CONSIDERATION OF REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The Executive Policy Committee has considered the reports of the concerned Community Committees and the recommendations of the Committee on Planning and Community Services, as contained in its Report, dated March 30th, 1992, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

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

West Committee Room,
Council Building, Winnipeg.
Monday, March 30th, 1992.

His Worship the Mayor and Councillors:

Your Committee on Planning and Community Services submits the following Report and recommends:

Manitoba/Winnipeg Community Revitalization Program (M/WCRP).
File No. EU 5

824 1. On March 9th, 1992, the Committee on Planning and Community Services considered a communication dated February 25th, 1992 from the Minister of Urban Affairs enclosing a copy of the revised Manitoba/Winnipeg Community Revitalization Program Guidelines (M/WCRP)(Schedule "A"), and recommended that the revised Guidelines be approved. However, the Committee requested a report on the implications of block funding the Manitoba/Winnipeg Community Revitalization Program from the Provincial commitment of $96 million for a renewed Urban Capital Projects Allocation for 1991 1996, as suggested by the Minister of Urban Affairs.

On December 4th, 1985, City Council adopted the joint Provincial/City Manitoba/Winnipeg Community Revitalization Program and entered into a 50 50 cost shared agreement with the Province in order to allow the City to maintain its program of neighbourhood revitalization, since the Federal Government had withdrawn its funding from this initiative.

Funding for the Manitoba/Winnipeg Community Revitalization Program was included in a Five Year Urban Capital Projects Program. The neighbourhoods designated for funding were Weston, Spence/Memorial, Transcona Centre, Burrows/Shaughnessy and Fort Rouge.

A requirement of the joint agreement between the City of Winnipeg and the Province of Manitoba for the M/WCRP program was that an evaluation of the program be undertaken at the end of the five year period. The first five year period ended in December 1990.

The firm of Clatworthy, Lewkiw and Associates conducted the evaluation and presented their findings on December 24th, 1990. Overall the program was found to be a very needed and effective tool for neighbourhood revitalization and the report strongly recommended its continuance. The evaluation report also suggested some program changes based on some of the implementation issues.

A Provincial City working group made up of representatives from Manitoba Urban Affairs and the City's Community Programs Division of the Planning Department was established to review the suggestions and recommendations of the evaluation report and to revise the program guidelines. This was required before the Provincial Government would entertain a second Five Year Urban Capital Projects Allocation for M/WCRP. The working group produced a draft of the proposed revised M/WCRP program on July 4th, 1991, which was given to the Deputy Minister of Urban Affairs and the Commissioner of Planning and Community Services for internal review and discussion.

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

On December 2nd, 1991, the Commissioner of Planning and Community Services, by letter to the Department of Urban Affairs, conveyed the acceptance of the revised guidelines by the City of Winnipeg administration.

On February 25th, 1992, the Provincial Minister of Urban Affairs wrote to His Worship Mayor William Norrie indicating that Provincial Cabinet had approved the M/WCRP revised guidelines and invited Council to consider making a Provincial block funding allocation to the Manitoba/Winnipeg Community Revitalization Program under the $40 million component of the $96 million Provincial commitment for a renewed Urban Capital Projects Allocation (U.C.P.A. 1991 1996).

The Provincial Government recognizes the need for community revitalization programming as part of the infrastructure renewal strategy of the City of Winnipeg. The Manitoba/Winnipeg Community Revitalization Program is seen as an effective tool to achieve Plan Winnipeg's objectives of neighbourhood management and social equity and to achieve the goals of the Community Development Programs mandated under Part 20 of The City of Winnipeg Act.

In previous years His Worship Mayor William Norrie has invited the Province to participate in cost sharing in the funding for the Manitoba/Winnipeg Community Revitalization Program. The last area to be designated was Fort Rouge which received Phase 1 funding from the Province in 1990, the last year of the first Five Year Urban Capital Projects program through which M/WCRP was funded. The Province, by inviting Council to consider making a block funding allocation to M/WCRP under the $40 million infrastructure renewal component of the renewed Urban Capital Projects Allocation for 1991 96, is demonstrating it's commitment to the M/WCRP Program. It is also asking Council to commit itself to the funding requirement for this program as outlined in the Five Year Capital Program. This does not preclude Council and Cabinet from approving neighbourhoods designated to receive funding under this program through the Annual Capital Estimates. It also does not preclude Council from abandoning this program at anytime. However the Province is of the position that if the City is committed to a Five Year Program of M/WCRP, as indicated in the Five Year Capital Program, and the Province is willing to cost share in this program, then their funding should be allocated up front from their allocation for infrastructure renewal projects over the five year period 1991 1996.

From an administrative point of view this would be a very desirable way to fund this program. It will allow for preplanning, easy movement of staff from one program area to another, a better strategy and it will eliminate most of the uncertainty that is so akin to cost shared funding. Overall, the City will be in a better position to know in what direction it is going in the pursuit of its neighbourhood management goals.

Your Committee on Planning and Community Services recommends:

1. That the revised Manitoba/Winnipeg Community Revitalization Program guidelines (attached Schedule "A"), be approved.

2. That the Manitoba/Winnipeg Community Revitalization Program be allocated $5,250,000.00 of the $40 million Provincial Government commitment for renewal of existing infrastructure under the renewed Urban Capital Projects Allocation for the period 1991 1996, which Provincial funding will be cash flowed as follows:

1991		$ 500,000.00
1992		$ 750,000.00
1993	-	$1,250,000.00
1994		$1,250,000.00
1995		$ 750,000.00
1996		$ 750,000.00

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 834 for attachments.)

