REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

DATED FEBRUARY 1, 1994

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated February 1, 1994, was considered clause by clause.

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

Carried.

411 - Councillor Golden asked to be recorded as having voted against Clause 4, in accordance with Rule 50.7 of the Procedure By-law.

Her Worship the Mayor and Councillors:

The Winnipeg Rivers and Streams Authority No. 1 Order - Unauthorized Deposition of material within 350 feet of the Red River on property located at 45 Archibald Street File E-5.1 (Vol. 11)

412 - 1. Your Committee on Planning and Community Services has been advised that the City's Authority Engineer on May 27, 1993, identified an illegal deposit of material on the riverbank property located at 45 Archibald Street. The City's Authority Engineer by notice dated May 28, 1993, directed that the registered property owner of 45 Archibald Street, namely, Mr. Richard F. Ewasko, to cease and desist from further deposition of fill and either remove the deposited material within twenty-one (21) days of receipt of the notice; or submit an application, together with a Geotechnical Engineer's report within twenty-one days of receipt of the notice.

On September 28, 1993, a further notice was directed to Mr. Ewasko directing him to remove the deposited fill within fourteen (14) days of receipt of said notice inasmuch as the owner has not submitted the necessary applications.

The Rivers and Streams Authority is mandated to regulate construction within 350 feet of its designated waterways within The City of Winnipeg. The property owner of 45 Archibald Street has deposited material without the necessary approval of the Authority and has ignored the warnings and attempts of the Authority Engineer to address this matter.

Pursuant to the authority contained within The Rivers and Streams Act, The City of Winnipeg, as the named authority for purposes of enforcing compliance under Sections 3(1), 3(2), and 5(1) of The Rivers and Steams Act, may issue an Order.

The Riverbank Management Committee on January 20, 1994, heard representation from the registered owner in connection with such cease and desist notice.

The Riverbank Management Committee directed that an Order be issued for removal of the unauthorized deposition of fill at 45 Archibald Street "as soon as weather permits, and not later than May 31, 1994."

For the information of Council, under the provisions of The City of Winnipeg Act and the Rivers and Streams Authority, Council cannot delegate its authority for the issuance of orders.

Your Committee on Planning and Community Services recommends:

I. That Council, acting as The Winnipeg Rivers and Streams Authority No. 1, authorize the issuance of an Order in the form as outlined in Appendix "A".

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

Adopted by consent.

The Winnipeg Rivers and Streams Authority No. 1 Order - Unauthorized Deposition of Material within 350 feet of the Red River on property located at 126 Alfred Avenue File E-5.1 (Vol. 11)

413 - 2. Your Committee on Planning and Community Services has been advised that the City's Authority Engineer on August 13, 1993, observed the illegal deposit of fill on the riverbank property located at 126 Alfred Avenue. Upon review of the file of the subject property, it was noted that an outstanding Order No. 1/92 issued to the previous property owner has not been complied with.

The City's Authority Engineer by notice dated August 17, 1993, directed that the currently registered property owner of 126 Alfred Avenue, namely, Mr Frank Laba, to take the necessary steps to comply with Order 1/92.

The Rivers and Streams Authority is mandated to regulate construction within 350 feet of its designated waterways within The City of Winnipeg. There has been a history of illegal deposition of material at this property and, in particular, along the riverbank between the existing apartment building and the river. The City has unsuccessfully attempted to deal with this matter by way of Order 1/92 issued on the subject property to the previous owner.

Pursuant to the authority contained within The Rivers and Streams Act, The City of Winnipeg, as the named authority for purposes of enforcing compliance under Sections 3(1), 3(2), and 5(1) of The Rivers and Steams Act, may issue an Order.

The Riverbank Management Committee on January 20, 1994, heard representation from the Mr. C. Iwanchuk, Solicitor, accompanied by Mr. F. Laba, the registered owner of the property at 126 Alfred Avenue, in connection with such cease and desist notice.

The Riverbank Management Committee directed that a new Order be issued for removal of the unauthorized deposition of fill at 126 Alfred Avenue "as soon as weather permits, and not later than May 31, 1994."

For the information of Council, under the provisions of The City of Winnipeg Act and the Rivers and Streams Authority, Council cannot delegate its authority for the issuance of orders.

Your Committee on Planning and Community Services recommends:

I. That Council, acting as The Winnipeg Rivers and Streams Authority No. 1, authorize the issuance of an Order in the form as outlined on Appendix "A".

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

Adopted by consent.

