REPORT OF THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES DATED NOVEMBER 30TH, 1992

On motion of Councillor Murray, the Report of the Committee on Planning and Community Services, dated November 30th, 1992, was considered clause by clause.

Her Worship the Mayor and Councillors

Amendment to The City of Winnipeg Act - Power to Terminate Variance and Conditional Use Orders on Owners' Consent
File Nos. DAV, DCU & GL-5.1.

181 - 1. On September 23rd, 1992, City Council directed that the Province of Manitoba be asked to amend The City of Winnipeg Act to give the Commissioner of Planning and Community Services power to terminate variance and conditional use orders upon written consent from the owner of the property affected.

Section 654 of The City of Winnipeg Act originally provided that plans, by-laws, orders and decisions made under Part 20 were binding on the City and all persons. In 1991 the words "resolutions, determinations and procedures" were added as binding despite objections to those words and the existing word "decisions" made on behalf of the City.

The September 23rd, 1992 direction of Council regarding termination of orders arose out of an owner who obtained a variance from the Board of Adjustment deciding not to contest an appeal to the St. James-Assiniboia Community Committee. It was necessary to conduct an appeal hearing to terminate the variance granted since there was no other mechanism to cancel the order.

The pre-1991 provision of the Act made the city, as well as other corporate and natural persons, subject to City Plans, By-laws and Orders. The obvious intent was that the City be bound by its own legislation - plans, by-laws and orders. The intent and effect of including "decisions" was unclear but did not produce any actual problems. The 1991 amendment rendering every resolution, determination and procedure (as well as decision) made under Part 20 binding on the City and everyone else increases the potential for confusion and unnecessary litigation. For example, if the City issues a development permit (zoning clearance) plus a building permit on the basis of documents including a survey certificate but an error is subsequently discovered in the survey or the City itself makes an error, is the determination and decision as to zoning compliance binding on the City? Can the City cancel the development permit and issue a stop work order relative to the building permit?

The common-sense answer of a court might be that every decision and determination in a sequence is equally binding and the last prevails. However, there seems to be no good reason to invite confusion and litigation over whether Section 654 prevents cancellation of a permit after a determination and decision based upon an error whether by the City or someone else.

Similarly, what legal effect does Section 654 intend in declaring binding upon the City a Community Committee determination that land ought to be purchased for a park and a decision to pass a resolution to that effect? Presumably none - beyond it operating as a recommendation to the Committee on Finance but there seems to be no reason to create confusion and potential technical arguments which someone someday will seize upon to litigate if only for the purpose of delay.

Council and its Committees and administrators make a multitude of decisions and determinations under Part 20. Depending upon the facts they may or may not create enforceable rights in third parties but declaring all of them to be binding is confusing and unnecessary.

Deleting these words will not detract from the effect of Section 652 in rendering the City bound by its own legislation, including appeal orders, and the procedures necessary to their validity.

If enacted by the Province, a power to terminate orders on written consent from the "property owners" would likely be used infrequently, but could occasionally be useful. If granted the power would likely require consent from every "owner"; defined in The Real Property Act to include anyone holding a mortgage, encumbrance or lease in his/her own or a representative capacity.

The Commissioner would not want to terminate a variance or conditional use order on the signature of the registered owner only since third party rights might be affected. In an extreme case termination might be a manoeuvre employed by an owner towards terminating a tenant's lease.

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Not every lease or other third party interest will be recorded on title. The power to cancel an order might be used only in certain circumstances and then only where in addition to signature by all interested owners the registered owner could provide satisfactory assurance that no other third party interests were involved.

At present the Act does not spell out how a variance order or conditional use order can be terminated although it can be inferred that any subsequent order or development (zoning) by-law may do so. It would be desirable if this was implemented as part of the Act.

If requested by Council and approved by the provincial Government the Provincial Legislative Counsel will draft the actual legislation. For illustration purposes a new Section 652 could read as follows:

"652 (1) Subject to sub-sections (2) and (3) and Section 583 a plan, by-law or order made or passed under this part is binding on the City and all persons.

(2) Any order of variance or an order approving a conditional use may be amended or terminated by:

(a) a subsequent development by-law, or

(b) one or more conditions included in either of a subsequent variance order or conditional use order under s ubsection 608(2) or Section 612.

(3) Council may by by-law authorize a designated City Administrator to make an order terminating a variance order or conditional use order upon the written consent of every owner registered under The Real Property Act as owner of the land described in the order or of a mortgage, encumbrance or lease of that land whether entitled thereto in his own right or in his representative capacity."

Section 583 provides that although Plan Winnipeg is binding on the City it does not compel undertaking a proposal contained in the Plan.

The above reference to a "development by-law" is the statutory term for a zoning by-law.

Variance and conditional use orders are presently terminated or amended by any one of a subsequent development (zoning) by-law, variance order or conditional use order. In the case of orders they can only be made on application by the owner. Amendment or termination of an earlier order can only be included as a condition necessary to avoid adverse effects from the subsequent order - not out of some unrelated desire to amend or terminate existing rights. These amendments to the Act would not change this but would only spell out what must now be inferred.

The Province will likely want to follow the format of the Act in providing for delegation of power to such designated administrator as Council from time to time chooses.

Your Committee on Planning and Community Services recommends that Council's instructions of September 23rd, 1992 regarding termination of variance and conditional use orders be amended as follows, namely:

I. to include additional amendments to The City of Winnipeg Act confirming the power to terminate or amend variance and conditional use orders by either of a subsequent variance or conditional use order; and

II. deleting from the Act new provisions enacted in 1991 declaring every "resolution, decision, determination and procedure" under Part 20 of the Act to be binding upon the City and all persons since the legal effect is unknown, unnecessary and a source of potential confusion and litigation.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

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Appointment of the Committee on Planning and Community Services as the "Committee of Council" to hear appeals of Variances and Conditional Use Orders.
File Nos. DAV, DCU and GL-5.1.

182 - 2. Your Committee on Planning and Community Services has been advised that on June 24th, 1992, Bill 78 being a bill to amend The City of Winnipeg Act received royal assent. Section 641(4) of Bill 78 stipulates that appeals for variance and conditional use orders may be made to "the committee of council designated by by-law in accordance with the procedures set out in a by-law passed under section 628."

The "Committee of Council" noted in this section is defined by Section 574(3) of the City of Winnipeg Act to mean the Executive Policy Committee or a Standing Committee. Section 33(1) of The City of Winnipeg Act stipulates that "Council shall by by-law establish four Standing Committees, and set out their respective duties and powers."

In accordance with the provisions of these sections, the Law Department has advised that Council cannot create a separate appeal Committee to hear appeals for variance and conditional use orders, it must delegate the function to Executive Policy Committee or one of the four Standing Committees.

Your Committee on Planning and Community Services is of the opinion that inasmuch as variance and conditional use applications come under the jurisdiction of the Committee on Planning and Community Services, the appeals for variance and conditional use orders should also be heard by the Committee on Planning and Community Services.

Your Committee therefore recommends that the Committee on Planning and Community Services be the "Committee of Council" to hear appeals for variance and conditional use orders commencing January 1st, 1993.

Your Committee further recommends that the City Solicitor prepare the necessary by-law to amend By-law No. 5893/92, a by-law of The City of Winnipeg to provide for procedures under Part 20 of The City of Winnipeg Act and the making of zoning variance orders and conditional use zoning orders to reflect these changes.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Academic Upgrading Program for Social Assistance Recipients - Educare File EH-2.1.

183 - 3. Your Committee on Planning and Community Services has been advised that the Social Services Department has applied for funding from the Federal Government in the amount of $27,996.00 to fund 100% of the cost of the academic upgrading program for Social Assistance Recipients - Educare for 60 social assistance recipients as follows:

Administration and Clerical Support	5,920.00
Course Instructor	14,064.60
Training Materials and Books	4,141.40
Classroom Rental	3,870.00
Total	**$27,996.00**

In recruiting trainees for various programs, the Social Services Department has identified the need to upgrade the general literacy level of some of our cliental so they will be better equipped to complete further skills training. For those persons who have been out of school for some years, the adjustment to student life is sometimes difficult. This program will provide tutorial and social services support to help mature students make the difficult transition.

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The Social Services Department has approached officials of the Canada Employment and Immigration Commission, with a request that they provide funding for a pilot project, and they have indicated they are prepared to fund our proposal in total. Selected participants will be trained at the Educare Centre at 609 Erin Street. Educare has considerable experience in the provision of academic and clerical skills training to persons on assistance. They have agreed to provide the training under contract to the City.

No additional financial expenditure will be incurred by the City through assisting in the operation of this training program.

