REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED JULY 18, 1995

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated July 18, 1995, was considered clause by clause.

Moved by Councillor O'Shaughnessy,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19 and 20 be adopted.

Carried.

Her Worship the Mayor and Councillors:

Preservation of The Hotel Fort Garry
File G-3.1.1

1006 - 1. The Committee on Planning and Community Services has received a formal request from 3036132 Manitoba Ltd., operating as the Hotel Fort Garry, for $1,500,000.00 in funding under the Winnipeg Development Agreement for the restoration and preservation of the Hotel Fort Garry, situated at 222 Broadway Avenue. The former and current owners of the Hotel Fort Garry have spent between ten and twelve million dollars renovating and restoring this building over the last ten years. The current owners have spent $1,700,000.00 in the last twelve months and have budgeted to spend an additional $2,160,000.00 on the restoration of the building including the Provencher Ballroom ($160,000.00) and on the restoration of the guest rooms ($2,000,000.00) over the next three years. It is imperative that certain exterior work be completed before the aforementioned interior renovations are started as the moisture penetration will continue to damage the interior of the building.

The Hotel Fort Garry has engaged the services of the Winnipeg based Crosier, Kilgour Engineers and Cohlmeyer Associates Architects, to identify the problems and specify the work required to seal, clean and preserve the structure. The Hotel Fort Garry was constructed in 1911 using Indiana Buff sandstone. The building is currently in a state of deterioration as a result of moisture penetration through the stone and brickwork. It has been determined that curtailing the moisture penetration is paramount to the preservation and interior restoration of this architecturally significant structure.

The scope of work required for the restoration and repairs to exterior walls and roof of the Hotel Fort Garry is outlined on Appendix "A"

On June 20, 1995, the Planning and Community Services Committee requested the Historical Buildings Committee to make recommendations on the financing of preservation work on the Fort Garry Hotel.
The Historical Buildings Committee met with the owners of the Hotel Fort Garry and submitted the following recommendation to the Committee for consideration:

- That the Historical Buildings Committee, with the approval of the Commissioner of Planning and Community Services be authorized to release up to $750,000 in grants to the Hotel Fort Garry;

- That the grants be released only when specific quotes and work orders are developed for the project, submitted and approved by the Historic Buildings Committee after ensuring work is relevant to historic preservation; that quotes for work are valid and consistent with the criteria contained in the Heritage Support Options Program;

- That Work Orders must be completed to the satisfaction of the Sub-Committee on Certificates of Suitability and the Commissioner of Planning and Community Services, in consultation with the Chairperson of the Committee on Planning and Community Services.

The Committee on Planning and Community Services recommends:

I. That an amount of $750,000.00 be approved from the Winnipeg Development Agreement for the restoration and preservation of the Hotel Fort Garry, to be released on a progressive basis on approval of the Historical Buildings Committee, Chairperson of the Committee on Planning and Community Services and the Commissioner of Planning and Community Services, in accordance with the "Consolidated City of Winnipeg Policy for Funding the Conservation of Heritage Buildings", as set out in Recommendation II.

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II. That the "Consolidated City of Winnipeg Policy for Funding the Conservation of Heritage Buildings", as outlined on Appendix "B" be adopted and used as the criteria when considering applications for grant money.

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

Adopted by consent.

(See Minute No. 1028 for attachment)

Listing the William Milner Residence, 51 Balmoral Street File G-3.1.1

1007 - 2. The Committee on Planning and Community Services has been advised that the Historical Buildings Committee visited and evaluated the William Milner Residence, 51 Balmoral Street on June 11, 1992 at the request of The Great-West Life Assurance Company, owners of the building, who wanted to know the heritage status, if any, of the building. Because the structure achieved a Grade III score, the owners decided not to pursue the immediate demolition of the building but would examine alternative uses. The structure has been leased out as housing for staff of Great-West Life but the Company advises that this is no longer feasible.

The Historical Buildings Committee recommends that this building be placed on the Buildings Conservation List for the following reasons:

1. The significance of this building lies in its architectural interest. Designed in a Dutch Colonial Revival style with its distinctive gambrel roof, this building serves as a good example of which few survive.

2. The interior arrangement and finishes are extremely attractive and have survived in excellent condition since this house was built.

3. The building is compatible with the existing character of the street and contributes to the continuity of the neighbourhood.

On July 4, 1995, the City Centre Community Committee considered the referenced matter and recommended that the William Milner Residence, 51 Balmoral Street, be placed on the Buildings Conservation List with a Grade III designation. The Community Committee also placed on record its strong objections to any request for demolition of the subject building.

At the July 18, 1995 meeting of the Committee on Planning and Community Services, Mr. J. McDowell, Manager of Building Operations, from The Great-West Life Assurance Company was heard in opposition to the listing of the residence on the Buildings Conservation List.

The Committee on Planning and Community Services concurred in the recommendation of the City Centre Community Committee and recommends that the William Milner Residence, 51 Balmoral Street be listed as a Grade III Building on the Buildings Conservation List.

Adopted by consent.

Strategic Planning Process: Mission, Goals, Objectives and 1995-1996 Action Plan File FR-3.2 (Vol. 2) & G-3.1 (Vol. 7

1008 - 3. The Committee on Planning and Community Services has been advised that there have been a number of recent government initiatives in support of heritage conservation at the municipal level, namely:

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- the planning framework provided by the document "Heritage Support: Policy and Programs", adopted in principle by City Council in 1992 and reinforced in "CentrePlan" in 1994;
- the heritage component of the Winnipeg Development Agreement (WDA);
- other new City incentives (e.g., an annual $100,000 capital allocation); and

- pending amendments to The City of Winnipeg Act enabling tax credits and grants for renovations to heritage buildings.

In light of this evolving context, the volunteer members of the Historical Buildings Committee have participated over the past few months in a strategic planning process to assess the Committee's role and how best it can serve City Council in future.

Through this process, the Committee has identified several new directions from the statement of long-term goals, intermediate objectives and specific actions to be pursued in 1995-96, as outlined in Appendix "A".

Proposals include:

- That the Historical Buildings Committee reorganize the City's lead agency for heritage conservation, including the authority and resources to implement incentives through municipal tax credits, the Gail Parvin Hammerquist Fund, the Winnipeg Development Agreement (WDA), and other programs.

- Municipal protection for heritage sites be extended beyond individual structures to designated districts, areas and streetscapes, as anticipated by "Plan Winnipeg".

- The Exchange District be the first priority for area designation, reinforced by measures such as zoning and other regulatory reforms, a revitalization plan, and heritage education/interpretive services.

The document as outlined on Appendix "A" builds on the provisions of "Heritage Support: Policy and Programs", "Plan Winnipeg" and "CentrePlan". As such, it contributes to the ongoing development of a better coordinated and a more pro-active, comprehensive and consistent policy framework for heritage conservation in Winnipeg.

The Committee on Planning and Community Services recommends:

I. That the Historical Buildings Committee report entitled Strategic Planning Process: Mission, Goals, Objectives and 1995-96 Action Plan be approved in principle and that the Committee be authorized to begin implementing its proposed 1995-96 action steps.

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

Adopted by consent.

(See Minute No. 1029 for attachment)

Extension of the Contract to Maintain Hepatitis C Surveillance
File EH-1 (Vol. 18)

1009 - 4. The Committee on Planning and Community Services has been advised that the initial contract for Hepatitis C surveillance has expired and it has been requested to continue surveillance until the end of October, 1995.

The Sentinel Health Surveillance Unit at the City of Winnipeg Community Services Department has been participating in a National study of Hepatitis C. The formal study has concluded, but an opportunity exists to gather more cases.

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Hepatitis C is gaining more and more prominence as a contaminant of blood products and as a disease that is spread through intravenous drug use and unprotected sexual activity. To gain further knowledge of this emerging disease, the Laboratory Centre for Disease Control has requested that The City of Winnipeg continue to provide information on Hepatitis C cases, as Winnipeg has proven to be a rich source of patient material. Since the original contract has expired, the supplementary contract is being forwarded for approval to accommodate this request by the Laboratory Centre for Disease Control.

The Committee on Planning and Community Services recommends:

I. That the extension for surveillance of Hepatitis C be approved.

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.

Implementation of the Low Income Children's Dental Program
File EH-1.1 (Vol. 3)

1010 - 5. The Committee on Planning and Community Services has been advised that for over thirty years, the City of Winnipeg Health Department Dental Division had provided free dental treatment, for eligible economically disadvantaged or indigent pre-school and school age children at the City School Dental Clinics.

In April of 1993, the Minister of Family Services of the province of Manitoba revised the Social Allowance Health Services Dental Program Benefits Schedule and Guideline. This resulted in the cancellation of the Program for low income individuals.

The annual School Dental Inspections conducted by the Dental Division throughout the Winnipeg school system have identified a great need for a low income children's program. Children living in low income neighbourhoods generally have a high caries (cavity) rate and poor oral hygiene. Since these children do not have any access to dental care, it is important to have a program to provide them with quality basic dental services at an affordable fee.

This program will be cost neutral since new employees will not be hired specifically for this program. In addition, the moderate fee structure will help defray expenses. The proposed fee structure is $20 per appointment for the first child treated, $15 for the second, and $10 for the remaining children from the same family.

The Dental Division of the Community Services Department is in the process of forming a partnership with the Faculty of Dentistry, University of Manitoba. Under the agreement, as outlined on Appendix “A”, senior dental students will treat patients in the City School Dental Clinics (initially, John M. King and Dufferin Schools the first year, with the hope of future expansion to King Edward and Machray Schools). The increase in resources to the program will lead to increases in productivity and revenue.

The Manager of Community Oral/Dental Health Services, Dr. R. Law, and the Dental Officer, Dr. C. Wells, will simultaneously treat patients and supervise the dental students. The above two dentists will be appointed by the University as nil salaried lecturers. This is done strictly for liability purposes (Malpractice Insurance coverage for the dental students).

With strong support from the Community, including the principals of John M. King and Dufferin schools, the University, and the Manitoba Dental Association, this program will achieve its objective of providing needed quality dental care for children of low income families.

The Committee on Planning and Community Services recommends:

I. That the implementation of the Low Income Children's Dental Program commencing September, 1995 be approved.

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

Adopted by consent.

(See Minute No. 1030 for attachment)

Funding Agreement between the Main Street Project and the City of Winnipeg - Mainstay Residence
File EH-2.1 (Vol. 9)

1011 - 6. The Committee on Planning and Community Services has been advised that on May 9, 1995 the President of the Board and the Executive Director of the Main Street Project (MSP) met with Mayor Thompson, Councillors O'Shaughnessy and Silva, and the Commissioner of Planning and Community Services to request an increase in City support for the crisis shelter for intoxicated persons and the Mainstay Residence, a hostel for the hard-to-house. Subsequent to the meeting, civic administrators were asked to prepare the necessary documentation to provide for increased funding for the organization.

The City of Winnipeg, the Province of Manitoba and the United Way have jointly funded the Main Street Project since 1975. For the past decade the City's support has consisted of per diem payments on behalf of intoxicated persons detained at the crisis shelter under the Intoxicated Persons Detention Act (IPDA). These payments are included in the Winnipeg Police Service's operating budget. Through a formal funding agreement, the City also has provided for a grant towards the staffing costs for Mainstay, MSP's shelter for the hard-to-house. The agreement is budgeted for in the City's non-departmental account. Finally, the Social Services Department budgets for per diem payments for social assistance clients who stay at Mainstay.

The Main Street Project requires increased funding to maintain the operation of the Mainstay residence for people who are unable to secure housing in the community due to active substance abuse, lifestyle and/or mental health problems. The latest funding agreement between the City and MSP covering the period January 1, 1994 to December 31, 1996 was negotiated at the time the organization was moving its program from an old 26-bed facility at 105 Galt to a new 34-bed facility at 71 Martha Street. At that time, MSP had asked the City for a grant of $92,700 to cover approximately half of the staffing costs for the shelter. The City approved $80,000 based upon the fiscal climate at that time, the organization's budget projections, and the understanding that the amount would be sufficient to maintain the organization.

Unfortunately, City support of $80,000 in 1994 plus cost-of-living adjustments in 1995 and 1996 has proven to be insufficient. This is due to a carry-over deficit from the old facility, less-than-projected occupancy levels at the residence, and MSP's mortgage agreement with the Manitoba Housing Renewal Corporation (MHRC) and Canada Mortgage and Housing Corporation (CMHC) which requires their budget to be broken into two cost centres, with any surpluses from the "residence" portion of per diem revenues being applied against the outstanding mortgage.

The recommended increase in funding support for MSP's Mainstay residence will bring gross City support for the shelter in 1995 to approximately $152,672. This encompasses the grant of $90,000 plus $62,672 in per diem payments for an estimated 3,821 nights shelter for City social assistance recipients. This gross amount roughly equates to annual City support for the shelter during the period from 1984 to 1993. City grants to MSP were lower in previous years, however, per diem revenues for City clients were considerably higher. MSP's per diem revenue from the City has decreased due to reduced use of the shelter by City clients and a significant rate reduction on July 1, 1993. The rate reduction was necessitated by a change in Provincial legislation governing per diem payments for social assistance recipients.

That Committee on Planning and Community Services recommends:

I. That the funding agreement between the City of Winnipeg and the Main Street Project #4708 be amended to provide for an increase in funding to $90,000 from $81,144 in 1995 and to $98,600 in 1996.

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

Adopted by consent.

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

1012 - 7. The Committee on Planning and Community Services has been advised that Revelstoke Home Centre Limited is proposing to construct a Revy Home and Garden Centre north of Reenders Avenue between Lagimodiere Boulevard and Panet Road.

On July 4, 1995, the East Kildonan-Transcona Community Committee considered a report from the Administrative Coordinating Group dated June 21, 1995, under file AG 403/95. The Community Committee recommended that the proposed terms of the Development Agreement, be approved with the following amendments:

- That the third paragraph in Condition 1. be amended by deleting the word "determined" where it appears between the words "amount" and "by" in the second line therein and substituted with the word "certified".

- That Condition 12.(c) be deleted in its entirety and that conditions (d), (e), (f) and (g) be adjusted to read (d), (e) and (f).

The Committee on Planning and Community Services concurred in the recommendation of the East Kildonan-Transcona Community Committee, and have incorporated the amendments in the ACG report as outlined on Appendix "A".

Adopted by consent.

(See Minute No. 1031 for attachment)

Proposed Amendment to Subdivision and Rezoning - Removal of Caveat, Lot 17, Block 1, Plan 19038 - East Kildonan-Transcona Community
File DASZ 17/84

1013 - 8. The Committee on Planning and Community Services has been advised that the subdivision and rezoning application under file DASZ 17/84 established Walter Copp Crescent. A condition of approval, initiated by North-East District Operations was that Lots 16 to 26, Block 1, as stipulated in a zoning agreement, be caveated to prevent front approaches to these lots, because the lots have lane access. The lots affected by this caveat are outlined on Schedule "A".

The owner of Lot 17, Mr. Sidney Van Oeveren has requested the caveat be removed in order that he may have the option of constructing a front approach and driveway.

North-East District Operations have been contacted with regard to the above-mentioned caveat restriction, and have stated that the caveat is no longer required, nor is it present practice to implement such control by caveat.

The Land Development Branch proposes that the caveat be removed as it applies to Lot 17, Block 1, Plan 19038, as this is the last lot on the street that could physically accommodate a front approach and driveway. All the other lots either have front driveways or are developed in such a manner that front driveways are not possible. The

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existing dwelling locations leave no room for driveways, and rear access from the lane has already been established.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary documentation to facilitate the removal of Caveat No. 85-47696 as it applies to Lot 17, Block 1, Plan 19038 as outlined on Schedule "A".

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

Adopted by consent.

(See Minute No. 1032 for attachment)

Proposed Subdivision and Rezoning - By-law for land located South of John Duncan Drive, West of Ravenhurst Street - East Kildonan-Transcona Community
File DASZ 42/87 (Stage Two)

1014 - 9. The Committee on Planning and Community Services has been advised that the subject subdivision area is part of the overall Canterbury Park subdivision area approved by Council in principle on May 31, 1989 as outlined on Schedule "B", dated April 28, 1989. The zoning approved for the entire subdivision area is indicated on Schedule "B", dated April 28, 1989. Because of the large land area contained within the limits of subdivision area, the developer requested that the subdivision area be developed in stages, as demand for more single-family lots occurs. On August 9, 1989, Council approved a staging plan as outlined on Schedule "B" dated July 5, 1989. Stages 1(a) and 1(b) have already been developed or are in the process of being developed.

The developer, Novamet Development Corporation, now wishes to proceed with Stage Two (2) of the Canterbury Park area, requiring the passage of the required subdivision/zoning by-law. However, the developer has now requested that all the lands to be zoned for single family housing be zoned "R1-4" Single Family District, over the entire Subdivision area. Schedule "B" approved by Council on April 28, 1989, indicated the provision of "R1-3" and "R1-3.5" Single-Family Districts, which would have resulted in smaller lot sizing in the blocks of land so designated. The Administration has no objections to the subject lands as outlined on Schedule "F" dated April 15, 2008, being rezoned to "R1-4" Single Family District, which would result in larger lot sizing; minimum 40' lot widths and 4,000 square foot areas versus lots ranging from 30' to 35' in lot width and 3,000-3500 square foot in lot area as requested initially (in the "R1-3" and "R1-3.5" blocks). The Land Development Branch is of the opinion that this "R1-4" zoning request would not have any negative impact on the adjoining lands to the north that are already developed or being developed. The rest of the surrounding lands to the south, east and west are owned by the developer. Lanes within the subdivision area have been either closed or amended to frontage roads which allows for the larger lot sizing ("R1-4"). The lane south of John Duncan Drive was specifically closed (DAC 11/94) for this reason, to allow for "R1-4" lotting.

It was determined that the former "PR" Parks and Recreational District zoning category (By-law 4440 designation as outlined on Schedule "B" dated April 28, 1989) would now be a "PR1" Parks and Recreation District under By-law 6400/94.

In conclusion, this Branch supports the "R1-4" zoning request for Stage Two (2) and submits that the following recommendation is in order.

The Committee on Planning and Community Services recommends:

I. That Zoning By-law 6400/94 be amended by rezoning the subject land as outlined on Schedule "F" for File DASZ 42/87, dated July 10, 1995, to a "PR1" Parks and Recreation District and an "R1-4" Single Family District.

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II. That Legal Services prepare the necessary zoning/subdivision by-law for the August 9, 1995, meeting of Council.

III. That all other conditions of approval as adopted by Council on April 28 and August 2, 1989, still apply.

Adopted by consent.

(See Minute No. 1033 for attachment)

Extension of Time for a Rezoning and Subdivision on the west side of Waverley Street, South of Henlow Bay - Assiniboia Community Committee
File DASZ 19/88

1015 - 10. On December 7, 1988, Council adopted Clause 21 of the Report of the Committee on Planning and Community Services dated October 31, 1988, which clause recommended approval of the plan of subdivision and associated rezoning as outlined on Schedule "A" to File DASZ 19/88, dated October 18, 1988.

No further action took place on this application until April 1995, when the City Administration was approached by letter requesting whether this subdivision/rezoning application could be reactivated, because of renewal interest in using the subject lands for industrial development. DS-Lea Consultants Ltd., acting on behalf of Waverley Holdings Inc., have formally requested this extension by letter dated June 13, 1995, and have paid the required extension fee.

Based on the April inquiry regarding this application, the Administrative Co-ordinating Group (A.C.G.) reviewed the extension request and revised plan on May 17, 1995. The Administrative Co-ordinating Group had no objections or major concerns regarding the new plan and re-activating the application. The Administrative Co-ordinating Group recommended that the revised (new) plan be approved subject to the conditions of the Development Agreement being amended to delete those conditions which are no longer applicable, and by adding a condition that the Developer be required to pay a share of the cost of traffic signals to be installed at the intersection of Waverley Street and proposed Fultz Boulevard connection, as determined by the Commissioner of works and Operations. The approval was also subject to the payment of outstanding dedication fees.

The Land Development Branch has advised that approval for a two year extension of time would be acceptable to the Administration. Also, in the opinion of the Administration, the revised plan, as outlined on Schedule "A", does not have a prejudicial impact on the adjoining lands or on the surrounding industrial area. This plan allows for the extension of Fultz Boulevard to Waverley, providing a second connection to the existing Fultz Boulevard industrial area. The reduction in the number of lots and the elimination of the connection to Henlow Bay does not create a concern for the Administration.

On July 4, 1995, the Assiniboia Community Committee concurred in the report from the Director of Land and Development Services, dated June 19, 1995 and report of the Administrative Co-ordinating Group dated June 7, 1995.

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

1. That a two year extension be granted to the time within which the plan of subdivision/rezoning approval under DASZ 19/88 may be enacted by City By-law, subject to the conditions of the Development Agreement being amended as contained in the Administrative Co-ordinating Group's report dated June 7, 1995.

2. That the following dedication referred to in Item No. 6 of the Administrative Co-ordinating Group's report dated June 7, 1995:

    6. Delete Clause 19. in its entirety and replace with the following new clause:

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"The Developer shall, prior to the release of the approved subdivision mylars, pay the sum of $73,000.00 plus interest at the prime rate plus 1% per annum commencing on December 31, 1984 in lieu of dedication of land for public open space."

and that same be earmarked towards the proposed Whyte Ridge Community Centre for parks and recreation purposes.

Adopted by consent.

