REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

DATED MAY 31, 1994

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services dated May 31, 1994, was considered clause by clause.

Moved by Councillor O'Shaughnessy,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10,11,12,13 and 14 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Proposed Amendments to Maintenance and Occupancy By-law No. 4903/88
File EB-1(M & O) (Vol. 4)

798 - 1. The City of Winnipeg Act states that Council appoint a person as Inspector whose responsibility is to include administration of the Maintenance and Occupancy By-law No. 4903/88. Recent amendments to the Act removed these provisions and introduced the term "designated employee" defined as follows:

> Part 15, Building Standards, of The City of Winnipeg Act gives Council the authority to pass a Maintenance and Occupancy By-law and therein give a designated employee various responsibilities. In order to be consistent with the amendments to the Act, the Planning Department and Health Department recommends that the Maintenance and Occupancy By-law be amended to indicate that the designated employee is the Inspector.

The Committee on Planning and Community Services submits draft by-law and therefore recommends:

I. That the Maintenance and Occupancy By-law No. 4903/88 be amended as follows:

That the Inspector be the designated employee to administer the Maintenance and Occupancy By-law.

II. That the amending draft by-law be approved in accordance with the above.

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

Adopted by consent.

Proposed Amendments to Supervisor of Building Inspections - Winnipeg Residential Building Fire Safety By-law No. 4304/86
File EB-1 (RBFS) (Vol. 4)

799 - 2. The City of Winnipeg Act states that Council appoint a person as the Supervisor of Building Inspections where responsibility is to include administration of the Winnipeg Residential Building Fire Safety Bylaw No. 4304/86. Recent amendments to the Act removed these provisions and introduced the term "designated employee", defined as follows:

> Designated employee means an employee of the City designated to carry out a responsibility under this Act.

Report of the Committee on Planning and Community Services dated May 31, 1994

Part 15, Building Standards, of The City of Winnipeg Act gives Council the authority to pass a Residential Fire Safety By-law and therein give a designated employee various responsibilities. The Planning Department recommends that the present position of "Supervisor of Building Inspections" be continued and that the Residential Building Fire Safety By-law be amended to indicate that the designated employee is the Supervisor of Building Inspections.

The Committee on Planning and Community Services submits draft by-law and therefore recommends:

I. That the position of Supervisor of Building Inspections be retained.

II. That the Residential Building Fire Safety By-law No. 4304/86 be amended as follows:

That the Supervisor of Building Inspections be the Designated Employee to administer the Residential Fire Safety By-law.

III. That the amending draft by-law be approved in accordance with the above.

IV. That the Acting 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.

English for Job Finding Program - 1994/1995 File EH-2.1 (Vol. 9)

800 - 3. The Committee on Planning and Community Services has been advised that the Social Services Department has applied to the Federal Government for the provision of l00% of the funding for an English skills program for people who have recently immigrated to this country (and are currently in receipt of financial assistance).

The program would be delivered in conjunction with staff of South Winnipeg Technical Centre. It is scheduled to operate between August 8, 1994 and June 9, 1995.

The Department has requested funding in the amount of $305,937.00 from the Federal Government.

If approved, this program would be the fifth in a series of English language programs which has helped recent immigrants who are in receipt of financial assistance with the City to access employment or further training. Previous English For Job Finding Programs have been in operation for immigrant clients since 1989.

The program is designed to provide training for twenty participants. Included in the 40 week training sequence are classroom activities focused on acquisition of better English language skills, job search skills, interview preparation, goal setting and confidence building. A volunteer placement during the training sequence is used by participants to practice English language skills and to give them exposure to the Canadian work environment. Our past experience has demonstrated that the volunteer placement will often lead to employment for the trainee.

Some examples of placements from the 1993 program include the following: Kidney Foundation, University of Manitoba - Plant Sciences, Department of Education Library, Aerotech International, Unicef Gift Shop, Habitat for Humanity, Manitoba Hydro and Fort Garry Child Care Centre.

A Program Co-ordinator and Instructor will be hired by South Winnipeg Technical Centre to implement this program, working on contract with the City of Winnipeg. The City will be responsible for the recruitment of participants, the administration of the budget, and the preparation of reports and financial claims related to the program. The City will incur no additional financial costs as a result of participating in this training program.

Funding for the instructor, course costs, and training costs will be borne in total by the Federal Government.

The Committee on Planning and Community Services recommends:

I. That the City of Winnipeg participate in the English For Job Finding Program, contingent upon the Federal Government providing total funding.

Report of the Committee on Planning and Community Services dated May 31, 1994

II. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement this program, including the execution of documents.

Adopted by consent.

Action Area Plan (Secondary Plan) Amendment - North St. Boniface Secondary Plan - Lands bounded by CNR Main Line, Seine River and CNR Sprague Line File EP-1.2 (Vol. 3)

801 - 4. The Committee on Planning and Community Services has been advised that the then owner of lands bounded by CNR Main Line, Seine River and CNR Sprague Line proposed an Action Area Plan amendment under AAP 23/86 to redesignate the lands from "Proposed Park and Riverbank" to "Future Residential", which amendment was given first reading by Council as By-law No. 4505/87 and referred for a public hearing.

Following the hearing, the Community Committee recommended that the redesignation proceed, but that third reading not be given to the by-law until a subdivision and re-zoning application on the lands was given approval in principle by Council. Your Committee concurred in that recommendation, which was adopted by Council on May 27, 1987.

The City of Winnipeg has since acquired these lands for parks purposes, therefore, the existing designations are inappropriate.

The Committee on Planning and Community Services therefore recommends that By-law No. 4505/87 **BE NOT PROCEEDED WITH**.

Adopted by consent.

Proposed Zoning Agreement Amendment - 1465 Corydon Avenue - City Centre Community File No. DAZ 265/76 (ZAA 1/94)

802 - 5. The Committee on Planning and Community Services has been advised that an application has been received from Turnbull and Whitaker Insurance c/o Mr. R. Turnbull, 1465 Corydon Avenue, Winnipeg, R3N 0J4, to amend the Zoning Agreement affecting 1465 Corydon Avenue by deleting a requirement that the existing residential building be used for single family purposes only and to permit the existing insurance agency to expand into the said residential building; the construction of two additions to the existing commercial building and an open parking space within the northerly 15 feet of the land adjacent to the lane.

A related variance application was applied for under File DAV 67/94C for fencing and time limitation which was granted with conditions.

The subject site is presently developed with a single family dwelling fronting Queenston Street and an attached commercial building oriented to Corydon Avenue. The land is zoned "C1" Local Commercial District with a zoning agreement restricting use and site development.

The subject property was rezoned from a "R1" One-Family District to a "C1" Local Commercial District in 1976 under File DAZ 265/76. The zoning agreement enacted as a condition of this rezoning limited the use of any new building to a general insurance and automobile insurance agency together with maintenance of the existing residential building for single-family purposes only. It was also required that the site be developed with fencing along the northerly limit of the parking area and that no parking be permitted in the northerly 15 feet of the site. The applicant is now requesting an amendment to the zoning agreement to permit office use in the existing dwelling, to construct an addition and to re-develop the rear yard to provide increased parking capacity.

Report of the Committee on Planning and Community Services dated May 31, 1994

When File DAZ 265/76 was initially approved, concern was expressed regarding the residential character of Queenston Street and the impact of the office use upon the adjacent properties. These concerns are still valid although they may be addressed in a different manner. The existing building character on Queenston Street can be maintained through the plan approval process. Although the office use is proposed to expand into the dwelling and the additions, this does not necessarily represent a proportionate intensification of that use. Preliminary drawings indicate that existing workspaces will be enlarged in addition to a small increase in the number of work areas. Also part of this proposal is an increase in on-site parking to off-set any increased demand for street parking.

A Public Hearing was held before the City Centre Community Committee on May 3, 1994.

Two persons appeared and/or registered in support of the application and one person appeared in opposition to the application.

The City Centre Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The existing building character on Queenston Street can be maintained through the plan approval process.

2. Although the office use is proposed to expand into the dwelling and the additions, this does not necessarily represent a proportionate intensification of that use.

3. Preliminary drawings indicate that existing work spaces will be enlarged in addition to a small increase in the number of work areas.

4. Part of the proposal is an increase in on-site parking to off-set any increased demand for street parking.

The Committee on Planning and Community Services concurs in the recommendation of the City Centre Community Committee and recommends:

I. That the Zoning Agreement enacted as a condition of approval of File DAZ 265/76 be amended as follows:

   A. That Clause 2 of the subject zoning agreement be amended to read as follows:

      The land and any building or structure thereon shall not be used for and no building or structure shall be erected, altered or enlarged on the land for any use except as a general insurance and automobile insurance agency. Any new buildings or additions or exterior modifications to the existing building shall be constructed in accordance with plans showing the location and design thereof, and the location and design of
      fencing, landscaping and accessory parking, said plans to be submitted for the approval of the City Centre Community Committee and the Commissioner of Planning and Community Services as outlined on Schedule "A" to the zoning agreement under File DAZ 265/76.

   B. That Clause 4 of the subject zoning agreement be amended to read as follows:

      "That four (4) parking stalls be provided at the rear of the property".

   C. That Clause 5 be deleted.

   D. That a six (6) foot high solid wood fence be constructed along the north property line from a point adjacent to the front building wall to the east property line.

   E. That the existing Queenston Street (west) entrance door be used as an emergency exit only.

II. That the Acting City Solicitor be requested to prepare the necessary amending agreement to Zoning Agreement File DAZ 265/76 dated as approved in aforesaid Clause I.

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

Report of the Committee on Planning and Community Services dated May 31, 1994

IV. That the Acting 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.

Proposed Rezoning - Land located at 160 Aberdeen Avenue - Lord Selkirk-West Kildonan Community
File DAZ 203/94 (c/r DAV 97/94D)

803 - 6. The Committee on Planning and Community Services has been advised that an application has been received from Buchwald, Asper, Gallagher, Henteleff, c/o Mr. S. Ransom, 2500 - 360 Main Street, Winnipeg R2G 4H6, to amend By-law No. 4450/86, by rezoning the lands from a "R2" Two-Family District to a "C1" Local Commercial District to allow for the expansion of a parking area in conjunction with an existing nursing home.

