residents in the revitalization process.
>
> The program is designed to address the revitalization needs of older residential neighbourhoods which do not require extensive measures and resources to effect lasting change. It was intended to be applied in those older, residential areas where a more modest effort could be expected to overcome the need for more substantial public expenditures in the future.
>
> The M/WCRP program has generally been developed on a sound set of principles and includes several elements that are considered necessary for community revitalization. Although constrained by its physical renewal focus, the program has the ability to contribute in a significant way to improving and stabilizing older residential neighbourhoods."

The implementation of M/WCRP involves partnerships between local groups and organizations, civic departments, politicians, other levels of government and the private sector. The partnerships foster better understanding of Civic functions, promote community responsibility and participation and they demonstrate support for maintaining and enhancing neighbourhood stability. Through these partnerships, issues priorized by the community such as maintaining neighbourhood character, land use, image of key commercial areas, traffic, community facility needs, safety, adequate affordable housing and infrastructure degradation have all been addressed.

1,2,3 Plan Winnipeg 1D-05, 1D-07, 5A-03

Economic Impact:

The focus on partnerships has produced dramatic financial benefits as outlined on Schedule "A".

In neighbourhoods where implementation activity is complete (top 5 above):

. the M/WCRP budget totals $13,800,000,
. complementary funds total $18,716,778.

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In these areas M/WCRP sponsored projects generated additional investment of $1.35 for every M/WCRP dollar spent.

Funding:

The recommended 1997-2003 UCPA Program totals $6.875 million each from the City and Province: an average of $982,000 each per year, a slight increase from the UCPAII average of $875,000 each per year. The $6.875 Million will fully fund M/WCRP Programs in each of four neighbourhoods, Point Douglas, West End, St. Boniface Centre and Wolseley and will provide first phase funding for the Burrows Central neighbourhood. The recommended program also identifies the Luxton neighbourhood as a future M/WCRP Program, thus beginning the long term City capital budget planning process by inserting neighbourhoods in years 2003 and beyond. This is being done in an attempt to avoid the necessity of capital budget insertions to the Annual and Five-Year Capital Forecast at the time the Urban Capital Project Allocation is negotiated.

The Community Services Department's Five Year Capital Program, excluding the Computer Upgrade Component, was transferred from the previous Planning Department during the implementation of New Directions. The transferred Annual and Five-Year Capital Forecast provided funding to the Manitoba/Winnipeg Community Revitalization Programs during the term of Urban Capital Project Allocation II only (1991-1996).

On February 28, 1996, Council adopted stringent guidelines which capped borrowing at $61 million per year for 1997-2002. The resulting reduction has been allocated by prorating the reduction to all departments having tax-supported debt. The Five-Year Capital Forecast for Community Services for the years 1997-2001 (used to prorate the Capital reduction) do not provide funding for the continuation of the cost-shared Manitoba/Winnipeg Community Revitalization Program. Consequently, additional capital is required by Community Services for the continuation of M/WCRP.

Scheduling:

The recommended scheduling of neighbourhoods for capital budget approval takes advantage of opportunities to enhance upon the work of complementary programs:

<u>Point Douglas</u>
programming can compliment government and community efforts including Main Street Revitalization (WDA), Neighbourhood Resource Centre (WDA/Lord Selkirk Park), Riverbank Development (WDA), Downtown Revitalization (WDA), Neighbourhood Mainstreets Streetscaping (Capital) and so forth to maximize the benefits derived from all programs.

<u>West End</u>
programming is intended to build upon the thrust of the Neighbourhood Resource Centre (WDA) in the Spence Neighbourhood by providing additional resourcing to the neighbourhoods immediately adjacent and West of Spence.

<u>St. Boniface Centre</u>
will build upon anticipated M/WCRP successes in Glenwood and East Norwood by extending programming into the heart of Old St. Boniface; the program will compliment other efforts currently underway, such as: Destination St. Boniface (W.D.A. Tourism: Cultural Development), new Community Economic Development Office and Riverbank Development (W.D.A.). M/WCRP will seek out complementary initiatives to provide the highest level of support of this French language community.

<u>Wolseley</u>
is scheduled to build upon the anticipated successes in the West End, including Business Improvement Zones, West End M/WCRP, Neighbourhood Resource Centre (Spence).

Future Neighbourhoods:

Existing conditions within the neighbourhoods of Point Douglas, West End, St. Boniface Centre, Wolseley, Burrows Central and Luxton indicate that they meet the eligibility criteria for designation as community revitalization neighbourhoods eligible for funding under the Manitoba/Winnipeg Community Revitalization Program. The M/WCRP guidelines specify:

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"Criteria for Designation:

Eligibility criteria for the selection of areas to receive M/WCRP funding could include but would not be restricted to the following:

1. should meet Plan Winnipeg's characteristics for older residential neighbourhoods;

2. has been experiencing population loss along with loss in the number of households;

3. is at least 50 percent residential;

4. is comprised predominantly of low and moderate income families;

5. contains high-needs groups experiencing economic and social problems;

6. contains a high proportion of housing stock built prior to 1950, significant amounts of which are in poor condition;

7. where there is a deterioration or deficiency in municipal services;

8. where there is a deterioration or deficiency in public community and recreational services/centres;

9. the area will remain stable in terms of residential land use and density."

On July 2, 1996, the Committee on Planning and Community Services considered a report from the Commissioner of Planning and Community Services dated May 30, 1996 and approved the following amendment which has affected the recommendations as outlined below:

- That the following be added as Recommendation II. "That Administration from the Neighbourhood Programs Division, Community Services Department, consult with each area Councillor prior to determining the boundaries of neighbourhoods designated as community revitalization neighbourhoods eligible for funding under the Manitoba/Winnipeg Community Revitalization Program", and that the remaining recommendations be renumbered.

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

I. That the City/Provincial commitment to Community Revitalization be extended into Urban Capital Project Allocation III (1997-2003).

II. That Administration from the Neighbourhood Programs Division, Community Services Department, consult with each area Councillor prior to determining the boundaries of neighbourhoods designated as community revitalization neighbourhoods eligible for funding under the Manitoba/Winnipeg Community Revitalization Program.

III. That the neighbourhoods as outlined on Schedule "B", be included for funding in the Capital Program of Community Revitalization for the years 1997 to 2002, and that the City of Winnipeg enter into negotiations with the Province of Manitoba for cost-shared funding for these projects under the third Urban Capital Project Allocation (UCPAIII).

IV. That a Provincial - City working group made up of representatives of Manitoba Urban Affairs and the City's Community Services Department be established to review Manitoba/Winnipeg Community Revitalization Program (M/WCRP) implementation using Continuous Improvement principles and to formulate proposed revisions to the M/WCRP guidelines to strengthen delivery, for consideration by the Province of Manitoba and the City of Winnipeg.

V. That additional Capital funding sufficient to cover the city share of the proposed capital program be allocated to the Community Services Department.

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VI. 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. 945 for attachments)

Work Plan to Administer Winnipeg Development Agreement Program 11 - Downtown Revitalization
File FR-3.2 (PA - 11) (Vol. 1)

929 - 5. The Committee on Planning and Community Services has been advised that the CentrePlan Committee has endorsed the Work Plan, as outlined on Schedule "A", and has requested that it be submitted for approval of Council.

On March 10, 1995, the Winnipeg Development Agreement was established between the Government of Canada, the Government of Manitoba and the City of Winnipeg. The Agreement included Program 11 - Downtown Revitalization which would be used to implement specific recommendation generated by the CentrePlan process with funds intended to be used as a catalyst to bring specific Downtown programs and projects on line more quickly or broaden their focus within the Downtown.

On August 4, 1995, a Program Authorization was approved for Program 11. The Program Authorization established that funding allocations will be made in conformity with annual Action Plans developed by CentrePlan Committee and approved by Council.

