REPORT OF THE COMMITTEE ON

PLANNING AND COMMUNITY SERVICES

DATED APRIL 2, 1996

Proposals for the Capitol, Metropolitan and Pantages Playhouse Theatres
File G-3.1.1 (Vol. 2)

With the concurrence of the seconder, Councillor Thomas, and with the permission of Council, Councillor Murray amended his motion to read as follows:

Moved by Councillor Murray,
Seconded by Councillor Thomas,
615 - WHEREAS the wording of the clause is somewhat confusing;

BE IT RESOLVED that the clause be amended by deleting recommendations i) and ii) and substituting therefor the following:

i) That Council approve in principle the concept of using the old theatres as proposed by Mr. Canada's Touring Network Inc. and that funding be limited to what has already been approved and further that Council authorize the Board of Commissioners or their designate to enter into negotiations with Mr. Canada's Touring Network Inc. and report back to Council with all costs associated with the plan and assessment of the viability of the proposal and further steps to realize this plan.

ii) That the City pursue the historic designation of the Metropolitan Theatre on the understanding that the City would retain ownership as of January 1, 1997 in exchange for a portion of the tax receipt or other negotiated compensation;

AND BE IT FURTHER RESOLVED that recommendation iii) remain as proposed within Clause 1 as submitted, namely:

iii) that the following motion which was adopted by Council on March 20, 1996, which amended Clause 8 of the Report of the Committee on Finance and Administration, dated February 26, 1996, as outlined on Schedule "A", be rescinded, which reads as follows:

"That Recommendation No. I.D. be amended by adding the words "the City will allow the demolition of the Capital Theatre on the condition the Metropolitan Theatre is designated and maintained".

The amendment was put and declared carried.

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

(See Minute No. 633 for attachment)

Appointment of a New Member to the Historical Buildings Committee
File G-3.1 (Vol. 2) (c/r GC-7 (Vol. 25)

616 - 2. The Committee on Planning and Community Services has been advised of the resignation of Mr. Giovanni Geremia from the Historical Buildings Committee.

On January 31, 1996, the Council of the Manitoba Association of Architects appointed Mr. David Kressock to fill the vacancy left by Mr. Giovanni Geremia, as the alternate representative from the Association to the Historical Buildings Committee.

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The Committee on Planning and Community Services therefore recommends that Mr. David Kressock be appointed as the alternate member to the Historical Buildings Committee.

Adopted by consent.

Winnipeg Development Agreement - Program Authorization for Administration File FR-3.2 (Adm.) (Vol. 1)

617 - 3. The Committee on Planning and Community Services has been advised that on March 10, 1995, The City of Winnipeg entered into a tripartite agreement with the Governments of Manitoba and Canada. This Agreement requires the approval of program authorizations by all three levels of government in order to operationalize funds within each program component. For the City of Winnipeg, this requires the approval of Council for each program authorization.

The Program Authorization, as outlined on Schedule "A", provides the detail for the Administration component of the Winnipeg Development Agreement. Generally, the Agreement has requirements for administrative responsibilities in the areas of financial management, communications and evaluation.

In previous tripartite agreements, these responsibilities were contracted to a central office. The cost of which, was shared equally by the three levels of government.

In the case of the Winnipeg Development Agreement, the decision was made not to have a centralized office, but to share the administrative responsibilities for the Agreement between the three partners. This was done in order to reduce costs from the previous model and to clearly maintain accountability.

This Program Authorization delegates the respective administrative responsibilities to the three partners as well as provides for the financial resourcing to carry out these requirements.

The Committee on Planning and Community Services recommends:

I. That Council approve the Administration Program Authorization as part of the Winnipeg Development Agreement.

II. That the Committee on Planning and Community Services and Council be apprised annually of the Five year budget falling under Recommendation 7.b) 2. - Financial Administrative Requirements, as part of the City of Winnipeg's authorization.

III. 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. 634 for attachment)

Winnipeg Development Agreement - Program Authorization for Strategic Initiatives File FR-3.2 (PA - 14) (Vol. 1)

618 - 4. On January 25, 1995, Council adopted Clause 2 of the Report of the Executive Policy Committee, dated January 18, 1995, which outlines the terms and conditions of the Canada-Manitoba-Winnipeg Agreement for the Development of Winnipeg from 1995 to 1999.

