Agenda - Council - October 24, 2007

Report - Standing Policy Committee on Property and Development - October 2, 2007

Item No. 8 Rezoning - 929 College Avenue
(Point Douglas Ward)
File DAZ 227/2007

STANDING COMMITTEE RECOMMENDATION:

On October 17, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for DAZ 227/2007 dated September 1, 2007, to an "RM-L" Multiple-Family District, subject to the following:

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following condition:

        i. That the use of the land be limited to a medical receiving home only, which is a facility that provides lodging and meals to individuals who are in town for short term stays for medical treatment.

2. That a ten percent (10%) 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 market value of the land.

3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

Report - Standing Policy Committee on Property and Development - October 2, 2007

6. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Report - Standing Policy Committee on Property and Development - October 2, 2007

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 17, 2007, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 2 2007, the Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 18, 2007, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation with the following amendments, namely:

- That recommendation 1 be deleted and replaced with the following new recommendation 1:

    1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for DAZ 227/2007 dated September 1, 2007, to an "RM-L" Multiple-Family District, subject to the following:

        A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following condition:

            i. That the use of the land be limited to a medical receiving home only, which is a facility that provides lodging and meals to individuals who are in town for short term stays for medical treatment.

- That a new recommendation 3 be added, namely:

    "3. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith."

Report - Standing Policy Committee on Property and Development - October 2, 2007

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

- That former recommendations 3 and 4 be renumbered 4 and 5 accordingly.

- That a new recommendation 6 be added, namely:

  "6. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council."

- That recommendation 5 be renumbered 7.

and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning - 929 College Avenue**
(Point Douglas Ward)
File DAZ 227/2007 [c/r DAV 144624/2007D, DCU 14469/2007D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Diane Timmins, Clerk,**
Lord Selkirk-West Kildonan Community Committee

Report date: **September 26, 2007**

COMMUNITY COMMITTEE RECOMMENDATION:

On September 18, 2007, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for DAZ 227/2007 dated September 1, 2007, to an "RM-L" Multiple-Family District, ***subject to the following:***

    A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 240(1) of The City of Winnipeg Charter to include the following condition:

        i. That the use of the land be limited to a medical receiving home only, which is a facility that provides lodging and meals to individuals who are in town for short term stays for medical treatment.

2. That a ten percent (10%) 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 market value of the land.

3. ***That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.***

4. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

5. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

6. ***That the zoning section of the by-law shall come into force and effect when the Zoning Agreement has been filed by caveat in the Winnipeg Land Titles Office against those lands provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.***

7. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report from the Planning and Land Use Division dated September 1, 2007.

2. The Lord Selkirk-West Kildonan Community Committee believes that the conditions of approval will ensure that the proposed medical receiving facility is integrated into the neighbourhood, and limiting the use of the property to a medical receiving home only, will afford added protection to the surrounding residential community.

PUBLIC HEARING SUMMARY

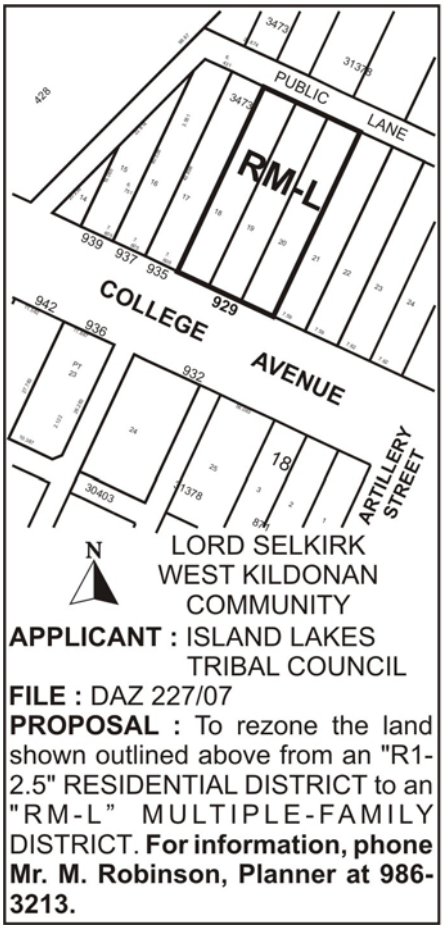
File: DAZ 227/2007 [c/r DAV 144624/2007D, DCU 14469/2007D]

