REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED JANUARY 30, 1996

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

Moved by Councillor Silva,
That the Consent Agenda, Clauses 2,3,4,5,6,7,8 and 9 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Proposed amendments to The City of Winnipeg Act relative to development applications
Files GL-5.1 (Vol. 43) and EP-1

Note: This clause has been laid over for 30 days by the Executive Policy Committee.

402 - 1. The Committee on Planning and Community Services has been advised that the Riel Community Committee, on January 8, 1996, considered the matter of variance and conditional use applications with no companion rezoning and/or subdivision application.

The Riel Community Committee discussed the merit of having such applications considered by Community Committees, as was done prior to the proclamation of Bill 35 by The Province of Manitoba in 1991 which amended Part 20 of The City of Winnipeg Act by the creation of the Board of Adjustment and significantly changed variance and conditional use procedures.

The Riel Community Committee also considered the need for conditional use applications to be advertised in newspapers having a general circulation in the City. In this connection, the Riel Community Committee expressed the view that such applications usually only affect the local area and should therefore only be advertised in a local newspaper (eg. The Lance, The Herald, etc.) in an effort to reduce the overall application costs paid by applicants, particularly in the Riel Community where advertisements are required to be in bilingual format.

The Riel Community Committee recommended:

- That The City of Winnipeg Act be amended in order that all variance and conditional use applications be considered by Community Committees.

- That The City of Winnipeg Act be amended to permit conditional use applications, that are required to be advertised, to be advertised in a local newspaper rather than in newspapers having a general circulation in the City.

The Committee on Planning and Community Services therefore recommends:

I. That Council request The Province of Manitoba to grant The City of Winnipeg the right to set the approval process for all Zoning, Subdivision, Variance and Conditional Use and License applications under The City of Winnipeg Act.

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

Laid over for 30 days by the
Executive Policy Committee

Report of the Committee on Planning and Community Services dated January 30, 1996

Proposed Amendment to Development Agreement AG 27/88 - Finance Department No. 8285 - between The City and Robert Cannon - East Kildonan-Transcona Community
File DASZ 27/88 (c/r AG 27/88)

403 - 2. The Committee on Planning and Community Services has been advised that on November 16, 1990, Robert Cannon executed a Development Agreement with the City of Winnipeg whereby one of the conditions of his agreement was the transfer of a 2.32 acre parcel of land to accommodate the future extension of Headmaster Row, east of Lagimodiere Boulevard, to The City. This parcel, legally described as Lots 1 and 3, Block 1, Plan 26,173, was purchased from the Developer for the price of $74,955.00.

Schedule "C", Section II, Clause 3. Purchase of Land, paragraph 2, of the Development Agreement states in part, that in the event that Lots 1 and 3 in Block 1 are not registered in whole or in part as public rights-of-way on or before October 15, 1995, the City shall transfer those lots back to the Developer upon refund to the City of an amount equivalent to $74,955.00 in 1990 dollars.

To date, Lots 1 and 3 have not been registered in whole or in part as a public right-of-way. The Streets and Transportation Department has advised that due to the future transportation concerns in this area these lands should not be transferred back to the Developer. In discussions with Mr. Cannon he expressed no desire to re-acquire this property and requested his Development Agreement be amended to delete this obligation.

On January 16, 1996, the East Kildonan-Transcona Community Committee considered the report from the Land Development Administrator, dated January 8, 1996, with respect to the above referenced matter.

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

I. That Development Agreement AG 27/88 be amended by deleting in its entirety Schedule “C”, Section II, Clause 3. Purchase of Land, paragraph 2, thereby removing the requirement for the City to transfer these lands back to the Developer.

