REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED APRIL 30, 1996

On motion of Councillor Silva, the Report of the Committee on Planning and Community Services, dated April 30, 1996, was considered clause by clause.

Moved by Councillor Silva,
That the Consent Agenda, Clauses 1,2,3,4,5,6 and 7 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Proposed Zoning Text Amendment - to amend the text of the Airport Vicinity Protection Area Zoning By-law No. 6418/94 - Assiniboia Community
File DAZ 205/96

688 - 1. The Committee on Planning and Community Services has been advised that the Commissioner of Planning and Community Services has initiated an application for a text amendment to the Airport Vicinity Protection Area Zoning By-law No. 6418/94 as shown below.

In conjunction with City of Winnipeg Zoning By-law No. 6400/94, the By-law provides the zoning regulations within the Airport Vicinity Protection Area as established under Plan Winnipeg. In general, the Airport Vicinity Zoning By-law restricts residential development except for replacement of existing dwellings, if destroyed or demolished with new dwellings. Multiple-family dwellings destroyed or demolished may be replaced with the replacement not to exceed the original number of dwellings.

Some minor residential infilling may be approved under the by-law as a conditional use in areas of established residential development. The by-law currently provides for one exception within Area I for the area fronting Portage Avenue. In that area, lands currently zoned for single family residential development may be rezoned to multiple family use not exceeding an approved density of 35 units per acre of building lot area, excluding any part of that area designated floodway.

The text amendment proposes to add an additional exception to the by-law for a specific site located on the south side of Grant Avenue, west of Chalfont Road. It is proposed to amend the text of By-law No. 6418/94 by adding to Section 3.2, a Clause C which would identify the subject parcel and describe a proposed multiple family density for this property, not to exceed twelve (12) units per acre of building lot area.

A second site located east of Cathcart Street and south of Boyer Avenue was originally considered for inclusion in this amendment but the portion of the application dealing with this site has been withdrawn.

The site at Grant and Chalfont (3030 Grant Avenue) is also the subject of a subdivision and rezoning application, under File DASZ 7/96, to rezone the land from an "R1-20" Single Family District to an "RM-L" Multiple Family District to allow for the construction of an eighteen (18) dwelling unit condominium project. The applicant for this proposal is Deer Meadows Condo Services Ltd. This application will processed subsequent to the text amendment under regular subdivision and rezoning procedures. Approval of this application would allow for a maximum density in principle of twelve (12) units per acre, however, the actual site density could be reduced at the discretion of Council through the subsequent rezoning process.

Preliminary discussions were held in advance of the application regarding the proposed text amendment to the Airport Vicinity Zoning By-law with interested parties. Groups approached included the Winnipeg International Airport, the Board of Commissioners Research and Policy Analysis Branch, Land Development Branch, Community Planning Branch, and the Zoning and Permits Branch. During these discussions, it was agreed by all of the participating parties, that the application could proceed only if the density was reduced in the range of 12 units per acre for multiple family dwellings, rather than the 35 units per acre that is provided in other portions of the by-law. The amendment was processed on this basis.

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Following initial receipt of the application by the Land Development Branch and the Community Planning Division, the application and supporting material was circulated to government departments and agencies, and outside agencies. The local School Division (Assiniboia #3) is in support of the application. City departments and agencies have no concerns with the proposed text amendment. Manitoba Historic Resources has no concerns with the application.

A Public Hearing was held before the Committee on Planning and Community Services on April 30, 1996.

The following exhibits were filed with the Committee namely:

Exhibits
Filed:
1. Report from the Manger of Community Planning dated April 17, 1996.
2. Copy of Notice of Public Hearing.
3. Copy of By-law No. 6418/94.

Representations:

In Support:

Nil

In Opposition:

Mr. Jim Merrifield, 500 Chalfont Road, Wpg., R3R 3M1

The Committee on Planning and Community Services recommends:

I. That the text of the Airport Vicinity Protection Area Zoning By-law No. 6418/94, as outlined on Schedule "A", be amended by adding to Subsection 3.2, a Clause "C" to read as follows:

Subject to all required amendments of or approvals under applicable land use controls, the land described as Special Plot (S.P.) Lot 56, Plan 20040 located on the south side of Grant Avenue west of Chalfont Road may be converted to multiple-family dwellings not exceeding an approved density of twelve (12) units per acre of building lot area.

