REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED OCTOBER 25, 1994

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated October 25, 1994, was considered clause by clause.

Moved by Councillor O'Shaughnessy,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10 and 11, be adopted.

127 - Pursuant to The Municipal Council Conflict of Interest Act, Councillor Silva advised that he would refrain from entering the discussion and from voting on Clause 1 because of a financial interest, and left the Chamber.

The motion to adopt the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10 and 11 was put and declared carried.

Councillor Silva here returned to the Chamber.

Her Worship the Mayor and Councillors:

Servicing Agreement for Motel Development - 3900 Portage Avenue (former Super 8 Motel) - AG 403/84
File EP-2.1

128 - 1. The Committee on Planning and Community Services has been advised that an agreement was entered into August 15, 1984 between the City and Victoria Park Development Ltd. to regulate the installation of services for a proposed motel development at 3900 Portage Avenue. The agreement authorized the developer to install a watermain from Portage Avenue, a drainage ditch and a private wastewater effluent line to the river and to relocate and pave an adjacent public right-of-way (McCarthy Street) to provide street access.

Under a series of amendments to the development agreement the struggling developer partially constructed the motel building without installing any of the permitted services but the Royal Bank finally foreclosed, took title and has now demolished the partially constructed building.

Originally the bank wished to maintain the existing servicing agreement in the hope of finding a purchaser to proceed under that agreement with servicing and development of the property. The bank has not been able to do so.

The bank through its solicitors has now requested that the City agree to terminate the existing agreement and withdraw two caveats registered under that agreement. The bank has concluded that some potential purchasers are reluctant to work through and attempt to understand the servicing agreement and the series of amendments so they can understand what sort of a package the bank is offering. The bank hopes to have more success in selling a vacant unserviced site in respect of which the purchaser could negotiate a new servicing agreement appropriate to whatever type of development was contemplated.

The City has two caveats registered. One records the developer's obligation to obtain an easement in favour of the City over privately owned lands for drainage to the river before issuance of a building permit. The other records the developer's obligation to install sewer, water and street access before issuance of a building permit. That was partially modified by the allowance of partial construction before servicing.

There was no rezoning or subdivision involved in the existing agreement. The original owner simply required approval from the City to install services to support development in accordance with the existing zoning. There is no benefit to the City in continuing this agreement based on a motel development which has obviously been abandoned with demolition of the partially constructed building.

The Manager of Land Development has reviewed this matter and concurs with the following recommendation.

Report of the Committee on Planning and Community Services dated October 25, 1994

Your Committee on Planning and Community Services recommends:

I. That approval be granted for the execution of an agreement terminating the existing servicing agreement as amended and withdrawal of the caveats recording that agreement.

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

Adopted by consent.

(See Minute No. 127 for disclosure of conflict by Councillor Silva)

**Proposed Subdivision and Rezoning -
Land located on the south side of
Columbus Crescent, west of Carroll Drive
- Assiniboia Community File No. DASZ 13/94**

129 - 2. The Committee on Planning and Community Services has been advised that an application has been received from SEG Engineering Inc., 200 Tache Avenue, Winnipeg, Manitoba, R2H 1A7, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 1558 by rezoning the subject lands from a "PR" Park and Recreational District to an "R1-4" Single-Family District to permit the establishment of up to 35 single family building sites.

Site Area: approximately 5 acres

Existing Land Use
and Zoning: Elementary school no longer in use, zoned "PR" Park and Recreational District

The following is the Surrounding Land Use and Zoning:

Single-family housing zoned "R1-5.5" and a tot lot on the east side of the proposed subdivision.

The applicant proposes to demolish the existing elementary school, construct a bay-street off Columbus Crescent, and subdivide the property into 34 building lots zoned "R1-4" Single-family Residential District. The applicant further proposes to close two (2) existing walkways connecting the school grounds to Columbus Crescent on the west and Longfellow Bay on the south.

The Planning Department supports the proposal as it complies with Plan Winnipeg and reflects existing development.

In the ACG report under File AG 13/94, dated June 24, 1994, the Administrative Co-ordinating Group recommends that the application be approved subject to several standard servicing requirements. It is noted that the Transit Department has no objections to eliminating the pedestrian walkways, nor did the Parks and Recreation Department identify a need to preserve a portion of the site for recreational purposes.

The issue of neighbourhood character arose in discussions within the Planning Department concerning the application. The consensus was that the "R1-4" zoning was appropriate for the interior lots in that the bay street system is private and self-contained. However, in an endeavour to provide a transition in lot sizes the developer has shown the lots (Lots 1 to 5) fronting on Columbus Crescent at a larger size, 49' to 50' in width and ranging in lot area from 5,390 square feet to 5,500 square feet. These lot sizes would better reflect the existing lot sizes on the opposite (north) side of Columbus (being 57' to 60.57' in lot width and 5,985 to 6,360 square feet in lot area).

It is recognized, however, that the issue of character has as much to do with house type and quality than lot size. For instance, creating larger lots may only serve to encourage the construction of large, two-storey houses which, visually, can significantly impact neighbourhood character in an area where one storey bungalow-style housing predominates.

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A public meeting was held before the Assiniboia Community Committee on July 12, 1994 and subsequently laid over to October 11, 1994 when this matter was dealt with by the Committee.

Twenty one persons appeared in support of the application.

Forty one persons appeared in opposition to the application.

Ten persons appeared for information purposes.

The Assiniboia Community Committee recommended that:

1. The proposed subdivision and rezoning be approved for the following reasons:

   A) The proposal is consistent with Plan Winnipeg with respect to infill housing.
   B) The proposal is consistent with and supports the decisions of the St. James-Assiniboia School Board and the Province's Public Schools Finance Board.