On May 31, 1996, the CentrePlan Committee endorsed criteria and procedures for Program 11 that are reflected in the Work Plan.

The Work Plan describes the eligibility criteria for funding under this program, the scope of work which could be funded and the process for assessing applications and making recommendations to City Council.

On July 2, 1996, the Committee on Planning and Community Services considered a report from the Commissioner of Planning and Community Services dated June 20, 1996 and approved the following amendment which has affected the recommendations set out in Schedule "A, as outlined below:

- That item 8 B. Program Support, contained in the Work Plan for Program Authorization 11 - Downtown Revitalization be amended by removing the word "external" so it reads "Provision of professional and technical resources to ensure effective project completion" and that the reference to "Volunteer" under "CentrePlan Committee" be deleted and amalgamated with the reworded reference to "Provision of professional and technical resources to ensure effective project completion".

The Committee on Planning and Community Services recommends:

I. That Council approve the Work Plan, as amended, to administer Winnipeg Development Agreement Program 11 - Downtown Revitalization, as outlined in 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. 946 for attachment)

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The City of Winnipeg Zoning By-law No. 6400/94 - Amendments of minor nature - Errors and Omissions
File DAZ 209/94 (Vol. 2)

930 - 6. On January 26, 1995, Council passed Zoning By-law No. 6400/94, which came into effect on February 1, 1995.

Since its inception a number of errors and omissions have been discovered as the by-law has been put to practical use.

The proposed amending by-law as outlined on Schedule "A", contains corrections to both the text and maps, to reflect the intent of the Committee on Planning and Community Services and Council in passing Zoning By-law No. 6400/94. The proposed corrections will not prejudice the public or any interested parties and therefore require no public notice or public hearing.

The corrections are summarized as follows:

1. Rules regarding "Offences and Penalties" and "Non-conformities" were inadvertently excluded from Part I. These rules are derived from the City of Winnipeg Act and are applicable whether or not contained within the text of the zoning by-law, however, for ease of administration they should be included in the text of By-law No. 6400/94.

2. Clause 160(7) incorrectly stated the X-rated store By-law No. as 6087/94, instead of 6087/93.

3. The words non-illuminated were inadvertently left out of Sub-Clause 310(1)(g) relating to permitted signs for a home occupation.

The following typing errors are to be corrected:

4. a) Table 520(1) - change "ft." to "sq. ft." for the Min. Lot Area column.

   b) Table 620(1) - add periods after abbreviations "max" and "cov".

   c) Sub-clause 621(1) and (3) - add the word respectively after "100 feet".

   d) Table 621(4)(a) - add (ft.) in each column.

   e) Sub-clause 624(1)(f) - change upper case letters to lower case.

   f) Clause 624(3) - add sub-clause (o) open porch, balcony and steps projecting 5 feet or less.

   g) Table 630(1) - replace (yd.) with (ft.) under Front Yard.

   h) Table 631(4)(a) - add (ft.) to each column.

   i) Sub-clause 648(1)(e) - add a space between "Awning" & "extending".

   j) Sub-clause 648(1)(k) - add a space between "balconies" & "to".

   k) Table 710(1) - delete the "1" under Drive Through facility and under fuel sales in the CR District and add the words "Draperies, blinds and shades" to the custom upholstering column.

   l) Table 720(1), and Clause 721(2) change "C1-5" to "C1.5".

   m) Clause 722(1) change the "PART ON PARKING" to "PART ELEVEN, PARKING".

   n) Sub-clause 725(3)(c) and (5)(c) change (50) feet to (50) square feet.

   o) Table 810(1) change "MP1" and "MP2" to "MP-1" and "MP-2".

   p) Table 810(1) change " - " to "P" in the M1/M1B District for "automobile...sales..."

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q) Sub-clause 826(3)(c), (4)(c), and (5)(c) - change (50) feet to (50) square feet.

r) Sub-clause 826(5)(k) - is deleted.

s) Table 910(1) - add the heading BP to the blank column.

t) Sub-clause 920(i)(ii) - change “real” to “rear” and change (i) to (a) and (ii) to (b).

u) Sub-clause 1130(2)(a) - add “or wall” after fence.

v) Sub-clause 1140(1)(a) - add “or” after the semi-colon in (i) and (ii).

w) Clause 1145(1) - add “and all bulk regulations are complied with” after (6), and change “vehicles and trucks” to “vehicles and one (1) truck” in (a).

x) Section 1200 - insert a space between “canopy” and “means” in definitions.

y) Table 1300(2) - add “, structures” after buildings under Nairn Avenue.

z) Section A00(1) - change “RR2" to “RR-2", “R!-6" to “R1-6" and “Building” to “building”.

5. The map for B/L 6348/94 for special alignment on Warde Avenue was missed and should be added at the end of part XIII.

6. Incorrect zoning designations appear on maps 35, 65 and 114 and are replaced with maps bearing the same numbers 35, 65 and 114 with the corrected designations as outlined on Schedule “A”.

The Committee on Planning and Community Services recommends:

I. That the above corrections and omissions be incorporated into the text and maps of Zoning By-law No. 6400/94.

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

Copy of attachment referred to in the above clause is on file in the office of the City Clerk.

Adopted by consent.

Proposed Subdivision and Rezoning - land located on the Northeast corner of Furby Street and Cornish Avenue (25 Furby Street) - City Centre Community
File DASZ 6/96 (c/r DAV 139/96D)

931 - 7. The Committee on Planning and Community Services has been advised that an application has been received from the City of Winnipeg, Land and Development Services Department (Land Surveys Branch), Attention: Mr. Steve Bossenmaier, 2nd Floor-65 Garry Street, Winnipeg, Manitoba, R3C 4K4, 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 "R2-T" Transitional District to a "PR1" Parks and Recreation District to permit the establishment of park/tot lot area.

Related Applications: DAV 139/96D

The following is the present Site Description:

Existing Land Use and Zoning: The site is currently developed with a five storey multiple unit structure and is zoned "R2-T" Transitional District.

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The following is the Surrounding Land Use and Zoning:

North, East,
West, South: Residential uses zoned "R2-T" Transitional District.

The applicant, the City of Winnipeg, is proposing to subdivide and rezone a parcel of land in the West Broadway neighbourhood at the northeast corner of Cornish and Furby which was the subject of a land exchange agreement between the City and the Manitoba Housing and Renewal Corporation (MHRC) in 1985. The exchange and rationalization of zoning categories was not fully executed at the time. The City transferred lands at the north end of the site to MHRC, and was to receive lands at the south end in exchange. The purpose of this application is to finalize these details, and bring the legal matters to a full conclusion.

The proposed subdivision involves the consolidation of lands currently occupied by a five storey MHRC structure on five lots to one lot, and the consolidation of the parcel to be transferred to the City of Winnipeg from parts of three lots to one lot. The result will be two lots. The MHRC lot will measure approximately 73.731m (241.9 ft) by 45.47m (149.2 ft); the City of Winnipeg Public Reserve lot will measure approximately 10.668m (35 ft) by 45.93m (150.7 ft).

The related rezoning recognizes the use of the parcel to be transferred to the City noted as Public Reserve on the attached Schedule "A" as a "tot lot". It would be rezoned from its current "R2-T" Transitional District designation to a "PR1" Parks and Recreation District category. This portion of the lands is currently developed as a green space area and is to be developed as a passive and active park. Proposed Lot 1 (MHRC lands) is to remain "R2-T" Transitional District.

A related variance is being processed concurrently to reflect existing yards and a balcony projection.

The subject proposal recognizes and confirms a land exchange and housing development that was initiated over ten years ago. The current application will rationalize and finalize the previous transaction, allow for further development of park space and enhance tot lot activities in the West Broadway neighbourhood.