Proposed Repeal of By law No. 5279/89and Variance Order DAV 297/89 St. James Assiniboia Community File No. DAZ 208/89

825 2. Your Committee on Planning an d Community Services has been advised that an application has been received from the Commissioner of Planning and Community Services to repeal By law No. 5279/89 and Variance Order DAV 297/89 affecting the land located on the south side of Portage Avenue, west of Mount Royal Crescent (The Pines Project), which was enacted to come into force and effect only upon the applicant executing certain agreements and causing a plan and caveat to be registered in The Winnipeg Land Titles Office. The applicant has abandoned the project and accordingly it is proposed to repeal the By law and Variance Order.

In March 1989, a rezoning application was originally made by A. Akman and Son Ltd. to rezone the subject lands on the south side of Portage Avenue, west of Mount Royal Crescent, from an "R1 6" Single Family District to a "C2" General Commercial District and an "RM 3" Multiple Family District. The purpose of the proposed rezoning was to permit the construction of a mixed use development including a shopping centre/strip mall, town house condominiums and a senior citizen apartment building. In conjunction with the rezoning application (DAZ 208/89) a Variance Application to permit reduced yards for the apartment building and town houses was also made (DAV 297/89).

At the meeting on May 30th, 1989, the St. James Assiniboia Community Committee recommended approval of the rezoning application and approved Variance Application DAV 279/89 with modifications. Subsequent to the Public Hearing in the St. James Assiniboia Community, the rezoning was considered by the Committee on Planning and Community Services and Executive Policy Committee, and was amended and approved in principal by Council at its meeting held July 12th, 1989. The rezoning by law being By law No. 5279/89, was enacted by Council at its meeting of October 18th, 1989.

However, this by law by its terms has not come into force and effect as certain conditions therein stipulated have not been complied with.

The applicant has now advised through its Solicitors that the applicant will not be proceeding with the proposed development and consequently will have no objection to repeal of the Rezoning By law 5279/89.

The subject proposal to repeal By law No. 5279/89 and Variance Order DAV 297/89 is being initiated by the Commissioner of Planning and Community Services in accordance with the direction given by the Committee on Planning and Community Services at its meeting on January 6th, 1992. The repeal of By law No. 5279/89 would mean that the existing "R1 6" Single Family District on the subject land would be maintained together with all use and development rights under that zoning category within Zoning By law No. 1558.

The Planning Department supports the repeal of By law No. 5279/89. The proposed rezoning was intended to permit the construction of a mixed use development on the subject lands in accordance with specific plans submitted by the applicant. The terms and conditions of the Zoning Agreement contained not only limitations on land use, but also extensive controls on the size and location of all buildings, and included minimum development standards for the site. The applicant has now advised in writing that he does not wish to proceed with this development.

Accordingly, it is the opinion of the Planning Department that By law No. 5279/89 should be repealed for the following reasons:

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

(1) The by law was part of a package to allow very specific development on the land. This development is no longer viable.

(2) Repeal of the by law will remove uncertainty regarding actual and potential zoning and use of the subject land for both owners of the land and owners of adjacent property.

A Public Meeting was held before the St. James Assiniboia Community Committee on February 18th, 1992.

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

Mr. Rocky Kravetsky, 210 428 Portage Avenue, Winnipeg, R3C 0E2,
Mr. Jack Oldfield, 62 Mount Royal Crescent, Winnipeg, R3J 2M9,
Mr. and Mrs. McCullough, 14 Mount Royal Crescent, Winnipeg, R3J 2M9,
Stewart and Shirley Webb, 309 Rita Street, Winnipeg, R3J 2Y3,
E. M. Antenbring, 2238 Portage Avenue, Winnipeg, R3J 0M2,
Mrs. C. Antcliff, 502 2440 Portage Avenue, Winnipeg, R3J 0N5,
Helen Dack, 203 Overdale Street, Winnipeg, R3J 2G2,
Mrs. Jean Reynolds, 911 3033 Portage Avenue, Winnipeg, R3K 2E3,
Mrs. Irene Rowlin, 297 Mandeville Street, Winnipeg, R3J 2G6,
Mr. Doug Martindale, MLA for Burrows, 788 Selkirk Avenue, Winnipeg, R2W 2N6,
G. Jamieson, 4C 2366 Portage Avenue, Winnipeg, R3J 0N4,
Miss Dolce E. Argue, 4B 2366 Portage Avenue, R3J 0N4,
Mrs. G. Lindblad, 2C 2366 Portage Avenue, Winnipeg, R3J 0N4,
Ms Fran Rowlin, 301 180 Ulster Street, Winnipeg, R3T 4W3,
Mr. and Mrs. J. B. Bracken, 68 Mount Royal Crescent, Winnipeg, R3J 2M9,
Mr. Ken Emberley, 220 Queen Street, Winnipeg, R3J 1K7,
Mr. and Mrs. W. D. Bates, 35 Loyola Bay, Winnipeg, R3T 3J7,
Mr. J. Jones, 418 Amherst Street, Winnipeg, R3J 1Y9,
Mrs. Jane Tibble, 380 Truro Street, Winnipeg, R3J 2A4,
Mr. Don Smith, 422 Amherst Street, Winnipeg, R3J 1Y9,
Mr. and Mrs. H. R. Shipley, 417 Truro Street, Winnipeg, R3J 2A5,
Mr. and Mrs. Harris, 6 Emerald Grove Drive, Winnipeg, R3J 1H2,
Mrs. C. Fraser, 2B 2366 Portage Avenue, Winnipeg, R3J 0N4,
Mr. Nick Jones, 35 185 Carriage Road, Winnipeg, R2Y 0L7,
Mrs. Gladys Read, 6B 2366 Portage Avenue, Winnipeg, R3J 0N4,
Mrs. Helen West, 7C 2366 Portage Avenue, Winnipeg, R3J 0N4,
Mrs. S. E. G. Winkworth, 106 Old Mill Road, Winnipeg, R3J 3G9.