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 Assiniboia Community Committee and recommends:

I. That the plan of subdivision proposed under File No. DASZ 13/94 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" (Exhibit 20) for File No. DASZ 13/94 attached hereto and dated October 18, 1994 for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the Developer be required to enter into a Development Agreement with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group dated June 24, 1994, as outlined in Schedule "C" and dated October 18, 1994.

II. That the Director of Planning and the Director of Land Surveys and Real Estate be authorized to certify any documents in connection therewith.

III. That Zoning By-law 1558 be amended by rezoning the subject land as outlined on Schedule "B" (Exhibit 20) for File No. DASZ 13/94 dated October 18, 1994, to an "R1-4" Single-Family District.

IV. That the City Solicitor 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 Development 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 the Proper Officers of the City be authorized to execute all necessary agreements.

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.

IX. 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. 139 for attachment)

Report of the Committee on Planning and Community Services dated October 25, 1994

Proposed Rezoning - West side of Erin Street between Ellice and Sargent Avenues - City Centre Community
File No. DAZ 217/94

130 - 3. The Committee on Planning and Community Services has been advised that an application has been received from Peter Van Went, 799 Municipal Road, Winnipeg, Manitoba, R3R 1J5 to amend By-law 16502 by rezoning lands shown below from an "R1-4" One-family District To A "c1" Limited Commercial District to allow for offices, business and professional use.

The applicant is proposing to convert the existing single-family dwelling to establish a business office for a travel agency. Parking for four (4) vehicles is available on site.

The Planning Department considers the requested "C1" Limited Commercial District zoning acceptable at this location, subject to a zoning agreement restricting the use of the land to a business office only and establishing conditions to ensure that the residential character of the property is maintained. On this basis, it is felt that the proposed use could provide an appropriate transition between the remaining housing on Erin Street and the commercial uses to the north.

A public meeting was held before the City Centre Community Committee on September 13, 1994.

One person appeared in support of the application.

One person appeared in opposition to the application.

The City Centre Community Committee recommended that:

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

    a) The requested "C1" Limited Commercial District zoning is considered acceptable at this location, subject to a zoning agreement restricting the use of the land to a travel agency only, limiting the hours of operation and establishing conditions to ensure that the residential character of the property is maintained.

    b) The proposed use can provide an appropriate transition between the remaining housing on Erin Street and the commercial uses to the north.

    c) Parking for four vehicles is available on site.

    d) As one side of the subject street is already developed with fairly heavy commercial uses, the proposed use of the subject property is not seen as being injurious to the community.

    e) The residential component of the area will be protected given the reversionary clause and the fact that the residential character of the property is to be maintained.

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 concurs in the recommendation of the City Centre Community Committee and recommends:

I. That By-law No. 16502 be amended by temporarily rezoning the subject land as outlined on Schedule "A" for File No. DAZ 217/94, attached hereto and dated October 11, 1994, to a "C1" Limited Commercial District subject to the applicant entering into a Zoning Agreement with The City pursuant to S.591(1) of The City of Winnipeg Act to provide for the following:

    1) That the use of the land be limited to a travel agency only;

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2) That final construction plans indicating any additions or exterior modifications to the existing building or any new structure; including elevations and details of exterior finishing materials, facia signs, accessory parking, fencing, landscaping and garbage enclosures; be subject to the approval of the Community Committee and the Commissioner of Planning and Community Services;

3) That free standing signs, including temporary mobile advertising signs be prohibited;

4) That the zoning shall revert to an "R1-4" One-family District five (5) years from the date of the enactment of the zoning by-law.

5) That the hours of operation be limited to Monday to Saturday, 8:00 a.m. to 6:00 p.m.

II. 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.

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 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.

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. 140 for attachment)

Proposed Rezoning - North-east corner Goulet Street and rue Des Meurons - Riel Community File No. DAZ 220/94

131 - 4. The Committee on Planning and Community Services has been advised that an application has been received from David Goyer Architecture, 337-C Pembina Highway, Winnipeg, Manitoba, on behalf of Saints Peter and Paul Ukrainian Catholic Church to amend the St. Boniface Town Planning Scheme 1957 by rezoning lands shown below from an "M1" Light Industrial District and an "M2" Light Industrial District to an "R3" Limited Multiple-Family District to allow for multiple-family housing.

The applicant proposes to construct a three (3) storey, thirty-three unit (33) apartment block as the first phase of development for the subject site, with additional dwelling units being established at some future date.

Residential rezoning abutting industrial uses (and particularly "M2" zoning) would not ordinarily be recommended for approval. However, this proposal is consistent with the concept for redevelopment of the neighbourhood devised by residents and businesses to ensure residential redevelopment of vacant industrial lands. The proposed density for this site is well below the limit recommended for neighbourhood redevelopment, and the proposed height of three-storeys is substantially less than that of new housing on rue Des Meurons.

Garages are proposed to buffer housing from commercial/industrial uses to the east, but no buffer is illustrated to industrial development to the north. It is expected that, for the protection of residents, the applicant will install an adequate buffer. Although a condition requiring such a buffer would be recommended where industrial or commercial uses are placed adjacent to housing requiring protection, no requirement is recommended under this application because industrial uses do not require protection from housing.

Residential redevelopment of the irregular parcel to the north may require changes to the shape of that site, as well as rezoning. It is expected that the owner will negotiate a more regular site, if the opportunity arises prior to the

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construction of Phase Two. Realignment of the two sites is not recommended as a condition of approval, because such a condition may create a significant disadvantage for Saints Peter & Paul Ukrainian Catholic Church in its development of the subject site.

Because a non-profit corporation has been formed to build and operate this seniors' housing proposal, and in accordance with Council's policy of September 23, 1993, the standard 10% dedication requirement should be waived in this instance.

A public meeting was held before the Riel Community Committee on September 12, 1994.

Eight people appeared in support of the application.

No one appeared in opposition to the application.