On March 10, 1995, The City of Winnipeg entered into a tripartite agreement with the Governments of Manitoba and Canada. This Agreement requires the approval of program authorizations by all three levels of government in order to operationalize funds within each program component. For the City of Winnipeg, this requires the

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approval of Council for each program authorization.

The Program Authorization, as outlined on Schedule "A", provides the detail for the Strategic Initiatives Program. This Program provides for the undertaking of feasibility analysis and planning activities required to pursue potential projects of strategic importance to Winnipeg's economic development. As well, the Program provides for direct funding support to projects which represent a major strategic economic opportunity for Winnipeg.

The Committee on Planning and Community Services recommends:

I. That Council approve the Strategic Initiatives Program Authorization as part of the Winnipeg Development Agreement.

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. 635 for attachment)

Proposed Amendment to Development Agreement AG 58/85 - Whyte Ridge Residential Developments Ltd. - Assiniboia Community
File DASZ 58/85 (c/r AG 58/85, SC-3.14 (Vol. 1) and DAZ 200/96)

619 - 5. The Committee on Planning and Community Services has been advised that under the terms of Development Agreement 58/85, the City has an option to purchase a 3.0 acre parcel of land on Scurfield Boulevard for possible use as a school site. The purchase price is $60,000.00 plus the cost of services. The services which have been identified are wastewater sewer, watermain, concrete street pavement, concrete sidewalk and ornamental street lighting. The boulevard improvements and the land drainage local and trunk facilities were inadvertently omitted. In order to avoid a problem in the future, if and when the option is exercised by the School Division, it would be desirable that the Development Agreement be amended now to include payment for the services which were inadvertently omitted.

The Committee on Planning and Community Services recommends:

I. That Development Agreement AG 58/85, Finance Department No. 7129, dated December 17, 1986 be amended by adding "boulevard improvements and land drainage local and trunk facilities" to the list of services payable as part of the option to purchase.

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.

Proposed Amendment to Development Agreement AG 8/86 - Island Lakes - Novamet Development Corporation - Riel Community
File DASZ 8/86 (c/r AG 8/86)

620 - 6. The Committee on Planning and Community Services has been advised that under the terms of Development Agreement 8/86, the City has an option to purchase a 3.0 acre parcel of land on boulevard de la Seigneurie for possible use as a school site. The purchase price is $34,500.00 plus the cost of services. The services which have been identified are wastewater sewer, watermain, concrete street pavement, concrete sidewalk

and ornamental street lighting. The boulevard improvements and the land drainage local and trunk facilities were inadvertently omitted. In order to avoid a problem in the future, if and when the option is exercised by the School Division, it would be desirable that the development agreement be amended now to include payment for the services which were inadvertently omitted.

The Committee on Planning and Community Services recommends:

I. That Development Agreement AG 8/86, Finance Department No. 6972, dated October 15, 1986 be amended by adding "boulevard improvements and land drainage local and trunk facilities" to the list of services payable as part of the option to purchase.

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.

Rezoning - Extension of Time - Land located at the South-west corner of Goulet Street and Traverse Avenue - Riel Community File DAZ 200/95

621 - 7. The Committee on Planning and Community Services has been advised that on April 19, 1995, Council adopted Clause 15 of the report of the Committee on Planning and Community Services dated April 4, 1995, which clause recommended approval of the subject rezoning to an "RM-6" Multiple-family District as outlined on Schedule "A" to allow for the construction of a multiple-family development (Senior Citizen's Complex); subject to the execution of a zoning agreement.

Recommendation III contained in the said report stipulates:

> "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."

Recommendation V further stipulates the following:

> "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 12 months from the date that the said Rezoning By-law is adopted by Council."

The Rezoning By-law 6636/95 was passed by Council on May 17, 1995. The enactment section of the By-law requires that the Zoning Agreement caveat must be registered in the Winnipeg Land Titles Office by May 17, 1996, failing which the By-law shall expire unless that date is extended by a resolution of City Council and that registration is completed before any such extended date.

The applicant, Place Goulet Inc., 608 - 400 Des Meurons, Winnipeg, MB., R2H 3H3, has advised the Land and Development Services Department that due to the unfavourable Real Estate Market, it has been difficult to lease the units within the subject Senior Citizen's Complex at the present time. The applicant has requested a one year extension of time in order to complete the subject rezoning.