The Land Surveys Branch, Winnipeg Hydro, Parks and Recreation Department, Canada Post, Manitoba Telephone System, and the Streets and Transportation Department have no objections or concerns with the proposed subdivision and rezoning.

The Community Planning Division recommends that the proposal be approved.

A Public Hearing was held before the City Centre Community Committee on May 14, 1996.

No persons appeared in support or in opposition to the proposed application.

The City Centre Community Committee recommended that:

1. The subject proposal recognizes and confirms a land exchange and housing development that was initiated over ten years ago.

2. The application will rationalize and finalize the previous transaction, allow for further development of park space and enhance tot lot activities in the West Broadway neighbourhood.

3. The Land Surveys Branch, Winnipeg Hydro, Parks and Recreation, Canada Post, Manitoba Telephone System and Streets and Transportation have no objections or concerns with the proposed subdivision and rezoning.

4. The proposed subdivision and rezoning be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

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

I. That the plan of subdivision proposed under File DASZ 6/96 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 6/96, dated April 29, 1996, for registration in the Winnipeg Land Titles Office.

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II. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 6/96, dated April 29, 1996, to a "PR1" Parks and Recreation District.

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

IV. 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.

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

VI. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

VII. That the City Solicitor be requested to 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. 947 for attachment)

Proposed Subdivision and Rezoning - land located North side of Reenders Drive, between Panet Road and Lagimodiere Boulevard - East Kildonan-Transcona Community File DASZ 8/96

932 - 8. The Committee on Planning and Community Services has been advised that an application has been received from Wilson and Neal Land Surveyors, 102 - 720 Broadway Ave., Wpg., for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning the southerly part of the subject lands from an “RM-7" Multiple-Family District to a “C3-1" Commercial District and to re-subdivide the lands to create two (2) lots to allow for future commercial development.

The following is the present Site Description:

Site Area:	Proposed Lot 1	5.302 ha (13.1188 ac)
	Proposed Lot 2	2.59158 ha (6.4037 ac)
Existing Land Use and Zoning:	South 65.5 metres (215.0 feet) approximately, zoned "Rm-7", Remainder of lands zoned "C3-1". All lands are presently vacant.	

The following is the Surrounding Land Use and Zoning:

North: Automobile service station zoned "C3-1" Commercial District.

East: Vacant lands on the east side of Lagimodiere Boulevard, zoned "A5" Agricultural District.

West: Residential apartment buildings zoned "RM-3" and "RM-4" on the west side of Panet Road.

South: Kildonan Crossing Shopping Centre on the south side of Reenders Drive, zoned "C2" Commercial District.

The subject lands have recently been assembled by Revelstoke Home Centres Ltd. As part of the assembly, the developer has agreed to purchase Almey Avenue between Lagimodiere Boulevard and Panet Road. Almey Avenue in this location has been legally closed. Revelstoke Home Centres Ltd. has received approval of variances to permit them to develop a Home Improvement Store, Garden Centre and lumber storage area on proposed Lot 1 from Lagimodiere Boulevard. The developer, as part of an agreement with the City of Winnipeg, intends to construct a storm water retention pond north of the subject lands, and also to upgrade and widen Panet Road, including a financial contribution to new traffic signals at Munroe Avenue.

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The developer is proposing to consolidate lands within proposed Lot 2 and to zone the lands "C3-1" Commercial in order to provide an additional commercial development site. The developer does not presently have a specific use (or uses) for the site.

The proposal to re-subdivide the land has been reviewed by the Administrative Coordinating Group and no objections were noted. The ACG has recommended however that the applicant be required to enter into a subdivision agreement with the City to ensure that access to both Lots 1 and 2 is available from all private approaches, and that a cross access agreement be registered against the two (2) titles. A widening of Panet Road has been provided for int he new subdivision plan. Since the "RM-7" land was previously zoned "C3-1", it is recommended that dedication in lieu of land for recreation purposes not be required in this case.

The community Planning Division considers that in principle the proposal to rezone the "RM-7" lands to "C3-1" Commercial is appropriate and compatible with uses and zoning in the area. The Community Planning Division recommends however that the applicant be required to enter into a Zoning Agreement with the City affecting proposed Lot 2 to take into account a number of potential development incompatibilities as indicated below.

Land use

The lands to the south of the subject Lot 2 on the south side of Reenders Drive are zoned "C2" Commercial, and lands to the west are developed with apartments area are zoned high-density residential. It is recommended that a number of uses presently permitted within the "C3-1" zoning proposed on Lot 2 but which are not allowed within the "C2" Commercial District be prohibited. These uses are related to truck trailer and similar heavy duty vehicles uses and are specifically identified under the recommendation section of this report.

It is similarly recommended a number of uses should be allowed only as a conditional use on proposed Lot 2. These again relate primarily to automotive uses and includes automotive repair, sales, servicing and washing. The specific uses are also set out under the recommendations section of this report.

Free-Standing signs

Within the adjacent "C2" zoning to the south, free-standing identification signs are limited to 35.0 feet in height. It is recommended that free-standing identification signs on proposed Lot 2 be also limited to 35.0 feet height instead of 45.0 as permitted in the "C3-1" Commercial District.

It is recommended that advertising signs (billboards) be prohibited on the lands. Proposed Lot 2 is located at a very busy intersection, and which because of intended commercial re-development will undoubtedly include significant identification signage on the site itself.

Mobile signs, etc.

Mobile and other similar temporary signs are prohibited on the Kildonan Crossing Shopping Centre lands to the south. As one condition of a variance approval, mobile and similar temporary signs, banners and streamers are prohibited from the Revy Centre site on proposed Lot 2 of the subject application.

The Community Planning Division recommends that consistent with the above-noted restrictions that mobile signs, A-boards and other similar signs and attention getting devices be prohibited on proposed Lot 2 of the subject application.

Plan approval

It is recommended that development on proposed Lot 2 be subject to approval by the East Kildonan-Transcona Community Committee with regard to such issues as site layout, parking lot/loading area location and drainage, type of building materials, fencing, landscaping, and exterior lighting. It is recommended that he approval process be implemented by the requirement for plans to be approved as a schedule under the Zoning Agreement for proposed Lot 2.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on June 11, 1996.

Two persons appeared in support of the application. No one appeared in opposition to the proposed application.

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The East Kildonan-Transcona Community Committee recommended that:

1. The plan of subdivision is consistent with development in the area.

2. The land use is consistent with the development in the South and East.

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 8/96 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 8/96, dated May 28, 1996, for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into a Subdivision Agreement with the City of Winnipeg to provide for a cross access agreement to the satisfaction of the Commissioner of Works and Operations providing for an access as follows:

      1) over proposed Lot 1 in favour of proposed Lot 2;

      2) over proposed Lot 2 in favour of proposed Lot 1.

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

III. That the Zoning By-law 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 8/96, dated May 28, 1996, to a "C3-1" Commercial District, subject to the following:

   A. That the Developer be required to enter into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the presently existing “RM-7" lands (Proposed “C3-1") and to contiguous land owned by the applicant, being all the “C3-1" lands located within the limits of proposed Lot 2 to provide for the following:

      1) That the following uses shall be prohibited:

         - automobile, including motorcycle: Cleaning;
         - fuel sales, key-lock station;
         - truck, trailer, recreational vehicle or bus: Rental, Sales;
         - truck, trailer, recreational vehicle or bus: Washing.

      2) That the following uses shall only be permitted as a conditional use:

         - automobile, including motorcycle: Repair, Service, installation of supplies/parts;
         - automobile washing: Drive-through or self-service;
         - motors or machines, recreational or utility, including power toboggans, outboard motors, lawn mowers: Rental, Sales, Service.

      3) That the maximum height of free-standing signs shall be 35.0 feet above grade.

      4) Advertising signs/billboards shall not be permitted.

