REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

DATED OCTOBER 26, 1993

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated October 26, 1993, was considered clause by clause.

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

Carried.

Her Worship the Mayor and Councillors:

Safe Kids Canada - Establishing a Local Coalition File EH-1 (Vol. 18)

112 - 1. Your Committee on Planning and Community Services has been advised that Safe Kids Canada was launched on May 26, 1993. This national program strives to develop grass roots coalitions to achieve reductions in childhood injury rates. The Health Department has been identified as the most appropriate organization to house the program and serve as a liaison with other important members of this potential local coalition.

The Safe Kids Canada program is centred at the Hospital for Sick Children in Toronto, Ontario. Its founding sponsor is Imperial Oil Limited. The Safe Kids Canada Campaign is the first nation wide childhood injury prevention campaign. The long-term goals of Safe Kids Canada are to:

-raise awareness among adults, especially parents and caregivers, that injuries are the leading health threat facing children today and that they are not random events but are preventable through behavioural, environmental and legislative interventions;

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-build long-term grass roots coalitions to implement injury prevention strategies in provinces and communities nation wide;

-stimulate changes in child and adult behaviour, products and the environment to reduce the incidence of childhood injury;

-make childhood injury a public policy for federal, provincial and local policy makers, thereby increasing monetary and other resources allocated to childhood injury prevention programs and activities;

-focus attention on, and design injury prevention strategies for, children of low-income families who, statistics show, are at highest risk for injuries:

•unintentional injury is the number one killer of children under the age of fourteen;

•each year in Canada 2,000 children killed and 75,000 hospitalized by preventable injuries;

•the major unintentional injury risks are: traffic injury (passenger, pedestrian and bicyclist), fire and burns, drowning, poisoning, choking and falls;

•this year one in four Canadian children will be seriously hurt enough to require medical attention.

-Safe Kids Canada is being supported by Imperial Oil through the following initiatives:

•on Safe Kids Canada Day on May 29, 1993, 60,000 Esso retailers voluntarily raised funds for Safe Kids Canada;

•Esso donated 2 cents per litre of fuel sold on May 29, 1993, to Safe Kids;

•Esso service stations distributed more than 2,000 bicycle injury and automobile passenger safety pamphlets during the May 29, 1993, Safe Kids Canada Day;

•Safe Kids Canada has enjoyed significant local support already - Mr. Terry Green, Divisional Sales Manager, Imperial Oil, has gone on record as saying "When we and our retailers learned of the seriousness of this national problem, we resolved to do something about it". The Company is committed to donating 2 cents per litre for every litre of motor fuel sold on an annual "Safe Kids Day". Through this and other fund raising activities during the next five years, the company, its employees and associates expect to contribute well over half a million dollars each year in support of this national campaign to raise awareness among parents and educate children about injury.

•Basically, Safe Kids Canada offers this City a unique opportunity to tackle the number one threat to children's health at a community level in full cooperation with major corporate sponsorship and support.

The City of Winnipeg Health Department has received the contract that is required to become a Safe Kids Canada affiliate. The Health Department would serve as the lead agency from a legal perspective, however, the other major participants in this coalition would be the City of Winnipeg Fire Department and the Winnipeg Children's Hospital. The corporate sponsor would be Esso Canada however, there is latitude within the terms of reference to allow for other major sponsors.

This initiative would bring both fiscal and practical expertise to the issue of injury prevention in the City of Winnipeg. The contract will be submitted to the Law Department for consideration if approval in principal is given to the creation of this coalition. It is the firm belief of the partners identified that unintentional injuries can be reduced. Given the opportunity to do so, we will decrease the number of children hurt unnecessarily in this City. Moreover, this exciting program requires no commitment of additional funds on the part of the City and will bring in major private sector involvement in tackling this problem.

Your Committee on Planning and Community Services therefore recommends:

I. That the Health Department be allowed the opportunity to serve as the lead agency for Safe Kids Canada for the City of Winnipeg.

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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 recommendation.

Adopted by consent.

Boulevard Signage - Handbill and Poster By-law No. 1076/75
File ER-1.5 (Vol. 7)

113 - 2. On September 22, 1993, Council ruled automatic referral of a motion recommending amendments to the Handbill and Poster By-law No. 1076/75 to provide for regulations for removal for the erection of posters in any public place and conviction and fines for non-compliance.