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Pagtakhan, Chairperson
Councillor O'Shaughnessy

Public Hearing: September 18, 2007
Council Chamber, Council Building, 510 Main Street

Applicant: Alfred Everett (Island Lakes Tribal Council)

Subject:



Premises Affected: 929 College Avenue

Exhibits Filed:

1. Application dated August 17, 2007
2. Notification of Public Hearing dated August 21, 2007
3. Manitoba Status of Titles 1344977, 1344979 and 1344980
4. Letter of authorization dated July 30 from Sisters of St. Joseph (Ukrainian) of Winnipeg Inc. to Island Lake Tribal Council
5. Surveyor's Building Location Certificate and sketch dated June 10, 1991
6. Plans (5 pages)
7 Report from the Planning and Land Use Division dated September 1, 2007
8. Inspection Report
9. Communication dated September 14, 2007, from Jonathan Flett, Executive Director, Island Lake Tribal Council, in support of the application

REPRESENTATIONS:

In Support:

Alfred Everett, Island Lakes Tribal Council
Jonathan Flett, Executive Director, Island Lake Tribal Council
Brian Wood
Ed Wood

In Opposition:

Barbara Adamchuk
Robert and Grace Dubecky
Tom Dudych
Robert B. LaCombe
Darryl Unger

For Information:

Patricia Cottfried
Liz Grywinski
Olga Grywinksi
Millie Haligowski

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Ed Wood, accompanied by Alfred Everett, on behalf of the Island Lakes Tribal Council ("ILTC"), appeared in support of the application. Mr. Wood stated he read the report of the Planning and Land Use Division and concurred in the recommendations contained therein. He advised Committee that on September 4th, 2007, an informal meeting was held with area residents for the purposes of presenting the proposal of ILTC for a medical receiving home to the residents, listening to their concerns, and providing responses to their questions. Committee was advised that approximately sixty (60) residents attended the informal meeting, and the following were the concerns expressed, namely:

1. The devaluation of property values by the establishment of a medical receiving home in the community.
2. The definition of a medical receiving home and the possibility that the use could later be changed to a treatment centre or other facility
3. The potential abuse of drugs and alcohol on the premises in a Multiple-Family District where children could be exposed to such influences
4. The lack of community involvement prior to the public hearing.
5. Security and potential property damage from vandalism, drinking and drug abuse.
6. Cultural awareness.

Responses to the above concerns are outlined in communication dated September 14, 2007 from the applicant, filed as Exhibit 9.

In summation, Mr. Wood stated the ILTC is committed to working with City Council for the betterment of the community. In response to Councillor O'Shaughnessy's question, Mr. Wood stated the applicant would not be opposed to having the use of the land limited to a medical receiving home only.

Barbara Adamchuk, appeared in opposition to the application, and advised Committee that she lives two doors over from the proposed medical receiving home and has been a resident of College Avenue for a number of years, and that she purchased her home because it was located in a residential district. She expressed concern regarding a possible decrease in property values because of the proposed facility, and the possible lack of property owners maintaining their properties because of the establishment of the boarding house.. Ms Adamchuk also expressed concern that there was not enough public consultation on this proposal.

Tom Dudych, also appearing in opposition, expressed concern that the proposed facility could later become a drug and alcohol treatment centre and the kind of people it would house. He also touched on the possibility for an increase in traffic in the area with police cars frequenting the

facility. Mr. Dudych questioned why there should be a boarding house in the middle of a residential neighbourhood.

Robert Dubecky, also appearing in opposition, stated that he attended the informal meeting and had discussions with Messrs. Wood and Flett, but was left with more questions than answers. Mr. Dubecky advised Committee that he was told he would be provided with the restrictions the patients of the medical receiving home would have to adhere to, but to date, has received nothing and questioned whether the ILTC really wanted to work with the community. Mr. Dubecky made the suggestion that a member from the residential community should be on the Board of the ILTC.

Darryl Unger, also appeared in opposition, and expressed concern relative to the security of the residential neighbourhood with the establishment of a medical receiving home on the subject property.

In rebuttal, Mr. Everett stated that the ILTC has endeavored, through information packages, to get the word out about its proposal for a medical receiving home. He confirmed the ILTC would not be opposed to having the use of the property restricted to a medical receiving home, and that at no time, were their plans to use the subject property other than for a medical receiving home. With respect to the issue of trust and the community, Mr. Everett stated that time will prove that their proposal will not devalue the surrounding residential properties and will be a benefit to the community.