Mr. and Mrs. B. Cheater, 2386 Portage Avenue, Winnipeg, R3J 0M8 appeared in opposition thereto.

Mr. R. A. MacIntosh, 2370 Portage Avenue, Winnipeg, R3J 0M8 appeared for information purposes only.

The St. James Assiniboia Community Committee recommended that By law No. 5279/89 and Variance Order DAV 297/89 be repealed for the following reasons:

1. The by law was part of a package to allow a very specific development on the land. This development is no longer viable.

2. Repeal of the by law will remove uncertainty regarding actual and potential zoning and use of the subject land for both owners of the land and owners of adjacent property.

Your Committee on Planning and Community Services concurs in the recommendations of the St. James Assiniboia Community Committee and recommends:

I. That By law No. 5279/89 and Variance Order DAV 297/89 be repealed.

II. That the City Solicitor be requested to prepare the necessary repeal by law and forward same to Council for all three readings.

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

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 Douglas,
Adoption of the clause

Carried

EXTENSION OF TIME 1970 Henderson Highway, west side of Henderson Highway, between Bonner and Strood Avenues, East Kildonan Transcona Community.
File No. DAZ 234/89

826 3. Your Committee on Planning and Community Services has been advised that a letter has been received from Walsh Micay and Company, 10th Floor One Lombard Place, requesting that Council extend the time by which the by law under File No. DAZ 234/89 may be enacted. The request has been made on behalf of new developers who propose to construct a 120 bed personal care home on the property located at 1970 Henderson Highway, west side of Henderson Highway, between Bonner and Strood Avenues. A personal care home is permitted under the proposed "RM 1" zoning in By law No. 4440/86.

The subject application, DAZ 234/89, proposed the rezoning of lands on the west side of Henderson Highway from an "RA" Single Family District to an "RM 1" Multiple Family District and "PR" Park and Recreational District. The applicants, Crystal Developers, received approval in principle for the rezoning from Council at their meeting held on December 20th, 1989. Since Crystal Developers Ltd. decided not to proceed with its apartment/condominium project due to the poor economic climate, the rezoning was not finalized.

On February 25th, 1992, the East Kildonan Transcona Community Committee considered the above application for an extension of time to March 31st, 1993. The Committee also considered representation from Mr. J. Bohna, J. Bohna Architects, 201 1615 St. Mary's Road in support of the extension of time until March 31st, 1993 and the proposal to construct a 120 bed personal care home on the subject site.

The East Kildonan Transcona Community Committee on February 25th, 1992, concurred in the recommendation of the Planning Department for an extension of time to March 31st, 1993.

Your Committee on Planning and Community Services recommends:

I. That Recommendation X in Clause 7 of the Report of the Committee on Planning and Community Services dated December 4th, 1989, as adopted by Council on December 20th, 1989, for File No. DAZ 234/89 be rescinded and the following be adopted:

"X. That in the event this application is not proceeded with expeditiously and the By law is not enacted by March 31st, 1993, this matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time."

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

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

REZONING 590/600 Notre Dame Avenue, City Centre Fort Rouge Community File No. DAZ 261/91

827 4. Your Committee on Planning and Community Services has been advised that an application has been received from Kenwall Properties Ltd., 301 140 Bannatyne Avenue to amend By law No. 16502 by rezoning the land at 590/600 Notre Dame Avenue from an "R4" Multiple Family District and a "C3" Commercial District to a "C2" Commercial District to allow for Commercial Development.

The applicant has submitted preliminary plans indicating a multi tenant development consisting of three commercial buildings for a total of 27,240 square feet of commercial space with 142 parking spaces. The uses for each proposed building have not yet been determined but potential tenants have been indicated as a restaurant, and an automotive repair use, with the remaining building being a multi tenant building accommodating a mix of retail, service and office use.

The subject application has been reviewed by the Administrative Co ordinating Group. A Servicing Agreement is required to ensure that sewer, water and land drainage requirements of the site development are appropriately accommodated. In addition, the Streets and Transportation Department has indicated that a 4 metre by 4 metre corner cut is required at the south east corner of Notre Dame Avenue and Furby Street. This should be dedicated to the City by the Developer; however, there is a small surplus City owned parcel at the north west corner of Cumberland Avenue and Landside Street contiguous with this development that may be available to the Developer.

The requested "C2" Commercial District zoning is considered appropriate for the subject site. The Planning Department has some concerns about the vehicular circulation patterns proposed and the visual relationship of the commercial buildings to the residential uses on Furby and Langside Streets. It is felt that particular attention must be given to building setbacks, and facade treatments including minimizing signage in portions of the site where there are residential uses opposite. However, these items of concern can be dealt with through the final plan approval process.

A Zoning Agreement is considered necessary to ensure the provision of appropriate parking and to provide for a review for the final development plans.

A Public Meeting was held before the City Centre Fort Rouge Community Committee on February 11th, 1992.

Martin Krawitz, 7A 220 Hugo Street North, Winnipeg, R3M 2N3, appeared in support of the application.

No one appeared in opposition thereto.

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

1. The proposed "C2" Commercial District is appropriate for the subject site.

2. Concerns with respect to vehicular circulation patterns, the visual relationship of the commercial buildings to the residential uses on Furby and Langside Streets, building setbacks, facade treatments and minimizing signage in portions of the site where there are residential uses opposite can be dealt with through the final plan approval process.

3. The Zoning Agreement will ensure the provision of appropriate parking and provide for a review of the final development plans.

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

4. The proposed development will be compatible with the surrounding land uses inasmuch as the property to the north is zoned "C3" and to the east "C3" fronting Notre Dame Avenue with low density dwellings zoned "R4" fronting Landside Street. The property to the west across Furby Street is zoned "C3", with property to the south of that housing an ambulance station, an apartment building and a vacant site all zoned "R4" while to the south is vacant land formerly utilized as a parking lot and a small City owned park site zoned "R2 T" Transitional District.