The Riel Community Committee recommended that:

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

    a) This proposal is consistent with the concept for redevelopment of the neighbourhood devised by residents and businesses to ensure residential redevelopment of vacant industrial lands.

    b) The proposed density for the site is well below the limit recommended for neighbourhood redevelopment.

    c) The proposed height of three storeys is substantially less than that of new housing on rue Des Meurons.

    d) There is no opposition to this application and substantial community support.

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 concurs in the recommendation of the Riel Community Committee and recommends:

I. That The St. Boniface Town Planning Scheme 1957 be amended by rezoning the subject land as outlined on Schedule "A" for File No. DAZ 220/94, attached hereto and dated September 27, 1994, to an "R3" Multiple-Family District subject to the applicant entering into a Zoning Agreement with the City pursuant to s.591(1) of the City of Winnipeg Act to provide for the following:

    1) that the use of the land be restricted to multiple-family dwellings (and accessory uses) for senior citizens at a density not greater than one dwelling unit per 800 ft.² of site area;

    2) that no building or structure (including free-standing signs and fencing), parking or loading area, or landscaping be erected or located on the land except in accordance with plans approved by the Riel Community Committee and the Commissioner of Planning and Community Services.

II. That the standard 10% dedication be waived in keeping with Council policy.

III. That the applicant be required to enter into a Development Agreement with the City containing all of the provisions outlined in the Report of the Administrative Coordinating Group dated August 11, 1994, as outline on Schedule "B" and dated September 27, 1994.

IV. 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.

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

VI. That the rezoning by-law shall become effective when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office provided that the said effective date occurs within 12 months from the date that the said rezoning by-law is adopted by Council.

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

Adopted by consent.

(See Minute No. 141 for attachment)

Proposed Rezoning - Land located between Provencher Boulevard and Carriere Avenue and between rue Archibald and the Red River - Riel Community
File No. DAZ 224/94

132 - 5. 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 amend the St. Boniface Town Planning Scheme 1957 by rezoning those lands between Provencher Boulevard and Carriere Avenue and between rue Archibald and the Red River currently zoned "R3" Limited Multiple-family District, "R4" Multiple-family District and "R4B-FIVE" Planned Building Group District (in those areas identified on the map below designated as A to H (Districts permitting multiple-family dwellings) to an "R2-T" Two-family Transitional District; (which provides that multiple family dwellings are a Conditional Use).

In the late 1970's, the "R2-T" District zoning category was established to permit down-zoning large portions of St. Boniface from "R4" and similar zoning. The "R2-T" District was designed to permit public review of all applications for multiple-family development without making existing development non-conforming. The "R2-T" District provides that new multiple-family housing requires Conditional Use approval, but existing multiple-family housing is deemed to be approved, and conforms. The character of many neighbourhoods was determined by low-density housing, and large portions of St. Boniface were rezoned to the "R2-T" District. However, certain areas which remain dominated by low-density housing were not rezoned.

Existing zoning and development were compared in March 1994, and many inconsistencies were found. But because the Riel Community Committee has directed that zoning in North St. Boniface be reviewed separately, the review did not address areas north of boulevard Provencher.

The significant differences between existing multiple-family zoning and proposed "R2-T" zoning, are:

firstly: under "R4" and similar zoning districts, multiple-family development is permitted and residents cannot review development before issuance of building permits, but under "R2-T" zoning residents may comment at a public hearing prior to approval of a multiple-family development;

secondly: under "R4" and "R3" zoning districts, boarding and rooming houses are permitted, but those uses are not permitted under "R2-T" and can be established by use variance only for a period of five years.

The specific proposals for zoning changes are as follows:

1. Area south of boulevard Provencher and north of avenue de la Cathedrale, west of the Seine River, as outlined on Schedule "A".

   "R4" zoning applies to low-density housing on the easterly frontage of rue St. Jean Baptiste, between the public lane south of boulevard Provencher and avenue de la Cathedrale, and to institutional uses; all of which should be rezoned to "R2-T to protect existing housing and to ensure that any redevelopment of institutional sites is consistent with adjacent housing.

2. area south of boulevard Provencher and north of rue Plinquet, east of the Seine River, as outlined on Schedule "B".

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"R4" zoning applies to low-density housing (and a hotel) on the north and south frontages of rue Tissot, between the Seine River and rue Archibald, and to institutional uses south of the lane south of rue Tissot; all of which should be rezoned to "R2-T" to protect existing housing and to ensure that any redevelopment of institutional sites is consistent with adjacent housing.

3. Area south of avenue de la Cathedrale and north of Goulet Street, west of the Seine River, as outlined on Schedule "C"

"R4B-FIVE" zoning applies to a site on the south frontage of rue Dollard east of avenue Tache, which is developed as a parking lot; which should be rezoned to "R2-T" to protect adjacent housing.

4. Dufresne Neighbourhood north of Goulet Street, east of the Seine River as outlined on Schedule "D".

"R4" zoning applies to low-density housing in the entire neighbourhood, including Kavanagh, Giroux, Cherrier, and Doucet Streets, between the Seine River and rue Archibald, and should be rezoned to "R2-T" throughout.

5. Norwood West Neighbourhood north of Carriere Avenue, west of St. Mary's Road as outlined on Schedule "E", "F" and "G".

"R3" and "R4" zoning applies to multiple-family dwellings on Cromwell Street, and to both multiple-family dwellings and low-density housing on St. Mary's Road frontage, Highfield Street, Chandos Avenue and Lloyd Street.
All "R3" and "R4" Districts should be rezoned to "R2-T" to ensure that any redevelopment is consistent with adjacent housing, and especially if B/L 1810 of the City of St. Boniface is later repealed. B/L 1810 permits only one-family dwellings.

6. Norwood East Neighbourhood north of Carriere Avenue, east of St. Mary's Road

"R4" zoning applies to low-density housing on part of the south frontage of Horace Street, east of avenue Tache, as outlined on Schedule "F".