      5) Mobile signs, A-boards, banner signs, streamers, and similar kinds of temporary signs or attention getting devises shall not be permitted upon the lands or upon any building or structure thereon.

      6) That no buildings, structures or works shall be erected or located 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 buildings, the type and colour of all exterior materials, the location and design of accessory parking areas, private approaches, driveways, fencing, garbage enclosures, exterior lighting, free-standing signs, and landscaping are submitted to and approved by the East Kildonan-Transcona Community Committee, and thereafter

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identified by the signature of the Commissioner of Planning and Community Services under the designations as Schedule "A" to Zoning Agreement DASZ 8/96, and no buildings, structures or works shall be constructed or placed on the land except in accordance with Schedule "A" to the Agreement.

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

V. That cash dedication in lieu of land for open space recreational purposes not be payable or collected in this case.

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

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 when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office against proposed Lot 2.

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

IX. 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.

X. That the City Solicitor 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. 948 for attachment)

Proposed Subdivision and Rezoning - land located southwest corner of Bishop Grandin Boulevard and St. Anne's Road - Riel Community File DASZ 10/96

933 - 9. The Committee on Planning and Community Services has been advised that an application has been received from Calyndar Management 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 "C2" Commercial District to permit the establishment of a bowling centre.

The following is the present Site Description:

Site Area: Approximately 1 acre± overall

Existing Land Use & Zoning: Currently zoned "R1-5" Single-Family and vacant

The following is the Surrounding Land Use and Zoning:

North: Bishop Grandin Boulevard

East: East side of St. Anne's Road is occupied by a multiple-family complex zoned "RM-L"

West: Developed single-family subdivision (zoned "R1-5")

South: Occupied with a church (zoned "R1-5")

The applicant proposes to construct a 16 lane bowling facility on the site. The proposed building will encompass an area 12,000 square feet in size and will be one-storey in height. An estimated 90± parking stalls are to be provided. Access is limited to Sterling Avenue.

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The subject property is situated at the southwest corner of St. Anne's Road and Bishop Grandin Boulevard. It was once the site of Lavalee School but has for many years been vacant and zoned "R1-5" for single-family development.

The area to the west along Sterling Street is an established residential area and the adjacent properties to the south are currently occupied by a church and school. The City of Winnipeg, the former owner of this parcel, as a condition of sale, has removed a portion of the original overall block at the northeast corner for future street requirements. Hence the reason for a subdivision and rezoning application in this particular instance.

The applicant who currently operates a bowling alley on Fermor Avenue wishes to rezone the subject property in order to facilitate development of a new 16 lane bowling facility. The preliminary plans submitted indicate that the proposed building has an overall floor area of 12,000 square feet and is to be sited on the west half of the property. Because of future street construction and proximity of the site to the Bishop Grandin intersection, access to the site will have to be restricted to Sterling Avenue.

In the last several weeks, the applicant and the Community Planning Division have discussed the proposal with several neighbouring residents and the local school in an effort to identify the major issues associated with commercial development of the subject site. The property owner lying immediately adjacent to the west appears supportive of the proposal if:

1) the proposed structure is sited no closer than 20 feet to 25 feet from his east property line; and,

2) that there is some assurance from the owner that the intervening buffer area between the building and his property line will be properly lighted and monitored in order to avoid the possibility of its becoming a gathering place for neighbourhood children.

There is further concern amongst the neighbourhood that the proposed use will result in increased traffic throughout the residential area. That is, in our view, unlikely to happen except in instances where people from the neighbourhood are using the facility. However, in acknowledgement of the aforementioned concern it is recommended that directional signs both on and off the site redirect exiting traffic east towards St. Anne's Road.

In the accompanying Zoning Agreement, the Community Planning Division is recommending that final site plans indicating, amongst other things, the location of the building and approaches be subject to approval by the Commissioner of Planning and Community Services and the Riel Community Committee prior to the issuance of any building permits. Additionally all uses which are deemed, in our view, to be inappropriate commercial uses at the subject location have been deleted from the permitted use list.

A Public Hearing was held before the Riel Community Committee on June 10, 1996.

Thirteen persons appeared in support of the application.

Four person appeared in opposition to the proposed application and three persons appeared for information purposes.

The Riel Community Committee recommended that:

1. This proposal represents a properly planned development and will be a benefit to the community.

2. Inasmuch as this Developer has a very good track record, the Riel Community Committee believes the Developer will take the necessary measures to protect its investment, which is in excess of $1,000,000.00, and operate an honest and honourable business, which will not adversely affect the surrounding area.

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

I. That the plan of subdivision proposed under File DASZ 10/96 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 10/96, dated June 4, 1996, for registration in the Winnipeg Land Titles Office.

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

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III. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 10/96, dated June 4, 1996, to a "C2" Commercial District, subject to the following:

A. That the Developer be required to enter into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to provide for the following:

1) That only the following uses be permitted on the subject land,

a) bank, credit union or similar financial service;
b) bowling alley;
c) church, synagogue or similar place of religious worship;
d) dwelling, multiple-family; (subject to conditional use approval)
e) library;
f) office.

2) That the Developer install landscaping along the perimeter of the property between the parking stalls and St. Anne's Road and Bishop Grandin Boulevard, as well as in the rear and side yards where no parking stalls are proposed.

3) That final construction plans indicating the design and location of the proposed building(s) including elevations and details of exterior finishing materials, accessory parking and loading areas, garbage enclosures, fencing, landscaping, air conditioning units, lighting and signage be subject to the approval of the Commissioner of Planning and Community Services and the Riel Community Committee prior to the issuance of a building permit.

4) That mobile advertising signs be prohibited except for a period of 14 days upon issuance of a new occupancy permit.

5) That directional signage be erected both on and off the site to redirect exiting traffic east towards St. Anne's Road.

IV. That a 10 percent 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, if applicable.

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

VI. 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.

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

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

IX. 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.

X. That the City Solicitor 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. 949 for attachment)

Report of the Committee on Planning and Community Services dated July 2, 1996

**Proposed Rezoning - 225/229 Watt Street -
East Kildonan-Transcona Community
File DAZ 229/95 (c/r DAZ 207/95 &
DAV 919/95D)**

934 - 10. The Committee on Planning and Community Services has been advised that an application has been received from G.E.M. Holdings Ltd., 229 Watt Street, Winnipeg, to amend By-law No. 6400/94 by rezoning the land shown below from a "C1" Commercial District and a "R1-2.5" Single-Family District to a "C2" Commercial or "M1" Light Industrial District, as may be determined by Council, to permit the establishment of a parking area and wider range of uses in the existing building.

Related Files: DAV 919/95D

The following is the present Site Description:

Site Area: 861.9 m^2 (9,278.5 square feet)

Existing Land
Use and Zoning: Lots 61, 62, 63: "C1" Commercial; Lot 60: "R1-2.5" Single-Family Residential

The following is the Surrounding Land Use and Zoning:

North: apartment and single-family dwellings on south side Martin Avenue; zoned "RM-1" and "R1-2.5" Residential

East: single-family dwellings; zoned "R1-2.5" Residential

West: Watt Street

South: industrial building; zoned "M1" Industrial

The following is the Development Description:

Lots 61, 62, 63: existing one-storey (three unit) commercial building; Lot 60: vacant.

The subject property consists of four (4) registered lots, including a three-unit, one-storey commercial building having frontage on Watt Street, and a vacant lot at the rear (east) which is proposed to be developed for accessory parking. Prior to the year 1986, all the lots were zoned "M1" Light Industrial. The zoning was not consistent with Plan Winnipeg, which identifies the area in which the lots are located as being a "neighbourhood" rather than an "industrial" area. In 1986, in conjunction with the review of all zoning in the East Kildonan-Transcona area and the adoption of the (then) new Zoning By-law 4440/86, the subject property was rezoned to "C1" on the Watt Street frontage and "R1-2.5" at the rear to reflect the existing land uses and to be consistent with Plan Winnipeg.

