REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

DATED APRIL 5, 1994

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services dated April 5, 1994, was considered clause by clause.

Moved by Councillor O'Shaughnessy,
That the consent Agenda items, Clauses 1,2,3,4,5,6,7 and 8 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Appointment of Alternates to the Riverbank Management Committee
Files E-5.1 and GC-7

654 - 1. On December 16, 1993, Council approved Clause 1 of the Report of the Committee on Planning and Community Services dated November 23, 1993 appointing the following Council Representatives and Alternates to the Riverbank Management Committee for 1994, namely:

	Representative	Alternate Member
Planning and Community Services (2)	Prystanski Thomas	Murray Golden
Finance and Administration	Reese	Lazarenko
Protection, Parks and Culture	Hyman	Boychuk
Works and Operations	Murray	Boychuk

Following deliberation of this matter at the Council meeting held on December 16, 1993 and pursuant to the direction of Chairperson of the Committee on Planning and Community Services it was directed that the matter of membership to the Riverbank Management Committee be reviewed to eliminate the duplication of membership and to facilitate the purpose of obtaining a quorum when required.

Your Committee on Planning and Community Services therefore recommends that Councillor Murray be replaced by Councillor O'Shaughnessy as the alternate member to the Riverbank Management Committee.

For the information of Council, Committee referred the matter of the alternate appointment of Councillor Boychuk back to the Committees on Protection, Parks and Culture and Works and Operations for reconsideration inasmuch as he was appointed to serve as an alternate for two Standing Committees.

Adopted by consent.

Wilkes South Secondary Plan
File EP-1.2

655 - 2. Your Committee on Planning and Community Services has been advised that The Wilkes South Secondary Plan has been prepared in accordance with Part 20 of The City of Winnipeg Act as amended. Section 548(2) of The Act requires that a secondary plan be consistent with Plan Winnipeg . . . toward 2010 (By-law 5915/92), the City's official development plan.

Report of the Committee on Planning and Community Services dated April 5, 1994

Preparation of the Wilkes South Secondary Plan was prepared using the following framework:

- a map of the planned area
- a statement of objectives and problems
- a schedule and budget for addressing the problems
- land use or development control regulations, and
- a time period and review procedure for the plan

The Wilkes South Secondary Plan flows directly from Plan Winnipeg policies governing rural residential areas, and will be amended, updated or repealed in accordance with those policies.

The intent of this secondary plan is to permit the subdivision of land within existing rural residential development areas in the Wilkes South neighbourhood in accordance with Plan Winnipeg Rural Area policies. The Wilkes South Secondary Plan contains policies governing the infill development of existing rural residential areas located along improved roads south of Wilkes Avenue including Charleswood Road, Liberty-Loudoun North, Liberty-Loudoun South, and McCreary Road North and South.

The study area boundaries are Wilkes Avenue on the north, River Lot 15 O.T.M. on the east, and city limits on the south, and the Perimeter Highway on the west. The area contains about 2,266 hectares/5,600 acres and is designated under Plan Winnipeg as Rural Policy Area and referred to by the Planning Department as the Wilkes South Neighbourhood.

Following the approval of the Terms of Reference for the Rural Residential Secondary Plan, the Planning Department embarked on a simple three-phase planning process.

Phase One involved identifying and mapping existing rural residential areas in Wilkes South in accordance with the parameters and criteria established by Plan Winnipeg. Minimum lot size(s) were recommended based on existing development densities, and the potential increase in housing in each area was calculated. This information was circulated and reviewed by the Administrative Co-ordinating Group, chaired by a representative of the Land Development Department. Servicing issues/constraints were outlined and minimum levels of service were discussed.

Phase Two involved the staging of a Public Open House to review the background information and proposals for allowing rural residential infill. Affected residents and property owners were notified of the open house and invited to submit their comments to the administration and elected representatives. Their concerns and suggestions were given due consideration within the context of the development criteria set down in Plan Winnipeg. People who attended the open house were also made aware of the by-law approval process and their opportunities for input at the political level.

Phase Three involved preparation of the current background report and its submission, along with the Draft Secondary Plan By-law, to the Assiniboia Community Committee as a first step in the by-law approval process. In accordance with Section 584(3) of The City of Winnipeg Act as amended, a Public Hearing is to be held by a Committee of Council between first and second readings of the by-law. As similar secondary plans are envisioned (if warranted) for each of the four suburban communities, it is appropriate for the Community Committee to be designated the hearing body.

It is the opinion of the Planning Department that the necessary rezonings and zoning by-law amendment be processed in tandem with the secondary plan by-law. This would involve holding the public hearings for the zoning changes at the same meeting as the public hearing for the secondary plan by-law.

The Wilkes South Secondary Plan contains the following proposals:

<u>Land Subdivision</u>

Lands outlined in Schedule "A" and referred to as Charleswood Road, Liberty-Loudoun South, and McCreary North and South, subdivision shall be permitted providing a minimum lot area of 2.0 hectares/5.0 acres.

Lands outlined in Schedule "A" and referred to as Liberty-Loudoun North, subdivision shall be permitted providing a minimum lot area of 1.0 hectare/2.5 acres, for residential purposes only.

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Streets

Areas allowing approval of 1 hectare/2.5 acre subdivision, a charge be imposed as a condition of subdivision approval calculated on all newly subdivided lots at a one-time frontage rate, to defray the cost of road maintenance, equal to 1/3 the frontage cost of asphalt pavement as reviewed annually.

Street rights-of-way, or portions thereof, be acquired, based on recommendations from the Streets and Transportation Department, for local street widenings, for future regional street requirements, and in preparation for future infill development at such time as suburbanization of the Wilkes South Neighbourhood takes place.

Sewage Disposal

Notwithstanding the provisions of Sewer By-Law 5058/88 and as a condition of subdivision approval, no lot within the Wilkes South Secondary Plan area be allowed servicing by a septic field unless provided with a minimum lot area of 1 hectare (2.5 acres) and a minimum lot width of
40 metres (130 feet).

The Planning Department has advised that the above recommendation concerning minimum lot sizes for septic fields is being reconsidered by the Planning Department and the Waterworks, Waste and Disposal Department. Specifically, in addition to the minimum lot size of 1.0 hectares/2.5 acres for septic fields, the administration is considering imposing a minimum septic field setback of 15 metres/50 feet from any property line, and a minimum lot frontage of 61 metres/200 feet, instead of the 40 metre/130 foot frontage recommended in the draft report.

On March 22, 1994, the Assiniboia Community Committee considered the Wilkes South Secondary Plan - Draft Report.

In this connection, Community Committee also heard representation from Mr. M. Yeroshak, Mr. G. Gamvrelis, 1395 Charleswood Road, Mr. Tarcisio Filippelli, 1465 Liberty Street, Mr. D. Henne, 917 Simpson Avenue and Mr. J. Scott. Communications in this connection were received from Darlene and Gen Conte, 1260 Liberty Street, Henry and Helen Schmidt, 1265 Liberty Street, Jerry and Sheri Scott, 1234 Liberty Street, Mr. M. Yeroshak, 1880 McCreary Road, and from the District Engineer, South West District Operations.

The Community Committee recommended that the Wilkes South Secondary Plan - Draft Report be amended as follows:

That Page 33 be amended to read as follows:

Land Subdivision

That on lands generally outlined on Schedule "A" and referred to as Charleswood Road, Liberty-Loudoun South, and McCreary North and South, subdivision shall be permitted providing a minimum lot area of 2.5 acres and a minimum lot width of 180 feet. Zoning variance of lot width down to 130 feet may be considered in special cases involving residual lands or irregular lot configuration. All lots less than 180 feet in width shall use a pump-out system for sewage disposal with a minimum allowable holding tank size of 6,800 litres. Lots greater than 180 feet in width will be permitted septic fields which must have a set-back of 50 feet from any adjoining property line.