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

III. 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. 746 for attachment)

Appointments to the Historic Winnipeg Advisory Committee (HWAC)
File G-3 (Vol. 8)

689 - 2. The Committee on Planning and Community Services has been advised that on November 10, 1992, Council referred to the Downtown Design Board for recommendation the matter of appointment of the Historic Winnipeg Advisory Committee (HWAC) members for a two-year period. On January 27, 1993, Council adopted a January 15, 1993 recommendation from the Committee on Planning and Community Services to re-appointed the then current Historic Winnipeg Advisory Committee members for a two-year term to expire on April 17, 1995. The Downtown Zoning By-law 4800/88 states:

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"704(2) The Downtown Design Board may appoint an Advisory Committee from time to time for the purpose of preparing or reviewing guidelines, or for the purpose of providing advice to the Downtown Design Board in respect of applications for approval of the Board."

The eight (8) current members of the Historic Winnipeg Advisory Committee have indicated their willingness to serve for an additional two-year term.

In addition, Mrs. Elba Haid, Haidco Developments has agreed to serve as a member on the HWAC. Elba Haid is an active member of the Exchange District BIZ and a partner in Haidco Developments. The company owns and occupies the former Western Glove Building located on McDermot Avenue, and Ms. Haid was instrumental in having the building redeveloped with some funding assistance through the Winnipeg Core Area Initiative's "Exchange District Redevelopment Program/2." HWAC members feel that Ms. Haid will bring an important business, property owner and developer perspective to deliberations over design proposals for the area.

Complete information on the current membership is outlined on Schedule "A". The composition of the Historic Winnipeg Advisory Committee is as follows:

Mr. Karl Farstad - Real Estate Appraiser
Mr. Gary Hilderman - Landscape Architect
Mr. Bill Ketcheson - Property Owner/Tenant
Mr. Rod Sasaki - Property Owner/Tenant
Mr. Leslie J. Stechesen - Architect
Mr. Greg Thomas - Historian
Mr. Glen Tinley - Graphic Designer
Ms. Elba Haid - Haidco Developments

The Committee on Planning and Community Services therefore recommends:

I. That Ms. Valdene Buckley's letter of resignation from the Historic Winnipeg Advisory Committee (HWAC) be received as information;

II. That Ms. Elba Haid, on recommendation of the Historic Winnipeg Advisory Committee, be appointed for a two-year term as the HWAC replacement to Ms. Buckley;

III. That the current members of the Historic Winnipeg Advisory Committee (HWAC) be re-appointed for a two-year term to expire on April 30, 1998.

Adopted by consent.

(See Minute No. 747 for attachment)

Proposed Subdivision and Rezoning - Land located at 902 Kilkenny Drive - Riel Community
File DASZ 2/96 (c/r DASZ 25/78)

690 - 3. The Committee on Planning and Community Services has been advised that an application has been received from The City of Winnipeg, Land and Development Department, 65 Garry Street, Winnipeg, MB, 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 "A5" Agricultural District to a "PR1" Parks and Recreation District.

Related Applications: DASZ 25/78

The following is the present Site Description:

Site Area: Approximately 3 acres.

Existing Land Use and Zoning: There are some structures which are old and are due to be demolished as quickly as possible.

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The following is the Surrounding Land Use and Zoning:

North: Zoned and generally developed "R1-6" Single-Family District;

East: The Red River;

West: Zoned and generally developed "R1-6" Single-Family District;

South: Zoned and generally developed "R1-6" Single-Family District.

Immediately adjacent riverside property to the north and south remain zoned "A5" Agricultural Districts and are undeveloped.

In September of 1994, the current owner (Temple Investments Ltd.) of the subject property advised the City of his intention to apply for a demolition permit for the existing buildings on the site, with a subsequent building permit application to follow.

There was a further inquiry as to whether the City was interested in acquiring the above-noted property. In October, 1994, the Parks and Recreation Department advised that, as Council had previously approved an acquisition program for riverbank lands lying east of Kilkenny Drive and west of the Red River between Kings Park and the Perimeter Highway, it was supportive of acquiring the privately-owned rearage property at 902 Kilkenny Drive as part of the "Kilkenny Riverbottom Forest."