The Administration has reviewed the applicant's request and is of the opinion that approval for an extension of time would be acceptable in view of the fact that the City's interests remain secured and circumstances leading to the original approval are unchanged.

On March 11, 1996, the Riel Community Committee considered this matter and concurred in the recommendation from the Subdivision Officer, in a report dated March 1, 1996.

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

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

I. That the time limit to register the Zoning Agreement caveat under file DAZ 200/95 to enact clause of By-law No. 6636/95 be extended to May 17, 1997.

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

Adopted by consent.

Proposed Rezoning - McMillan Neighbourhood - City Centre Community File DAZ 212 "A" /95

622 - 8. The Committee on Planning and Community Services has been advised that an application has been received from The Commissioner of Planning and Community Services for permission to rezone designated blocks within the McMillan area from an "R2" Two-Family District and an "R2-T" Two-Family Transitional District to an "R1-3" Single-Family District.

The McMillan Neighbourhood is bounded by Grosvenor Avenue, Wellington Crescent and River Avenue on the north, Osborne Street on the east, Corydon Avenue on the south and Stafford Street on the west.

The easterly portion of the area (east of Daly) was generally developed before 1900, while the remainder of the area dates from pre-1920. The area is characterized by relatively large houses with a mix of single-family, two-family and multiple-family occupancy. The commercial sectors along Corydon and Osborne exert some pressures for conversion of housing to higher densities and/or commercial use. There are high traffic levels on several streets in the area.

The area west of Daly Street has been zoned "R2" Two-Family District since 1951. The area east of Daly was zoned "R3" Multiple-Family District and "R2-C" Two-Family Conversion District from 1951 to 1983, wherein the lands were rezoned to an "R2-T" Two- Family Transitional District.

It is proposed that consideration be given to rezoning the majority of the low density residential lands to an "R1-3" Single-Family District. It is viewed that the "R1-3" District would reinforce trends in some sectors which have seen conversion of dwellings from multiple occupancy to single-family occupancy and would halt further increases in density in the area. The "R1-3" District zoning would also send a message about the desired character of the area as a stable family neighbourhood.

The "R1-3" Zoning District establishes a minimum lot width requirement of 30' and lot area requirement of 3000 sq. ft. and allows side yards of 3'. Any lot smaller than 30' in width or 3000 sq. ft. in area and not held in contiguous ownership with another lot would have lot of record status and would remain as a buildable lot. Any two-family dwelling, multiple-family dwelling or commercial use in the residential area which complies at the time of the zoning change may continue as a non-conforming use. Where a non-conforming use is destroyed or demolished or the use is abandoned for over 1 year, the land or building must then be used in accordance with the by-law.

There has been substantial discussion in this neighbourhood as to whether this zoning change is appropriate given the large dwellings and existing mix of densities and whether it will accomplish the goal of increased stability and enhanced maintenance or whether it will contribute to further deterioration by not allowing a reasonable use of the existing structures. The area east of Nassau Street seems to have generated the most concern.

A public meeting was held before the City Centre Community Committee on September 26, 1995.

A number of people appeared both in support and in opposition to the subject application as outlined in the report of the City Centre Community Committee dated October 30, 1995.

The City Centre Community Committee recommended that:

1. The proposed rezoning be approved in part for the following reasons:

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A) Rezoning the area west of Daly Street to an "R1-3" Single-Family District will reinforce trends in some sectors which have seen conversion of dwellings from multiple-family occupancy to single family occupancy and will halt further increases in density in the area.

B) The "R1-3" zoning will also send a message about the desired character of the area as a stable family neighbourhood.

C) Under the "R1-3" zoning any lot smaller than thirty (30) feet in width or 3,000 square feet in area and not held in contiguous ownership with another lot will have lot of record status and remain as a buildable lot.

D) Any two-family dwelling, multiple-family dwelling or commercial use in the residential area which complies at the time of the zoning change will continue as a non-conforming use while if any non-conforming use is destroyed, demolished or abandoned for over one (1) year, the land or building will then have to be used in accordance with the by-law.

E) There has been substantial discussion in the neighbourhood with respect to the proposed zoning change.