That on lands outlined on Schedule "A" and referred to as Liberty-Loudoun North, subdivision shall be permitted providing a minimum lot area of 1 acre, for residential purposes only. A minimum frontage of 130 feet shall be required and any lots under 180 feet wide shall use a pump-out system for sewage disposal with a minimum allowable holding tank size of 6,800 litres. Lots that are
180 feet wide and larger shall use a septic field and septic fields must have a setback of 50 feet from any adjoining property line.

Streets

That the streets shall be maintained to their current level of service and no frontage levy shall be charged to the newly subdivided lots.

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Sewage Disposal

Sewage Disposal is covered under the Land Subdivision section.

Your Committee on Planning and Community Services submits Secondary Plan By-law for first reading prior to the Public Hearing process and recommends:

I. That the Administrative proposal contained in the Draft Report and the recommended amendment by the Assiniboia Community Committee both be advertised for the public hearing to be held by Community Committee.

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

For the information of Council, copy of the Wilkes South Secondary Plan - Draft Report is under separate cover.

Adopted by consent.

(Note: See Minute No. 662 for attachment)

Renumbering House Numbers on Leatherwood Cove - East Kildonan-Transcona Community
File SC.3.13(33) (Vol. 1)

656 - 3. Your Committee on Planning and Community Services has been advised that concerns have been received from several residents of Leatherwood Crescent regarding the confusion resulting from the duplication of house numbers on Leatherwood Cove and Leatherwood Crescent, and requesting that something be done to eliminate the confusion.

Deliveries are often made to the wrong address; for example, an item marked for delivery to 10 Leatherwood Cove is delivered in error to 10 Leatherwood Crescent. Of greater concern, is the potential for delay in response time for emergency vehicles.

The street patterns, street names and subsequent house numbers for Leatherwood Cove and Leatherwood Crescent were processed under subdivision and rezoning applications Files
DASZ 13 and DASZ 17/77. The plan of subdivision was registered in the Winnipeg Land Titles Office on December 6, 1979, under Plan No. 14914.

Under present policy, duplication of street names is not permitted. In the past, names were allowed to be duplicated with different street types (Crescent, Cove, Place, Bay, etc.) provided that the streets were directly adjacent and/or continuous and none of the address numbers were duplicated but instead made continuous. In the case of Leatherwood Crescent and Leatherwood Cove, although the streets are continuous, there is a duplication of street addresses in contravention of present policy.

The confusing situation cannot be solved without changing some house numbers, or alternatively, changing one of the street names. The objective in dealing with such issues in the past has been to inconvenience the fewest number of households as possible.

The Planning Department has suggested the following alternatives to the problem:

Alternative Solution No. 1 - Change the first 12 even numbers on Leatherwood Crescent to a sequence beginning with number 8 instead of 2.

This alternative would produce the result of eliminating any house numbers duplicated in the two streets. The undesirable situation would still remain as the numbers would still be in the same general range and the possibility of slower response time for emergency vehicles would remain.

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Alternative Solution No. 2 - Change all 19 address numbers on Leatherwood Cove to a sequence beginning with 202 so that existing numbers can be retained with the addition of 2 or 20.

This alternative would not only eliminate any duplicate numbers but also place the two number sets in a different range, making it less likely that people would proceed down the wrong street looking for a particular property.

Alternative Solution No. 3 - Change the street name of Leatherwood Cove to a name selected by the residents or a name assigned by the Community Committee from the Reserve Street Name List.

This alternative would impact all nineteen residences on Leatherwood Cove, but it would be possible to retain all house numbers. The chances of proceeding down the wrong street to find a particular house would be eliminated.

The Planning Department is of the opinion that Alternative Solution No. 3 is the preferred option as it would achieve the desired result i.e. it is less confusing and is the most logical solution.

On September 14 and again on November 9, 1993, the East Kildonan-Transcona Community Committee heard representation together with a written submission including a petition received from Mr. Antle, 2 Leatherwood Cove, in support of the proposed street name change of Leatherwood Cove.

Community Committee also heard representation from Mr. Quentin Klassen, 6 Leatherwood Cove, together with a written submission including a petition objecting to any street name and/or house number change for Leatherwood Cove.

The East Kildonan-Transcona Community Committee concurred in the Administrative recommendation that the currently registered street name Leatherwood Cove be changed.

On November 23, 1993, your Committee on Planning and Community Services heard in delegation Mr. K. Antle accompanied by Ms J. Roger in support of the proposed street name change. Committee also heard in delegation Mr. Q. Klassen, 6 Leatherwood Cove accompanied by Mr. L. Parry in opposition to the proposed street name change.

Committee on Planning and Community Service laid the matter over and referred it to the Ward Councillor to consult with the area residents.

Following the consultation process with the area residents, it was the consensus that the most acceptable solution to the problem would be to change the house numbers of the residences on Leatherwood Cove.

Your Committee on Planning and Community Services therefore recommends:

I. That the recommendation of the East Kildonan-Transcona Community Committee to change the street name Leatherwood Cove be not concurred in.

II. That Alternative Solution No. 2 be approved and the Supervisor of Building Inspections be instructed to change the 19 address numbers on Leatherwood Cove to a sequence beginning with 202 so that the existing numbers can be retained with the addition of 2 or 20.

III. That the City Clerk be requested, upon adoption of this Clause, to provide the relevant Community Clerk with a copy of the clause for the purpose of changing all pertinent records and notifying all persons affected by the renumbering change.

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

Adopted by consent.

Report of the Committee on Planning and Community Services dated April 5, 1994

Rezoning - Extension of Time - 716 Waverley Street, east side between Grant and Mathers Avenues - City Centre Community File DAZ 254/91

657 - 4. Your Committee on Planning and Community Services has been advised that on March 4, 1992, Council adopted Clause 5 of the Report of the Committee on Planning and Community Services dated February 17, 1992, which clause recommended approval of the subject rezoning to a "C2" General Commercial District as outlined on Schedule "A", dated February 15, 1994, to allow for commercial development subject to the execution of a Zoning Agreement.

Recommendation V contained in the said report stipulates:

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

The By-law has not been enacted and the 24 month time limit expires on March 4, 1994.

Hold Zone Inc., (c/o Mr. P. Dlot), 31 Hopwood Drive, Winnipeg, R3P 0Z5, has requested a one year extension of time. Mr. Dlot has advised the Planning Department that the current tenant occupying the building may be relocating. This tenant was able to establish under the existing "C1" Commercial District, and therefore the requirements necessary to enact the "C2" General Commercial District were never carried out.

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

The ten percent dedication in the amount of $7,529.29 (including G.S.T.) is still to be collected under the Zoning Agreement, and execution of the aforementioned Agreement prior to the by-law being sent on to Council.

The City Centre Community Committee recommended that an extension of time be granted to March 4, 1995, to provide for the enactment of the necessary rezoning by-law under DAZ 254/91.

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

I. That an extension of time be granted to March 4, 1995, to provide for the enactment of the necessary rezoning by-law under File DAZ 254/91.

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

Adopted by consent.

(Note: See Minute No. 663 for attachment)

Rezoning - 171 Pipeline Road, east side of Pipeline Road between Leila Avenue and Simkin Drive - Lord Selkirk-West Kildonan Community File DAZ 217/93 (c/r DCU 189/93D)

658 - 5. Your Committee on Planning and Community Services has been advised that an application has been received from The City of Winnipeg (Fire Department), 151 Princess Street, Winnipeg, to amend By-law No. 4450/86 by rezoning the land at 171 Pipeline Road, on the east side of Pipeline Road between Leila Avenue and Simkin Drive from a "PR" Park and Recreational District to an "R1-5.5" Single-Family District to allow for the construction of a fire hall.