As part of the agreement, the City of Winnipeg agreed to, at its cost, commence proceedings for the creation of two separately titled parcels at the subject location. The owners will retain an already zoned "R1-6" Single-Family District parcel (Lot 1) fronting on Kilkenny Drive.

The balance of the property is to be rezoned and retained as "parks and recreation reserve" in the name of the City of Winnipeg.

With the subject rezoning to "PR1" in place, more than 50% of the river frontage between the Perimeter Highway and the Radcliffe Road/Kilkenny intersection will be zoned for Parks and Recreation purposes. The Community Planning Division supports the proposed subdivision and rezoning, given that it is in compliance with the City's long-term objectives of acquiring and preserving the riverbank property in this sector of the city. Furthermore, it is not out of character with what currently exists, given that most of the riverbank property east of Kilkenny, abutting the river, is already zoned for Parks and Recreation purposes.

Under a previous approval (DASZ 25/78), Zoning Agreements were caveated against the title of these lands (among others) restricting the redevelopment of the building. With the demolition of the buildings in question, the caveats are no longer required on the lands under this application and the caveats can be partially discharged.

A Public Hearing was held before the Riel Community Committee on March 11, 1996.

No one appeared in support or in opposition to the application.

One person appeared for information.

The Riel Community Committee recommended that:

1. Approval of this rezoning is not out of character with what currently exists given that the riverbank property east of Kilkenny, abutting the river, is already zoned for Parks and Recreation purposes.

2. The proposed 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 recommendation of the Riel Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 2/96 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor, as outlined on Schedule "A dated March 1, 1996, for registration in the Winnipeg Land Titles Office.

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II. That there be a partial withdrawal of Caveat 81-40427 (DASZ 25/78) and Caveat 83-31290 (DASZ 25/78) as they affect the subject lands.

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

IV. That Zoning By-Law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 2/96, dated March 1, 1996, to a "PR1" Parks and Recreation District.

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

VI. 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.

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

VIII. That the City Solicitor 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. 748 for attachment)

Proposed Rezoning - 2116 Pembina Highway - Riel Community
File DAZ 201/96 (c/r DAV 97/96D)

691 - 4. The Committee on Planning and Community Services has been advised that an application has been received from A. and G. LaForges, 58 Salisbury Crescent, Winnipeg, to amend By-law No. 6400/94 by rezoning the land shown below from an "R1-6" Single-Family District to a "C1.5" Commercial District to permit the establishment of a beauty salon in an existing building.

Related Files: DAV 97/96D

The following is the present Site Description:

Site Area: 25.42 m wide by 46.63 m in depth; An older, single-family dwelling accessed via Pembina Highway currently occupies the site

Existing Land Use and Zoning: Currently zoned "R1-6" and occupied by a single-family dwelling.

The following is the Surrounding Land Use and Zoning:

North: "RM-3" Multiple-Family, occupied with higher density apartment complexes

South: Adjacent property is zoned "R1-6" and occupied with an older, single-family dwelling

West: "C2" Commercial, developed mall site

East: homes along Thatcher are zoned "R1-6" Single-Family

The applicants proposed to convert the existing home into a combined residence and beauty salon.

The applicants are proposing to rezone the subject property to a commercial category in order to establish a business (beauty salon) on the premises. The subject property, as with an adjacent residential site to the south, are both older homes zoned for single-family use only and front onto Pembina Highway. The two afore-mentioned dwellings are, in fact, the only remaining single-family homes in the area with frontage on Pembina Highway.

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Practically all remaining frontage, both north and south, has been converted into either commercial or multiple-family development. The subject lot is, therefore, viewed by the applicants as less than suitable for residential use and more suited to restrictive commercial development. Specifically, the applicants propose to renovate the existing structure, which includes a minor addition, and operate a beauty salon on the premises. The existing approach to Pembina would be widened in order to properly access a small parking area at the front of the building (4 spaces). Loading, as indicated on the accompanying plans, is at the rear of the building. An existing garage is to be removed.

The Community Planning Division is of the view that the subject property is no longer the most appropriate location for a single-family dwelling. The lots are oriented to Pembina where traffic to and from adjacent businesses is becoming increasingly heavy. The subject lot, while similarly zoned to the lots along Thatcher, is isolated from those lots and has to be viewed differently. While this Division supports a rezoning of the site, it is recommended that a number of uses permitted under the "C1.5" zoning be listed as prohibited uses under the accompanying zoning agreement. Those uses, which include restaurants and animal hospitals, are not deemed to be appropriate, given either the proximity to neighbouring residential areas to the east or lack of parking provided on the subject property.

