REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

DATED FEBRUARY 2, 1993

On motion of Councillor Murray, the Report of the Committee on Planning and Community Services, dated February 2, 1993, was considered clause by clause.

Her Worship the Mayor and Councillors:

Rezoning - North side of Fernbank Avenue, East of Main Street - Lord Selkirk-West Kildonan Community.
File No. DAZ 243/92

369 - 1. Your Committee on Planning and Community Services has been advised that an application has been received from the Commissioner of Planning and Community Services to amend By-Law No. 4450/86 by rezoning the land on the north side of Fernbank Avenue, east of Main Street, from an "MH-P" Mobile-Home Park District to an "R1-5" Single-Family District to allow for the development of single-family dwellings.

In response to a request from the Lord Selkirk-West Kildonan Community Committee in the fall of 1991, the Planning Department prepared a general concept plan for the remaining undeveloped areas north and south of Red River Boulevard. The plan was primarily intended to suggest the location of major thoroughfares, possibly public reserve areas, school sites and identify future recommended land uses (ie. commercial zones versus residential zones, etc.).

A series of meetings were subsequently held with several City Departments including the Streets and Transportation Department and the Parks and Recreation Department. Input from the Seven Oaks School Division and the Lord Selkirk-West Kildonan Residents Advisory Organization was sought and obtained. The aforementioned meetings resulted in a number of conclusive points being made which led to changes to the original draft plan. For example, one of the fixed features of the plan was and generally remains the northerly and southerly proposed extension of Rivergrove Drive and the signalized intersections which will inevitably be created where those extensions intersect with Main Street. Rivergrove Drive, upon completion will be the major collector street through a fully developed Rivergrove Subdivision area and will insure an orderly flow of traffic, both to and from Main Street and Red River Boulevard. It should also be noted that it has become increasingly apparent that neither area, either north of Fernbank or south of Red River Boulevard, can develop to any great degree in a piecemeal fashion.

In order for either one of those areas to be properly and effectively subdivided, they would have to be assembled in their entirety in order to insure the continued extension of Rivergrove Drive either north or south. At the present time, due to the current land ownership situation in both areas, efforts to assemble and develop have not been successful.

Next the School Division has been adamant in their declaration that no new school sites are to be identified in the newly developing housing areas east of Main Street and finally the Parks Department clearly intends to continue with it's policy of obtaining through the rezoning or subdivision application process, adequate public open space (lineal park reserve areas) along the banks of the Red River.

The Lord Selkirk-West Kildonan Community Committee in December of 1991 endorsed a concept plan as a general guideline for future development and now has requested that the City begin the process of rezoning certain specific parcels to more closely conform with the long term land use goals of the concept plan. It is the obvious belief of the Community Committee that the highest and best use of most of the lands north and south of Red River Boulevard is large lot single-family residential development, that includes a portion of the land now zoned for mobile home development. The Planning Department supports that assessment. At the same time the Planning Department emphasizes the fact that a conversion from one form of residential housing (transportable single-family homes) to another (permanent single-family homes) does not in any way mean that the existing mobile home subdivision has to relocate or cease it's operations. The existing mobile home subdivision has the legal right to continue to operate for as long as it chooses to. The rezoning to a single-family "R1-5" category is merely a statement of intent by the Community Committee, meant to convey how it wishes the neighbouring areas to develop in the long term. It suggests nothing more than that and as a practice is quite frequently carried out by Community Committees throughout the City as part of the long range planning process. It should further be noted that assessment of the property in question is not altered by a change in zoning. It will continue to be assessed in accordance with the operation already in place, that of a mobile home park.

Report of the Committee on Planning and Community Services, dated February 2, 1993

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on September 15 and December 8, 1992.

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

Bruce MacLeod, 287 Broadway, R3C 0R9
Raymond Lafond, 160 Masson Street, R2H 0H2

The following persons appeared and/or registered in opposition to the application:

Paul Saranchuk, D'Arcy and Deacon, 1200 - 330 St. Mary Avenue, R3C 4E1
V. & E. Stepnuk, 469 Airlies Street, R2X A
Adam Antonchuk, Lot 33, 2695 Main Street, R3C 4A2
P. F. Balchin, Lot 37, 2695 Main Street, R3C 4A2
Sophia Bailley, Lot 109, 2695 Main Street, R3C 4A2
Albert & Anita Beers, Lot 110, 2695 Main Street, R3C 4A2
Valerie Chaboyer, Box 27, Grp 22, RR1A, R3C 4A2
Darlene Chubaty, Lot 27, 2695 Main Street, R3C 4A2
Ivan & Gillian Cockerill, Lot 41, 2695 Main Street, R3C 4A2
Robert P. Daptil, Lot 2, 2695 Main Street, R3C 4A2
Richard & Debbie Domenco, Box 6, Grp 22, RR1A, R3C 4A2
Wilbert & Darlene Dueck, Box 9, RR1A, Grp 22, R3C 4A2
R. Fedoruk, Lot 135, 2695 Main Street, R3C 4A2
Joan Flishjack, Lot 15, 2695 Main Street, R3C 4A2
Gerald Giesbrecht, Lot 20, 2695 Main Street, R3C 4A2
M. Gunn, Box 61, Grp 22, RR1A, R3C 4A2
Pearl Hague-Wylie, Box 61, Grp 22, RR1A, R3C 4A2
P. Hruda, Lot 4, 2695 Main Street, R3C 4A2
Leonard and Joanne Johnson, Lot 104, 2695 Main Street, R3C 4A2
Dale Karman, Lot 131, 2695 Main Street, R3C 4A2
Les MacLennan, Lot 117, 2695 Main Street, R3C 4A2
W. & R. Mulvaney, Lot 139, 2695 Main Street, R3C 4A2
Jim Paskaruk, Box 47, Grp 22, RR1A, R3C 4A2
Don Philpot, Lot 24, 2695 Main Street, R3C 4A2
Gustave Schultz, Lot 126, 2695 Main Street, R3C 4A2
B. Stevenson, Box 91, Grp 8, RR1C, R3C 2E4
Jean Strylytski, Box 35, Grp 22, RR1A, R3C 4A2
Andrew Thomson, Box 32, Grp 22, RR1A, R3C 4A2
John Vandale, Lot 133, 2695 Main Street, R3C 4A2
Gayle Walker, Lot 20, 2695 Main Street, R3C 4A2.

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

1. There is substantial opposition from the area residents, the land owners and the applicant.

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

I. That the proposed zoning change to amend Zoning By-Law No. 4450/86 by rezoning the subject land under File No. DAZ 243/92 from an "MH-P" Mobile-Home Park District to an "R1-5" Single-Family District be <u>not</u> proceeded with.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Report of the Committee on Planning and Community Services, dated February 2, 1993

EXTENSION OF TIME for a plan of subdivision registration South of Sigma Avenue and west of Post Street including the extension of Scurfield Boulevard and Invermere Street, Assiniboia Community (former Assiniboine Park/Fort Garry Community) File No. DASZ 18/90

370 - 2. Your Committee on Planning and Community Services has been advised that Council, on December 12, 1990, adopted Clause 9 of the Report of the Committee on Planning and Community Services dated November 26, 1990 which Clause recommended approval of the proposed plan of subdivision and related rezoning as shown on Schedule "A" attached hereto and dated November 9, 1990. A 24 month period was granted within which to expedite the necessary by-law for this application. The developer has not acted within this time frame which ended on December 12, 1992.

The subdivision area includes almost entirely City-owned land, along with streets and lanes to be closed. This land has to be acquired from the City in order to process the subdivision proposal. The re-approval for the developer to acquire this land was granted by Council on December 16, 1992.

Cairns Developments Ltd. now wishes to complete this subdivision application, but a time extension is required. Due to economic conditions and the slow housing market, the developer was reluctant to proceed with the acquisition of the City land and also proceed with this subdivision application within the approval time period.

The Planning Department has recommended a two year time extension to allow time for the transfer of City lands being acquired by the developer; and to complete the related legal documents, agreements, by-laws, etc. necessary before the plan of subdivision can be registered.

Your Committee on Planning and Community Services pursuant to the authority delegated by Council, is of the opinion that only a one year extension should be approved and therefor recommends granting an extension of one year to the time within which the plan of subdivision approved under File No. DASZ 18/90 may be enacted by City By-law and thence a plan of subdivision may be registered in the Winnipeg Land Titles Office, said extension to commence upon the date of this approval by your Committee.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: Attachment referred to in the above clause is on file in the office of the City Clerk.)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

371 - On motion of Councillor Murray 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. 6124/93, a By-law of the City of Winnipeg to amend By-law No. 1474/77, the Historical Buildings By-law. File G-3.1.

By-law No. 6126/93, a By-law of the City of Winnipeg to amend Zoning By-law No. 1800 for the enactment of a zoning change on the land on the east side of Haney Street between Eldridge and Ridgewood Avenues, in the Assiniboia Community. File DAZ 245/92.

By-law No. 6127/93, a By-law of the City of Winnipeg to amend Zoning By-law No. 4450/86 for the enactment of a zoning change at 1019 McPhillips Street, in the Lord Selkirk-West Kildonan Community. File DAZ 247/92.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

QUESTION PERIOD

372 - Councillor Golden questioned the involvement of City staff in the preparation of budget reports prepared by Councillor Murray.

Councillor Murray noted that he had written the reports himself and had obtained information from the Research Branch of the Board of Commissioners and that such assistance was available to all Councillors. He further noted that he had had no difficulty in receiving requested information from the Board of Commissioners.

Councillor Hyman questioned when Council will be notified of the results of the Municipal Hearings and when Plan Winnipeg will be heard for the third time.

Councillor Murray noted that the Minister of Urban Affairs, the Honourable Jim Ernst, had advised that the Municipal Board had concluded its hearings on Plan Winnipeg and that the report would be publicly released, imminently. He further noted that the Chairperson on Planning and Community Services and the Mayor had been asked to provide some preliminary comments.