2. That the rezoning application under File DAZ 212/95 be divided into two Parcels, Parcel "A" under File DAZ 212 “A” /95 to be comprised of the area west of Daly Street, excepting properties commonly known as 625 McMillan Avenue, 639 McMillan Avenue, 664 McMillan Avenue, 850 McMillan Avenue, 706 Dorchester Avenue, 708 Dorchester Avenue and 20 Arbuthnot Street/763 Dorchester Avenue. Parcel "B" under File DAZ 212 “B” /95 to be comprised of the area east of Daly Street and including 625 McMillan Avenue, 639 McMillan Avenue, 664 McMillan Avenue, 850 McMillan Avenue, 706 Dorchester Avenue, 708 Dorchester Avenue and 20 Arbuthnot Street/763 Dorchester Avenue.

3. The proposed rezoning DAZ 212 “A” /95 be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

On April 2, 1996, the Committee on Planning and Community Services considered the proposed rezoning application under file DAZ 212 “A”/95 and approved the following amendment which has been incorporated in the recommendation as set out below:

That Recommendation I. be amended by adding the words “excluding all properties on the north side and south side of McMillan Avenue between Hugo and Daly Streets and 767 Dorchester Avenue” after the words “as follows.”

The Committee on Planning and Community Services did not concur in the recommendation of the City Centre Community Committee and therefore recommends:

I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 212 “A” /95, as follows:

excluding all properties on the north side and south side of McMillan Avenue between Hugo and Daly Streets and 767 Dorchester Avenue, dated April 2, 1996, to an "R1-3" Single-Family District.

II. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 12 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 authorized to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

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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.

Moved by Councillor Silva,
Adoption of the clause.

Carried.

(See Minute No. 636 for attachment)

Proposed Rezoning - McMillan Neighbourhood - City Centre Community File DAZ 212 "B" /95

623 - 9. The Committee on Planning and Community Services has been advised that an application has been received from The Commissioner of Planning and Community Services to rezone designated blocks within the McMillan area from an "R2" Two-Family District and an "R2-T" Two-Family Transitional District to an "R1-3" Single-Family District.

The McMillan Neighbourhood is bounded by Grosvenor Avenue, Wellington Crescent and River Avenue on the north, Osborne Street on the east, Corydon Avenue on the south and Stafford Street on the west.

The easterly portion of the area (east of Daly) was generally developed before 1900, while the remainder of the area dates from pre-1920. The area is characterized by relatively large houses with a mix of single-family, two-family and multiple-family occupancy. The commercial sectors along Corydon and Osborne exert some pressures for conversion of housing to higher densities and/or commercial use. There are high traffic levels on several streets in the area.

The area west of Daly Street has been zoned "R2" Two-Family District since 1951. The area east of Daly was zoned "R3" Multiple-Family District and "R2-C" Two-Family Conversion District from 1951 to 1983, wherein the lands were rezoned to an "R2-T" Two- Family Transitional District.

It is proposed that consideration be given to rezoning the majority of the low density residential lands to an "R1-3" Single-Family District. It is viewed that the "R1-3" District would reinforce trends in some sectors which have seen conversion of dwellings from multiple occupancy to single-family occupancy and would halt further increases in density in the area. The "R1-3" District zoning would also send a message about the desired character of the area as a stable family neighbourhood.

The "R1-3" Zoning District establishes a minimum lot width requirement of 30' and lot area requirement of 3000 sq. ft. and allows side yards of 3'. Any lot smaller than 30' in width or 3000 sq. ft. in area and not held in contiguous ownership with another lot would have lot of record status and would remain as a buildable lot. Any two-family dwelling, multiple-family dwelling or commercial use in the residential area which complies at the time of the zoning change may continue as a non-conforming use. Where a non-conforming use is destroyed or demolished or the use is abandoned for over 1 year, the land or building must then be used in accordance with the by-law.

There has been substantial discussion in this neighbourhood as to whether this zoning change is appropriate given the large dwellings and existing mix of densities and whether it will accomplish the goal of increased stability and enhanced maintenance or whether it will contribute to further deterioration by not allowing a reasonable use of the existing structures. The area east of Nassau Street seems to have generated the most concern.