Your Committee on Planning and Community Services concurs in the recommendations of the City Centre Fort Rouge Community Committee and recommends:

I. That By law No. 16502 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 261/91, attached hereto and dated March 19th, 1992, to a "C2" Commercial District subject to the following:

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

1. That no building or structure be erected on the land exceeding 5 storeys or 60 feet in height.
2. That parking be provided on the land for all commercial uses as follows:
   a) Restaurants or clubs:
      i) 1 parking space for each 100 square feet gross floor area;
   b) Business or professional offices:
      i) 1 parking space for each 750 square feet gross floor area;
   c) All other uses:
      i) 1 parking space for each 250 square feet gross floor area.

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

4. That no sign(s) be erected on the land except in accordance with plans approved by the City Centre Fort Rouge Community Committee and the Commissioner of Planning and Community Services.

5. That payment of 10 percent cash dedication be made to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land.

II. That the applicant enter into a Servicing Agreement with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group dated January 24th, 1992, attached hereto as Schedule "B" for File No. DAZ 261/91 and dated March 19th, 1992.

III. That the Developer dedicate to the City a 4 metre by 4 metre corner cut at the south east corner of Notre Dame Avenue and Furby Street by registering the necessary plan in the Winnipeg Land Titles Office.

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 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.

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

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

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 835 for attachments.)

REZONING 418 Horace Street, south west corner at rue Youville, St. Boniface St. Vital Community File No. DAZ 269/91

828 5. Your Committee on Planning and Community Services has been advised that an application has been received from Bauming Housing Co. Ltd., 214 Main Street, to amend The St. Boniface Town Planning Scheme 1957 by rezoning the land at 418 Horace Street from an "R2" Two Family District to an "R2 T" Two Family Transitional District or an "R3" Limited Multiple Family District to allow for the establishment of a fourth dwelling unit in an existing non conforming building.

Because the existing building is a multiple family dwelling, and is totally out of character with adjacent dwellings, no precedent is established by permitting a fourth dwelling unit on the site. The effects of a fourth unit within the existing building would be expected to be insignificant, as long as adequate parking is provided on the site.

However, a zoning change to the "R3" Multiple family District cannot be recommended. The replacement of "R3" and "R4" zoning by the "R2 T" District generally in the neighbourhood was carried out to allow review by the residents and Community Committee in the St. Boniface St. Vital area. This review is essential to ensure that new buildings establish a character and intensity which is compatible with surrounding low density housing. Under the proposed "R3" zoning, the applicant could construct a 9 unit apartment block as of right, without a review of the proposal to ensure compatibility. Given the age of the existing building, its replacement by a new apartment block, not in character with the area, becomes likely if "R3" zoning is approved.

The "R2 T" Two Family Transitional District was also advertised for this proposal, in order that rezoning may be consistent with regulations elsewhere in the Norwood East Neighbourhood. Under that District, any proposal for immediate conversion or future construction of a multiple family dwelling would require Conditional Use approval. It may be noted that the proposal would require an additional application (Conditional Use) under the "R2 T" District.

A Public Meeting was held before the St. Boniface St. Vital Community Committee on February 11th, 1992. Mr. Mervin Bauming, 2278 Portage Avenue, Winnipeg, R3J 0M2, appeared in support of the application.

No one appeared in opposition thereto.

The St. Boniface St. Vital Community Committee recommended that the proposed zoning change be approved subject to a condition which has been incorporated within the following recommendations for the following reason:

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

1. The residential character of the neighbourhood is maintained by the "R2 T" zoning.

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 269/91, attached hereto and dated March 16th, 1992, to an "R2 T" Two Family Transitional District subject to the following:

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

(1) That payment of 10 percent cash dedication be made to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land.

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

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

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 836 for attachment.)

REZONING 495/499 and 505/507 Stradbrook Avenue, City Centre Fort Rouge Community.
File No. DAZ 200/92

829 6. Your Committee on Planning and Community Services has been advised that an application has been received from Thorvaldson Care Homes Ltd., 499 Stradbrook Avenue to amend By law No. 16502 by rezoning the land at 495/499 and 505/507 Stradbrook Avenue from an "R2 T" Two Family Transitional District to an "R3B Three" Planned Building Group District to allow for the construction of a nursing/rest home for the aged and for future development.

The site is presently developed with three older dwellings that have been converted to nursing/rest homes. Two of these buildings will be demolished and replaced with a new two storey facility in two phases of construction. The third dwelling will be maintained.

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

The proposed development is to be a two storey "U" shaped structure which will be constructed in two stages. A small third storey portion will be located at the back of the building to provide a staff dwelling unit. This proposal will increase the number of residents on site by 20 people for a total of 55, excluding staff.

This use exists and is considered acceptable at this location. It is also considered that the new development will be an improvement over the existing structures.

A Public Meeting was held before the City Centre Fort Rouge Community Committee on February 11th, 1992.

Mr. R. Caldwell, 1005 B St. Mary's Road, Winnipeg, R2M 3S4 appeared in support of the application.

Mr. J. Lowe, 484 Lipton Street, Winnipeg, R3G 2H3 appeared in opposition thereto.

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

1. The use presently exists and is acceptable at this location.

2. The new development will be an improvement over the existing structures.

3. The site is presently developed with three older dwellings converted to nursing/rest homes and the proposed development will allow for demolition of two of the buildings and replacement with a new two storey facility in two phases of construction.

4. The proposal will only increase the number of residents on site by 20 people, for a total of 55, excluding staff.

5. Surrounding land uses are two multiple family dwellings, an older dwelling converted to a nursing/rest home and one single family dwelling to the north across the lane.