"R4" zoning applies to low-density housing on the south frontage of Enfield Crescent, between St. Mary's Road and Traverse Avenue, on the north and south frontages of Roger Street, between Kenny and Traverse Avenues, and on the west frontage of Traverse Avenue, between Roger and Niverville Streets, as outlined on Schedule "G".

"R4" zoning applies to low-density housing (and two multiple-family dwellings interspersed) on the west frontage of rue Des Meurons, between Horace Street and rue Dubuc, as outlined on Schedule "H". All of which should be rezoned to "R2-T" to protect adjacent housing.

A public meeting was held before the Riel Community Committee on September 12th, 1994.

Seven persons appeared in support of the application.

No one appeared in opposition to the application.

One person appeared for information purposes.

The Riel Community Committee recommended that:

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

   a) Approval of this rezoning will bring about the change in zoning that is considered to be compatible with the neighbourhood.

   b) There is no opposition and substantial community support for this application.

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 concurs in the recommendation of the Riel Community Committee and recommends:

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I. That the St. Boniface Town Planning Scheme 1957 be amended by rezoning the subject lands as outlined on Schedule "A" through "H" for File No. DAZ 224/94, attached hereto and dated September 23, 1994, to an "R2-T" Two-family Transitional District.

II. That the City Solicitor be authorized 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. 142 for attachment)

Proposed Rezoning - 254 Wellington Crescent - City Centre Community
File No. DAZ 225/94

133 - 6. The Committee on Planning and Community Services has been advised that an application has been received from Dorchester Developments Ltd., 101 - 585 River Avenue, Winnipeg, Manitoba, R3L 2S9 to amend By-law No. 16502 by rezoning the land at 254 Wellington Crescent from an "R2" Two-family District to an "R3" Multiple-family District to reflect the existing land use.

Related Files: DAV 809/94D - yard variances - granted

The subject site is one of three (3) building lots on a triangle of land bounded by Wellington Crescent, Gertrude Avenue and Daly Street; zoned "R2" Two-Family District. The lot to the north is developed with an apartment building; to the south is a dwelling.

The dwelling on site has lawful rights as a two-family dwelling, however, at some point in the past, a third dwelling unit was established. The applicant is requesting a rezoning of the land to permit the maintenance of three (3) dwelling units.

Maintenance of three (3) dwelling units at this location is considered acceptable noting the adjacent development and the resulting density of 1 dwelling unit/1800 square feet of lot area.

A public meeting was held before the City Centre Community Committee on September 13th, 1994.

One person appeared in support of the application.

No one appeared in opposition to the application.

Two people appeared for information purposes.

The Community Committee recommended that:

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

   a) Approval of the application will not result in any change in use or density but will simply reflect the existing use.

   b) A condition of approval is preservation of the existing building with any additions or exterior modifications requiring subsequent applications to permit changes to the property.

   c) Maintenance of three dwelling units at this location is acceptable noting the adjacent development and the resulting density of one dwelling unit/1800 square feet of lot area.

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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 concurs in the recommendation of the City Centre Community Committee and recommends:

I. That By-law No. 16502 be amended by rezoning the subject land as outlined on Schedule "A" for File No. DAZ 225/94, attached hereto and dated October 5, 1994, to an "R3" Multiple-family 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:

a) That not more than 3 dwelling units be located on the land;

b) That final construction plans indicating any additions or exterior modifications to the existing building or any new structures; including elevations and details of exterior finishing materials, accessory parking, fencing, landscaping and garbage enclosures; be subject to the approval of the Community Committee and the Commissioner of Planning and Community Services;

c) 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 for open space, park and recreational use based on the increase in the market value of the land.

II. 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.

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 rezoning by-law district 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.

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. 143 for attachment)

Proposed Amendment to the North St. Boniface Secondary Plan (By-law 965/75) - 138 rue Aubert
Files AAP 38/94 (c/r DAZ 231/91)

134 - 7. The Committee on Planning and Community Services has been advised that the Festival du Voyageur has applied for amendment to the North St. Boniface Secondary Plan (By-law 965/75) in respect of an accessory parking area located at 138 rue Aubert. The site is currently designated "Residential" under the Plan, and is zoned "R2" Two-family District under The St. Boniface T.P.S. 1957.

It is proposed that the site be designated "Future Residential" in order to accommodate an application for zoning change to the "C1" Limited Commercial District, to allow the maintenance of an accessory parking area.

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The use of this site for an accessory parking area was reviewed under AAP 36/91 and DAZ 231/91 (which applications were approved), but both advertising of the applications and the By-law adopted by Council illustrated only a portion of the site. This application is made only to ratify the use of the entire site.

On October 11, 194, the Riel Community Committee recommended that the North St. Boniface Secondary Plan By-law No. 965/75 be amended to reclassify the lands illustrated on Schedule "A" from a "Residential" land use classification to a "Future Residential" land use classification.

The Committee on Planning and Community concurs in the recommendation of the Riel Community Committee and therefore recommends:

I. That the North St. Boniface Secondary Plan By-law No. 965/75 be amended to reclassify the lands illustrated on Schedule "A" from a "Residential" land use classification to a "Future Residential" land use classification.

II. That the Proper Officers of the of the City be authorized to execute said amending agreement.

Adopted by consent.

(See Minute No. 144 for attachment)

Proposed opening (lane corner cut) north of Church Avenue and east of Fife Street - Lord Selkirk-West Kildonan Community File No. DAO 8/94

135 - 8. The Committee on Planning and Community Services has been advised that the properties identified as "Lane Corner Cut", outlined on Misc. Plan No. LSWK 8833 , have been secured for a lane corner cut by virtue of a sales agreement.

The subject lane opening was circulated to the Lord Selkirk-West Kildonan Community Committee and various applicable City Departments and the Public Utilities for information/comment and approval. No objections or concerns were received from the respondents respecting this opening (corner cut).