Your Committee on Planning and Community Services recommends:

I. That, subject to total funding by the Government of Canada, the City of Winnipeg Social Services Department participate in providing program support, in terms of personnel, for the Academic Upgrading Program for Social Assistance Recipients at Educare.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the program, including the execution of all necessary documents.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Secondary Area Plan Amendment -190 rue Dumoulin, Riel Community.
File Nos. EP-1.2 (AAP 37/92) and DAZ 226/92.

184 - 4. Your Committee on Planning and Community Services has been advised that Council gave First Reading to By-law No. 5980/92 which proposes to amend The North St. Boniface Secondary Plan by reclassifying the land located at 190 rue Dumoulin from "Residential" to "Future Residential" proposed land use classification to accommodate a proposed zoning change to permit the expansion and development of a private parking area to a retail use (credit union).

The proposed redesignation would allow a temporary zoning change on the site, but would not allow the permanent establishment of commercial uses on rue Dumoulin. This is consistent with the redesignation of lands at rue Dumoulin and St. Joseph Street to permit a zoning change until the year 2005, because of surrounding non-residential uses.

If a parking area did not exist abutting the site, and if the site was not opposite an industrial building, the proposal could not be recommended because it involves the demolition of housing and the land would clearly remain suitable for residential use.

This portion of the block can be distinguished from other lands fronting rue Dumoulin because of the non-conforming industrial building opposite, which remains in industrial and commercial use. A redesignation is not a precedent for lands opposite other housing.

If the land is redesignated for "Future Residential" it would permit only a temporary zoning change, so that the neighbourhood can be protected from commercial encroachment when the former brewery is removed.

A Public Hearing was held before the St. Boniface-St. Vital Community Committee on September 8th, 1992.

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

Mr. Henri Daudet, 139 rue St. Pierre, Winnipeg, R3V 1L1, (on behalf of La Caisse Populaire),
D. Dandeneau, 311 rue Dumoulin, Winnipeg, R2H 0E2,
Raymond Lafond, 160 rue Masson, Winnipeg, R2H 0H2.

No one appeared in opposition thereto.

The St. Boniface-St. Vital Community Committee recommended that the proposed secondary area plan amendment be approved for the following reasons:

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1. A reclassification from "Residential" to "Future Residential" would allow a temporary zoning change, and in turn, protect the neighbourhood from commercial encroachment when the adjacent former brewery is demolished.

2. The redesignation of lands would not set a precedent for lands opposite other housing because of surrounding non-residential uses.

Your Committee on Planning and Community Services concurs in the recommendations of the St. Boniface-St. Vital Community Committee and recommends:

I. That By-law No. 5980/92, being a by-law to amend The North St. Boniface Secondary Plan By-law No. 967/75 to reclassify the lands illustrated on Schedule "A" for File No. AAP 37/92 attached hereto and dated October 13th, 1992, from a "Residential" proposed land use classification to a "Future Residential" proposed land use classification, be given second and third reading.

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.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 201 for attachment.)

Appointment of a Citizen Member to the Concordia Hospital Board. File Nos. FH-2.2 & GC-7.

185 - 5. Your Committee on Planning and Community Services referred applications received by the City Clerk for the appointment of a citizen member on the Concordia Hospital Board to the East Kildonan-Transcona Community Committee for their nomination.

On November 17th, 1992, the East Kildonan-Transcona Community Committee nominated Mrs. Anne Jorowski, 951 Woodvale Street, Winnipeg, R2K 2G9, as its Community Representative on the Concordia Hospital Board of Directors for a one year term to expire on January 1st, 1994.

Your Committee on Planning and Community Services concurs with the nomination of the East Kildonan-Transcona Community Committee and recommends that Mrs. Anne Jorowski be re-appointed as the Citizen Member to the Concordia Hospital Board, for a one year term to expire January 1st, 1994.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Appointment of Citizen Members to The Winnipeg Municipal Hospital Commission.
File Nos. FH-3 & GC-7

186 - 6. Your Committee on Planning and Community Services has in past referred all applications received by the City Clerk for Citizen Members on The Winnipeg Municipal Hospital Commission to the Nominating Committee of the Municipal Hospital Commission for their consideration and nomination.

The current composition of The Winnipeg Municipal Hospital Commission under By-law No. 4722/87 is 15 members comprised as follows:

(i) 2 members of Council - appointed annually
(ii) 13 citizen members
  (a) 5 citizen members - 3-year term
  (b) 5 citizen members - 2-year term
  (c) 3 citizen members - 1-year term

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On September 23rd, 1992, Council adopted Clause 11 of the Report of The Executive Policy Committee dated September 16th, 1992 transferring operation and financial responsibility of the Winnipeg Municipal Hospital from the City of Winnipeg to the Winnipeg Municipal Hospital effective when the corporation is incorporated and the agreement is ratified and executed by the corporation.

On November 10th, 1992, Council at its Organizational Meeting appointed Councillors S. Hyman and G. Murray to the Winnipeg Municipal Hospital Commission and referred the appointment of three citizen members for a one-year term and 3 citizen members for a two-year term to the Committee on Planning and Community Services for recommendation on the Winnipeg Municipal Hospital Commission.

Your Committee on Planning and Community Services has been advised by the Secretary, Winnipeg Municipal Hospital Commission that at the Regular Board Meeting held on Thursday, November 19th, 1992, the Board received a report from the Steering Committee on Disengagement. The Board approved the report attached hereto and identified as "Exhibit I" and unanimously appointed the members listed in the report to the Board of the new corporation formed to acquire the hospital operation.

The Winnipeg Municipal Hospital Commission is of the opinion that the City should not appoint any new persons by the Commission other than Councillors Hyman and Murray appointed by Council on November 10th, 1992.

Your Committee on Planning and Community Services concurs with the recommendation of the Winnipeg Municipal Hospital Commission and recommends that no citizen members be appointed to the Commission.

Your Committee further recommends that the Proper Officers of the City be authorized to implement the intent of the foregoing.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

ManitobaEnvironmental Council
File Nos. GC-5 & GC-7.

187 - 7. On November 10th, 1992 at its Organizational meeting, Council referred the appointment of one Council representative to serve on the Manitoba Environmental Council to the Committee on Planning and Community Services. The term is to complete the unexpired two-year term ending May 12th, 1993.

Your Committee on Planning and Community Services recommends Councillor S. Hyman be appointed as its representative on the Manitoba Environmental Council.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Appointment of Citizen Members to The Winnipeg Public Library Board.
File Nos. GC-7 & L-11

188 - 8. Your Committee on Planning and Community Services requested the Community Committees to nominate two citizen representatives from the respective Communities to be appointed to serve on The Winnipeg Public Library Board. The Community Committees were provided with applications received by the City Clerk in this connection and were advised to take these applications into consideration when making their nominations.

There are two Citizen Members from each of the five communities appointed to The Winnipeg Public Library Board. The appointment of one of the two Citizen Members occurs on an alternating basis to ensure continuity in the affairs of The Public Library Board. Each Community Committee has been requested to appoint one Citizen Member for a one year term to expire on January 1st, 1994 and the other Citizen Member for a two year term to expire on January 1st, 1995.

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The Committee on Planning and Community Services has been provided with the following names and addresses of persons nominated by the Community Committees as citizen representatives of the respective Communities to serve as Citizen Members on The Winnipeg Public Library Board.

Your Committee on Planning and Community Services recommends that the following persons be appointed as representatives from their respective Communities to serve as Citizen Members, namely:

Assiniboia Community

Mr. Todd Pennell, 215 Winchester Street, Winnipeg, R3J 2E4, (One year term expiring January 1994)
Sylvia Woolley, 160 Bedson Street, Winnipeg, R3K 1R5, (Two year term expiring January 1995)

City Centre Community

Mr. Abe Anhang, 675 Queenston Street, Winnipeg, R3N 0X6, (One year term expiring January 1994)
Mr. L. Guy, 1204 - 270 Roslyn Road, Winnipeg, R3L 0H3, (Two year term expiring January 1995)

East Kildonan-Transcona Community

Ailsa Stark, 505 Dunrobin Avenue, Winnipeg, R2C 1K9, (One year term expiring January 1994)
Pat Dance, 18 Lancelot Place, Winnipeg, R2C 1K9, (Two year term expiring January 1995).

For the information of Council, the Lord Selkirk-West Kildonan and Riel Communities have not submitted their nominations.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

Library Services in Headingley
File L-1

189 - 9. Your Committee on Planning and Community Services has been advised that library cards are issued and renewed annually at no charge to residents of the City of Winnipeg. Borrowers outside the City are charged $40.00 per household. The way the Library Department is operating now, a resident of Headingley could renew a card as usual for a year on December 31st, 1992 (if services are withdrawn on January 1st, 1993) and another resident on January 2nd, 1993 would be charged $40.00. On September 11th, 1992, there were 539 registered patrons with a Headingley address.