In February, 1995, the owner (Mr. Gagnon) contacted the City of Winnipeg Community Planning office to discuss applications necessary to permit a proposed 2,500 square foot area restaurant to be located in his building. It was suggested that Mr. Gagnon make application to rezone all his lands to a "C1.5" Commercial District. A conditional use application was also needed to permit a restaurant over 2,500 square feet in the building. A variance was required to permit parking, on the residential site at the rear, with deficient yards to parking stalls and insufficient parking on the site. The Community Planning Division agreed to support all three (3) applications, and the area planner assisted in the design of the parking lot layout, and offered to support a "use variance" to permit interim parking on the residential lot to expedite the establishment of the restaurant.

Mr. Gagnon was also advised at that time that the Community Planning Division would not support rezoning to "M1" Industrial, and that a "C1.5" zoning would allow his own existing contracting office to be classed as a permitted use (as if it were already approved as a conditional use). A "Contractor's office" is a conditional use in the "C1.5" District. Mr. Gagnon was also advised that further expansion of a contractor's office use in his building would be simplified by a "C1.5" zoning (i.e., still needing approval but through a conditional use application rather than a five-year limit use variance as necessary under a "C1" zoning.

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Mr. Gagnon subsequently made a rezoning application to "C1.5" - (DAZ 207/95) and a variance application (DAV 130/95D) for the parking lot on March 2, 1995. Mr. Gagnon advised the Planner that the proposed restaurant would not proceed and, therefore, no conditional use application was made. Both applications were fully supported by the Community Planning Division. A public hearing was scheduled for April 11, 1995, at the East Kildonan-Transcona Community Committee.

At the East Kildonan-Transcona Community Committee public hearing on April 11, 1995, Mr. Gagnon stated that he wanted his land to be rezoned "M1" Industrial, not "C1.5" Commercial. When advised by the Chairperson that the application would need to be re-advertised, Mr. Gagnon agreed to have the application dealt with as submitted. The East Kildonan-Transcona Community Committee approved the applications without further objection from Mr. Gagnon.

Mr. Gagnon subsequently appeared before the Planning Appeal Committee to object to a condition attached to approval of the variance. At the same time, Mr. Gagnon also requested that, since the lands were zoned industrial, prior to 1986, the "M1" Industrial zoning should be reinstated.

Mr. Gagnon has not undertaken the conditions necessary to bring the "C1.5" zoning under file DAZ 207/95 into effect and the land is still zoned "C1" and "R1-2.5."

The subject application (DAV 229/95) has been made by Mr. Gagnon to change the "C1" and "R1-2.5" zoning to either "C2" or "M1" (as may be determined by Council). Mr. Gagnon has requested the "M1" Industrial zoning. The Community Planning Division has advised Mr. Gagnon that it cannot support this proposal as it would be inconsistent with Plan Winnipeg, as outlined on Schedule “B”, and would permit a range of industrial uses and outside storage which would be incompatible with neighbouring residential uses and the character of Watt Street. The Community Planning Division has advised Mr. Gagnon that it will support a rezoning to "C2" Commercial District in conjunction with a zoning agreement restricting uses to those contained in the "C1.5" use table plus "Contractor's Establishment," in order that Mr. Gagnon's own contractor's office can be expanded without any further conditional use approvals. Since the lands were previously zoned "M1," the Community Planning Division also recommends that no cash dedication in lieu of land for parks and open space be collected in this instance.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on April 16, 1996.

One person appeared in support of the application. No one appeared in opposition to the proposed application.

The East Kildonan-Transcona Community Committee recommended that:

1. In recognition of the original zoning that was permitted on the site and in general concurrence with the adjacent properties in the area.

2. The proposed rezoning be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

On July 2, 1996, the Committee on Planning and Community Services considered the proposed rezoning application under file DAZ 229/95 and additional information from the Solicitor, Legal Services dated May 22, 1996 and a communication from the Manager of Community Planning, dated June 18, 1996, as outlined on Schedule “C”, and has determined the following:

- That the subject land, under File DAZ 229/95, be rezoned to a "M1" Light Industrial District, as it complies with Plan Winnipeg, for this application only.

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

I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 229/95, dated March 27, 1996, to a "M1" Light Industrial District, subject to the following:

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

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1) that the following uses not be permitted on the land: Animal Pound, Animal Training; Kennel; Beer Sales; Brewery Distillery; Cabaret; Cemetery; Cocktail Lounge; Crematorium; Dating and Escort Service; Exterminator; Fish Packing and processing; Food products and processing; Fuel Sales and Kiosk; Fuel Sales and Key-lock Station; Hotel, including Motel, limited to guest rooms; Hotel, including a beverage room or any conditional use; Parking Structure, non-accessory; Pawnshop; Poultry Hatchery; Restaurant, Drive-in; Restaurant, Drive-through; and a Terminal for Taxi, or similar service.

II. That the rezoning by-law shall not come into force and effect until the registration in the Winnipeg Land Titles Office of a new plan of subdivision consolidating all of Lots 60 to 63 inclusive, Block 9, Plan 847, into one (1) lot.

III. That a cash payment in lieu of land for dedication not be assessed or collected.

IV. 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.

V. That the City Solicitor be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

VI. That the rezoning by-law shall become effective 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.

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

VIII. That the City Solicitor 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. 950 for attachments)

Proposed Rezoning - 2300 McPhillips Street - Lord Selkirk-West Kildonan Community
File DAZ 232/95 (c/r DAV 126/96D, DCU 46/96D and DAPS 15/95)

935 - 11. The Committee on Planning and Community Services has been advised that an application has been received from Seven Oaks Hospital to amend By-law No. 6400/94 by rezoning the land shown below from an "R1-20" Single-Family District to a "C2" Commercial District to permit the establishment of a bank and other future commercial development.

Related Files: DAV 126/96D, DCU 46/96D, DAPS 15/95

The following is the present Site Description:

Site Area: The subject property lies at the northwest corner of McPhillips Street and Leila Avenue. It lies immediately adjacent to the Seven Oaks Hospital.

Existing Land Use and Zoning: The subject area is currently zoned "R1-20" Single-Family District and occupied with a parking area accessory to the Seven Oaks Hospital.

The following is the Surrounding Land Use and Zoning:

West: Properties immediately adjacent to the west are occupied by the Hospital and The Wellness Institute. They are zoned "R1-20" Single-Family District.

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North: Properties are occupied by commercial businesses and zoned "C1" or "C2" Commercial.

East: Zoned "C4" Commercial for an existing mall complex.

South: Zoned "C2" Commercial for a range of existing commercial businesses.

The applicants propose to subdivide the property into two (2) separate parcels. The smaller parcel (1 acre) is to be occupied by the C.I.B.C. Banking Corporation. The northern most parcel (2 acres) will be utilized for a combination of hospital related businesses and possibly a free-standing restaurant.

The owners of the subject property, the Seven Oaks Hospital are proposing that the land in question - which is currently used for employee and visitor parking - be rezoned and developed for commercial purposes. A potential lessee, the C.I.B.C. Bank is interested in establishing an outlet on the most southerly portion of the land in question. They wish to lease what is described in the accompanying map, "Parcel A" and construct a 6,200 square feet building. They are also proposing to establish 40 parking stalls with access to the parking area being via both an existing drive-way connected to Leila Avenue and a proposed approach to McPhillips Street. It should be noted that the bank will also have a drive-through component along the north side of the building. Parcel B which is comprised of the remaining 2 acres of the site will in all likelihood be occupied with a combination of hospital related businesses (i.e., pharmacy, clinic, etc.) and one or more free-standing restaurants. However, that is a future development area and there are at this time no specific tenants identified. It is proposed that Parcel B will likewise be accessed via proposed approaches off of Court Avenue and McPhillips Street and an existing drive-way connecting Court Avenue with Leila Avenue.