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 Subdivision and Rezoning - land located on the East side of St. Anne’s Road between Warde Avenue and Compark Road - Riel Community
File DASZ 19/95

404 - 3. The Committee on Planning and Community Services has been advised that an application has been received from Cohlmeyer and Associates, 62 Ellen Street, Winnipeg, Manitoba, R3A 0Z7 on behalf of Vic Wyatt House Inc., for approval of a plan of related zoning change to Zoning By-law 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to an "RM-1" Multiple-family District and a "PR1" Parks and Recreation District, for the purpose of establishing multiple-family dwellings.

Location: 915 St. Anne’s Road, East side between Warde and Compark Road

Purpose: To subdivide and rezone the subject property in order to allow for the construction of a Multiple-Family Seniors Complex.

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The following is the Surrounding Land Use and Zoning:

north: The adjacent property to the north is occupied by 3-4 multiple-family complexes zoned "RM-2" multiple.

east: Properties to the east are zoned "A5" agricultural and are currently vacant.

west: Lands to the west of St. Anne's are either developed residential areas zoned "R1-3.5" or vacant "C2" commercial properties.

south: Properties are generally undeveloped and zoned "A5" Agricultural.

An application has been submitted by Cohlmeyer and Associates on behalf of Vic Wyatt House Inc., to subdivide and rezone the land located on the east side of St. Anne's Road between Warde Avenue and Compark Road. The proposed rezoning of the site is intended to facilitate development of a multiple-family dwelling and a library resource centre. The small resource and information centre is intended to serve the Vic Wyatt House resident community of practising and retired teachers of St. Vital. Approximately 63% of the Gross Area of the site is designated as Flood Fringe and as such is undevelopable. A portion of the acreage will be purchased by the City and a portion will be dedicated by the developer for Seine River Waterway and Parkway purposes and zoned Parks/Recreation District. It should be noted that the Vic Wyatt House Project is deemed a non-profit organization and therefore no cash dedication is required as a condition of approval. The proposed development is of an acceptable density and entirely consistent with similar existing adjacent multiple family developments along the east side of St. Anne's Road.

A public meeting was held before the Riel Community Committee December 11, 1995.

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

The Riel Community Committee recommended that:

1. The proposed development be approved for the following reasons:

    a) The proposed development is of an acceptable density and entirely consistent with similar adjacent multiple-family developments along the east side of St. Anne's Road.

    b) The applicant has agreed to appear at public hearings held regarding the twinning of St. Anne's Road to ensure that safe access to the property from St. Anne's Road (eg. a median opening) is provided.

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

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

I. That the plan of subdivision proposed under File DASZ 19/95 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor, as outlined on Schedule "A" for File DASZ 19/95, dated January 19, 1996, for registration in the Winnipeg Land Titles Office subject to the following:

    A. That the applicant enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Co-ordinating Group dated November 22, 1995.

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

III. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 19/95, dated January 19, 1996, to an "RM-1" Multiple-Family District and a "PR1" Parks and Recreation District.

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

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

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 Zoning 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.

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

Adopted by consent.

(See Minute No. 418 for attachment)

Proposed Rezoning - 748 Broadway, South side of Broadway between Borrowman Place and Maryland Street - City Centre Community File DAZ 230/95

405 - 4. The Committee on Planning and Community Services has been advised that an application has been received from Ms. Moira Jones, 194 Ethelbert Street, Winnipeg, Manitoba R3G 1V7 for an amendment to By-law No. 6400/94 by rezoning the land at 748 Broadway from an "R2-T" Transitional District to a "C1" Commercial District to allow for the establishment of a business office.

Related Files: DAV 954/95D - to permit the establishment of a business office for a period not to exceed five years - GRANTED.

This building was originally constructed as a single-family dwelling. It currently contains about 1,000 square feet of office space on the main floor, and a single apartment with living space on both the main and second floors. Parking is provided off the public lane at the rear of the property, with two surface stalls and a two-bay garage.

Dobbie and Dobbie Physical Specialists Ltd. had occupied the office space for a number of years. The applicant purchased the building with the intention of moving what was previously a home-based business into the office space while maintaining the residential component.