The City Centre Community Committee recommended that the rezoning application under File DAZ 212/95 be divided into two Parcels, Parcel "A" under File DAZ 212 "A" /95 to be comprised of the area west of Daly Street, excepting properties commonly known as 625 McMillan Avenue, 639 McMillan Avenue, 664 McMillan Avenue, 850 McMillan Avenue, 706 Dorchester Avenue, 708 Dorchester Avenue and 20 Arbuthnot Street/763 Dorchester Avenue. Parcel "B" under File No. DAZ 212 "B" /95 to be comprised of the area east of Daly Street and including 625 McMillan Avenue, 639 McMillan Avenue, 664 McMillan Avenue, 850 McMillan Avenue, 706 Dorchester Avenue, 708 Dorchester Avenue and 20 Arbuthnot Street/763 Dorchester Avenue.

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A public meeting was held before the City Centre Community Committee on September 26, 1995 with respect to the proposed rezoning application under File DAZ 212 “A” /95. The City Centre Community Committee recommended that the proposed rezoning application DAZ 212 “A” /95 be approved and is outlined on Schedule "A".

On November 14, 1995 and December 12, 1995, the City Centre Community Committee considered the proposed rezoning application under file DAZ 212 “B” /95, being the area primarily East of Daly Street.

A number of people appeared in support and in opposition to the subject application as outlined in the report of the City Centre Community Committee dated December 21, 1995.

The City Centre Community Committee recommended that the proposed rezoning application DAZ 212 “B” /95 be approved in part for the following reasons:

1. a) The proposed rezoning will bring previous land use into conformity with the established zoning.

   b) The proposed zoning is widely supported by the residents and establishes stability in the area.

2. That the proposed rezoning DAZ 212 “B” /95 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 City Centre 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 212 “B” /95, dated January 19, 1996, to an "R1-3" Single-Family District.

II. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 12 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 authorized to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

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. 637 for attachments)

Proposed Rezoning - Vanderbilt and Georgetown Drives, Scurfield Boulevard - Assiniboia Community
File DAZ 200/96 (c/r SC-3.14 (Vol. 1) and DASZ 58/85)

624 - 10. The Committee on Planning and Community Services has been advised that an application has been received from UMA Engineering Ltd., 1479 Buffalo Place, R3T 1L7, to amend By-law No. 6400/94 by rezoning the land from an "A" Agricultural District and an "R1-5" Single-Family District to an "R1-5" Single-Family District and an "R1-4" Single-Family District to allow for the construction of single family dwellings.

The following is the present Site Description:

Existing Land Use and Zoning: Undeveloped; currently zoned "A" Agricultural District. Part zoned "R1-5" Single-Family District currently vacant.

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The following is the Surrounding Land Use and Zoning:

North: "R1-5" Single-Family District, developed as single family dwellings and southwest retention lake zoned "PR1" Parks and Recreation District.

East: Single family dwellings; "R1-4" Residential District.

West: CPR LaRiviere Subdivision, Manitoba Hydro easement, Gas Pipeline easement, and west City limits; "A" Agricultural District.

South: Lot 16 drain and CPR Sugar Beet spur line; "A" Agricultural District.

The proposed rezoning plan provides for the southwesterly extension of the Whyte Ridge community in keeping with the plan of subdivision filed under previous application DASZ 58/85. The current application is intended to rezone lands on the south and southwest sides of the lake from an "A" Agricultural District and an "R1-5" Single Family District to an "R1-5" Single Family District and an "R1-4" Single Family District. The "R1-5" lands formerly south of the roadway surrounding the lake are now being proposed for "R1-4" uses to improve market segmentation and flexibility. The proposed "R1-4" zoning gives the developer the flexibility they need to be able to continue to market lots around the lake in Whyte Ridge. Lotting plans have not been fully completed, but estimates indicate that approximately two additional lots will be created by the rezoning from "R1-5" to "R1-4".

An overall development concept has been approved in principle under DASZ 58/85 that allows for staged development of the subdivision. As new phases in the subdivision are brought forward, they are being dealt with as sub-phases of the DASZ 58/85 application.

The proposed plan provides for a reconfiguration of the road network in the area. The developer now wants to divide Vanderbilt Drive in to two sections, one north of the lake and the other south of the lake. The purpose is to avoid excessive road lengths and provide improved pedestrian access to the park located at the west end of the lake. The road section created by separating the south loop of the former Vanderbilt Drive would have to be renamed and the applicant/developer has suggested Georgetown Drive. The Administration has concurred with use of this name. The north loop remains as Vanderbilt. The Administration does not believe a new subdivision application is warranted at this time to approve the proposed alterations.