Exhibit "7" referred to in File DAZ 227/2007 [c/r DAV 144624/2007D, DCU 14469/2007D]

Winnipeg

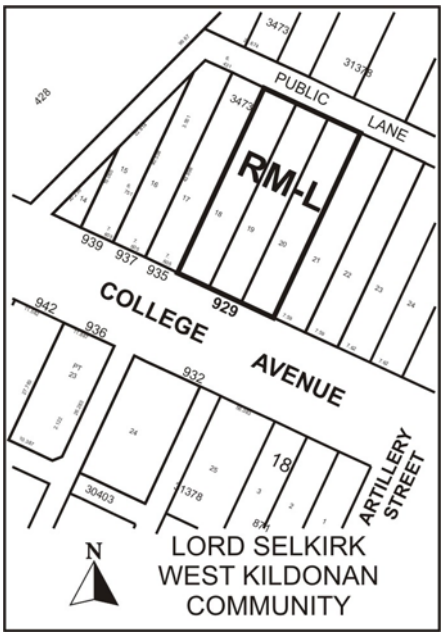
Planning, Property and Development Department Report

To the Lord Selkirk-West Kildonan Community Committee

Date: **September 1, 2007**
File: **DAZ 227/2007**
Related Files: **DAV 07 144624/D, DCU 07 11144694/D**

Subject: **Application to amend By-Law 6400/94 by rezoning the subject lands from a "R1-2.5" Residential District to a "RM-L" Multiple-Family District in order to establish a medical receiving home**

Location: **929 College Avenue**



Applicant: Alfred Everett (Island Lakes Tribal Council)
Owner: Sisters of St. Joseph (Ukranian) of Winnipeg

Recommendation: Approval

Report Summary:

- The applicant wishes to establish a medical receiving home at the subject location
- Due to the fact that medical receiving homes are a conditional use only in multiple family zoning districts, a rezoning is required
- The Planning and Land Use Division recommends that this application be approved
- The proposed development is an adaptive reuse of an existing multiple-family building which has coexisted with the neighbourhood for some time
- Conditions are being included in the associated conditional use (DCU 07-144694/D) to ensure that the proposed medical receiving facility is carefully integrated into the neighbourhood and that its operations enhance the area

Site Description

The subject property, which is currently zoned "R1-2.5" Residential, is located on College Avenue, between Arlies and Artillery Streets, in the Burrows Central neighbourhood of the Point Douglas ward.

North: Residences zoned "R1-2.5" Residential
South: Church zoned "R1-2.5" Residential
East: Parking lot, then residences zoned "R1-2.5" Residential
West: Residences zoned "R1-2.5" Residential

Background

The subject property was previously used as a convent for the Sisters of St. Joseph.

Description of the Proposed Development

The applicant wishes to establish a medical receiving home in an existing multiple family building at the subject location. The purpose of the use is to provide room and board to patients who are traveling from any of the four Island Lake First Nations to Winnipeg for short-term medical appointments.

The facility has sixteen bedrooms which can accommodate two people per room, two suites for expectant mothers, a dining room to feed the patients, a common area, baby sitting and play room for children, and a chapel for services and prayers.

The rezoning application is necessary in order to accommodate the use "Boarding House, for more than 12 persons", which is a conditional use in all Multiple-Family Districts (not permitted under the current "R1-2.5" zoning).

Conditional use file DCU 07-144694/D concerns establishment of the medical receiving home and variance file DAV 07-144624/D includes a 5-year use variance (to establish the medical receiving home prior to the rezoning coming into force and effect) and also concerns parking and yard deficiencies.

Analysis

Plan Winnipeg
Under Plan Winnipeg 2020, the subject property is located within a Neighbourhood Policy Area. Neighbourhood Policy Areas are intended to include a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

Compatibility
The proposed development is an adaptive reuse of an existing multiple-family building which has coexisted with the neighbourhood for some time. It is a comparatively large structure, which can be converted to the proposed use without expansion.

At the same time, it must be recognized that the subject property is located in a single-family residential area. In light of this, conditions are being included to ensure that the proposed facility is carefully integrated into the neighbourhood and that its operations enhance the area. (see DCU 07 144624/D)

Zoning
If the proposed medical receiving home not be established or should it be abandoned in the future, no more than 1 self-contained dwelling unit could be established under the "RM-L" Multiple-Family District. A request to add additional dwelling units would require a rezoning to a higher density multiple family district.