The business is named Keltica, and involves the importation and wholesale distribution across Canada of articles manufactured in Wales, Scotland and Ireland. An associated retail outlet operates at The Forks. The office component currently employs 3 people. The office functions in conjunction with a warehouse on Lagimodiere Boulevard. Most imported items are stored and distributed from the warehouse. Smaller articles such as jewellery may be stored and distributed from the Broadway address.

An application for a five-year land use variance (File DAV 954/95D) has been filed in conjunction with this rezoning to permit the business to operate between now and Council enactment of the rezoning by-law, if approved. The Department has supported the zoning variance.

Only in special circumstances will the Department support mid-block or spot rezonings. For instance, a spot rezoning may be appropriate where a block is trending towards a change in land use, say, from residential to commercial. While the Department has an obligation to protect the ongoing residential character of such blocks from the encroachment of inappropriate commercial uses, spot rezonings *do* enable their gradual but controlled conversion. Zoning agreements can be used to ensure that, initially, only commercial uses which are compatible with a residential environment, such as offices, are allowed into evolving blocks.

The block on Broadway which contains the subject property is a candidate for commercial conversion. It fronts onto a busy thoroughfare across from a high school and a car dealership. The indicators of change are present in

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that property maintenance is slipping and only 3 of the nine units on the block are owner occupied. This is a sign that the residential environment on the block has deteriorated over the years on account of the intensive traffic and commercial development on both Broadway and Portage Avenues.

At the same time, the adjoining residential neighbourhood must be protected. Any commercial use which is permitted on the block must be of a low intensity, with limited traffic, as the only available parking is off a residential lane which also serves houses on Knappen. The residential appearance of the buildings should also be preserved in keeping with the prevailing character of the area. And it would be appropriate for each property to retain a residential component if possible.

The Department is confident that the subject application meets the criteria for supporting a mid-block or spot rezoning.

A public meeting was held before the City Centre Community Committee on January 9, 1996.

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

The City Centre Community Committee recommended that the proposed rezoning be approved for the following reasons:

1) The block on Broadway which contains the subject property is a candidate for commercial conversion as it fronts onto a busy thoroughfare across from a high school and a car dealership.

2) The indicators of change in the area are present in that property maintenance is slipping and only 3 of the nine units on the block are owner occupied, which is a sign that the residential environment on the block has deteriorated over the years due to the intensive traffic and commercial development on both Broadway and Portage Avenue.

3) Inasmuch as the adjoining residential neighbourhood must be protected any commercial use which is permitted on the block must be low in intensity, with limited traffic, as the only available parking is off a residential lane which also serves houses on Knappen Avenue.

4) The residential appearance of the building should be preserved in keeping with the prevailing character of the area and it is appropriate for a residential component to be retained if possible.

5) That the proposed rezoning DAZ 230/95 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 "A" for File DAZ 230/95, dated January 23, 1996, to a "C1" Commercial District subject to the following:

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

      1) that the use of the property be limited to office use with the exception of real estate, insurance office, and medical offices;

      2) that the office use be restricted to the main floor of the building;

      3) that prior to the issuance of any building permits involving exterior alterations or additions, be subject to the approval of Commissioner of Planning and Community Services;

      4) that mobile and free-standing signage be prohibited and that facia signage be limited to 10% of the north building face;

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.

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III. 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.

IV. That the City Solicitor be authorized 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 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. 419 for attachment)

Proposed closing of lane south of Benn Avenue between Riverwest Road and Main Street - Lord Selkirk-West Kildonan Community File DAC 20/89

406 - 5. The Committee on Planning and Community Services has been advised that Clause 6 of the Report of the Committee on Works and Operations dated November 1, 1994 was adopted by Council on November 16, 1994. The clause instructed that the proposed closing of the lane south of Benn Avenue between Riverwest Road and Main Street, in accordance with Misc. Plan No. LSWK 7496/2, as outlined on Schedule "A", be offered for sale to the adjoining owners on Benn Avenue.