A related variance application was applied for under File DAV 97/94D, for a reduced front yard and inadequate landscaping.

The following is a site description and the surrounding land use/zoning:

Location: 160 Aberdeen Avenue

Applicant: Buchwald, Asper, Gallagher, Henteleff

Owner: Sisters Servant of Mary Immaculate

Purpose: To rezone the subject vacant property in order to facilitate expansion of an existing parking area. The expanded parking area will add 26 parking spaces to the existing 101 spaces currently on site.

north: Zoned "RM-5" Multiple-family District. Currently occupied by the Holy Family Nursing Home.

east: Zoned "C1" Local Commercial District. Parking lot area (101 stalls)

west: Zoned "C2" Commercial District. Currently unoccupied, previously occupied by a service station.

south: Zoned "R2" Two-Family Residential District and occupied with single and two-family dwelling units.

The applicant is proposing to marginally expand upon an existing parking area on Aberdeen Avenue which serves the Holy Family Nursing Home. In order to do that, the remaining two parcels must be rezoned from a residential to a commercial zoning designation. The existing parking area presently accommodates 101 parking stalls and is accessed from Aberdeen Avenue. The new addition will add an additional 26 spaces to the overall parking area. The subject rezoning will complete the development of the land on the south side of Aberdeen Avenue and will be physically separated from the residential lots along Alfred Avenue by a rear lane. Given that access to the overall parking area is via Aberdeen and there is no connection between Aberdeen and Alfred Avenues, the impact on adjacent residential neighbourhoods to the south should be minimal. Adjacent properties to the west along Main Street are currently zoned commercial and undeveloped.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on April 19, 1994.

Three persons appeared and/or registered in support of the application and no one appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that:

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

Report of the Committee on Planning and Community Services dated May 31, 1994

1) The subject rezoning will complete the development of the land on the south side of Aberdeen Avenue and will be physically separated from the residential lots along Alfred Avenue by a rear lane.

2) The impact on adjacent residential neighbourhoods to the south should be minimal.

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 Lord Selkirk-West Kildonan Community Committee and recommends:

I. That By-law No. 4450/86 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 203/94, dated May 4, 1994, to a "C1" Local Commercial District subject to the following:

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

i) That 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.

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

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

V. That the Acting 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. 812 for attachment)

Proposed Rezoning - Whyte Ridge; Georgetown Road and Virginia Place, North of and off Scurfield Boulevard - Assiniboia Community
File No. DAZ 206/94 (c/r DASZ 58/85)

804 - 7. The Committee on Planning and Community Services has been advised that an application has been received from UMA Engineering Ltd., 1479 Buffalo Place, Winnipeg, R3T 1L7 to amend By-law 1800 by rezoning the subject land from a "R1-5" Single-Family District to "R1-4" Single-Family District to allow for the construction of single family housing.

A related Subdivision/Rezoning application was applied for under File DASZ 58/85.

The subject land is situated within the Whyte Ridge residential area, being developed by Cairns. The area in question is another phase in the development of the Whyte Ridge residential community. This area is bordered by lands to the east and south, zoned for "R1-4" lot development. Lands to the north are already developed with single-family housing zoned "R1-5" District.

The developer wishes to rezone the lands to reduce the minimum required lot width from 50 feet to 40 feet in keeping with the connecting development to the south. This would result in an increase of about 5 dwelling units across the application area.

Report of the Committee on Planning and Community Services dated May 31, 1994

The proposed rezoning is compatible with existing development in the area, and the application is supported by the Planning Department. The Administrative Coordinating Group reviewed the application and ruled that no development conditions are necessary.

A Public Hearing was held before the Assiniboia Community Committee on April 19, 1994.

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

The Assiniboia Community Committee recommended that:

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

   a) The proposed rezoning is compatible with existing development in the area;

   b) The "R1-4" Single-Family District zoning will be more marketable as the property is adjacent to railroad trades.

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 Assiniboia Community Committee and recommends:

I. That By-law No. 1800 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 206/94, dated May 16, 1994, to a "R1-4" Single-Family District.

II. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 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 Acting City Solicitor be requested to prepare the necessary by-law in accordance with the above and forward same to Council for all three readings.

IV. That the Acting 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. 813 for attachment)

Proposed Amendment to Servicing Agreement AG 1/92 - South Side of Olafson Avenue, West of Newport Road
File DASZ 1/92

805 - 8. The Committee on Planning and Community Services has been advised that a request has been received from Mr. Norman Mitchell, Box 402, St. Vital P.O., to amend Servicing Agreement AG 1/92 for a reduced cost of upgrading Olafson Avenue as has been granted to other developers who recently rezoned and subdivided their properties into 2 acre lots.

Paragraph 1. of Servicing Agreement AG 1/92 reads as follows:

1. Roadway Upgrading

   The Developer shall pay to the City, upon demand by the City, its share of the cost of upgrading, at some future date, Olafson Avenue to an asphaltic concrete surface, to the satisfaction of the Commissioner of Works and Operation and the Developer's share of the cost of interim oiling as determined by that Commissioner which amount in 1992 dollars is calculated as follows:

Report of the Committee on Planning and Community Services dated May 31, 1994

Lot 1	77.6 feet	447.6 feet x $58.00/foot	=	$25,960.80
Lot 2	370.0 feet	G.S.T. (7%)		$ 1,817.26
	447.6 feet	TOTAL		$27,778.06

In connection with paragraph 1., Mr. Mitchell has posted a Letter of Credit with the City in the amount of $27,800.00.

Council at its meeting held on September 23, 1992 adopted a recommendation initiated by the former St. Boniface-St. Vital Community Committee that the current property owners of 2 acre lots on Christie Road be reimbursed two-thirds of the cost of upgrading the roadway with asphalt. The money or Letters of Credit had originally been paid or posted by the Developers who rezoned and subdivided the properties into 2 acre lots. The remaining one-third would be retained by the City to cover future maintenance of the roadway i.e. gravelling and oiling. All RR-2 applications processed since September 23, 1992 were approved with the following condition:

> The Applicant shall make a payment to the City equivalent to one-third (1/3) of the estimated cost of upgrading the abutting roadway to an asphalt roadway. The payment shall be based on the estimated local improvement rate current at the time of payment and shall constitute payment in full for the share of the cost of any future gravelling and applications of dust inhibitor (oil treatment) attributable to the subdivision frontage.

For the information of Council, the frontage rate for roadway maintenance being charged in 1994 is $20.00 per foot.

The Land Development Department is of the opinion that Servicing Agreement AG 1/92, Finance Department No. 8945, be amended by deleting therefrom Paragraph 1. in its entirety and replacing same with the following new Paragraph 1. as follows:

1. Roadway Maintenance

   The Developer shall pay the sum of $9,578.64 constituting payment in full for the Developer's share of the cost of any future gravelling and applications of dust inhibitor (oil treatment) on Olafson Avenue which amount is calculated as follows:

Lot 1	77.6 feet	447.6 feet x $20.00/foot	=	$8,952.00
Lot 2	370.0 feet	G.S.T. (7%)		$ 626.64
	447.6 feet	TOTAL		$9,578.64

On May 16, 1994, the Riel Community Committee considered this matter and concurred in the recommendation of the Land Development Department.

The Committee on Planning and Community Services therefore recommends:

That Servicing Agreement AG 1/92, Finance Department No. 8945, be amended by deleting therefrom Paragraph 1. in its entirety and replacing same with the following new Paragraph 1. as follows:

1. Roadway Maintenance

   The Developer shall pay the sum of $9,578.64 constituting payment in full for the Developer's share of the cost of any future gravelling and applications of dust inhibitor (oil treatment) on Olafson Avenue which amount is calculated as follows:

Lot 1	77.6 feet	447.6 feet x $20.00/foot	=	$8,952.00
Lot 2	370.0 feet	G.S.T. (7%)		$ 626.64
	447.6 feet	TOTAL		$9,578.64

Report of the Committee on Planning and Community Services dated May 31, 1994

II. That the Proper Officers of the City do all things necessary in order to implement the above.

Adopted by consent.

Proposed Subdivision and Rezoning - Land located on the west side of Outhwaite Street between Shauna Way and Jacques Avenue - East Kildonan-Transcona Community
File DASZ 10/93 (c/r DASZ 57/86)

806 - 9. The Committee on Planning and Community Services has been advised that an application has been received from Kingsford Development (Wpg.) Ltd., c/o Mr. R. Wiebe, 205 - 377 Henderson Highway, Winnipeg R2K 2H2, on behalf of North Grassie Properties Inc., for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 4440/86 by rezoning the subject lands from an "AR-5" Agricultural Residential District and a "R1-5" Single-Family District to a "R1-4" Single-Family District to permit the establishment of twelve (12) single-family dwellings.

The subject lands include approximately 0.526 ha (1.30 acres) area, and have 157 metres ± frontage (515.0± feet) on Outhwaite Street. The lands are situated within an emerging subdivision predominantly zoned "R1-4" Single-Family District. The lands to the west are owned by the City of Winnipeg (Canford Sports site) and which are also intended for single-family development in the future.

Except for a narrow strip of land at the rear of the site the subject lands are presently zoned "R1-5" Single-Family District. The applicant is proposing to rezone all the lands "R1-4" Single-Family District in response to market demand for smaller building lots.

The applicant has recently negotiated a land exchange with the City of Winnipeg for a small strip of land at the south west (rear of the property). The exchange will enable a depth of 33.5 metres for all the subject lots. The strip of land acquired by the applicant is included within the subject application and is presently zoned "AR-5" Agricultural District.