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A related conditional use application under File DCU 189/93D for the establishment of a fire hall was rejected by the Lord Selkirk-West Kildonan Community Committee.

The site dimensions allocated for the fire hall development is approximately 55 metres (frontage) by 60 metres (depth). The structure itself would occupy a quarter of the overall site area with most of the remaining site area set aside for parking.

There is a north side yard of 7.6 metres, an east side yard of 8.3 metres and a south side yard of 3 metres. The east property line of the fire hall site is separated from Willowood Road by 35 metres or almost 114 feet. Primary access to and from the site is via Pipeline Road.

It should immediately be noted that the reason for the rezoning to an "R1-5.5" residential category was intended not only to accommodate possible future housing but also to provide a mechanism by which the Fire Department can make application (Conditional Use Application) to permit the siting of a new fire hall on Pipeline Road.

The Planning Department's ensuing comments are based on the recognition that the intent of the rezoning application is to allow for a follow up application pertaining to a fire hall.

Traditionally, fire halls, police stations, community centres, churches, etc., were generally deemed to be acceptable neighbourhood uses. However, in recent years, there is discernably an increase in the level of opposition to the above mentioned uses being established in or even occasionally adjacent to existing residential neighbourhoods. There is a perception by many residents at this particular point in time that community halls/clubs and churches generate a great deal of unwanted traffic through quiet residential neighbourhoods. Fire halls/ambulance facilities are often times regarded as noise generators and therefore a disruptive element in communities.

In the view of the Planning Department, fire trucks are regrettably an additional source of noise for people living in residential neighbourhoods. However, it is also the opinion of the Planning Department that the protective service they provide to the neighbourhood in which they are located, far outweighs any perceived negative impact i.e. the noise generated by vehicle sirens.

And it must be remembered that in order to effectively provide the kind of protection that the public expects and requires, fire hall facilities must be situated at a location which is central to the neighbourhood being served. From the perspective of the Fire Department, they cannot provide an adequate response time if they are relegated to a site or sites lying on the periphery of neighbourhoods that they are expected to efficiently serve.

The Planning Department supports the Fire Department's contention that the service they provide, is more so than any other, a vital and life saving service to the community. In return for that highly efficient and necessary service, communities and neighbourhoods must, in the opinion of the Planning Department, be flexible and accommodating relative to the sites selected by the Fire Department for their facilities. That is certainly the situation as it pertains to the subject application.

Only a portion of the overall site area being rezoned to a Single-Family Residential category would be utilized as a fire hall facility. The residential land could continue to remain as vacant land - separation space between the proposed fire hall and the existing residential community. Or it could, at some point in the future, be subdivided and developed with single-family housing, similar to that which currently exists along Willowood Road.

Public Hearings were held before the Lord Selkirk-West Kildonan Community Committee on December 7, 1993 and January 18, 1994.

The following persons appeared and/or registered in support of the application:

Mr. Barrie Lough, Fire Chief, City of Winnipeg Fire Department, 151 Princess Street, Winnipeg, MB R3B 1L1
Mr. Frank Cielen, Deputy Fire Chief, City of Winnipeg Fire Department, 151 Princess Street, Winnipeg, MB R3B 1L1

The following persons appeared and/or registered in opposition thereto:

Betty Ann and Douglas Tiltman, 47 Willowood Drive, Winnipeg, MB R2P 2M3
Sandra Kolter and Marcel Chartier, 15 Willowood Drive, Winnipeg, MB R2P 2M4
Arthur Chapman, 95 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Murray Golub, 74 Monty Hall Drive, Winnipeg, MB R2P 2M1
Linda Benson, 39 Willowood Road, Winnipeg, MB R2P 2M4

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Ms Ivy James, 226 Pipeline Road, Winnipeg, MB R2P 0T7
Ken and Joanne Berezowski, 35 Oakburn Place, Winnipeg, MB R2P 2K4
Paul and Olga Filipowitz, 2 Doubleday Drive, Winnipeg, MB R2P 0P5
Bernadette, and S. & A. Barchak, 6 Kirk Crescent, Winnipeg, MB R2P 0N4
Earl A. Oliver, 6 Kushner Crescent, Winnipeg, MB R2P 0P1
Linda Kettle and Eileen Molnar, 15 Larter Crescent, Winnipeg, MB R2P 0T9
Jeff Hurtig, 7 Leamen Crescent, Winnipeg, MB R2P 0N6
Beverley and Francois Choquet, 18 Monty Hall Drive, Winnipeg, MB R2P 2L4
George Koch, 50 Monty Hall Drive, Winnipeg, MB R2P 2M3
Robert Pavlicic, 70 Monty Hall Drive, Winnipeg, MB R2P 2M1
Maria and Gioranni Marchione, 10 Monty Hall Drive, Winnipeg, MB R2P 2L4
Joan Claydon, 14 Monty Hall Drive, Winnipeg, MB R2P 2L4
Teresita Tawkeko and Iluminada and Simplicio Ramos, 15 Monty Hall Drive, Winnipeg, MB R2P 2L5
Rosa and Custodio Costa, 11 Monty Hall Drive, Winnipeg, MB R2P 2L5
Peter Pelech, 46 Monty Hall Drive, Winnipeg, MB R2P 2L5
Stella and Nicholas Dawybida, 34 Monty Hall Drive, Winnipeg, MB R2P 2L4
Howard Gilmore, 7 Oakburn Place, Winnipeg, MB R2P 2K3
Mark Slivinski, 43 Oakburn Place, Winnipeg, MB R2P 2K4
Betty-Ann, John and Karin Schroth, 3 Oakburn Place, Winnipeg, MB R2P 2K3
Linda and Paul Meyer, 15 Oakburn Place, Winnipeg, MB R2P 2K3
Gail and Richard Dawybida, 27 Oakburn Place, Winnipeg, MB R2P 2K3
Zenon and Carla Borecky, 11 Oakburn Place, Winnipeg, MB R2P 2K3
Manuel and Victor Xavier, 23 Oakglen Place, Winnipeg, MB R2P 2M2
B. Dyson, 19 Oakglen Place, Winnipeg, MB R2P 2M1
Lorraine and Dave Kaplan, 27 Oakglen Place, Winnipeg, MB R2P 2M2
Merlita and Manuel Quiogue, 11 Oakglen Place, Winnipeg, MB R2P 2M1
D. Bedi, 100 Oakhurst Crescent, Winnipeg, MB R2P 2L8
Baldev Brar, 55 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Jo-Anne and Jack Macey, 36 Oakhurst Crescent, Winnipeg, MB R2P 2L6
Thomas Paterson, 111 Oakhurst Crescent, Winnipeg, MB R2P 2M2
Kathy and Len Miller, 40 Oakhurst Crescent, Winnipeg, MB R2P 2L6
Michele Hoch-Faintuch, 87 Oakhurst Crescent, Winnipeg, MB R2P 2L9
A. Jakob, 71 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Francisco L. and Ofelia V. Juan, 10 Oakhurst Crescent, Winnipeg, MB R2P 2L6
Bram Dahle, 75 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Helen Mazur, 104 Oakhurst Crescent, Winnipeg, MB R2P 2M2
Rennie and Allan Kaplan, 91 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Peter Miranda, 112 Oakhurst Crescent, Winnipeg, MB R2P 2M2
Maria and Carlos Encarnacao, 108 Oakhurst Crescent, Winnipeg, MB R2P 2M2
Lily A. and Russell Marko, 14 Oakhurst Crescent, Winnipeg, MB R2P 2L6
Sam Sirha, 59 Oakhurst Crescent, Winnipeg, MB R2P 2L9
Mark Karpa, 19 Oakhurst Crescent, Winnipeg, MB R2P 2L7
Geraldine Fallis, 7 Oakstone Place, Winnipeg, MB R2P 2L5
Elenita Carabec, 31 Oakstone Place, Winnipeg, MB R2P 2L5
Felino de Jesus, 3 Oakstone Place, Winnipeg, MB R2P 2L5
Jaime Chuma, 164 Pipeline Road, Winnipeg, MB R2P 0R2
Steve Malzensky, 195 Pipeline Road, Winnipeg, MB R2P 2B5
Christine and Garry W. Martens, 172 Pipeline Road, Winnipeg, MB R2P 0R2
B. and I. Kwapich and F. Gawek, 156 Pipeline Road, Winnipeg, MB R2P 0R2
Jody VanWalleghem, 138 Pipeline Road, Winnipeg, MB R2P 0R2
E. and F. Dell'Oro, 319 Queen Street, Winnipeg, MB R3J 1K9
Manpreet Baljit and Sarwan Atwal, 52 Simkin Drive, Winnipeg, MB R2P 2K4
Joan Bartholet and Ken Butler, 40 Simkin Drive, Winnipeg, MB R2P 2K4
Nenita Solomon and Ester Gervacio, 48 Simkin Drive, Winnipeg, MB R2P 2K5
Abelardo P. Burgos, 111 Simkin Drive, Winnipeg, MB R2P 2K7
Wendy Semegen, 64 Simkin Drive, Winnipeg, MB R2P 2K5
Heather M. Bancroft and Frank Havelock, 135 Simkin Drive, Winnipeg, MB R2P 2L2
Maria and Angelo Pardi, 151 Simkin Drive, Winnipeg, MB R2L 2L2
Leticia and Reynold Reyes, 68 Simkin Drive, Winnipeg, MB R2P 2K5
Anita and Johnny Bernaldo, 72 Simkin Drive, Winnipeg, MB R2P 2K5
Anna Russo, 123 Simkin Drive, Winnipeg, MB R2P 2L3
Wendy Ostasz, 51 Stardust Crescent, Winnipeg, MB R2P 1Y5