Although this closing was approved as to planning considerations by the Committee on Planning and Community Services on January 8, 1990, sales agreements were never reached with any of the adjoining owners and consequently, the proposal did not proceed further.

In June 1993, the matter was revisited as a result of the adjoining owner to the south, Novamet Development Corporation, expressing an interest in acquiring the lane or portions thereof which may not be disposed of, for inclusion in the Company's subdivision plans to the south of the lane.

Of the six adjoining property owners on Benn Avenue, three have advised of their willingness to inquire part of the lane. The balance of the lane is to be offered to Novamet Development Corporation except for the north/south portion which is to be retained by the City.

The subject closing was circulated to the various applicable City Departments and Public Utilities for information and comment. There were no objections or concerns noted by the respondents. However the Works and Operations Department have indicated that a drainage swale easement will be required for the east-west leg of the lane as well as a combined drainage swale/land drainage sewer easement for the north-south leg of the lane. The dimensions of the easements would be synonymous with the perimeters of the existing lane.

The Committee on Planning and Community Services recommends:

I. That By-law No. 6686/95 be given second and third reading after the adoption by Council of the foregoing report.

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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. 420 for attachment)

Proposed closing of part of Daly Street North between Lorette Avenue and the C.N.R. right-of-way - City Centre Community File DAC 24/90

407 - 6. The Committee on Planning and Community Services has been advised that Clause 5 of the Report of the Committee on Works and Operations dated October 4, 1994 instructed that the proposed closing of part of Daly Street North between Lorette Avenue and the C.N.R. right-of-way, in accordance with Misc. Plan No. CCFR 7964/1, as outlined on Schedule "A", be offered for sale to Mr. J. Semchuk of J. Max Auto Body, the owner of the adjoining lands, who wished to acquire the street for parking purposes.

The application was originally approved by the Committee on Planning and Community Services on March 11, 1991.

The closing has been held in abeyance until the negotiations relative to the sale of the subject lands were concluded with the adjoining owners. These negotiations have now been concluded.

The subject closing was circulated to the various applicable City Departments and Public Utilities for information and comment. There were no objections or concerns noted by the respondents.

Winnipeg Hydro noted that the subject area, once the street was closed, should be consolidated with the applicant's property to avoid an easement for the existing hydro service to applicant's property, which crosses the area to be closed.

The Community Planner indicates that the portion of the street concerned is gravelled and is being used for parking purposes by the adjoining land owner (apparently without the consent of the City). If this street area is closed, any development including parking should be developed in accordance with the provisions of Zoning By-law 6400/94 and any parking area should be paved and developed in accordance with City zoning standards.

District Operations indicated that a lot grading plan and possibly a private approach are required if a parking area is to be developed on the subject area.

Since the subject portion of street is basically surplus to City requirements, it could be closed. However, the potential purchaser should be made aware that City standards should be met with respect to any development, including a parking area.

The Committee on Planning and Community Services recommends:

I That By-law No. 6731/95 be given second and third reading after the adoption by Council of the foregoing report.

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. 421 for attachment)

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Revy Home and Garden Centre - North of Reenders Drive between Lagimodiere Boulevard and Panet Road File DAC 5/95 (c/r EP (Vol. 4) & AG 403/95)

408 - 7. The Committee on Planning and Community Services has been advised that Council at its meeting held on August 9, 1995 concurred in the recommendation as outlined in Clause 7 of the Report of the Committee on Planning and Community Services dated July 18, 1995. The clause recommended approval of the terms and conditions of a Development Agreement for the construction of a Revy Home and Garden Centre north of Reenders Drive between Lagimodiere Boulevard and Panet Road in accordance with a report of the Administrative Coordinating Group dated June 21, 1995.

Through the process of preliminary negotiations for the finalizing of the Development Agreement, the Land Development Division and the Developer, Revelstoke Home Centres Ltd., have agreed that it would be fair and equitable to both parties to amend the approved terms and conditions of the Development Agreement. The proposed amendments all deal with the City sharing in the cost of certain items to be installed by the Developer which will benefit both the Developer and the neighbourhood in general.