The application has been reviewed by the Administrative Co-ordinating Group. Conditions of servicing relative to this subdivision were all previously dealt with under File DASZ 57/86. Dedication has also already been provided to the City of Winnipeg under that previous application. The Planning Department supports the application since it is consistent with zoning and lot sizes in the immediate vicinity.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on April 19, 1994.

The applicant appeared in support of the application and no one appeared in opposition thereto.

The East Kildonan-Transcona Community Committee recommended that:

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

A) The proposal is compatible with the existing surrounding development.

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 concurs in the recommendation of the East Kildonan-Transcona Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 10/93 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 10/93 dated May 4, 1994, for registration in the Winnipeg Land Titles Office.

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

Report of the Committee on Planning and Community Services dated May 31, 1994

III. The Zoning By-law No. 4440/86 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 10/93 dated May 4, 1994, to an "R1-4" Single-Family District.

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

V. 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.

VI. That the Proper Officers of the City be authorized to execute all necessary agreements.

VII. 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.

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

Adopted by consent.

(See Minute No. 814 for attachment)

Proposed Subdivision and Rezoning - Land located on Lannoo Cove and William Marshall Way, north of Roblin Boulevard - Assiniboia Community
Files DASZ 19/93 and DAC 17/93

807 - 10. The Committee on Planning and Community Services has been advised that an application has been received from Assiniboine Woods, c/o Mr. B. Clapham, 5209 Roblin Boulevard, Winnipeg R3R 3R2, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 1800 by rezoning the subject lands from a "R1-6" Single-Family District and a "PR" Park and Recreational District to an "R1-9" Single-Family District to permit the establishment of five (5) lots and a public walkway.

The following is a site description and the surrounding land use/zoning:

Existing Land Use: recently subdivided vacant lots zoned "R1-9" and "R1-6" Single-Family Residential Districts, and undeveloped Lannoo Cove right-of-way and undeveloped pedestrian walkway from Lannoo Drive to Assiniboine riverbank.

West: City parkland acquired under File DASZ 8/91, zoned "PR" Parks and Recreation District.

North: The Assiniboine River.

East & South: Lots zoned "R1-9" and "R1-6".

House construction is ongoing in the area.

This application came about as a result of the City not exercising an option to purchase from Assiniboine Woods Lots 18-21 and Lots 31-32, Block 1, Plan 29,124, as outlined on Schedule "A" dated April 5, 1994. This purchase would have enlarged the adjacent parkland which was acquired by the City through the development application File DASZ 8/91 on the property in 1991. This parkland was initially subdivided for building lots fronting Lannoo Cove. However, with the acquisition of the lands for park purposes, only a stub of Lannoo Cove remains as a continuation of Lannoo Drive.

Report of the Committee on Planning and Community Services dated May 31, 1994

Now that the City has decided not to proceed with its option, the applicant wishes to close the remaining portion of Lannoo Cove and resubdivide the affected lands into five (5) "R1-9" single family residential lots.

The applicant also wishes to close a pedestrian walkway to the riverbank between existing lots 34 and 35 of Block 1, and replace it with a walkway leading to the parkland from William Marshall Way (between existing lots 20 and 21, Block 1). The Parks and Recreation Department have no objections to this closure. The walkway right-of-way contains a land drainage outfall sewer, which would be retained in an easement on proposed lots 4 and 5.

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

In its report under File AG 19/93 dated February 28, 1994, the Administrative Co-ordinating Group recommends several housekeeping amendments and addenda to the previous development agreement File AG 8/91. In addition, the Administrative Co-ordinating Group report requests a widening of the proposed public walkway to 6 metres, and the installation of a standard 21.5 metre bulb radius at the corner of Lannoo Drive and William Marshall Way.

A dedication application was fully provided under File DASZ 8/91.

A Public Hearing was held before the Assiniboia Community Committee on March 22, 1994.

The applicant appeared in support of the application and no one appeared in opposition thereto.

The Assiniboia Community Committee recommended that:

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

   A. The application completes the 1992 application regarding this property.

   B. The proposed plan is compatible with the area and will enhance the neighbourhood.

2. The proposed subdivision and rezoning and street and public walkway closings 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 Assiniboia Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 19/93 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 19/93 dated April 5, 1994, for registration in the Winnipeg Land Titles Office subject to:

   A. That the Developer be required to enter into an addendum to Development Agreement AG 8/91 with the City containing therein all the conditions outlined in the report of the Administrative Coordinating Group dated February 28, 1994.

II. That the Acting 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 No. 1800 be amended by rezoning the subject land as designated on Schedule "B" for File DASZ 19/93 dated April 5, 1994, to an "R1-9" Single-Family District.

IV. That the Acting 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.

Report of the Committee on Planning and Community Services dated May 31, 1994

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 Acting 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. 815 for attachments)

Proposed Subdivision and Rezoning - Land located west of Main Street, east of Maplegrove Road between Horrox Bay and Fernbank Avenue - Lord Selkirk-West Kildonan Community File DASZ 24/93

808 - 11. The Committee on Planning and Community Services has been advised that an application has been received from Novamet Development Corporation, c/o Mr. E. Dolhun, 2070 - 360 Main Street, Winnipeg, R3C 3Z3, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 4450/86 by rezoning the subject lands from "RA" Single-Family District to a "R1-4" Single-Family District to permit the establishment of single-family dwellings.

The following is a site description and the surrounding land use/zoning:

Existing Land Use and Zoning: Vacant "RA" Single-Family District.

All bordering lands to the south, west and north are similarly zoned for "R1-4" Single-Family Residential Development. There are pockets of "R1-3" Single-Family along Maplegrove Road and the remaining parcels to the East abutting Main Street remain zoned "RA" Residential and are largely undeveloped.

The Planning Department fully supports the proposed rezoning to a "R1-4" category which is completely consistent with the lot sizes already approved and in place throughout the overall subdivision. The subject application is required to fill the area between the developed lands to the north and south. The subject lands are critical to the overall development of the area, but which were not available for inclusion in the original approval process.

Development of the subject properties will facilitate access connections between streets to the north (Horrox Bay, Signet Bay, Riverwest Road) and Fernbank Avenue. The Planning Department endorses the above-noted rezoning and subdivision of the lands in question in order to complete one of the final development phases in the River Bend area.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on April 19, 1994.

The applicant appeared in support of the application and no one appeared in opposition thereto. One person appeared for informational purposes only.

The Lord Selkirk-West Kildonan Community Committee recommended that:

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

   A. This development is considered to be completely consistent with the lot sizes already approved and in place throughout the overall subdivision and will complete one of the final development phases in the River Bend area.

Report of the Committee on Planning and Community Services dated May 31, 1994

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

It should be noted that the recommendation from the Community Committee made reference to rezoning the subject application lands as "C1" Commercial District. The intent of the application as correctly advertised, was to rezone the lands as "R1-4" Single-Family District. The reference to "C1" zoning is simply a clerical error that will not affect the recommendation embodied within this report.

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

I. That the plan of subdivision proposed under File DASZ 24/93 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 24/93 dated May 4, 1994, for registration in the Winnipeg Land Titles Office subject to the following:

A. That the Developer be required to enter into an addendum to Development Agreement AG 43/87 with the City containing therein all the conditions outlined in the report of the Administrative Coordinating Group dated March 23, 1993, subject to item 5. thereof being amended by adding thereto the words "prior to enactment of the rezoning by-law for the lands which are remaining "RA" at this time."

II. That the Acting 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 No. 4450/86 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 24/93 dated May 4, 1994, to an "R1-4" Single-Family District.

IV. That the Acting 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 Acting 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. 816 for attachment)

Proposed Subdivision and Rezoning - Land located at 529 Country Club Boulevard - Assiniboia Community File DASZ 2/94 (c/r DAV 128/94D)

809 - 12. The Committee on Planning and Community Services has been advised that an application has been received from The Manitoba Housing and Renewal Corporation, 280 Broadway, Winnipeg R3C 0R8, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 1558 by rezoning the subject lands from a "RM-3" Multiple-Family District to a "R1-4" Single-Family District and a "RM-5" Multiple-Family District to allow for the construction of single-family dwellings and for the maintenance of an existing multiple-family dwelling (Elderly Persons Housing).

Report of the Committee on Planning and Community Services dated May 31, 1994

The following is a site description and the surrounding land use/zoning:

Site Area: Approximately 0.6 hectares/1.5 acres.

Existing Land Use and Zoning: Residential, zoned "RM-3" Multiple-Family Residential District.

Single-Family housing zoned "R1-5.5" on the east, south and west. Commercial development zoned "C2" on the north fronting Portage Avenue.

The site contains a 100+ unit, 13 story seniors' building and 23 units of town housing or cluster housing. Eight of the cluster units have been partially demolished. All of the cluster units have been vacant for several months.

The proposal is to demolish the cluster housing and replace it with single family housing zoned "R1-4". It is proposed to subdivide the site into eight 40 foot lots, with three fronting McBey Avenue and 5 fronting Country Club Boulevard. The McBey Avenue lots would be 100 feet deep and the Country Club Boulevard lots 132 feet deep.

The seniors' building would remain on a reduced site of 0.6 acres. Zoning variances were applied for under file DAV 128/94D to permit the maintenance of the seniors' building on the smaller site. The Planning Department was supportive of the variances which were for reduced front and north side yards.

The seniors' apartment site requires rezoning to "RM-5" to accommodate the increased density due to the decreased site area.

The proposal complies with Plan Winnipeg, is compatible with existing development in the immediate area, and eliminates multi-family housing which was poorly constructed and had deteriorated beyond repair.

The report of the Administrative Co-ordinating Group is supportive of the application with conditions related to servicing, boulevard restoration and landscaping, and land drainage.

A Public Hearing was held before the Assiniboia Community Committee on April 19, 1994.

Four persons appeared and/or registered in support of the application and no one appeared in opposition thereto.

The Assiniboia Community Committee recommended that:

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

    i) The proposal complies with Plan Winnipeg, is compatible with existing development in the immediate area and eliminates multi-family housing which was poorly constructed and has deteriorated beyond repair.