Your Committee on Planning and Community Services concurs in the recommendations of the City Centre Fort Rouge Community Committee and recommends:

I. That By law No. 16502 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 200/92, attached hereto and dated March 13th, 1992, to an "R3B Three", Planned Building Group District subject to the following:
   A. That the applicant be required to enter into a Zoning Agreement with the City pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following:
      1. that the use of the land be restricted to a nursing/rest home;
      2. that the total site capacity be limited to 55 residents, excluding staff;
      3. that final construction plans indicating the design and location of any new structures which include elevations and details of exterior finishing materials, accessory parking areas, fencing, landscaping and garbage enclosures be subject to the approval of the City Centre Fort Rouge Community Committee and the Commissioner of Planning and Community Services;
      4. that payment of 10 percent cash dedication be made to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land.

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

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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 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.

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

VI. 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 Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 837 for attachment.)

**REZONING 437 St. Anne's Road,
North east corner of St. Anne's
Road at Sadler Avenue, St. Boniface
St. Vital Community.
File No. DAZ 201/92**

830 7. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. Tom Iliopoulos, 22 Plumtree Place to amend The St. Vital Town Planning Scheme 1951 by rezoning the land at 437 St. Anne's Road from a "C1" Limited Commercial District to a "C2" Commercial District to allow for the establishment of a billiard hall subject to Conditional Use approval.

The proposed zoning change would permit the establishment as of right of a restaurant (otherwise requiring Conditional Use approval in the "C1" District) and would permit application for a billiard parlour under DCU 225/91. A barber/hairdresser (a permitted "C1" use) is also proposed within the existing building.

A zoning change to the "C2" Commercial District is not inappropriate at this location, as long as site development limits the effects of commercial uses upon adjacent housing. The service station to the south and the convenience store opposite reflect "C2" intensity, although zoned "C1". A zoning change also may provide for an agreement requiring upgrading of the accessory parking area to meet present standards, which upgrade is certainly necessary to accommodate either a restaurant or billiard parlour on the site.

The existing parking area is both unsightly and unsafe. Fencing and landscaping are required, as well as the elimination of the approximately 80 foot approach which establishes the equivalent of (hazardous) right angle parking on a public street.

A Public Meeting was held before the St. Boniface St. Vital Community Committee on February 11th, 1992.

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

Mr. J. Borowski, 437 St. Anne's Road, Winnipeg, R2M 3C7, (on behalf of the applicant),
Mr. P. Boiteau, 215 Havelock Avenue, Winnipeg, R2M 1H8,

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Mr. B. Firth, 158 Minnetonka Street, Winnipeg, R2M 3Y5,
Mr. T. and Ms T. Iliopoulos, 22 Plumtree Place, Winnipeg, R2M 4W6,
Mr. T. Kirton, 17 Blackmore Avenue, Winnipeg, R2M 4C9,
Mr. D. Klowak, 204 Braemar Avenue, Winnipeg, R2H 2K9,
Mr. M. McMellan, 158 Minnetonka Street, Winnipeg, R2M 3Y5,
Mr. K. Meredith, 152 Havelock Avenue, Winnipeg, R2M 1H7,
Mr. G. Simcoe, 24 Weaver Bay, Winnipeg, R2M 2G6,
Mr. J. Wroblewsky, 917 1742 St. Mary's Road, Winnipeg, R2N 1G8.

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

Mrs. J. Janssen, 223 Worthington Avenue, Winnipeg, R2M 1S1,
Mrs. G. Jarema, Box 176, St. Germain, P.O., R0G 2A0, (on behalf of the Chairman, St. Boniface St. Vital Residents' Advisory Group),
Mrs. D. Baert, 46 Blackwater Bay, Winnipeg, R2N 1N8,
Mr. P. Degelman, 83 Pilgrim Avenue, Winnipeg, R2M 0L3,
Mrs. F. Deslauriers, 22 Bright Oaks Bay, Winnipeg, R2M 2M1,
Mrs. G. Hutsal, 86 River Elm Drive, Winnipeg, R2V 4G1,
Mr. J. Fraser, Acting Principal, Lavallee School, 505 St. Anne's Road, Winnipeg, R2M 3E4,
Mrs. M. Kennedy, 116 Fernleaf Drive, Winnipeg, R2M 4S8,
Mrs. C. Mondor, 160 Avalon Road, Winnipeg, R2M 2L6,
Mrs. D. Ostapyk, 83 Bright Oaks Bay, Winnipeg, R2M 2C9,
Mr. L. Pantel, Advisor, Comite de Parents du College Louis Riel, 585 rue St. Jean Baptiste, Winnipeg, R2H 2Y2,
Mr. F. and Mrs. S. Paradis, 221 Oustic Avenue, Winnipeg, R2M 1C5,
Mrs. D. Rainka, 63 Oakridge Bay, Winnipeg, R2M 4G8,
Mrs. D. Rist, 30 Bright Oaks Bay, Winnipeg, R2M 2M1,
Mr. G. Sabourin, President, Comite de Parents et Professeurs de L'Ecole Lavallee, 511 St. Anne's Road, Winnipeg, R2M 3E5,
Mr. H. and Mrs. I. Schott, 6 Ashton Avenue, Winnipeg, R2M 1E2,
Mr. R. Schott, 54 Frederick Avenue, Winnipeg, R2M 1E5,
Mr. Wendell Sparkes, Superintendent, St. Vital School Division No. 6, 900 St. Mary's Road, Winnipeg, R2M 3R3,
Mrs. I. Zahodnik, 42 Millfield Drive, Winnipeg, R2M 2P1.

The St. Boniface St. Vital Community Committee recommended that the proposed zoning change be not proceeded with, for the following reasons:

1. The area residents who would be most directly affected by proposed zoning change have signed a petition opposing the application.