Your Committee on Planning and Community Services recommends that Council grant a further extension of time of 60 days to allow further consideration of this matter.

Adopted by consent.

Zoning Agreement Amendment - 1724 Corydon Avenue, City Centre Community File No. DAZ 337/77 (ZAA 5/93)

114 - 3. Your Committee on Planning and Community Services has been advised that an application has been received from Mario and Lillian Falvo, 707 Beaverbrook Street, Winnipeg, R3N 0K2 to amend the Zoning Agreement affecting the land at 1724 Corydon Avenue by adding to the list of permitted uses a beauty salon, and allowing for three (3) uses on the site instead of two (2) uses as permitted by the Agreement.

Three of the four corners of Beaverbrook Street and Corydon Avenue are zoned "C1" Local Commercial District and are occupied with limited commercial uses. The south-west corner remains in an "R1-4" Single-Family District zoning and is occupied by a single family dwelling. To the east of the subject site is a 20 foot wide public lane across which is a multiple family development zoned "RM-1" Multiple-Family District. Lands to the south are developed with single family housing.

The original "C1" Local Commercial District zoning on this land was approved in 1978 under DAZ 337/77 with a zoning agreement which limited the commercial use on the land to a florist shop. The zoning agreement was amended in 1986 at which time the following additional commercial uses were permitted on the land:

book or stationery shop
dressmaking shop
dry goods store
furrier
jewellery store or watch repair shop
offices, business and professional photographer
shoe store
tailor and clothing store;

with a limitation that no more than two of the above uses be established on the land at any one time.

The applicant is requesting an amendment to this zoning agreement to add "beauty salon" to the list of permitted uses and to permit three uses on the site instead of two uses as presently allowed.

In 1991, the City in error issued an occupancy permit for a beauty salon on the subject site.

The Planning Department is of the opinion that a beauty salon is similar in intensity to other "C1" uses presently allowed on this site and is therefore an acceptable use for this particular site.

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The request to permit three uses instead of two is not of major concern given that the present building cannot be expanded without variances, however the applicant should be aware that a request to establish a separate unit for the third use would result in a parking variance application.

A Public Hearing was held before the City Centre Community Committee on September 7, 1993.

Mrs. Lillian Falvo, 707 Beaverbrook Street, Winnipeg, R3N 0K2 appeared in support of the application and submitted forty-one (41) letters in support of her application.

No one appeared in opposition thereto.

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

1. A beauty salon is similar in intensity to other "C1" Commercial District uses presently allowed on the site and is, therefore, an acceptable use.

2. The request to permit three uses instead of two is not of major concern given that the present building cannot be expanded without variances.

3. Any request to establish a separate unit for the third use would result in a parking variance.

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

I. That Zoning Agreement DAZ 337/77 dated March 15, 1978 be amended as follows:

   1) That Clause 2 be amended by adding "beauty salon" to the list of permitted uses.

   2) That Clause 2A be amended to read:

      "It is understood and agreed that the owner shall not establish on the land more than any three of the above uses at any one time".

II. That the City Solicitor be requested to prepare the necessary amending agreement to Zoning Agreement DAZ 337/77 dated March 15, 1978 as approved in aforesaid Clause I.

III. That the Proper Officers of the City be authorized to execute said Zoning Agreement.

IV. 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.

Rezoning - South Side Forbes Road at Two Mile Road - Riel Community
File No. DAZ 212/93

115 - 4. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. Etienne Aubry, 8 - 207 rue Masson, Winnipeg, Manitoba, R2H 0H3 to amend The St. Vital Town Planning Scheme 1951 by rezoning the land on the south side of Forbes Road at Two Mile Road from a "C1" Limited Commercial District to an "A1" Agricultural District to reflect the existing land use.

This small area of Commercial zoning was established at the date of adoption of The St. Vital Town Planning Scheme 1951, when rezoning in advance of development was used in lieu of Plan by-laws. The "C1" District has never been utilized and if development conformed with that zoning it would not conform with the St. Vital Perimeter South Secondary Plan.

Inasmuch as the applicant has applied for a subdivision of these lands, zoning must first be made to conform to the Secondary Plan.