A Public Hearing was held before the Riel Community Committee on April 22, 1996.

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

The Riel Community Committee recommended that:

1. The subject property is located on Pembina Highway which, for the most part, is zoned commercial with the exception of a few residential houses remaining.

2. Approval of this rezoning is considered to be compatible with the surrounding area.

3. The proposed 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 recommendation of the Riel 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 201/96, dated April 15, 1996, to a "C1.5" 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:

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

         - restaurants,
         - grocery, confectionary
         - landscape/garden supplies/sales,
         - mail order businesses,
         - farmers market,
         - animal hospitals, veterinary clinics,
         - amusement devices, accessory,
         - pet sales, pet supply sales, pet grooming;

      ii) that no new building(s) or structure(s) be erected or located on the land except in accordance with plans approved by the Commissioner of Planning and Community Services and the Community Committee;

      iii) 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;

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

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v) 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 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 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.

Adopted by consent.

(See Minute No. 749 for attachment)

Proposed Rezoning - 654 Mathias Avenue -
Lord Selkirk-West Kildonan Community
File DAZ 202/96 (c/r DAV 90/96D)

692 - 5. The Committee on Planning and Community Services has been advised that an application has been received from Andrew Wach Architects, 432 Assiniboine Avenue, Winnipeg, to amend By-law No. 6400/94 by rezoning the land shown below from an "A5" Agricultural District to an "RM-6" Multiple-Family District to permit the establishment of a five-storey, 29-unit condominium complex.

Related Files: DAV 90/96D

The following is the present Site Description:

Site Area: 15.12 m wide and 52 m in depth.

Existing Land Use and Zoning: Currently zoned "A-5" Agricultural.

The following the Surrounding Land Use and Zoning:

West: adjoining property under same ownership is zoned "RM-6" Multiple-Family

East: zoned and developed "RM-4" Multiple-Family

South: existing "C2" Commercial mall

North: existing "R2" Two-Family Residential housing

The Development Description notes that this is vacant land. The subject rezoning is the culmination of years of negotiation to acquire the subject parcel and consolidate it with adjoining land in order to facilitate the proper and orderly development of both properties. The subject property, by itself, is not wide enough to develop properly for anything other than single-family development and a single-family house or duplex would be out of place and out of character with adjacent multiple-family structures.

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The Administration is supportive of the rezoning and subsequent consolidation to establish a relatively low-density condominium complex. The applicants appear to have put a lot of effort into designing a building which aesthetically would not be out of character with the neighbourhood.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on April 16, 1996.

One person appeared in support of the application. No one 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:

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan 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 202/96, dated April 9, 1996, to an "RM-6" Multiple-Family District, subject to the following:

   A. That the applicant enter into a Zoning Agreement covering the subject property and contiguous lands described as Lots 4-7, Block 2, Plan 1123, Parcel B, Plan 15051, Part Lots 20, 22, 24, Block 9, Plan 2790, with the City, pursuant to Subsection 591(1) of The City of Winnipeg Act to provide for:

      1) that not more than 29 dwelling units be erected or located on the land;

      2) that no building or structure be erected on the land exceeding five (5) storeys in height;

      3) that final construction plans indicating the design and location of the proposed building(s), including elevations and details or 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.

II. That the Zoning Agreement executed as a condition of DAZ 248/88 be withdrawn.

III. 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 lands covered by the new Zoning Agreement.

IV. 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.

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

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

VII. 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.

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

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IX. 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. 750 for attachment)

Proposed Rezoning - 755 William Avenue -
Lord Selkirk-West Kildonan Community
File DAZ 203/96 (c/r DASZ 17/95)

693 - 6. The Committee on Planning and Community Services has been advised that an application has been received from Winnipeg Blood Transfusion Centre, 226 Osborne Street, Winnipeg, to amend By-law No. 6400/94 by rezoning the land shown below from an "R2" Two-Family Residential District to a "C2" Commercial District to permit the establishment of a parking area.

Related Files: DASZ 17/95

The following is the present Site Description:

Site Area: 7.77 m (25 feet) wide by 40.23 m (132 feet) in depth.