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Eduardo Layco, Elisa and D. Magarro, 14 Strewchuk Bay, Winnipeg, MB R2P 2K8
C. and Thomas P. Handkamer, 18 Strewchuk Bay, Winnipeg, MB R2P 2K8
Michelle Apter, 2 Strewchuk Bay, Winnipeg, MB R2P 2K7
Kathy and Frank Hrechka, 62 Strewchuk Bay, Winnipeg, MB R2P 2L1
Ken Mungal, 7 Strewchuk Bay, Winnipeg, MB R2P 2K8
Gilda DeSousa, 34 Strewchuk Bay, Winnipeg, MB R2P 2K9
Buanconsejo Wilfredo and Angelita Gavino, 46 Strewchuk Bay, Winnipeg, MB R2P 2K9
Ravinder and Manjit Singh Kaler, 67 Strewchuk Bay, Winnipeg, MB R2P 2L1
C. and Fred Prior, 97 Strewchuk Bay, Winnipeg, MB R2P 2L3
Ernesto Nicdao, 106 Strewchuk Bay, Winnipeg, MB R2P 2L3
Elisabeth and Manuel Carreiro, 7 Willowood Road, Winnipeg, MB R2P 2M4
Pilar and Felix Casalla, 23 Willowood Road, Winnipeg, MB R2P 2M4
Kevin Richardson, 10 Willowood Road, Winnipeg, MB R2P 2M3
Laura and Dale Sutherland, 2 Willowood Road, Winnipeg, MB R2P 2K4
Cydnee and Jeff Silverstein, 36 Willowood Road, Winnipeg, MB R2P 2M3
Roshan Kalra, 6 Willowood Road, Winnipeg, MB R2P 2K9
Glen and Alexi Bruchanski, 31 Willowood Road, Winnipeg, MB R2P 2M4
Stella and Stanley Dolski, 35 Willowood Road, Winnipeg, MB R2P 2M4
Pete and Pat Roussin, 27 Willowood Road, Winnipeg, MB R2P 2M4
Andy Tiet, 32 Willowood Drive, Winnipeg, MB R2P 2M3
Peter Feuerstein, 11 Willowood Road, Winnipeg, MB R2P 2M4
Joan and William Burbella, 19 Willowood Road, Winnipeg, MB R2P 2M4
Al Friesen, 2 Monty Hall Drive, Winnipeg, MB R2P 2L2
Bert and F. Gillman, 42 Monty Hall Drive, Winnipeg, MB R2P 2L5
Susan Bozso, 170 Pipeline Road, Winnipeg, MB R2P 2B5
Raymond Chien, 76 Simkin Drive, Winnipeg, MB R2P 2K6
Bev McDonald and Sean Carriere, 131 Simkin Drive, Winnipeg, MB R2P 2L2
Norm Rosenblat, 26 Strewchuk Bay, Winnipeg, MB R2P 2K9
Lynda and Harold Tabin, 58 Strewchuk Bay, Winnipeg, MB R2P 2L1
L. Mastanka, 98 Strewchuk Bay, Winnipeg, MB R2P 2L3
Susan Duka, 102 Strewchuk Bay, Winnipeg, MB R2P 2L3
William Burbella, 19 Willowood Road, Winnipeg, MB R2P 2M4
Robert and Susan Dietrich, 43 Willowood Road, Winnipeg, MB R2P 2M3

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed zoning change be **not** proceeded with for the following reasons:

1. The substantial indication of opposition from the residents in the community.

2. The Community Committee is not supportive of the subject land being declared surplus and would like it to remain as a public reserve and developed as such.

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

I. That the proposed zoning change to amend Zoning By-Law No. 4450/86 by rezoning land under File DAZ 217/93 from a "PR" Park and Recreational District to an "R1-5.5" Single-Family District BE NOT PROCEEDED WITH.

Adopted by consent.

Rezoning - 875 Corydon Avenue, north side between Wentworth and Lilac Streets - City Centre Community
File DAZ 200/94 (c/r DAV 78/94D)

659 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from Dino Longhi, 303 - 246 Roslyn Road, Winnipeg, R3L 0H2, to amend By-law No. 16502 by rezoning the land at 875 Corydon Avenue, north side between Wentworth and Lilac Streets, from an "R3" Multiple-Family District to a "C2" Commercial District to allow for commercial development.

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A related variance application under File DAV 78/94D for conversion of Multiple-Family dwelling, and yard variances for an addition was granted by the City Centre Community Committee.

The site is presently developed with a 3 storey apartment building zoned "R3" Multiple-Family District. The building has a 4700 square foot floor plate and currently accommodates 24 suites. Parking for 10 vehicles is provided off the rear lane.

The site is bounded on the north by a 20' wide public lane, to the north of which is housing zoned "R2" Two-Family District. Lands to the east and west of this site are developed with commercial uses and zoned "R3" Multiple-Family District and "C1" and "C2" Commercial Districts. To the south, across Corydon Avenue, development and zoning consists of a mix of commercial and multiple family residential.

The applicant is proposing a phased conversion of this existing apartment building to facilitate commercial occupancy.

Plans submitted indicate proposed additions to the front and east side of the buildings to create new store fronts and building entrances. Variances for these additions were approved under related application File DAV 78/94D.

The initial development would result in potentially 6 commercial rental units on the main floor having a total area of 5,794 square feet. The plans allow for potential future conversion of the second and third floor to commercial rental units or conversely these floors could remain in residential use.