It is the understanding of the Administration that residents in the immediate area have been consulted by the applicant/developer, and have raised no serious objections to the proposed alterations to the concept plan for street layout in this area.

The proposed rezoning proposal has been circulated to City departments and agencies and was discussed by the Administrative Coordinating Group (ACG). No significant concerns were raised with respect to the application. The ACG has indicated that no further agreements are required. In addition, no dedication is applicable under this application as it was fully dealt with under DASZ 58/85.

The Community Planning Division concurs with the rezoning and will support approval of the proposal as it:

- is in keeping with the general character of the area as an exclusive single-family dwelling subdivision;
- provides the proponent with the flexibility to develop the property in conjunction with current market conditions for housing sales;
- is consistent with Plan Winnipeg which designates the area as "Neighborhood"; and
- does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area.

A Public Hearing was held before the Assiniboia Community Committee on March 12, 1996.

One person appeared in support of the application.

One person appeared in opposition to the application.

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The Assiniboia Community Committee recommended that:

1. The application is in keeping with the general character of the area as an exclusive single-family dwelling subdivision.

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 Assiniboia 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 200/96, dated March 5, 1996, to an "R1-5" Single-Family District and an "R1-4" Single-Family District.

II. 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.

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

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. 638 for attachment)

Proposed lane opening (corner cut) at the intersection of the first lane South of College Avenue with the first lane West of Artillery Street - Lord Selkirk-West Kildonan Community File DAO 1/96

625 - 11. 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 8822, as outlined on Schedule “A”. The owners have agreed to the terms and conditions of the sale of the property.

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

On March 19, 1996 the Lord Selkirk-West Kildonan Community Committee considered a report dated February 16, 1996 from the Land Document Officer and concurred with the recommendations contained therein.

The Committee on Planning and Community Services concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and 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 8822, 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. 639 for attachment)

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Proposed lane opening (corner cut) at the intersection of the first lane South of Kingsbury Avenue with the first lane East of Main Street - Lord Selkirk-West Kildonan Community File DAO 2/96

626 - 12. The Committee on Planning and Community Services has been advised that in February of 1995, 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 9435/1, as outlined on Schedule "A". The owners have agreed to the terms and conditions of the sale of the property.

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

On March 19, 1996 the Lord Selkirk-West Kildonan Community Committee considered a report dated February 21, 1996 from the Land Document Officer and concurred with the recommendations contained therein.

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

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the lane opening in accordance with Misc. Plan No. LSWK 9435/1, 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. 640 for attachment)

Proposed lane opening (corner cut) at the intersection of the first lane South of Burrin Avenue with the first lane East of Main Street - Lord Selkirk-West Kildonan Community File DAO 3/96

627 - 13. The Committee on Planning and Community Services has been advised that in February of 1995, 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 9436/1, 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.

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

On March 19, 1996 the Lord Selkirk-West Kildonan Community Committee considered a report dated February 21, 1996 from the Land Document Officer and concurred with the recommendations contained therein.

The Committee on Planning and Community Services concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and 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 9436/1, as outlined on Schedule "A".

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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. 641 for attachment)

Proposed lane opening (corner cut) at the intersection of the first lane South of Hartford Avenue with the first lane East of Main Street - Lord Selkirk-West Kildonan Community File DAO 4/96

628 - 14. The Committee on Planning and Community Services has been advised that in February of 1995, 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 9426, 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.

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

On March 19, 1996 the Lord Selkirk-West Kildonan Community Committee considered a report dated February 21, 1996 from the Land Document Officer and concurred with the recommendations contained therein.

The Committee on Planning and Community Services concurred in the recommendations of the Lord Selkirk-West Kildonan Community Committee and 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 9426, 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. 642 for attachment)

Proposed Street Name Change - Vanderbilt Drive to Georgetown Drive - Assiniboia Community Error! Bookmark not defined. **File SC-3.14 (Vol. 1) (c/r DAZ 200/96 and DASZ 58/85)**

629 - 15. The Committee on Planning and Community Services has been advised that the portion of the Vanderbilt Drive street pattern as outlined on Schedule "A" was previously approved by the former Assiniboine Park-Fort Garry Community Committee under Subdivision/Rezoning File DASZ 58/85. Subsequently this portion of Vanderbilt Drive was registered in the Winnipeg Land Titles Office as registered Plan No. 31,582 (B/L 6436/94).