(See Minute No. 1034 for attachment)

Proposed Subdivision and Rezoning - Land located on the West side of Litchfield Boulevard between West Taylor Boulevard and Park Place West - Assiniboia Community File DASZ 25/94

1016 - 11. The Committee on Planning and Community Services has been advised that an application has been received from Pine Hill Development Corporation, c/o Mr. S. Searle, 1383 Dugald Road, Winnipeg, Manitoba, R2J 0H3, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an "A" Agricultural District to an "R1-9" Single-family District to permit the establishment of three (3) single-family building lots.

The following is the Site Description:

Application Area: approximately 0.65 acres

Existing Land Use: vacant land

The following is the Surrounding Land Use and Zoning:

North and East: Single-family development zoned "R1-9".

South: Rural residential properties zoned "A".

West: Across Shaftsbury, Assiniboine Forest.

The applicant is proposing to subdivide the land to create three residential lots fronting Litchfield, as outlined on Schedule "A". In order to provide frontage on Litchfield, the applicant will consolidate an intervening, irregular-shaped parcel of adjoining city land (Part of Lot 1, Block 7, Plan 24261).

The proposal complies with Plan Winnipeg, and is a continuation of similar development in the immediate area undertaken by the applicant. The layout makes allowances for the future introduction of a cul-de-sac to provide access to the adjoining property to the south and west. The applicant has shortened the depth of the proposed lots in order to better accommodate the cul-de-sac turning radius and surrounding lotting plan.

The report of the Administrative Co-ordinating Group supported the development proposal.

A Public Hearing was held before the Assiniboia Community Committee on February 14, April 11 and May 9, 1995.

Two persons appeared in support of the application.

One person appeared in opposition to the application

The public hearing for this application for subdivision and rezoning was adjourned from the February 14 and April 11 Community Committee meetings to allow the applicant (Pine Hill) and owners of the abutting property (Morton Estate) time to review Plan 1, as outlined on Schedule "B" and time to submit a joint development proposal (Plan 2, Schedule "B").

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It is now apparent that, despite considerable effort by the applicant, a joint development is not possible, due in part to a lack of agreement amongst the parties to the Morton Estate.

Community Planning initially supported Plan 1 as outlined on Schedule "B", as applied for, and the measures the applicant has taken to ensure the viable future subdivision of the Morton property at such time as the owners come to terms. Also, Community Planning saw no detriment to the Morton Estate should Plan 1 be approved.

At their May 9, 1995 meeting, the Assiniboia Community Committee recommended that the proposed subdivision and rezoning not be proceeded with for the following reasons:

1) A regular-shaped cul-de-sac would be more consistent with the area than a hammerhead-shaped cul-de-sac;

2) A plan with a regular-shaped cul-de-sac should be considered by all parties to see if they can agree on how the area should be developed.

3) If the application were approved, it would create a problem with sidewalks and fencing.

In light of the negative recommendation from the Community Committee and the lack of agreement amongst the property owners, the Administration can not support approval of development of the subject lands at this time.

The Committee on Planning and Community Services concurred in the recommendation of the Assiniboia Community Committee and recommends that File DASZ 25/94 not be proceeded with.

Adopted by consent.

(See Minute No. 1035 for attachment)

Proposed Subdivision and Rezoning - Land located on the West side of McCreary Road between Wilkes Avenue and Finkelstein Road - Assiniboia Community
File DASZ 2/95

1017 - 12. The Committee on Planning and Community Services has been advised that an application has been received from Pullan, Guld, Kammerloch, c/o G. Pullan, 600 - 330 Portage Avenue, Winnipeg, Manitoba, R3C 0C4 on behalf of the owners H. B. Investments Ltd., Portage Mayfair Operations Ltd., and Central Sportswear Mfg. Co. Ltd., for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an "A" Agricultural District to an "RR2" Rural Residential District and to permit the establishment of eight (8) single-family sites.

The following is the site description:

Application Area: approximately 20.2 acres

Existing Land Use: vacant land zoned "A" Agricultural District

The following is the surrounding land use and zoning: Large lot single-family development fronting McCreary Road to the north; Fort Whyte Nature Centre across McCreary to the east; agricultural land to the south and west; "A" zoning throughout.

The applicant is proposing to subdivide eight 2.52 acre building lots fronting McCreary Road. The lots would be serviced by septic fields and cisterns.

The proposal complies with Plan Winnipeg and the Wilkes South Secondary Plan. The Secondary Plan requires a minimum lot width of 130 feet and a minimum area of 2.5 acres for septic field servicing. The proposed lots provide about 142 feet of frontage and 2.52 acres of area.

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The report of the Administrative Co-ordinating Group is supportive of the development. The report requires a widening of 10.363 metres/34.0 feet across the parcel frontage for the future upgrading of McCreary Road. This widening has the effect of reducing the proposed lot area to about 2.4 acres, less than the area required for septic fields. The Community Services Department is in the process of amending the Wilkes South Secondary Plan to ensure that lots which are made substandard by virtue of a public taking will be deemed to comply with the plan for subdivision and servicing purposes.

A Public Hearing was held before the Assiniboia Community Committee on April 11, 1995, May 9 and June 6, 1995.

Two persons appeared in support of the application.

No one appeared in opposition to the application.

The Assiniboia Community Committee recommended that:

1. The proposed subdivision and rezoning be approved as the proposal complies with Plan Winnipeg and the Wilkes South Secondary Plan.

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

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

I. That the plan of subdivision proposed under File DASZ 2/95 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 2/95, dated June 19, 1995, for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the plan be amended to provide for a 10.363 metre/34 foot widening to McCreary Road.

   B. 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 20, 1995, with the following amendments thereto:

   C. 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 seven additional building site(s) being created. The Assiniboia Community Committee's portion of the cash payment shall be directed towards Marj Edey Park development.

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

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 2/95, dated June 19, 1995, to an "RR2" Rural Residential District, subject to the following:

   a) That the Developer be required to enter into a Zoning Agreement with the City pursuant to Section 591 (1) of The City of Winnipeg Act to apply to the subject lands to provide for the following.

      I) A minimum lot area of 2.4 acres.

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

V. That the plan of 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; and the Zoning Agreement has been filed by caveat as a first charge in the Winnipeg Land Titles Office.

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

Report of the Committee on Planning and Community Services dated July 18, 1995

VIII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 36 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

Adopted by consent.

(See Minute No. 1036 for attachment)

Proposed Subdivision and Rezoning - Land located on Black Pearl Cove, Coral Reef Cove, Bounty Bay and Wayfarer's Haven Cove - Riel Community

File DASZ 9/95

1018 - 13. The Committee on Planning and Community Services has been advised that an application has been received from Novamet Development Corporation, 2070 - 360 Main Street, Winnipeg, Manitoba, R3C 3Z3 for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an "A.5" Agricultural District to an "R1-4" Single-family District and an "R1-5" Single-family to allow for the construction of single-family dwellings and considering rear yard setbacks along the retention pond.

The streets Coral Reef Cove, Black Pearl Cove, Wayfarer's Haven, and Bounty Bay were approved under DASZ 8/86 and these rights-of-way were registered, but the lands were not re-zoned or lotted. Both servicing requirements and land dedication were established under a Development Agreement as a condition of that approval.

The following is the Surrounding Land Use and Zoning:

North: stormwater retention basin - zoned "PR1"

East: stormwater retention basin - zoned "PR1"

West: low-density housing - zoned "R1-5"

South: stormwater retention basin - zoned "PR1"

Previous Application: DASZ 8/86

Proposed Land Use: one-family dwellings

It has been clear since the original approval of these streets that the lands were to be developed for one-family dwellings. The proposed zoning and lotting are entirely consistent with existing development.

A Public Hearing was held before the Riel Community Committee on June 6, 1995.

One person appeared in support of the application.

No one appeared in opposition to the application.

The Riel Community Committee recommended that:

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

    1) It has been clear since the original approval of these streets that the lands were to be developed for one-family dwellings. The proposed zoning and lotting are entirely consistent with existing development.

Report of the Committee on Planning and Community Services dated July 18, 1995

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

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

I. That the plan of subdivision proposed under File DASZ 9/95 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File DASZ 9/95, dated July 7, 1995, for registration in the Winnipeg Land Titles Office.

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

III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DASZ 9/95, dated July 7, 1995 to an "R1-5" Single-Family District and an "R1-4" Single-Family District.

IV. That Zoning By-law No. 6400/94 be amended to establish the following special alignments abutting stormwater retention basins:

(1) a setback of 25.9 metres (85 feet) from the rear lot line to any dwelling;

(2) a setback of 20.4 metres (67 feet) from the rear lot line to any detached accessory building;

(3) a setback of 12.8 metres (42 feet) from the rear lot line to any temporary structure or swimming pool not enclosed within a building;

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

VI. That the zoning section of the by-law shall come into force and effect when the plan of subdivision has been registered in the Winnipeg Land Titles Office.

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

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

Adopted by consent.

(See Minute No. 1037 for attachment)

Proposed Rezoning - 611 Academy Road - City Centre Community

File DAZ 210/95

1019 - 14. The Committee on Planning and Community Services has been advised that an application has been received from 3083195 Manitoba Ltd., c/o A. & S. Builders, 463 St. Anne's Road, Winnipeg, Manitoba, R2M 3C9, to amend By-law No. 6400/94 by rezoning the land at 611 Academy Road from a "C2" Commercial District to a "C1" commercial District to allow for future commercial development.

Related Files: DCU 125/95D - Conditional Use for Medical/Dental/Optical/Counselling Clinic - Granted.

The applicant has submitted preliminary plans of the proposed development which involves a conversion of the former gymnasium building for commercial purposes. A second floor would be added to a portion of the building resulting in a total floor area of just under 20,000 square feet.

Report of the Committee on Planning and Community Services dated July 18, 1995

Vehicular access to this parcel will continue to be from the existing approach and driveway located on the adjacent RCMP Forensic Lab site. Parking for 34 vehicles is indicated on the submitted plan.

The applicant indicates that the intent is to market the building predominantly for business, professional and medical offices. However, flexibility to permit a bank, veterinary clinic and some retail occupancy is requested.

DAZ 245/82: The land is presently zoned "C2", however, this zoning would revert to an "RM-4" and an "R1" District upon the land ceasing to be owned by Her Majesty the Queen in Right of Canada or the land not being used for government services.

DAZ 202/95: An application to rezone the subject lands to an "RM-3" or "RM-4" Multiple Family District was considered by the City Centre Community Committee on March 7, 1995. This public hearing was adjourned to April 11, 1995. The application was withdrawn.

Considering the adjacent land uses and difficult ingress and egress to the land, the Community Services Department considers multiple family housing to be the most appropriate development at this location. The existing building and site configuration, however, are more conducive to office or medical clinic redevelopment, which with appropriate limitations is considered acceptable.

The Community Services Department's concerns with commercial development on this site are primarily related to traffic generation and implications for additional traffic on the adjacent public lanes. A memorandum from the Streets and Transportation Department was provided as information to the community committee indicating projected traffic volumes based on occupancy of the entire building for medical clinic purposes.

A medical clinic is considered a higher traffic generator than most business offices. Restrictions may be imposed on how much of the building can be occupied by various use types. Also, hours of business may be limited.

A Public Hearing was held before the City Centre Community Committee on June 6, 1995.

Three persons appeared in support of the application.

No one appeared in opposition to the application.

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

A) Considering the adjacent land uses and difficult ingress and egress to the land, the existing building and site configuration, are conducive to office or medical clinic redevelopment, which, with appropriate limitations, is considered acceptable.

B) Although the building proposed to be converted to medical/office clinic use is currently vacant, its previous uses would also have generated traffic, some of which would have used the two public lanes for access.

C) The report from the Manager of Community Planning recommends that the application be approved, subject to certain conditions.

D) The applicant has ensured that meetings were held with the residents and as a result the residents are totally aware of what the development will consist of.

On July 18, 1995, the Committee on Planning and Community Services considered the proposed rezoning application under file DAZ 210/95 and approved the following amendment which has also been incorporated in the recommendation as set out below:

- That Recommendation I .A. I) be amended by deleting the word "and" before the word "garbage" and adding the following "and the curbing and signage necessary to prevent the use of the adjacent public lane as an exit from the subject site" after the word "enclosures".

The Committee on Planning and Community Services concurred in the recommendation of the City Centre Community Committee, as amended and recommends:

Report of the Committee on Planning and Community Services dated July 18, 1995

I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 210/95, dated June 23, 1995, to a "C1" Commercial District subject to the following:

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

i) That final construction plans indicating any additions or exterior modifications to the existing building(s) or new structure(s) including elevations and details of exterior finishing materials, accessory parking and loading areas, fencing, landscaping, signs, garbage enclosures and the curbing and signage necessary to prevent the use of the adjacent public lane as an exit from the subject site be subject to the approval of the Community Committee and the Commissioner of Planning and Community Services.

ii) The land and any building or structure thereon shall not be used, nor any building or structure erected, altered or enlarged on the land, for any use except:
- Accessory Uses, not listed
- Animal Hospital, Veterinary Clinic
- Bank, Credit Union, or similar financial service
- Banking/Teller Machines Automated as an accessory use
- Book Sales not exceeding 1500 square feet
- church, Synagogues or similar place of worship (subject to Conditional Use approval)
- Day Care Centre
- Depot for Drycleaning, Pressing, Dyeing, Laundry
- Dressmaker, Furrier Tailor, not exceeding 1500 square feet
- Drug Store, not exceeding 1500 square feet
- Dwelling, Multiple Family, Single Family or Two Family (subject to Conditional Use)
- Florist not exceeding 1500 square feet
- Gift Store not exceeding 1500 square feet
- Jeweller, Watchmaker not exceeding 1500 square feet
- Library
- Mail Order Business
- Medical, Dental, Optical, Counselling or other health or Therapeutic Clinic, subject to Conditional Use approval
- Museum, Art Gallery subject to Conditional Use approval
- Office(s)
- Parish Hall accessory to a place of religious worship subject to Conditional Use approval
- Pet Sales, Pet Supplies Sales, Pet Grooming subject to Conditional Use approval
- Photographic Developing/Printing subject to Conditional Use approval
- Public Utility or Service subject to Conditional Use approval
- Recreation Centre subject to Conditional Use approval
- Recycling Depot for Collection of Materials subject to Conditional Use approval
- Stationery Sales not exceeding 1500 square feet

iii) That the hours of business of any commercial use on the land be limited to between 7:30 a.m. and 9:00 p.m.

iv) It is the responsibility of the owner to secure and maintain a cross easement agreement over Part Parcel B, Plan 17,079 in favour of Part Parcel C, Plan 17,079 to ensure that vehicular access to Part Parcel "C" from Academy Road, is available via Parcel "B" and a private approach approved by the City to serve the development on Parcel "C".

v) That no mobile signs be permitted on the land except for a period not exceeding 14 days to indicate a new occupant/tenant on the land.

II. That a 10 percent 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.

Report of the Committee on Planning and Community Services dated July 18, 1995

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

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

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

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

Adopted by consent.

(See Minute No. 1038 for attachment)

Proposed closing of Almey Avenue between Lagimodiere Boulevard and Panet Road - East Kildonan-Transcona Community
File DAC 5/95

1020 - 15. The Committee on Planning and Community Services has been advised that Scott Builders Inc., of Red Dear, Alberta acting on behalf of Revy Home and Garden (Revelstoke Home Centres Limited) have requested the subject street closing.

Revelstoke Home Centres Limited are entitled to be the owners of the land identified as the proposed development site as outlined on Misc. Plan EKT 9405. The developer plans to construct a home improvement centre on the subject site. It is understood that there will be extensive storage on site, such as lumber, building materials etc. As Almey presently bisects the land under the developer's control, the natural conclusion is that Almey should be closed so that the site can be physically consolidated into one holding, and used as such.

The subject street closing was circulated to all the applicable City Department's and public utilities. No objections were received to this closing proposal, but some major concerns were noted by a number of respondents regarding the impact of the closing, especially relating to site access. These concerns are listed in the following comments.

The most noteworthy concerns were identified by the Streets and Transportation Department. This Department recommended that the developer be responsible for all costs associated with the following items:

1) The removal of traffic signals within the Almey Avenue and Lagimodiere Boulevard intersection;

2) The removal of the median opening in Lagimodiere Boulevard at Almey Avenue, and the northbound left turn storage lane, the necessary reconstruction of the median boulevard and curbing;

3) The removal of the Almey Avenue intersection on the west side of Lagimodiere Boulevard, and the reconstruction costs for the boulevard, ditch and shoulder.

Also, the Streets and Transportation Department indicated that the Almey Avenue intersection on the east side of Lagimodiere Boulevard should be modified to form a channelized street approach to accommodate only right "in" and "out" traffic movements.

The Traffic Signals Engineer noted that if Almey (a private approach once closed) were to remain as a signalized access to the proposed development, that modifications and new signals would be required, but the cost would not exceed $30,000.

At this point in time the developer appears to want to retain the Almey access as a private approach, with signals, for access into the home centre development, whereas the Streets and Transportation Department are of the position that the west side intersection and median opening should be eliminated, and modifications made to the east side of The Almey intersection (right "in" and "out"). The end result is that the Streets and Transportation Department are not in favour of retaining the present, signals, median opening and west side intersection.

Report of the Committee on Planning and Community Services dated July 18, 1995

Manitoba Hydro, Centra Gas and the Manitoba Telephone System all have indicated they require easements to protect existing service lines in or on Almey Avenue.

On May 9 and June 6, 1995, the East Kildonan-Transcona Community Committee conducted a Public Hearing with respect to the proposed street closing under file DAC 5/95.

Three people appeared in support of the application.

No one appeared in opposition to the application and two people appeared for information purposes.

The Community Committee concurred in the recommendation contained in the report from the Acting Subdivision/Codes Administrator dated April 25, 1995 and included the following in its recommendation, namely:

- That traffic signals be retained at the intersection of Lagimodiere Boulevard and Almey Avenue and that no U-turns be allowed for northbound traffic at said intersection, and that this intersection remain in place until Stapon Road is connected to Ravelston Avenue, as recommended in the Lagimodiere Boulevard Traffic Engineering Study dated June, 1993.

- That Council not consider the street closing by-law until the by-law amending the private approach on Lagimodiere Boulevard has been passed by Council.

The Committee on Planning and Community Services therefore recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street closing in accordance with Misc. Plan No. EKT 9405, as outlined on Schedule "A".

II. That traffic signals be retained at the intersection of Lagimodiere Boulevard and Almey Avenue and that no U-turns be allowed for northbound traffic at said intersection, and that this intersection remain in place until Stapon Road is connected to Ravelston Avenue, as recommended in the Lagimodiere Boulevard Traffic Engineering Study dated June, 1993.

III. That Council not consider the street closing by-law until the by-law amending the private approach on Lagimodiere Boulevard has been passed by Council.

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.

(See Minute No. 1039 for attachment)

Proposed closing of a portion of Silverthorne Place, South of Cunnington Avenue - Riel Community File DAC 7/95

1021 - 16. The Committee on Planning and Community Services has been advised that the subject street closing has been requested by the Parks and Recreation Department for the purpose of including the street right-of-way, once closed, in the Windsor Community Centre site. The portion of street in question provides access to 174 Silverthorne Place, which has recently been acquired by the City. The dwelling is to be demolished. Both this dwelling lot and the closed right-of-way will become part of the Windsor Community Centre redevelopment project.

The subject street closing was circulated to all the applicable City Department's and public utilities with no objections being received in response to the closing.

The gas company (Centra Gas) have identified the need for an easement to protect an existing 2 inch gas line. The easement area would run along the westerly 12' of the subject closing.

Report of the Committee on Planning and Community Services dated July 18, 1995

District Operations noted that an existing culvert will have to be maintained. The culvert forms part of the ditch drainage system in this area.

As there were no objections or major concerns identified by the circulation, the Land Development Branch recommends further processing of this closing.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street closing in accordance with Misc. Plan No. RIEL 9305/1, as outlined on Schedule "A".

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

Adopted by consent.

(See Minute No. 1040 for attachment)

Proposed closing of Maginot Street, West of DeBourmont Avenue to the C.P.R. Railway - Riel Community

File DAC 10/95

1022 - 17. The Committee on Planning and Community Services has been advised that the Land and Development Services Department initiated the above-noted street closing as outlined on Misc. Plan No. Riel 9447, Schedule "A", as a result of the proposed plan of subdivision under File DASZ 16/94.

Subdivision File DASZ 16/94 incorporates the lands which are the subject of the proposed street closing into the proposed plan of subdivision, thereby necessitating the subject closing application.

The subject street closing was circulated to all applicable City Department's and public utilities with no objections being received for the proposed street closing. However, a major concern was identified in the response from the Manitoba Telephone System. The Manitoba Telephone System indicated that the developer would be responsible for the following as part of closing approval and approval of the plan of subdivision:

- Proposed development schedules and service dates to be co-ordinated;
- Protection of existing M.T.S. facilities;
- Costs for relocation or changes of grade to existing M.T.S. facilities;
- Easements, and
- 24 hour unrestricted access for maintenance or general upgrading to M.T.S. facilities.

Therefore based on the above comments of The Manitoba Telephone System, there will be extensive relocation costs of existing M.T.S. facilities and/or easements with the closing of Maginot Street.

Manitoba Hydro maintains overhead and underground distribution in that portion of the street to be closed. It is required as a condition of approval that the Developer enter into an Easement Agreement with Manitoba Hydro covering the area where Hydro facilities are located. A plan of right-of-way for easement purposes is also required.

The subdivision/rezoning application under file DASZ 16/94 was adopted by Council on July 12, 1995.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street closing in accordance with Misc. Plan No. Riel 9447, as outlined on Schedule "A".