The Planning Department is extremely concerned about further intensification of the commercial component of Corydon Avenue in the absence of adequate parking. The success of Corydon Avenue can be attributed to among other things, the mixed land use (multiple-family housing and a wide range of commercial uses); the variety of quality restaurants; and the unique streetscaping. However, existing parking in the area is limited and a large number of businesses rely on street parking to satisfy staff and customer demands. As a result, traffic and parking overflow onto adjacent residential streets. In general the adjacent neighbourhoods have been tolerant of this as they have seen some benefits from being adjacent to a vibrant commercial area. However, the balance required to ensure the continued vitality of the commercial and residential areas is delicate and hinges largely on supply of parking and the impacts of traffic.

Under Zoning By-law 16502 (adopted in 1951), there have been no parking requirements for commercial uses in City Centre. New by-laws anticipated to be put forward shortly will certainly impose some parking regulations. The accepted industry standard is one parking space for each 250 square feet of retail and service space, 1 parking space to 750 square feet of office use and 1 parking space for each 100 square feet of restaurant; with a minimum number of spaces per unit.

The subject site provides parking for 10 vehicles at the rear of the building. Under the subject proposal, the main floor commercial development would generate 5700 square feet of commercial space, and would initially leave 8 apartment units per floor above. This would generate a parking demand substantially in excess of that available on site.

Noting the previous comments about the balance required to ensure both a healthy residential and commercial area and concerns that this application could trigger requests for similar conversions of apartment buildings on Corydon Avenue, the Planning Department would suggest that this application should not be dealt with in isolation and that a planning process be initiated to establish a long range strategy for the portion of Corydon Avenue from Pembina Highway to Harrow Street, which would establish criteria for locational limits of commercial development, the maximum size of commercial complexes, the intensity of commercial use, and would address parking concerns and the impact of the existing and any further commercial development on the adjacent housing.

It is suggested that commercial occupancy in this building should be limited to an area not exceeding 5,800 square feet. It is also suggested that no more than one restaurant not exceeding 2,500 square feet be allowed.

A Public Hearing was held before the City Centre Community Committee on March 8th, 1994.

The following person appeared and/or registered in support of the application:

Dino Longhi, 303 - 246 Roslyn Road, Winnipeg, MB R3L 0H2

No one appeared in opposition thereto.

Report of the Committee on Planning and Community Services dated April 5, 1994

The City Centre Community Committee recommended that:

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

    a) The proposal fits in with the established format of limited commercial development on Corydon Avenue.

    b) There has been no negative response or concerns expressed from the adjacent and surrounding neighbourhood.

    c) The subject property is the next site in sequence on Corydon Avenue to the already developed commercial area.

    d) The proposal will be a positive addition which will contribute to the positive aesthetics and economic development of the street and enhancement of the neighbourhood.

    e) The application has the approval of the Business Improvement Zone and the residential area.

    f) There is parking available on the adjacent property on the street.

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

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

I. That By-law No. 16502 be amended by rezoning the subject land as outlined on Schedule "A", dated March 23, 1994, for File DAZ 200/94, to a "C2" Commercial District subject to the terms and conditions as outlined in the report:

    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 commercial occupancy on the subject site not exceed 5,800 square feet of floor space and that no more than one restaurant, not exceeding 2,500 square feet in floor area, be permitted.

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

        iii) That both on-site and off-site parking be submitted for the approval of the City Centre Community Committee and the Commissioner of Planning and Community Services at the same time as final construction plans, as outlined in I. A. ii) above are submitted.

        iv) That all signs be subject to the approval of the Commissioner of Planning and Community Services.

II. That a 10 per cent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

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

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

Report of the Committee on Planning and Community Services dated April 5, 1994

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

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

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

Adopted by consent.

(Note: See Minute No. 664 for attachment)

Rezoning - 400 Provencher Boulevard, south side, east of rue Des Meurons - Riel Community
File DAZ 201/94 (c/r DCU 1/94D)

660 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from The City of Winnipeg Land Surveys and Real Estate Department, 65 Garry Street, Winnipeg, to amend the St. Boniface Town Planning Scheme 1957 by rezoning the land at 400 Provencher Boulevard, south side, east of rue Des Meurons, from an "F" Flood Plain District, an "M1" Light Industrial District and an "M2" Light Industrial District to a "C2" Commercial District to allow for commercial development.

The site is an irregular parcel of vacant land now classified as riverbank park. The proposed curling club lands would have 11 metres (36 ft.) of frontage on boulevard Provencher immediately west of the remaining riverbank park adjacent to the Seine River. The site proposed to be declared surplus to park requirements has an area of 10,476 m5 (2.59 acres), largely to the rear of the existing commercial development on Provencher frontage, abutting the CN Railway.

The site if declared surplus to park requirements by a two thirds majority of Council will lie between a riverbank park of some 5 or 6 acres along the Seine River and commercial development. On the opposite side of the CNR Sprague Subdivision is commercial development including a private club. The site is well separated from residential on rue Desautels to the south and the neighbourhood on the east bank of the Seine River.

Because the sole vehicular access to the site would be on boulevard Provencher, the use of the land will not create traffic or parking problems in any adjacent area, and parking on boulevard Provencher is unlikely because the club building is proposed to be not less than 500 ft. from the street. The use is entirely consistent with existing uses on boulevard Provencher, including a club on the north frontage opposite the site.

A Public Hearing was held before the Riel Community Committee on March 14, 1994.

The following persons appeared and/or registered in support of the application:

Ron Romance, Land Surveys and Real Estate, 2nd Floor, 65 Garry Street, Winnipeg, MB R3C 4K4
Ross Nugent and Roy Gorkoff, 2100 - 201 Portage Avenue Winnipeg, MB R3B 3L3
Robin Wiens, 439 rue Ritchot Winnipeg, MB R2H 2W9
Monique Mulaire, 378 place Gaboury, Winnipeg, MB R2H 0L4
E.J. Gaboury, 62 Roslyn Road, Winnipeg, MB R3L 0K4
Ben Wolf, 315 Bartlet Avenue, Winnipeg, MB R3L 0Z9
G.D. Hoochull, 2334 Henderson Hwy., Winnipeg, MB R2E 0B9
Stan Duke, 116 Lake Park Drive, Winnipeg, MB R2J 3A8
Rick Stecker, 1507 - 33 Hargrave Street, Winnipeg, MB R3C 9T3
R.L. Johnston, 22 Marwood Crescent, Winnipeg, MB R2J 3H4
Ron Lloyd, 19 Woodford Bay, Winnipeg, MB R2M 4J2
A. Keith King, 913 Moncton Avenue, Winnipeg, MB R2K 1Y8
Sam Gravel, 50 Galaxy Way, Winnipeg, MB R2P 2A6

Report of the Committee on Planning and Community Services dated April 5, 1994

The following persons appeared and/or registered in opposition thereto:

Maurice Prince, 181 Claremont Avenue, Winnipeg, MB R2H 1W4
Daniel Vandal, 740 avenue Tache, Winnipeg, MB R2H 2C2
Robert Tinker, 140 The Glen, Winnipeg, MB R2M 0B4
Carol Billett and Jean Dunmire, 61 Egerton Road, Winnipeg, MB R2M 2V4
J.P. Brunet, 442 rue Notre Dame, Winnipeg, MB R2J 0A7

The following persons appeared for informational purposes only:

Glen Hewitt, c/o 604 St. Mary's Road, Winnipeg, MB R2M 3L5

The Riel Community Committee recommended that the proposed zoning change be not proceeded with for the following reasons:

1. The Community Committee is concerned about the adverse effect the proposed curling club may have on the riverbank, particularly with the drainage of run-off from the parking lot directly into the Seine River.

