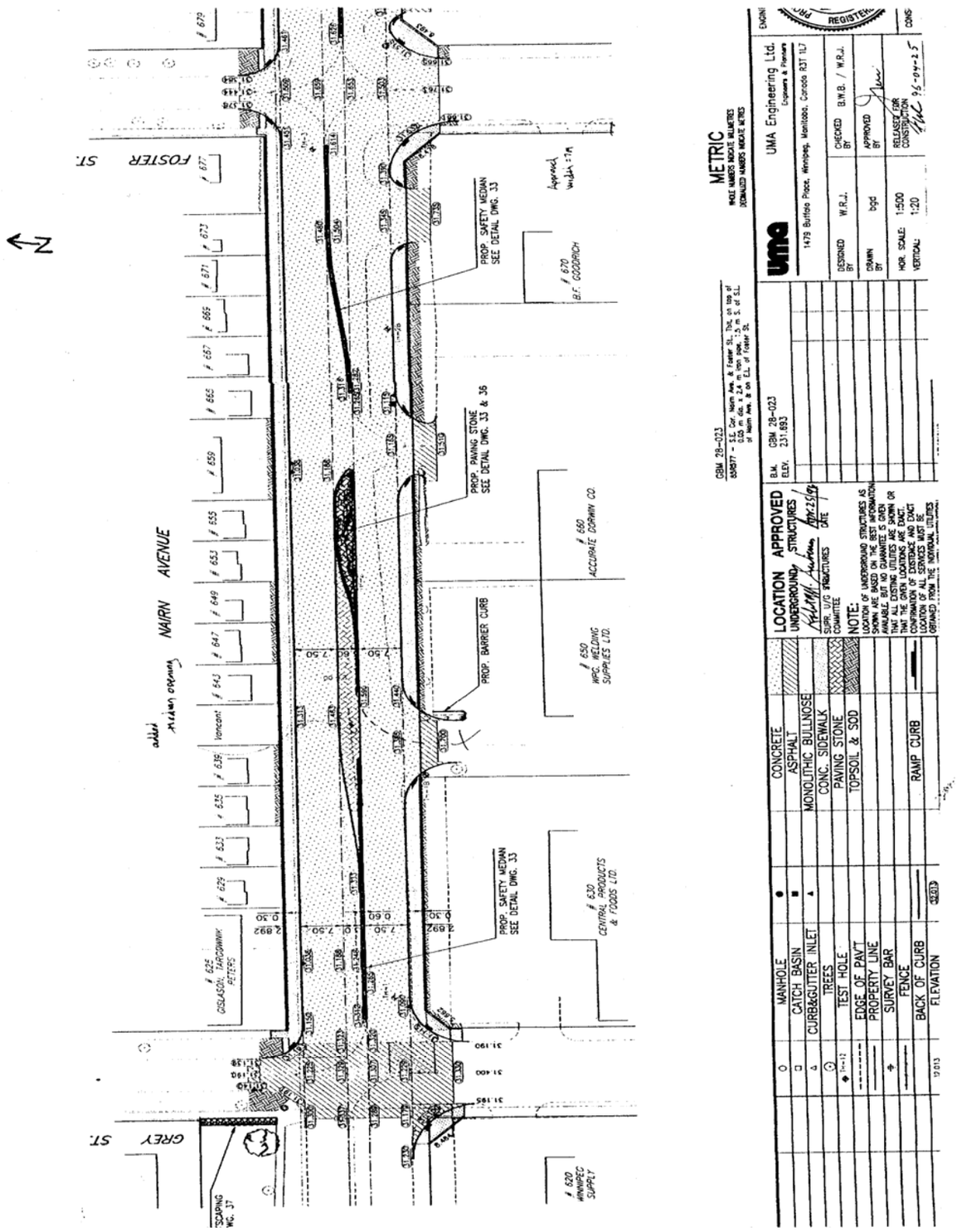
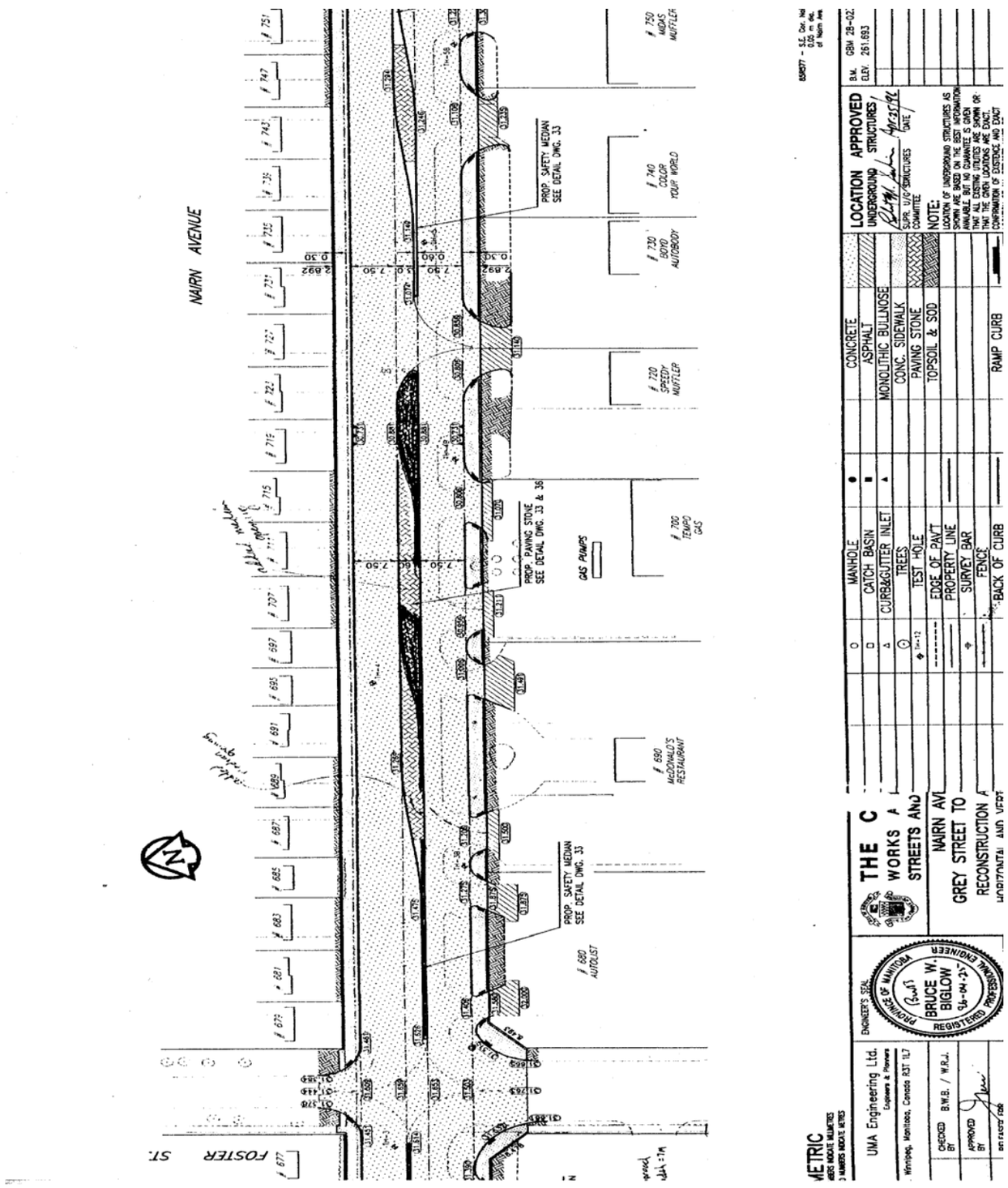
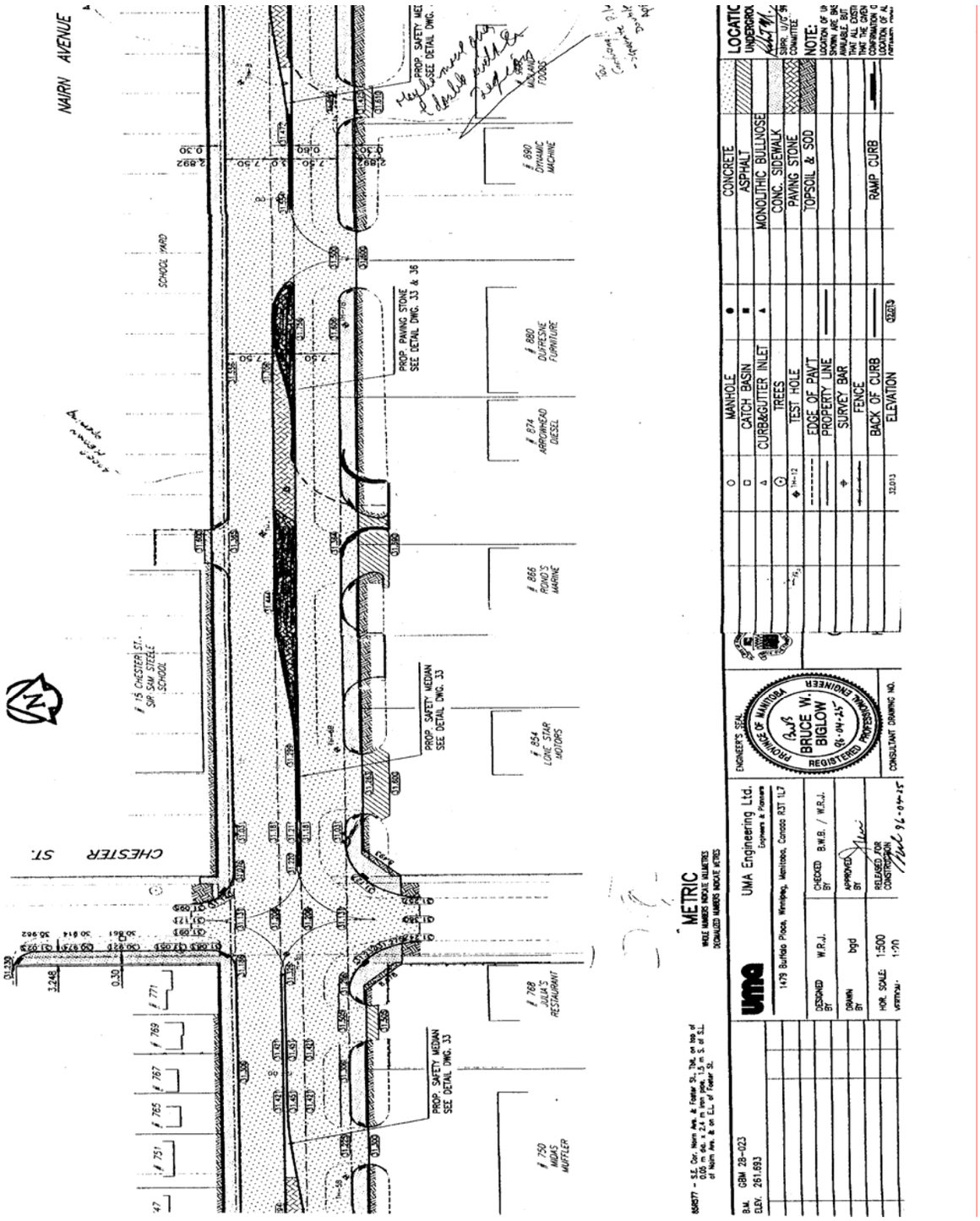
944 - Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996