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The Winnipeg Rivers and Streams Authority No. 1 Order - Unauthorized Deposition of Material and construction of structures within 350 feet of the Red River on property located at 262 Dunkirk Drive
File E-5.1 (Vol. 11)

414 - 3. Your Committee on Planning and Community Services has been advised that the City's Authority Engineer on July 28, 1993, identified an illegal deposit of material and construction of structures on the riverbank property located at 262 Dunkirk Drive. The City's Authority Engineer by notice dated July 29, 1993, directed that the registered property owner of 262 Dunkirk Drive, namely, Ms Anna Marie Basset, to cease and desist from further work on the subject property and either restore the riverbank to pre-construction conditions, pursuant to the prior written advice of a Geotechnical Engineer, within twenty-one days of receipt of said notice or submit an application, together with a Geotechnical Engineer's report within twenty-one days of receipt of said notice.

The Rivers and Streams Authority is mandated to regulate construction within 350 feet of its designated waterways within The City of Winnipeg. The property owner of 272 Dunkirk Drive has deposited material and constructed structures without the necessary approval of the Authority and has ignored the warnings and attempts of the Authority Engineer to address this matter.

Pursuant to the authority contained within The Rivers and Streams Act, The City of Winnipeg, as the named authority for purposes of enforcing compliance under Sections 3(1), 3(2), and 5(1) of The Rivers and Steams Act, may issue an Order.

The Riverbank Management Committee on January 20, 1994, heard representation from Mr. R. Janczyk, appearing on behalf of the registered owner Ms Anna Marie Basset, 262 Dunkirk Drive, in connection with such cease and desist notice. Committee also heard representations from Mr. and Mrs. J. Karasevich, advising that the landscaping project of Ms. Basset encroaches on their property by approximately 17 feet.

The Riverbank Management Committee directed that an Order be issued for removal of the unauthorized deposition of fill at 262 Dunkirk Drive "as soon as weather permits, and not later than May 31, 1994."

For the information of Council, under the provisions of The City of Winnipeg Act and the Rivers and Streams Authority, Council cannot delegate its authority for the issuance of orders.

Your Committee on Planning and Community Services recommends:

I. That Council, acting as The Winnipeg Rivers and Streams Authority No. 1, authorize the issuance of an Order in the form as outlined on Appendix "A".

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

Adopted by consent.

Proposed Amendments to Occupancy Permit Regulations - The Winnipeg Building By-law No. 4555/87
File EB-1.1 (Vol. 8)

415 - 4. Your Committee on Planning and Community Services has been advised that on November 17, 1993, By-law No. 6255/93 amended Section 15 of The Winnipeg Building By-law No. 4555/87 to provide for the administration and enforcement of Occupancy Permits.

The prime purpose of Occupancy Permits is to ensure that buildings either newly constructed, enlarged or altered, do not pose potential life safety hazards prior to occupancy. The Occupancy Permit has also been an effective means of monitoring tenant/occupancy changes in existing buildings where the claim has been that no alterations could be involved. Past experience has shown that in instances involving tenant changes, illegal alterations were invariably

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either in progress or, as a carry-over from the previous occupant, there were defects which were compromising the safety regulations.

Whereas the Occupancy Permit provisions under the previous jurisdiction of the Zoning By-law required Occupancy Permits for tenant changes, the present provisions under The Winnipeg Building By-law pose restrictions. The Planning Department is of the opinion the proposed amendments would serve to reinstate the effectiveness of the Occupancy Permit provisions as they were before.

Your Committee on Planning and Community Services therefore recommends:

I. That the draft by-law as outlined on Schedule "A" amending The Winnipeg Building By-law No. 4555/87 be approved.

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

Adopted by consent.

(Note: See Minute No. 411 for opposition recorded by Councillor Golden)

Zoning Agreement Amendment - Lot 35, McPhillips Street, located on the west side, south of Balgona Road, Lord Selkirk-West Kildonan Community
File SAA 8/92 (c/r DAV 505/93B)

416 - 5. Your Committee on Planning and Community Services has been advised that an application has been received from Stefan Gerich, 2065 Burrows Avenue, Winnipeg, R2R 1A3, to amend the agreement affecting the land at Lot 35, McPhillips Street, located on the west side, south of Balgona Road, by deleting the clause stipulating that the applicant have the required frontage on a street prior to the issuance of a building permit.