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

I. That the plan of subdivision proposed under File DASZ 2/94 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 2/94 dated April 28, 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 Coordinating Group dated March 24, 1994.

    B. That the Developer be required to pay to the City 10% cash dedication in lieu of land dedication to be calculated on the basis of 8 additional building sites being created.

Report of the Committee on Planning and Community Services dated May 31, 1994

C. That the Developer be required to demolish the fencing at the rear of the property at the same time as the remaining residential units are demolished.

II. That the Acting 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 No. 1558 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 2/94 dated April 28, 1994, to an "R1-4" Single-Family District, and an "RM-5" Multiple-Family District.

IV. That the Acting 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 Acting 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. 817 for attachment)

Proposed Subdivision and Rezoning- Land located on the South side of Burrows Avenue between Keewatin and Dorset Streets - Lord Selkirk-West Kildonan Community
File No. DASZ 3/94 (c/r DASSF 514/91)

810 - 13. The Committee on Planning and Community Services has been advised that an application has been received from I. D. Engineering, 905 Waverley Street, Winnipeg, R3T 5P4, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 4450/86 by rezoning the subject lands from a "R1-4" Single-Family District to a "C2" General Commercial District to permit the establishment of commercial development.

The subject property is a vacant parcel of land, which has been zoned for single family ("R1-4") development for some time. This site is at the corner of a major intersection and would be more appropriately zoned for commercial development. There is industrial zoning to the north, commercial zoning to the west and residential zoning to the east. There are large recreation facilities occupying the lands to the south.

In 1991, under a previous rezoning application (File DAZ 213/91, c/r DASSF 514/91), the Lord Selkirk-West Kildonan Community Committee approved a development proposal for the subject site. The public hearings before the Community Committee were the culmination of many months of negotiations between the City and the then developer and many meetings between the City and local interest groups directly affected by the then proposed development of the site. The focus at that time, by many of the local resident groups was hopefully to attract to the site a maximum of community/cultural services and local community oriented businesses centered around a major retail grocery outlet. The intent at that time was clearly to prohibit many of the conventional commercial uses which would normally occupy a site of this size at a major intersection like Burrows/Keewatin. Uses such as convenience stores, car washes, drive-thru restaurants etc. An effort was made in response to local resident concerns, to restrict access to the site via either Burrows Avenue or Keewatin Street. Through the plan approval process, the Planning Department ensured that there would be 1) adequate buffing between the proposed

Report of the Committee on Planning and Community Services dated May 31, 1994

commercial buildings and the residential co-op housing areas to the east; and 2) that traffic would not be able to access vehicular site from Dorset Street. The aforementioned proposal subsequently fell through and an entirely new proposal is now before your Committee for evaluation.

In the new plan, as outlined on Schedule "A", the applicant is proposing to rezone the subject property to a "C2" General Commercial District and subdivide it into a minimum 10 lots in order to accommodate a range of commercial uses. Lots 1 - 4 and residual Lot 10 are situated along Keewatin; Lots 5 - 8 extend from Burrows along the west side of Dorset and Lot 9 is landlocked parcel in the middle of the proposed area. There are tentative plans to build either a bank or restaurant on both Lots 1 and 2; a Taco Bell restaurant on Lot 3; a coin operated car wash and convenience store on Lot 4 and a Country Harvest restaurant on Lot 5. The balance of the lands will remain vacant for the immediate future. There are approaches to Lots 1 - 5 via either Burrows Avenue or Keewatin Street.

The Planning Department is prepared to support the overall rezoning to a "C2" General Commercial category. Realistically, it is apparent that the site cannot be successfully marketed if there are major prohibitions on the type of uses deemed to be appropriate on the land in question. However, out of consideration for resident concerns, no approaches to the subject commercial area should be granted off of Dorset Street. Those approaches are not necessary and would adversely effect the safety and welfare of the neighbouring residential homes.

Public Hearings were held before the Lord Selkirk-West Kildonan Community Committee on April 19, and May 3, 1994.

Six persons appeared and registered in support to the application and fifty-seven persons appeared and registered in opposition to the application.

The Lord Selkirk-West Kildonan Community Committee recommended that:

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

    A) The proposed development is acceptable to the area residents with the agreement of the developer that there will be no access to the subject property off Dorset Street.

    B) The sale and development of this city-owned property is considered desirable.

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

As a result of the Community Committee's decision to restrict access to Dorset Street, it became necessary to reconfigure Lots 7 and 8 as outlined on Schedule "B".

Schedule "B" illustrates an internal easement that provides common access to each of the proposed lots. In the absence of an approach to Dorset Street, proposed Lot 8 required internal access to the approved ingress/egress points on Keewatin Street and Burrows Avenue.

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

I. That the plan of subdivision proposed under File DASZ 3/94 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "B" for File DASZ 3/94 dated May 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 Coordinating Group dated April 7, 1994 with the following amendments thereto:

        i) Delete clause 1. a) b) and c).

        ii) Amend 1. d) by adding at the end of the sentence the words "when lots 5, 6 and 7 are developed."

Report of the Committee on Planning and Community Services dated May 31, 1994

iii) Delete clause 2. a) and b).

iv) Delete clause 3. a) and b).

v) Amend clause 6. by adding the word "immediately" after the words "to be" in the third line thereof.

II. That the 10% cash dedication in lieu of land dedication be waived inasmuch as the property has been sold as a commercial site.

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

IV. That Zoning By-law No. 4450/86 be amended by rezoning the subject land as shown on Schedule "B" for File DASZ 3/94 dated May 18, 1994, to a "C2" General Commercial District subject to the following:

a) That the Developer be required to enter into a Zoning Agreement with the City pursuant to Section 605 (1) of The City of Winnipeg Act to apply to the subject lane to provide for the following.

1) All final site plans outlining building locations, parking, landscaping, fencing and access/exit details be submitted to and approved by the Commissioner of Planning and the Lord Selkirk-West Kildonan Community Committee prior to the issuance of any building permits;

2) That no vehicular approaches be permitted from Dorset Street to the subject property;

3) No additional private approaches other than those illustrated on Schedule "X" shall be permitted off Keewatin Street and Burrows Avenue to serve the proposed development. The Developer shall agree to ensure that appropriate agreements are executed and registered against the title of each proposed lot guaranteeing that vehicular access to development on each site is available from all the private approaches for the total subdivision;

4) Notification that it shall be the responsibility of the owners of proposed Lots 1 to 9 to enter into and maintain cross-access agreements to gain vehicular access to these lots.

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

VI. 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.

VII. 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, and when the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office.

VIII. That the Proper Officers of the City be authorized to execute all necessary agreements.

IX. 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.

X. That the Acting 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. 818 for attachments)

Proposed Subdivision and Rezoning - Land located on the east side of Brazier Street between Oakland Avenue and Devon Avenue, 1111 - 1115 Brazier Street - East Kildonan-Transcona Community
File DASZ 4/94

811 - 14. The Committee on Planning and Community Services has been advised that an application has been received from Manuel Almeida, 303 Oakland Avenue, Winnipeg R2G 0B2, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 4440/86 by rezoning the subject lands from a "R1-5" Single-Family District to a "R2" Two-Family Residential District, to allow for the construction of two (2), two-family dwellings.

The site consists of five (5) registered lots each 25.0 feet in width by 121.5 feet in depth. Area of the site is 1410.9 square metres (0.348 acres). The lands are bounded on the north and south by gravel surfaced lanes, and at the rear (east) by a lane allowance which is not physically developed. There are presently two older one-storey single-family dwellings on the site.

The following is a site description and the surrounding land use/zoning:

North: Two-Family dwelling fronting Brazier Street (zoned "R2" Two-Family District), and Single-Family dwellings fronting Devon Avenue, zoned "R1-5" Single-Family District.

East: Single-Family dwellings fronting Euston Street; zoned "R1-5" Single-Family District.

West: Single-Family dwellings and one duplex dwelling on the west side of Brazier Street; zoned "R2" Two-Family Residential District.

South: Two-Family dwelling fronting Brazier Street and Single-Family dwellings fronting Oakland Avenue; zoned "R1-5" Single-Family District.

The applicant proposes to remove or demolish the two existing dwellings on the site. The existing five (5) lots will be re-subdivided to create two (2) new lots each 19.05 metres (62.5 feet) in width. A new two-family dwelling is proposed to be constructed on each of the two newly created lots.

The Planning Department considers that the application should be approved, since the proposal is consistent with both the type and density of neighbouring residential development. The construction of four dwelling units on the site will be an efficient use of a parcel of land which is abutted on three sides by public lanes and lane right-of-way. Two old small single-family dwellings will be replaced by new modern dwellings.

The Administrative Co-ordinating Group has reviewed the subject application and recommends that the applicant enter into a development agreement with the City as a condition of approval to deal with issues of land drainage and municipal services to the site. Since no additional building sites are being created, no dedication is applicable in this instance.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on April 19, 1994.

The applicant appeared and registered in support of the application and no one appeared in opposition thereto. Two persons appeared for informational purposes only.

The East Kildonan-Transcona Community Committee recommended that:

Report of the Committee on Planning and Community Services dated May 31, 1994

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

    1) The proposal is consistent with both the type and density of neighbouring residential development.

    2) The construction of four dwelling units on the site will be an efficient use of a parcel of land which is abutted on three sides by public lanes and lane right-of-way.

    3) Two old small single-family dwellings will be replaced by new modern dwellings.

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 concurs in the recommendation of the East Kildonan-Transcona Community Committee and recommends:

I. That the plan of subdivision proposed under File DASZ 4/94 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 4/94 dated May 2, 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 Coordinating Group dated March 28, 1994.

II. That the Acting 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 No. 4440/86 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 4/94 dated May 2, 1994, to an "R2 Two-Family" District.