On January 16, 1996, the East Kildonan-Transcona Community Committee considered a report from the Manager, Land Development Division, dated January 8, 1996, with respect to the above referenced matter.

The East Kildonan-Transcona Community Committee heard representation from Mr. D. Cockrill, Senior Vice President, Revy Home and Garden, Calgary, and Mr. H. te Stroete, Sales Manager, Scott Builders Inc., Calgary, and the Manager, Land Development Division, in support of the recommendations as outlined in the Administrative Coordinating Group report dated January 8, 1995.

The Committee on Planning and Community Services concurred in the recommendation of the East Kildonan-Transcona Community Committee that the Administrative Coordinating Group report dated June 21, 1995 which forms part of Council's approval on August 9, 1995 be amended as follows:

I. Amend condition 4. to read as follows:

"The Developer shall pay 50% of the cost of constructing a 30.0 m portland cement concrete pavement extension and new upstream transition to the northbound left turn storage lane on Lagimodiere Boulevard at Reenders Drive, as determined by and to the satisfaction of the Commissioner of Works and Operations."

II. Amend condition 5. to read as follows:

"The Developer shall pay 50% of the cost of removing the northbound left turn storage lane and reconstruct the centre median on Lagimodiere Boulevard at Almey Avenue, as determined by and to the satisfaction of the Commissioner of Works and Operations. The works required under this clause are as a result of the closure of Almey Avenue between Panet Road and Lagimodiere Boulevard."

III. Amend condition 6. to read as follows:

"The Developer shall sell to the City property required to widen the Panet Road right-of-way by 1.825 m (6.0 ft.) for the full length of the developer-owned property abutting Panet Road, to the satisfaction of the Commissioner of Works and Operations in accordance with terms and conditions to be approved by the Committee on Finance and Administration."

IV. Amend condition 8. to read as follows:

"The Developer shall pay 25% of all costs associated with the installation of traffic control signals at the intersection of Panet Road and Munroe Avenue, including but not necessarily limited to pedestrian and vehicular actuation and interconnection to adjacent traffic control signals and railway crossing protection, as determined by the Commissioner of Works and Operations."

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V. Amend condition 9. to read as follows:

"The Developer shall pay 50% of all costs associated with the modifications to the existing traffic control signals at the intersection of Lagimodiere Boulevard and Almey Avenue as a result of the closure of Almey Avenue between Panet Road and Lagimodiere Boulevard, as determined by the Commissioner of Works and Operations."

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

Adopted by consent.

Proposed opening (widening) of part of East side Kenaston Boulevard, South of Rothwell Road - Assiniboia Community
File DAO 17/95

409 - 8. The Committee on Planning and Community Services has been advised that the Land Surveys Branch has initiated the proposed widening in accordance with Misc. Plan No. ASBA 9008/2, as outlined on Schedule "A", on behalf of the Streets and Transportation Department. The City owns the subject property.

The proposal was circulated to all concerned City Departments and Public Agencies with no objections having been received.

The Assiniboia Community Committee held a public hearing with respect to the referenced matter on January 16, 1996 and considered the report from the Subdivision Officer dated January 3, 1996.

The Committee on Planning and Community Services concurred in the recommendation of the Assiniboia 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 ASBA 9008/2, as outlined on Schedule "A".

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

Adopted by consent.

(See Minute No. 422 for attachment)

Federation of Canadian Municipalities' - Social Policy Study
File GC-5.1 (Vol. 42)

410 - 9. The Committee on Planning and Community Services has been advised that The City of Winnipeg is one of thirteen major cities participating in the Federation of Canadian Municipalities' Social Policy Study. The aim of the study is to develop and advance a political strategy on national social reform on behalf of all Canadian municipalities and to assist participating municipalities in the development of their own local response to social reform. The study which began in the summer of 1995 is nearing completion and the results are ready to be released.