Public Input
The applicant was planning to hold an open house for neighbours on September 4, 2007. At the time of this writing, feedback from that meeting had not been received.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- The proposed development is an adaptive reuse of an existing multiple-family building which has coexisted with the neighbourhood for some time
- Conditions are being included in the associated conditional use (DCU 07-144694/D) to ensure that the proposed facility is carefully integrated into the neighbourhood and that its operations enhance the area

Recommended Conditions of Approval

1. That The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 227/2007 dated September 1, 2007, to an "RM-L" Multple-Family District.

2. That a ten percent (10%) 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 market value of the land.

3. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

4. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three (3) readings.

5. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, AICP
PPD File # DAZ 227/2007

Schedule “A”

Figure 1: Schedule "A" to the report to the Lord Selkirk-West Kildonan Community Committee for File DAZ 227/2007, dated September 1, 2007.

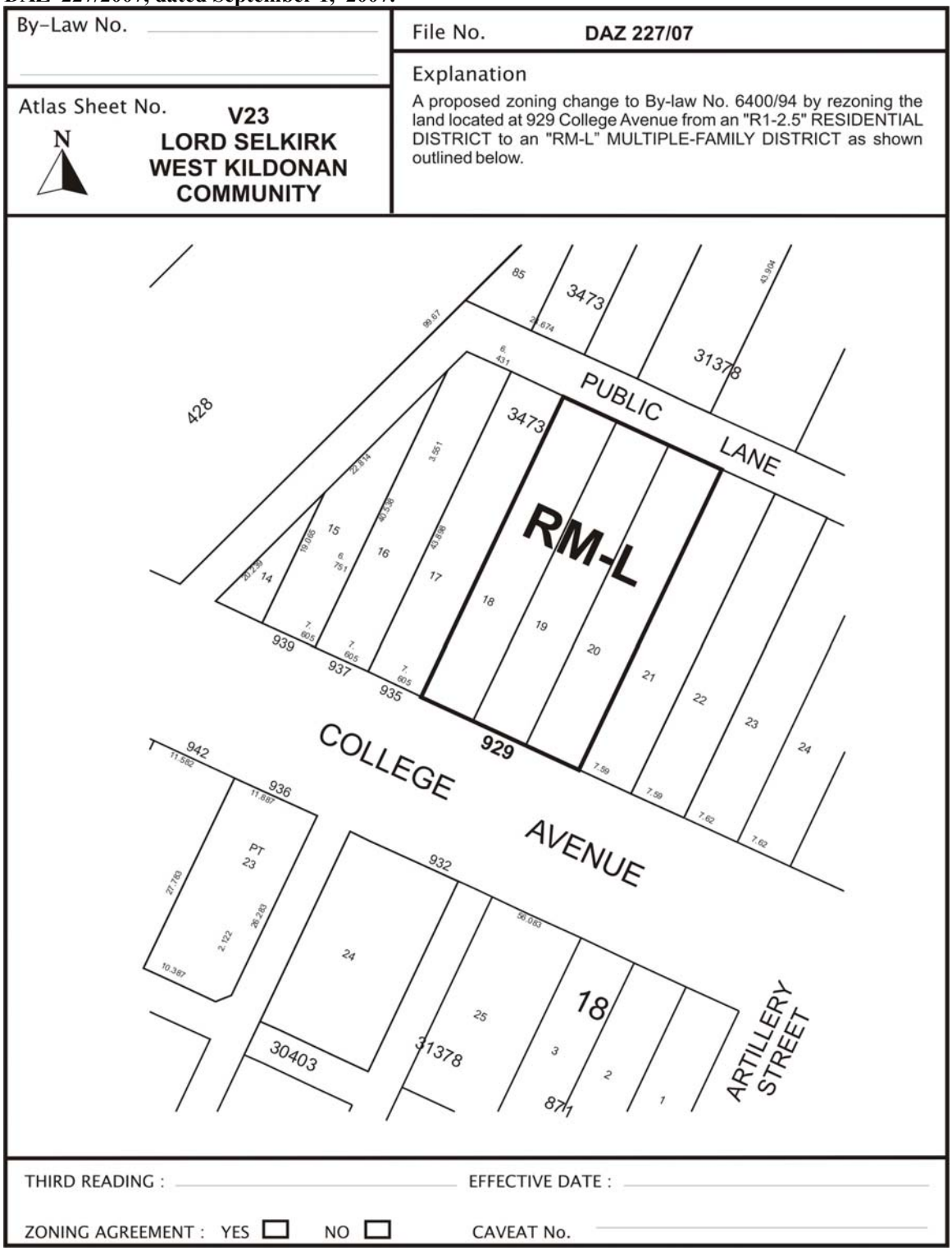




Figure 1: Aerial Photo (Flown in 2005)

Exhibit "9" referred to in File DAZ 227/2007 [c/r DAV 144624/2007D, DCU 14469/2007D]

ISLAND LAKE TRIBAL COUNCIL, INC.