The Committee on Planning and Community Services has approved the proposal and recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner cut in accordance with Misc. Plan No. LSWK 8833, as outlined on Appendix "A".

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

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

Adopted by consent.

Proposed opening (lane corner cut) south of Church Avenue and east of Fife Street Lord Selkirk-West Kildonan Community File No. DAO 9/94

136 - 9. The Committee on Planning and Community Services has been advised that the properties identified as "Lane Corner Cut" on Misc. Plan No. LSWK 8834, have been secured for a lane corner cut by virtue of a sales agreement.

The subject lane opening was circulated to the Lord Selkirk-West Kildonan Community Committee and various applicable City Departments and the Public Utilities for information/comment and approval. No objections or concerns were received from the respondents respecting this opening (corner cut).

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The Committee on Planning and Community Services has approved the proposal and recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner cut, in accordance with Misc. Plan No. LSWK 8834, as outlined on Appendix "A".

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

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

Adopted by consent.

Proposed opening (lane corner cut) south of Lansdowne Avenue and west of McPhillips Street - Lord Selkirk-West Kildonan Community
File No. DAO 10/94

137 - 10. The Committee on Planning and Community Services has been advised that the properties identified as "Lane Corner Cut" on Misc. Plan No. LSWK 8827, have been secured for a lane corner cut by virtue of a sales agreement.

The subject lane opening was circulated to the Lord Selkirk-West Kildonan Community Committee and various applicable City Departments and the Public Utilities for information/comment and approval. No objections or concerns were received from the respondents respecting this opening (corner cut).

The Committee on Planning and Community Services has approved the proposal and recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner cut, in accordance with Misc. Plan No. LSWK 8827, as outlined on Appendix "A".

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

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

Adopted by consent.

Proposed opening (lane corner cut) south of St. Johns Avenue and west of McKenzie Street - Lord Selkirk-West Kildonan Community File No. DAO 11/94

138 - 11. The Committee on Planning and Community Services has been advised that the properties identified as "Lane Corner Cut" on Misc. Plan No. LSWK 8831/1, have been secured for a lane corner cut by virtue of a sales agreement.

The subject lane opening was circulated to the Lord Selkirk-West Kildonan Community Committee and various applicable City Departments and the Public Utilities for information/comment and approval. No objections or concerns were received from the respondents respecting this opening (corner cut).

The Committee on Planning and Community Services has approved the proposal and recommends:

I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane corner cut, in accordance with Misc. Plan No. LSWK 8831/1, as outlined on Appendix "A".

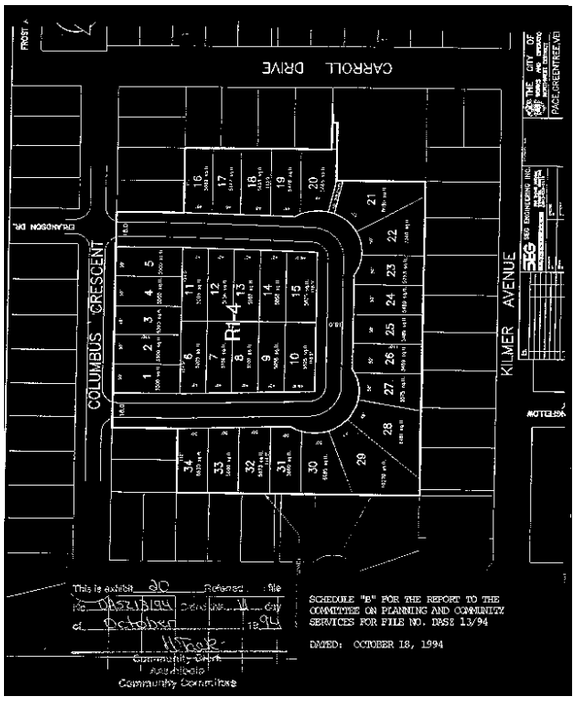
Report of the Committee on Planning and Community Services dated October 25, 1994

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

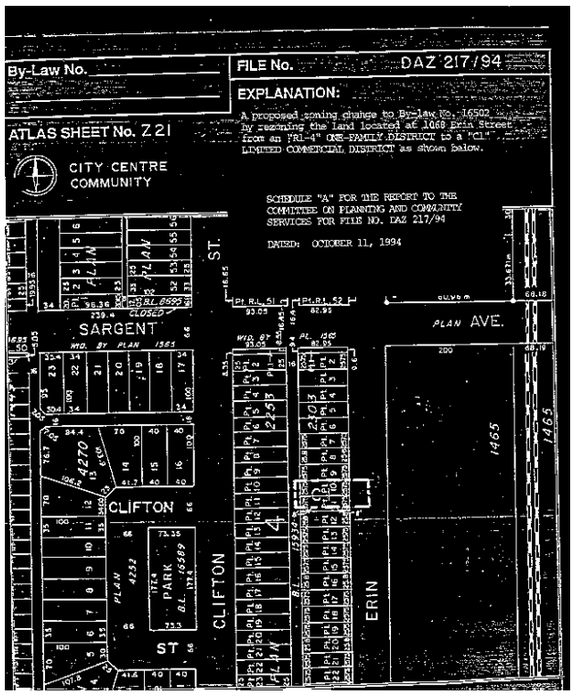
Copy of attachment referred to in the above clause is on file in the office of the City Clerk.