Existing Land Use and Zoning: Currently zoned "R2" Two-Family Residential District.

The following is the Surrounding Land Use and Zoning:

North: Currently zoned "R2" Two-Family Residential, fully developed

West: Recently zoned "C2" Commercial, not as yet developed

East: Zoned and developed "C2" Commercial

South: Health Sciences Centre, zoned "C2" Commercial

The Development Description notes that the subject property is to be consolidated with the adjoining property to the west to facilitate completion of the proposed parking area for the recently approved Blood Transfusion Centre (DASZ 17/95).

The subject application is a follow-up to a previous subdivision and rezoning application made by the Winnipeg Blood Transfusion Services last year (DASZ 17/95).

The original application also rezoned a much larger adjoining parcel to "C2" Commercial District in order to facilitate development of an administrative and laboratory complex for the Winnipeg Blood Transfusion Services. In the interim, the subject property has been acquired in order to help accommodate a proposed parking facility on the east side of the main complex. There are no remaining residential lots between the subject development and an adjoining parking facility to the east.

The Community Planning Division fully supports the proposed rezoning and consolidation of the subject property with the adjoining property for an orderly parking lot development. The same conditions applicable to DASZ 17/95 will generally apply to the subject application. Specifically, as with DASZ 17/95, the 10 per cent dedication clause is to be waived.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on April 16, 1996.

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

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The Lord Selkirk-West Kildonan Community Committee recommends 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:

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan 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 203/96, dated April 9, 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, in order to ensure that "stormwater run-off from the site should be restricted to pre-development rates as determined by the Commissioner of Works and Operations."

II. 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.

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

IV. 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.

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

VI. 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. 751 for attachment)

Proposed Street Name Change - Mackenzie Avenue to Blackmore Avenue - Riel Community
File SC-3.14(35) (Vol. 1) (c/r DAC 4/92)

694 - 7. The Committee on Planning and Community Services has been advised that the Land Surveys Branch of the Land and Development Services Department has advised that in the course of preparing the documents required to effect the closing of part of the public lane south of Blackmore Avenue (File DAC 4/92), it came to their attention that a portion of the street commonly known as Blackmore Avenue, as outlined on Schedule “A” (Misc. Plan No. RIEL 9644) and dated April 18, 1996, is legally known as MacKenzie Avenue, on a plan registered in the Winnipeg Land Titles Office as No. 1844.

Blackmore Avenue street pattern and street name was registered in the Winnipeg Land Titles Office under Plan No. 11043. All existing properties have Blackmore Avenue address.

In order to avoid duplication of that portion of the public right-of-way shown shaded on Misc. Plan No. RIEL 9644, the Land and Development Services Department recommends that the legal name of the right-of-way be made consistent with its common use to avoid any possible confusion.

On April 22, 1996, the Riel Community Committee considered a report from the Subdivision Officer, dated April 18, 1996 with respect to the proposed street name change.

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The Committee on Planning and Community Services concurred in the recommendation of the Riel Community Committee that the currently registered name "MacKenzie Avenue" west of River Road be changed to “Blackmore Avenue” and that in approving this change, Council authorize the following:

I. 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.

II. 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.

III. 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.

IV. 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.

Adopted by consent.

(See Minute No. 752 for attachment)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Vandal,
Seconded by Councillor Golden,

695- WHEREAS Council on January 27, 1993, in connection with an application received from the St. Boniface Development Corporation for approval of a plan of subdivision and zoning change in respect of certain lands located on the east side of rue Youville, north of Bertrand Street and south side of Bertrand Street between rue Des Meurons and rue Youville, adopted Clause 10 of the Report of the Committee on Planning and Community Services dated January 15, 1993, under File No. DASZ 11/92, as amended, thereby approving in principle that plan of subdivision and the rezoning to “PR1" Parks and Recreation District and “R1-3.5" Single-Family District;

AND WHEREAS the clause as adopted by Council included the following:

> “VIII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 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.”;

AND WHEREAS due to ongoing negotiations between the Administration and the Developer leading to periodic revisions by Council to its original instructions and the delay encountered in obtaining certain reports required under Council instructions, it has not been possible to present for enactment by Council the necessary subdivision and rezoning by-law within the time frame set by Council;