Earlier subdivision plans for the Southwest Area of Whyte Ridge showed Vanderbilt Drive as a long continuous loop around the West Lake, from Fleetwood Boulevard to the east leg of Scurfield Boulevard opposite Sheffield Road as outlined on Schedule "B". Cairns Developers’ proposed plan reduces this ±1120 metre (3675') length of local road by breaking the loop and linking the two segments to Scurfield Boulevard southwest of the lake. The southerly segment would be called Georgetown Drive, as outlined on Schedule "C". The rationale for this change is as follows:

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

- Market - The current demand for Vanderbilt Drive lots is low. Completing the Vanderbilt Drive loop around the lake, as originally intended, would likely require a significant number of years. During this time only a temporary second access would be available to Vanderbilt residents.

- Services - Both watermain and land drainage sewer lines must connect Vanderbilt Drive/WestLake and Scurfield Boulevard southwest of the West Lake. With the proposed plan, the watermain on Vanderbilt Drive will be connected in a City right-of-way to Scurfield Boulevard opposite Ivy Lea Court. Land drainage sewer will require a minor easement from Georgetown Drive to the P.R. at the west end of the lake. Water will also be looped to Scurfield Boulevard along Georgetown Drive.

- Roads - Vanderbilt Drive will be ±675 metres (2215') long under the proposed plan, and Georgetown Drive will be ±560 metres (1835'). This provides better accessibility to the Collector Street for vehicles and pedestrians, especially pedestrians desiring access to a Scurfield Boulevard bus loop.

- Parks - The small lake oriented park at the southwest end of the West Lake is also more accessible to the entire neighbourhood.

- Image - The Developer intends to develop gate features at the Scurfield Boulevard entrance to Vanderbilt Drive consistent with those at Fleetwood Road to maintain the high-quality image of the street.

On March 12, 1996, the Assiniboia Community Committee considered a communication from the Land Development Administrator, dated January 29, 1996 and concurred in the recommendations.

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

I. That the currently registered name Vanderbilt Drive within Plan 31,582 be changed to Georgetown Drive and that in approving this change, Council authorize the following:

A) That the Director of Land and Development Services 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. 643 for attachments)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Silva,
Seconded by Councillor Angus,

630 - WHEREAS it appears that there will be no quorum at the regularly scheduled meeting of the Committee on Planning and Community Services to hear appeals to be held on Thursday, May 2, 1996;

THEREFORE BE IT RESOLVED that the meeting be rescheduled from Thursday, May 2, 1996 to Friday, May 10, 1996, to commence at 1:00 p.m. in the Council Chamber;

AND BE IT FURTHER RESOLVED that the City Clerk's and Land & Development Services Departments do all things necessary to ensure that posting requirements and appropriate notification is carried out in accordance with the requirements of the City of Winnipeg Act.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

631 - 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. 6820/96, a By-law of the City of Winnipeg to open (Lane Corner Cut) the first public lane intersection South of Inkster Boulevard and West of Scotia Street.
File DAO 3/95

By-law No. 6821/96, a By-law of the City of Winnipeg to widen the first north/south public lane west of McPhillips Street, south of Machray Avenue. File DAO 15/95

By-law No. 6823/96, 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 Gobert Crescent, Aldgate Road, Becontree Bay and Eastcote Drive in the Riel Community.
File DASZ 12/82

By-law No. 6824/96, 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 McGillivray Boulevard, North of Fleetwood Road between Cloverwood Road and C.P.R. right-of-way in the Assiniboia Community. File DASZ 16/95

By-law No. 6825/96, 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 between Riverwest Road and Main Street north of Benn Avenue in the Lord Selkirk/West Kildonan Community. File DASZ 20/95

By-law No. 6826/96, a By-law of the City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change for lands located on the west side of Ferry Road between Portage Avenue and the Assiniboine River in the Assiniboia Community.
File DAZ 228/95

By-law No. 6827/96, a By-law of the City of Winnipeg to close the public walkway on the north side of Vialoux Drive, opposite Monarch Mews. File DAC 8/95