2. There is "C1" and "R1" zoning in the immediate area and "C2" zoning would therefore not be in order.

Your Committee on Planning and Community Services concurs in the recommendation of the St. Boniface St. Vital Community Committee and recommends that the proposed zoning change to amend The St. Vital Town Planning Scheme 1951 by rezoning land under File No. DAZ 201/92 from a "C1" Limited Commercial District to a "C2" Commercial District be not proceeded with.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

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REZONING 484 Wellington Crescent,
City Centre Fort Rouge Community.
File No. DAZ 203/92.

831 8. Your Committee on Planning and Community Services has been advised that an application has been received from Stechesen Katz, 101 6 Roslyn Road, to amend By law No. 16502 by rezoning the land at 484 Wellington Crescent from an "R1" One Family District to an "R3" Multiple Family District to allow for the establishment of a multiple family dwelling.

The applicant is proposing to convert the existing dwelling into 3 condominium apartments. The structure is three stories in height and approximately 9,000 square feet in area. The plan is to accommodate an apartment on each floor, served by an elevator. The existing 2 car garage will be retained and supplemented with a 4 car attached garage on the west side, partially sunken, and approximately 42 feet side by 22 feet deep. No additions are contemplated.

The proposal to establish 3 dwelling units on the subject land results in a density of 1 unit for each 13,330 square feet of lot area. The density is consistent with the prevailing density of development in the surrounding area. Under the present "R1" District Zoning, the land, if vacant, could be subdivided into four single family building lots. However, the existing building has some historical significance and is listed on the Historical Buildings Inventory and is monitored against demolition. This proposal facilitates maintenance of the existing building, which is considered preferable to a redevelopment of the site.

A Public Meeting was held before the City Centre Fort Rouge Community Committee on February 11th, 1992.

The following persons appeared in support of the application:

Les Stechesen, 101 6 Roslyn Road, Winnipeg, R3L 0G5,
David Punter, 700 Wellington Crescent, Winnipeg, R3M 0C2,
Hartley Richardson, 484 Wellington Crescent, Winnipeg, R3M 0B8.

Mr. Leo Ledohowski, 12 Kingsway, Winnipeg, R3M 0G8, appeared in opposition thereto.

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

1. The proposal to establish 3 dwelling units on the subject land results in a density of one unit for each 13,330 square feet of lot area, which is consistent with the prevailing density of development in the surrounding area.

2. Under the present "R1" District Zoning the land, if vacant, could be subdivided into four single family building lots.

3. The existing building has some historical significance, is listed on the Historical Buildings Inventory and is monitored against demolition.

4. The proposal facilitates maintenance of the existing buildings, which is preferable to a redevelopment of the site.

5. The proposal is for a low density residential development consistent with similar redeveloped older buildings in the area.

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6. The proposal provides a positive model for retaining and preserving the quality and character of an older house without dramatically increasing the density.

7. There has been both concern and support expressed by the Crescentwood Homeowners' Association for this kind of controlled conversion.

8. It should be noted that the owners have shown generosity and consideration for the neighbourhood historically through their many contributions.

Your Committee on Planning and Community Services concurs in part with the recommendations of the City Centre Fort Rouge Community Committee for the following reason:

Item I.A.3 in the City Centre Fort Rouge Community Committee Report in relation to the ten percent dedication being waived is not to be included within the context of the Zoning Agreement. This recommendation should be set out as a separate item.

It is therefore recommended:

I. That By law No. 16502 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 203/92, attached hereto and dated March 13th, 1992, to an "R3" Multiple Family District subject to the following:
   A. 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:
      1. That not more than 3 dwelling units be located on the land.
      2. That final construction plans indicating the design and location of any new structures or exterior renovations to any existing structures, which include elevations and details of exterior finishing materials, accessory parking areas, fencing, landscaping and garbage enclosures be subject to the approval of the City Centre Fort Rouge Community Committee and the Commissioner of Planning and Community Services.
      3. That no new building or structure be erected on the land exceeding the height of the existing building to the peak of the roof, in no case greater than 3 storeys or 42 feet.
      4. That the following reasons and rationale for the subject rezoning approval be included in the text of the Zoning Agreement:
         a. The proposal to establish 3 dwelling units on the subject land results in a density of one unit for each 13,330 square feet of lot area, which is consistent with the prevailing density of development in the surrounding area.
         b. Under the present "R1" District zoning the land, if vacant, could be subdivided into four single family building lots.
         c. The existing building has some historical significance, is listed on the Historical Buildings Inventory and is monitored against demolition.
         d. The proposal facilitates maintenance of the existing building, which is preferable to a redevelopment of the site.
         e. The proposal is for a low density residential development consistent with similar redeveloped older buildings in the area.
         f. The proposal provides a positive model for retaining and preserving the quality and character of an older house without dramatically increasing the density.
         g. There has been both concern and support expressed by the Crescentwood Homeowners' Association for this kind of controlled conversion.
         h. It should be noted that the owners have shown generosity and consideration for the neighbourhood historically through their many contributions.

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II. That the payment of 10 percent cash dedication to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land, be waived, in view of the fact that the development density is consistent with that which could be achieved under the present "R1" District Zoning.

III. That the City Solicitor be requested to prepare the necessary rezoning by law and forward same to Council for all three readings when the Zoning Agreement has been executed.

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

V. That the 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 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 Douglas,
Adoption of the clause.

Carried.

Councillor Reese asked to be recorded as having voted against the clause, in accordance with Section 50.7 of the Procedure By law.

(Note: See Minute No. 838 for attachment.)

REZONING 105 109 Watt Street and 469 Talbot Avenue, located on thenorth east corner of Watt Street and Talbot Avenue, East Kildonan Transcona Community. File No. DAZ 204/92.