HEAD OFFICE:
ST. THERESA POINT FIRST NATION
ST. THERESA POINT, MB R0B 1J0
PHONE: (204) 462-2351
FAX: (204) 462-2538

WINNIPEG OFFICE:
4TH FLOOR - 338 BROADWAY
WINNIPEG, MB R3C 0T2
PHONE: (204) 982-3300
FAX: (204) 943-7029

MEMBER FIRST NATIONS
- GARDEN HILL
- RED SUCKER LAKE
- ST. THERESA POINT
- WASAGAMACK

September 14, 2007

Mr. Mike Pagakhan
Councillor
Point Douglas Ward
City Hall,
510 Main Street
Winnipeg, Manitoba
R3B 1B9

THIS IS EXHIBIT "9" REFERRED TO
IN FILE NO. DAZ 227/07
DATED THIS 18 DAY OF Sept 20 07
D. Semmens
CLERK

Dear Mr. Pagakhan:

Re: Application for re-zoning 929 College Avenue

Island Lake Tribal Council held an open community information meeting on September 4th, 2007 held at the church parish hall across the street from 929 College Avenue. The purpose of this meeting was to inform the residents of the pending plans to have 929 College Avenue facility used as a medical receiving home. We, the Island Lake Tribal Council are applying for re-zoning the site from residential to multi-dwelling designation. We had requested Mr. Ed Wood to coordinate and facilitate the re-zoning application. According to requirements we have made every effort to be compliant, open and forthcoming in the process. The information meeting is to comply with the City requirements of informing the residents of our plans.

The meeting attended by approximately 60 people from the neighbourhood commenced at 7:00 pm and was adjourned just prior to 8:30 pm. We presented our plans for the facility. The purpose of this meeting was for us, as the proponents of the project, to listen to the residents and try to answer their concerns. I am enclosing the presentation that we made for your reference and information. The following are some of the issues raised by the residents and our initial responses:

1. **Property Values**
   A number of residents expressed concerns about the potential devaluation of their properties as a result of the planned receiving home. One resident was quite vocal stating that he had lost in excess of $ 70,000 from his previous property on a similar initiative. He stated that initiative was not profitable so the tenants changed the facility function to an alcohol treatment centre.

CITY OF WINNIPEG
RECEIVED
SEP 14 2007
PLANNING AND
LAND USE DIVISION

ILTC Response
We have a $ 600,000 dollar investment in purchasing the property. By the time, we become operational, it could be quite conceivable that our investment will be another 100,000. The additional cost will be incurred to renovate the facility to meet standards and other requirements. The costs will include the costs to fully equip the facility with modern furniture and equipment. Aside from the church complex, ILTC may have the biggest investment in the neighbourhood. We want to protect our investment and we will do our utmost to protect such investment. If and when we divest our interest then we want to insure that we get our full return and then some. It is a business decision.

We will have maintenance program to ensure proper up-keep and appearance at all times. Furthermore we will have a security program in place to protect and supervise our premises. As part of our good neighbour principle, we would ensure that our night security keep an eye on nearby residence for any suspicious activity. It is part of our contribution to the neighbourhood watch responsibilities.

2. Medical Receiving Home Definition
The term, medical receiving home confused a number of residents as the name implied that there would be doctors and other medical personnel providing treatment. One of the residents stated that his relative has a medical receiving home in Saskatchewan and is staffed by medical personnel. Certain residents wanted a clear definition of the proposed use of the facility.

ILTC Response
As stated in our presentation and in our business plan, the purpose is to provide short term boarding and lodging for people from Island Lake communities so they could have the required medical attention in Winnipeg. The term medical receiving home terminology is Manitoba Regional Medical Services definition under Health Canada for explicit purposes of providing transient patients in temporary boarding and lodging sites. We would be prepared to term the site as Patient Receiving Home so as to limit any misunderstanding with the residents.