Report of the Committee on Planning and Community Services dated July 18, 1995

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

Adopted by consent.

(See Minute No. 1041 for attachment)

Proposed closing of a portion of lane west of Osborne Street; located between Stradbrook and Wardlaw Avenues - City Centre Community File DAC 14/95

1023 - 18. The Committee on Planning and Community Services has been informed that as part of the Osborne Village streetscaping project, it is planned to eliminate the lane access to Osborne Street at this point, and establish an outdoor cafe on the closed lane area, adjacent to Bistro Bohemia (at 159 Osborne Street). This partial lane closing will eliminate vehicular access to Osborne at this location.

The lane closure circulated is outlined on Schedule "A", Misc. Plan No. CC 9433/2. The subject partial lane closing was circulated to all the applicable City Department's and public utilities. While no outright objections were received to closing part of the lane, some major problems and concerns were noted by a number of respondents and revealed by a site inspection regarding the impact of the closing.

The closing plan circulated (Schedule "A") did not specifically identify the portion of lane required to develop the outdoor patio cafe, which is outlined on Schedule "B". This lane area is required to be closed in order to establish an outdoor patio which is outlined on Schedule "C", Misc. Plan CC 9433, otherwise the patio plan is not functional and would require significant revision(s).

The Streets and Transportation Department considered the circulated closing plan (Schedule "A") unacceptable because it did not allow for pedestrian access, and stated the portion of lane to be closed should only be 3 metres in width to leave room for pedestrian access. The Bistro Bohemia outdoor patio plan (Schedule "C") provides for this pedestrian access, as does Schedule "B". So if an approval is given to Schedule "B", this concern would be satisfied.

The other major problem concerns the garbage pickup for the businesses and apartment building in the immediate area of this proposed lane closing. The restaurant to the south of Bistro Bohemia at 161 Osborne Street known as Baked Expectations has rights to an easement area (over Bistro Bohemia property) just south of the lane closure in question. The easement area is outlined on Schedule "D". On the subject easement area, the owner(s) of Baked Expectations have located a commercial garbage bin which is picked up from the lane in question. Based on comments from the Planner and a site inspection, the lane closing as outlined on Schedule "B" would create a problem in that it would no longer be physically possible to pick up this garbage from the easement area.

There is also the question of having a garbage bin so close to an outdoor eating area creating concerns about sanitation, odour, and aesthetics.

It was further noted that the apartment building has its garbage collection area in close proximity to the patio area, and City garbage collection to this area will now require the refuse truck to back up in order to collect the garbage from the adjoining apartment building site.

The site inspection also revealed that the drainage pattern established by the contour of the lane has now been interrupted by the sidewalk constructed in the lane. Hopefully this situation can be corrected by some remedial measures.

Both Winnipeg Hydro and the Centra Gas Company indicated that easement agreements are required to protect their service lines. Hydro being an overhead service and gas underground at this location.

At this point, the Land Development Branch recommends that this lane closure request be laid over until some solution(s) are presented, that are acceptable to your Committee, regarding the issue of garbage collection, especially for the restaurant at 161 Osborne Street.

Report of the Committee on Planning and Community Services dated July 18, 1995

On July 4, 1995, the City Centre Community Committee convened a Public Hearing to consider the proposed closing under file DAC 14/95. The City Centre Community Committee did not concur in the recommendation contained in the report from the Acting Subdivision/Codes Administrator and recommended that the Committee on Planning and Community Services give favourable consideration to proceeding with the proposed closing as advertised.

The Committee on Planning and Community Services therefore recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street closing as outlined on Schedule "B".

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

Adopted by consent.

(See Minute No. 1042 for attachment)

Proposed widening (opening) of the North side of Leila Avenue, West of McPhillips Street - Lord Selkirk-West Kildonan Community File DAO 14/93

1024 - 19. The Committee on Planning and Community Services has been advised that the subject street opening is required to legally establish a portion of Leila Avenue, where it is already physically developed.

No objections were received in response to the circulation for this opening/widening.

This matter was recommended for approval by your Community Committee on September 14, 1993, and subsequently approved as to planning details by the Committee on Planning and Community Services on May 31, 1993. The widening (legal opening) was never approved by Council and the Administration now wishes to complete this application.

The Committee on Planning and Community recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the opening (widening) in accordance with Misc. Plan LSWK 8887 as outlined on Schedule "A".

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

Adopted by consent.

(See Minute No. 1043 for attachment)

Proposed widenings (openings) to Leila Avenue and Pipeline Road, at the intersection of Leila and Pipeline Lord Selkirk-West Kildonan Community File DAO 2/95

1025 - 20. The Committee on Planning and Community Services has been advised that the street widenings in question have been requested by the Streets and Transportation Department in order to allow for the construction of the "twinning" of the Leila pavement between Watson Street and Pipeline Road, during this year's construction season.

Report of the Committee on Planning and Community Services dated July 18, 1995

The construction work was approved by Council in June of 1994 and this opening application would legalize the subject street widenings, as outlined on Schedule "A". The street widenings were acquired from the DASZ 20/90 subdivision (application) area. These widenings had been identified during the subdivision (DASZ) approval process, however, the application has never been fully completed. Because the subdivision application is not being finalized at this time, it became necessary to process the subject openings.

The street widenings were circulated to all the applicable City Departments and public utilities with no concerns or objections having been received in response to the widenings.

The Parks and Recreation Department noted that boulevard restorations have been budgeted for as part of the costs for this street project.

Traffic signals will be installed as part of the widening project, requiring the installation of underground wiring.

The Manitoba Telephone System have identified the existence of buried M.T.S. facilities at this location. Any repairs or relocation of M.T.S. service lines would be the responsibility of the City.

The Committee on Planning and Community Services recommends:

I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street opening in accordance with Misc. Plan LSWK 9236/1, as outlined on Schedule "A".

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

Adopted by Consent.

(See Minute No. 1044 for attachment)

REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED AUGUST 1, 1995

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated August 1, 1995, was considered.

Moved by Councillor O'Shaughnessy,
That the Consent Agenda, Clause 1, be adopted.

Carried.

Her Worship the Mayor and Councillors:

Proposed Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) - 1950-1954 Henderson Highway - East Kildonan-Transcona Community File SPA 41/95

1026 - 1. The Committee on Planning and Community Services has been advised that Marshall Haid Associates Ltd. have applied for an amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) to affect 1950-1954 Henderson Highway (Lots 1 and 2, Plan 11459). The land is currently zoned "R1-20" under Zoning By-law No. 6400/94.

It is proposed that the site be redesignated from a Low-Density Residential Area to a Medium-Density Residential Area under the Plan. The applicant proposes to make a subsequent application to rezone the site to an "RM-3" Multiple-Family District and to construct two (2) apartment buildings on the lands, containing a total of fifty-two (52) units.

On July 4, 1995, the East Kildonan-Transcona Community Committee recommended that the North Henderson Highway Secondary Plan (By-law 1300/76) be amended to reclassify the subject lands, as outlined on Schedule "A", from a Low-Density Residential Area to a Medium Density Residential Area.

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

I. That first reading be given to the draft By-law amending the North Henderson Highway Secondary Plan (By-law 1300/76) as outlined on Schedule "A" for File SPA 41/95;

II. That Council request the East Kildonan-Transcona Community Committee to conduct a public meeting to consider representations on the by-law given first readings under Clause I above;

III. That Council request the City Solicitor to do all things necessary for implementation in accordance with the City of Winnipeg Act.

Adopted by consent.

(See Minute No. 1045 for attachment)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

1027 - 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. 6674/95, a By-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at the north-east corner of Ashcroft Point and Glendale Boulevard in the Assiniboia Community. File DASZ 20/94.

By-law No. 6675/95, a By-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change to land located on the south-east corner of Selkirk Avenue and Sinclair Street in the Lord Selkirk - West Kildonan Community. File DAZ 203/95

By-law No. 6676/95, a By-law of The City of Winnipeg to amend By-law No. 4903/88, being the Maintenance and Occupancy By-law. File EB (Vol. 2)

By-law No. 6677/95, a By-law of The City of Winnipeg to amend By-law No. 4555/87, being The Winnipeg Building By-law File No. EB (Vol. 2)

By-law No. 6678/95, a By-law of The City of Winnipeg to amend By-law No. 6499/94, being the Winnipeg Electrical By-law. File EB (Vol. 2)

By-law No. 6679/95, a By-law of The City of Winnipeg to amend The Residential Buildings Fire Safety By-law No. 4304/86. File EB (Vol. 2)

By-law No. 6680/95, a By-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located south of John Duncan Drive and west of Ravenhurst Street in the East Kildonan - Transcona Community File DASZ 42/87

By-law No. 6681/95, a By-law of The City of Winnipeg to widen the northeast corner of Leila Avenue at Pipeline Road. File No. DAO 2/95

On motion of Councillor O'Shaughnessy, By-law No. 6682/95, a By-law of The City of Winnipeg to amend By-law No. 1300/76, a By-law establishing a Secondary Plan for North Henderson Highway, being a statement of the City's policies and proposals for the development of the North Henderson Highway area, was read a first time. File SPA 41/95

Councillor O'Shaughnessy moved that this constitute the first reading of By-law No. 6682/95, which motion was carried.

On motion of Councillor O'Shaughnessy, the rule was suspended and By-law No. 6685/95, a By-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 625-627 Dudley Avenue and 565 Pembina Highway in the City Centre Community was read a first, second and third time, the rule being suspended for the third reading, and was passed and ordered to be signed and sealed. File DAZ 237"B"/94

1028 - Appendix "A" referred to in Clause 1 of the Report of the Committee on Planning and Community Services dated July 18, 1995

COHLMEYER ASSOCIATES
ARCHITECTS • URBAN DESIGNERS
62 ELLEN STREET WINNIPEG R3A 0Z7
(204) 943-1394 FAX 942-4426

10 July 1995

Mr. Richard Bel
Manager and Director
Hotel Fort Garry
222 Broadway Avenue
Winnipeg, Manitoba
R3C 0R3

Dear Richard:

Re: Exterior Wall and Roof Restoration Contracts

I am writing this in order to clarify the process under which we and Crosier Kilgour Partners will be reviewing the work and issuing instructions to the Construction Manager and to various Sub-Contractors.

We have prepared a Project Manual which outlines the basis under which various contracts will be let out and administered, and which outlines technical specifications for various materials and installation and cleaning techniques.

As we are able to view the building in detail, we will complete a more thorough review of existing conditions and issue drawings, annotated plans, annotated photographs and necessary details for use by the Contractor.

As you know, we have recently made an opening in the masonry wall of the south face of the building (inside a service stair tower), and we have substantially increased our understanding of the nature of the construction and of the necessary repair techniques which will have to be used.

We feel that this exploratory and evolutionary approach to the restoration process will enable us to assure that specific conditions are solved individually and that solutions are based on accurate findings rather than on surmise.

Stephen Cohlmeyer, Architect, Urban Designer
B.A., M.Arch., MAA, OAA, MRAIC

James Wagner, B.E.S., B.Arch., MAA
Associate

Another advantage of this approach is that it will allow us to proceed immediately with the work, and help insure that cleaning is completed prior to arrival of frost in the stone (which can cause spalling if cleaning is completed too late for stone to dry out before frost comes).

We feel that this work will substantially benefit the health and longevity of the building envelope, and we are confident that now is the best possible time to proceed with this work in order to assure the continued health of this important Winnipeg and Canadian landmark.

I am attaching a copy of the current Scope of Work outline (which is included in the Project Manual) for your information.

Trusting that this is helpful, I look forward to hearing further from you and to successful completion of the work.

Yours,

Steve Cohlmeyer

Enc.

cc. Crosier Kilgour, Robert Horta Construction

HOTEL FORT GARRY • WINNIPEG
RESTORATION AND REPAIRS TO EXTERIOR WALLS AND ROOF

SCOPE OF WORK / OUTLINE OF WORK

DESCRIPTION OF THE WORK

The following is an outline of the work to be carried out under the terms of this contract:

- Masonry
    - Cleaning of existing masonry, including all contact points for sealants.
    - Removal of all damaged and deteriorated mortar.
    - Re-pointing of all mortar joints requiring removal.
    - Removal of all masonry which is cracked, spalled or otherwise damaged; assessment of source of damage; repair of substrate conditions as required.
    - Reinstallation of masonry which has been removed OR installation of new masonry where reinstallation is not feasible. (note that all new masonry materials are to match existing materials for colour and for surface conformation)
- Window & Door Openings
    - Remove all caulking materials, clean frames and surrounding masonry, re-caulk all joints with approved sealants.
- Flashings in Masonry
    - Provide new flashings in masonry with saw-cuts, lead plugs and reglets with caulking sealants as instructed by Architect and Engineers.
- Roof/Garret Restoration
    - Repair of Chimneys
        - Remove existing masonry which is loose or which appears to have inadequate support or coherence.
        - Assess damage, reinforce, re-install, re-point, seal and flash as required.
    - Supply, Repair, Provision of Flashings & Counterflashings
        - Throughout roof area, examine existing flashing conditions, assure that "shingled" overlaps are achieved wherever feasible, install new flashing, counterflashing, sealants as required.

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- Reglets
  - At all joints between masonry and roofing flashing: remove existing caulking and provide new lead plug & caulked reglet and counterflashing as required.
- Cleaning of Drains
  - Clean all drains and assure clear passage of water.
- Provision of Access Stairs
  - Remove and replace existing access stairs in upper roof area.
- Provision & Repair of Protective Railings
  - Remove existing steel railings; re-install with new bracing and attachment brackets.
- Copper Roofing Repair & Cleaning
  - Clean all copper roofing and flashing where there is an indication of water infiltration or deterioration of joints or deterioration of caulking.
  - Re-build all joints to assure natural "shingled" seal and drainage.
  - Where necessary, re-seal with appropriate sealants.
- Asphalt & Tar Roofing Repair
  - Examine all areas where there is leaking or where flashing, counterflashing or sealants are failing; remove surrounding materials; evaluate appropriate repair; repair as required.
- Supply and Installation of replacement Doors & Windows
  - Remove all existing wood doors and frames in the roof area.
  - Remove all damaged and rotten substrate materials.
  - Re-build all removed substrate with pressure treated wood blocking.
  - Install new doors, windows, casings, sills and frames; caulk and flash as required.

- Plaster Repair
  - Remove damaged plaster and repair and prime as required in the following rooms and areas: Provencher Ballroom; Seventh Floor (extensive areas); Tenth Floor (extensive areas); 122; 128; 210; 130; 614; 936; 938; and other areas and detailed sections.

- Clean up

  - All Contractors and Sub-contractors will be required to clean up all work and debris during the construction process and to schedule work as required by the management of the Hotel to assure minimal disturbance of the guests.

- Access to Exterior Walls

  - Access to view and perform work as required on exterior walls is to be provided by the Contractor and appropriate Sub-Contractors. This access is to create minimal intrusion into the building face and any result of intrusions is to be repaired in a manner approved by the Architect and the Engineers prior to commencement of work.

  - Systems of access are the sole responsibility of the appropriate contractors, and all permits, designs, fees and insurance are the responsibility of the Construction Manager and of the appropriate Sub-Contractors.

  - Access is to be provided to the Architect and the Engineers on an as-required basis throughout the restoration process.

PREPARATION OF TEST AND SAMPLE PANELS FOR APPROVAL

The Construction Manager and appropriate Sub-Contractors will be required to provide test and sample panels of all typical work for review and approval by the Architect and the Engineers. Work requiring test samples include the following:

- Stone type, finish and colour
- Stone repair and replacement
- Removal of mortar joints and re-pointing
- Cleaning of stone
- Installation of reglets, flashing and caulking
- Roof Cleaning
- Repairs to roofing / gutters / flashings / counterflashings
- Plaster Repairs

For all work requiring test and sample panels, the Contractors will be required to obtain approval from the Architect and Engineers prior to proceeding with the work.

4

DOCUMENT PREPARATION & WORKING RELATIONSHIP

This Contract will be carried out through a process of review, clarification and approval.

This Project Manual is intended to set out the specific technical requirements for various materials and methods;

Details and site-specific requirements will be established as the Work progresses through a process of:

- detailed material review,
- preparation of clarification instructions, drawings and schedules,
- and on-site observation, instruction and review.

Contract Drawings will be produced throughout the process of the Work, and will consist of:

- annotated plans and elevations,
- annotated photographs,
- material schedules
- and schematic details

Administration of the Contract will be carried out through a process of submission of Claims for Payment, Certification for Payment, Administration of Builders' Lien Holdback Accounts, Certification for Substantial Performance and release of Holdback Accounts.

CROSIER
KILGOUR &
PARTNERS LTD.
Consulting Structural Engineers

Partners
D. M. Kilgour, P.Eng.
K. J. Hearson, P.Eng.
J. D. Miller, P.Eng.
G. Graham, C.E.T.
R. J. O'Toole, P.Eng.

July 11, 1995

Our File No. 95-330

Hotel Fort Garry
222 Broadway
Winnipeg, Manitoba
R3C 0R3

Dear Mr. Rick Bel

Dear Sir:

Re: Hotel Fort Garry
Structural Remediation

Although every effort is being made to expedite the repairs to the facility, please be advised of the following climate limitations with respect to various components of the project, as discussed below.

Mortar repairs during the colder months of the year are feasible, providing certain precautions are maintained to ensure the temperatures within the area under construction are high enough to attain a sufficient cure. With respect to the proposed cleaning program however, the climate considerations become more significant.

Prior to proceeding with cleaning of a historical masonry structure, localized test panels utilizing various techniques are employed to ensure the cleaning methods and materials have no deleterious effect on the masonry. A monitoring period of the cleaned test areas is strongly recommended to determine if any undesirable discolouration occurs. Typical monitoring time periods range from a minimum of a couple of weeks up to a year. The latter of which is more desirable as it allows assessment of surface variations throughout freezing temperatures.

More significantly, cleaning methods employing copius amounts of moisture should be terminated a minimum of 1 week prior to the statistical first frost date or sooner if freezing temperatures are expected. Moisture can become trapped in the substrate leading to increased freeze-thaw deterioration of the stone, if insufficient time is allotted to allow the masonry to dry out. Sandstone can be more susceptible because of its higher porosity compared to a harder, more impermeable stone such as granite.

CROSIER KILGOUR & PARTNERS LTD.

Hotel Fort Garry
Attention: Mr. Rick Bel
Page 2

Our File No. 95-330
July 11, 1995

As masonry repairs and recaulking should be completed prior to cleaning of the exterior, the remaining amount of weeks with above freezing temperatures strongly reduce the probability of completing cleaning of the exterior masonry this year. Please note however, that this should not detract from the recommendation to proceed with completion of the test panels, as to maximize the monitoring time.

Upon your review, please do not hesitate to call should you have any further questions or concerns.

Yours truly,

John A. Wells, P. Eng.

JAW/kfm

cc: Mr. Bob Horta
Mr. Steve Cohlmeyer

Appendix "B" referred to in Clause 1 of the Report of the Committee on Planning and Community Services dated July 18, 1995

CONSOLIDATED CITY OF WINNIPEG POLICY FOR FUNDING THE CONSERVATION OF HERITAGE BUILDINGS

City Council has previously adopted a number of guidelines and policies to establish the scope and criteria of civic funding of heritage restoration.

The Historical Buildings Committee recommends that these policies be consolidated and form the basis of allocating funds under the Winnipeg Development Agreement (Buildings Preservation Sub-program), the Parvin-Hammerquist Fund (an annual $100,000 capital allocation) and the implementation of Bill 17 (enabling legislation for tax credits and grants for heritage buildings).

The Committee requests that the Committee on Planning and Community Services reaffirm and adopt the following simplified guidelines and directions as the City's heritage buildings funding policy.

A. PRINCIPLES

(Source: Current Council Policy adopted on July 29, 1992)

Winnipeg City Council adopted the "Heritage Support - Policy and Programs" report which laid out these rules as the basis of an incentive strategy to support heritage buildings and subsequently the Province has drafted Bill 17 based on this program.

1. The City will maintain a comprehensive range of incentives for the conservation and use of designated heritage structures, including grants and other forms of financial assistance.

2. This range of incentives will be structured to permit a flexible and customized response to the needs of individual designated properties.

3. Incentives will be designed and administered in a manner that ensures all owners of designated structures are treated with equal fairness.

4. Program criteria and procedures will be as uncomplicated as possible to facilitate communication, understanding, and efficient, prompt administration.

5. Incentives (along with the management of City-owned heritage properties) will emphasize preservation, stabilization, restoration, and rehabilitation as the most appropriate methods for the conservation and use of heritage structures. However, the costs and benefits of the level of authenticity required by these approaches will be assessed carefully in relation to the circumstances of each structure.

6. The City will extend financial assistance for heritage conservation only when it expects to receive full value from the investment — i.e., public heritage benefits, such as retention and continued use of an entire structure, not just its facade; restoration of significant features; commitments to future repair and upkeep; assurances of public access; and/or owner-lessee participation in a district preservation program.

7. Recipients of financial aid from the City should be prepared to accept a community role in the stewardship of assisted properties (e.g., in the form of designation, review and approval of alterations, and/or requirements for ongoing maintenance).

B. CRITERIA FOR APPROVING FUNDING

(Source: Based on current City grant policies and practices)

All applicants for City Heritage funds are required to satisfy the following criteria:

1. The building must be listed on the "Buildings Conservation List" under the terms of the Historical Buildings By-law 1474/77 (as amended).