The hospital has indicated that their primary reason for marketing the subject property has to do with raising revenue to support the new Hospital's Special Projects. Government cut-backs has forced the hospital to evaluate and consider alternative sources of revenue - which in their case translates into the leasing of a portion of their land.

The Community Planning Division regards the subject site as an appropriate location for commercial development. The land in question is adjacent to a major intersection and the proposed zoning category is consistent with existing zoning along most of McPhillips Street. Parcel A is certainly large enough to accommodate a bank and drive-through component and meet the necessary parking requirement. In the zoning agreement which will be attached to this application the Planning Division intends to recommend that final site and landscaping plans be subject to City approval prior to the issuance of building permits. That will ensure that an adequate level of landscaping is provided for and maintained at what is highly visible corner at a major intersection. Specifics with respect to the lay-out and design of Parcel B will also be subject to City approval if and when that portion of the site is developed.

In preliminary discussion with the Hospital sometime ago, this Department had concerns related to the potential loss of hospital parking and the impact that potential loss would have on the hospital itself. As indicated in the accompanying maps, the hospital has been able to replace the lost parking zone with new parking areas at the rear and front of the hospital. This Department is therefore satisfied that new and existing parking areas on hospital grounds should more than adequately meet their long term needs.

It should be noted that some uses permitted under the "C2" Commercial category under By-Law No. 6400/94 are not deemed to be appropriate at the subject location given the size of the property and proximity to the hospital. There is a recommendation that those uses be listed as prohibited uses in the accompanying zoning agreement.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on May 14, 1996.

Eight persons appeared in support of the application. One person appeared in opposition to the proposed application.

The Lord Selkirk-West Kildonan Community Committee recommended that:

1. This is considered to be an adequate and appropriate development for the site.

2. The proposed rezoning be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

Report of the Committee on Planning and Community Services dated July 2, 1996

On July 2, 1996, the Committee on Planning and Community Services considered the proposed rezoning application under File DAZ 232/95 and additional correspondence from the Land Development Administrator, dated May 29, 1996 and approved the following amendments which have been incorporated in the recommendations as set out below:

- That Recommendation II., from the Planner's Report, dated May 7, 1996 be reinstated as follows and that the remaining recommendations be re-numbered, namely:-

  "That a 10 per cent 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."

The Committee on Planning and Community Services concurred in the recommendations of the Lord Selkirk-West Kildonan 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 232/95, dated May 7, 1996, to a "C2" Commercial District, subject to the following:

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

      1) that the following uses not be permitted on the subject land:

         a) amusement enterprise, indoor *(including driving range, go-cart track, miniature golf course, range for target sports, roller skating, or similar facility)*;
         b) bowling alley;
         c) building materials, hardware, home improvement supplies or equipment sales;
         d) club, *(excluding licensed premises)*;
         e) club, *(including licensed premises)*;
         f) farm supplies sales;
         g) farmers' market limited to between April 1 and September 30;
         h) flea market;
         i) landscape/garden supplies sales *(including outside display limited to packaged supplies, plants or trees)*;
         j) recreation centre *(including indoor or outdoor courts, ranges, rinks, tracks, or similar sports or fitness facility)*;
         k) stone or monument sales *(including incidental finishing)*;
         l) theatre, cinema, concert hall;

      2) As it relates to both Parcel "A" and "B" that final construction plans indicating the design and location of the proposed building(s), including elevations and details of exterior finishing materials, accessory parking and loading areas, fencing, landscaping and garbage enclosures, be subject to the approval of the Commissioner of Planning and Community Services and the Community Committee prior to the issuance of a building permit;

      3) That no sign be erected on the land except in accordance with plans approved by the Commissioner of Planning and Community Services; and,

      4) That mobile advertising signs be prohibited except for a period of fourteen (14) days upon issuance of a new occupancy permit.

II. That a 10 per cent 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 thirty-six (36) 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 be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

Report of the Committee on Planning and Community Services dated July 2, 1996

V. That the rezoning by-law shall become effective 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 be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

(See Minute No. 951 for attachment)

Moved by Councillor Silva,
Adoption of the clause.

In amendment,

Moved by Councillor O'Shaughnessy,
Seconded by Councillor Prystanski,

WHEREAS the Seven Oaks General Hospital is a non-profit corporation providing much needed services to the citizens of Winnipeg;

AND WHEREAS the Seven Oaks General Hospital is currently constructing the Wellness Institute which will provide many more services to the citizens of Winnipeg, including recreation services and landscaped open space available without charge to all of our citizens;

AND WHEREAS this rezoning has been applied for the sole purpose of raising funds for the Seven Oaks General Hospital;

AND WHEREAS the land in question will remain in the ownership of the Seven Oaks General Hospital;

THEREFORE BE IT RESOLVED that clause be amended by deleting Recommendation No. 2, and renumbering the remaining recommendations, namely: -

"That a 10 per cent dedication be made by payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market of the land."

The amendment was put.

Councillor Silva called for the yeas and nays, which were as follows:-

Yea: Councillors Lazarenko, O'Shaughnessy, Timm-Rudolph, Deputy Mayor Eadie, Her Worship Mayor Thompson and Councillor Prystanski. 6

Nay: Councillors Clement, Golden, Lubosch, Murray, Phillips, Silva, Steek, Thomas, Vandal and Angus. 10

and the amendment was declared lost.

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

Report of the Committee on Planning and Community Services dated July 2, 1996

Proposed Rezoning - 558 Talbot Avenue -
East Kildonan-Transcona Community
File DAZ 207/96 (c/r DAV 164/96D)

936 - 12. The Committee on Planning and Community Services has been advised that an application has been received from Mr. Raymond, Kullman, 525 Regent Avenue E., Wpg., to amend By-law No. 6400/94 by rezoning the land shown below from an "R1-3" Residential District to an "RM-1" Multiple-Family District to permit the establishment of a four (4) unit multiple family dwelling.

Related Files: DAV 164/96D

The following is the present Site Description:

Site Area: 761.78 square metres (8,200 square feet)

Existing Land Use and Zoning: Zoned "R1-3" Single-Family District. Land is vacant.

The following is the Surrounding Land Use and Zoning:

North: Talbot Avenue and Gateway Road intersection.

South: Single-family dwellings; zoned "R1-3" Single Family District.

East: Single-family dwellings, zoned "R1-3" Single-Family District.

West: C.P.R. Lac du Bonnet right-of-way

The following is the Development Description:

The applicant proposes to construct a four (4) unit two-storey multiple-family dwelling on the site. Vehicular access and parking will be located off the public lane at the rear of the site.

The subject application has been incorrectly advertised as being applicable to Lots 1 to 3 Plan 745 inclusive. In fact, Lot 3, Plan 745 already has a single-family dwelling located upon it. The application therefore should apply to only Lots 1 and 2, Plan 745 as outlined on Schedule "B" dated May 22, 1996 attached to this report. Since the advertisement identifies a larger parcel than intended, your Committee can still proceed with the public hearing, but should your Committee recommend approval of the application, then the lands affected should be referred as those outlined on Schedule "B" rather than Schedule "A" and as advertised.

The subject land is an irregular shaped site located at the intersection of Gateway Road and Talbot Avenue. This location, and the C.P.R. tracks immediately to the west, combine to significantly reduce the potential of this site as a single-family dwelling location. As a consequence the site has been vacant for many years, and a rezoning to permit a revenue-generating use on the lands would seem to be necessary in order to induce development.

The proposed four-plex design requires that variances be approved by your Committee and these are requested under File DAV 164/96D. Although the rear lane is 13.5 feet in width instead of the more usual 16.0 feet, the Administrative Coordinating Group has no objections to the application and a servicing agreement is not required. The Parks and Recreation Department has recommended a cash dedication in lieu of land for public open space. The Community Planning Division recommends approval of the rezoning.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on June 11, 1996.