2. The Community Committee is also concerned with the lack of consultation with representatives of the Seine River Citizen Advisory Group and the Save Our Seine Committee inasmuch as this application involves commercial development near the riverbank.

Your Committee on Planning and Community Services concurs in the recommendation of the Riel Community Committee and recommends:

I. That the proposed zoning change to amend The St. Boniface Town Planning Scheme 1957 by rezoning land under File DAZ 201/94 from an "F" Flood Plain District an "M1" Light Industrial District and an "M2" Light Industrial District to a "C2" Commercial District BE NOT PROCEEDED WITH.

Adopted by consent.

Rezoning - east side of Henderson Highway between McKay and Edison Avenues - East Kildonan-Transcona Community
File DAZ 202/94 (c/r DCU 22/94D and DAV 107/94D)

661 - 8. Your Committee on Planning and Community Services has been advised that an application has been received from Concord Projects Ltd., 202 - 1215 Henderson Highway, Winnipeg, R2G 1L8, to amend By-law No. 4440/86 by rezoning the land on the east side of Henderson Highway between McKay and Edison Avenues, from an "R1-5.5" Singe-Family District to a "C2-S" Suburban Commercial District to allow for future commercial development.

A related conditional use application under File DCU 22/94D, for the establishment of a licensed restaurant was approved by the East Kildonan-Transcona Community Committee. A related variance application under File DAV 107/94D for yard variances and to vary the parking area was laid over to April 19, 1994, to enable further discussion between applicant and persons in opposition.

The applicants have submitted plans which propose the construction of a restaurant (4410 square feet), ground floor rental units (3402 square feet) and second floor office space (3800 square feet). Access to the site, except for six parking stalls, is all provided from Henderson Highway.

The subject lands are located within the boundaries of the "Henderson Highway Corridor Action Area Plan". This "Secondary" Plan was adopted by Council in February 1983, and provides policy and development guidelines with respect to land use along Henderson Highway.

In the opinion of the Planning Department, the proposal to rezone the subject lands is consistent with the above-noted plan. Although the rezoning does not include all properties on the block, the majority of the lands are included. The two residual parcels at the north and south ends of the block, which will remain residential at the present time, can be co-ordinated or be integrated with the subject proposed development in the future. The owners of the two parcels are

Report of the Committee on Planning and Community Services dated April 5, 1994

aware of the "commercial use" potential of their properties. Also, consistent with The Henderson Highway Corridor Action Area Plan, the subject development proposal has been designed to establish the new buildings on the site at the rear of the property. This will ensure that principle access to the site for loading and parking is from Henderson Highway. In order to protect the existing public lane from inordinate traffic associated with the site, only six (6) parking stalls will have access from the rear lane. This number of parking stalls is less than would normally be expected, if the property were to remain zoned for single-family residential development.

The Administrative Co-ordinating Group has reviewed the application. Providing that the site is developed in accordance with the plans submitted, a widening of the rear public lane is not recommended by the Administrative Co-ordinating Group. However, they would recommend a widening of the lane, including installation of pavement and relocating of hydro poles etc., if the developer amended the plans to include vehicular access to the site from the lane.

The Parks and Recreation Department recommends that a cash dedication in lieu of lands for Parks and Recreation be requested in this instance.

The Planning Department is of the opinion that the proposed uses are compatible with the adjacent developments and the character and scale of uses in the vicinity. Concurrent applications under files DCU 22/94D and DAV 107/94D are being made to enable the uses and development to fit within the proposed "C2-S" zoning.

A Public Hearing was held before the East Kildonan-Transcona Community Committee on March 15, 1994.

The following persons appeared and/or registered in support of the application:

Ted Paetkau, Concord Projects Ltd., 202 - 1215 Henderson Highway, Winnipeg, MB R2G 1L8
Alan Zacharias, 1842 Pembina Highway, Winnipeg, MB R3T 2G2
Ben Zacharias, 1842 Pembina Highway, Winnipeg, MB R3T 2G2
Harald Schultz, 202 - 1215 Henderson Highway, Winnipeg, MB R2G 1L8

The following persons appeared and/or registered in opposition thereto:

Lawrence Cox, 1297 Henderson Highway, Winnipeg, MB R2G 1M3
Roy Widmeyer, 416 Niagara Street, Winnipeg, MB R3N 0V5
Manuel Almeida, 303 Oakland Avenue, Winnipeg, MB R2G 0B3

The East Kildonan-Transcona Community Committee recommended that:

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

    a) The proposal to rezone the subject lands is consistent with the Henderson Highway Corridor Action Area Plan.

    b) The proposed uses are compatible with the adjacent developments and the character and scale of uses in the vicinity.

    c) The proposed restaurant will create employment for 40 people.

    d) The proposal will create construction jobs.

    e) There is a shortage of family restaurants in this part of the City.

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

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

I. That By-law No. 4440/86 be amended by rezoning the subject land as outlined on Schedule "A", dated March 23, 1994, for File DAZ 202/94, to a "C2-S" Suburban Commercial District subject to the following terms and conditions:

Report of the Committee on Planning and Community Services dated April 5, 1994

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 the following uses shall not be permitted on the subject lands, namely:

convenience store
drive-in restaurant
drive-through restaurant
gas kiosk
service station
public garage
automobile sales and rental
beverage room
beer and liquor store
drive-through vendor
and any other drive-in or drive-through establishment;

ii) That no building, structures or works shall be erected or located on the land and no building permit issued for construction on the land unless and until plans showing the location and design of the proposed building, the type and colour of all exterior materials, the location and design of accessory parking areas, loading areas, private approaches, driveways, fencing, garbage enclosures, and landscaping are submitted to and approved by the East Kildonan-Transcona Community Committee, and thereafter identified by the signature of the Commissioner of Planning and Community Services under the designations as Schedule "A" to Zoning Agreement DAZ 202/94, and no buildings, structures or works shall be constructed or placed on the land except in accordance with Schedule "A" to the Agreement;

II. That a 10 per cent dedication be made by payment of a sum of money to the City in lieu of the requirement for land for open space, parks and recreational use based on the increase in the market value of the land.

III. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 12 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