The Government of Canada's 1994 and 1995 budgets included dramatic changes in the funding of health, education and social services programs in Canadian provinces. The changes encompassed significant reductions in federal support and the elimination of many national standards respecting provincial spending for social programs. To

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date, Canadian municipalities have not been included in federal-provincial discussions on the changes in the nation's social safety net. To address this, in April 1995, the Federation of Canadian Municipalities (FCM) received approval in principle from the Caucus of Big City Mayors to conduct a study on the impact of the reform on municipalities.

In August, 1995 Mayor Thompson agreed to the City of Winnipeg's participation and the Commissioner of Planning and Community Services and the Director of Social Services were appointed to the steering committee for the study. An interim progress report on the study was discussed at the Big City Mayors Caucus meeting in November 1995.

The Federation of Canadian Municipalities social policy study encompassed considerable data collection, information sharing and debate within and between participating cities over the period between August 1995 and January 1996. Concerns expressed by all municipalities participating in the study can be summarized as follows:

(i) the need for a basic quality of social infrastructure to protect all Canadians.

(ii) the impact of federal actions on the people and the quality of life in their communities.

(iii) the need for municipal governments to be consulted before decisions of such major proportions are taken by the senior levels of government.

(iv) the concern that municipal governments may be expected to respond to pressing and unmet human needs without access to either the financial resources or the broad political jurisdiction necessary to do so.

(v) the need to avoid using property taxes to finance social assistance programs.

For the information of Council, to maximize the political impact of the study conclusions, FCM officials and representatives of participating cities plan to hold simultaneous news conferences across Canada in late February/early March. At the news conferences, the FCM public statement will be released and municipal representatives in each city will speak to the local impact of national social reform.

The Committee on Planning and Community Services recommends that a news release addressing those aspects of national social reform which are most critical for the City of Winnipeg and Winnipeg residents be prepared and a news conference be organized for the week of February 26 - March 1, 1996 to coincide with the Federation of Canadian Municipalities' release in Ottawa of the public statement on social policy.

Adopted by consent.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

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

411 - WHEREAS the Federation of Canadian Municipalities' news conference on February 29, 1996 will advance a strategy on national social reform on behalf of all Canadian municipalities as a first goal of the F.C.M. Social Policy Study;

AND WHEREAS the second goal of the study is to develop and communicate local responses to social reform;

THEREFORE BE IT RESOLVED that the City of Winnipeg develop a communication strategy and other related activities to highlight local issues of social reform which should be considered nationally and by the Province of Manitoba.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

412 - On motion of Councillor Silva, the following By-laws were each read a second and third time, and were passed and ordered to be signed and sealed, namely:

By-law No. 6535/94, a By-law of the City of Winnipeg to amend By-law No. 965/75, a By-law establishing a Secondary Plan for North St. Boniface, being a statement of the City's policies and proposals for the development of the North St. Boniface Area in the Riel Community File SPA 38/94

By-law No. 6682/95, a By-law of the City of Winnipeg to amend By-law No. 1300/76, a By-law establishing a Secondary Plan for North Henderson Highway, being a statement of the City's policies and proposals for the development of the North Henderson Highway area File SPA 41/95

On motion of Councillor Silva, By-law No. 6686/95, a By-law of the City of Winnipeg to close the existing public lane south of Benn Avenue between Rivercrest Road and Main Street was read a second time. File DAC 20/89

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Lazarenko,

WHEREAS on November 16, 1994, Council adopted Clause 6 of the Report of the Committee on Works and Operations dated November 1, 1994 approving the proposed closing of an 8 foot lane south of Benn Avenue between Shirley Street and Main Street in the Lord Selkirk-West Kildonan Community;

AND WHEREAS Council on July 19, 1995 gave first reading to By-law No. 6686/95, a By-law of the City of Winnipeg to close the subject lane in accordance with the old procedure for street, lane and walkway openings and closings;

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

AND WHEREAS Council on September 21, 1994, adopted a revised procedure for street, lane and walkway openings and closings by delegating the authority to deal with such matters to the Committee on Planning and Community Services;

THEREFORE BE IT RESOLVED that the preamble contained in By-law No. 6686/95 be amended to include consideration by the Committee on Planning and Community Services in accordance with the new procedure.