The Library Department recommends that all cards issued to residents of Headingley lapse on the day services are withdrawn, i.e. residents of Headingley would not be able to borrow from any Winnipeg Public Library facility without paying the $40.00 per household.

Appropriate notice of the date for the cessation of services should be given and the date should be co-ordinated with the withdrawal of other city services.

Your Committee on Planning and Community Services recommends:

I. That all library cards issued to residents of Headingley lapse on January 1st, 1993.

II. That immediate notice be given concerning the withdrawal of library services.

III. That library services be withdrawn from Headingley in a co-ordinated manner with other city services.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

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Proposed Street Type Change - Riley Street to Riley Crescent, Assiniboine Park-Fort Garry Community
File No. SC-3.14(21).

190 - 10. Your Committee on Planning and Community Services has been advised that the Assiniboine Park-Fort Garry Community Committee at its meeting held on September 21st, 1992, recommended that "Riley Street" between Wicklow Street and Dowker Avenue be renamed to "Riley Crescent".

Riley Street - Riley Crescent is a local residential right-of-way located north and south of Dowker Avenue in Fort Garry as shown on the attached map.

The entire right-of-way from Wicklow Street to Buxton Road was originally named Riley Street. The Part located north of Dowker Avenue was registered as Riley Street by Plan No. 5135 on October 6th, 1950. The part located south of Dowker Avenue was registered as Riley Street by Plan No. 5652 on June 5th, 1953.

On April 20th, 1983, Council passed By-law No. 3457/83 which renamed the portion of Riley Street south of Dowker Avenue to Riley Crescent. Records show that the change had been initiated because the Planning Department had been advised that the Riley Street right-of-way was signed Riley Street north of Dowker Avenue and Riley Crescent south of Dowker Avenue.

The Subdivision Branch has recently been advised by some of the residents on Riley Street north of Dowker Avenue, that the Planning Department had been given incorrect information and that the entire right-of-way from Wicklow Street to Buxton Road had been signed Riley Crescent for over 30 years. The residents further advised that some time during September of 1991 the Riley Crescent street sign located at Wicklow Street was removed and changed to Riley Street. The Subdivision Branch has investigated this matter and has been unable to determine who changed the sign or why.

The Riley Street sign as presently exists is correct in that it is the legal name. However, the residents are upset because they had assumed that the right-of-way north of Dowker Avenue was Riley Crescent and in most cases their identification is under Riley Crescent and not Riley Street.

A search through copies of the Henderson Directories from 1976 to 1992 (The Planning Department does not have earlier years in its library) supports the residents' claim that the entire right-of-way was commonly known as Riley Crescent.

One continuous right-of-way with two different street types can cause confusion for emergency services and delivery vehicles. The Subdivision Branch is of the opinion that the legal name of the right-of-way should be made consistent with its common use.

The residents north of Dowker Avenue have been advised of the proposed change and it should be noted that the change in street type designation from Street to Crescent will not have any effect on the existing house numbers.

Your Committee on Planning and Community Services concurs in the recommendations of the Assiniboine Park-Fort Garry Community Committee and recommends that the currently registered name "Riley Street", between Wicklow Street and Dowker Avenue, be changed to "Riley Crescent" 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 type change become effective upon third reading.

III. That the City Solicitor, upon passage and adoption of the by-law by Council, be authorized to publish the street type change in two daily newspapers having a general circulation throughout the City of Winnipeg.

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.

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Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 202 for attachment.)

Zoning Agreement Amendment - 2935 Pembina Highway, Assiniboine Park-Fort Garry Community
File No. DAZ 146/73A (ZAA 6/92)

191 - 11. Your Committee on Planning and Community Services has been advised that an application has been received from D'Arcy and Deacon, 1200 - 330 St. Mary Avenue to amend the Zoning Agreement affecting 2935 Pembina Highway by adding to the list of permitted uses an advertising sign.

The owner wishes to erect an advertising sign on an existing free-standing pylon sign which currently identifies the Astoria Travelodge Hotel and Palladium Night Club (with reader board).

The additional signage would advertise a beer vendor which the owner wishes to establish in the Richmond West Shopping Centre to the north. As the vendor is located on a separate zoning lot, the related sign is considered an advertising sign and, as such, a principal use of land under Zoning By-law No. 1800. A Zoning Agreement Amendment is required because the current agreement governing the land limits its principle use to a hotel and accessory uses.

A Public Hearing was held before the Assiniboine Park-Fort Garry Community Committee on October 13th, 1992.

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

Robert W. MacNeil, D'Arcy and Deacon, 1200 - 330 St. Mary Avenue, Winnipeg, R3E 4E1,
Nick Caramanos, 2935 Pembina Highway, Winnipeg, R3T 2H5.

No one appeared in opposition thereto.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed Zoning Agreement Amendment be approved for the following reasons:

1. The Planning Department report relative to this application is positive.

2. There is no opposition to this application.

Your Committee on Planning and Community Services concurs in the recommendations of the Assiniboine Park-Fort Garry Community Committee and recommends:

I. That Zoning Agreement DAZ 146/73A dated August 1st, 1974 be amended by deleting Clause 2 therefrom and substituting the following therefor:

2. The land and any building or structure thereon shall not be used and no building or structure shall be erected, altered, enlarged or maintained on the land except for the following uses:

a) hotel;
b) accessory uses;
c) one advertising sign identifying a beer vendor, said vendor located on Parcel B, Plan 13,867.

II. That the City Solicitor be requested to prepare the necessary amending agreement to Zoning Agreement DAZ 146/73A dated August 1st, 1974 as approved in aforesaid Clause.

III. That the Proper Officers of the City be authorized to execute said amending agreement.

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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.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

ZONING AGREEMENT AMENDMENT - 3651- 3661 Roblin Boulevard, north side between Princeton Boulevard and Alcrest Drive, Assiniboine Park-Fort Garry Community
File No. DAZ 262/78 (ZAA 4/92).

192 - 12. Your Committee on Planning and Community Services has been advised that an application has been received from A.S.H. Management Group Inc., 530 Berry Street, to amend the Zoning Agreement affecting 3651 - 3661 Roblin Boulevard by deleting the following prohibited uses: 1) banks, or other financial institutions; 2) blue printing and photostatting establishments; 3) drive-in establishments - banks, eating or drinking places, laundry and/or dry-cleaning and theatre; 4) eating and drinking places; 5) food store including grocery stores, meat markets, delicatessen stores and food specialty stores; 6) pet shops; 7) photographic developing or printing establishments; and 8) printing - custom.

The site is bounded on the north by a private access road serving Chapman School, north of which is housing zoned "R1-6" Single-Family District. To the west is Chapman School, zoned "PR" Park and Recreational District. To the east, across Princeton Boulevard, and south across Roblin Boulevard, is commercial development consisting of strip centres on lands zoned "C2" General Commercial District.

The site was initially zoned for commercial development under File No. DAZ 161/78. The development consists of a 14,894 square foot, 2 storey commercial building currently demised into three units on the main floor and six units on the second floor. Parking is provided for 9 tenant vehicles at the rear (north) of the building with access off Princeton Boulevard, and 20 customer vehicles at the front of the building with bi-directional approaches on Princeton and Roblin Boulevards.

About 40 percent of the building is currently occupied by a day care centre on the main floor (3,000 square feet) and 3 office uses on the second floor (1,800 square feet total).

The applicant wishes to delete several prohibited uses from the zoning agreement, namely:
1. banks or other financial institutions;
2. blue printing and photostatting establishments;
3. drive-in establishments, i.e. banks, eating or drinking places, laundry and/or dry cleaning and theatres;
4. eating and drinking places;
5. food stores, including grocery stores, meat markets, delicatessen stores and food specialty stores;
6. pet shops;
7. photographic, i.e. camera and photographic supply stores, developing or printing establishments; and
8. custom printing.

According to the applicant, relaxing the land use restrictions to this extent would increase leasing opportunities for the site.

From a land use perspective, none of the above uses are considered inappropriate for the site relative to the proximity of the school to the west and the housing to the north. In particular, the commercial uses listed under Items 1, 2, 6, 7 and 8, above, are acceptable and should be allowed on the site without debate.

The "food store" grouping under Item 5 was probably prohibited initially to prevent a convenience store from locating in the development. However, as By-law No. 1800 now lists convenience stores as a conditional use in "C2" zones, it is considered unnecessary to prohibit outright the food grouping under the zoning agreement.