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These lands are later to be subdivided (by short-form subdivision) for large lot residential development, with a 5 acre minimum in conformity with the St. Vital Perimeter South Secondary Plan and "A1" zoning.

While conforming zoning is a prerequisite to subdivision, details of the proposed subdivision are not available at this time.

Zoning which does not conform to a Secondary Plan cannot lawfully or practically be retained in the event of subdivision. Commercial zoning in this Rural Area would not comply with Plan Winnipeg or the St. Vital Perimeter South Secondary Plan, and commercial development of this site (if not impractical) would be deleterious to residential development in the area. Commercial development under existing zoning may have a serious impact on traffic and on the maintenance of Forbes Road.

A Public Hearing was held before the Riel Community Committee on September 15, 1993.

Mr. Etienne Aubry, 8 - 207 rue Masson, Winnipeg, R2H 0H3, appeared in support of the application.

No one appeared in opposition thereto.

The Riel Community Committee recommended that the proposed zoning change be approved subject to a number of conditions all of which have been incorporated within the following recommendation for the following reasons:

1. Approval of this rezoning will reflect existing land use and is considered to be a positive change in the neighbourhood.

2. Commercial zoning in this Rural Area does not comply with Plan Winnipeg or the St. Vital Perimeter South Secondary Plan.

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

I. That The St. Vital Town Planning Scheme 1951 be amended by rezoning the subject land outlined on Schedule "A" for File DAZ 212/93, dated October 6, 1993, to an "A1" Agricultural District.

II. That because existing zoning does not comply with the relevant Secondary Plan, 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 **not** be deemed to be concluded and **shall** be proceeded with.

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

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

Adopted by consent.

(Note: See Minute No. 119 for attachment)

Rezoning - Northwest and Northeast corners of Waverley Street and Taylor Avenue, City Centre Community
File DAZ 213/93

116 - 5. Your Committee on Planning and Community Services has been advised that an application has been received from Akman Consolidated Inc., 10th Floor- 400 St. Mary Avenue, Winnipeg, Manitoba, R3C 4K5 to amend By-law No. 1800 by rezoning the land on the northwest and northeast corners of Waverley Street and Taylor Avenue from a "PR" Park and Recreational District and an "R1-4" Single-Family District to an "RM-1" Multiple-Family District to allow for residential development.

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The applicant is proposing to construct 29 single detached dwellings (14 on the east side of Waverley Street and 15 on the west side of Waverley Street) in a planned building group condominium development. The individual dwelling units are oriented inward facing a central access road. Vehicular approaches are from Waverley Street and Taylor Avenue. Each dwelling unit provides an attached garage and visitor parking areas are provided on site. The entire property boundary, excluding access points, is to be fenced.

The proposed residential development is considered an appropriate development for this land. The single detached units will be similar in form to surrounding single-family housing with the resulting density being slightly higher than a traditional lotted single-family subdivision.

A 29 space gravel-surfaced parking lot serving the adjacent seniors apartment development to the east currently encroaches onto the subject lands. This encroachment has not been authorized by the City.

The Land Surveys and Real Estate Department is negotiating with the affected parties to determine a resolution to this problem.

The subject application has been reviewed by the Administrative Co-ordinating Group. There were no objections to the rezoning, however a Servicing Agreement has been recommended to provide for the extension of water services on Waverley Street and to ensure that the residual street right-of-way which will function as a large boulevard is appropriately developed.

A Public Hearing was held before the City Centre Community Committee on September 28, 1993.

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

Robert Akman, Akman Consolidated Inc., 900 - 400 St. Mary Avenue, Winnipeg, R3C 4K5
Fred Wolch, 1280 Mathers Avenue, Winnipeg, R3M 2J9.

No one appeared in opposition thereto.

The following persons appeared for information purposes:

David Wiwierski, 1280 Mathers Avenue, Winnipeg, R3M 2J7
Steve Mikos, 1380 Mathers Bay E., Winnipeg, R3M 2J9
Albert and Lily Rosenberg, 1384 Mathers Bay, Winnipeg, R3M 2J9.

The City Centre Community Committee recommended that the proposed zoning change be approved subject to a number of conditions, all of which have been incorporated within the following recommendation for the following reasons:

1. The proposed development is appropriate for the land.

2. The single-family attached and detached units will be similar in form to surrounding single-family housing with the resulting density being slightly higher than a traditional lotted single-family subdivision.