One person appeared in support of the application. No one appeared in opposition to the proposed application.

The East Kildonan-Transcona Community Committee recommended that:

1. That the development is compatible with the surrounding area.

Report of the Committee on Planning and Community Services dated July 2, 1996

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

I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "B" for File DAZ 207/96, dated May 23, 1996, to an "RM-1" Multiple-Family Residential District.

II. That a 10 per cent dedication be made by a payment of a sum of money tot he 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 be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

V. That the City Solicitor 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. 952 for attachments)

Proposed Zoning Agreement Amendment - 22 Hollyburn Road - north side, between Cub Road and Quail Ridge Road - Assiniboia Community
File ZAA 2/96 (c/r DASZ 26/87)

937 - 13. The Committee on Planning and Community Services has been advised that an application has been received from Mr. Andrew Meers, 22 Hollyburn Road, Winnipeg, Manitoba, R2Y 2K5, to amend the Zoning Agreement affecting the property described below by amending Condition #2 of DASZ 26/87 for Lot 6, Block 1, Plan 21891 to permit a rear yard of 40 feet (12.192 metres) to a principal building, instead of 50 feet (15 metres) in order to permit for the construction of a sunroom addition.

The following is the present Site Description:

Dimensions: Approximately 40 feet (12.356 metres) by 117 feet (35.583 metres)

Site Area: 4,733 square feet (439.66 square metres)

Existing Land Use and Zoning: Approximately 1,057 square feet single-family dwelling, zoned "R1-4" Single-Family District.

The applicant proposes to amend the current Zoning Agreement, reducing the rear yard required by the agreement from 50 feet (15 metres) to 40 feet (12.192 metres) to permit a 10 foot by 10 foot sunroom addition to the principal dwelling unit. The setback required in the rear yard of Hollyburn Road lots in St. James was established for noise attenuation purposes. Hollyburn Road is located immediately south of Saskatchewan Avenue, which functions as a part-time truck route between the Perimeter Highway and Sturgeon Road. In addition, Saskatchewan Avenue is utilized for access to the Summit Road landfill facility.

The Streets and Transportation Department has objected to any reduction in the minimum rear yard, from the perspective that any reduction would likely lead to increased traffic noise levels being experienced by the residents of the house and complaints regarding the traffic noise.

Community Planning respects the intent of alleviating traffic noise. The construction of a three-season sunroom at the rear of the Hollyburn residence, encroaching 10 feet into the 50 foot setback requirement, will not expose residents to perceptibly more noise from the adjacent street. The Zoning Agreement is silent on the subject of

Report of the Committee on Planning and Community Services dated July 2, 1996

accessory structures being built within the 50 foot rear yard, meaning for instance that decks with gazebos would be permitted. An enclosed sunroom attached to the principal building would potentially reduce noise levels experienced by residents.

The use of Saskatchewan Avenue in the future is also relevant to this application. With the imminent closure of the Summit Road landfill and the possible development of a roadway on the north side of the C.P.R. rail line (Glenboro Subdivision) to provide access to the airport, truck traffic along Saskatchewan Avenue will likely decline over time. Though redevelopment of properties adjacent to Saskatchewan Avenue is always a possibility, future subdivision of vacant properties is not anticipated. Consequently, residential generated traffic is not likely to increase either.

A Public Hearing was held before the Assiniboia Community Committee on June 10, 1996.

One person appeared in support of the application. No one appeared in opposition to the proposed application.

The Assiniboia Community Committee recommended that:

1. There would be no detrimental effect to surrounding properties.

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

I. That Clause 2 of Zoning Agreement DASZ 26/87, dated October 21, 1987, as it affects Lot 6, Block 1, Plan 21891 be amended to read as follows:

"It is understood and agreed that a rear yard of not less than 15 metres (50 feet) as shown on Schedule "A" hereto attached, shall be provided and maintained for any principal building constructed or located on any of the lots within the land, except for buildings or additions commonly known as seasonal sunrooms which may be permitted with a rear yard of not less than 12.356 metres (40 feet)."

II. That the City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 26/87, dated October 21, 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 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. 953 for attachment)

Proposed Zoning Agreement Amendment - 5204 Roblin Boulevard - Assiniboia Community
File ZAA 3/96 (c/r DAZ 313/85)

938 - 14. The Committee on Planning and Community Services has been advised that an application has been received from A. Thompson Holdings, 787 Haney Street, Winnipeg, MB R3R 0Y7, to amend the Zoning Agreement affecting the land at 5204 Roblin Boulevard by adding to the list of permitted uses under Section 2b an: "office (business or professional)".

Related Files: DAZ 313/85

The applicant is proposing to establish a financial consultant's office. The current zoning agreement for the property limits the list of permitted uses in the "C1" Commercial District to a professional office for a barrister and solicitor only. This provision is restrictive. In general, professional offices exhibit similar impacts on the neighbourhood no matter what the nature of the occupant. Traffic levels are similar, noise is not a concern, and the character of the business is passive. The permitted use clause should be adjusted to allow professional offices generally, and not limit the use to a particular type of tenant.

Report of the Committee on Planning and Community Services dated July 2, 1996

A Public Hearing was held before the Assiniboia Community Committee on June 10, 1996.

Three persons were heard in support of the application, and no one appeared in opposition to the application.

The Assiniboia Community Committee recommended that:

1. Zoning Agreement DAZ 313/85, dated April 9, 1986, be amended as follows:

    a) "by adding to the list of permitted uses an office for accounting and financial services or manufacturer's agent"; (Section 2)

    b) "by having the signage approved by the Ward Councillor as opposed to the Community Committee"; (Section 7)

On July 2, 1996, the Committee on Planning and Community Services considered the proposed zoning agreement amendment under file ZAA 3/96 and a communication from the Manager of Community Planning, dated June 28, 1996, as outlined on Schedule "A" and approved the following amendment which has affected the recommendations as set out below:

- That Clause 1a) of the report of the Assiniboia Community Committee be amended by adding the following words "providing that the use is restricted to office uses only and does not involve any retail sales" after the words "manufacturer's agent", and

  That Clause 1b) of the report of the Assiniboia Community Committee be deleted in its entirety, as follows:

    b) "by having the signage approved by the Ward Councillor as opposed to the Community Committee"; (Section 7)

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

I. That Zoning Agreement DAZ 313/85, dated April 9, 1986 be amended as follows:

    a) "by adding to the list of permitted uses an office for accounting and financial services or manufacturer's agent, providing that the use is restricted to office uses only and does not involve any retail sales"; (Section 2).

II. That the City Solicitor be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 313/85, dated April 9, 1986 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 be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

(See Minute No. 954 for attachment)

Moved by Councillor Silva,
Adoption of the clause.

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Silva,

That the clause be amended by reinstating Clause 1b) of the Report of the Assiniboia Community Committee, as follows:

    b) "by having the signage approved by the Ward Councillor as opposed to the Community Committee"; (Section 7)

Report of the Committee on Planning and Community Services dated July 2, 1996

Moved by Councillor Lazarenko,

That the clause be referred back to the Committee on Planning and Community Services.

The motion to refer was put and declared lost.

The amendment was put and declared carried.

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

Proposed lane corner widening at the intersection of the first lane North of Church Avenue with the first lane East of Parr Street - Lord Selkirk-West Kildonan Community File DAO 5/96

939 - 15. The Committee on Planning and Community Services has been advised that in March of 1993, the Board of Commissioners, on the recommendation of the Director of Operations, instructed the Land Surveys Branch to negotiate for the acquisition of the subject lane corner cut in accordance with Misc. Plan No. LSWK 8826, as outlined on Schedule "A". The corner cut will facilitate the turning radius of large vehicles in the area. The owners have agreed to the terms and conditions of the sale of the property and the corner widening has been constructed.