AND WHEREAS the Land and Development Services Department has been consulted and has advised that extension of time needed to present to Council the subdivision and rezoning by-law for enactment beyond the time period stipulated by Council is desirable and that such an extension would not in any way prejudice the public or any interested person;

NOW THEREFORE BE IT RESOLVED that said Clause 10 of the Report of the Committee on Planning and Community Services dated January 15, 1993 as adopted by Council on January 27, 1993 and amended from time to time, be further amended to allow for an extension of time until June 30, 1996 for Council to consider enactment of the subdivision and rezoning by-law.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

696 - 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 ordered to be signed and sealed, namely:

By-law No. 6830/96, a By-law of the City of Winnipeg to close part of the Public Lane east of Scotia Street, opposite Smithfield Avenue. File DAC 19/95

By-law No. 6831/96, a By-law of the City of Winnipeg to close part of Public Road Plan 2068, south of rue des Trappistes. File DAC 13/94

By-law No. 6834/96, 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 rue Youville and Bertrand Street between rue Des Meurons and the Seine River in the Riel Community. File DASZ 11/92

By-law No. 6835/96, 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 south side of Park Place West between Litchfield Boulevard and Kerslake Drive in the Assiniboia Community. File No. DASZ 22/94

By-law No. 6836/96, a By-law of the City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change to lands between Stafford Street and Osborne Street south of Grosvenor Avenue and north of lane north of Corydon Avenue in the City Centre Community. File No. DAZ 212 “A”/95

By-law No. 6837/96, a By-law of the City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change for the lands along Norquay Street, south of River Avenue including 510, 522, 526 River Avenue, 706-708 Dorchester Avenue in the City Centre Community. File No. DAZ 212 “B”/95

By-law No. 6838/96, 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 755 William Avenue in the Lord Selkirk-West Kildonan Community. File DAZ 203/96

By-law No. 6839/96, 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 and south sides of Scurfield Boulevard west of Beacon Hill Place and Eldorado Boulevard; Caldwell Crescent and Vineland Crescent in the Assiniboia Community. File DASZ 58/85 (Phase 14A)

On motion of Councillor Silva, the rule was suspended and 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. 6841/96, 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 at 902 Kilkenny Drive in the Riel Community. File DASZ 2/96

By-law No. 6844/96, a By-law of the City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change for land located at 654 Mathias Avenue in the Lord Selkirk - West Kildonan Community. File DAZ 202/96

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

QUESTION PERIOD

697 - Councillor Clement referred to a document that was released by the Minister of Urban Affairs, which dealt with sustainable development and land use planning and questioned if the Chairperson of the Committee on Planning and Community Services had read the document and what his comments were.

Councillor Silva advised that he had not yet read the document and advised that the Committee on Planning and Community Services and Executive Policy Committee had not yet reviewed the matter.

Councillor Clement noted that the document referred to areas being allowed to grow within the biophysical limits of the environment and resources and having to meet the needs for the health and social economic wellbeing of its residents. He further questioned where the resources would come from to meet the health and social economic needs of the people.

Councillor Silva noted that a number of Councillors had expressed concern about rapid bedroom suburban sprawl and further stated that the matter would be discussed at the Committee on Planning and Community Services and at Executive Policy Committee.

Councillor Timm-Rudolph noted that the Social Services Department would not provide a bus pass for recipients who were out job seeking, yet if a recipient did get a job, the Department would then provide that person with a bus pass, and requested that the Chairperson look into this matter.

Councillor Silva stated that it was his understanding that the Social Services Department does provide a person with free bus pass if they are conducting a job search and advised he would look into the matter further.

Councillor Murray asked for an explanation of the City's position and policy on subdivision approval in the peripheral areas around the City, in what had become known as the Capital Region.

Councillor Silva noted that Council was unanimously opposed to this type of development. He noted that the City had limited representation on the Capital Region, but was active in speaking against the development plans. He further stated that if the City had not taken an official position and that he would bring the issue before the Committee on Planning and Community Services with a recommendation.

Councillor Murray questioned who represented the City, at recent resident hearings by the Rural Municipality of St. Andrews to reduce its minimum lot size from 4 acres to 2 acres, and what position was put forth.

Councillor Silva took the matter under advisement.

Council here proceeded to consider the order of business "Executive Policy Committee, Motions of Which Notice has been Given".

Council here proceeded to consider the order of business "Executive Policy Committee, Motions of Which Notice has been Given".