3. Vehicular approaches will be from Waverley Street and Taylor Avenue.

4. Each dwelling unit will provide an attached garage and visitor parking areas are provided on site.

5. The entire property boundary, excluding access points, is to be fenced.

6. The Community Committee's recommendation is a very good compromise which takes into account the Developer's, the residents and the Planning Department's concerns, subject to conditions which are incorporated in the following recommendation.

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

I. That By-law No. 1800 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 213/93, dated October 19, 1993, to an "RM-1" Multiple-Family 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 restrictions on the subject lands, excepting

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any portion thereof which may be sold or leased to the adjacent property owner, MacKinnon House:

1. That no more than 15 single-family dwelling units be located on the site known as 857 Waverley Street (northwest corner of Taylor Avenue and Waverley Street).

2. That no more than 14 single-family dwelling units be located on the site known as 858 Waverley Street (northeast corner of Taylor Avenue and Waverley Street).

3. That no building or structure be located on the land exceeding 30 feet in height.

4. That a minimum of 2 parking spaces be provided and maintained on the land for each dwelling unit established.

5. That no vehicular access be permitted to the public lanes abutting the site.

6. That final construction plans indicating the design and location of proposed buildings including elevations and exterior finishing materials, site access, accessory parking areas, fencing, landscaping, garbage enclosures and signage be subject to the approval of the City Centre Community Committee and the Commissioner of Planning and Community Services prior to the issuance of a building permit.

II. That the 10 per cent dedication be waived.

III. That the applicant enter into a Servicing Agreement with the City containing the following conditions:

1. The Developer shall construct a concrete sidewalk to a width of 1.5 metres on the east side of Waverley Street from Taylor Avenue to Mathers Avenue including any boulevard crossings required to tie-in to existing sidewalks, all as determined by and to the satisfaction of the Commissioner of Works and Operations. The City shall re-imburse the developer for 50 per cent of the cost one (1) year following the installation of the services.

2. The Developer shall regrade the existing ditches on the northeast corner of Taylor Avenue and Waverley Street adjacent to the development as determined by and to the satisfaction of the General Manager of Parks and Recreation. The City shall re-imburse the developer for 50 per cent of the cost one (1) year following the installation of services.

3. The Developer shall grade and sod all those portions of land adjacent to the development being retained by the City for future transportation purposes in accordance with plans and specifications approved by the General Manager of Parks and Recreation. The City shall re-imburse the developer for 50 per cent of the cost one (1) year following the installation of services.

4. Land drainage run-off from both sites will be restricted to predevelopment rates as determined by the Commissioner of Works and Operations.

5. The Developer shall pay the full cost of engineering and landscape architectural services provided by or on behalf of the City with respect to the installation and construction of all services and works required to serve the proposed development.

6. The Developer shall pay $1,500.00 to defray the City's administration and related costs associated with the preparation and implementation of the Servicing Agreement.

IV. 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.

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

VI. 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.

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VII. That the Proper Officers of the City be authorized to execute said Zoning Agreement.

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

Adopted by consent.

(Note: See Minute No. 120 for attachment)

Subdivision and Rezoning - Land located on the North side of Court Avenue between Pipeline Road and McPhillips Street - Lord Selkirk-West Kildonan Community File DASZ 13/93

117 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from Chapman, Goddard, Kagan, Barristers and Solicitors, c/o D. Kagan, 1864 Portage Avenue, Winnipeg, Manitoba, R3J 0H2, on behalf of Donlaw Investments Ltd., for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 4450/86 rezoning the lands located on the North side of Court Avenue between Pipeline Road and McPhillips Street from an "RA" Single-Family District to an "C2-S" Suburban Commercial District to permit the establishment of an accessory parking lot.

The site area is irregular shaped and consists of 4582 square metres (49,324 sq. ft.) of vacant land zoned "RA". Lands are zoned "C2" Commercial to the north; "C2-S" Commercial to the east; "RA" vacant to the West: and "RA" vacant to the south.