IV. That the Acting 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.

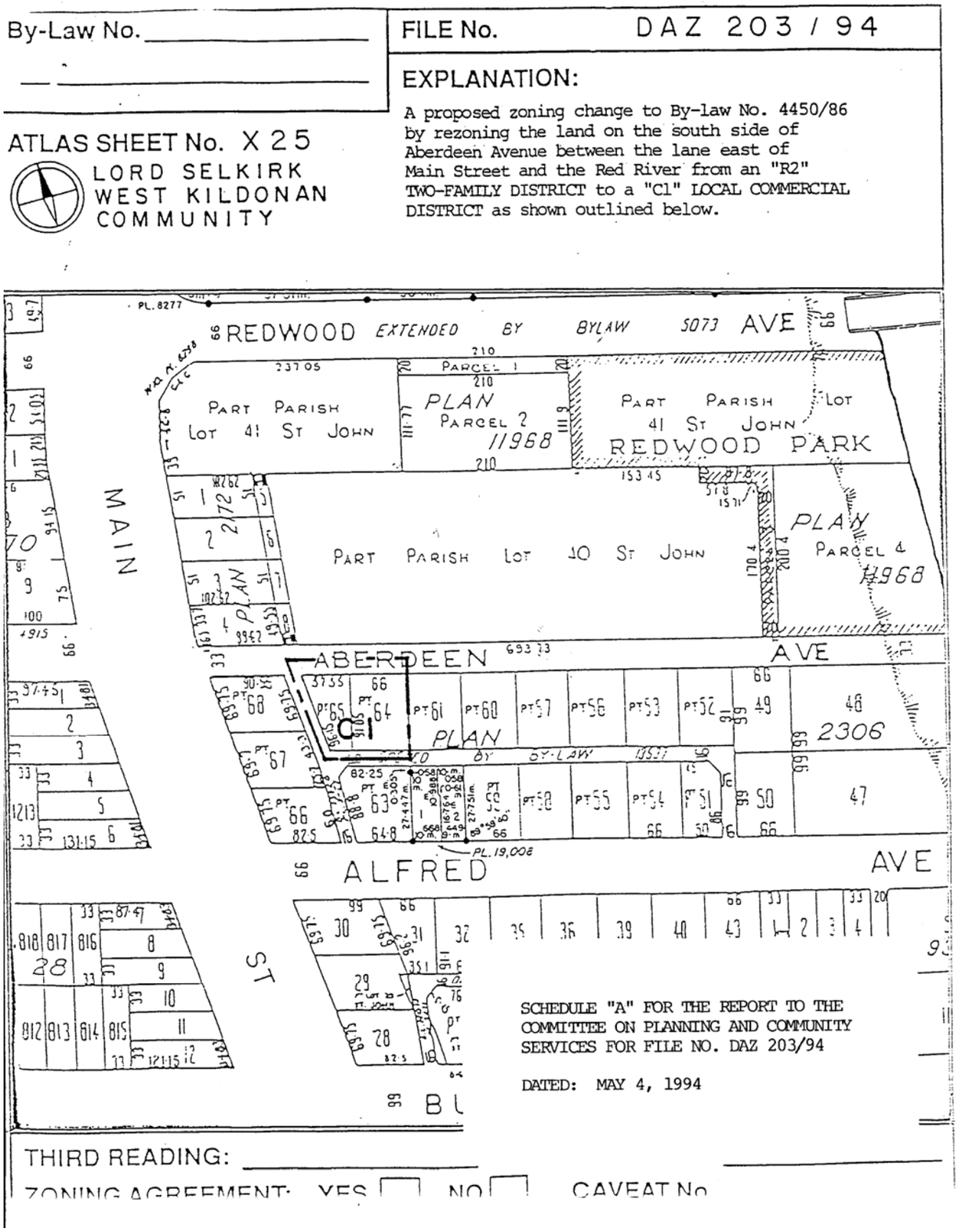
VIII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 24 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

IX. That the Acting 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. 819 for attachment)

812 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated May 31, 1994



813 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated May 31, 1994

By-Law No. _____

_____

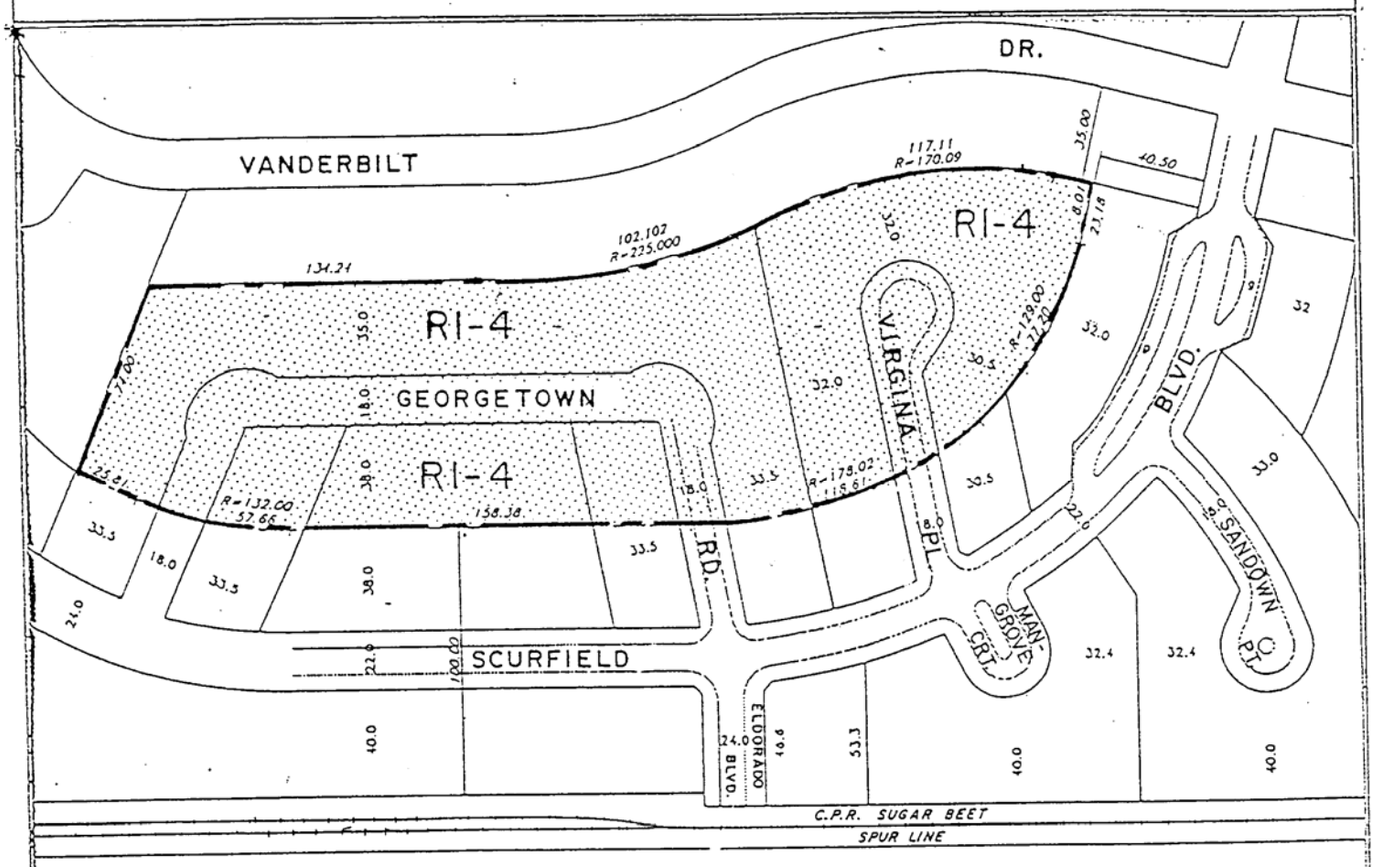
FILE No. DAZ 206 / 94

EXPLANATION:

A proposed zoning change to Zoning By-law 1800 by rezoning the land on part of Georgetown and Virginia Place from an "R1-5" SINGLE FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. AK 19 / AL 19

ASSINIBOIA COMMUNITY



(WATER CONTROL WORKS)

ASSINIBOIA
RIEL

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DAZ 206/94

DATED: MAY 16, 1994

THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES [ ] NO [ ] CAVEAT No: _____

814 - Schedule "A" referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated May 31, 1994