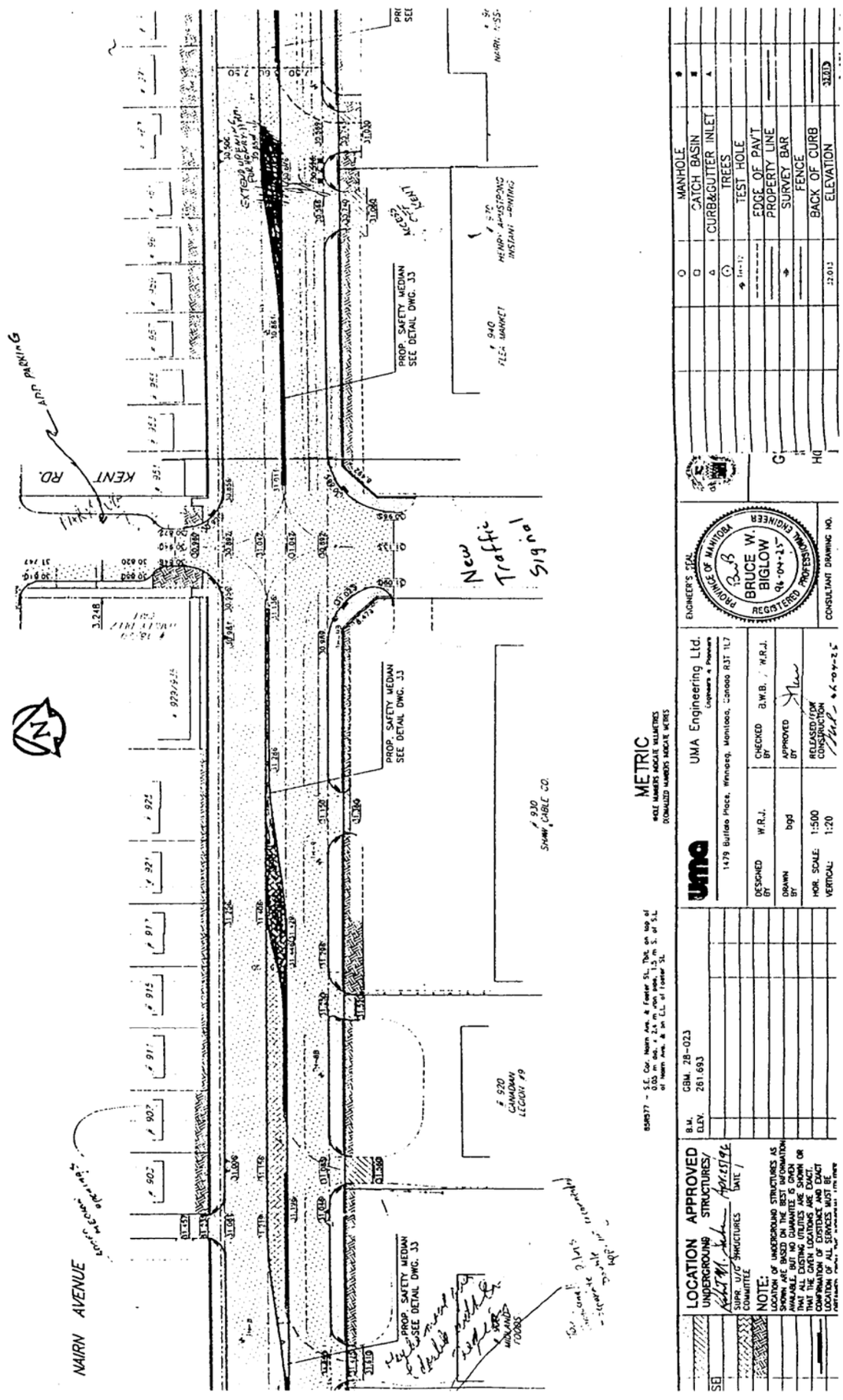
Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)



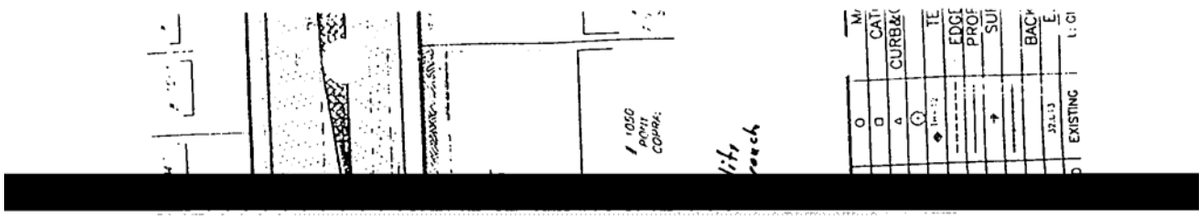
Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)

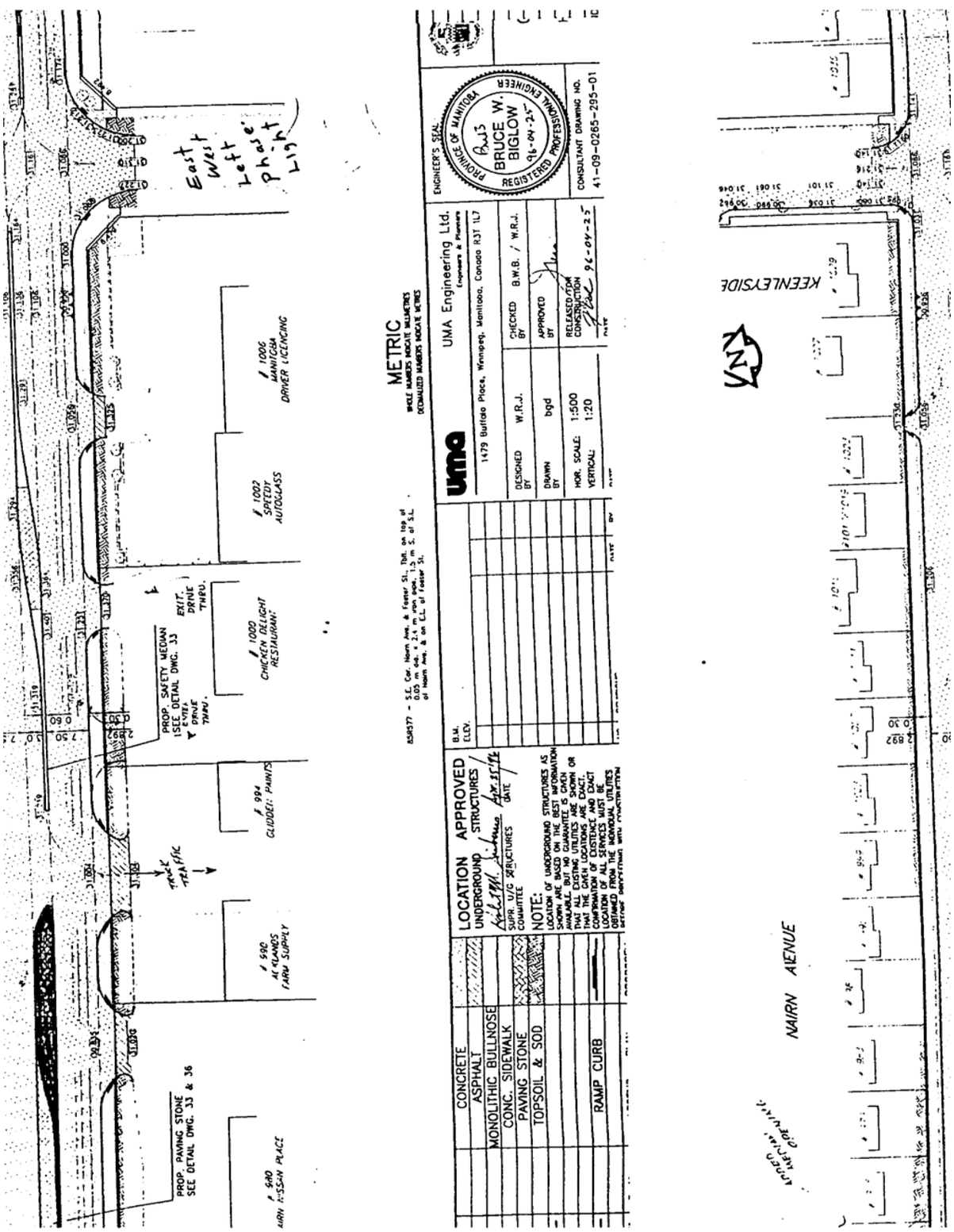


Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)