In January of 1993, the Lord Selkirk-West Kildonan Community Committee recommended approval of an amendment (SAA 8/92) to an old subdivision agreement which had previously not permitted construction of a single-family dwelling on a 5 acre parcel. The subdivision in question created three parcels directly fronting onto McPhillips Street and three parcels to the rear, the latter of which have limited access to a public right-of-way. Parcel 3 on McPhillips Street was subsequently issued a building permit and Parcel 5, well to the west of McPhillips Street, was also issued a building permit. Caveat No. 242912 specified that Parcel 4 as outlined on Schedule "A" and dated January 10, 1994, specifically be denied a building permit due to insufficient access to a public right-of-way.

At the time of the public hearing the Planning Department and the Lord Selkirk-West Kildonan Community Committee was of the view that while further subdivision of the subject property could not be supported, there is little or no rationale for denying a building permit to Parcel 4 when Parcel 5 is already occupied and utilizing the existing, albeit narrow, right-of-way to McPhillips Street. The Community Committee's recommendation to lift the caveat allowed for a variance application (DAV 505/93B) for substandard frontage which the Planning Department fully supported.

That variance order was subsequently appealed by neighbouring property owners Robert and Jennifer Grey and was heard by the Appeal Committee on September 20, 1993.

The Committee on Planning and Community Services (Appeal Committee) requested that the Planning Department determine whether or not the application under File SAA 8/92 regarding premises at Lot 35, McPhillips Street, west of Balgona Road was correctly posted prior to the Public Hearing held by the Lord Selkirk-West Kildonan Community Committee on January 19, 1993.

The Appeal Committee was subsequently assured that the posting had in fact been completed. However, the Department was unable to confirm that the posters had been sited correctly.

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The Appeal Committee was of the view that a second hearing should therefore be authorized in order to ensure that the adjacent property owners would have an opportunity to either support or oppose the application.

The Planning Department continues to support the proposed amendment to the original agreement for all of the reasons previously mentioned in this report.

A public hearing was held before the Lord Selkirk-West Kildonan Community Committee on December 7th, 1993.

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

Mr. Stefan Gerich, 5 Brambleberry Place, Winnipeg, R2V 4L3
Birdie Davidchuk, 3132 McPhillips Street, Winnipeg, R3C 2E8

The following persons appeared in opposition thereto:

Diane Frost, 3128 McPhillips Street, Winnipeg, R3C 2E8
John Marinic, 3110 McPhillips Street, Winnipeg, R3C 2E8
Robert and Kelly Gray, 3124 McPhillips Street, Winnipeg, R3C 2E8

The Lord Selkirk-West Kildonan Community Committee recommended that the withdrawal of Caveat No. 242912 be approved for the following reason:

1. While further subdivision of the subject property could not be supported, there is little or no rationale for denying a building permit to Parcel 4 when Parcel 5 is already occupied and utilizing the existing, albeit narrow, right-of-way to McPhillips Street.

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

I. That the City Solicitor be requested to prepare the complete withdrawal of Caveat No. 242912 registered against CA 33/76 dated August 24, 1976.

II. 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.

Proposed Street Name Correction - Riviera Crescent and Riviera Avenue, Assiniboia Community

File SC-3.14(Vol. 10)

417 - 6. Your Committee on Planning and Community Services has been advised that on September 5, 1929, a plan of subdivision was registered in the Winnipeg Land Titles Office, establishing the right-of-ways now commonly known as Riviera Avenue and Riviera Crescent. However, at the time of registration the streets were incorrectly spelled and identified on Plan 3332, as Riveira Crescent and Riveira Avenue, as outlined on the registered plan of subdivision.

The streets are identified as Riveira Crescent and Avenue on all other plans of survey in the area and on the street signs at their intersections with Crescent Drive and Pembina Highway. In order to regularize the City's records, it will be necessary to pass a by-law in accordance with Section 500(c) of The City of Winnipeg Act, changing the names Riveira Crescent and Riveira Avenue on Plan 3332 to Riviera Crescent and Riviera Avenue.

On January 18, 1994, the Assiniboia Community Committee recommended that the currently registered street names Riveira Crescent and Riveira Avenue, as shown on Plan No. 3332 be changed to Riviera Crescent and Riviera Avenue.

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Your Committee on Planning and Community Services concurs in the recommendation of the Assiniboia Community Committee that the currently registered street names Riveira Crescent and Riveira Avenue as shown on Plan No. 3332 be changed to Riviera Crescent and Riviera Avenue and that in approving this change Council authorize the following:

I. That the Director of Land Surveys and Real Estate be requested to provide the necessary legal description to the City Solicitor for the purpose of preparing a by-law.

II. That the City Solicitor be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that the street name change become effective upon third reading.

III. That the City Solicitor, upon passage and adoption of the by-law by Council, be authorized to dispense with the usual advertising inasmuch as the changes are of a legal nature with no physical changes being required.