By-Law No. _____

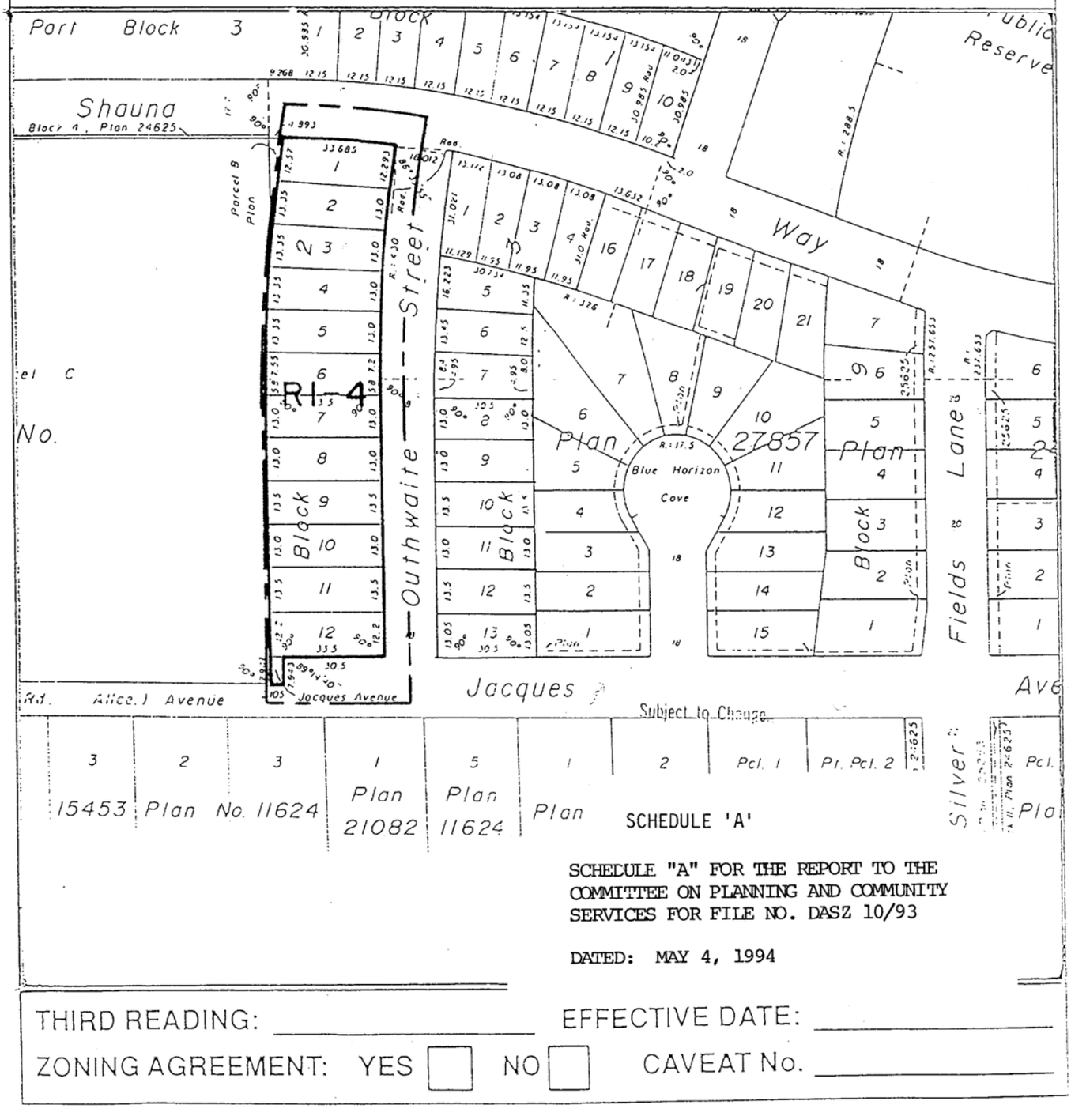
FILE No. DASZ 10/93

EXPLANATION:

A proposal to subdivide the land located on the west side of Outhwaite Street between Shauna Way and Jacques Avenue and rezone it from an "AR-5" AGRICULTURAL-RESIDENTIAL DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. W 3 2

EAST KILDONAN
TRANSCONA
COMMUNITY



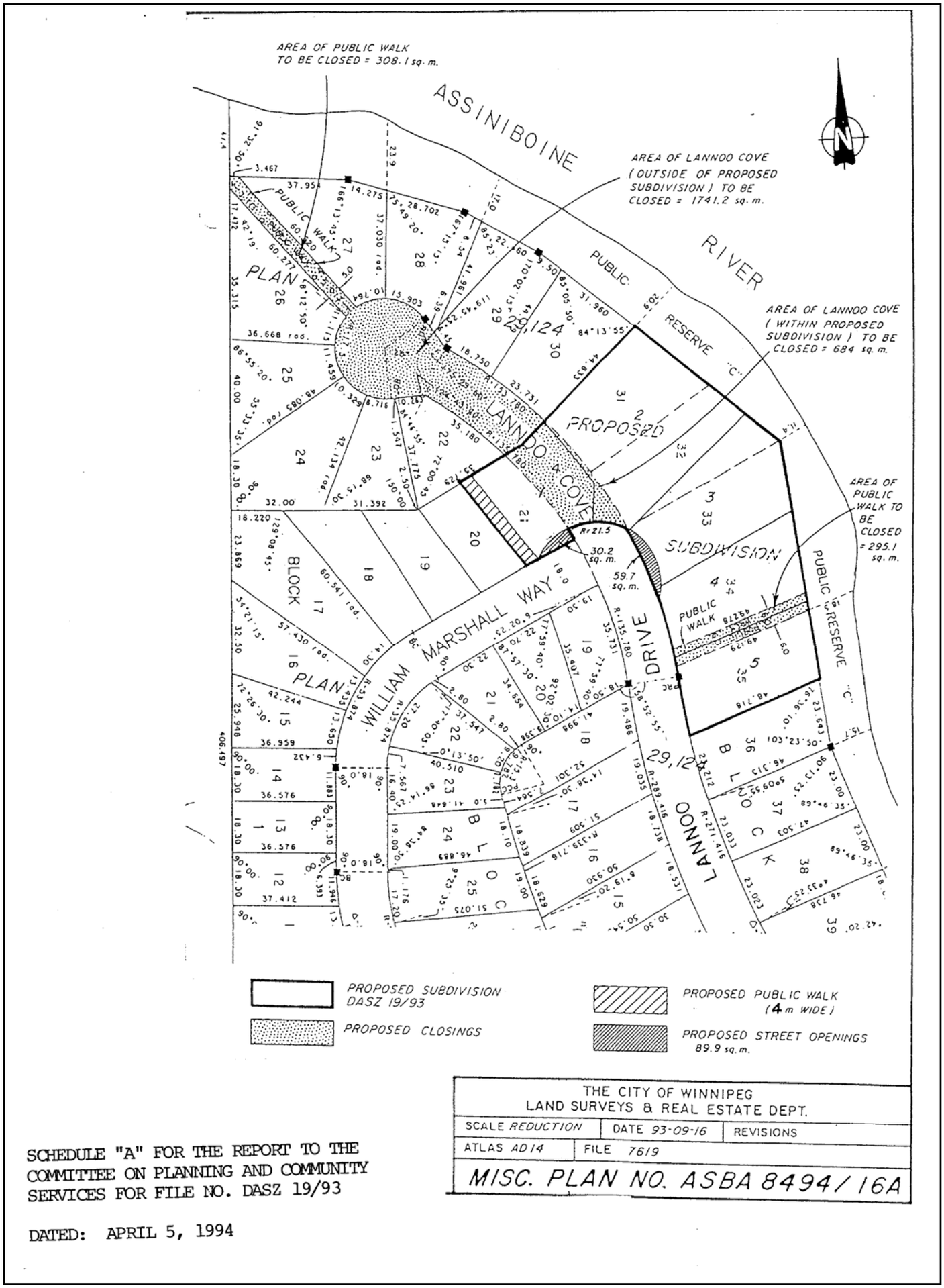
SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 10/93

DATED: MAY 4, 1994

THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

815 - Schedule "A" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated May 31, 1994



THE CITY OF WINNIPEG
LAND SURVEYS & REAL ESTATE DEPT.

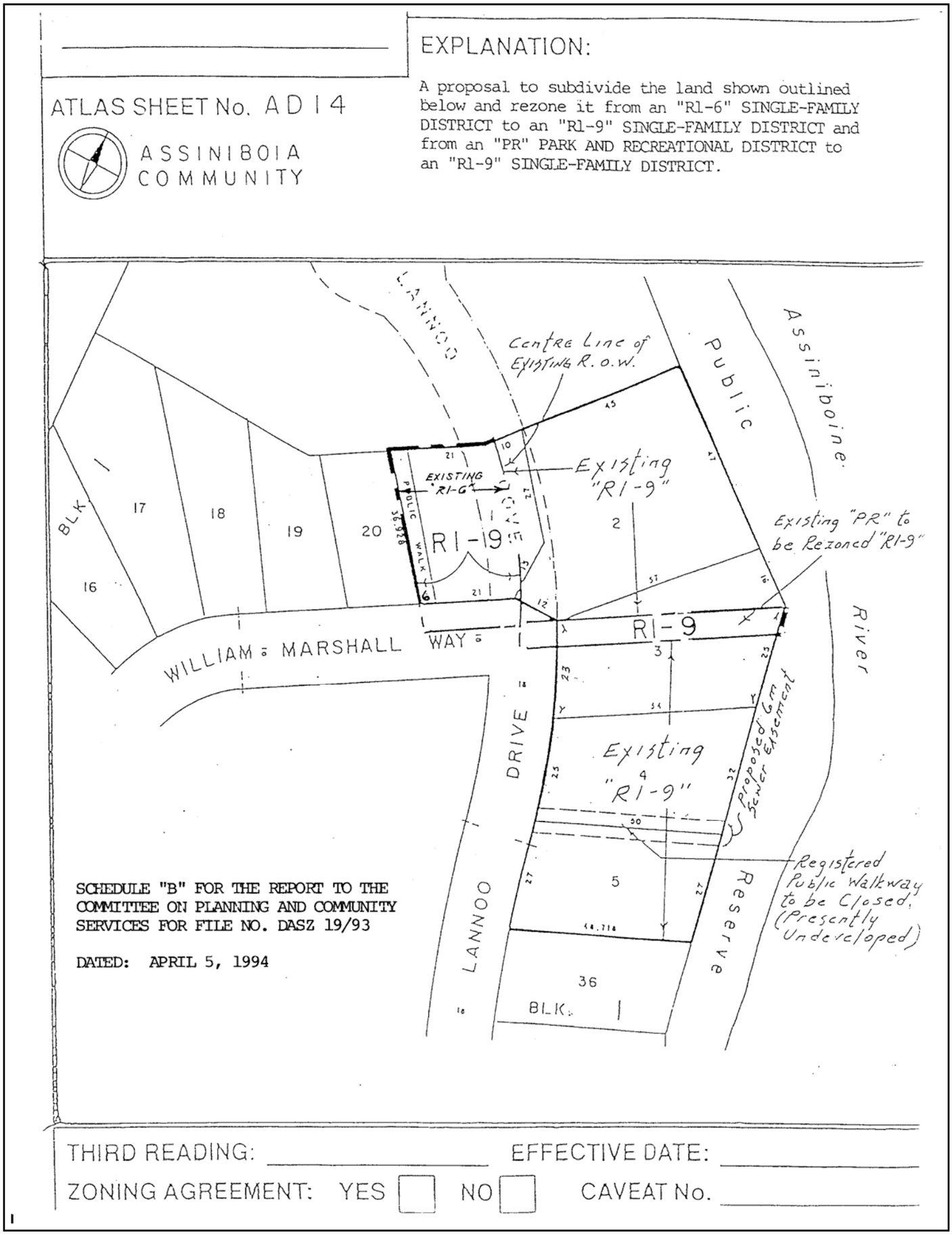
SCALE REDUCTION	DATE 93-09-16	REVISIONS
ATLAS AD14	FILE 7619	