2. The Certificate of Suitability policy must be satisfied.

3. A heritage agreement must be signed that ensures the maintenance of the heritage features of the building, that there is adequate insurance on the structure and that there is protection from demolition in perpetuity.

4. No taxes must be owing.

5. Two estimates for work must be provided.

6. Council approval for grant or tax relief is required prior to the beginning of construction.

7. Costs and work plans must be submitted in advance for prepayment of work or for progressive billing payments.

8. Work must be inspected and approved.

9. Paid bills must be submitted upon completion for auditing.

C. GUIDELINES CONCERNING THE SCOPE AND NATURE OF WORK TO BE FUNDED
(Source: Current Canadian national and provincial definitions of heritage conservation work and building features considered eligible in funding applications)

The intent of the conservation program is to ensure the building's structural stability, to keep it weather tight and to conserve its heritage value.

Projects can fall into three general categories:

1. Preservation and repair of existing architectural elements which are significant from further deterioration
   - this includes repair of deteriorated elements such as doors, windows, roofing or other significant features.

2. Restoration of significant elements which still exist but are beyond preservation or repair.

3. Reconstruction of significant architectural features which are missing.

Explanatory Notes:

a) **Structure** — work to restore a building to structural soundness, but not including structural work to accommodate modern renovations, is eligible.

b) **Repair, Repointing and Cleaning of Masonry** — work is eligible only if the materials and methods used will not cause harm to the historic masonry. Cleaning of a building masonry may be eligible if it is necessary for a building's preservation.

c) **Interior** — services such as plumbing, electrical and heating may be eligible for funding, if they are essential for the preservation of the building. The preservation of listed interior elements will be eligible.

d) **Architects' and Engineers' Fees** — a portion of professional fees is eligible for grant assistance and it must be related to eligible conservation work undertaken as part of a grant-aided project.

c) Contemporary signs, colours or any other features that are not original will not be eligible.

D. STANDARDS
(Source: Current City of Winnipeg Historical Buildings Committee adopted standards for rehabilitation based on the U.S. Department of the Interior "Standards for Rehabilitation" of historic buildings)

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

(2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

(3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design, colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

(10) New additions and adjacent new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1029 - Appendix "A" referred to in Clause 3 of the Report of the Committee on Planning and Community Services dated July 18, 1995

CITY OF WINNIPEG
HISTORICAL BUILDINGS COMMITTEE
MISSION STATEMENT, GOALS, OBJECTIVES, AND ACTION PLAN

Municipal Policy Context

As stated in Plan Winnipeg...toward 2010, the City "seeks to protect its heritage resources in a manner that promotes a continuing enrichment for current and future generations."

Emphasis has been placed since the late 1970s on protecting significant buildings and other structures from demolition and unsympathetic exterior changes, primarily through the following measures:

- the Historical Buildings By-law;
- design controls in the Exchange District under provisions of the Downtown Winnipeg Zoning By-law;
- ad hoc financial assistance for heritage projects and programs (i.e., participation in the Winnipeg Core Area Initiative, allocation of grants equivalent to tax relief for specific conservation projects, reassessment of the building portion of vacant heritage properties formerly serviced by the Amy Street steam heating plant, and support for local museums);
- City ownership or rental of designated structures; and
- conversion of heritage buildings for residential use by the Winnipeg Housing Rehabilitation Corporation.

Additional initiatives have occurred in recent years:

- The City's long-term Plan Winnipeg (By-law #5915#5915/9 Downtown Winnipeg Zoning By-law;
- ad hoc financial assistance for heritage projects and programs (i.e., participation in the Winnipeg Core Area Initiative, allocation of grants equivalent to tax relief for specific conservation projects, reassessment of the building portion of vacant heritage properties formerly serviced by the Amy Street steam heating plant, and support for local museums);
- City ownership or rental of designated structures; and on of archaeological resources; and
  - pursuit of opportunities for adaptive re-use, reconstruction, promotion, and civic use of heritage structures.

  As well, there are clauses in other sections of the plan which potentially reinforce or complement the City's heritage policies (e.g., proposals concerning urban design and maintenance; neighbourhood Main Streets; safe, affordable housing; revitalization and management of neighbourhoods; designation of Character Areas; and tourism initiatives).

- In July 1992, City Council approved in principle a report entitled Heritage Support: Policy and Programs which contains a series of financial incentives, regulatory changes and other measures designed to encourage the retention and use of heritage properties.

  The following steps are to be taken in 1995-96 toward implementing these proposals:

  - seeking amendments to the City of Winnipeg Act to enable tax relief for heritage buildings and designation of heritage districts;
  - City Council approval of a municipal tax credit for heritage buildings; and
  - development of a demonstration project for the adaptive re-use of existing structures.

  The City's recently published CentrePlan, which is aimed at creating a healthier, more vibrant downtown, sets out a number of other short-term actions that have potential heritage implications — i.e.:

  - development of a revitalization plan for Main Street;
  - regulatory reforms affecting urban design, organization of the downtown, mixed-use development, and adaptive rehabilitation and re-use of buildings;
  - encouraging more government offices to locate in the downtown; and
  - establishing a municipal housing policy for the downtown and boundary neighbourhoods.

- Also in recent months:

    - The three levels of government have incorporated a significant heritage component in the tripartite Winnipeg Development Agreement (WDA).
    - City Council has approved an annual $100,000 capital allocation over a five-year term, known as the Gail Parvin Hammerquist Fund, for heritage conservation.
    - City Council has further agreed to establish a policy designating five per cent (5%) of revenues from the sale of City properties for heritage support programs.

City of Winnipeg Historical Buildings Committee

This Committee, organized in 1977, has both advisory and operational responsibilities, as authorized by the Historical Buildings By-law and ad hoc directives from City Council or the Committee on Planning and Community Services.

Functions include:

- maintaining an inventory of structures which have potential architectural and/or historical significance;
- maintaining the City's official list of designated (protected) structures;
- researching, assessing and grading heritage properties, and making recommendations about designation to City Council through the Planning Committee;
- undertaking special research projects as resources permit;
- regulating alterations and additions to designated structures (design review);
- providing expert advice to City Council on heritage matters; and
- engaging on a limited basis in public education and outreach through dissemination of research papers, an annual report and information about the Historical Buildings By-law, and through ongoing informal communication with owners of heritage properties, architects, contractors, realtors, members of local heritage and business organizations, students, and the general public.

The Committee is composed of appointed City Councillors and volunteer members from the federal and provincial governments, Manitoba Association of Architects and Manitoba Historical Society. Administrative support is provided by the City's Heritage Planner, a secretary and contract researchers.

The Committee's Vision

To make heritage conservation a vital part of daily city life — one actively supported by Winnipeggers as a means of:

- remembering our history,
- instilling a sense of place, neighbourhood and personal connection to the built environment,
- committing to the principle of sustainable development, and
- providing enduring lessons in architecture, technology and urban change.

The Committee's Mission Statement

To ensure the long-term conservation of heritage resources in Winnipeg through implementation of new incentives, integrated planning, district/area designation, and regulatory reforms.

To be a catalyst for greater public awareness, education and participation in heritage conservation.

To redefine the Committee's mandate and activities so that it may provide more effective professional advice, information and administrative assistance on heritage plans, policies and programs to Winnipeg City Council through the Committee on Planning and Community Services.

Goals, Objectives and Action Plan

In February 1995, Committee volunteers attended a one-day strategic planning session. Participants concluded that notable progress has been made in local heritage conservation over the past two decades. Nonetheless, changes are needed, both to improve some of the Committee's present functions and to implement new municipal initiatives.

The following issues/needs were emphasized:

* To extend municipal planning and protection beyond individual heritage structures to designated districts/areas and streetscapes; in particular, to re-focus attention on the Exchange District and nearby character buildings.

* To establish standards for new construction and take other measures as required to protect the physical and aesthetic context in which heritage buildings and areas exist; further, to promote broader public understanding of the importance of preserving and restoring this context.

* To ensure integration of heritage considerations into overall City/community planning and into investment and development decision-making.

* To encourage greater consensus around, and long-term commitment to, heritage conservation policies.

* To seek more pro-active means and positive incentives for encouraging the retention and re-use of heritage properties.

* To establish the Historical Buildings Committee as the agency to design and implement financial assistance programs to be offered through municipal tax credits, the Gail Parvin Hammerquist Fund, other City programs, and the WDA.

* To achieve building code, zoning and other regulatory reforms that will facilitate heritage projects.

* To enhance the Committee's research, information and outreach services; in particular, to put added new emphasis on public education and awareness to further long-term conservation of the heritage stock.

* To consolidate the City's heritage conservation responsibilities and functions under the auspices of the Historical Buildings Committee.

These points are consistent with the issues and directions set out in the policy documents summarized above. To address them, the Historical Buildings Committee has drafted the following long-term (10-year) goals, associated objectives to be pursued over the intermediate term (five years), and action plan for 1995-96.

Not all objectives or action steps are fully defined at this point. Instead, the Committee has concentrated on identifying its priorities for the next 18 months. These will be assessed and revised annually as progress is made in some areas and other issues come to the fore. Similarly, goals and objectives will be subject to regular review and refinement.

The Committee's immediate priorities fall into two categories to be pursued concurrently:

Functional Priorities*

1. Secure approval for a redefined mandate that includes the authority to implement heritage support programs through municipal tax credits, the Gail Parvin Hammerquist Fund and WDA.

2. Secure appropriate changes to the City of Winnipeg Act to permit municipal designation of heritage districts and areas.

3. Focus research and planning efforts on the Exchange District as the first priority for area designation.

4. Begin identifying and advocating specific regulatory reforms and planning initiatives that will facilitate heritage conservation.

* Priorities related to the Committee's mandate and what it does to fulfill its advisory and operational responsibilities.

Organizational Priorities*

1. Complete all the steps necessary to plan and administer heritage support programs.

2. Work with the administration to consolidate the City's heritage conservation responsibilities and functions under the auspices of the Historical Buildings Committee.

3. Secure the financial and staffing resources necessary to fulfill the Committee's existing and proposed new mandate.

* Priorities related to how the Committee goes about its work.

A. Heritage Conservation

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
1. To update on a regular basis the Historical Buildings Inventory to ensure it comprehensively covers all appropriate structural types, architectural styles, historical periods, geographic areas, and broad patterns of cultural, social, political, military, economic, and industrial history.	1.1 To review the Inventory to identify gaps.	
	1.2 To increase the number of structures in the Inventory from areas known to have deficient representation — e.g.: • City-owned structures • schools (especially in districts outside WSD #1) • industrial properties • structures from the "recent past" (i.e., post-1940) • the Exchange District • structures in the former suburban or pre-Unicity municipalities.	1.2.1 Update existing research and complete an inventory of the Exchange District and surrounding character buildings. 1.2.2 Determine the criteria to be used in defining, identifying and researching the "recent past."

A. Heritage Conservation

LONG-TERM GOALS (10 years)	INTERMEDIATE OBJECTIVES (5 years)	SHORT-TERM ACTION STEPS (1995-96)
2. To designate approximately 10% of the structures in the Inventory (i.e., to increase the number of protected buildings, monuments, etc. by about 70 by 2005).	2.1 To review the Buildings Conservation List to identify themes/types of structures that may be missing or under-represented.	2.1.1 Review and revise the evaluation system to be workable for structures without interiors (i.e., gate posts, monuments and bridges).
	2.2 To review the current evaluation system applied to architects and other designers of heritage structures (e.g., engineers, contractors) to ensure due consideration is given to each practitioner's cumulative work.	2.2.1 Update architects' and designers' biographies and project portfolios. 2.2.2 Review and revise the evaluation system. 2.2.3 Apply the revised system to determine whether the evaluations for individual architects and designers should be adjusted.
	2.3 To include as required expert assessments of the condition of heritage structures as part of the Committee's research.	2.3.1 Establish the criteria for determining when an expert review (i.e., by an architect or engineer) is needed and what the scope of the assessment will be. 2.3.2 Secure access to professional and budgetary resources for this purpose.

A. Heritage Conservation

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
3. To extend municipal protection to neighbourhoods/districts and other types of heritage resources previously not covered by City by-laws.	3.1 To secure amendments to the City of Winnipeg Act to permit municipal designation of heritage districts/areas/zones.	3.1.1 Monitor and contribute where appropriate to current City-Province discussions regarding these legislative amendments to permit municipal designation of heritage districts/areas/zones.
	3.2 To begin identifying, researching, evaluating, and recommending the designation of heritage districts, with first priority to the Exchange District and surrounding historic and character areas.	3.2.1 Clarify the distinctions to be applied by the City between Heritage Conservation and Character Areas.
		3.2.2 Develop criteria for identifying potential heritage districts/areas/ zones and establish an inventory of such areas.
		3.2.3 Develop a research model and assessment system for collecting, presenting and evaluating information on districts.
		3.2.4 Recommend to City Council the processes to be undertaken for designating heritage districts and the criteria to be used in setting priorities for program initiatives in such areas.
		3.2.5 In accordance with the research model, conduct a comprehensive analysis of the Exchange District and adjacent character buildings/areas.
	3.3 To encourage the development and implementation of a commercial and residential revitalization plan for appropriate areas of the Exchange District and downtown.	3.3.1 Consult with Exchange and Downtown Business Improvement Zone officials, and with other interested parties, regarding the concept of an Exchange District revitalization plan.

A. Heritage Conservation

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
4. To examine policy options for the conservation and re-use of surplus industrial structures that have heritage significance.	4.1 To identify Winnipeg's industrial heritage and the issues associated with its conservation.	4.1.1 Identify and add industrial properties to the Historical Buildings Inventory.
		4.1.2 Determine whether the Committee's established evaluation system requires any revisions to accommodate industrial heritage.
		4.1.3 Identify the unique conservation issues which industrial heritage poses and what policies/programs have been proposed or implemented by other jurisdictions in response.

A. Heritage Conservation

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
5. To work more pro-actively to better integrate heritage preservation into the broader context of City/community planning and decision-making (with particular emphasis on integration with the functions of neighbourhood planners).	5.1 To participate actively in the 1997 Plan Winnipeg Review by assessing progress to date and advising City Council on outstanding issues and actions required to implement heritage-related provisions of the plan.	5.1.1 Propose to the Committee on Planning and Community Services that the Historical Buildings Committee be involved formally in the upcoming review of Plan Winnipeg.
	5.2 To develop a strategy to ensure heritage conservation is an integral factor in investment and program decision-making/delivery.	5.2.1 Identify City departments and programs to which heritage education should be targeted.
		5.2.2 Identify and develop working relationships with other organizations and activities that have significant heritage implications — e.g., business improvement zones and joint government initiatives such as the Manitoba/Winnipeg Community Revitalization Program.

A. Heritage Conservation

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
6. To recommend legislative and regulatory reforms that will facilitate heritage conservation.	6.1 To seek amendments to the Public Health Act and Building Code so that their provisions will not conflict with heritage conservation.	6.1.1 Make representation during 1996 budget discussions in support of a new fund by which the City ensures vacant heritage buildings are properly cleaned and secured to meet basic health and safety requirements, recovering the cost of the work through an additional levy on affected owners' property taxes.
	6.2 To create more flexible zoning rights and heritage zones in heritage districts.	6.2.1 Make a presentation in favour of more flexible zoning rights to the CentrePlan/Downtown Winnipeg Zoning By-law review process.
	6.3 To work toward further changes to have the Manitoba Public Schools Finance Board treat heritage buildings on an equal basis with new construction when capital expenditure decisions are being made.	6.3.1 Make representation through City Council to the Minister of Education urging that the costs of rehabilitating heritage schools be eligible for full funding by the Public Schools Finance Board.
	6.4 To establish standards for new construction, rehabilitation and repair to ensure such activities respect the physical and aesthetic context in heritage areas or near heritage buildings.	

B. Heritage Information/Education/Outreach

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
7. To enhance the Committee's research and other information services in order to: • provide timely, expert advice to City Council; and • communicate more effectively with other government branches, heritage property owners, architects, contractors, realtors, economic and urban development interests, heritage groups, and the general public.	7.1 To create a better electronic database and, if possible, to integrate it with other City programs (i.e., the city-wide, land-based information system) and other government systems.	7.1.1 Assess the current status of the heritage database, what information should be added/deleted, and what hardware/software changes should be made to improve retrieval, analysis, accessibility, and integration or networking with other programs/ systems.
	7.2 To ensure there is an effective, ongoing, City-wide management system which secures existing archives, and identifies and retains essential contemporary documents and databases for future reference and research.	7.2.1 To meet with the City Clerk to identify concerns in collecting and maintaining archives and discuss a strategy for protecting important City information for historical research.
	7.3 To continue publishing the Committee's annual report.	7.3.1 Secure sufficient budget resources to enable the Committee to resume an annual publishing schedule for its yearbook.
	7.4 To promote stronger communication links and opportunities for co-operation and information exchange between the Committee, other government departments and agencies, and the private sector.	

B. Heritage Information/Education/Outreach

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
8. To expand public awareness and education initiatives through both the Committee's own activities and collaborative efforts with other interested parties.	8.1 To identify and address gaps in published tourism/heritage materials and electronic databases concerning Winnipeg's built heritage.	8.1.1 Review the main handbooks, promotional materials, computer-based data, etc. for gaps.
		8.1.2 Undertake directly or in concert with others to make available information that promotes better understanding of the city's heritage resources.
	8.2 To serve as the catalyst for the development of heritage interpretive/education plans.	8.2.1 Develop a communications strategy.
		8.2.2 Serve as the catalyst for an interpretive program for the Exchange District.
	8.3 To identify impediments to public participation in heritage conservation.	8.3.1 Undertake a public consultation with interested groups and individuals to assess the shortcomings in current processes for heritage conservation policy- and decision-making.

C. Committee Role/Organization/Administration

LONG-TERM GOALS (10 Years)	INTERMEDIATE OBJECTIVES (5 Years)	SHORT-TERM ACTION STEPS (1995-96)
9. As authorized by City Council, to co-ordinate and administer heritage support programs efficiently, effectively and fairly.	9.1 To obtain the mandate from City Council to be the implementation agency for heritage support incentives provided through municipal tax credits, the Gail Parvin Hammerquist Fund, other City programs, and the Winnipeg Development Agreement (WDA).	9.1.1 Prepare a draft mandate for submission to the Committee on Planning and Community Services, accompanied by an outline of the responsibilities the Historical Buildings Committee would undertake, how it would organize to perform these functions, and the resource implications.
	9.2 To develop, recommend and successfully implement program criteria, assessment systems and administrative procedures for extending and monitoring financial assistance to heritage conservation projects through municipal tax credits, the Gail Parvin Hammerquist Fund, other City programs, and the WDA.	9.2.1 Prepare draft program criteria for submission to Planning Committee, defining objectives, scope of assistance to be offered, eligibility criteria, application/approval procedures, and monitoring requirements for heritage conservation projects.
		9.2.2 Establish an assessment system for applications and ensure appropriate administrative guidelines are in place.
		9.2.3 Reorganize the Committee and supplement its membership and staff support as required.
		9.2.4 Prepare a public outreach/information plan and related promotional materials.

C. Committee Role/Organization/Administration

LONG-TERM GOALS (10 Years)	**INTERMEDIATE OBJECTIVES (5 Years)**	**SHORT-TERM ACTION STEPS (1995-96)**
10. To regularly review the Committee's mandate, activities, procedures, and outcomes, and implement any changes needed to improve efficiency, effectiveness and accountability.	10.1 To clarify the roles of the various City advisory committees currently involved in heritage conservation.	10.1.1 Propose to the Committee on Planning and Community Services that the Ad Hoc Committee on Heritage Buildings be dissolved.
	10.2 To review the name, terms of reference, composition, and organization of the Historical Buildings Committee and to recommend changes as required to undertake new functions.	10.2.1 Propose to Planning Committee that the Historical Buildings Committee assume the role of the Heritage Support Implementation Task Force recommended in the Heritage Support: Policy and Programs report.
		10.2.2 Identify the appropriate level of managerial support for the Committee's work.
	10.3 To establish and confirm a budget plan that will stabilize the Committee's present functions, accommodate proposed expansion of its mandate, and enable it to be more pro-active.	10.3.1 Request that the Committee on Planning and Community Services restore the Historical Buildings Committee budget to the 1989 level ($55,372).
	10.4 To secure additional operating funds beyond the annual allocation from City Council.	
	10.5 To work toward establishment of a Winnipeg Heritage Resources Development Agency as proposed in Heritage Support: Policy and Programs	10.5.1 Initiate meetings to discuss the concept of a Winnipeg Heritage Resources Development Agency between City representatives and the provincial ministers of Urban Affairs and Culture, Heritage and Citizenship, and the federal regional executive director of Canadian Heritage.

1030 - Appendix “A” referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated July 18, 1995

THIS AGREEMENT made in duplicate this day of A.D. 1995.

BETWEEN:

THE UNIVERSITY OF MANITOBA,
on behalf of its Faculty of Dentistry,

(hereinafter referred to as the "Faculty"),

OF THE FIRST PART,

- and -

THE CITY OF WINNIPEG,

(hereinafter referred to as the "City"),

OF THE SECOND PART.

WHEREAS the Faculty operates a professional program of Dentistry;

AND WHEREAS the City operates dental clinics;

AND WHEREAS it is in the interests of the Faculty and the City that the development of Dentistry in Manitoba be furthered through the educational preparation of the students of the Faculty by way of field work experience at the City's dental clinics at John M. King and Dufferin Schools (hereinafter referred to as the "dental clinics");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of providing students from the Faculty and providing facilities at the dental clinics by the City in order that the students of the Faculty obtain field work experience in Dentistry, and in consideration of the mutual covenants herein contained, the parties hereto agree that:

l. This agreement shall commence on the 1st day of September, A.D. 1995.