IV. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

Adopted by consent.

Rezoning - Extension of Time - south side Wellington Avenue between Sanford Street and Strathcona Street, City Centre Community File DAZ 257/91

418 - 7. Your Committee on Planning and Community Services has been advised that on February 12, 1992, Council adopted Clause 6 of the Report of the Committee on Planning and Community Services dated January 27, 1992, which clause recommended approval of the subject rezoning to an "R3B-ONE" Planning Building Group District as outlined on attached Schedule "A" dated January 16, 1992, to allow for the construction of a senior citizens complex and personal care home subject to the execution of a Zoning Agreement and a Servicing Agreement.

Recommendation VII. contained in the said report stipulates:

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

The by-law has not been enacted and the 24 month time limit expires on February 12, 1994.

Tandem Co-op Resources Ltd., (c/o Mr. H. Haid), 7 - 90 Market Avenue, Winnipeg, R3B 0P3 has requested a two year extension of time on behalf of Sargent Mennonite Homes Inc. Mr. Haid has advised the Planning Department that the ability to develop the land is contingent upon various government funding programs and market conditions. Although some progress has been made in these areas, more time is needed to complete the rezoning application.

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

No fees are required under the Zoning Agreement (10% cash dedication was waived by Council) and the Land Development Department has advised that although preparation of the Servicing has not commenced (plans have not been submitted by the applicant), the agreement will contain the standard clause which stipulates that any payments required to be paid to the City shall be on the basis of rates current at the time of payment.

On January 11, 1994, the City Centre Community Committee concurred in the Administrative recommendation that an extension of time be granted to February 12, 1996, to provide for the enactment of the necessary rezoning by-law under File DAZ 257/91.

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

I. That an extension of time be granted to Tandem Co-op Resources Ltd. until February 12, 1996 to provide for the enactment of the necessary rezoning by-law under File DAZ 257/91.

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

Adopted by consent.

(Note: See Minute No. 420 for attachment)

Rezoning - Southeast corner Grant Avenue at Fairmont Road - Assiniboia Community File DAZ 221/93

419 - 8. Your Committee on Planning and Community Services has been advised that an application has been received from Cooper Rankin Architects, 103 - 7 Evergreen Place, Winnipeg, R3L 2T3 to amend By-law No. 1800 by rezoning the land on the southeast corner of Grant Avenue at Fairmont Road from an "R1-6" Single-Family District to an "RM-2" Multiple-Family District to allow for the construction of two multiple-family dwellings (Senior Citizens).

The site is about 1.1 hectares (2.7 acres) in area and provides 92.575 metres (303.7 feet) of frontage on Grant Avenue and 99.01 metres (996.5 feet) of flankage on Fairmont Road. The site is vacant and well treed.

The lands immediately surrounding the site are developed with single-family housing zoned "R1-6".

The applicant is proposing to construct a 3 storey, 57 unit apartment building for seniors 55 years of age and older, with a moderate density of 20 units per acre. The maximum density achievable under the "RM-2" zoning category is 65 units per acre. The development has been downscaled since the rezoning application was made, and actually complies with the "RM-1" zoning category.

The building site coverage is about 23%, with a Floor Area Ratio (FAR) of 0.68. Useable open space has been calculated at 68% of site area, which would allow for a FAR of 1.15. Building height is 8.8 metres (29 feet) above main floor elevation. By way of comparison, the "R1-6" Single-Family Residential District provides for a height limit of 9.14 metres (30 feet).

The building provides minimum yards of 8.79 metres (28.8 feet) on the north, 13.71 metres (45 feet) on the east, 13.71 metres (45 feet) on the south, and 26.7 metres (87.5 feet) on the west. It is the opinion of the Planning Department that the yards provided by the project, in conjunction with generous natural and imported landscaping, will preserve the privacy of adjacent housing as well as the scale and character of the neighbouring single-family area. It is noted that the closest house is located to the south some 24 metres (78.5 feet) from the proposed building. If a single-family dwelling were constructed on the site, this separation distance could be reduced to 11.7 metres (38.5 feet) given the interior side yard requirement 1.5 metres (5 feet) in the "R1-6" zoning district.

The project provides one parking stall for each unit for a total of 57 stalls. This compares to the by-law requirement for seniors' projects of 1 stall per 4 units, which would require 15 stalls for this project.

The development is to be served by one bi-directional approach off Grant Avenue, allowing right turns only. The Streets and Transportation Department has recommended against a median opening at this location due to the proximity of the Fairmont intersection. It is considered that the traffic lights at Roblin on the west and Haney on the east will break the flow of Grant traffic enabling the safe execution of U-turns at Fairmont and Oakdale.