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

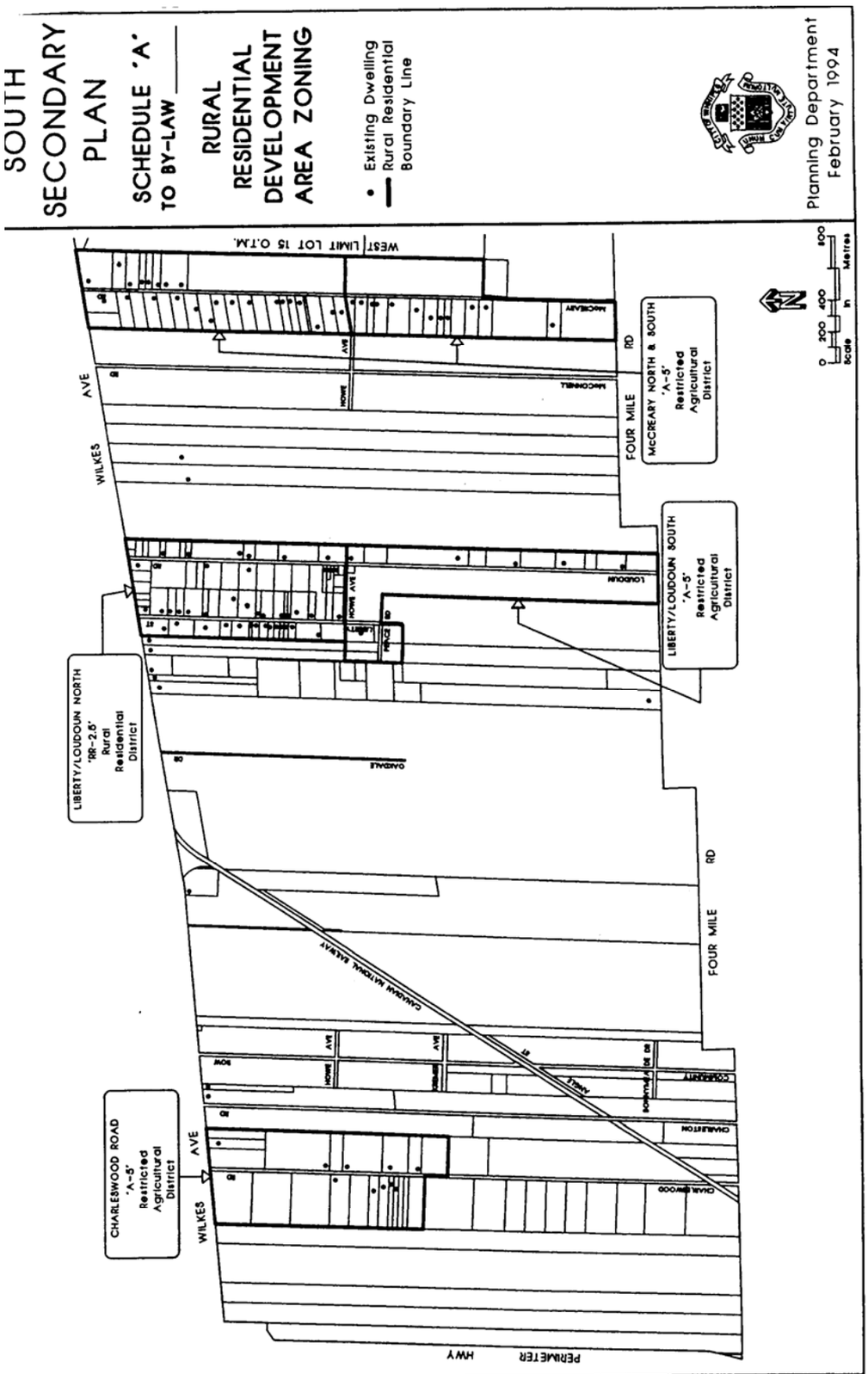
VI. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.

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

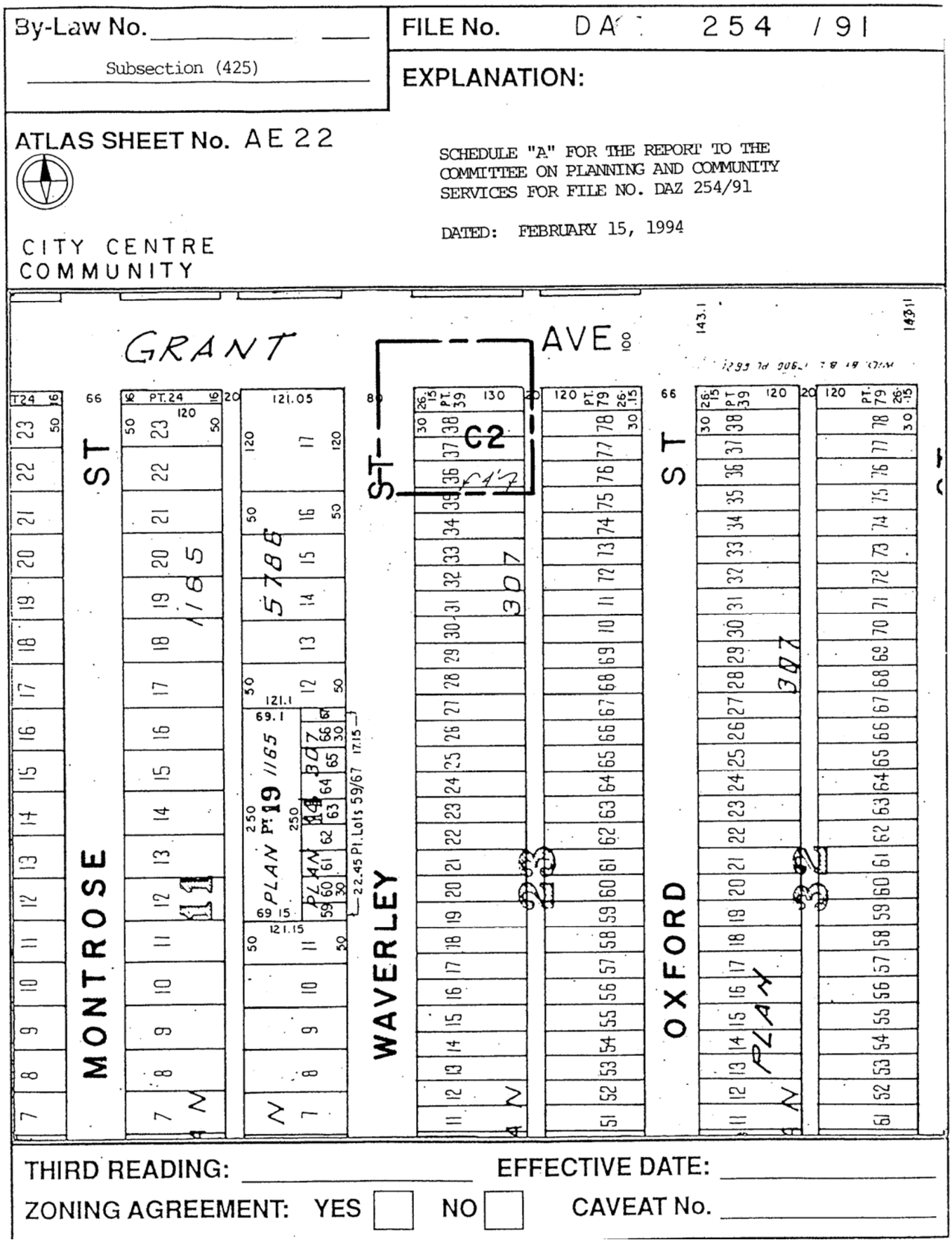
Adopted by consent.

(Note: See Minute No. 665 for attachment)