MISC. PLAN NO. ASBA 8494/16A

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 19/93

DATED: APRIL 5, 1994

Schedule "B" referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated May 31, 1994 (continued)



816 - Schedule "A" referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated May 31, 1994

By-Law No. _____

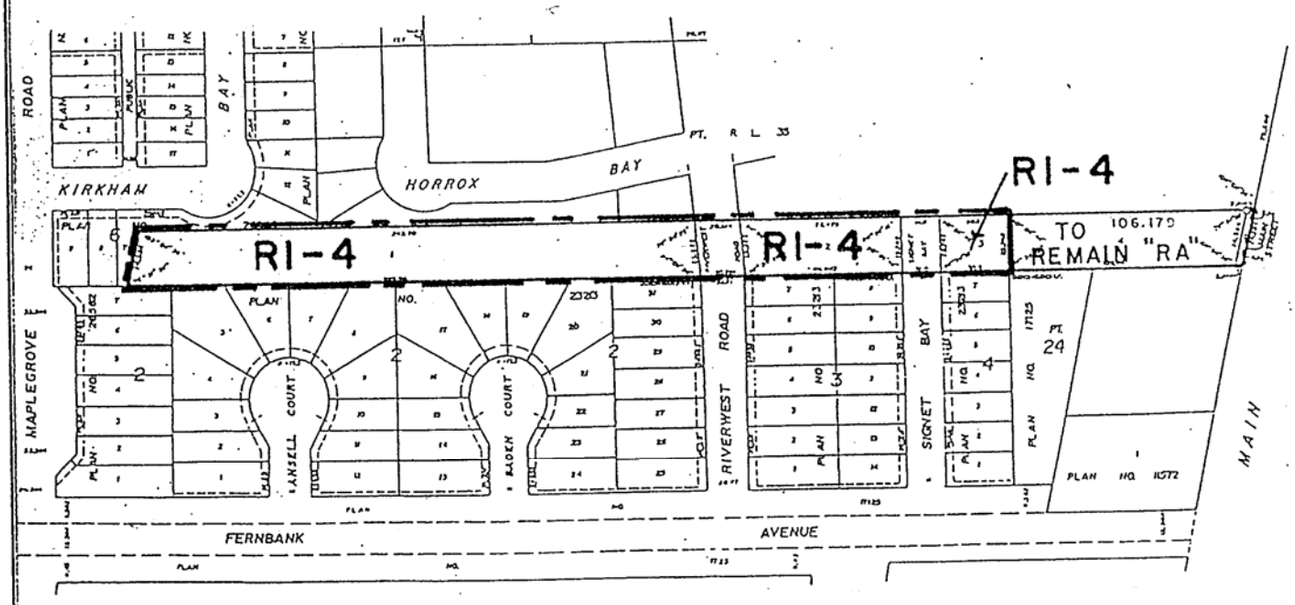
FILE No. DASZ 24 / 93

EXPLANATION:

A proposal to subdivide the land as shown outlined below and rezone it from an "RA" SINGLE-FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT.

ATLAS SHEET No. R 2 8

LORD SELKIRK
WEST KILDONAN
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 24/93

DATED: MAY 4, 1994

THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

817 - Schedule "A" referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated May 31, 1994

By-Law No. _____

_____

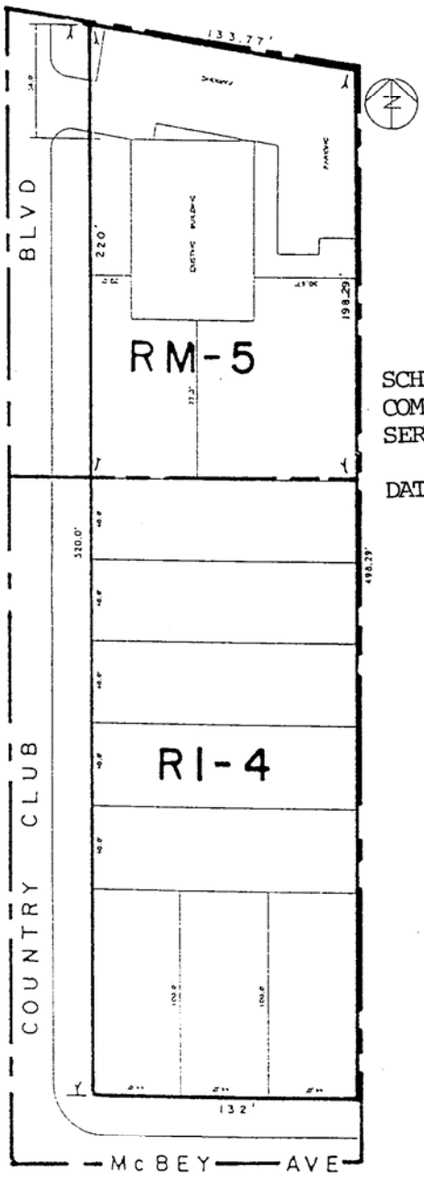
FILE No. DASZ 2 / 94

EXPLANATION:

A proposal to subdivide the land at 529 Country Club Boulevard on the East side between McBey and Portage Avenues and rezone it from an "RM-3" MULTIPLE FAMILY DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "RM-5" MULTIPLE-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. A B 1 4

ASSINIBOIA COMMUNITY



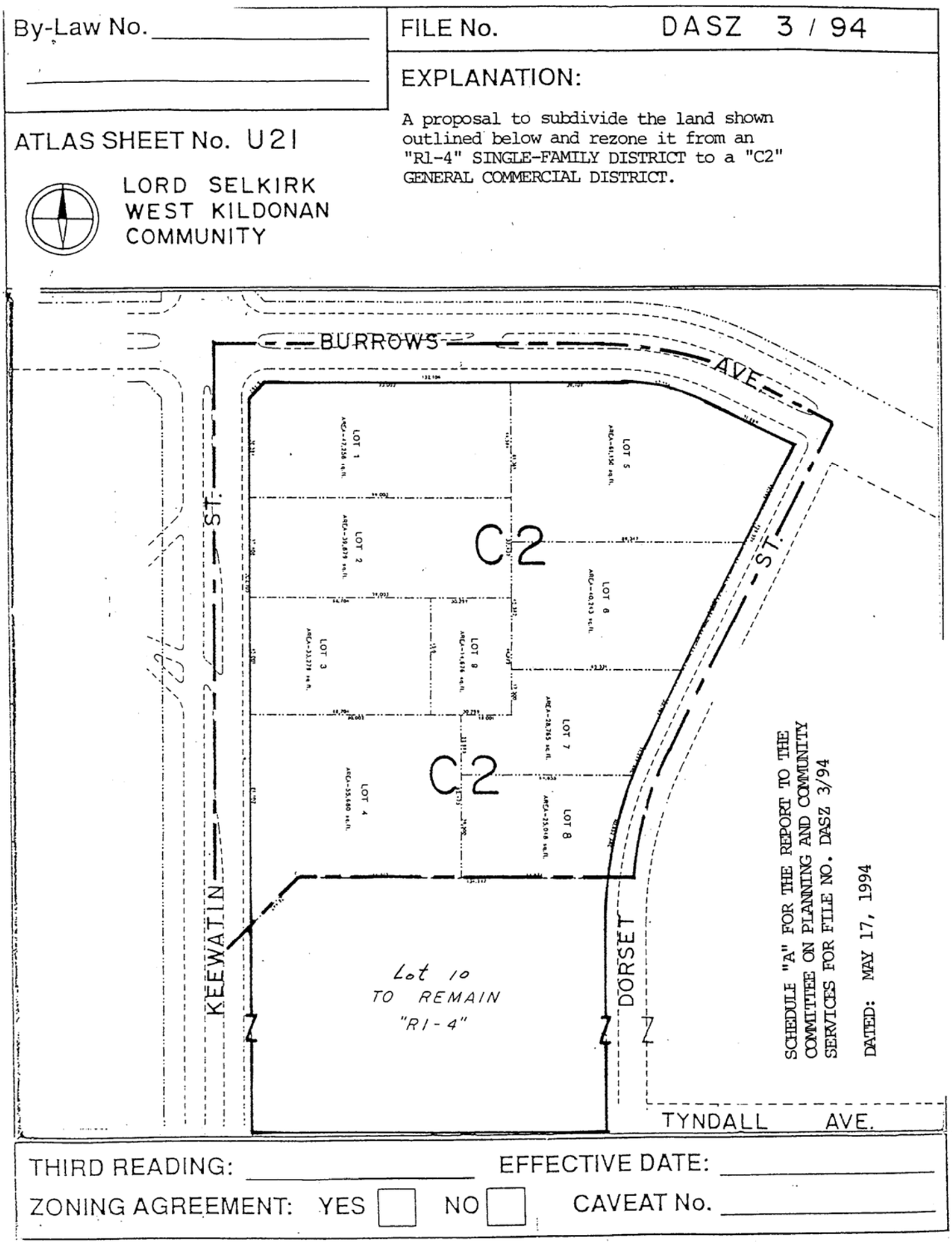
SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 2/94