2. Arrangements will be made between a representative of the City and a representative of the Faculty, for direct communication on a regular and planned basis.

3. The Faculty will present to the City as early as possible all information deemed necessary and relevant by its representative, including but not limited to the following:

(a) the names, the number and a student profile for each of the students requesting field work placement at the City;

(b) student timetables indicating the days and evenings on which the students, subject to arrangements being made, will be involved in the field work experience program;

(c) the objectives of the course and the field experience required to meet them.

4. The City and the Faculty will plan and conduct a period of orientation to the field experience program for the students prior to the beginning of such program. It is contemplated by the parties that the orientation period will include the presentation of selected current policies as well as such regulations and procedures as it deemed appropriate.

5. The City will provide for the students of the Faculty without charge to the Faculty such facilities at the dental clinics as are available, feasible and appropriate in the circumstances.

6. Subject to Clause 7, the City will provide a clinical Instructor who shall be responsible for providing the instruction to, supervision and evaluation of the students during the field work experience program.

7. The Faculty shall indemnify and keep indemnified the City of Winnipeg and its servants, agents and employees, and the clinical Instructor, from and against all claims, actions or proceedings for loss, injury, damages or compensation by any person, firm or corporation, or by any member, employee, agent or third party whether claiming through or under the Faculty or otherwise, caused by reason of or in any way attributable to the participation of the students of the Faculty in the field work experience program at the City, or in any way connected therewith or otherwise by reason of the exercise of the Faculty, or students of the Faculty of the rights hereby granted or the performance of or failure to perform their obligations under this Agreement.

8. This Agreement may be terminated by the Faculty or the City's Manager of Oral and Dental Health Service on sixty (60) days notice in writing to be given one to the other, for any or no reason and without compensation. In the event the City terminates the Agreement and there are students taking part in the field work experience program at the time, the City agrees that it will assist the Faculty in devising a fair and equitable mechanism so that said students may graduate from the Faculty.

9. It is understood and agreed that the parties may amend any provision of this Agreement at any time upon mutually so agreeing in writing.

10. It is further understood and agreed that all information, data, documents and material shall be treated as confidential by the Faculty and its agents, servants, employees and students and shall not be disclosed without the written permission of the City being first obtained, subject only to such information as the students or their evaluators are required to submit in order that they may complete their program in the Faculty, and this obligation shall continue after the termination of this Agreement.

11. It is agreed by and between the parties hereto that any notice herein provided or permitted to be given by either party to the other shall be deemed to have been effectively given if mailed by registered or certified post, postage prepaid, addressed to such other party respectively as follows:

University of Manitoba
Vice-President (Administration)
Room 202, Administration Building
Winnipeg, Manitoba
R3T 2N2

AND TO:

The Manager of Community Oral & Dental Health Services
280 William Avenue
Winnipeg, Manitoba
R3B OR1

IN WITNESS WHEREOF the parties have hereto executed these presents on the day and year first above written.

THE UNIVERSITY OF MANITOBA
on behalf of its Faculty of Dentistry

_____
Vice-President, Administration

THE CITY OF WINNIPEG

_____
Mayor

_____
City Clerk

Approved:

_____
Manager of Community Oral
& Dental Health Services

Approved as to form:

_____
for City Solicitor/
Manager of Legal Services

1031 - Appendix "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated July 18, 1995

June 21, 1995 *AG 403/95*

REPORT OF THE ADMINISTRATIVE COORDINATING GROUP

RE: REVY HOME AND GARDEN CENTRE
NORTH OF REENDERS DRIVE BETWEEN LAGIMODIÈRE BOULEVARD AND PANET ROAD

Revelstoke Home Centres Limited is proposing to construct a Revy Home and Garden Centre north of Reenders Avenue between Lagimodiere Boulevard and Panet Road. The administration has reviewed the servicing and access requirements for the proposal and submits for your approval the conditions for a Development Agreement to be entered into prior to the issuance of any building permit for the Revy Home and Garden Centre as follows:

1. *The Developer shall finance the cost of constructing two 8.3 m in width dual portland cement concrete pavements divided by a 5 m in width median along the full length of Panet Road from approximately 100 m north of the north limit of Reenders Drive to approximately 100 m north of the north limit of Munroe Avenue, including but not limited to street lighting, boulevard and median landscaping, sidewalk in the west boulevard, land drainage works, transition from 4 lanes to 2 lanes at the north end, any necessary signing, any necessary asphalt work, the reconstruction of side street turnouts, and all related works, all as determined by and to the satisfaction of the Commissioner of Works and Operations.*

   The Developer's share of constructing the above described works shall be the cost of constructing one 4 m wide lane of one of those 8.3 m wide portland concrete cement pavements along Panet Road.

   The City shall repay the Developer its cost of constructing the remaining above described works along Panet Road, in an amount certified by the Commissioner of Works and Operations subject to approval of capital funding by City Council, which cost shall include interest in accordance with the City's Development Agreement Parameters.

2. *The Developer shall, at no expense to the City, construct median openings, channelization, auxiliary lanes, transitions and all related works required to provide access to the subject property on Panet Road and Lagimodiere Boulevard, all as determined by and to the satisfaction of the Commissioner of Works and Operations and as generally illustrated on Streets and Transportation Drawing No. A-8663 attached hereto.*

3. *The Developer shall pay to the City all costs associated with providing vehicular access to the subject property, as determined by and to the satisfaction of the Commissioner of Works and Operations.*

4. *The Developer shall, at no expense to the City, construct a 30.0 m portland cement concrete pavement extension and new upstream transition to the northbound left turn storage lane on Lagimodiere Boulevard at Reenders Drive, as determined by and to the satisfaction of the Commissioner of Works and Operations.*

5. *The Developer shall, at no expense to the City, remove the northbound left turn storage lane and reconstruct the centre median on Lagimodiere Boulevard at Almey Avenue, as determined by and to the satisfaction of the Commissioner of Works and Operations. The works required under this clause are as a result of the closure of Almey Avenue between Panet Road and Lagimodière Boulevard.*

6. *The Developer shall dedicate, at no cost to the City, property required to widen the Panet Road right-of-way by 1.825 m (6.0 ft.) for the full length of the developer-owned property abutting Panet Road, to the satisfaction of the Commissioner of Works and Operations.*

7. *The Developer shall, at no expense to the City, construct a concrete sidewalk 1.5 m in width along the east side of Panet Road from Reenders Drive to Munroe Avenue, as determined by and to the satisfaction of the Commissioner of Works and Operations.*

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

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

10. The Developer shall pay 25% of the costs associated with the installation and/or relocation of street lights and other utilities including the conversion of electrical and telephone lines from overhead to underground along Panet Road made necessary as a result of works which the Developer is required to undertake on Panet Road, as determined by and to the satisfaction of the Commissioner of Works and Operations.

11. The Developer shall pay all costs associated with the installation and/or relocation of street lights and other utilities made necessary as a result of works which the Developer is required to undertake on Lagimodiere Boulevard, as determined by and to the satisfaction of the Commissioner of Works and Operations.

12. (a) The Developer shall construct a stormwater retention basin, land drainage trunk sewers, inlet and control structures, an outfall to the existing sewer system in Munroe Avenue, and all other trunk system related works to serve the proposed development and other properties within the area bounded approximately by Concordia Avenue on the north, Lagimodiere Boulevard on the east, Reenders Drive on the south and Panet Road/Molson Street on the west, as determined by and to the satisfaction of the Commissioner of Works and Operations.

(b) The Developer shall demonstrate to the satisfaction of the said Commissioner, that the placement of the rock revetment over the public and/or private portion of the retention basin perimeter in relation to the normal water level is in accordance with applicable City standards and approved construction drawings, as a condition of final acceptance.

(c) The Developer shall be responsible for maintenance of the retention basin area to the satisfaction of the said Commissioner for one year from the date of issue of the Construction Completion Certificate.

(d) The Developer shall, if necessary, at no expense to the City, install chain link fencing to demarcate the public land component of the retention basin from private lands as determined by and to the satisfaction of the said Commissioner.

(e) The Developer shall be responsible for the full costs of grading, levelling and sodding the land component of the stormwater retention basin in accordance with plans and specifications approved by the Director of Parks and Recreation and the said Commissioner. The Developer shall be responsible for maintenance for a period of two years.

(f) In addition to a Letter of Credit to guarantee the installation of all services, the Developer shall provide a Letter of Credit in the amount of 15% of the construction cost of the retention basin and associated works to the satisfaction of the said Commissioner, which separate Letter of Credit will be released to the Developer upon execution of the Final Acceptance Certificate.

13. (a) The Developer shall pay a land drainage trunk service rate charge as determined by the Commissioner of Works and Operations.

(b) The City shall reimburse the Developer with interest in accordance with the City's Development Agreement Parameters for the cost of land drainage trunk facilities constructed by the Developer as outlined above in excess of the Developer's share of the cost thereof as determined by the said Commissioner, subject to the approval of capital funding therefor and/or as the City collects through subsequent development agreements and/or Local Improvement levies.

14. The Developer shall, at no expense to the City, construct all land drainage sewers complete with manholes, catchbasins and accessories thereto to serve the proposed development as determined by and to the satisfaction of the Commissioner of Works and Operations.

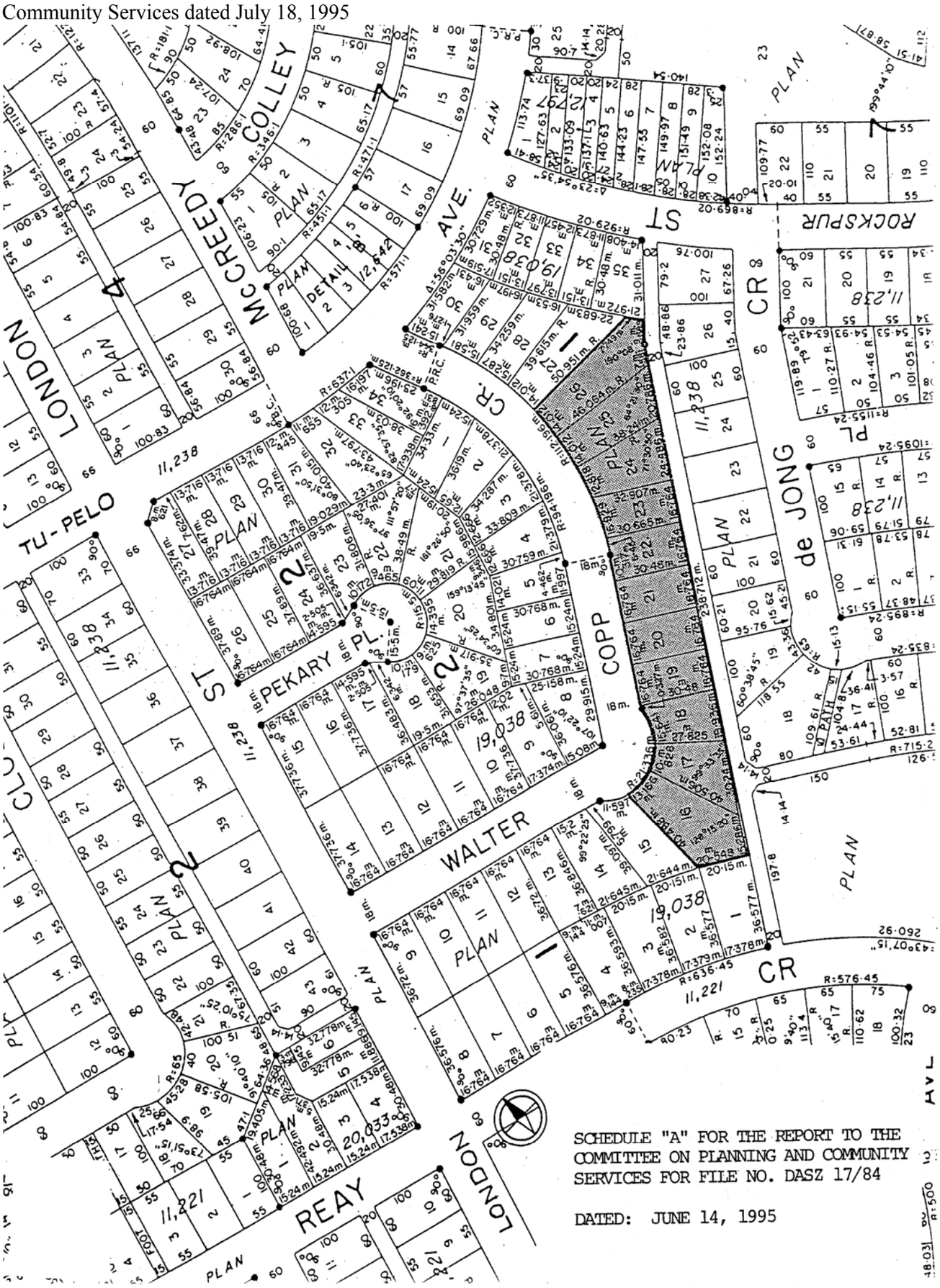
15. The Developer shall, at no expense to the City, construct wastewater sewers in Panet Road complete with manholes and accessories to serve the proposed development as determined by and to the satisfaction of the Commissioner of Works and Operations.

16. The Developer shall, at no expense to the City, construct a 300 millimetre diameter watermain in Panet Road from Reenders Drive to Munroe Avenue, including valves, hydrants and fittings to serve the proposed development as determined by and to the satisfaction of the Commissioner of Works and Operations. This work shall be completed prior to the issuance of the Occupancy Permit.

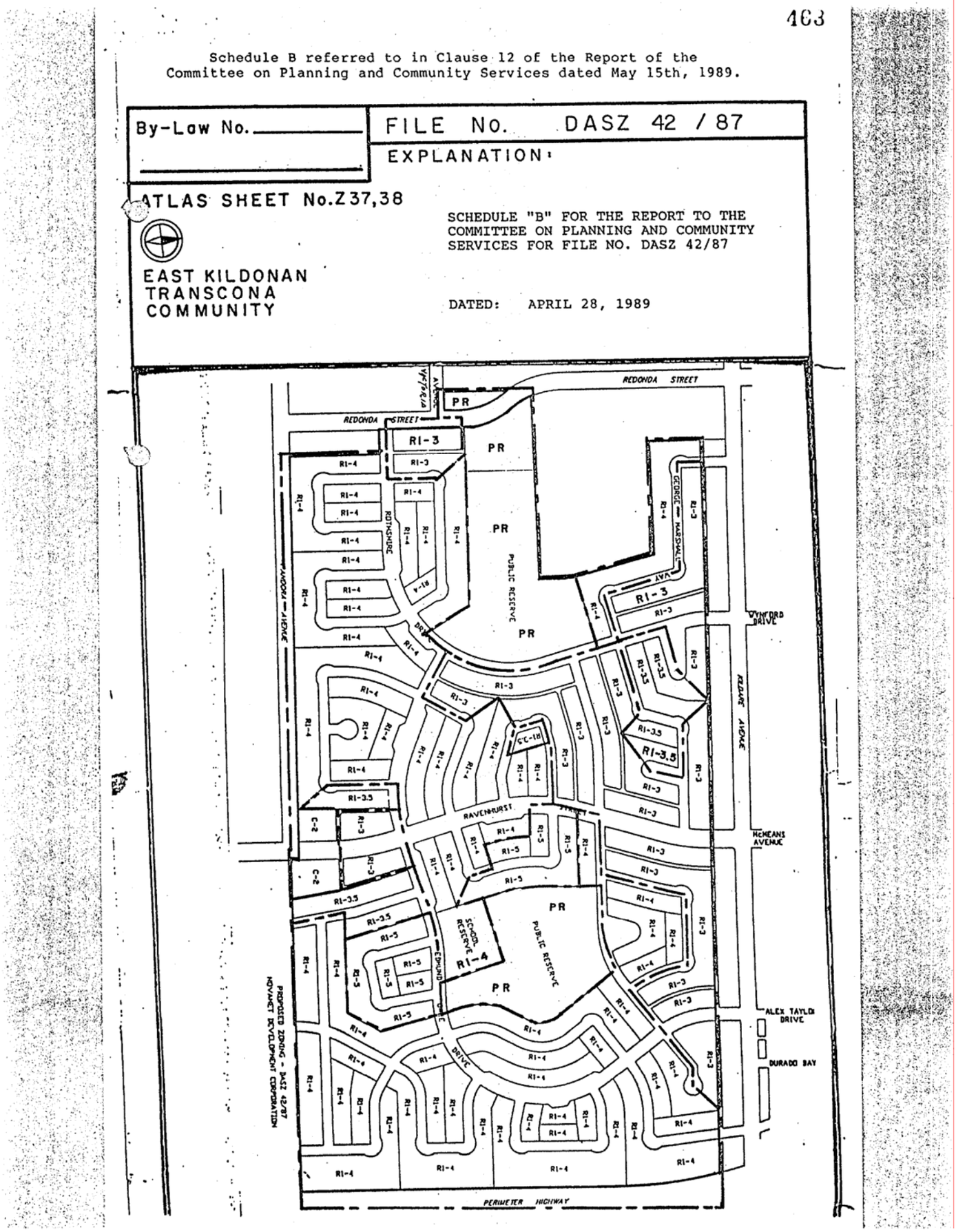
17. The Developer shall pay its proportionate share of the cost of engineering services provided by or on behalf of the City in connection with the installation of services pursuant to the terms of the Development Agreement.

18. The Developer shall pay $1,165.00 per acre of the land area being developed in lieu of the City's administrative and related costs associated with the preparation and implementation of the Development Agreement.

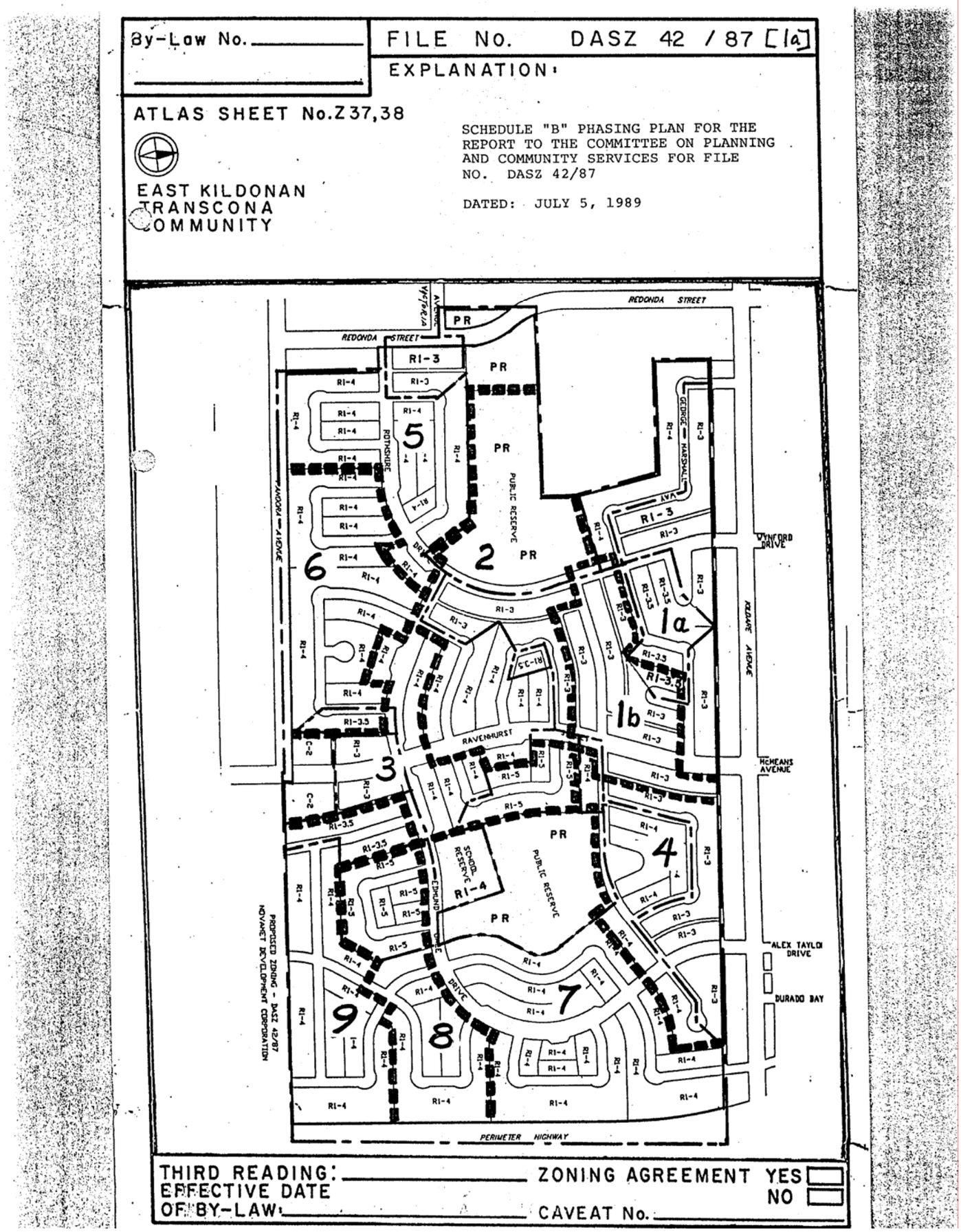
1032 - Schedule “A” referred to in Clause 8 of the Report of the Committee on Planning and Community Services dated July 18, 1995