The "drive-in" zoning group, under Item 3, above, may have been prohibited on account of traffic concerns. However, as in the case of convenience stores, drive-in banks, eating and drinking places and laundries/dry cleaners are conditional uses, and subject to public hearing, while a drive-in theatre is not permitted in a "C2" zone. Therefore, it

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would seem reasonable to allow these uses listed under Item 3. Moreover, eating and drinking places are prohibited under Item 4, which makes their reference under the drive-in zoning group redundant.

The final prohibited uses under review are "eating and drinking places" as listed under Item 4. These uses raise the issue of parking, which is considered to be the major site constraint. The development provides 29 parking stalls (non-conforming right). It would require about 43 stalls if the main floor was fully occupied and devoted to retail use, and the second floor was occupied and devoted to office use.

The addition of a 2,500 square foot restaurant, which is permitted in "C2" zones, could boost the parking requirement to about 58 stalls. The current parking supply, therefore, amounts to about 50 percent of the hypothetical requirement, and would require a zoning variance.

A shortage of parking could prove detrimental to neighbouring residents, as Princeton Boulevard is a residential street with a gravel surface and a rural cross-section in a narrow right-of-way, and is unsuited for intensive on-street parking.

The Planning Department would prefer to have before it a firm proposal for an eating or drinking place, whereupon the land use impact, in terms of the scale and nature of the facility and the severity of the parking shortfall, would be known. On this basis, the Planning Department cannot recommend in favour of the deletion of eating or drinking places from the list of prohibited uses under the Zoning Agreement.

A Public Hearing was held before the Assiniboine Park-Fort Garry Community Committee on September 21st, 1992.

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

Janice Outten, 3102 Roblin Boulevard, Winnipeg, R3R 0B9,
Donna McFee, 89 Evenwood Crescent, Winnipeg, R3R 1S8.

No one appeared in opposition thereto.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The building is basically 90 percent vacant.
2. This type of use should have been allowed all along.
3. There is sufficient parking to accommodate tenant vehicles at the back of the building as well as customer parking at the front.
4. The types of uses being permitted will not have a detrimental affect on the surrounding area.

Your Committee on Planning and Community Services concurs in the recommendations of the Assiniboine Park-Fort Garry Community Committee and recommends:

I. That Zoning Agreement DAZ 262/78 dated December 6th, 1978 be amended by deleting from Clause 2 the following prohibited uses:

h) blue printing and photostatting establishments;
hh) pet shops;
ii) photographic - camera and photographic supply stores, developing or printing establishments;
kk) Printing - custom.

II. That the City Solicitor be requested to prepare the necessary amending agreement to Zoning Agreement DAZ 262/78 dated December 6th, 1978 as approved in aforesaid recommendation.

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

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Moved by Councillor Murray,
Adoption of the clause.

Carried.

REZONING - 190 rue Dumoulin, south side between rue St. Joseph and rue Langevin, Riel Community
File No. DAZ 226/92 (AAP 37/92).

193 - 13. Your Committee on Planning and Community Services has been advised that an application has been received from La Caisse Populaire, 185 boulevard Provencher to amend The St. Boniface Town Planning Scheme 1957 by rezoning the land at 190 rue Dumoulin from an "R1" One-Family District to a temporary "C1" Limited Commercial District to permit the expansion and development of the accessory parking area.

Although a change from residential to commercial use is regressive in terms of neighbourhood character and long-term stability of North St. Boniface, the proposal is acceptable as a temporary measure. The former brewery opposite the site is far more detrimental to residential character than would be an expansion of the parking area.

A similar measure was allowed at the intersection of rue Dumoulin and rue St. Joseph because of surrounding non-residential uses. The zoning change in that case (File No. DAZ 235/89) was allowed until January 1st, 2005, to allow re-assessment as non-residential uses are removed from the neighbourhood. It is considered most appropriate that re-assessment of both sites take place at the same time, if the former brewery is not first removed.

Because the present proposal involves the removal of an existing dwelling, it will potentially have a greater impact than would a temporary commercial use of the building. It may prove, however, that a 66 foot site provides a greater opportunity for infill housing upon removal of the former brewery and restoration of appropriate residential use.

A Public Hearing was held before the St. Boniface-St. Vital Community Committee on September 8th, 1992.

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

Mr. Henri Daudet, 139 rue St. Pierre, Winnipeg, R3V 1L1, (on behalf of La Caisse Populaire),
D. Dandeneau, 311 rue Dumoulin, Winnipeg, R2H 0E7,
Raymond Lafond, 160 rue Masson, Winnipeg, R2H 0H2, (on behalf of La Caisse Populaire).

Dan DeCraene, 28 Fallbrook Bay, Winnipeg, R2J 2P6 appeared in opposition thereto.

The St. Boniface-St. Vital Community Committee recommended that the proposed zoning change be approved for the following reasons:

1. The circumstances of this proposed zoning change are similar to those under File No. DAZ 235/89 for the property located at the intersection of rue Dumoulin and rue St. Joseph, and therefore would not set a precedent for zoning change from residential to commercial in this area.

2. A precedent for rezoning lands designated residential to commercial would not be set as this proposed zoning change is temporary and the land is proposed to be designated "Future Residential", subject to conditions which are incorporated in the following recommendation.

Your Committee on Planning and Community Services concurs in the recommendations of the St. Boniface-St. Vital Community Committee and recommends:

I. That the St. Boniface Town Planning Scheme 1957 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 226/92, attached hereto and dated October 13th, 1992, to a "C1" Limited Commercial District for a period to expire January 1st, 2005, or until demolition of the former brewery, whichever occurs first, subject to the applicant entering into a Zoning Agreement with the City

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pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following:

(A) that the use of the land be restricted to the following uses:
(i) parking area;
(ii) one-family dwelling;

(B) that no building or structure, parking area, fencing, landscaping or sign be erected or located on the land except in accordance with plans approved by the St. Boniface-St. Vital Community Committee;

(C) that no vehicular approach for ingress to or egress from the land be located on rue Dumoulin.

II. That the standard 10 percent dedication be waived in this instance inasmuch as the zoning change is temporary.

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

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

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.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 203 for attachment.)

REZONING - Scotia Street, Lot 1, Block 3, Plan 1796, Lord Selkirk-West Kildonan Community. File No. DAZ 237/92.

194 - 14. 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 Lot 1, Block 3, Plan 1796 from an "R1-4" Single-Family District to a "PR" Park and Recreational District to allow for park development.

The subject parcel of land is a 33 foot wide by 235 foot deep lot which fronts onto Scotia Street and is flanked by the Red River. Initially the City had considered disposing of the parcel as a buildable site, but reversed their decision in response to strong opposition from both neighbouring residents and the Lord Selkirk-West Kildonan Community Committee.

On June 2nd, 1992 in response to a communication from the Lord Selkirk-West Kildonan Community Committee, the Committee on Finance and Administration recommended that:

1. the City-owned vacant riverbank lot located between 405 Scotia Street and 409 Scotia Street not be sold;

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2. that the property be transferred to the jurisdiction of the Parks and Recreation Department to be developed and maintained as a "passive park"; and

3. that the Planning Department be instructed to apply to cause the lands to be rezoned "Parks and Recreation".

The Planning Department fully endorses the subject rezoning.

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

Mr. K. Lalor, District Planner, Planning Department, 395 Main Street appeared in support of the application.

Mr. Robert D. McKay, 405 Scotia Street, Winnipeg, R2V 1W3 appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed zoning change be approved for the following reasons:

1. This 33 foot wide lot is not considered to be a buildable lot.

2. There is opposition from the neighbours to the lot being sold as a buildable lot.

3. It is considered desirable to keep the lot in it's present state.
Your Committee on Planning and Community Services concurs in the recommendations of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That By-law No. 4450/86 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 237/92, attached hereto and dated October 13th, 1992, to a "PR" Park and Recreational District.

II. That the City Solicitor be authorized to prepare the necessary Rezoning By-law and forward same to Council for all three readings.

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

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 204 for attachment.)

REZONING - 3102 Roblin Boulevard, Assiniboine Park-Fort Garry Community File Nos. DAZ 240/92 and DAV 484/92D.

195 - 15. The Executive Policy Committee on October 7th, 1992 referred back to the Committee on Planning and Community Services Clause 7 of its Report dated October 1st, 1992 with regard to the rezoning at 3102 Roblin Boulevard, namely:

"7. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. Vince Decaria, General Delivery, Box 332, Elie, Manitoba, to amend By-law No. 1800 by rezoning the land at 3102 Roblin Boulevard from an "R1-5" Single-Family District to a "C1" Local Commercial District to allow for the establishment of a beauty salon in an existing building.