832 9. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. Beant Singh Sidhu, 34 Siddall Crescent to amend By law No. 4440/86 by rezoning the land at 105 109 Watt Street and 469 Talbot Avenue from an "R2 T" Two Family Transitional District to either a "C2" General Commercial District or a "C2 S" Suburban Commercial District to allow for the establishment of a car wash, a convenience store and a gas kiosk subject to Conditional Use approval.

The applicants have indicated that they wish to develop the site with a six bay, coin operated car wash, 24 hour convenience store, and a gas kiosk.

The subject site is located within the Chalmers Neighbourhood which, approximately twelve years ago, was designated a Community Improvement area. The Community Improvement Program was designed to upgrade and rehabilitate selected older neighbourhoods and emphasis was placed on the development of social and recreational facilities, improvement of municipal services and the rehabilitation of the existing housing stock to achieve this goal. The program was sponsored by the Federal, Provincial and Municipal Governments. Under the Residential

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Rehabilitation Assistance Program, a complimentary program of the Community Improvement Program, 313 dwelling units were upgraded at a cost of $1,620,753.00, within the Chalmers Neighbourhood. The City of Winnipeg has therefore made a commitment supporting the integrity and stability of the character of the Chalmers Neighbourhood and which is consistent with the objectives and policy of Plan Winnipeg.

The two residential buildings in the subject site appear to be in good condition and are typical of housing units in the area. While the loss of these two buildings would only marginally reduce the housing stock in the neighbourhood, the impact of creating a commercial lot on this corner is considered to be detrimental. A commercial rezoning would introduce relatively high volumes of vehicular traffic to the lot and adversely impact the dwellings immediately to the east. There are three dwellings, several apartment buildings and the River Elm Elementary School east of the subject site on Talbot Avenue. The subject rezoning, if it is approved, would likely provide disincentive for maintenance of the adjacent dwellings and create pressures for future commercial zoning on other sites. Additionally, the specific proposed type of development (car wash, gas station, and 24 hour convenience store) have a high degree of noise associated with their operation, and usually incorporate significant illuminated pylon and canopy signage. Such an intensive scale of development is considered inappropriate at this intersection. The existing development at this intersection is much lower in scale and intensity than that proposed by the applicant.

In the opinion of the Planning Department, the proposed rezoning and development would adversely affect residents of the apartment building on the west side of Watt Street and also the environment of the low density residential neighbourhood to the north. The viability of commercial development is already in some doubt at the south west corner of this intersection, where a previous grocery store building is now closed and vacant. The proposed development would also be in direct competition with an existing 24 hour convenience store and small gasoline sales area at the south east corner of the intersection and may lead to a request for more intensive development of this site in the future.

A Public Meeting was held before the East Kildonan Transcona Community Committee on February 26th, 1992.

The following persons appeared in support of the application:

Steve and Beant Singh Sidhu, 34 Siddall Crescent, Winnipeg, R2K 3W6,
Gene Dhillon, 103 Stefanie Drive, Winnipeg, R2G 3A9.

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

Dominca Stupak, 466 Riverton Avenue, Winnipeg, R2L 0N9,
Harsh Upadhyaya, 503 Riverton Avenue, Winnipeg, R2L 0N8,
Steve and Elizabeth Bahr, 474 Riverton Avenue, Winnipeg, R2L 0N9,
Marcel and Mary Brunette, 485 Talbot Avenue, Winnipeg, R2L 0R4,
Teresa Woods, 411 Talbot Avenue, Winnipeg, R2L 0R2,
Jacob and Katherine Unrau, 398 Talbot Avenue, Winnipeg, R2L 0R3,
Paula, Raj and Rajinder Kler, 492 Riverton Avenue, Winnipeg, R2L 0N9,
Coleen Hibbert, 4 420 Talbot Avenue, Winnipeg, R2L 0R3,
Rodney and Suzanne Busch, 396 Riverton Avenue, Winnipeg, R2L 0N7,
Marcel Brunette, 485 Talbot Avenue, Winnipeg, R2L 0R4,
Lawrence Flamand, 817 McCalman Avenue, Winnipeg, R2L 1G9,
Bogha Singh and Balwinder K. Dandiwal, 496 Riverton Avenue, Winnipeg, R2L 0N9,
Elijah Backu, 473 Talbot Avenue, Winnipeg, R2L 0R4,
Teddy Ziemski, 530 Riverton Avenue, Winnipeg, R2L 0N9,
Emily Kaye, 397 Riverton Avenue, Winnipeg, R2L 0N6,
Allan and Shelley Woods, 411 Talbot Avenue, Winnipeg, R2L 0R2,
Cory Balson, 398 Riverton Avenue, Winnipeg, R2L 0N7,

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Bhupinder and Kulwant Kaur Dandiwal, 496 Riverton Avenue, Winnipeg, R2L 0N9,
Susan Sherwood, 468 Riverton Avenue, Winnipeg, R2L 0N9,
Helen Ezinicki, 472 Riverton Avenue, Winnipeg, R2L 0N9.

The East Kildonan Transcona Community Committee recommended that the proposed zoning change be not proceeded with for the following reasons:

1. The impact of creating a commercial lot on this corner is considered to be detrimental to, and incompatible with, the neighbourhood.

2. The proximity of the development to the existing back lane will likely cause traffic problems and pose a hardship for the homeowners whose properties back onto this lane.

3. The close proximity of the River Elm Elementary School to this site poses a great safety concern for the children travelling to and from school.

4. Such an intensive scale of development is inappropriate at this intersection.

5. The commercial rezoning would introduce relatively high volumes of vehicular traffic to the lot and compound an existing traffic problem at the Talbot and Watt intersection, where three traffic related fatalities have recently occurred.

6. There is great concern within the neighbourhood as to the loss of trees on the site; additional noise and traffic; gasoline and exhaust fumes, and the overall aesthetics of the area.