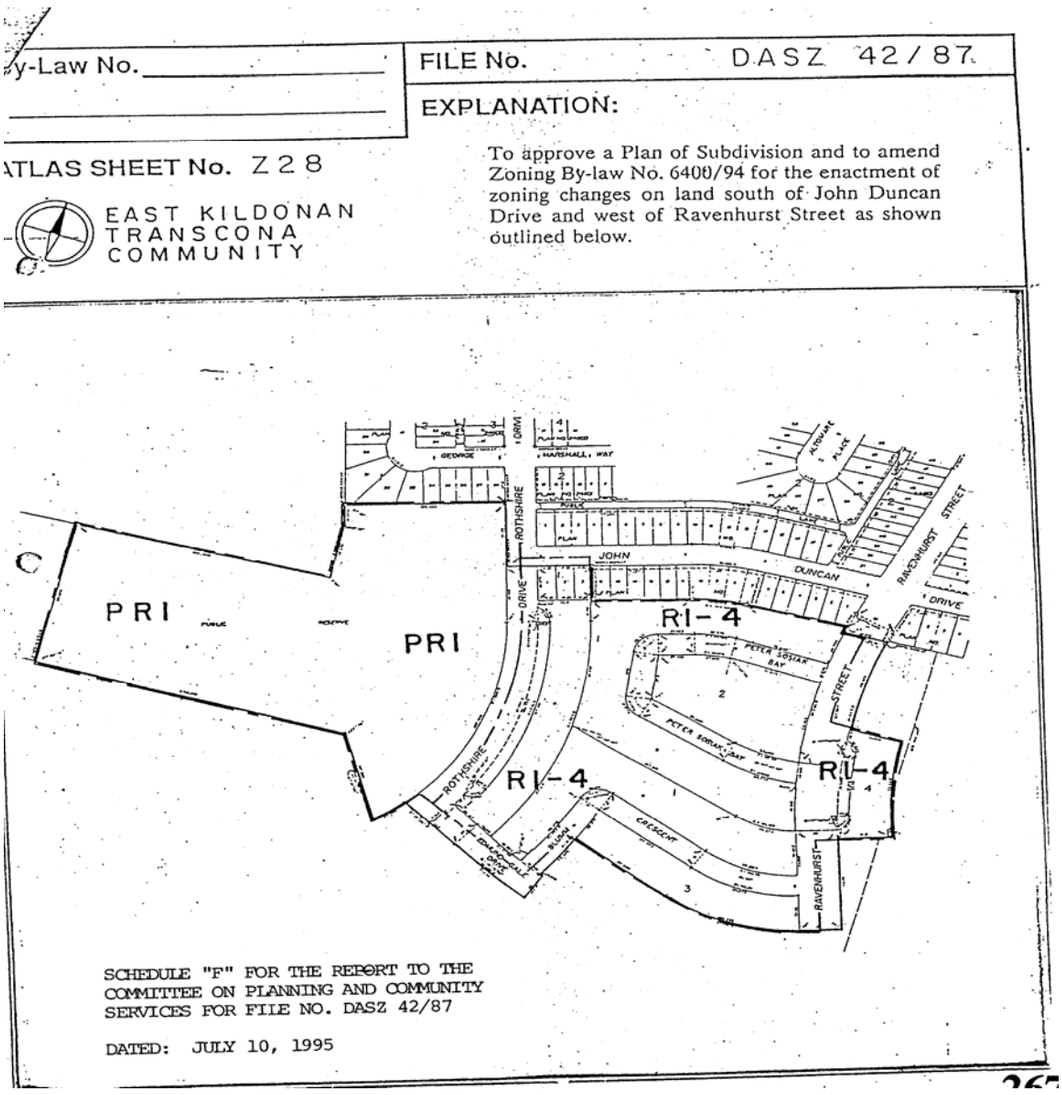
1033 - Schedule “B” (dated April 28, 1989) referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated July 18, 1995



Schedule “B” (dated July 5, 1989) referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated July 18, 1995



Schedule “F” referred to in Clause 9 of the Report of the Committee on Planning and Community Services dated July 18, 1995



1034 - Schedule “A” referred to in Clause 10 of the Report of the Committee on Planning and Community Services dated July 18, 1995

Schedule "A" referred to in Clause 21 of the Report of the Committee
nning and Community Services dated October 31st, 1988.

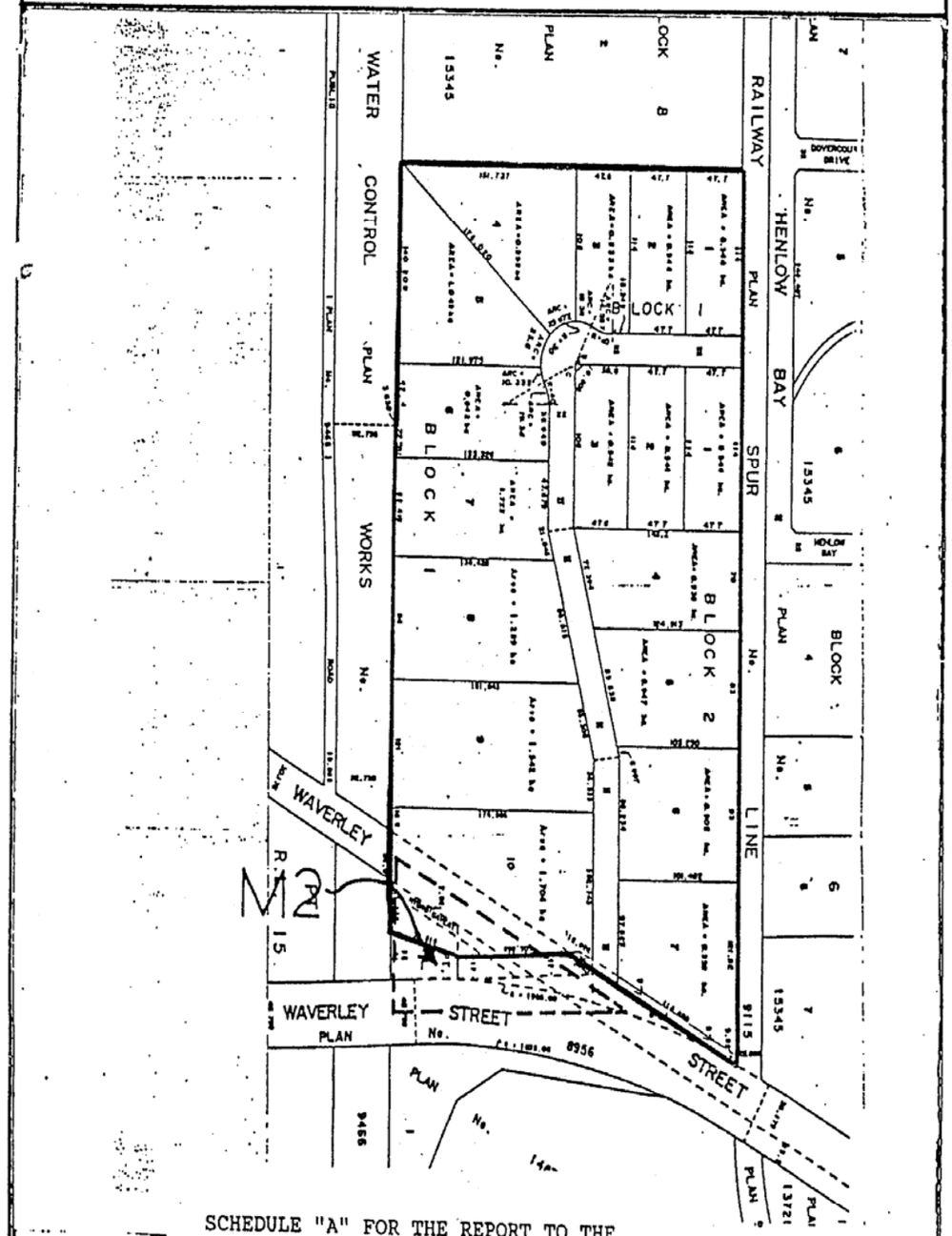
By-Law No. _____

FILE NO. DASZ 19/88

EXPLANATION: A proposal to subdivide the land shown outlined below and rezone that portion as outlined from an "A1" AGRICULTURAL DISTRICT to an "M2" LIMITED INDUSTRIAL DISTRICT.

ATLAS SHEET No. AJ21, AJ22

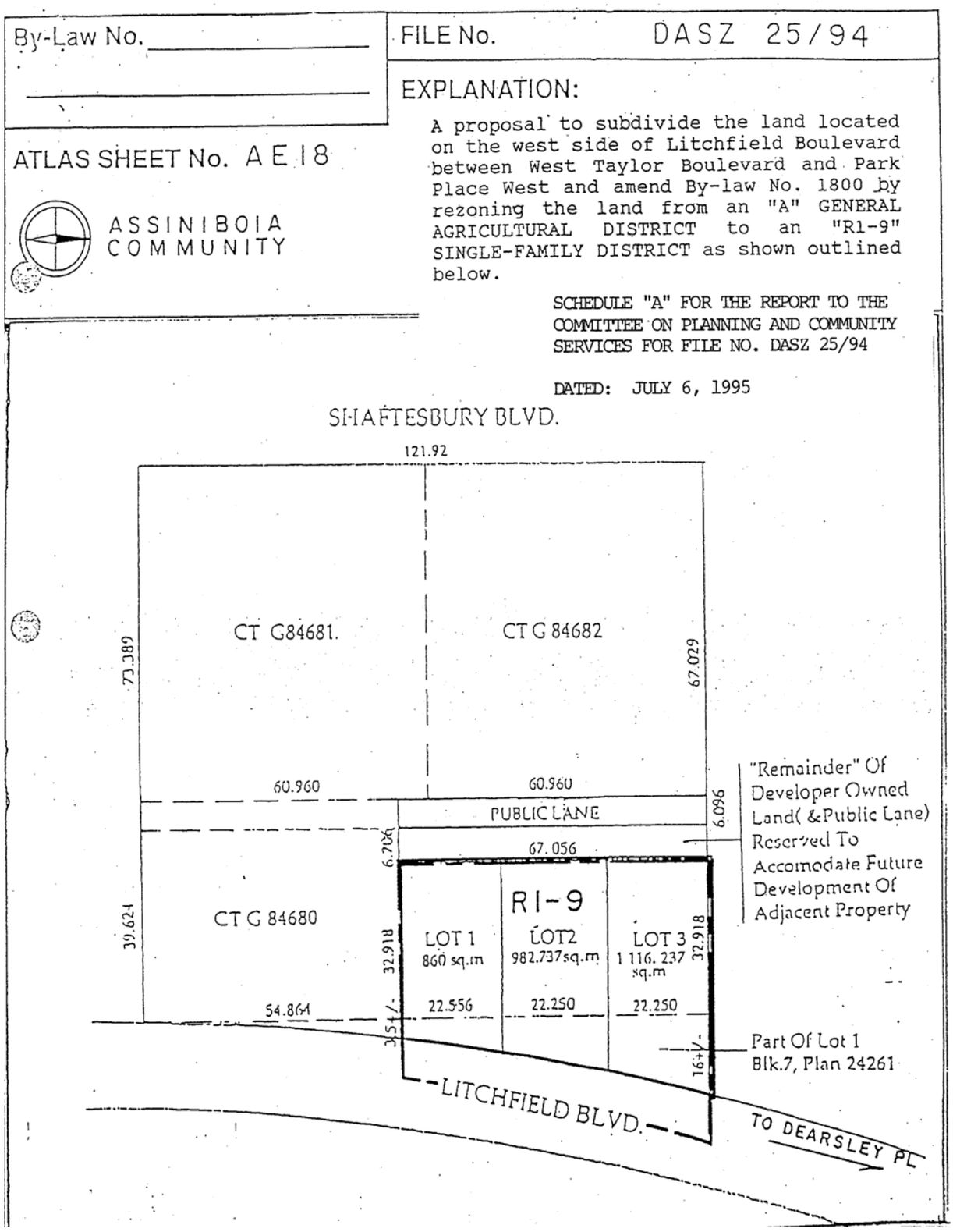
ASSINIBOINE PARK
FORT GARRY
COMMUNITY



SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 19/88

DATED: OCTOBER 18, 1988

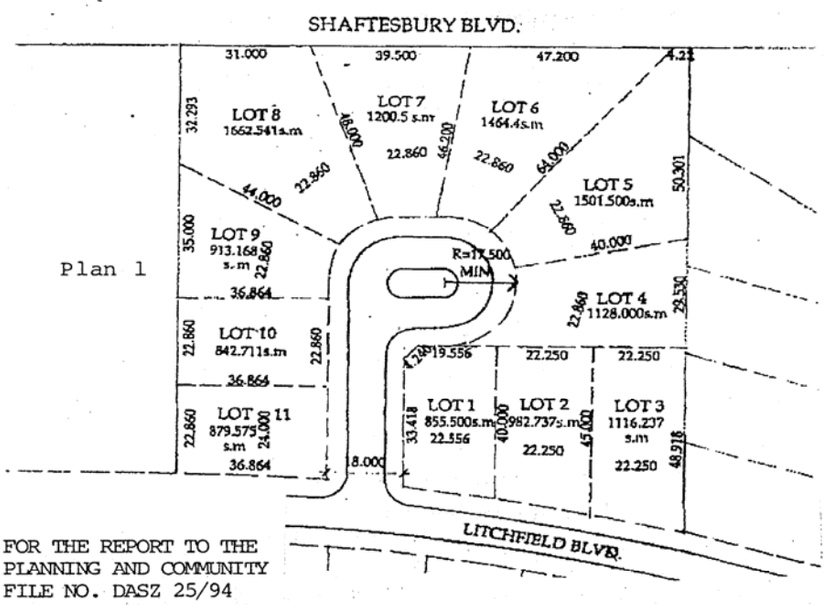
1035 - Schedule “A” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated July 18, 1995



Schedule “B” referred to in Clause 11 of the Report of the Committee on Planning and Community Services dated July 18, 1995

ATTACHMENT "A" May 9, 1995. Addendum to Plr.'s report for File DASZ 25/94

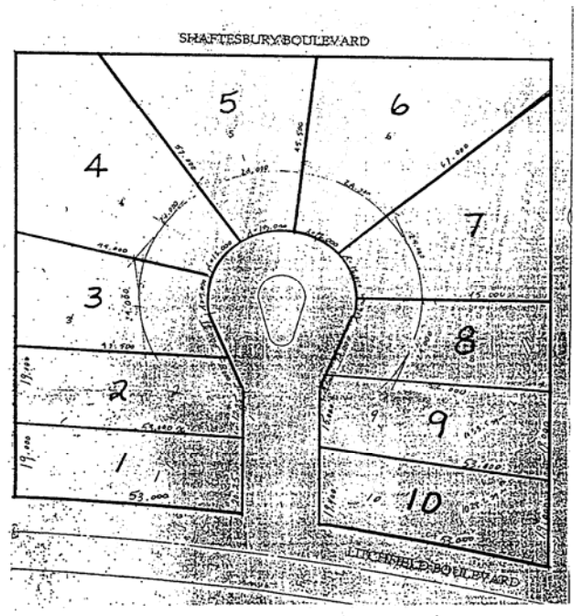
Plan 1



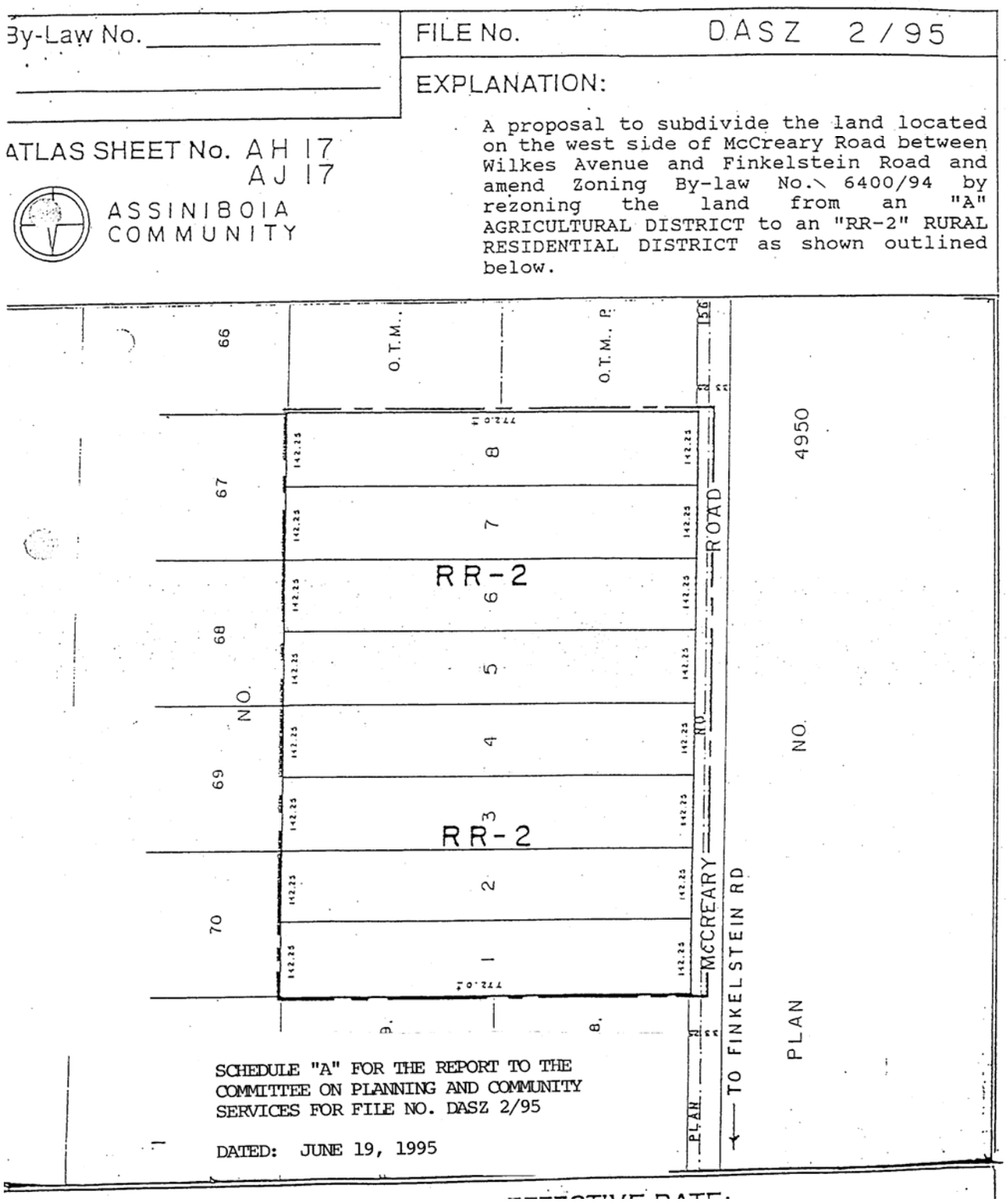
SCHEDULE "B" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 25/94

DATED: JULY 6, 1995

Plan 2



1036 - Schedule “A” referred to in Clause 12 of the Report of the Committee on Planning and Community Services dated July 12, 1995



1037 - Schedule “A” referred to in Clause 13 of the Report of the Committee on Planning and Community Services dated July 18, 1995

By-Law No. _____

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FILE No. DASZ 9/95

EXPLANATION:

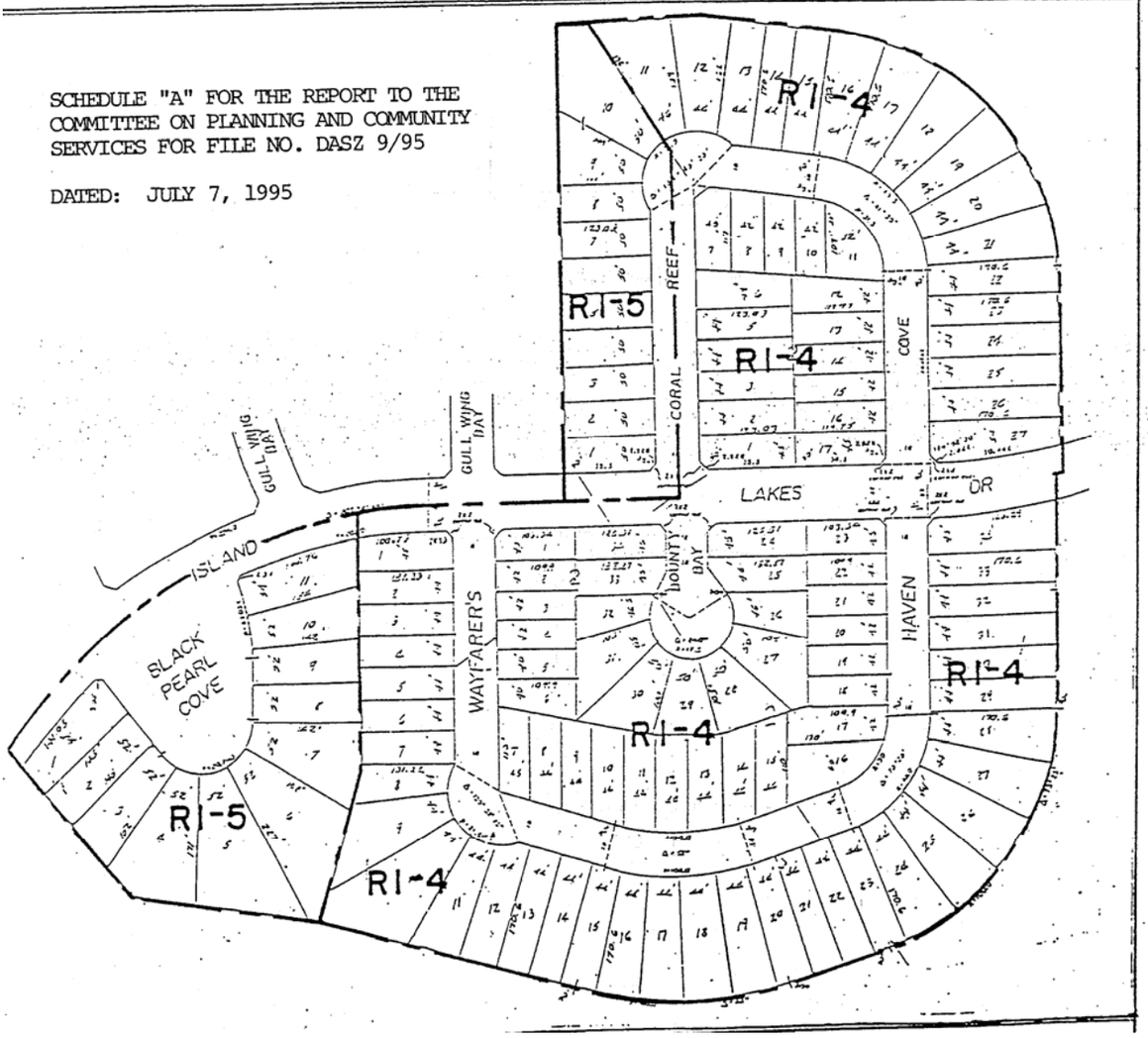
A proposal to subdivide the land shown outlined below and rezone it from an "A.5" AGRICULTURAL DISTRICT to an "R1-4" SINGLE-FAMILY DISTRICT and an "R1-5" SINGLE-FAMILY DISTRICT.