Adopted by Consent

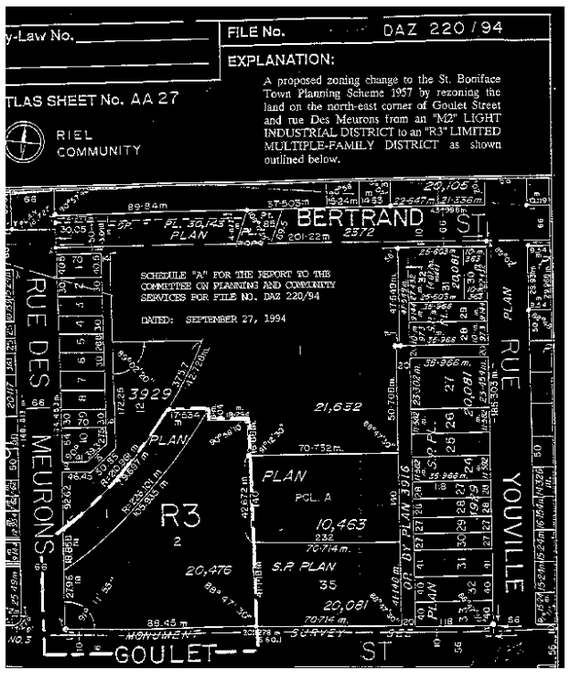
139 - Schedule "B" referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated October 25, 1994



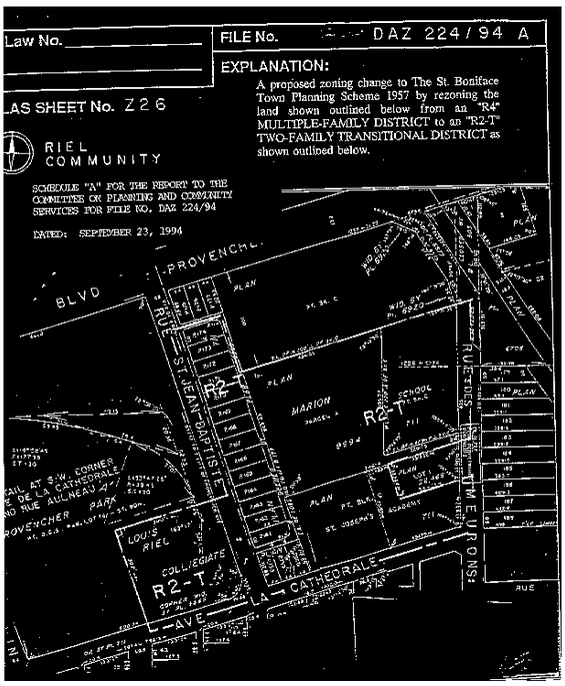
140 - Schedule "A" referred to in Clause 3 of the Report of the Committee on Planning and Community Services dated October 25, 1994



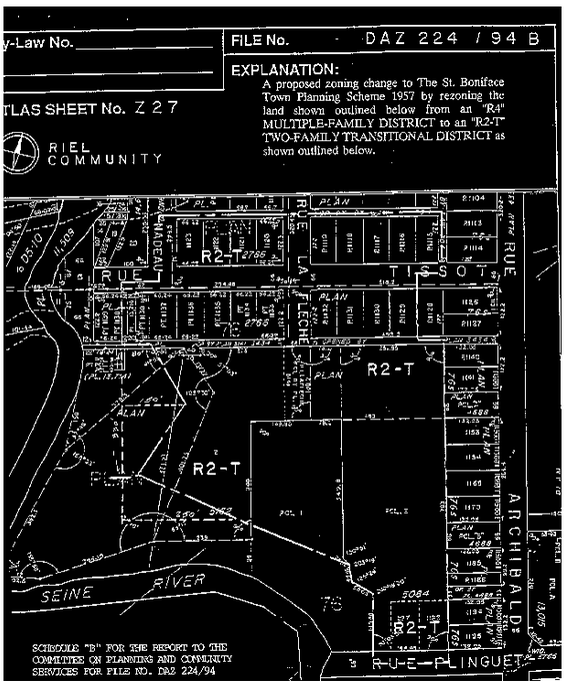
141 - Schedule "A" referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated October 25, 1994



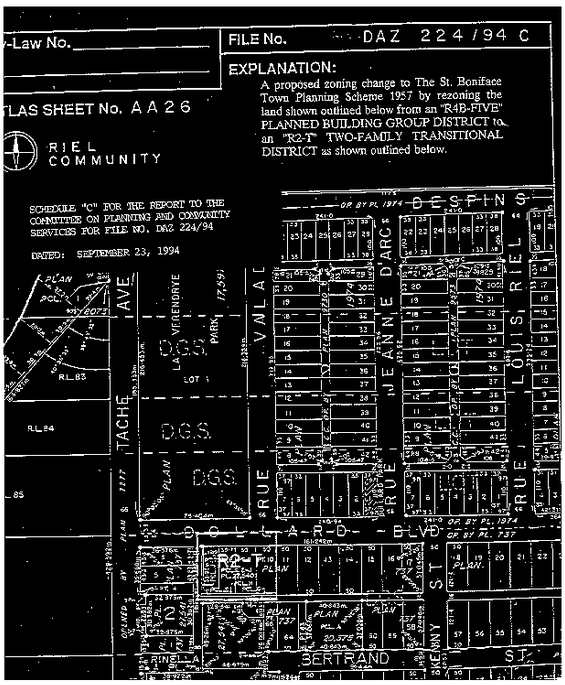
142 - Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



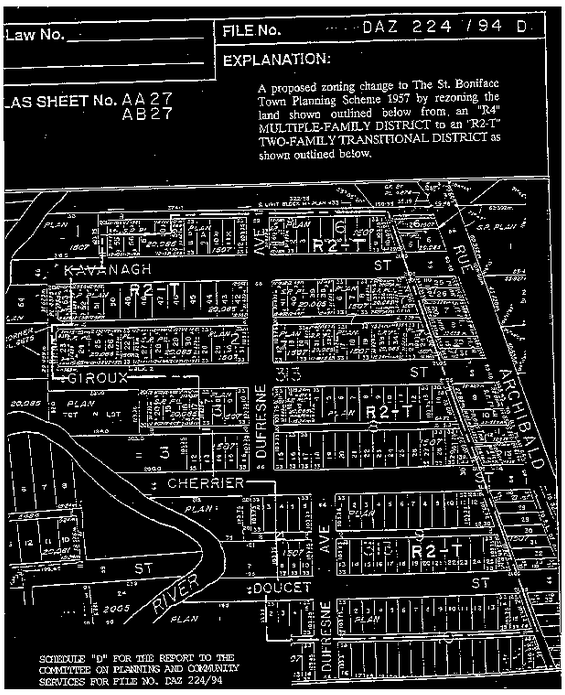
Schedule "B" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