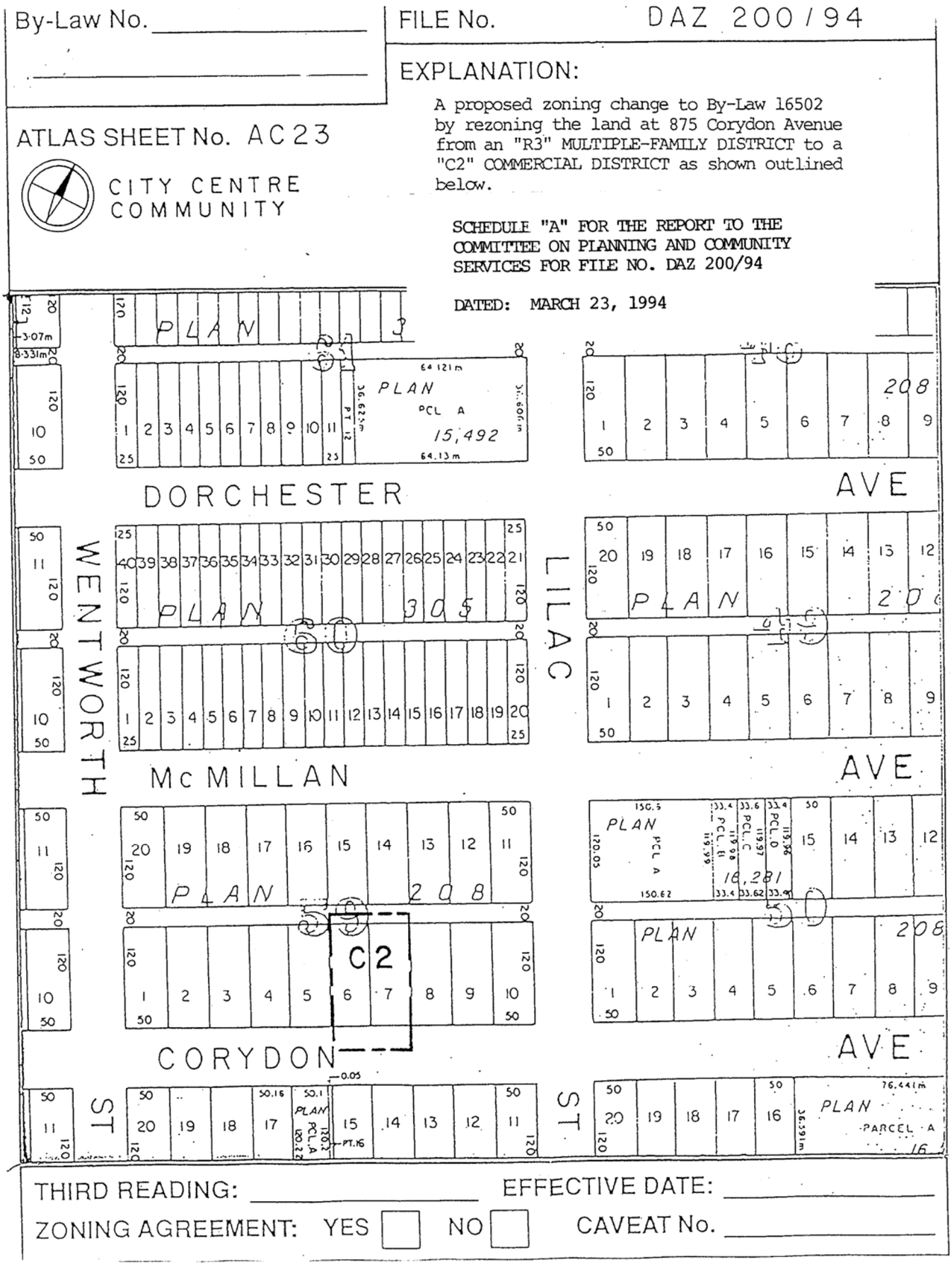
662 - Schedule "A" referred to in Clause 2 of the Report of the Committee on Planning and Community Services dated April 5, 1994



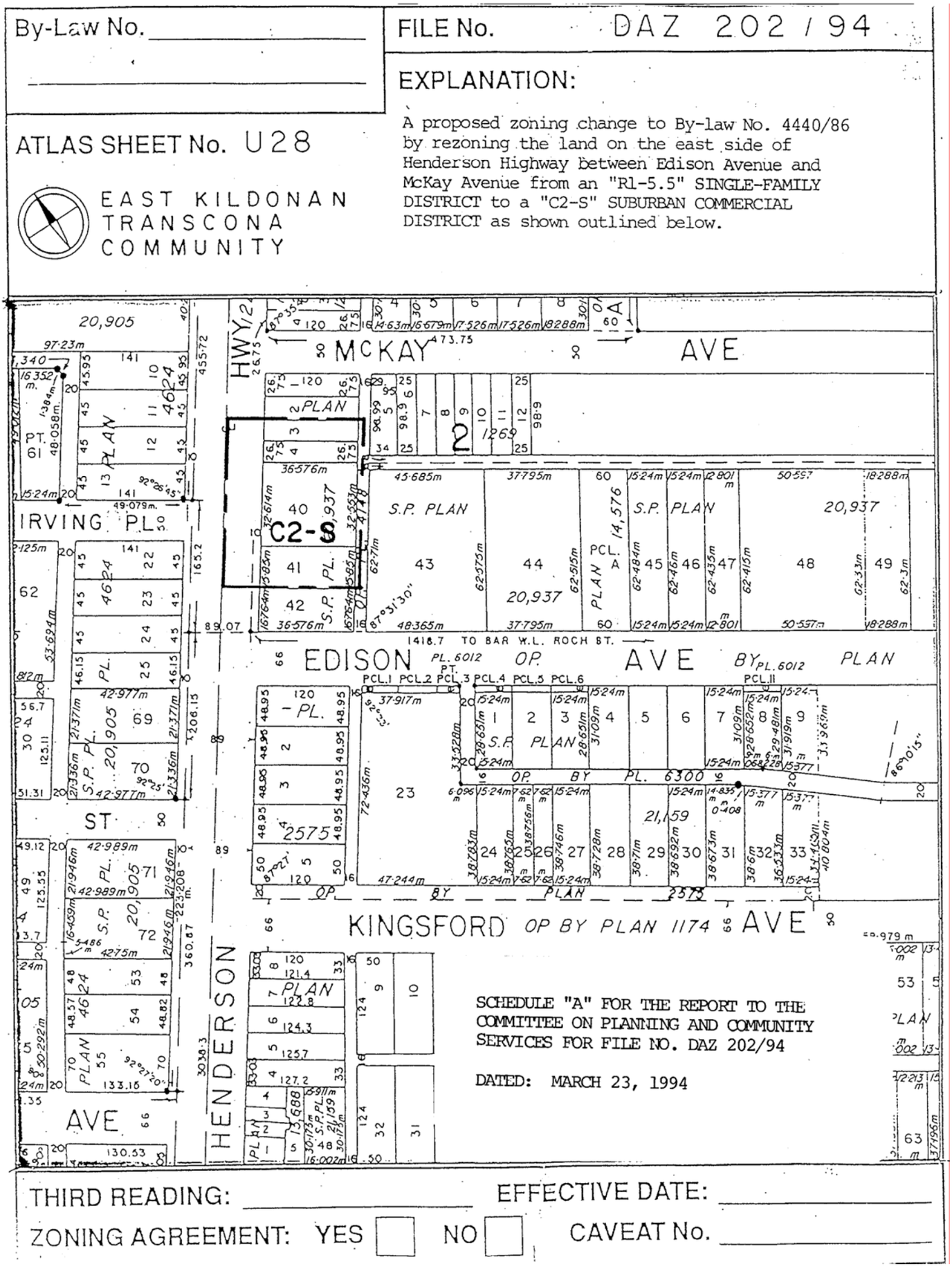
663 - Schedule "A" referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated April 5, 1994



664 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated April 5, 1994



665 - Schedule "A" referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated April 5, 1994



COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

666 - On motion of Councillor O'Shaughnessy, By-law No. 6391/94, a by-law of the City of Winnipeg to adopt a secondary plan for the Wilkes South area as defined in that plan, was read a first time. File EP-1.2

Councillor O'Shaughnessy moved that this constitute the first reading of By-law No. 6391/94, which motion was carried.

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. 6398/94, a by-law of the City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 1800 for the enactment of a zoning change on land located on the south side of Bairdmore Boulevard; and on the east side of Marrington Road in the Riel Community. File DASZ 12/93

By-law No. 6399/94, 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 the south side of Taylor Avenue opposite Lindsay Street in the City Centre Community. File DASZ 18/93

By-law No. 6401/94, a by-law of the City of Winnipeg to amend Zoning By-law No. 4440/86 for the enactment of a zoning change at 1283 Henderson Highway in the East Kildonan - Transcona Community. File DAZ 202/94