The project will generate an average of 4 trips per day per unit, for a total trip generation of 228 (one departure equals 2 trips). This compares to a trip generation rate of 10 per unit of single family detached housing. This traffic will amount to about 1% of average daily traffic on Grant Avenue in this location of about 20,000 vehicles. This additional traffic contribution is considered negligible by the Streets and Transportation Department.

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The Administrative Coordinating Group has indicated its support for the application in a report dated November 15, 1993. Regarding land drainage, the developer is required to contain all storm run-off on site with piped discharge to the land drainage sewer in Roblin Boulevard.

It is noteworthy that the original proposal called for the construction of 80 units in two buildings with approaches onto both Fairmont and Grant. The project was subsequently downscaled by the applicant in response to concerns expressed by area residents at two neighbourhood meetings. The resultant single building proposal enabled a reduction in site coverage and an increase in yards, thereby reducing the visual impact of the project while increasing the area available for landscape buffering. The applicant is also prepared to provide the building with a flat roof, as opposed to the ridged roof with gables as initially proposed. The flat roof would trade-off a height reduction of about 1.0 metres (3.3 feet) for a somewhat institutional appearance.

Charleswood has grown over the years from a rural village on the edge of Winnipeg to a suburban community. While this growth represents the natural evolution of cities, it has, nonetheless, had consequences for long-time residents who have witnessed the slow erosion of the large-lot, semi-rural character of their community. In the face of such changes, it is a credit to the early citizens of Charleswood that new residents have been welcomed into the community over the years in an atmosphere of tolerance and acceptance.

Today, the population demographics of Charleswood are such that people who settled in the community in the 60's and 70's, and subsequently raised their families, are now looking for living accommodation which better suits their changing lifestyle and, often, conditions of health and mobility. Unfortunately, the housing market has been slow in responding to the needs of Charleswood seniors, many of whom have had to either remain in their homes longer than they or their families desire, or have been forced to leave their community for apartment projects in the Downtown and elsewhere. "Warehousing the elderly," is a metaphor used to describe this forced exodus to large scale, impersonal seniors' projects in unfamiliar neighbourhoods.

Longtime residents of Charleswood, or any place for that matter, who have raised families and have contributed to the social, cultural and economic life and well being of their community deserve to retire in their neighbourhoods where they can continue to make a contribution. It is within this spirit that the Assiniboia Community Committee recently approved four seniors' projects: the 3 storey, 43 unit Lions' Court at Chalfont and Grant, the 6 storey, 60 unit Charleswood Legion project, the 6 storey, 30 unit Ventana project at Deer Lodge and Portage, and the 6 storey 31 unit Ventana project at Sturgeon Creek and Portage. The present proposal for a 3 storey, 57 unit building is in several ways more compatible with the immediate neighbourhood in terms of size, scale and site layout than were any of the previously approved projects.

The present project finds policy supports in Plan Winnipeg, Section 5A-12 encourages mixed land use in neighbourhood and the location of higher density residential development on sites adjacent to major traffic and transit corridors. Section 5A-14 promotes compact development and the infilling of vacant land. While promoting the preservation of existing neighbourhoods, Plan Winnipeg acknowledges that neighbourhoods change as they mature, and calls for accommodating that change by ensuring that the needs of the local residents are met and neighbourhood stability is achieved through long term resident tenure and commitment. The Planning Department is of the opinion that the present project complies with the spirit and intent of Plan Winnipeg by accommodating the needs of local seniors in a project designed with sensitivity for the character of the surrounding neighbourhood.

A public hearing was held before the Assiniboia Community Committee on December 13, 1993.

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

Mr. W. K. Rankin, Cooper Rankin Architects, 103 - 7 Evergreen Place, Winnipeg, R3L 2T3
Mr. C. Martens, Marwest Development Corporation, 670 - 360 Main Street, Winnipeg, R3C 3Z3
Mr. John Sinclair, Lions International, 610 Portage Avenue, Winnipeg, R3C 3R3
Mr. Kevin Hooke, 3106 - 201 Portage Avenue, Winnipeg, R3B 3K6
Mrs. Erica Heinrichs, 23 Whitetail Drive, Winnipeg, R3R 2X7
Mr. & Mrs. Don Frame, 250 Athlone Drive, Winnipeg, R3J 3L7
Mr. Alan Reiss, 3311 - 65 Swindon Way, Winnipeg, R3P 0T8
Mr. & Mrs. Mel Gutscher, 944 Simpson Avenue, Winnipeg, R2K 1S4
Mr. Glen Miskiewicz, 208 - 2393 Pembina Highway, Winnipeg, R2H 2T4
Mr. Quattrin, 277 Wellington Crescent, Winnipeg, R1A 2B2
Mr. Denis Molgat, 648 Fairmont Road, Winnipeg, R3R 1B1
Mr. John Hammett, 4917 Robin Boulevard, Winnipeg, R3R 0G2
Mr. & Mrs. N. H. McClure, 24 Jewett Bay, Winnipeg, R3R 2N1
Mrs. G. Club, 42 Vanscoy Road, Winnipeg, R3R 1H3