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

On June 18, 1996, the Lord Selkirk-West Kildonan Community Committee held a public hearing with respect to the above noted file.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the opening in accordance with Misc. Plan No. LSWK 8826, 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. 955 for attachment)

Proposed street corner widening at the North West corner of Notre Dame Avenue and Keewatin Street - Lord Selkirk-West Kildonan Community File DAO 6/96

940 - 16. The Committee on Planning and Community Services has been advised that in December of 1994, the Board of Commissioners, on the recommendation of the Director of Streets and Transportation in a report regarding the 1995 Capital Project, instructed the Land Surveys Branch to negotiate for the acquisition of lands. These lands are identified as "Land Required for Street Opening" in accordance with Misc. Plan No. LSWK 9370, as outlined on Schedule "A". The corner widening will facilitate the turning radius of large vehicles in the area. The owners have agreed to the terms and conditions of the sale of the property and the corner widening has been constructed.

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

On June 18, 1996, the Lord Selkirk-West Kildonan Community Committee held a public hearing with respect to the

above noted file.

Report of the Committee on Planning and Community Services dated July 2, 1996

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the opening in accordance with Misc. Plan No. LSWK 9370, 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. 956 for attachment)

Proposed street corner widening at the southwest corner of Notre Dame Avenue and Keewatin Street - Assiniboia Community File DAO 7/96

941 - 17. The Committee on Planning and Community Services has been advised that in December of 1994, the Board of Commissioners, on the recommendation of the Director of Streets and Transportation in a report regarding the 1995 Capital Project, instructed the Land Surveys Branch to negotiate for the acquisition of lands. These lands, known as “Land Required for Street Opening” is identified on Misc. Plan No. ASBA 9369/2, as outlined on Schedule “A”. The corner widening will facilitate the turning radius of large vehicles in the area. The owners have agreed to the terms and conditions of the sale of the property and the corner widening has been constructed.

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

The Assiniboia Community Committee held a public hearing on June 10, 1996.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the opening in accordance with Misc. Plan No. ASBA 9369/2, 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. 957 for attachment)

Proposed Street Name Change - Greenway Crescent North of Portage Avenue - Assiniboia Community File SC-3.14 (31) (Vol. 1)

942 - 18. The Committee on Planning and Community Services has been advised that Greenway Crescent is a north/south right-of-way in the Assiniboia Community, commencing north of Portage Avenue, as outlined on Schedule "A". The right-of-way was established in two segments during the 1970's. It was intended at one time to connect the two Greenway Crescents by connecting the remaining portion of the lands to the north with each segment of Greenway Crescent, however this does not appear to be likely in the near future. The present situation has been in existence since 1976 with the registration of Plan 13047 in the Winnipeg Land Titles Office.

Report of the Committee on Planning and Community Services dated July 2, 1996

Broken street segments present problems to the residents of the City and should be avoided as a matter of policy. Under present policy, duplication of street names is not permitted. The problem can be a serious inconvenience for the street system users such as delivery vehicles, visitors and taxies, but more particularly in emergency situations. If an emergency vehicle happens to go to the wrong segment of a broken street, considerable delay in response time can result.

At the present time the following structures are numbered and located on the two portions of Greenway Crescent:

East Leg of Greenway Crescent:

150 Greenway Crescent - town housing with individual unit numbers known as Greenway Terrace.

256 Greenway Crescent - townhouses converted from Old Amazon Motel - units individually numbered.

West Leg of Greenway Crescent:

East Side

224 Greenway Crescent - 12 unit townhouse cluster, fronting on Greenway Crescent

230 Greenway Crescent - inside

212 Greenway Crescent - fronting on Greenway Crescent

218 Greenway Crescent - inside

200 Greenway Crescent - fronting on Greenway Crescent

206 Greenway Crescent - inside

West Side

Westport Dodge - automobile dealership, no access to Greenway Crescent

North Side

191 Greenway Crescent - 3 storey apartment block with paved street in front

175 Greenway Crescent - 3 storey apartment block, backs onto Sturgeon Creek and parking lot exists where street extension would fall

To eliminate the subject broken street segments, the Land and Development Services Department is recommending one of the following options:

- that each leg of Greenway Crescent be designated as East and West, or
- one segment be totally renamed after a period of consultation and input from the area residents.

The Administration has no particular choice of name to offer other than a name from the Assiniboia Community Reserve List. If a new name is selected it must not be a duplication or sound alike of an existing street name.

The preferred option of this Branch is that Greenway Crescent be designated as East and West as this option would have minimal impact on the area residents, as outlined on Schedule “A”.

On March 12, 1996, the Assiniboia Community Committee considered a communication from the Land Development Administrator, dated February 8, 1996 with respect to the proposed street name change.

On May 14, 1996, the Assiniboia Community Committee held a Public Hearing after forwarding effected residents a copy of the communication from the Land Development Administrator.

On June 10, 1996, the Assiniboia Community Committee again considered the communication from the Land Development Administrator and concurred with the recommendations contained therein.

Report of the Committee on Planning and Community Services dated July 2, 1996

The Committee on Planning and Community Services concurred in the recommendation of the Assiniboia Community Committee and recommends:

I. That the currently registered street name, Greenway Crescent, be changed to Greenway Crescent East and Greenway Crescent West, with a condition that the designation "EAST" and "WEST" be in capital letters to distinguish it from the rest of the street name and that in approving this change Council authorize the following:

A) That the Director of Land and Development Services Department be requested to provide the necessary legal description to the City Solicitor for the purpose of preparing a by-law.

B) That the City Solicitor 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, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg.

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.

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. 958 for attachment)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

943 - On motion of Councillor Silva, 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. 6861/96, a By-law of The City of Winnipeg to approve a Plan of Subdivision on land bounded by Arden Avenue, St. Michael Road, Darwin Street and Don Craik Cove, in the Riel Community. File DAS 5/95

By-law No. 6862/96, 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 north of Leila Avenue, west of Brenner Bay, in the Lord Selkirk - West Kildonan Community. File DASZ 3/96

By-law No. 6863/96, a By-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change to property located at 120 St. Anne's Road (south west corner St. Anne's Road and Victory Place) in the Riel Community. File DAZ 208/96

By-law No. 6864/96, 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 north side Reenders Drive between Panet Road and Lagimodiere Boulevard, in the East Kildonan - Transcona Community. File DASZ 8/96

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

By-law No. 6866/96, 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 1880 - 1952 St. Mary's Road, in the Riel Community. File DAZ 208/95

By-law No. 6867/96, a By-law of The City of Winnipeg to amend By-law No. 6391/94, a By-law establishing a Secondary Plan for the Wilkes South Area, being a statement of the City's policies and proposals for the development of the Wilkes South area.
File EP-1-2. (Vol. 4)

By-law No. 6868/96, a By-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on the west side of St. Anne's Road between Beliveau Road and Bishop Grandin Boulevard, in the Riel Community. File DAZ 209/96

By-law No. 6872/96, a By-law of The City of Winnipeg to repeal part of By-law No. 2482, being a By-law of The City of Winnipeg to close certain lanes and to open a new lane in the block bounded by William and Bannatyne Avenues and Dagmar and Ellen Streets.
File DAC 2/93

By-law No. 6873/96, a By-law of The City of Winnipeg to close the public lane in the block bounded by William and Bannatyne Avenues and Ellen and Dagmar Streets.
File DAC 2/93

By-law No. 6874/96, 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 south of Shauna Way, north of Jacques Avenue, east of Lagimodiere Boulevard in the East Kildonan - Transcona Community. File DASZ 17/92

Councillor Lazarenko asked to be recorded as having voted against all three readings of By-law No. 6868/96, in accordance with Rule 50.7 of the Procedure By-law.