ATLAS SHEET No. AG 30

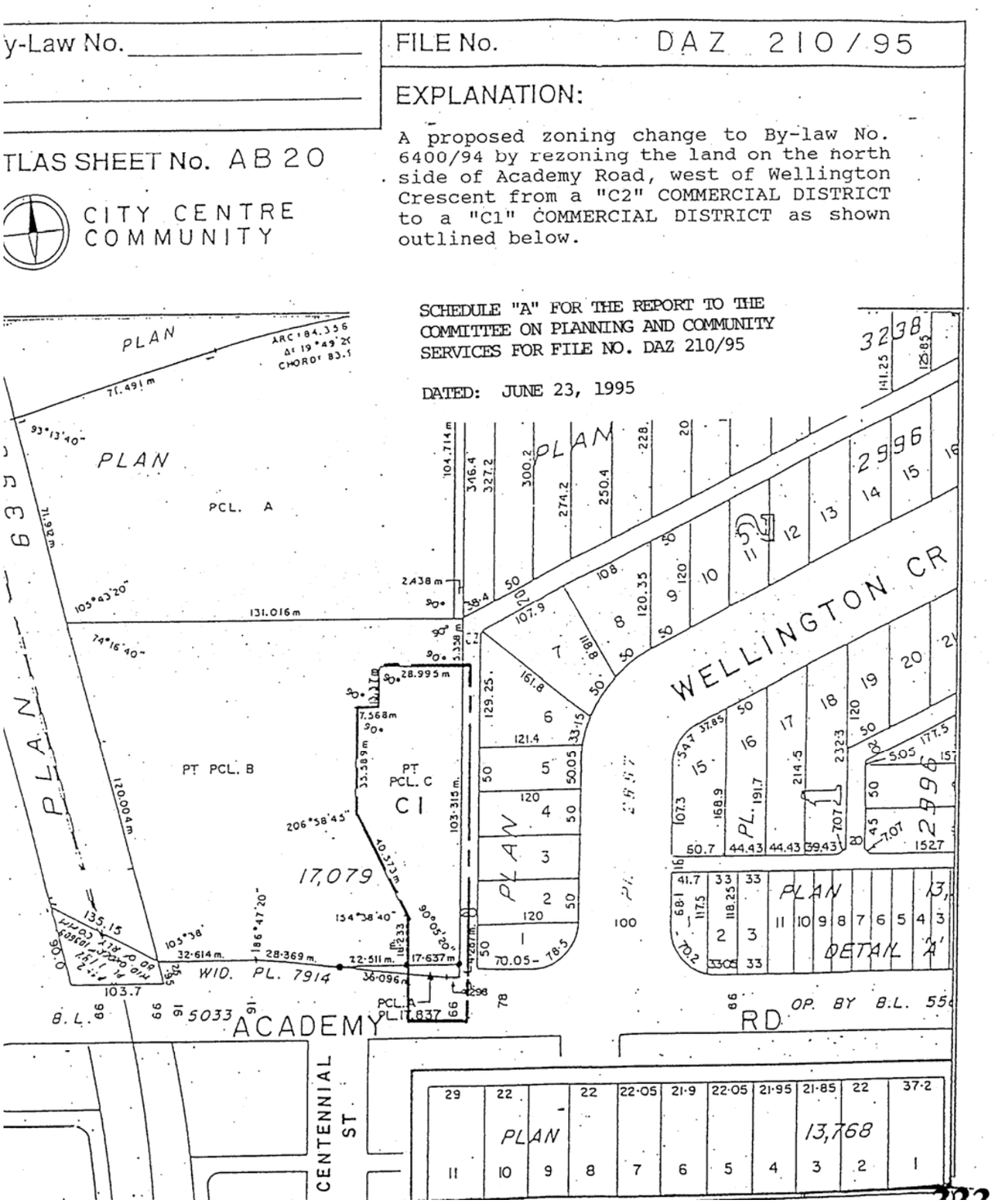
RIEL COMMUNITY

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. DASZ 9/95

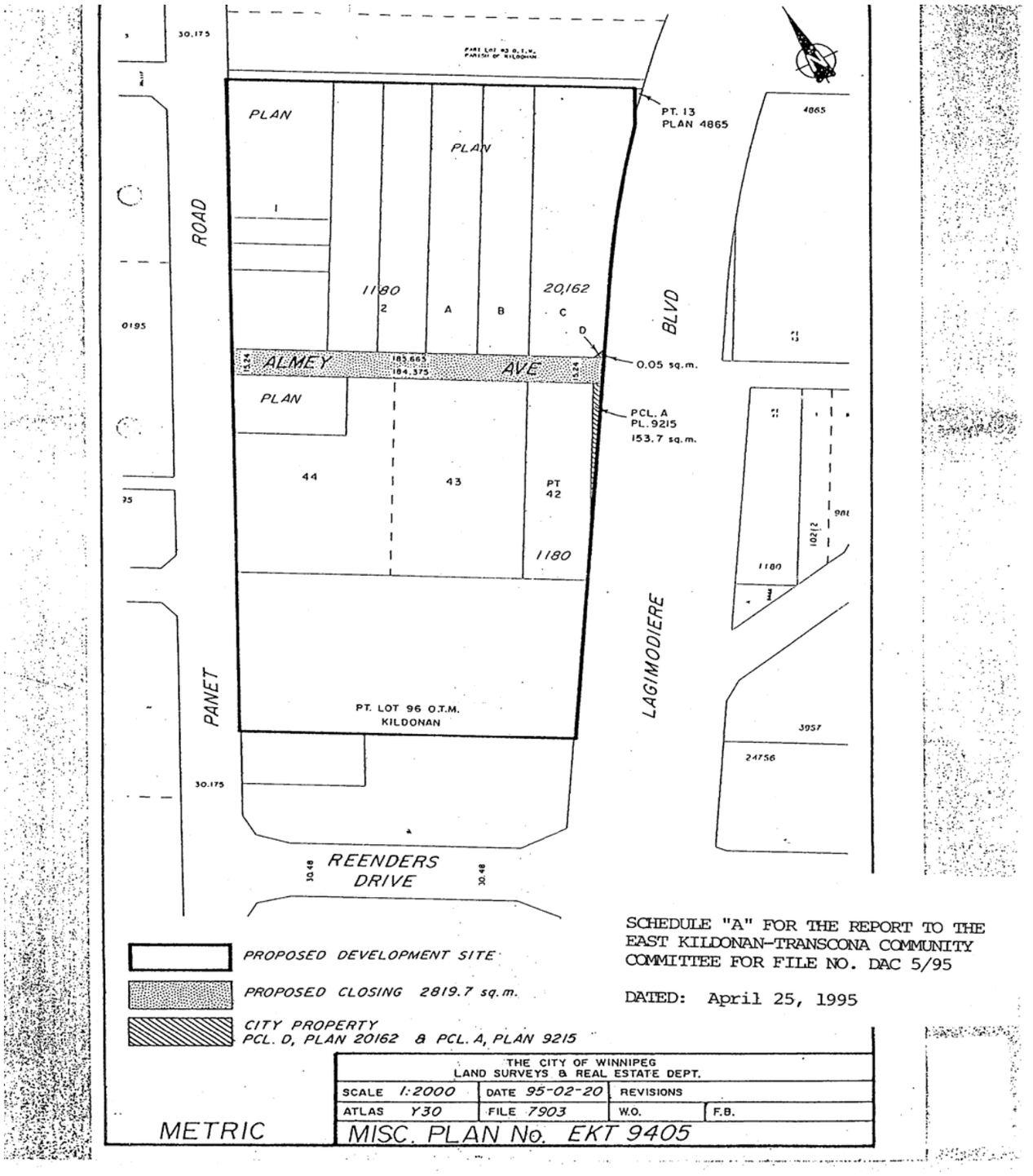
DATED: JULY 7, 1995



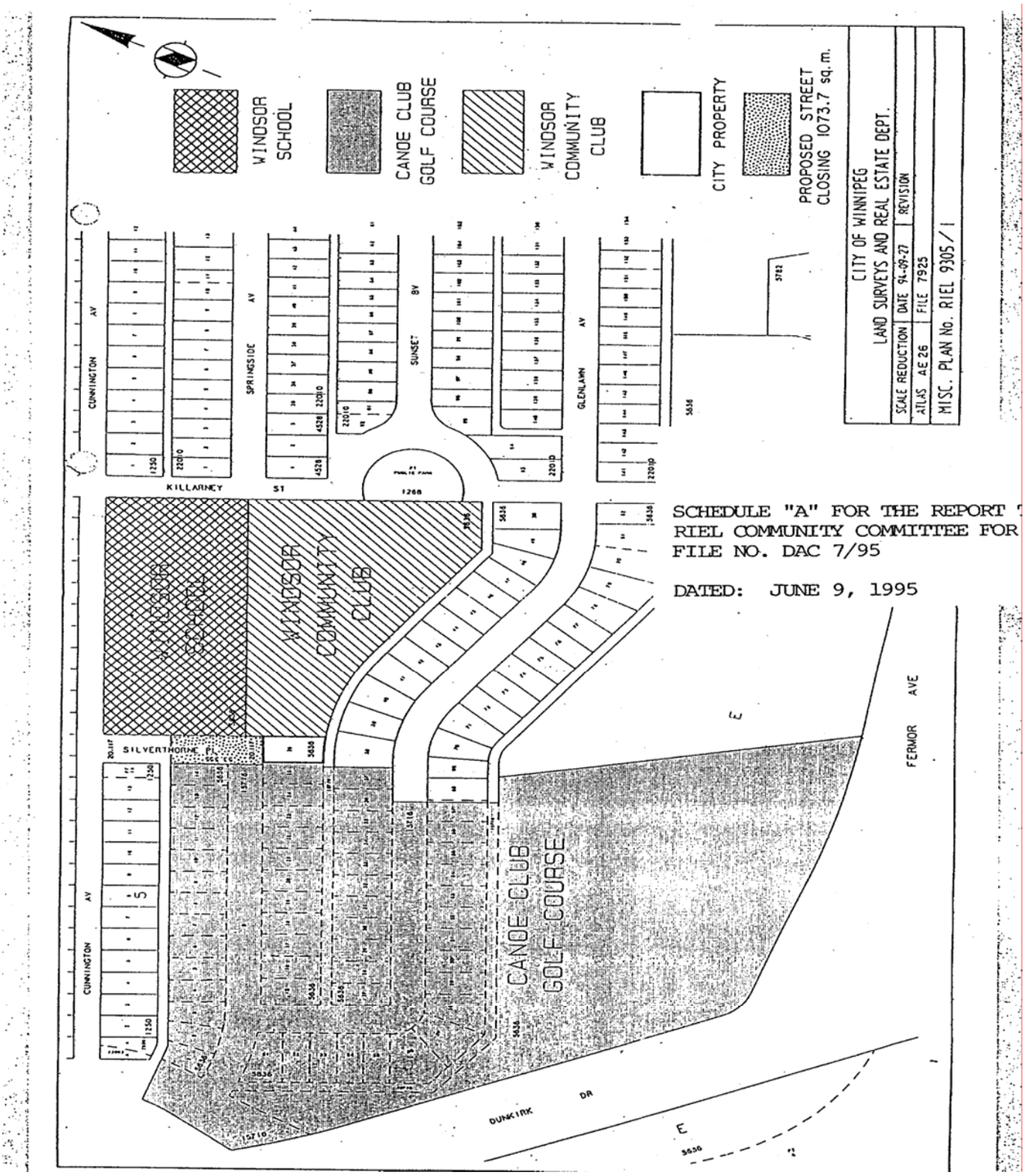
1038 - Schedule “A” referred to in Clause 14 of the Report of the Committee on Planning and Community Services dated July 18, 1995



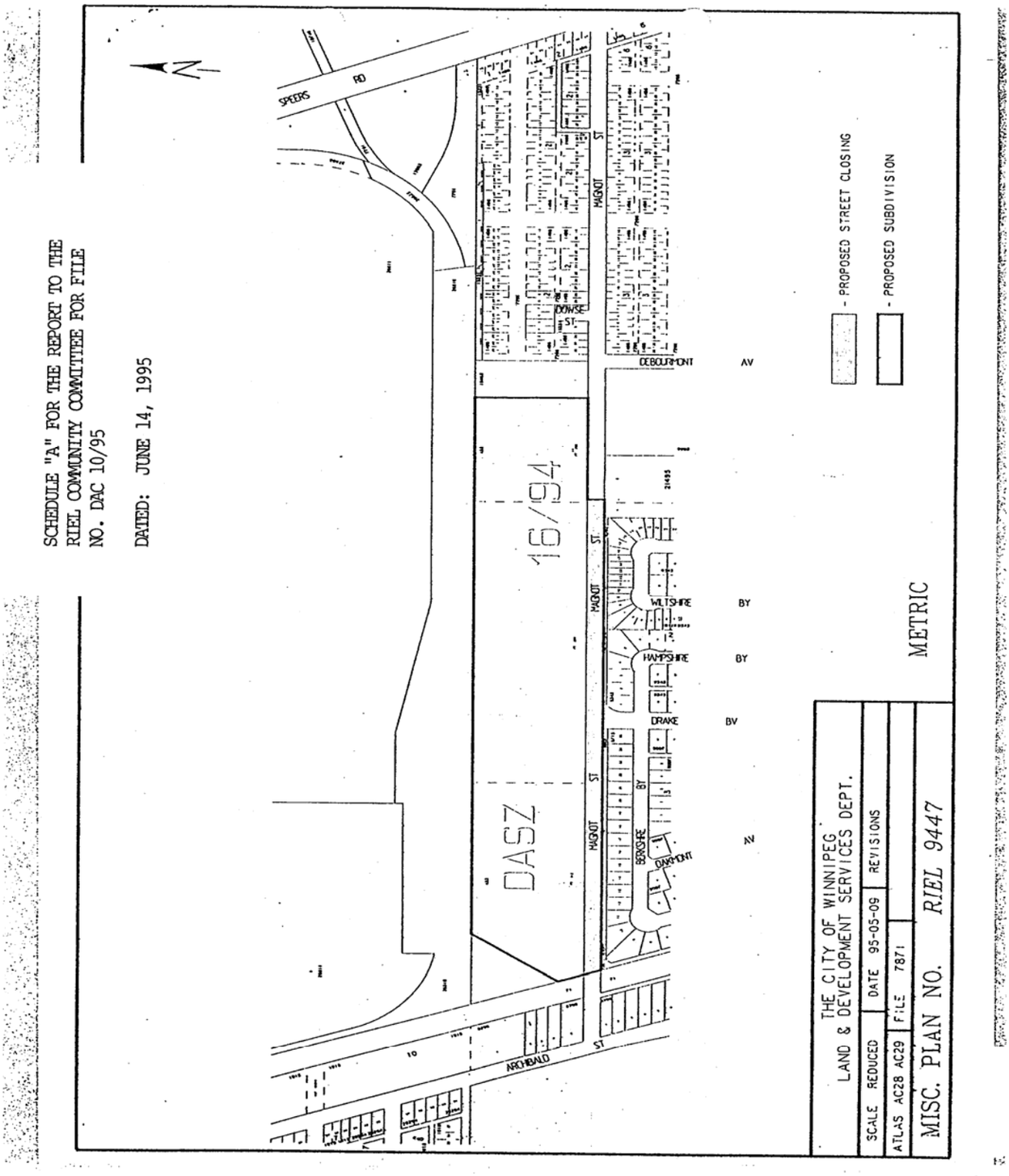
1039 - Schedule “A” referred to in Clause 15 of the Report of the Committee on Planning and Community Services dated July 18, 1995



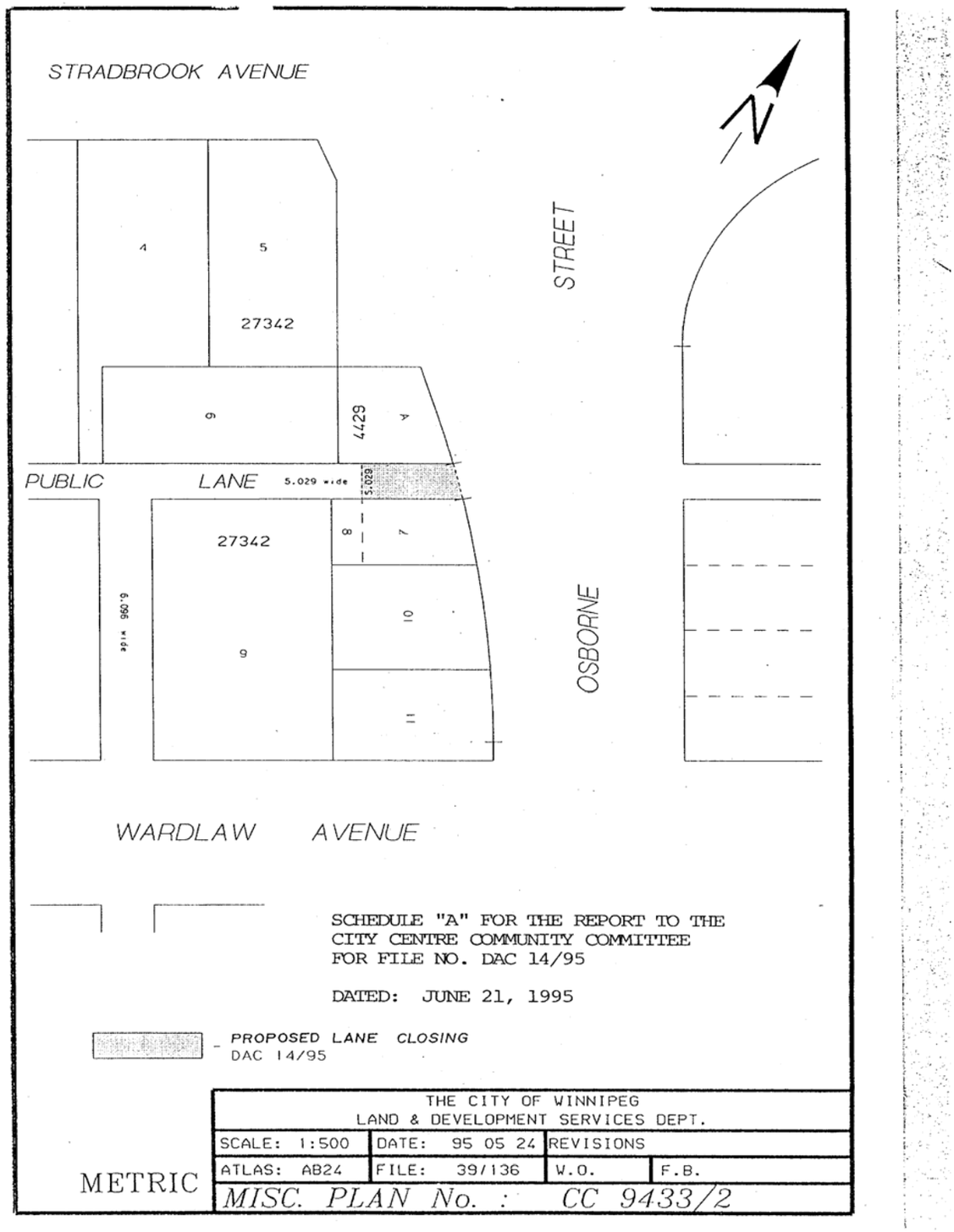
1040 - Schedule “A” referred to in Clause 16 of the Report of the Committee on Planning and Community Services dated July 18, 1995