The applicant proposes to subdivide approximately 1 acre ± (49,324 sq. ft.) out of a large tract of land fronting Court Avenue, west of the existing commercially zoned uses along McPhillips Street. The applicants wish to rezone the new parcel being created to a "C2-S" Suburban Commercial District in order to create an accessory parking area. The new parking area would in fact not be a separate parking area as much as an expansion of the existing parking facilities for the commercially utilized lands commonly known as 1021 Court Avenue identified as Lots 3 and 4, Plan 15611 outlined on Schedule "A" dated October 13, 1993.

The proposed parking space is deemed critical to the success and needs of their existing business. Furthermore, the amount of new commercial frontage being created is just marginally more than 100' in width and does not extend any further west than existing "C2" Commercial zoning lying adjacent to the north. The proposed parking area is accessory to an existing commercial use and will not adversely affect surrounding properties.

A public hearing was held before the Lord Selkirk-West Kildonan Community Committee on September 14, 1993.

Mr. A. W. Jacksteit, c/o Chapman, Goddard, Kagan, 1864 Portage Avenue, Winnipeg, R3J 0H2 appeared in support of the application.

No one appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that:

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

1. The new parking area will not be a separate parking area but rather an expansion of the existing parking facilities at the north-west corner of McPhillips Street and Court Avenue.

2. The proposed parking space is critical to the success and needs of the existing business interests.

3. The amount of new commercial frontage being created is just marginally more than 100 feet in width and does not extend any further west than the existing "C2" Commercial Zoning lying adjacent to the north.

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4. The proposed parking area is accessory to an existing commercial use and will not adversely affect the surrounding properties.

5. The proposal complies with the long range plans for commercial development between McPhillips Street North and the Hydro Transmission Line.

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

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

I. That the plan of subdivision proposed under File DASZ 13/93 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 13/93 dated October 13, 1993 for registration in the Winnipeg Land Titles Office subject to the following:

A. That the Developer be required to enter into a Development Agreement with the City containing therein all the conditions outlined in the report of the Administrative Coordinating Group dated August 23, 1993 designated as Schedule "B" and dated October 13, 1993, copy of which is on file in the office of the City Clerk.

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

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

III. That Zoning By-law No. 4450/86 be amended by rezoning the subject land outlined on Schedule "A" for File DASZ 13/93 dated October 13, 1993 to a "C2-S" Suburban District.

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.

VII. That the proper officers of the City be authorized to execute all necessary agreements.

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

IX. That the 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.

(Note:See Minute No. 121 for attachment)

Subdivision and Rezoning - Land located on the east side of Charlotte Road, North of Brentwood Avenue - Riel Community
File DASZ 15/93 (c/r DAV 539/93D)

Note:This clause has been referred back by Executive Policy Committee to the Committee on Planning and Community Services.

118 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from the property owner, Mary Rektor, for approval of a plan of subdivision and related

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zoning change to the St. Vital Town Planning Scheme 1951 by rezoning the lands located on the east side of Charlotte Road, North of Brentwood Avenue from an "A1" Agricultural District to a "RR-2" Rural Residential District to permit the establishment of three (3) single-family residential lots.

The land use is existing one-family dwelling and consists of 22,346 m² (240,555 ft² or 5.52 acres).
To the north are vacant lands and the Perimeter Highway, zoned "A1"; to the east lands are large lot residential, zoned "RR-2" and "A1". To the west are large lot residential, zoned "RR-2" and "A1" and to the south are large lot residential, zoned "RR-2" and "A1".

The applicant/owner proposes to establish three "RR-2" single-family lots, with one lot containing the existing single-family dwelling. While the three lots proposed are somewhat smaller in size, the lot size deficiencies were approved under related variance application Order DAV 539/93D.

This proposal is entirely consistent with the St. Vital Perimeter South Secondary Plan, and with existing large lot residential development in this area. The creation of two additional lots of 1.84 acres would be expected to have no significant effect on existing housing.

The Charlotte Road right-of-way is recommended to be widened to allow improvement and road maintenance at an appropriate standard.

A public hearing was held before the Riel Community Committee on September 15, 1993.

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

Mary Rektor, Box 119, St. Germain, Manitoba, R0G 2A0
Edward Rektor, 15 James Carleton Drive, Winnipeg, R2P 0T6
Mrs. R. M. Gregory, Box 231, St. Germain, Manitoba, R0G 2A0

No one appeared in opposition thereto.