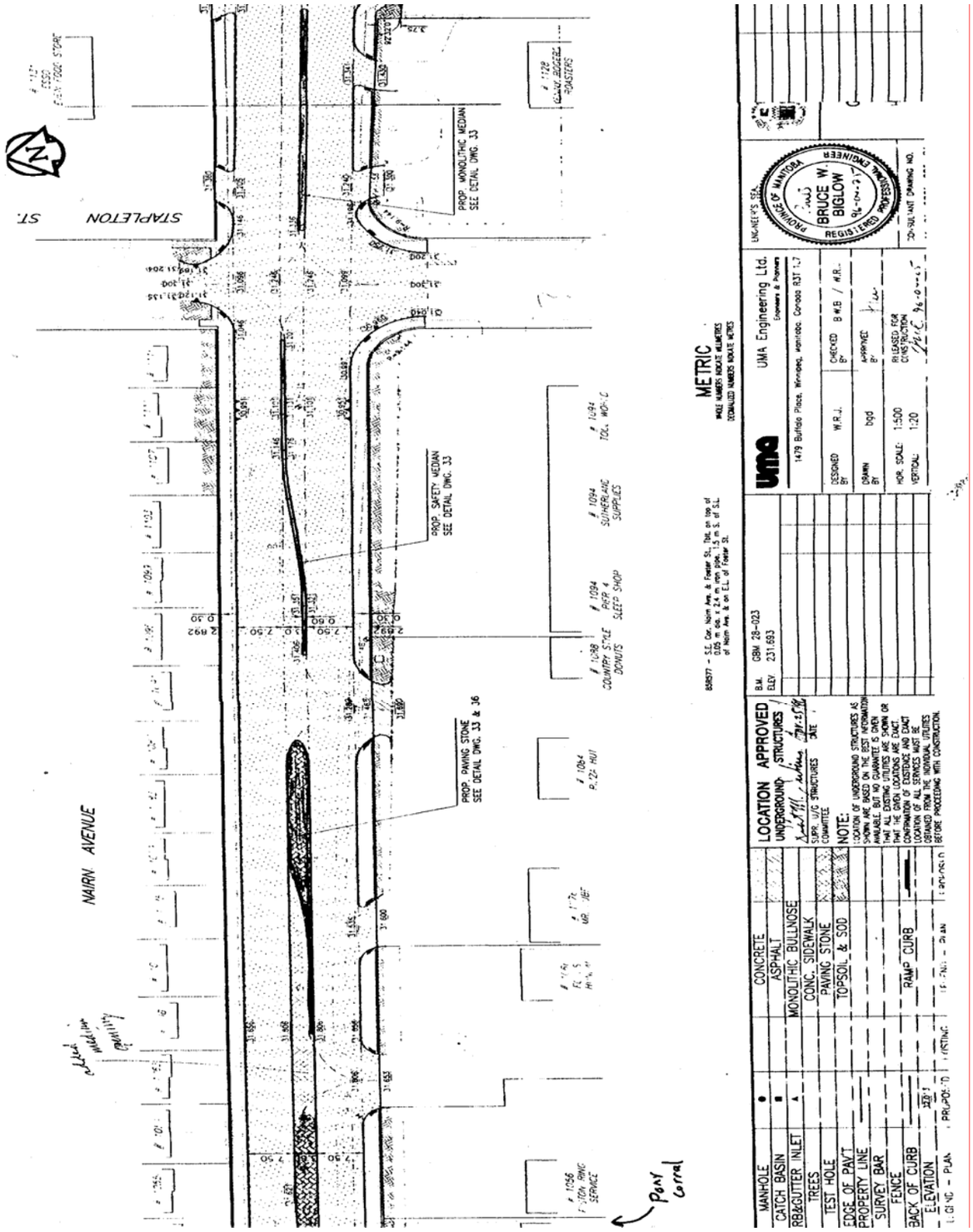


Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)

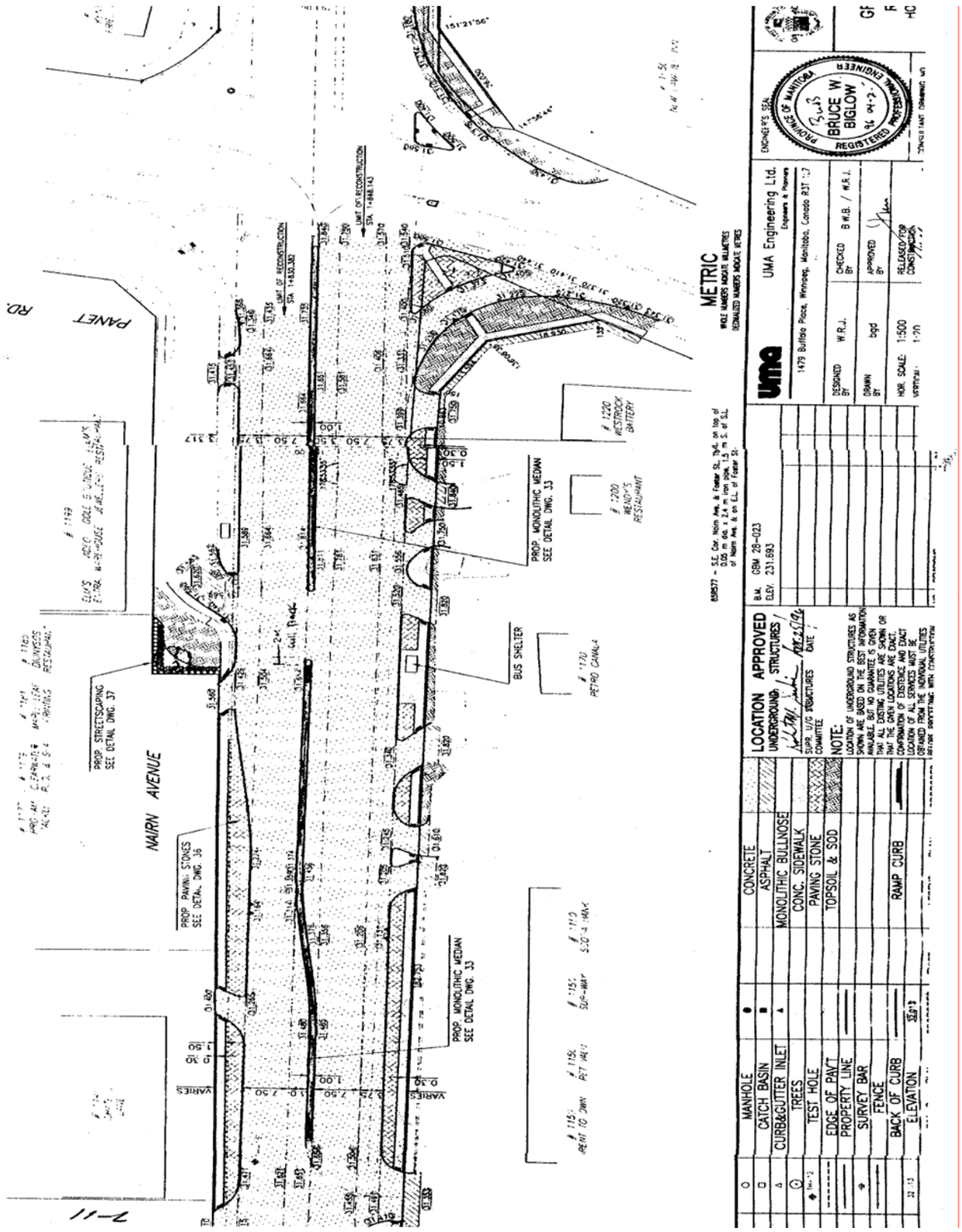




Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)



Appendix B referred to in Clause 9 of the Report of the Committee on Works and Operations dated July 9, 1996 (continued)



945 - Schedule “A” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated July 2, 1996

Program Area	M/WCRP Budget	Complementary Funds	Total Capital
Weston 1985-1990	2,800,000	3,813,578	6,613,578
Spence Memorial 1986-1992	4,000,000	9,773,507	13,773,507
Transcona Centre 1988-1993	2,000,000	2,355,576	4,355,576
Burrows / Shaughnessy 1988-1993	2,000,000	561,617	2,561,617
Fort Rouge 1990-1997	3,000,000	2,212,500	5,212,500
*Elmwood 1992-1998	2,500,000	778,674*	3,278,674
*East Norwood 1993-1999	3,000,000	133,150*	3,133,150
*Glenwood 1993-1999	3,000,000	190,000*	3,190,000
Total	22,300,000	19,818,602	42,118,602
* Additional complementary funds expended as implementation continues.			

Schedule “B” referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated July 2, 1996

PROPOSED BUDGET										
Neighbourhood	**Funding Source**	**1997**	**1998**	**1999**	**2000**	**2001**	**2002**	**2003**	**Total**	**Future**
Point Douglas $3 million	City: Debt Prov. UCPAIII	375 375	375 375	375 375	375 375				1,500 1,500	
West End $4 million	City: Debt Prov. UCPAIII		375 375	375 375	375 375	375 375	500 500		2,000 2,000	
St. Boniface Centre $3 million	City: Debt Prov. UCPAIII				375 375	375 375	375 375	375 375	1,500 1,500	
Wolseley $3 million	City: Debt Prov. UCPAIII						500 500	1,000 1,000	1,500 1,500	
Burrows Central $4 million	City: Debt Prov. UCPAIII							375 375	375 375	1,625 1,625
Luxton $4 million	City: Debt Prov. UCPAIII									2,000 2,000
Total	City: Debt Prov. UCPAIII	375 375	750 750	750 750	1,125 1,125	750 750	1,375 1,375	1,750 1,750	6,875 6,875	

946 - Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated July 2, 1996

CANADA-MANITOBA-WINNIPEG
Agreement for Entente sur
the development le développement
of Winnipeg de Winnipeg

WORK PLAN

1. PROGRAM -
PROGRAMME: 11/DOWNTOWN REVITALIZATION

2. SUB-PROGRAM -
SOUS-PROGRAMME: N/A

3. IMPLEMENTING PARTY: Canada _____ ; Manitoba _____ ; Winnipeg √

4. TOTAL ALLOCATIONS:

a) Program -
Canada $ 0 ; Manitoba $ 0 ; Winnipeg $ 4,000,000

b) This authorization -
Canada $ 0 ; Manitoba $ 0 ; Winnipeg $ 4,000,000

5. IMPLEMENTATION DATES:

Commencement: date executed ; Completion 30 / 09 / 2001 .
d m y d m y

6. PURPOSE:

a) General
This program will recognize the efforts of the CentrePlan process which has brought together a broad coalition of organizations and interests and has developed a plan for the enhancement and revitalization of the downtown. This program will be used to implement specific recommendations 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 to broaden their focus within the downtown.

b) Relation to Objectives & Principles:
The goal of the Downtown Revitalization Program is to support the long term sustainability of the downtown. For revitalization to be successful, the downtown must be recognized as an attractive, safe, healthy, and environmentally sound community in which to live, work, and be entertained. More specifically, the downtown must exhibit:

i) a sense of community and belonging - it must be a place for everyone, where opportunities are shared equally;

ii) a spirit of prosperity and innovation - it must be economically sustainable, offering optimism for future generations;

iii) effectiveness and efficiency in its operations - it must work well, for everyone;

iv) a soul and personality all its own - it must be a vibrant place encompassing all that is good about the City; and,

v) strong direction and commitment - the downtown community must understand and act upon its shared responsibilities.

Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated July 2, 1996 (continued)

In pursuit of these objectives, the following principles will be applied:

i) the program will relate to the downtown and its boundary communities

ii) direction will be provided by the CentrePlan Committee, which represents a broad coalition of downtown interests, in developing and implementing this program;

iii) opportunities will be sought for public-private partnerships and for the leverage of funds from sources other than government;

iv) actions will be selected which promote innovation and challenge conventional ways of addressing urban problems;

v) the program will promote actions which are environmentally-sound;

vi) the program will be coordinated with other programs within this agreement; and,

vii) the program will be coordinated with other governmental initiatives.