The proposal involves the commercial rezoning of a residential property for purposes of establishing a beauty salon. The applicant proposes to maintain the residential character of the building and property. No exterior alterations or additions have been proposed. A detached garage on the property is being retained. A related variance application under File No. DAV 484/92D would permit the maintenance of the house and garage with substandard yards under the commercial zoning.

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It is not uncommon for commercial development and single-family housing to co-exist along major arteries such as Roblin Boulevard and Grant Avenue in Charleswood. However, many of these relationships evolved when commercial development was needed to service a growing resident population and, more importantly, was likely to occur at a scale suited to the village environment that characterized Charleswood in the early years.

With the passage of Zoning By-law 1800 in 1971, it became customary, especially in suburban situations, to plan for the segregation of commercial and single-family residential development into cohesive blocks, for the protection of both development types from mutually disruptive land use conflicts which can arise in mixed-use areas.

In light of the above, the present application presents a dilemma for the Planning Department. While the Department doesn't doubt the applicant's intentions to maintain the residential character of the property and operate his business with respect for his neighbours, it is simply not evident that the proposed rezoning is in the best interests of the immediate area.

This particular block on Roblin Boulevard is entirely residential in zoning and land use, and the condition and quality of the housing is very good. The rezoning cannot, therefore, be justified on the basis of property upgrading being beneficial to an area regardless of its end use.

Wexford Street currently demarcates the eastern limit of commercial development on Roblin Boulevard in old Charleswood. Charleswood is currently oversupplied with commercial space, with a vacancy rate in the order of 20 percent. The rezoning cannot, therefore, be justified on the basis of the community needing commercial expansion.

Finally, a mid-block commercial rezoning in this situation would send a dangerous and unintended signal to property investors and would be offensive to neighbouring residents who are maintaining and improving their properties in spite of the less than favourable location adjacent to a regional traffic artery.

A Public Hearing was held before the Assiniboine Park-Fort Garry Community Committee on September 21st, 1992.

Vince Decaria, General Delivery, Box 332, Elie, Manitoba, R0H 0H0, appeared in support of the application.

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

Howard Ferch, 3030 Roblin Boulevard, Winnipeg, R3R 0B8,
Alvin J. Klause, 3016 Robin Boulevard, Winnipeg, R3H 0B8.

A motion of the Assiniboine Park-Fort Garry Community Committee to recommend the application be proceeded with for a single use only (beauty salon) for a period of one year from the date of the enactment of the By-law, resulted in a tie vote. In accordance with Section 642(4) of The City of Winnipeg Act, the Assiniboine Park-Fort Garry Community Committee has referred DAZ 240/92 to your Committee on Planning and Community Services without a recommendation.

Your Committee on Planning and Community Services recommends:

I. That By-law 1800 be amended by temporarily rezoning the subject land as shown on Schedule "A" for File No. DAZ 240/92, attached hereto and dated September 15th, 1992, to a "C1" Local Commercial District, the said land to revert to an "R1-5" Single-Family District upon the occurrence of one of the following:

   A) April 1st, 1995;
   B) the existing building is demolished, removed or destroyed by fire or;
   C) the land ceases to be used for a beauty salon.

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

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A) that the use of the land be restricted to a beauty salon and accessory uses;
B) that additions to the building be prohibited and no exterior building alterations, including signage, be made except in accordance with plans and details approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of Planning and Community Services prior to the issuance of building/development permits;
C) that no new buildings or structures be constructed on the site except in accordance with plans approved by the Assiniboine Park-Fort Garry Community Committee and the Commissioner of Planning and Community Services;
D) that free standing signs be prohibited;
E) that the operation of the beauty salon be limited to between the hours of 9:00 a.m. and 6:00 p.m. Tuesday through Saturday with the exception of one of these days the hours being extended to 9:00 p.m. and closed Sunday and Monday.

III. That the requirement for a cash payment, in lieu of the requirement for land for open space, park and recreational use, be waived.

IV. That the City Solicitor be requested 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 as a first charge against the subject land at 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, 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.

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."

Your Committee on Planning and Community Services has reconsidered this application and does not concur with the recommendation of the Assiniboine Park-Fort Garry Community Committee and recommends that the proposed zoning change to amend Zoning By-law No. 1800 by rezoning land under File No. DAZ 240/92 from an "R1-5" Single-Family District to a "C1" Local Commercial District be not proceeded with.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 205 for attachment.)

REZONING - 74 Harvard Avenue,
City Centre-Fort Rouge Community
File No. DAZ 242/92.

196 - 16. Your Committee on Planning and Community Services has been advised that an application has been received from Tec Arc Consulting Inc., 671 Bonner Avenue to amend By-law No. 16502 by rezoning the land at 74 Harvard Avenue from an "R1" One-Family District to a "C1" Limited Commercial District to allow for the establishment of offices, business or professional.

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The applicant is proposing to demolish or remove the existing residential building located on the subject site and to construct a new single storey 2,000 square foot office building. A five (5) car parking area with an approach from Stafford Street is proposed in the rear 40 feet of the lot. There is no lane at the rear of the site.

The site in question is located in a predominantly single-family residential neighbourhood. The requested "C1" zoning is considered incompatible with the surrounding development.

A commercial development at this location would have an adverse impact on the adjoining residential properties and could precipitate requests for conversions of other dwellings adjoining Stafford Street.

A Public Hearing was held before the City Centre-Fort Rouge Community Committee on October 13th, 1992.

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

Rob Hlady, 671 Bonner Avenue, Winnipeg, R2G 2J8,
Peter Sims, 408 - 365 Hargrave Street, Winnipeg, R3B 2K3,
Frank Mancini, 124 Yale Avenue, Winnipeg, R3M 0L7.

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

Jackie Ritchie, President, Crescentwood Homeowner's Association, 178 Harvard Avenue, , Winnipe, R3M 0K6,
David Bardal, 70 Harvard Avenue, Winnipeg, R3M 0K3,
Edward and Jo Ann Greenhalgh, 191 Kingsway Avenue, Winnipeg, R3M 0G4,
Mrs. C. Dowse, 262 Harvard Avenue, Winnipeg, R3M 0K7.

Mr. Fred Curry, 997 Dorchester Avenue, Winnipeg, R3M 0P9 registered in opposition but was not present when the matter was dealt with.

The City Centre-Fort Rouge Community Committee recommended that the proposed zoning change be not proceeded with, for the following reasons:

1. The site in question is located in a predominantly single-family residential neighbourhood and the requested "C1" zoning is considered incompatible with the surrounding development.

2. A commercial development would have an adverse impact on the adjoining residential properties and could precipitate requests for conversions of other dwellings adjoining Stafford Street.

3. The Community Committee has attempted to preserve the single-family residential area by rezoning property to "R1-6" and "R1-9" categories to protect the residential areas, the riverbanks and green space and prevent subdivision of the larger lots and infiltration of commercial uses into the area.

4. It has been the intent of the Community Committee and the residents of the area for a long period of time to restrict commercial development to the Grosvenor Square and Corydon Avenue areas.

5. The proposal is contrary to the ideal of residential revitalization for the area.

6. There are, at present, a number of vacant commercial premises in the area.

7. The proposed development would be injurious to the adjacent residential property.

Your Committee on Planning and Community Services concurs in the recommendation of the City Centre-Fort Rouge Community Committee and recommends that the proposed zoning change to amend Zoning By-law No. 16502 by rezoning land under File No. DAZ 242/92 from an "R1" One-Family District to a "C1" Limited Commercial District be not proceeded with.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

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ZONING AGREEMENT AMENDMENT
- 1054 Kilkenny Drive, Assiniboine Park-
Fort Garry Community.
File No. DASZ 43/76 (ZAA 3/92).

197 - 17. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. David Grant, 1054 Kilkenny Drive to amend the Zoning Agreement affecting 1054 Kilkenny Drive by eliminating the special building setback requirements from Kilkenny Drive and replacing them with an option clause for the City to obtain the riverbank lands.

The Kilkenny Drive frontage in the vicinity of the subject property is residential, zoned "R1-6" Single-Family District.

The subject lot extends eastward from Kilkenny Drive a distance of 140.7 metres/461.5 feet toward the Red River. The property is the residual holding of a larger parcel, the frontage of which was previously subdivided under File No. DASF 43/76 creating the adjoining Kilkenny Drive lots.

The rear portion of the property is surrounded by City lands zoned "PR" Parks and Recreational District. These parklands border the Red River.