The following persons appeared for information purposes:

Glen Hewitt, Residents' Advisory Group, 604 St. Mary's Road, Winnipeg, R2M 3L5
Georgina Jarema, Box 176, St. Germain, Manitoba, R0G 2A0

The Riel Community Committee recommended that:

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

    A. The proposal is consistent with the St. Vital Perimeter South Secondary Plan, and with existing large lot residential development in this area.

    B. The Riel Community Committee is of the opinion that the upgrading of Charlotte Road should be done by way of local improvement rather than paid for by small developers.

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

I. That the plan of subdivision proposed under File DASZ 15/93 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 15/93 dated October 14, 1993 for registration in the Winnipeg Land Titles Office subject to the following:

    A. that the plan be amended to provide a 2.134 m (7 ft.) widening to the Charlotte Road right-of-way.

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

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

III. That the St. Vital Town Planning Scheme 1951 be amended by rezoning the subject land outlined on Schedule "A" for File DASZ 15/93 dated October 14, 1993 to a "RR-2" Rural Residential District.

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

V. That the subdivision section of the by-law shall come into force and effect upon the execution by the City of Winnipeg of the Development Agreement.

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

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

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

IX. That the 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.

REFERRED BACK BY EXECUTIVE POLICY COMMITTEE TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES

(Note:See Minute No. 122 for attachment)

119 - Schedule "A" referred to in Clause 4 of the Report of the Committee on Planning and Community Services dated October 26, 1993

120 - Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services dated October 26, 1993

121 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services dated October 26, 1993

122 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services dated October 26, 1993

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Reese,
Seconded by Councillor Silva,

123 - WHEREAS the Standing Committees of Council appoint members to the Riverbank Management Committee which recommends for Council appointment the membership of the Rivers and Streams Permit Committee;

AND WHEREAS the Standing Committees have not met to make their respective appointments to the Riverbank Management Committee;

AND WHEREAS the public is not being served by holding permit applications in abeyance;

THEREFORE BE IT RESOLVED that the previous members of the Rivers and Streams Permit Committee, namely: Councillor Reese, Councillor Silva, and the Director of Planning or his designate, be hereby appointed to continue in that capacity until replaced.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

124 - 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. 6255/93, a By-law of the City of Winnipeg to amend By-law No. 4555/87, being The Winnipeg Building By-law. Files EB-1.1 (Vol. 8) & EB-1.4(1993)

By-law No. 6256/93, a By-law of the City of Winnipeg to amend By-law No. 5530/90, being the Winnipeg Electrical By-law. Files EB-1.1 (Vol. 8), EB-2.1 (Vol. 4) & EB-2.1(1993)

By-law No. 6257/93, a By-law of the City of Winnipeg to amend By-law No. 6164/93 being a by-law amending The St. Boniface Town Planning Scheme 1957 enacting a zoning change on land located on the south side of the south leg of Orchard Hill Drive to the south of Aubin Drive in the Riel Community. File DASZ 5/90 C

By-law No. 6258/93, a By-law of the City of Winnipeg to amend Zoning By-law No. 1800 for the enactment of a zoning change on land located on the west side of Brentcliffe Drive, north of Shoreline Drive in the Assiniboia Community. File DASZ 9/93

By-law No. 6259/93, a By-law of the City of Winnipeg to amend The St. Vital Town Planning Scheme 1951 for the enactment of a zoning change on the south side of Forbes Road at Two Mile Road in the Riel Community. File DAZ 212/93

By-law No. 6262/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 16502. File DAZ 232/91

By-law No. 6263/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 1558. File DAZ 232/91

By-law No. 6264/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 1800. File DAZ 232/91

By-law No. 6265/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to the St. Vital Town Planning Scheme 1951. File DAZ 232/91

Committee on Planning and Community Services - Consideration of By-laws (continued)

By-law No. 6266/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to the St. Boniface Town Planning Scheme 1957. File DAZ 232/91

By-law No. 6267/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 4440/86. File DAZ 232/91

By-law No. 6268/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 4450/86. File DAZ 232/91

By-law No. 6269/93, a By-law of the City of Winnipeg for the enactment of zoning text changes to By-law No. 4800/88. File DAZ 232/91