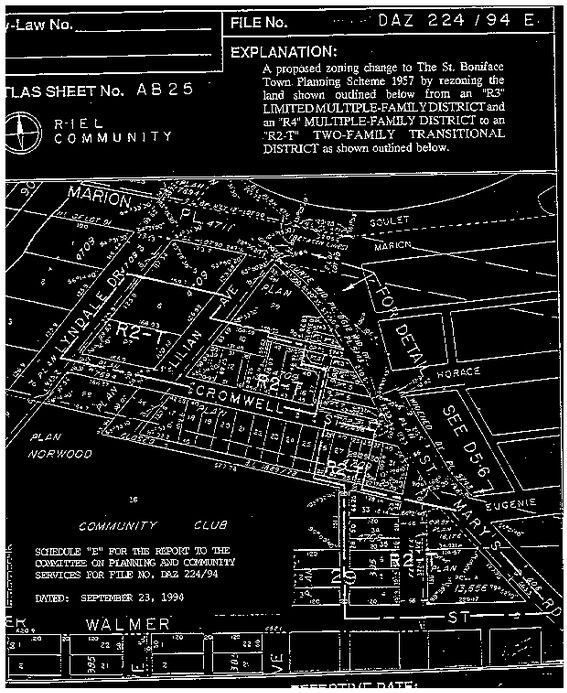
Schedule "C" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



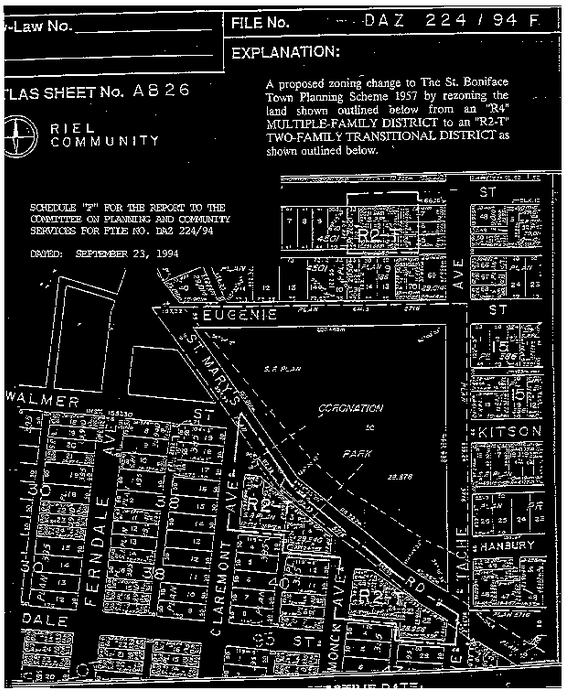
Schedule "D" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



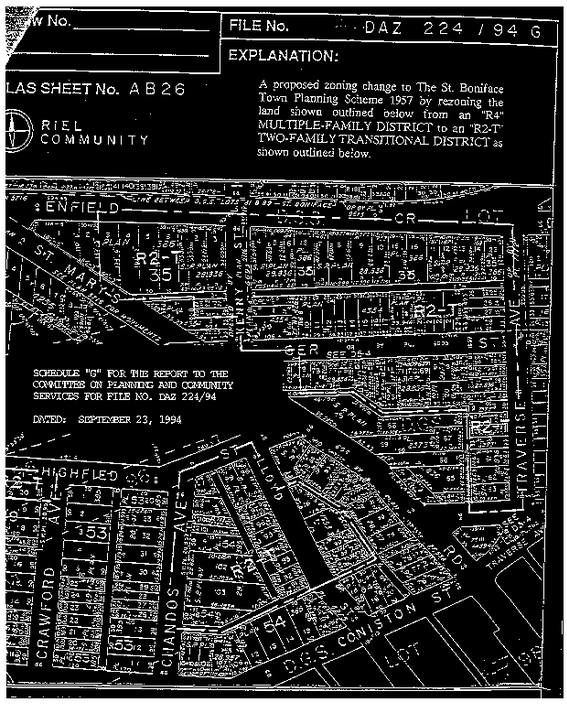
Schedule "E" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



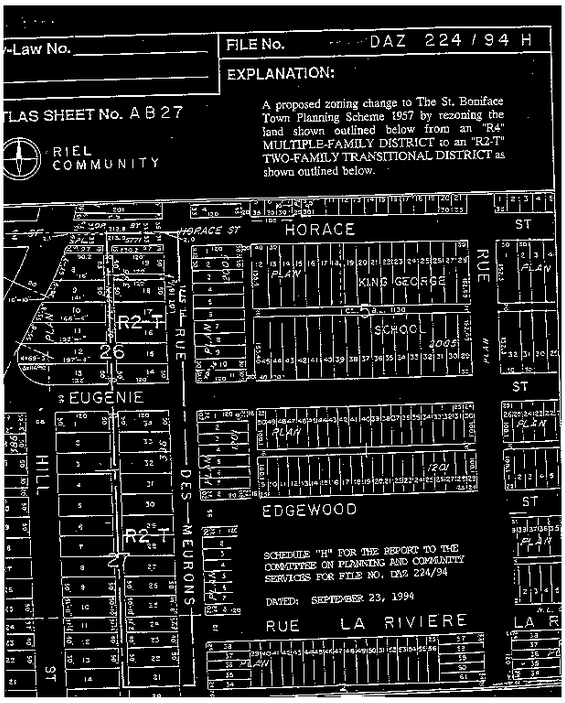
Schedule "F" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994