The applicant wishes to amend a clause in the zoning agreement which prevents the existing house from being reconstructed in the event of fire or other damage to 50 percent of the structure. Further, under this clause any new house constructed on the lot has to be located to the west, closer to Kilkenny Drive.

The intent of this clause was to facilitate the City's eventual acquisition of the backlands for incorporation with the existing public parkland. It was evidently reasoned that such acquisition would be less expensive if the present house was removed or, at least, continued to age. However, to the detriment of the owner(s), there is nothing in the current Clause 3 to trigger property acquisition by the City.

The proposed replacement clause would simply require the City to purchase the property or portion thereof within 120 days of receipt of written notice of fire or damage to 50 percent of the house.

The proposed clause is superior to the existing clause as it acknowledges the City's interest in the backlands yet protects the owners from bureaucratic foot-dragging and political indecision.

A Public Hearing was held before the Assiniboine Park-Fort Garry Community Committee on September 21st, 1992.

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

David Grant, 1054 Kilkenny Drive, Winnipeg, R3G 5A1,
Gordon A. and Denise R. Stein, 1048 Kilkenny Drive, Winnipeg, R3T 5A1.

No one appeared in opposition thereto.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed Zoning Agreement Amendment be approved for the following reason:

1. Approval of this application would not have an adverse effect to the surrounding neighbours.

Your Committee on Planning and Community Services concurs in the recommendations of the Assiniboine Park-Fort Garry Community Committee and recommends:

I. That Zoning Agreement No. DASZ 43/76 dated June 15th, 1977 be amended by deleting Clause 3 and substituting therefor the following:

"3) If the existing dwelling located on the land is demolished, removed or damaged to an extent exceeding 50 percent of the replacement costs of the building, the owner shall notify the Directors of Planning and Land Surveys and Real Estate of the City in writing, and the owner shall not be entitled to issuance of any building permit to effect replacement or repairs until 120 days from the date of receipt of such notice, at which time a permit shall be issued unless the City and the owner have agreed to a purchase and sale of the relevant land or the City has initiated proceedings to expropriate that land."

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II. That the City Solicitor be requested to prepare the necessary amending agreement to Zoning Agreement No. DASZ 43/76 dated June 15th, 1977 as approved in aforesaid Recommendation I.

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

Moved by Mayor Thompson,
Adoption of the clause.

Carried.

Proposed Subdivision and Rezoning of land located South of Cloutier Drive at the Eastern Terminus of Stormont Drive, Riel Community
File No. DASZ 14/89.

198 - 18. Council at its meeting held on July 11th, 1990 gave its approval to development application DASZ 14/89 being an application to subdivide and rezone land located south of Cloutier Drive at the eastern terminus of Stormont Drive (Schedule "A") subject to the Developer entering into a Development Agreement with the City. To date the Development Agreement has not been entered into and the proposed development therefore has not been proceeded with. Dr. J. A. McPhedran, the original applicant for DASZ 14/89, has sold his property to Mr. Ted Kosokowsky who now wishes to finalize the processing of DASZ 14/89.

Mr. Kosokowsky in a letter dated September 14th, 1992 addressed to the Land Development Department has requested certain changes to the terms of the Development Agreement as approved by Council on July 11th, 1990. Council's approval includes among other conditions the requirement that an asphalt pavement and ornamental street lighting be constructed and installed in MacBell Road from Stormont Drive to Cloutier Drive.

Mr. Kosokowsky has requested that the requirement to improve MacBell Road be deleted. The administration has reviewed Mr. Kosokowsky's request and deems same to be reasonable and equitable to all concerned including the owners of the partially developed land east of MacBell Road.

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

I. That the terms of the Development Agreement as approved by Council on July 14th, 1989, be amended as required to delete the Developer's responsibility to construct an asphalt pavement and to install ornamental street lighting in MacBell Road from Stormont Drive to Cloutier Drive and to add the requirement that the Developer be responsible to oil MacBell Road when and as determined by the Commissioner of Works and Operations and to that Commissioner's satisfaction.

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

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 206 for attachment.)

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SUBDIVISION AND REZONING - located on the south side of Taylor Avenue between Borebank Street on the east and the C.P.R. rail line on the west, Assiniboine Park-Fort Garry Community File No. DASZ 7/92.

199 - 19. Your Committee on Planning and Community Services has been advised that an application has been received from Levcan Projects Inc., 1212 - One Lombard Place, Winnipeg, on behalf of Perignon Properties Ltd. for approval of a plan of subdivision and related zoning change to Zoning By-law No. 1800 by rezoning the lands located on the south side of Taylor Avenue between Borebank Street on the east and the C.P.R. rail line on the west from an "R1-4" Single-Family District to an "M1" Limited Industrial District to permit the construction of a warehouse complex (self storage locker development and compound).

The site is 1.7 hectares/4.2 acres and the easterly portion (0.3 hectares/0.7 acres) contains the Burlington Northern spur line and Buggy Bath car wash, while the westerly portion (1.4 hectares/3.5 acres) is vacant. The site is zoned "R1-4" Single-Family Residential District.

The applicant intends to subdivide the subject site into two lots and construct a rental self-storage locker compound on the westerly portion of the property; which is separated from the easterly portion, containing a car wash, by a railway spur line. Main access to the compound would occur via security controlled gates off Taylor Avenue, just west of the Lindsay Street intersection.

The compound proposal consists of a series of single storey buildings containing storage lockers with garage door access. At least one building would contain heated locker space accessed from an interior corridor. Also, provisions for office space and living quarters for a full-time security guard/maintenance person are part of the design.

Parking would be provided for six vehicles outside the controlled gate. Internal vehicle circulation is afforded by 24 foot aisles between buildings. The outside wall of the perimeter building would act as a security fence, which is augmented by conventional chain-link fencing where necessary. A landscaped 25 foot front yard is to be provided along Taylor Avenue, adjacent to the storage compound.

Although located in a residential zoning district, the Buggy Bath car wash enjoys non-conforming land use rights under By-law No. 1800. The "M1" rezoning would permit the maintenance of the car wash, giving the City site plan control via a zoning agreement.

This property was previously zoned "M1" Limited Industrial District. It was rezoned to "R1-4" Single-Family District in response to concerns that surplus railway lands, such as the subject site, may be developed with land uses incompatible with the residential character of neighbouring residential areas to the north and west.

The Plan Winnipeg policy area designation on the subject property is Suburban Residential. Plan Winnipeg allows light industrial land use within Suburban Residential areas where it is of industrial park quality and serves to buffer residential areas from Major transportation arteries and railway corridors. The current application therefore complies with the intent of the stated policy.

The Planning Department was initially of the opinion that the locker facility would have been an appropriate use of this land, preferable to single family development which is permitted under the current "R1-4" zoning. It is noted that the site is bounded on 3 sides by railroad tracks, and on the fourth side by a regional site.

To ensure that the development would achieve "industrial park" standards with respect to landscaping and building design and materials, the development would be subject to Plan Approval by the Assiniboia Community Committee and the Commissioner of Planning, if this request were approved.

Of particular concern is the quality of landscaping across the Taylor Avenue frontage, and the design treatment of the west wall of the compound which would be overlooked by the low-rise, multi-family development on Renfrew Bay. Preliminary plans show a 370 foot blank wall located on the property line. The Planning Department preferred to see the linearity of this wall softened by low maintenance landscaping and/or architectural design and detailing.

Full development of the site with storage lockers would result in about 60,500 square feet of building area, which is a site coverage of 40 percent. The applicant indicated that the development would be staged, with 20,000 square feet of building included in Stage 1.

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In the event that development plans for the site change, the applicant is requesting that the zoning agreement on the lands permit a business and professional office. It is noted that the "MP-S" Special Industrial Park zoning district to the east allows business and professional offices in addition to banks and financial institutions, and a range of service commercial, recreational and manufacturing uses.

A storage compound is not considered a high intensity land use, and a high traffic generator. Such facilities typically receive in the order of 10 to 15 vehicles per hour.

The proposed site plan indicated a zero foot rear yard instead of the required 50 feet. A zoning variance was applied for under File No. DAV 333/92D. This zoning variance application was rejected by the Assiniboine Park-Fort Garry Community Committee on September 21st, 1992.

Public Hearings were held before the Assiniboine Park-Fort Garry Community Committee on July 27th and September 21st, 1992.