7. ACTIVITIES:

Plan Development
The Action Plan 1995-96 developed as a part of the CentrePlan process will form the basis for funding allocations under this program for year one. CentrePlan Committee will update the Action Plan on an annual basis. The Action Plans will continue to provide the full range of initiatives to be promoted by CentrePlan. That is, programs and projects to be funded wholly or in part through this agreement will comprise only a portion of the Action Plan. CentrePlan Committee will review proposals from the community-at-large and may recommend funding for initiatives which are consistent with the Visions and Strategies document. These proposal will be included in updated Action Plan.

The Action Plan will explain each initiative in terms of what specifically will be done for what benefit, who will be responsible for it, what resources are required, where they will come from and when it is expected to be undertaken.

Project Sponsors
Eligible project sponsors include:

i) CentrePlan Committee and CentrePlan Action Teams; and,

ii) community-at-large, including: City Department, community groups, organizations, and businesses.

Funding Limits
Funding of individual projects will be determined on the basis of merit, innovation, and availability of funds.

Eligible Project Costs
All project costs are eligible *except* expenditures related to the following:

i) activities undertaken before project approval;

ii) financing charges;

iii) general overhead or administrative costs; and,

iv) any similar types of expenditures as determined on a project by project basis.

Community Services dated July 2, 1996 (continued)

Eligibility Criteria
The following principles will guide decision making:

i) Inclusion and Consensus - there must be an inclusive process and decisions must be made by consensus;

ii) Participation and Communication - participation must be encouraged and communication must be open and constant;

iii) Equity and Fairness - imbalances in the social system need to be recognized and addressed;

iv) Community Self-Reliance - initiatives should not create dependencies for support;

v) Sustainability - the long term sustainability of the downtown must be considered;

vi) People-First - the downtown must be a people place above all else; and,

vii) Integration - a balanced approach is necessary recognizing the interdependency of people, issues, responses, and actions.

In addition, the following general principles established for funding under this agreement will be included as eligibility criteria, namely:

i) projects should foster public-private and non-profit partnerships and lever funds from sources other than government;

ii) projects should promote innovation and challenge conventional ways of addressing downtown concerns;

iii) projects should be co-ordinated with other intergovernmental initiatives and should seek opportunities for complementary funding and programming; and,

iv) projects should be broadened in scope as a result of funding under this agreement or provided with initial seed funding to allow the project to begin.

Project Review
The following process has been endorsed by CentrePlan Committee for project funding review.

i) all submissions will be screened for completion by the Program Manager;

ii) completed submissions will be forwarded to CentrePlan Executive for review in accordance with established criteria CentrePlan Executive will recommend that proposals be accepted, modified or denied;

iii) CentrePlan Executive recommendations will be forwarded to CentrePlan Committee; and,

iv) CentrePlan Committee will review all submissions in an open meeting. All proposals supported by CentrePlan Committee will be forwarded to the Committee on Planning and Community Services. The City of Winnipeg's Planning and Community Services Committee will be the approval body responsible for projects up to $100,000.00. Projects in excess of $100,000.00 will be submitted to City Council for approval.

8. **FINANCIAL INFORMATION:**

	Phase I 1996-1998	Phase II 1999-2001
A. Administration Provided by Existing City Staff		
• Financial Reporting and Records Systems Management	Existing City Budget	Existing City Budget

Schedule “A” referred to in Clause 5 of the Report of the Committee on Planning and

Community Services dated July 2, 1996 (continued)

• Resourcing and Supporting CentrePlan Committee	Existing City Budget	Existing City Budget
B. Program Support		
• Program Manager	Existing City Budget	Existing City Budget
• CentrePlan Committee and provision of professional and technical resources to ensure effective project completion	$ 180,000	$ 120,000
• Public Communication & Information	$ 60,000	$ 40,000
C. Project Funding	$2,160,000	$1,440,000

947 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated July 2, 1996

By-Law No. _____

_____

FILE No. DASZ 6/96

EXPLANATION:

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land on the north east corner of Furby Street and Cornish Avenue from an "R2-T" TRANSITIONAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT.

ATLAS SHEET No. AB 23

CITY CENTRE COMMUNITY



Schedule "A" for report to City Centre Community Committee for File No. DASZ 6/96 dated: April 29, 1996

THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

948 - Schedule "A" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated July 2, 1996

By-Law No. _____

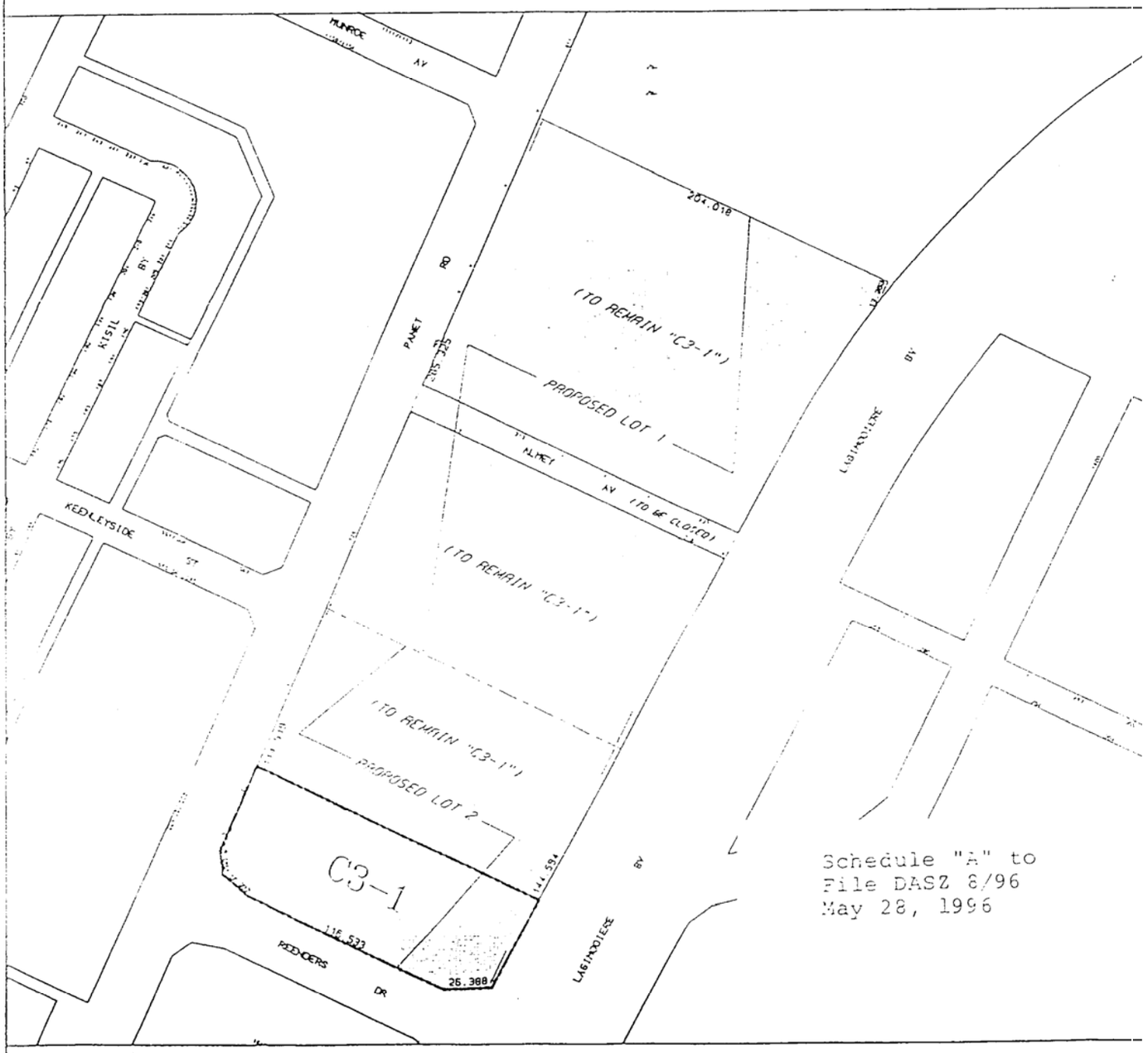
File No. DAS 8/96

Atlas Sheet No. Y30

EAST KILDONAN
TRANSCONA
COMMUNITY

Explanation:

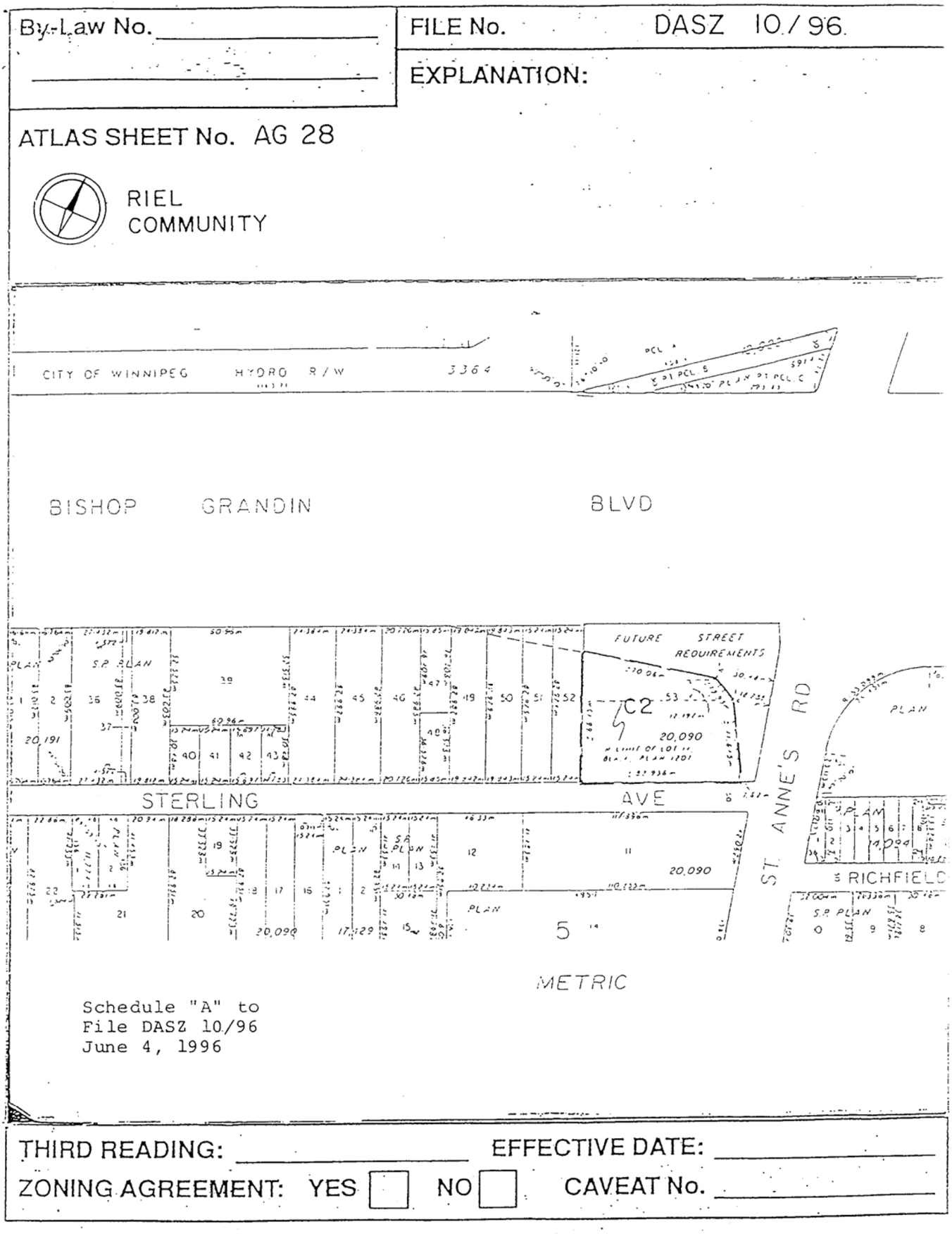
A proposal to subdivide the land located north of Reenders Drive between Panet Road and Lagimodiere Boulevard and amend Zoning By-law No. 6400/94 by rezoning a portion of the land from an "RM-7" MULTIPLE-FAMILY DISTRICT to a "C3-1" COMMERCIAL DISTRICT as shown outlined below



THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

949 - Schedule “A” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated July 2, 1996



950 - Schedule "A" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated July 2, 1996

By-Law No. _____

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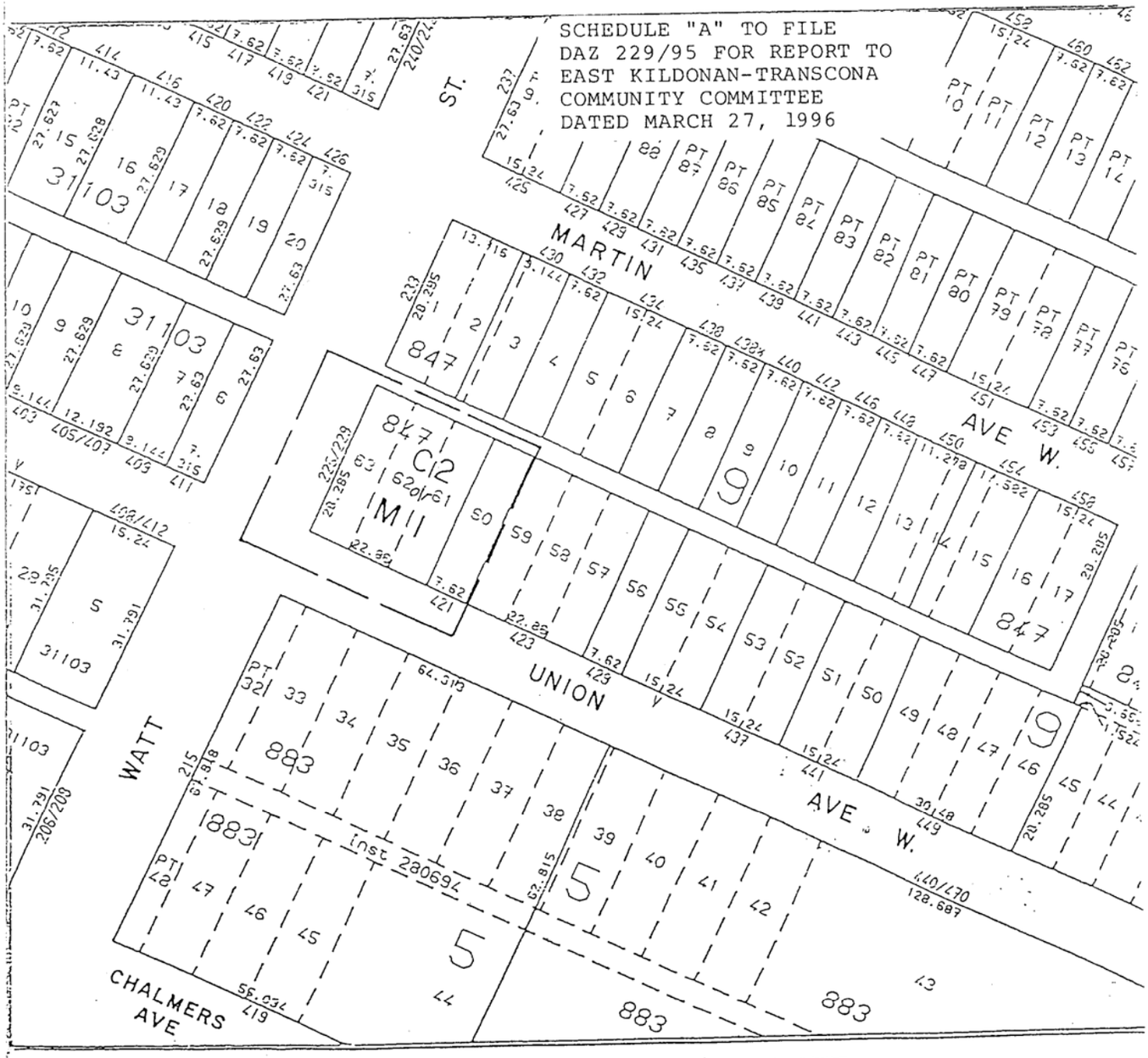
FILE No. DAZ 229/95

EXPLANATION:

A proposed zoning change to By-law No. 6400/94 by rezoning the land on the north-east corner of Watt Street and Union Avenue West from a "C1"COMMERCIAL DISTRICT and an "R1-2.5" SINGLE-FAMILY DISTRICT to a "C2" COMMERCIAL or an "M1" INDUSTRIAL DISTRICT as shown below.

ATLAS SHEET No. X 28

EAST KILDONAN
TRANSCONA
COMMUNITY



THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

Schedule "B" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated July 2, 1996

THE CITY OF WINNIPEG • VILLE DE WINNIPEG
CORPORATE SERVICES DEPARTMENT • SERVICES GÉNÉRAUX

CIVIC CENTRE
CENTRE MUNICIPAL
510 MAIN STREET
510, RUE MAIN
WINNIPEG, MB
R3B 1B9

FAX/TÉLÉC. : (204) 986-5966

December 11, 1995

File 201.4 (Your File DAZ 229/95)

Mr. C. Milroy
Land Development Branch
8th Floor, 395 Main Street

Dear Mr. Milroy

Re: Proposed rezoning of land at 225-229 Watt Street from a "C1" Commercial District and "R1-2.5" Single-family District to a "M1" Industrial District

The above-referenced proposal affects lands designated as a Neighbourhood Policy Area under Plan Winnipeg Policy 5D-01. As such, the primary intent of policy is to provide for the protection of neighbourhoods.

Under Plan Winnipeg Policy 5A-12, the City allows mixed uses in neighbourhoods which may include light industrial development at industrial park standards to act as a buffer between residential development, major traffic arteries or railways, or other incompatible uses. The subject proposal for a "M1" Industrial District does not meet the required industrial park standards. The zoning would allow for a wide range of uses, many of which would not be compatible with the adjacent residential area. The proposal, therefore, cannot be supported by Plan Winnipeg.

Sincerely

H. Tack

Helen Tack
Administrator for Plan Winnipeg
/HT

c.c. Mr. D. Nelson, District Planner

Schedule “C” referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated July 2, 1996

Please refer to:
C. Knoll
Ph: 986-5044

File No. **DAZ 229/95**
Our c/f CP 500 (.401)

June 18, 1996

TO THE CHAIRMAN AND MEMBERS OF
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

REZONING
225/229 Watt Street
East Kildonan-Transcona Community
File No. DAZ 229/95

East Kildonan-Transcona Community Committee held a public hearing to consider the above-referenced application on April 16, 1996. The Community Committee recommended that By-Law No. 6400/94 be amended by rezoning the subject land to an "M1" Industrial District with certain restrictions on uses.

This site is presently developed with a three (3) unit, one-storey commercial building and vacant lot to the rear which is to be used for accessory parking. The applicant's contracting office is located within the existing building.

In 1986, in conjunction with the review of all zoning in the East Kildonan-Transcona area and the adoption of Zoning By-Law No. 4440/86, the subject property was rezoned from "M1" Industrial District to "C1" Commercial District and "R1-2.5" Residential District.

In 1995, the applicant contacted the City of Winnipeg to discuss applications necessary to permit a proposed restaurant use. An application (DAZ 207/95) to rezone the entire property to a "C1-5" Commercial District was initiated and has been approved in principle by Council. During the consideration of DAZ 207/95 and a related variance application, Committee on Planning and Community Services (sitting as the Variance, Conditional Use and License Appeal Committee), in response to the applicant's concerns that the zoning on the land at the time of purchase ("M1") was changed without his knowledge, directed that the application fee be waived in the event that the applicant were to make application for "M1" zoning.

When the subject application was filed, the administration advertised a proposed zoning change to "M1" or "C2" because of concerns related to Plan Winnipeg compliance.

Subsequent to the public hearing, Legal Services has advised that Section 630 of The City of Winnipeg Act requires that a rezoning by-law that does not comply with Plan Winnipeg must be rejected (see memo from Mr. S. Treon dated May 22, 1996).

Section 630 of The City of Winnipeg Act states in part that "an application for a development by-law or approval of a plan of subdivision that does not conform with Plan Winnipeg shall be rejected."

In administering this section, standard administrative procedure involves referral of any rezoning application which appears not to comply with Plan Winnipeg to your Committee along with a recommendation, for determination of compliance and refusal if necessary. This was not done in this case because of your Committee's previous direction regarding re-application (see memo attached).

Plan Winnipeg designates the lands in question as Neighbourhood Area. While the Neighbourhood Policy Area Designation makes some accommodation for mixed land uses, the policy specifically limits industrial development to "5A-12(iv) Light Industrial development at Industrial Park ("MP") zoning standards to act as a buffer between residential development, major traffic arteries or rail roads or other incompatible uses."

On this basis, Corporate Services, who presently administer Plan Winnipeg, are of the opinion that "M1" zoning on the subject property does not comply with Plan Winnipeg (see attached memorandum).