DATED: APRIL 28, 1994

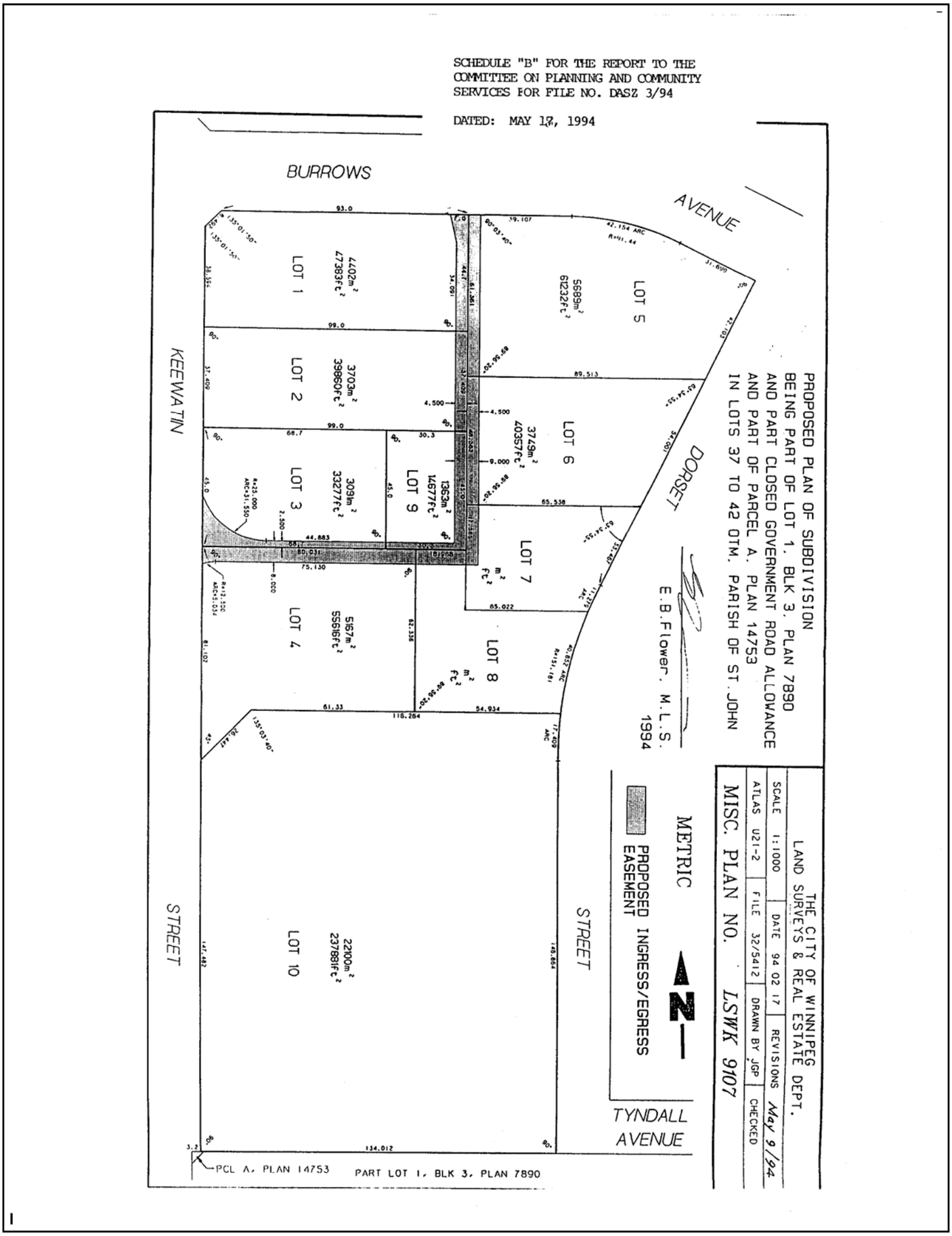
THIRD READING: _____ EFFECTIVE DATE: _____

ZONING AGREEMENT: YES ☐ NO ☐ CAVEAT No. _____

818 - Schedule "A" referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated May 31, 1994



Schedule "B" referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated May 31, 1994 (continued)



819 - Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated May 31, 1994

By-Law No. _____

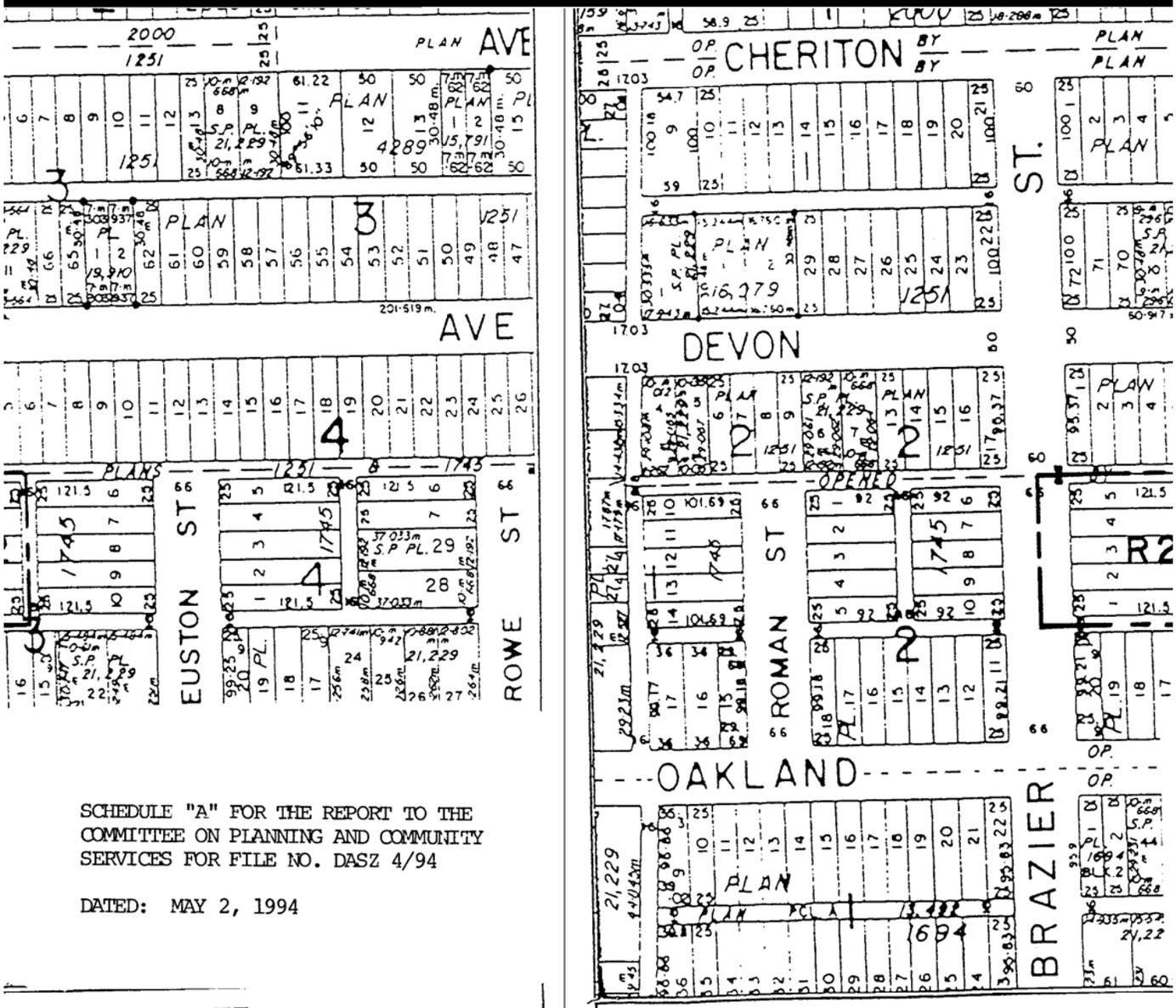
FILE No. DASZ 4 / 94

EXPLANATION:

A proposal to subdivide the land at 1111 - 1115 Brazier Street and rezone it from an "R1-5" SINGLE-FAMILY DISTRICT to an "R2" TWO-FAMILY DISTRICT as shown outlined below.

ATLAS SHEET No. U 28

EAST KILDONAN
TRANSCONA
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 4/94

DATED: MAY 2, 1994

EFFECTIVE DATE: _____

CAVEAT No. _____

THIRD READING: _____

ZONING AGREEMENT: YES ☐ NO ☐

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

820 - 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. 6421/94, a by-law of The City of Winnipeg to amend By-law No. 4903/88, being the Maintenance and Occupancy By-law.
File EB-1 (M&O) (Vol. 4)

By-law No. 6422/94, a by-law of The City of Winnipeg to amend By-law No. 4304/86 being The Residential Buildings Fire Safety By-law. File EB-1 (RBFS) (Vol. 4).

By-law No. 6423/94, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 4450/86 for the enactment of a zoning change on land located on the south side of Burrows Avenue between Keewatin and Dorset Streets in the Lord Selkirk - West Kildonan Community. File DASZ 3/94.

By-law No. 6433/94, a by-law of The City of Winnipeg to amend The St. Vital Town Planning Scheme 1951 for the enactment of a zoning change at 715 St. Mary's Road in the Riel Community. File DAZ 219/93

By-law No. 6434/94, a by-law of The City of Winnipeg to amend The St. Vital Town Planning Scheme 1951 for the enactment of a zoning change on land located on the east side of Charlotte Road, north of Olafson Avenue in the Riel Community. File DASZ 15/93

By-law No. 6435/94, a by-law of The City of Winnipeg to amend Zoning By-law No. 1800 for the enactment of a zoning change on land located on Vanderbilt Drive west of Scurfield Boulevard in the Assiniboia Community. File DASZ 58/85

By-law No. 6436/94, a by-law of The City of Winnipeg to amend Zoning By-law No. 1800 for the enactment of a zoning change for land located on Vanderbilt Drive, Scurfield Boulevard, Sandown Point, Mangrove Close, and Virginia Place in the Assiniboia Community. File No. DAZ 206/94