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

Roy Lev, Levcan Projects Inc., 1212 - One Lombard Place, Winnipeg, R3B 0X3,
J. Lev, Levcan Projects Inc., 1212 - One Lombard Place, Winnipeg, R3B 0X3,
Ed Gauer, 470 Borebank Street, Winnipeg, R3N 1E7,
Robert M. Grancich, Unit 603 - 1600 Taylor Avenue, Winnipeg, R3N 1Y9,
Harry Behr, 902 Borebank Street, Winnipeg, R3N 1G6,
Marty Morantz, 1000 - 447 Portage Avenue, Winnipeg, R3B 3H5,
Mark Uddin, 203 Lakevillage Road, Winnipeg, R3T 4M7.

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

A. Bedbrook, 820 Lindsay Street, Winnipeg, R3N 1H8,
L. Bodnaruk, 920 Lindsay Street, Winnipeg, R3N 1H9,
Sharon Catton, 930 Lindsay Street, Winnipeg, R3N 1H9,
Kalli Chapman, 951 Campbell Street, Winnipeg, R3N 1C8,
Joe Conci, 922 Borebank Street, Winnipeg, R3N 1G6,
John Corrigal, 905 Borebank Street, Winnipeg, R3N 1G5,
Phyllis Dixon, 776 Borebank Street, Winnipeg, R3N 1G4,
Tom and M. J. Dubinski, 885 Borebank Street, Winnipeg, R3N 1G5,
Yvette Gerbasi, 934 Lindsay Street, Winnipeg, R3N 1H9,
Fran Drohomerski, 767 Borebank Street, Winnipeg, R3N 1G3,
George and G. Goutsos, 739 Borebank Street, Winnipeg, R3N 1G3,
K. Goutsos, 740 Borebank Street, Winnipeg, R3N 1G4,
Shelley Garrett, 906 Borebank Street, Winnipeg, R3N 1G6,
Isabel Hovey, 909 Renfrew Street, Winnipeg, R3N 1K5,
Bev and Richard Kaufmann, 978 Lindsay Street, Winnipeg, R3N 1H9,
Goodwin and Stella Lee, 838 Lindsay Street, Winnipeg, R3N 1H8,
A. S. Levy, 792 Borebank Street, Winnipeg, R3N 1G4,
Horst Kaulfuss, 908 Lindsay Street, Winnipeg, R3N 1H9
Ronald Krahn, 942 Lindsay Street, Winnipeg, R3N 1H9,
Nathan Mitchell, 910 Borebank Street, Winnipeg, R3N 1G6,
Charles and Helen Parsonson, 922 Campbell Street, Winnipeg, R3N 1C7,
Ed and Rae Patts, 970 Lindsay Street, Winnipeg, R3N 1H9,
M. Picone, 807 Borebank Street, Winnipeg, R3N 1G3,
L. Pinchuk, 747 Borebank Street, Winnipeg, R3N 1G3,
Peter and Beryl Pressey, 862 Lindsay Street, Winnipeg, R3N 1G6,

Mr. and Mrs. M. Silvester, 897 Renfrew Street, Winnipeg, R3N 1K5,
Bruce Syme, 800 Borebank Street, Winnipeg, R3N 1G4,
Sharyl Thomas, 974 Lindsay Street, Winnipeg, R3N 1H9,
Tom Thorsteinson, 772 Borebank Street, Winnipeg, R3N 1G4,
Charles Vickaryous, 930 Borebank Street, Winnipeg, R3N 1G6,
Herbert and Frieda Wegert, 743 Borebank Street, Winnipeg, R3N 1G3,
Gayle Wilson, 804 Borebank Street, Winnipeg, R3N 1G4,
John L. and Mary E. Woods, 845 Borebank Street, Winnipeg, R3N 1G5,

Report of the Committee on Planning and Community Services, dated November 30th, 1992

Edna J. Gunn, 938 Borebank Street, Winnipeg, R3N 1G6,
S. and Audrey Low, 779 Borebank Street, Winnipeg, R3N 1G3,
Alexander and Mary Marguerite McKenzie, 763 Borebank Street, Winnipeg, R3N 1G3,
Douglas Moulden, 764 Borebank Street, Winnipeg, R3N 1G4.

Upon conclusion of the public representations the Assiniboine Park-Fort Garry Community Committee recommended that the proposed subdivision and rezoning application be not proceeded with for the following reason:

1. There are other alternatives that would be more compatible with the area.

Your Committee on Planning and Community Services concurs in the recommendation of the Assiniboine Park-Fort Garry Community Committee and recommends that the proposed plan of subdivision and zoning change under File No. DASZ 7/92 be not proceeded with.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 207 for attachment.)

SUBDIVISION AND REZONING - land located on the north side of Waterford Avenue between Beaumont and Daniel Streets, Assiniboia Community
File No. DASZ 10/92.

200 - 20. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. B. Clapham, 1810 Ellice Avenue, Winnipeg, on behalf of Perdon Investments Ltd., and Lyla Thorarinson for approval of a plan of subdivision and related zoning change to Zoning By-law No. 1800 by rezoning the subject lands from "PR" Park and Recreational District to "R1-4" Single-Family District to permit the establishment of six (6) single-family dwelling sites as illustrated on attached Schedule "A".

The land is 0.37 hectares/0.92 acres with 265 feet frontage on Waterford Avenue and 150.65 feet flankage on Beaumont Street.

The applicant intends to subdivide the property into 6 lots. The corner lot, flanking onto Beaumont Street, would have a frontage of 48 feet, allowing for the corner side-yard requirement under the zoning by-law of 10 feet. The remaining 5 lots would have frontages of more than 43 feet.

The Planning Department is encouraged by this type of infill development on surplus city and school division lands. It is felt that, where appropriate, the injection of new construction and new families into older residential areas is the most cost-effective way to add housing stock while enhancing neighbourhood vitality and property value.

While the prevailing zoning in the area requires 50 foot lot widths, it is believed that new houses on more than 43 foot lots will nevertheless result in a higher quality of housing than currently exists in the immediate area. The narrower lots also enable a correspondingly greater investment in the actual house construction, assuming a fairly fixed upward limit on market value.

The applicant initially proposed to transfer a 30 foot strip of land at the rear of the lots to satisfy the park dedication requirement. The proposed transfer was opposed by the Parks and Recreation Department and subsequently dropped by the applicant.

The Administrative Co-ordinating Group has reviewed the application and prepared recommendations for approval subject to the owner entering into a Development Agreement containing all provisions as outlined in the attached report dated August 31st, 1992 (see attached Schedule "B").

A Public Hearing was held before the former Assiniboine Park-Fort Garry Community Committee on September 21st, 1992.

No one appeared in support of the application.

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No one appeared in opposition thereto.

The former Assiniboine Park-Fort Garry Community Committee recommended that the proposed subdivision and rezoning be approved for the following reasons:

1) The application to subdivide the subject property into residential lots is consistent with other lots in the surrounding area.

2) The application will provide infill development on surplus school board lands which are presently vacant.

Your Committee on Planning and Community Services concurs in part with the recommendation of the former Assiniboine Park-Fort Garry Community Committee for the following reasons submitted by the Parks and Recreation Department:

"The Assiniboine Park-Fort Garry Community Committee recommended that the north (rear) 15 feet of the subject property, lots 1 to 6, be dedicated as public reserve and that the balance of the dedication (approximately $4,000) be satisfied by a cash in lieu payment, and that said payment be directed to the Victoria Community Club or a park in the immediate vicinity.

The 'Proposed Parkland Dedication' is only 0.09 acres in size. The Parks and Recreation Department will only support the acquisition of diminutive areas, such as the 'Proposed Parkland Dedication', if any of the following criteria are applicable:

(1) The proposed parkland dedication has significant natural tree stands that merit preservation.

(2) The proposed parkland dedication is situated in a neighbourhood that needs additional open space (i.e. the particular neighbourhood's open space inventory is below the Parks and Recreation Department's standard open space requirements for neighbourhoods).

(3) In the event of being situated in a neighbourhood that needs additional open space, the proposed parkland dedication has an appropriate configuration for the development of functional recreation areas.

(4) The proposed parkland dedication can be consolidated with an adjacent publicly-owned open space or recreational playing field that needs to be increased in size.

As the following comments will reveal, none of the aforementioned criteria apply to the 'Proposed Parkland Dedication' identified on the attached Schedule 'C'.

Criterion (1)
The 'Proposed Parkland Dedication' does not feature a significant tree stand that merits preservation.

Criterion (2)
The 'Proposed Parkland Dedication' is situated in the Beaumont Neighbourhood; which has a population of 2,619 (1986) Census Statistics. In accordance with the Parks and Recreation Department's standard open space requirements for neighbourhoods and the aforementioned population, the Beaumont Neighbourhood should have 10.10 acres of open space. In actuality, the Beaumont Neighbourhood has 16.54 acres of publicly-owned open space; which represents a surplus of 6.44 acres. Accordingly, the 'Proposed Parkland Dedication' is not needed.