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Mrs. R. H. Powell, 424 Boreham Boulevard, Winnipeg, R3P 0J8
Mr. Darcy Munro, 312 Borebank Street, Winnipeg, R3N 1E4
Mr. Les Simpson, 370 Carpathia Road, Winnipeg, R3N 1T5
Mr. Hugo Epp, 701 Coventry Road, Winnipeg, R3R 1B8
Mr. & Mrs. M. Sutherland, 46 Sammons Crescent, Winnipeg, R3R 3T8
Mr. M. E. Render, 11 - 120 Dorchester Avenue, Winnipeg, R3M 0S4
Mr. F. Grainger, 1152 Hector Bay W., Winnipeg, R3M 3R9
Mr. Martin Lepage, 9 Lake Village Road, Winnipeg, R3T 4M7
Mr. Steven Andjelic, 226 Leahcrest Crescent, Winnipeg, R2P 1P4
Mrs. M. Moir, 161 Lanark Street, Winnipeg, R3N 1K9
Mr. & Mrs. Rae Davidson, 606 Charleswood Road, Winnipeg, R3R 1K4
Miss E. Brownlee, 553 Buckingham Road, Winnipeg, R3R 1B9
Mr. MacDonald, 600 Elm Street, Winnipeg, R3M 3P4
Mr. & Mrs. Brian Lundgren, 784 Fairmont Road, Winnipeg, R3R 1B4
Mrs. Kay Lundgren, 450 Golf Boulevard, Winnipeg, R3K 1C2
Mr. & Mrs. Eldon Kelm, 104 - 3901 Grant Avenue, Winnipeg, R3R 1Z4
Mr. R. P. H. Sprague, 708 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
Mrs. Helen Hutchinson, 702 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
Ms T. G. Vellow, 204 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
Mr. Don York, 113 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Mr. & Mrs. Del Reid, 18 Berring Crescent, Winnipeg, R3K 0E9
Mr. & Mrs. C. A. Russell, 215 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Mr. & Mrs. H. C. Boswell, 102 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Mr. & Mrs. John Wherrett, 201 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Ms Margaret Smith, 103 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Ms V. E. Clegg, 315 - 3420 Grant Avenue, Winnipeg, R3R 3T5
Mr. Peter Muir, 715 Charleswood Road, Winnipeg, R3R 1K7
Mrs. MacKenzie, 631 Fairmont Road, Winnipeg, R3R 1B2
Mrs. E. Ross, 902 - 3200 Portage Avenue, Winnipeg, R3K 0Y7
Mr. William Babiuk, 1126 Rothesay Street, Winnipeg, R2G 1T4
Mr. & Mrs. G. Taylor, 701 Cordova Street, Winnipeg, R3N 1A9
Mrs. D. Harding, 46 Elmvale Crescent, Winnipeg, R3R 2S4
Ms A. Forrest & W. Burr, 208 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
Mr. Doug Wilson, 508 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
H. Black & B. Truscott, 501 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
L. Buckle, 502 - 3901 Grant Avenue, Winnipeg, R3R 2Z4
Ms M. Hogg, 509 - 3901 Grant Avenue, Winnipeg, R3R 2Z4