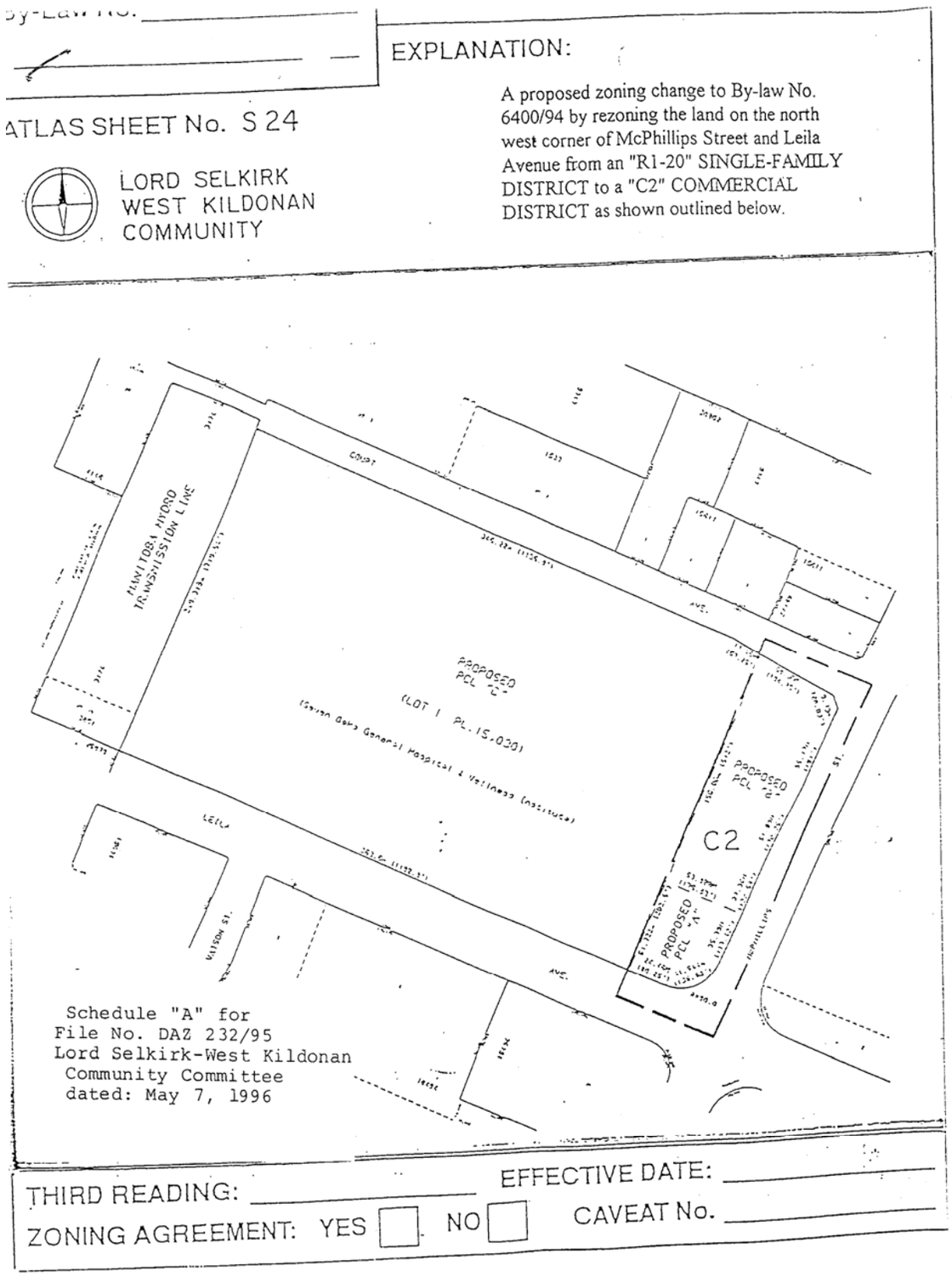
Consequently, before your Committee decides if "M1" zoning is appropriate on the subject property, it will first be necessary to determine if such "M1" zoning does or does not comply with Plan Winnipeg. This does not preclude your Committee from recommending the alternate "C2" zoning, as advertised also for the East Kildonan-Transcona Community Committee meeting, if that classification is considered appropriate by your Committee.

Yours truly,

R. Nicol
Manager of Community Planning

CK/mf

951 - Schedule “A” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated July 2, 1996



952 - Schedule “A” referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated July 2, 1996

By-Law No. _____

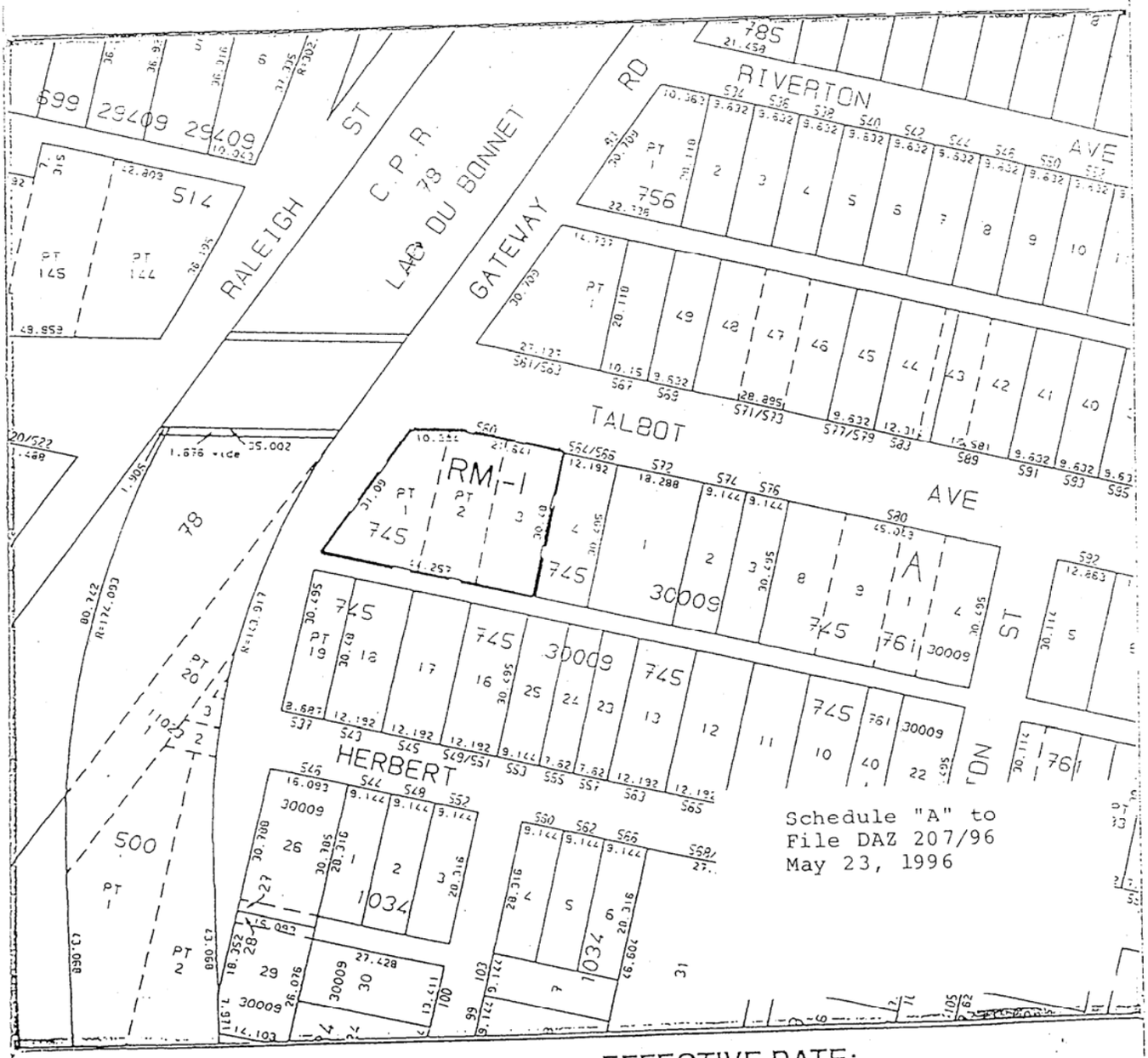
FILE No. DAZ 207 / 96

EXPLANATION:

A proposed zoning change to By-law No. 6400/94 by rezoning the land located on the south-east corner of Talbot Avenue and Gateway Road from an "R1-3" SINGLE-FAMILY DISTRICT to an "RM-1" MULTIPLE-FAMILY DISTRICT as shown below.

ATLAS SHEET No. Y 28

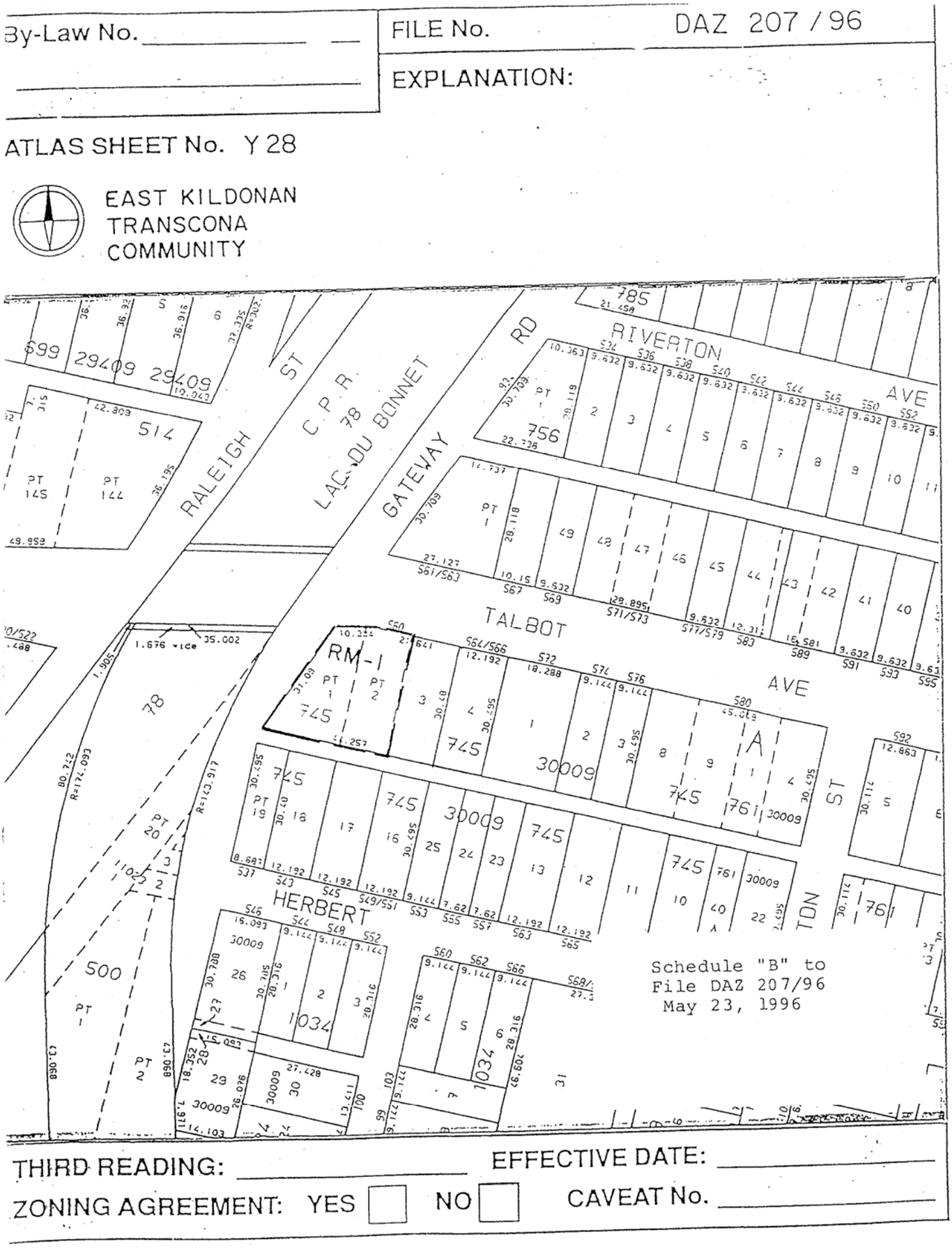
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TRANSCONA
COMMUNITY