Criterion (3)
Even if the 'Proposed Parkland Dedication' was needed in the Beaumont Neighbourhood, the subject 'parcel' would not represent an appropriate acquisition as a result of it's configuration (i.e. due to it's narrow rectangular shape, the 'Proposed Parkland Dedication' has limited potential for the development of any functional recreational areas).

Criterion (4)
The 'Proposed Parkland Dedication' is not adjacent to any publicly-owned land that needs to be increased in size (i.e. consolidation with the School Division's land to the north would be of no benefit to the Parks and Recreation Department).

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As a result of the 'Proposed Parkland Dedication' not being applicable to any of the aforementioned four criteria, the Parks and Recreation Department is of the opinion that the subject 'parcel' is not needed.

In addition to not being needed, the following disadvantages would be apparent if the 'Proposed Parkland Dedication' was acquired by the City.

Firstly, the Administrative Co-ordinating Group originally recommended that the Developer's total dedication requirements be fulfilled by a cash payment; which is estimated by the Planning Department to be $8,940.00. The Assiniboine Park-Fort Garry Community Committee recommended that the Developer's total dedication requirement be fulfilled by a '50/50' combination of land (i.e. the 'Proposed Parkland Dedication') and a cash payment (i.e. approximately $4,470.00). If the Community Committee's recommendation is concurred with, the Parks and Recreation Department will not receive an additional $4,470.00 that could be utilized to improve existing facilities or parks in the Beaumont Neighbourhood.

Secondly, the Parks and Recreation Department would have to spend approximately $4,384.71, in 1992 dollars, to landscape the property as outlined on attached Schedule 'D'.

Thirdly, the subject 'parcel' would have to be maintained by the Parks and Recreation Department. In 1993 dollars, the projected annual maintenance costs would be $300.00.

Accordingly, since the 'Proposed Parkland Dedication' is not needed and, as well, as a result of the aforementioned disadvantages; the Parks and Recreation Department recommends that the Committee on Planning and Community Services overturn the recommendation of the Assiniboine Park-Fort Garry Community Committee and revert to the original recommendation of the Administrative Co-ordinating Group (i.e. that the Developer's total dedication requirement be fulfilled by a cash payment)";

It is therefor recommended:

I. That the plan of subdivision proposed under File No. DASZ 10/92 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 10/92 attached hereto and dated November 6th, 1992 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 Co-ordinating Group dated August 13th, 1992 attached hereto as Schedule "B".

   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 five (5) 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 Zoning By-law No. 1800 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 10/92, attached hereto and dated November 6th, 1992 to an "R1-4" Single-Family District.

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.

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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.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

(Note: See Minute No. 208 for attachments.)

201 - Schedule "A" referred to in Clause 4 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

(Copy of Schedule “A” is on file in the City Clerk’s Department)

202 - Map referred to in Clause 10 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of the map referred to in Clause 10 is on file in the City Clerk's Department

203 - Schedule "A" referred to in Clause 13 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 13 is on file in the City Clerk’s Department

204 - Schedule "A" referred to in Clause 14 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 14 is on file in the City Clerk’s Department

205 - Schedule "A" referred to in Clause 15 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 15 is on file in the City Clerk’s Department

206 - Schedule "A" referred to in Clause 18 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 18 is on file in the City Clerk’s Department

207 - Schedule "A" referred to in Clause 19 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 19 is on file in the City Clerk’s Department

208 - Schedule "A" referred to in Clause 20 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “A” referred to in Clause 20 is on file in the City Clerk’s Department

Schedule "B" referred to in Clause 20 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “B” referred to in Clause 20 is on file in the City Clerk’s Department

Schedule "C" referred to in Clause 20 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “C” referred to in Clause 20 is on file in the City Clerk’s Department

Schedule "D" referred to in Clause 20 of the Report of the Committee on Planning and Community Services, dated November 30th, 1992.

Copy of Schedule “D” referred to in Clause 20 is on file in the City Clerk’s Department

REPORT 'A' OF THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES DATED NOVEMBER 30th, 1992

On motion of Councillor Murray, Report "A" of the Committee on Planning and Community Services, dated November 30th, 1992, was considered.

Her Worship the Mayor and Councillors:

Appointment of Council representatives and alternates to the Riverbank Management Committee
Files E-5.1 and GC-7.

209 - 1. Clause 1 of the Report of the Committee on Planning and Community Services dated February 15th, 1988, as adopted by Council on March 23rd, 1988 and By-law No. 4444/86 as amended by By-laws No. 4938/88 and 5448/90, established the Riverbank Management Committee.

Council at its Organizational meeting held on November 10th, 1992, referred to all Standing Committees the matter of the appointment of representatives and alternates from each Standing Committee to the Riverbank Management Committee.

The Committees on Planning and Community Services, Finance and Administration, Protection, Parks and Culture and Works and Operations nominated the following Councillors for appointment as their representatives on the Riverbank Management Committee, namely:-

Committee	Representative
Committee on Planning and Community Services (2 representatives)	Councillor Reese Councillor Golden
Committee on Finance and Administration	Lazarenko
Committee on Protection, Parks and Culture	O'Shaughnessy
Committee on Works and Operations	Silva

Your Committee on Planning and Community Services therefore recommends that the following Councillors and Councillor alternates be appointed to the Riverbank Management Committee, namely:-

Committee	Representative	Alternate Member
Planning and Community Services (2)	Reese Golden	Hyman Fraser
Finance and Administration	Lazarenko	Boychuk
Protection, Parks and Culture	O'Shaughnessy	Thomas
Works and Operations	Silva	Boychuk

effective from the date of Council's approval and that said Councillors hold office until their successors have been appointed, pursuant to Section 62.1 of the Procedure By-law No. 5400/90.

Moved by Councillor Murray,
Adoption of the clause.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES
MOTIONS

Moved by Councillor Clement,
Seconded by Councillor O'Shaughnessy,

210 - WHEREAS the recent changes of The City of Winnipeg Act and the structure of City Council and its Committees have resulted in a number of structural and procedural changes in the way City Council conducts its business;

AND WHEREAS as a result of these changes, some members of City Council have indicated a desire that Council meetings begin at 9:00 a.m.;

AND WHEREAS beginning the Council meeting at this time would allow for the majority of Council meetings to be completed within most persons' normal waking hours;

THEREFORE BE IT RESOLVED that the Sub-Committee on Rules be requested to review the concept of beginning regular meetings of City Council at 9:00 a.m. and report to Council with a recommendation in this regard.

Automatic referral to Sub-Committee on Rules in accordance with Section 4 of the Procedure By-law.

Moved by Councillor Murray,
Seconded by Councillor Hyman,

211 - WHEREAS on November 30, 1992, the Committee on Planning and Community Services received as information a copy of a letter dated November 12, 1992 from the Minister of Urban Affairs sent to the Chair of the Municipal Board relative to the Proposed Plan Winnipeg By-law No. 5915/92;

AND WHEREAS Committee is of the opinion that the City should have a representative at the Municipal Board Hearings on Plan Winnipeg;

THEREFORE BE IT RESOLVED that the Commissioner of Planning and Community Services or his designate be authorized to represent City Council's views at the Municipal Board Hearings on Plan Winnipeg retroactive from the time the by-law was given second reading, namely September 17, 1992.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES
CONSIDERATION OF BY-LAWS

212 - On motion of Councillor Murray, By-law No. 6075/92, a By-law of the City of Winnipeg to amend By-law No. 5893/92, The Development Procedures 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.
Files. GL-5.1, DAV and DCU.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES
QUESTION PERIOD

213 - Councillor Hyman requested an update on the status of child poverty in Winnipeg.

Councillor Murray responded that Social Services' statistics indicate that the number of children living in poverty on Winnipeg's welfare system had risen to 5,000 from 3,000 and that the estimated number of children had risen to 50,000 from 40,000 prior to the recession.

Councillor Hyman asked what impact the changes in the provincial welfare system would have on the City welfare recipients.

Councillor Murray noted that this item would be the focus of a special meeting to be held in January focussing on social issues and pointed out that it would constitute a roll-back of approximately twenty percent.

Councillor Hyman noted the correspondence relating to job creation, sent to the Honorable H. Gilleshammer, the Provincial Minister of Family Services and the Honorable J. Epp, on behalf of the Federal Government, and requested an update.

Councillor Murray noted that the Committee on Planning and Community Services had been discussing the issue for the last six weeks and that he had requested that a working group be struck between the Federal-Provincial Governments and The City of Winnipeg to discuss employment strategies for people on welfare or receiving unemployment benefits.