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

Mr. & Mrs. Tony Bozzelli, 4212 Grant Avenue, Winnipeg, R3R 0L2
Mr. & Mrs. Ron Franklin, 792 Fairmont Road, Winnipeg, R3R 1B4
Mr. N. H. McMillan, 18 Oakfield Place, Winnipeg, R3R 2Z7
Ms Lynda Joyal, 4422 Grant Avenue, Winnipeg, R3R 0L3
Mr. & Mrs. Barnsley, 389 Marlton Crescent, Winnipeg, R3R 1A6
Mr. & Mrs. William Alexander, 641 Fairmont Road, Winnipeg, R3R 1B2
Mrs. M. Allan, 10 Oakfield Place, Winnipeg, R3R 2Z7
Mrs. Diana Nixon, 6 Oakfield Place, Winnipeg, R3R 2Z7
Mr. Robert Major, 699 Fairmont Road, Winnipeg, R3R 1B3
Mr. & Mrs. M. Stebner, 538 Fairmont Road, Winnipeg, R3R 1B1
Mr. & Mrs. R. Sudbury, 544 Fairmont Road, Winnipeg, R3R 1B1
Mr. S. Burnell, 599 Fairmont Road, Winnipeg, R3R 1B2
Mr. David and Mr. Neil Rankine, 535 Fairmont Road, Winnipeg, R3R 1B2
Mr. C. W. Sangster, 549 Fairmont Road, Winnipeg, R3R 1B2
Mr. & Mrs. Frank Wilson, 550 Fairmont Road, Winnipeg, R3R 1B1
Mr. & Mrs. D. B. Doerksen, 4416 Grant Avenue, Winnipeg, R3R 0L3
Mr. Walter Zurba, Jr. and Mr. Walter Zurba, Sr., 14 Oakfield Place, Winnipeg, R3R 2Z7
Mr. & Mrs. A. Hansen, 616 Fairmont Road, Winnipeg, R3R 1B1
Mr. Dan Mars, 4400 Grant Avenue, Winnipeg, R3R 0L8
Mr. & Mrs. George Heggie, 774 Fairmont Road, Winnipeg, R3R 1B4
Mrs. Violet Berard, 616 Fairmont Road, Winnipeg, R3R 1B1
Mr. John Barber, 518 Oakdale Drive, Winnipeg, R3R 1A1

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Mr. M. Kaniuga, 524 Oakdale Drive, Winnipeg, R3R 1A1
Mr. Arne G. Volkmar, 556 Oakdale Drive, Winnipeg, R3R 1A1
Mr. Michael Mandrick, 550 Oakdale Drive, Winnipeg, R3R 1A1
Mr. & Mrs. Edward Sherwood, 600 Fairmont Road, Winnipeg, R3R 1B1
Mr. Gordon Chercpak, 576 Fairmont Road, Winnipeg, R3R 1B1
Mr. K. Dowson, 840 Fairmont Road, Winnipeg, R3R 1B4
Mr. Wally Kaniuga, 4220 Grant Avenue, Winnipeg, R3R 0L2
Mrs. E. Johnstone, 649 Fairmont Road, Winnipeg, R3R 1B2
Ms Loretta Sproule, 532 Fairmont Road, Winnipeg, R3R 1B1
Mr. & Mrs. Fred Beckwith, 595 Fairmont Road, Winnipeg, R3R 1B2
Mr. M. Laspina, 853 Fairmont Road, Winnipeg, R3R 1B3
Mrs. Evelyn Carruthers, 560 Fairmont Road, Winnipeg, R3R 1B1
Mr. Rocco Curatolo, 19 Denton Place, Winnipeg, R3R 2Z9
Mr. & Mrs. R. McDowell, 518 Fairmont Road, Winnipeg, R3R 1B1
Mr. Phillip L. Allan, 10 Oakfield Place, Winnipeg, R3R 2Z7
Mr. & Mrs. A. Dudar, 538 Oakdale Drive, Winnipeg, R3R 1A1

Mrs. Judy Drysdale, 583 Fairmont Road, Winnipeg, R3R 1B2 appeared for informational purposes only.

The Assiniboia Community Committee recommended that the proposed zoning change BE NOT PROCEEDED WITH, for the following reasons:

1) It is considered important to maintain the single family residential component in the area.