3. Drugs and Alcohol
A number of residents stated their apprehension about the proposed receiving home because they were concerned about potential drug abuse and alcoholism related incidents. A resident expressed concern about their children being exposed to such bad influences and unhealthy environment. This concern is appreciated as we are all concerned about our children. Their main concern stemmed from one resident's assertion of his previous experience where he stated that the former medical receiving home was eventually converted to an alcohol treatment center because it provided better income to the proponents.

ILTC Response
ILTC must and will abide by the commitments it has made in its presentations to financial institutions for financing the mortgage. ILTC has requested re-zoning the designation for patient receiving home purposes. ILTC and the constituent communities cannot deviate from their stated purposes as this place has been purchased to serve the patients from the four communities. Although, we view this investment as a business decision, we cannot change its function so as to improve the bottom line by changing it purpose and function. The prime function of the facility is to assist the ill to have a comfortable lodging and boarding while accessing medical attention.

First Nations and Inuit Health Branch of Health Canada will want to ensure that our receiving home meets all prerequisites to safety and health standards. They will ensure that the only services being paid for by medical Services are for explicit purposes in providing temporary boarding and lodging. The ILTC patient receiving home will not survive financially if Health Canada should discontinue paying for the boarding and lodging services.

4. Community Involvement
The residents expressed concern about the lack of notice or information on the proposed plans for the residence. They expressed discontent as if this is being done behind their backs and that this is being "rushed through". One of the residents asked what we were going to do for their community. Another suggested that a community member should be part of a committee with the receiving home. Distrust about the proponents was quite evident. The proponents could not answer questions about the perceptions with the city but Mr. Robinson did answer their questions but many residents were adamant about their feelings for the City and Council.

ILTC Response
The information meeting was the first opportunity for ILTC to listen and learn from the community of its wishes and expectations. In response to the suggestion about community member participating in committee with the patient receiving home: we will be instructing our legal counsel to include as one of the by-laws of the corporation the establishment of an advisory board where certain members from the community will be invited to participate. An invitation will be extended to Medical Services as well. The advisory committee will have regular on-going meetings throughout each fiscal year.

On the question as to what we are going to do for their community will be addressed on continual and on-going basis. We will want to know from the community what are the expectations? Our approach is to be part of the community and as part of the community we believe in giving to our community as part of being that community.

5. **Security**
The residents were concerned about potential property damage (vandalism), drinking and drug abuse. From the comments, we assumed the concern was on public safety of the neighbourhood.

ILTC Response
ILTC will implement proper security measures to ensure patient and public safety within their premises. The security measures will include proper and up-to-date electronic security systems. The receiving home will hire a full-time security person who will be on-site from 10:00 pm until 6:00 am. The night security person will be required to patrol outside to ensure protection of the property. We will instruct the security to keep an open eye for any suspicious activity with the adjacent properties. Our management will meet with the neighbours and introduce the security person so they will become familiar with our security person.

6. **Cultural Awareness**
The comments of residents and their inferences about First Nations or Aboriginals are understandable of their apprehensiveness towards our proposed plans. There is mistrust. The mistrust and misunderstanding could be based upon past negative experiences and former stereotyping of Aboriginals.

ILTC Response
One resident commented as to how we would feel if they came to our reserve and begin setting up without understanding what was going to happen. We would be more than apprehensive as First Nations if that were to happen. We understand their apprehension. AS part of our on-going commitment to the community, ILTC and its partners will organize events where residents will be invited so that there will be opportunities for the community to better understand our culture. Change is not readily acceptable by people. Change and acceptance will only happen over time. Through this period and through various efforts ILTC and residents will form relationships which is about community development.

We have had the time to reflect on the comments and suggestions made at the community meeting and this letter is our continuing process of our commitment to better understand the community. It is not only important for us to better understand the community but for us to be better for the community. We, as the Island Lake Tribal Council, are committed to work with the City Council and the community to answer their questions.

If you should have any questions, please do not hesitate to call me at my office or do call Mr. Ed Wood, who has the primary responsibility for working with the City Council on re-zoning. Mr. Ed Wood could be reached at 204-999-2713.

Respectfully

Jonathan Flett
Executive Director

cc. Mr. Michael Robinson, City Planning
Ed Wood
Chiefs, Island Lake Tribal Council
Andy Wood, Four Arrows Health Authority