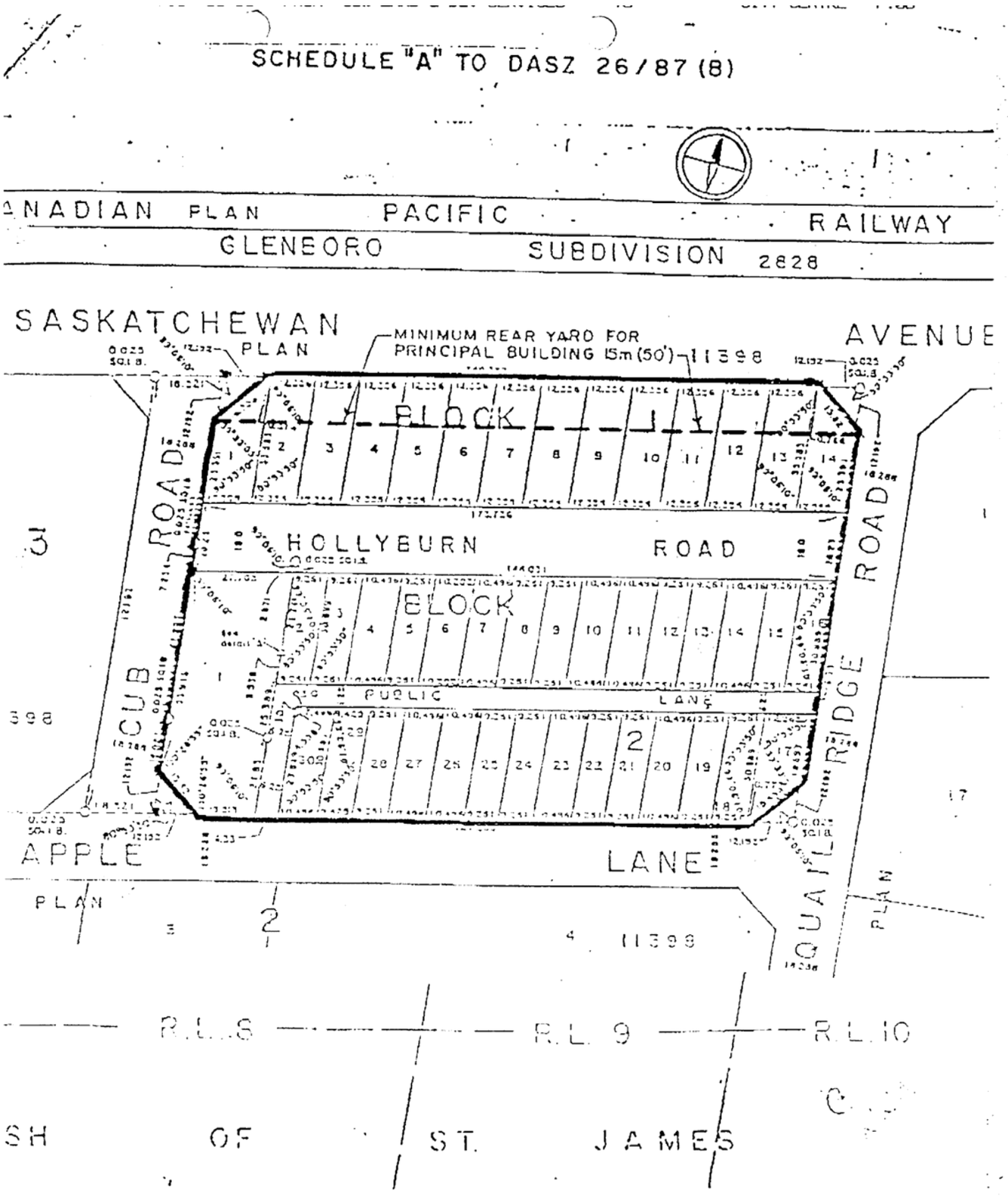
THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

Schedule “B” referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated July 2, 1996



953 - Schedule “A” referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated July 2, 1996



954 - Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated July 2, 1996

THE CITY OF WINNIPEG · VILLE DE WINNIPEG
COMMUNITY SERVICES · SERVICES COMMUNAUTAIRES
COMMUNITY PLANNING DIVISION · DIVISION DE L'URBANISME
395 MAIN STREET
395, RUE MAIN
WINNIPEG, MANITOBA
R3B 3E1
FAX/TÉLÉC. : (204) 986-6907
Please refer to:
R. Nicol
986-5161

File No. ZAA 3/96
Assiniboia Community

June 28, 1996

TO THE CHAIRMAN AND MEMBERS OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

RE: Zoning Agreement Amendment, 5204 Roblin Boulevard

An application for a zoning agreement amendment for the premises at 5204 Roblin Boulevard was heard by the Community Committee on June 10, 1996. The nature of the application involved a change in the agreement to permit additional commercial uses to accommodate a financial consultant's office.

Following conclusion of public representations, the Assiniboia Community Committee recommended, in part, as follows:

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"; (Section 2)
b) "by having the signage approved by the Ward Councillor as opposed to the Community Committee". (Section 7)

Regarding Condition Ia, the addition of a manufacturer's agent use arose during the meeting at the request of the applicant who indicated that a relative may be interested in occupying office space in the building in addition to the financial consultant. Under the Zoning By-law 6400/94, a manufacturer's agent is a permitted use only in the "CF" Commercial Fabrication, "M1-B" Light Industrial, "M1" and "M2" Industrial districts where it is listed as including retail sales. The applicant indicated that the use would only entail "office" uses; there was no mention of retail sales. The Community Committee believed that the use would be limited to uses consistent with an office nature, and recommended approval of the supplementary addition to the list of permitted uses.

It should be noted that the discussion of inclusion of a manufacturer's agent was only conducted during the course of the hearing. It was not a part of the application, was not addressed in the planner's report, and was not advertised. A question was posed to the Legal Services Division regarding the legality of this action in principle only. The Division has indicated that they have not had a chance to review the file, the details of the original zoning agreement, or the proposed wording of the amendment. However, they advise that the making of an application to amend a

Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated July 2, 1996 (continued)

zoning agreement does not necessarily throw the entire agreement open to revision, and should have been the subject of appropriate advertising and planning analysis.

The Community Planning Division will **concur** with the recommendation of the Community Committee regarding the addition of a manufacturer's agent use provided that the use is restricted to office uses only, and does not involve any retail sales.

With respect to the Condition Ib, the issue of delegated authority on signage is a second matter. The issue of revision to Clause 7 in the Zoning Agreement was raised by Councillor Clement. The clause currently states that:

> *No signs shall be located on the land without the prior approval of the Assiniboine Park-Fort Garry Community Committee as to their location and design.*

Similar to the discussion above on Condition Ia, the issue of signage was not the subject of the advertising process or planning analysis prior to the hearing. The legality question on this matter was also posed to the Legal Services Division. They advise that if the second amendment did not arise as a logical consequence of the first amendment, for the purpose of offsetting any adverse effect of the first amendment, then the Community Committee has no jurisdiction to deal with the second amendment. Under such circumstances, a court challenge to the second amendment would probably be successful. If, however, the Committee does have jurisdiction to make the second amendment, the question remains whether it is appropriate to delegate plan approval authority, pursuant to a zoning agreement, to a Ward Councillor. Since no conditions appear to have been attached to this delegation to guide the Councillor, this amendment is also open to attack (e.g., in the courts).

The Community Planning Division therefore **does not concur** with the recommendation of the Assiniboia Community Committee, and recommends that the Community Committee's Condition Ib. be **deleted**.