-Law No.
FILE No. DAZ 224 / 94 F
EXPLANATION:
A proposed zoning change to The St. Boniface Town Planning Scheme 1957 by rezoning the land shown outlined below from an "R4" MULTIPLE-FAMILY DISTRICT to an "R2-T" TWO-FAMILY TRANSITIONAL DISTRICT as shown outlined below.
LAS SHEET No. A8 26
RIEL COMMUNITY
SCHEDULE "F" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 224/94
DATED: SEPTEMBER 23, 1994
ST
AVE
EUGENIE
ST
ST MARYS
WALMER
CORONATION
PARK
KITSON
HANBURY
FERNDALE
CLAREMONT
AVE
AVE
DALE
ST
R2
R2
R2

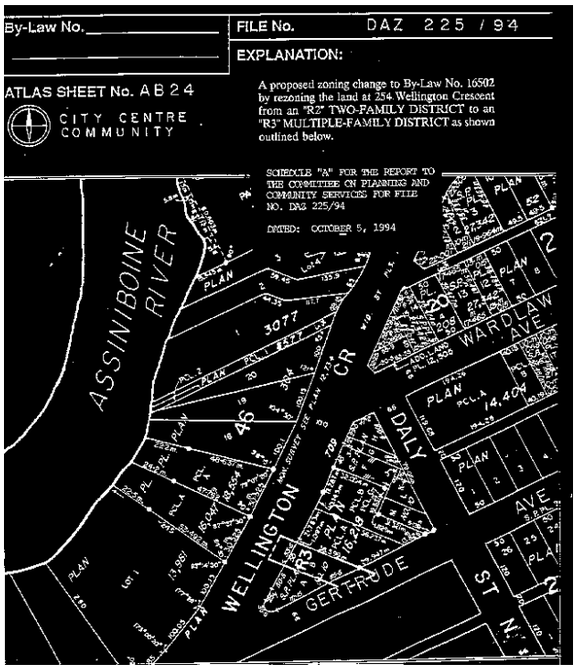
Schedule "G" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



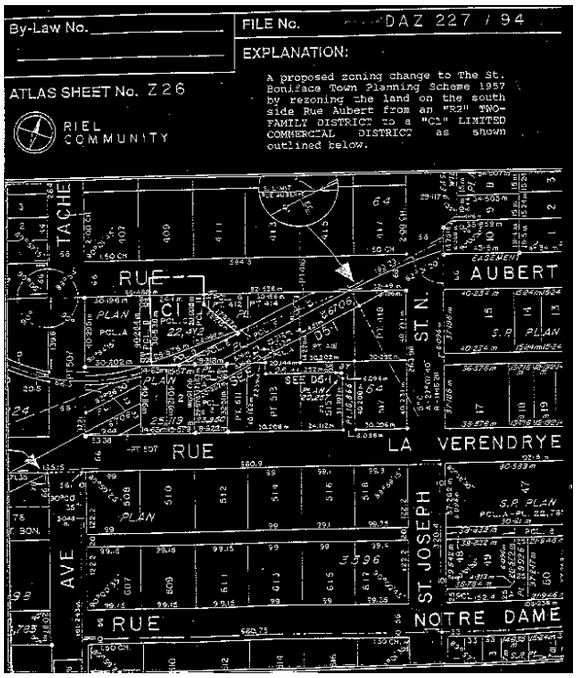
Schedule "H" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 25, 1994



143 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated October 25, 1994



144 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated October 25, 1994



COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

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

145 - WHEREAS an Appeal Hearing of the Committee on Planning and Community Services was scheduled for December 15, 1994;

AND WHEREAS Council's consideration of the 1995 Current Estimates may conflict with this date;

THEREFORE BE IT RESOLVED that the Appeal Hearing scheduled for December 15, 1994, be cancelled.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

146 - On motion of Councillor O'Shaughnessy, 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. 6505/94, a By-law of The City of Winnipeg to amend Zoning By-law No. 16502 for the enactment of a zoning change at 254 Wellington Crescent in the City Centre Community File DAZ 225/94

By-law No. 6506/94, a By-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 4440/86 for the enactment of a zoning change on land located on the south side of John Duncan Drive, east of Ravenhurst Street in the East Kildonan - Transcona Community File DASZ 42/87

By-law No. 6507/94, a By-law of The City of Winnipeg to change the names of certain highways in the City of Winnipeg. File SC-3.14(33)

By-law No. 6508/94, a By-law of The City of Winnipeg to approve an Plan of Subdivision and to amend Zoning By-law No. 1800 for the enactment of a zoning change on land located at the southeast corner of Grant Avenue and Fairmont Road in the Assiniboia Community File DASZ 7/94

Councillor Clement asked to be recorded as having voted against the second and third readings of By-law No. 6508/94, in accordance with Rule 50.7 of the Procedure By-law.

On motion of Councillor O'Shaughnessy, 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. 6514/94, a By-law of the City of Winnipeg to approve a Plan of Subdivision and to amend The St. Boniface Town Planning Scheme 1957 for the enactment of a zoning change on land located on the south side of Camirant Crescent, west of Langton Drive in the Riel Community. File DASZ 10/94

By-law No. 6516/94, a By-law of the City of Winnipeg to amend Zoning By-law No. 16502 for the enactment of a zoning change on land located on the east side of Stafford Street, north of Kingsway in the City Centre Community. File DAZ 210/94

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

By-law No. 6518/94, a By-law of the City of Winnipeg to amend The St. Boniface Town Planning Scheme 1957 for the enactment of a zoning change on land located on both sides of High Ridge Road, Norcross Crescent and all of Bedard Crescent, in the Riel Community. File DASZ 5/90