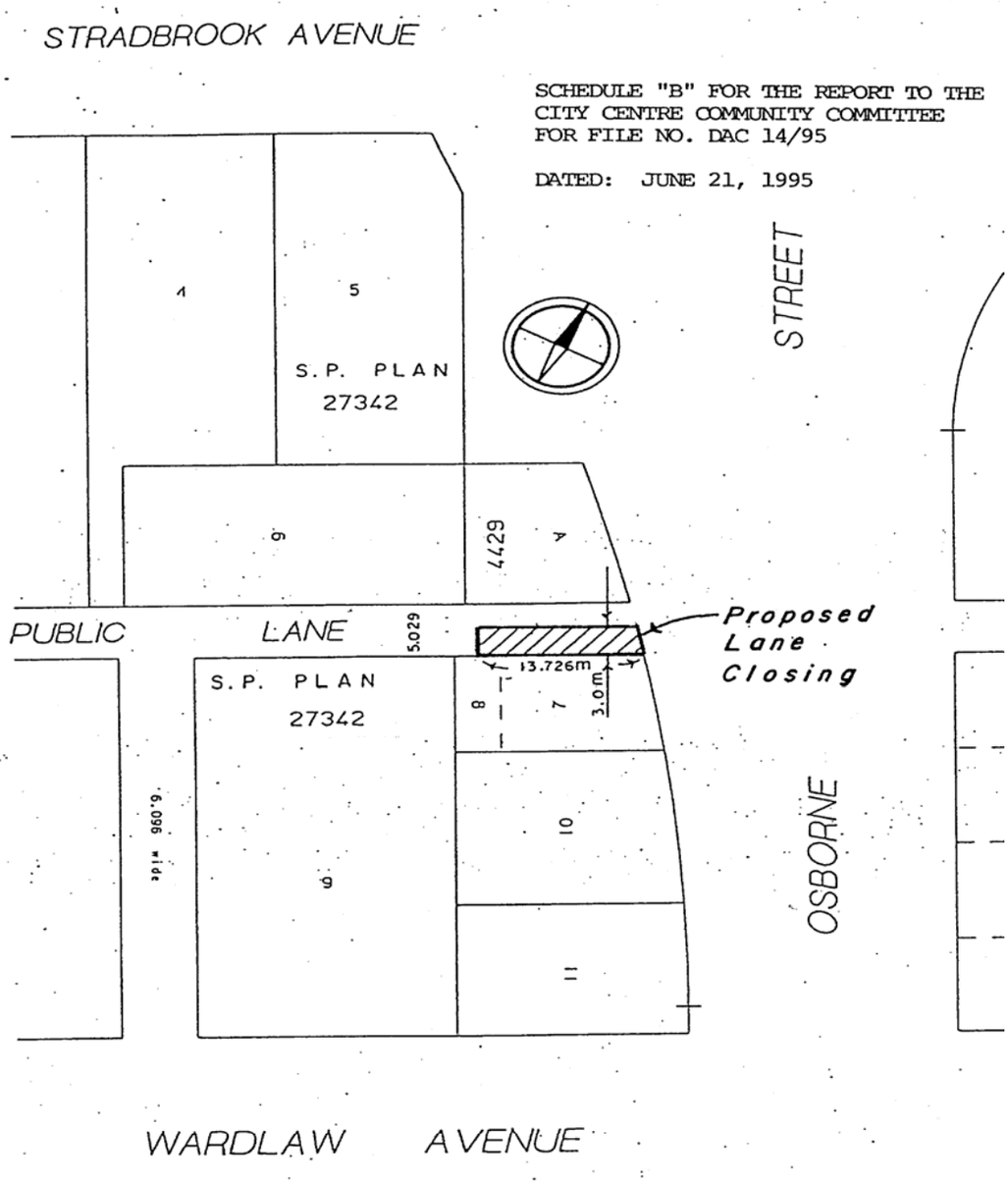
1041 - Schedule “A” referred to in Clause 17 of the Report of the Committee on Planning and Community Services dated July 18, 1995



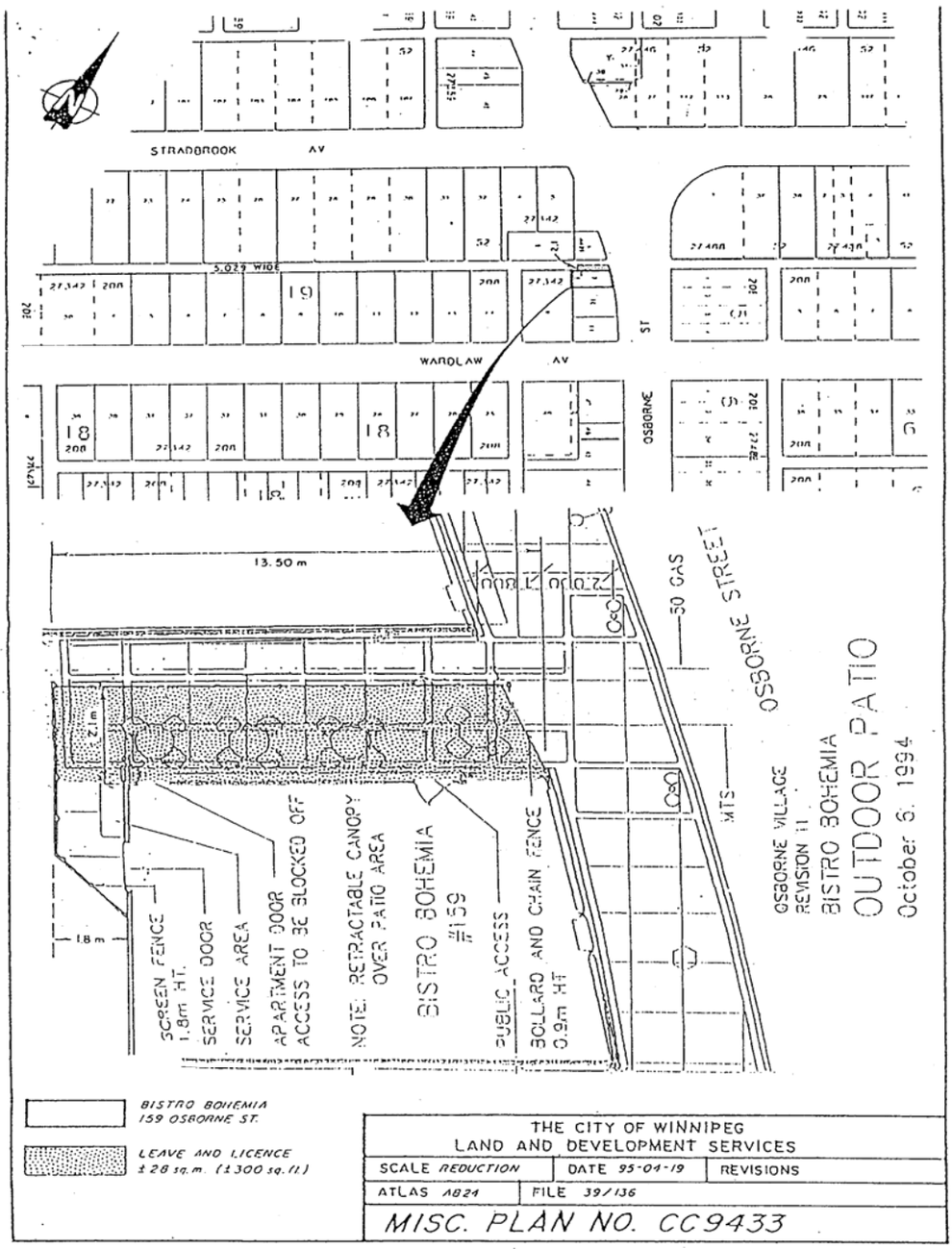
1042 - Schedule “A” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated July 18, 1995



Schedule “B” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated July 18, 1995



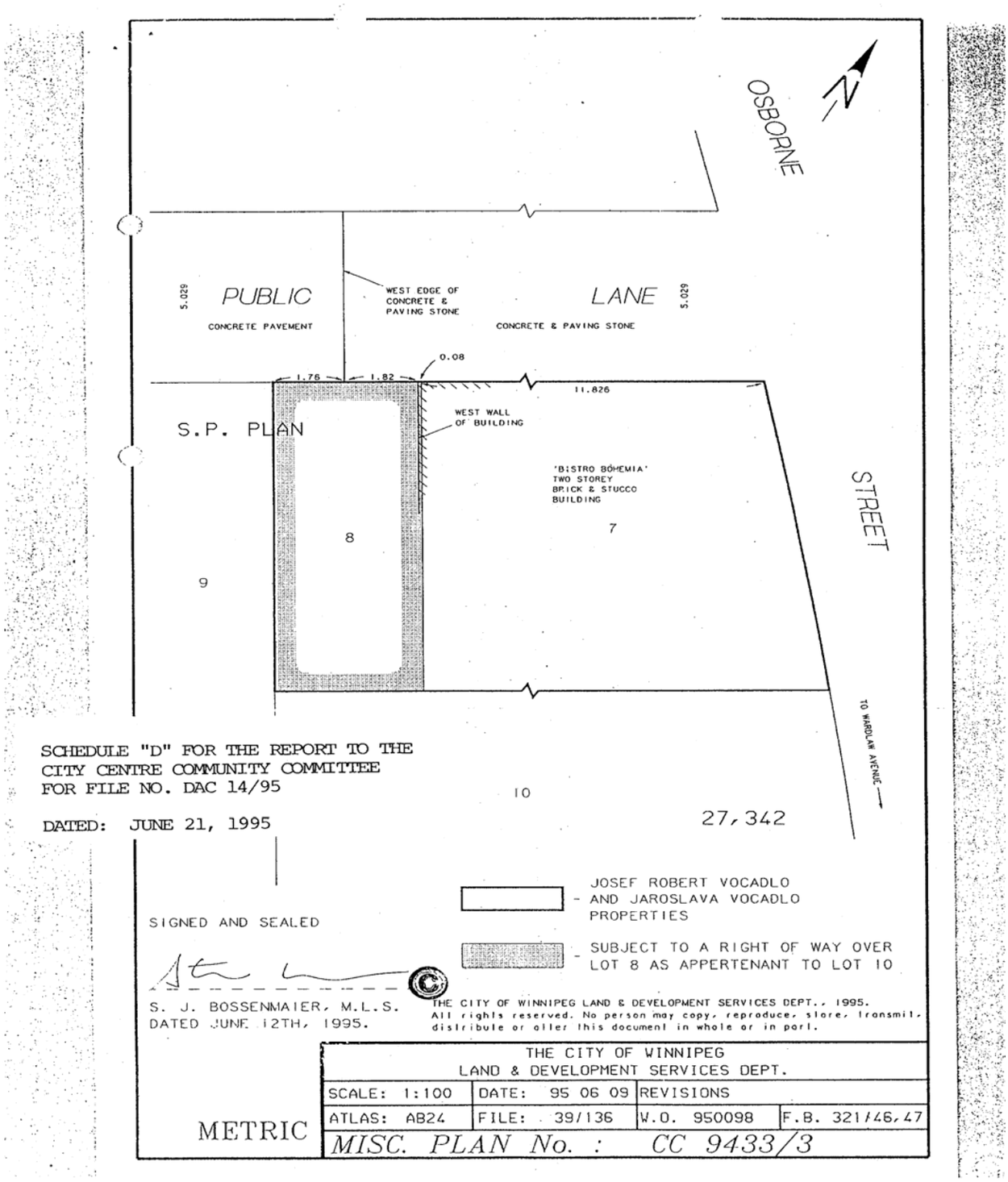
Schedule “C” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated July 18, 1995



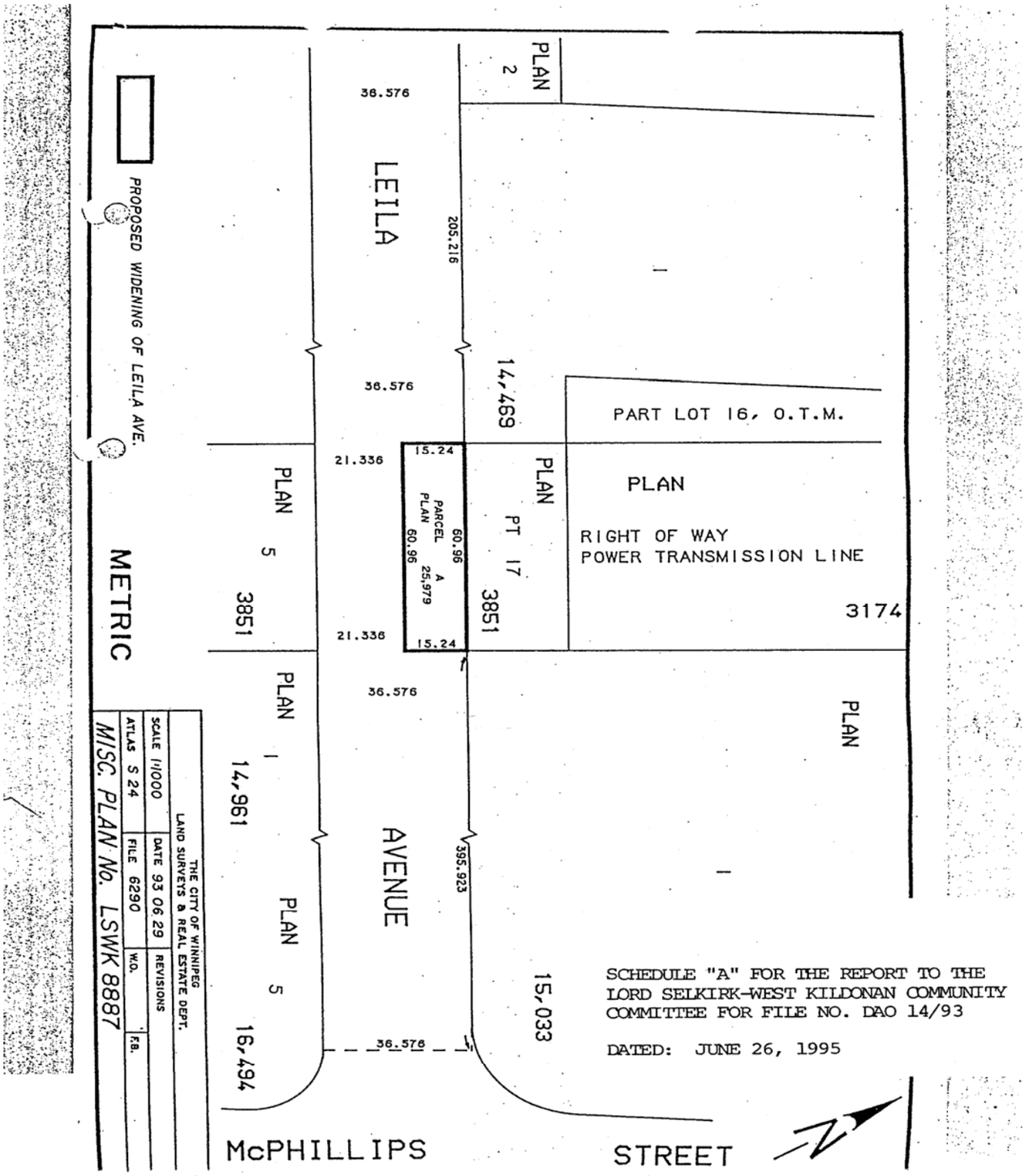
SCHEDULE "C" FOR THE REPORT TO THE
CITY CENTRE COMMUNITY COMMITTEE
FOR FILE NO. DAC 14/95

DATED: JUNE 21, 1995

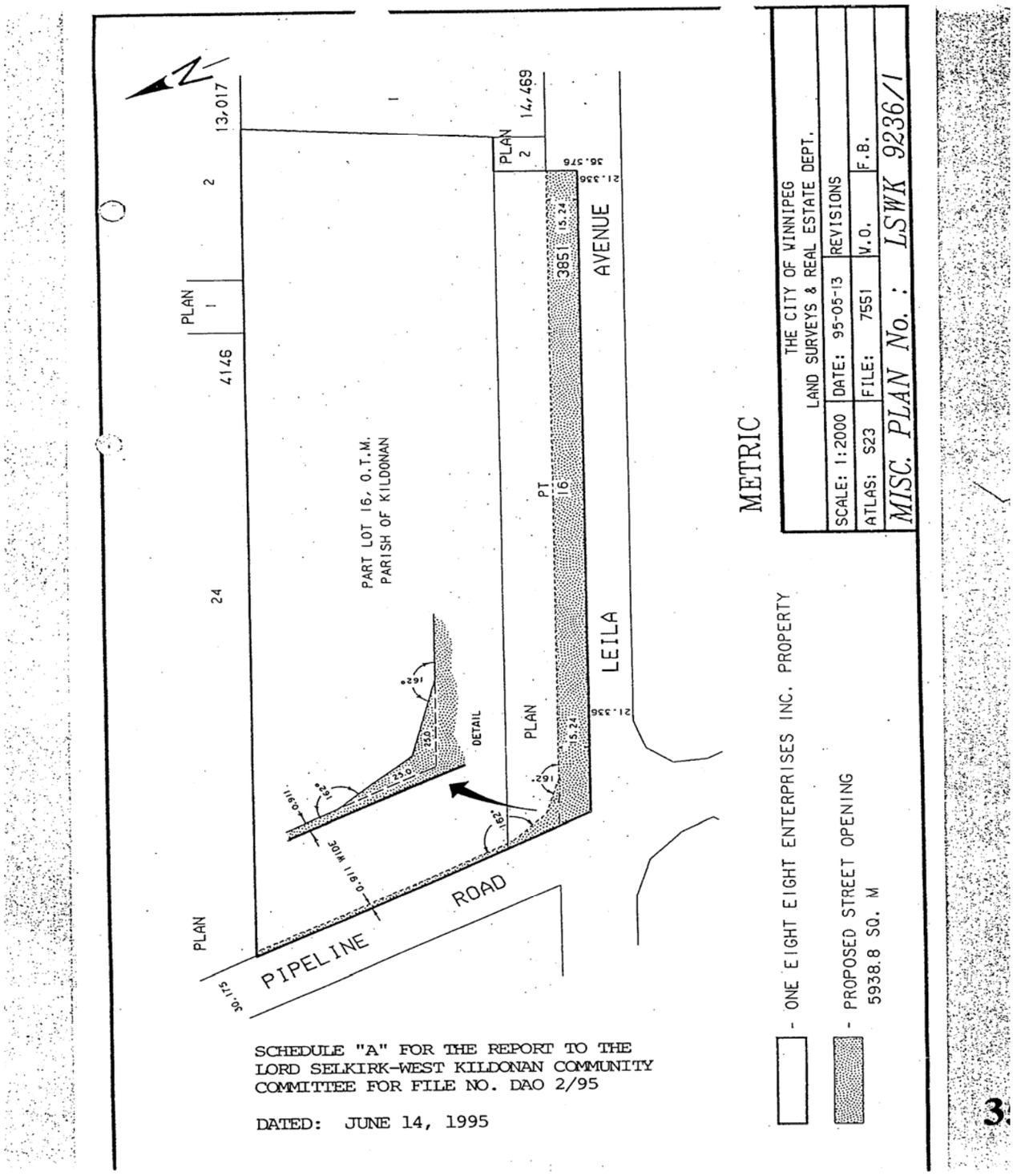
Schedule “D” referred to in Clause 18 of the Report of the Committee on Planning and Community Services dated July 18, 1995



1043 - Schedule “A” referred to in Clause 19 of the Report of the Committee on Planning and Community Services dated July 18, 1995



1044 - Schedule “A” referred to in Clause 20 of the Report of the Committee on Planning and Community Services dated August 1, 1995



1045 - Schedule “A” referred to in Clause 1 of the Report of the Committee on Planning and Community Services dated August 1, 1995

REFERENCE: FILE NO. SPA 41/95

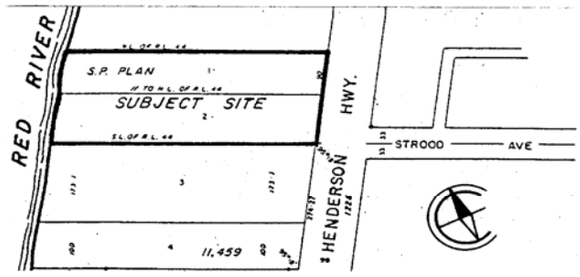
THE CITY OF WINNIPEG

BY-LAW NO.

A By-law of THE CITY OF WINNIPEG to amend By-Law No. 1300/76, a By-Law establishing a Secondary Plan for North Henderson Highway, being a statement of the City's policies and proposals for the development of the North Henderson Highway area.

THE CITY OF WINNIPEG in Council assembled, enacts as follows:

1. The "PROPOSED LAND USE" as shown on SCHEDULE "A" to By-Law No. 1300/76, is hereby further amended by reclassifying thereon the lands within the areas outlined below from a "LOW DENSITY RESIDENTIAL AREA" proposed land use designation to a "MEDIUM-DENSITY RESIDENTIAL AREA" land use designation.



RECEIVED FIRST READING on this.....day of.....A.D., 19.....

RECEIVED SECOND READING on this.....day of.....A.D., 19.....

RECEIVED THIRD READING on this.....day of.....A.D., 19.....

DONE AND PASSED in Council assembled this.....day of.....A.D., 19.....

.....
Mayor

.....
City Clerk

Certified as to Planning Details

.....July 25/95.....
for Director of Land &
Development Services

Certified as to Form:

.....
for City Solicitor

Reference: SPA 41/95

SCHEDULE "A" FOR THE REPORT TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES FOR FILE NO. SPA 41/95

DATED: JULY 25, 1995