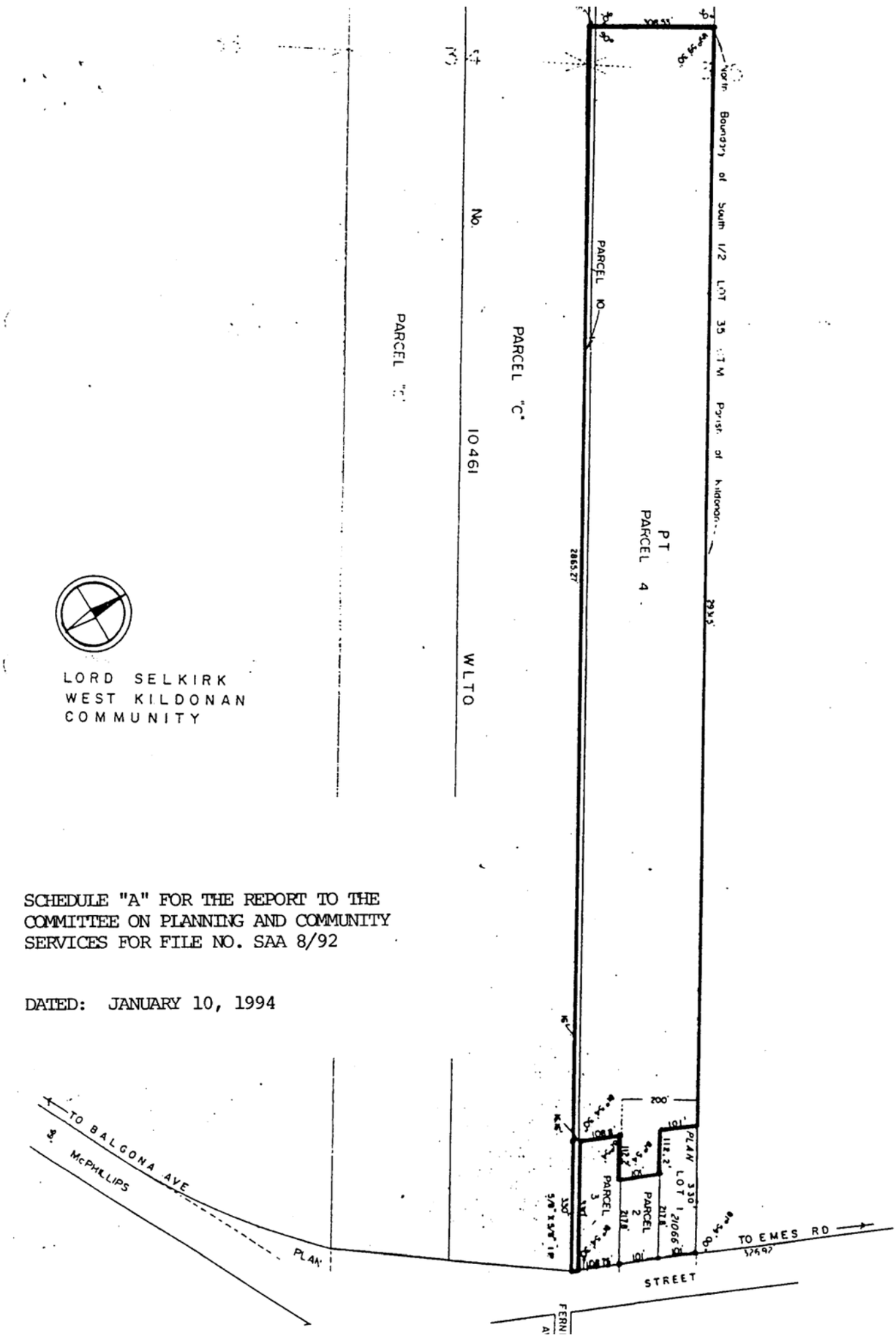
2) This is a democratic process and more people in the area in opposition to the application, rather than in support.

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

I. That the proposed zoning change to amend Zoning By-Law No. 1800 by rezoning land under File DAZ 221/93 from an "R1-6" Single-Family District to an "RM-2" Multiple-Family District BE NOT PROCEEDED WITH.

Adopted by consent.

420 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated February 1, 1994



COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

421 - On motion of Councillor O'Shaughnessy, the following by-laws were each 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. 6341/94, a By-law of the City of Winnipeg to amend Zoning By-law No. 4440/86 for the enactment of a zoning change at 264 Gordon Avenue, in the East Kildonan - Transcona Community. File DAZ 214/93

By-law No. 6342/94, a By-law of the City of Winnipeg to amend By-law No. 5675/91, being The Development Fees By-law for development applications, permits and related matters. File E-1 (Vol. 11)

By-law No. 6343/94, a By-law of the City of Winnipeg to amend Zoning By-law No. 16502 for the enactment of a zoning change at 1325 Erin Street in the City Centre Community. File DAZ 215/93.

By-law No. 6344/94, a By-law of the City of Winnipeg to amend Zoning By-law No. 16502 for the enactment of a zoning change at 610 Corydon Avenue, in the City Centre Community. File DAZ 218/93.

By-law No. 6348/94, a By-law of the City of Winnipeg to amend The St. Vital Town Planning Scheme 1951, in the Riel Community. File DAZ 220/93

On motion of Councillor O'Shaughnessy, the rule was suspended and By-law No. 6353/94, a By-law of the City of Winnipeg to amend By-law No. 4555/87, being the Winnipeg Building By-law 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 EB-1.1 (Vol. 8)