Carried.

Councillor Silva moved that this constitute the second reading of By-law No. 6686/95, as amended, which motion was carried.

On motion of Councillor Silva, By-law No. 6686/95, as amended, was read a third time and was passed and ordered to be signed and sealed.

On motion of Councillor Silva, By-law No. 6731/95, a By-law of the City of Winnipeg to close part of Daly Street North between Lorette Avenue and the C.N.R. Fort Rouge Yards was read a second time.
File DAC 24/90

In amendment,

Moved by Councillor Clement,
Seconded by Councillor Murray,

WHEREAS on October 19, 1994, Council adopted Clause 5 of the Report of the Committee on Works and Operations dated October 4, 1994 approving the proposed closing of part of Daly Street North between Lorette Avenue and the C.N.R. Fort Rouge Yards in the City Centre Community;

AND WHEREAS Council on December 20, 1995 gave first reading to By-law No. 6731/95, a By-law of the City of Winnipeg to close the subject street in accordance with the old procedure for street, lane and walkway openings and closings;

AND WHEREAS Council on September 21, 1994, adopted a revised procedure for street, lane and walkway openings and closings by delegating the authority to deal with such matters to the Committee on Planning and Community Services;

THEREFORE BE IT RESOLVED that the preamble contained in By-law No. 6731/95 be amended to include consideration by the Committee on Planning and Community Services in accordance with the new procedure.

Carried.

Councillor Silva moved that this constitute the second reading of By-law No. 6731/95, as amended, which motion was carried.

On motion of Councillor Silva, By-law No. 6731/95, as amended, was read a third time and was passed and ordered to be signed and sealed.

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

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. 6776/96, a By-law of the City of Winnipeg to widen the corner of the public lane South of Church Avenue and East of Fife Street (Southwest corner of SP Lot 34, Plan 25462) and to widen the corner of the public lane North of Church Avenue and East of Fife Street (Northwest corner of SP Lot 18, Plan 25462. Files DAO 8/94 & DAO 9/94

By-law No. 6777/96, a By-law of the City of Winnipeg to close the lane East of Brazier Street between Oakland and Devon Avenues File DAC 14/94

By-law No. 6778/96, a By-law of the City of Winnipeg to close the public lane between Laxdal and Elmhurst Roads south of Parkin Avenue File DAC 1/95

By-law No. 6779/96, a By-law of the City of Winnipeg to widen the north side of Leila Avenue, west of McPhillips Street File DAO 14/93

By-law No. 6780/96, a By-law of the City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change at 1290 Main Street in the Lord Selkirk-West Kildonan Community File DAZ 226/95

By-law No. 6782/96, a By-law of the City of Winnipeg to close part of Royal Oak Drive on the north side of Fleetwood Road between Cloverwood Road and the Canadian Pacific Railway Right-of-Way File DAC 24/95

By-law No. 6783/96, 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 Wayfarer's Haven and Bounty Bay in the Riel Community File DASZ 9A/95

By-law No. 6784/96, 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 Coral Reef Cove in the Riel Community File DASZ 9B/95

By-law No. 6785/96, 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 Black Pearl Cove in the Riel Community File DASZ 9C/95

On motion of Councillor Silva, the rule was suspended and By-law No. 6786/96, a By-law of the City of Winnipeg to close part of the south side of Portage Avenue, east of Moray Street, was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed. File DAC 18/95

Councillor Thomas asked to be recorded as having voted against all three readings of By-law No. 6786/96, in accordance with Rule 50.7 of the Procedure By-law.