IT IS THEREFORE RECOMMENDED THAT:

1. Clause Ib of the report of the Assiniboia Community Committee be deleted.

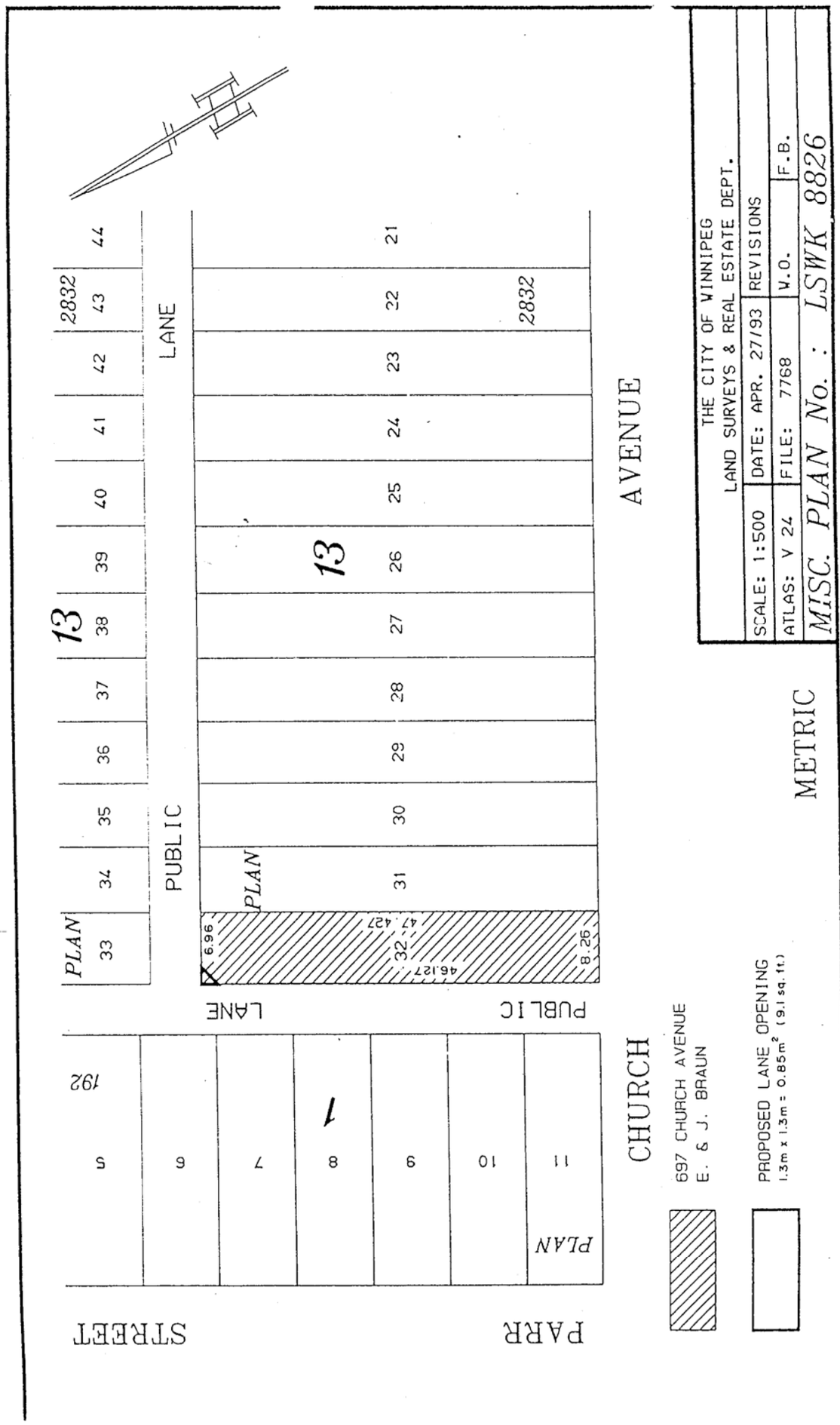
for Jacque Pourchley
R. Nicol
Manager of Community Planning

VB/

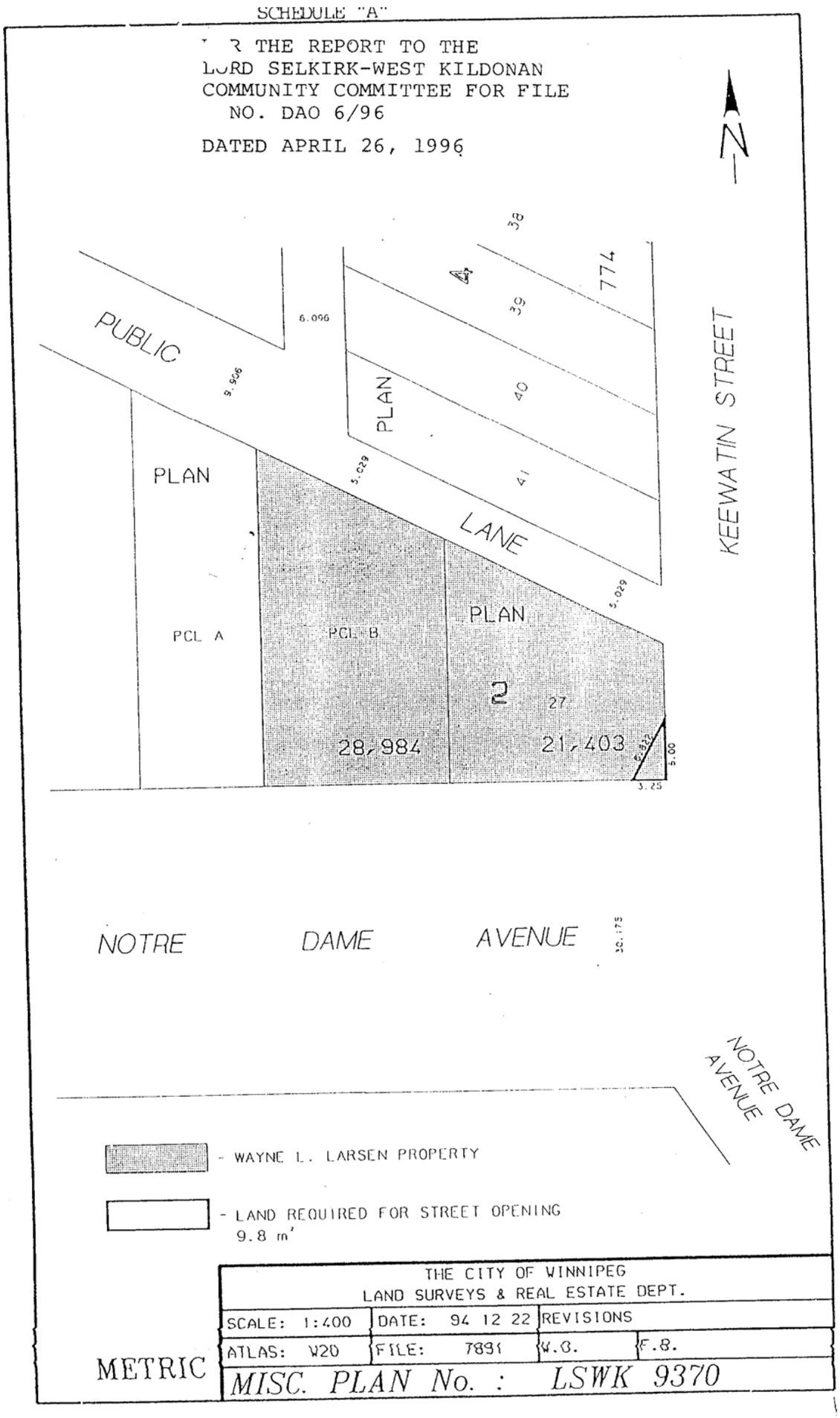
cc E. Axelrod, Land Development Branch
Councillor Clement

greszaa3

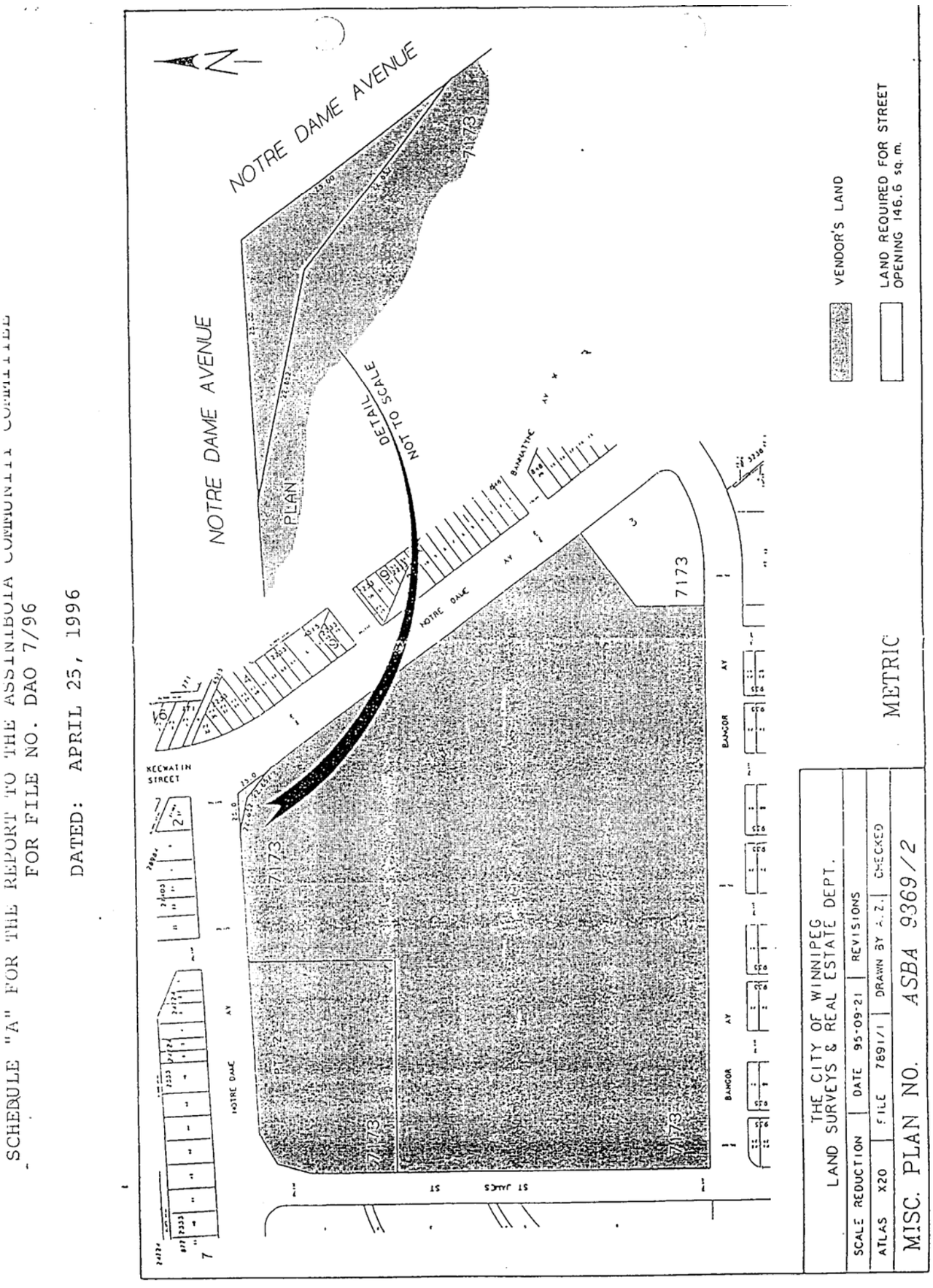
955 - Schedule "A" referred to in Clause 15 of the Report of the Committee on Planning and Community Services dated July 2, 1996



956 - Schedule “A” referred to in Clause 16 of the Report of the Committee on Planning and Community Services dated July 2, 1996



957 - Schedule “A” referred to in Clause 17 of the Report of the Committee on Planning and Community Services dated July 2, 1996



958 - Schedule “A” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated July 2, 1996