7. The viability of this business is questionable during these recessionary times.

8. There is no demand within the community for these services, inasmuch as there are a great many such outlets already in the immediate area.

9. The hours of operation and the potential for the convenience store to become a hangout is a genuine concern for the elderly residents of the community.

10. The existence of a car wash, gas kiosk and convenience store will drastically change the tenor of the community.

11. The loss of privacy and increased traffic which accompanies such a commercial enterprise would also impact negatively on the area residents.

12. A majority of the area residents are not in support of this development as supported by the petition submitted purporting to contain 219 signatures of area residents (representing 189 households or 87.7%) in opposition to the application.

13. The Planning Department does not support commercial development at this site and believes the site would be more appropriately redeveloped with multiple family housing units than with high density and high intensity of use commercial development.

14. The Streets and Transportation Department is also not in support of this development for the reasons outlined in their communication of February 24th, 1992, which are supported by Community Committee, being as follows:

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a. Inadequate queuing for the car wash has been provided; queuing for six vehicles is necessary but space for only five vehicles is provided. The sixth vehicle would block the private approach on Talbot Avenue.

b. Circulation in and out of the car wash building is tight, requiring vehicles to make abrupt right angle turns to enter and leave the building.

c. The aisles between the gas pumps and between the gas pump and building are narrow; in fact, if the parking stalls adjacent to the building are occupied, it will be practically impossible for a vehicle to enter the aisle between the building and the gas pump nearest the building.

d. The proposed plan represents an overdevelopment of the site, i.e. trying to squeeze too much development onto the available land.

Your Committee on Planning and Community Services concurs in the recommendation of the East Kildonan Transcona Community Committee and recommends that the proposed zoning change to amend Zoning By law No. 4440/86 by rezoning land under File No. DAZ 204/92 from an "R2 T" Two Family Transitional District to either a "C2 S" Suburban Commercial District or a "C2" General Commercial District be not proceeded with.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Development Agreement Amendment
Services in Watson Street.
Files EP 2 & DASZ 3/85
(DASZ 11/79AG 11/79)

833 10. Your Committee on Planning and Community Services has been advised that under the terms of the Development Agreement AG 11/79, Finance Department No. 3461, dated August 15th, 1979, Genstar Development Company installed services in Watson Street from Leila Avenue to the north limit of the then Red River Co operative commercial retail complex. Because at the time the services were installed, Watson Street was not legally opened across a 135 foot (more or less) strip of privately owned property immediately north and adjacent to the Red River Co operative site, the Developer obtained easements across this 135 foot strip to connect the services. Due to this situation the Developer was therefore unable to request the City to advertise the Watson Street services across the 135 foot strip as Local Improvements in order to get reimbursed for the cost of those services. Development Agreement AG 11/79 contains no other provision for the reimbursement by the City for the Watson Street services.

In 1985 Watson Street was legally opened across the 135 foot (more or less) strip pursuant to the approval of DASZ 3/85, an application by The Megill Stephenson Company Limited to subdivide the land into 3 parcels and rezone part of the land as follows:

1. the McPhillips Street frontage to commercial and

2. the land west of Watson Street to "PR". Development Agreement AG 3/85 with Megill Stephenson makes provision for the Developer to pay for its share of the cost of the services in Watson Street and approximately $6,000.00 was paid by that Developer for services benefiting the west side of Watson Street. The cost of services benefiting the east side of Watson Street will be paid by Megill Stephenson or its assignee(s) when that land is rezoned from its present agricultural designation to commercial.

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On June 4th, 1991, the City leased the parkland situated on the west side of Watson Street to Tranquility Place Housing Co op for a term of 50 years. The Land Surveys and Real Estate Department requested the Finance Department to take funds from the lease proceeds and reimburse Genstar Development Company for the services in Watson Street. The

Finance Department advised, however, that the City's obligation to reimburse Genstar Development Company although fair and equitable did not legally exist under the terms of Development Agreement AG 11/79.

A map of the Watson Street area with pertinent information marked thereon is attached hereto.

Your Committee on Planning and Community Services recommends:

I. That Development Agreement AG 11/79, Finance Department No. 3461, be amended to provide that the Developer shall be reimbursed for the cost of services the Developer constructed in Watson Street and benefiting privately owned land if and when and to the extent that the City collects for the services on the basis of Local Improvement rates prevailing at the time the services were installed and constructed.

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 Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 839 for attachment.)

834 - Schedule "A" referred to in Clause 1 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGES 1135 – 1143 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

Schedule "B" referred to in Clause 1 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGES 1144 – 1145 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

Schedule "C" referred to in Clause 1 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1146 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

Schedule “D” referred to in Clause 1 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1147 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

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

(SEE PAGE 1150 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

Schedule "B" referred to in Clause 4 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1151 FOR OFFICIAL SET OF MINUTES ATTACHMENT

836 - Schedule "A" referred to in Clause 5 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1152 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

837 - Schedule "A" referred to in Clause 6 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1153 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

838 - Schedule "A" referred to in Clause 8 of the Report of the Committee on Planning and Community Services, dated March 30th, 1992.

(SEE PAGE 1154 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

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

(SEE PAGE 1155 FOR OFFICIAL SET OF MINUTES ATTACHMENT)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES
CONSIDERATION OF BY LAWS

840 On motion of Councillor Douglas, By law No. 5936/92, a By law of the City of Winnipeg to amend Zoning By law No. 4440/86 for the enactment of a zoning change on the south side of Essar Avenue west of Henderson Highway, was read a first, second and third time, the rule being suspended for third reading, and was passed and ordered to be signed and sealed. File No. DAZ 215/89.

Councillor Duguid asked to be recorded as having voted against all three readings of By law No. 5936/92, in accordance with Section 50.7 of the Procedure By law.