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 June 1st, 1992, has concurred in the recommendations contained therein, except as noted below, 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 June 1st, 1992, was considered clause by clause.

West Committee Room,
Council Building,
Winnipeg, June 1st, 1992.

His Worship the Mayor and Councillors:-

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

Funding for the Street Links AIDS Outreach Program. File EH-1.

1069 - 1. Your Committee on Planning and Community Services has been advised that Street Links is an AIDS prevention demonstration project funded directly by the Federal and Provincial Governments, and administratively by the City of Winnipeg. It targets persons at high risk of infection with HIV, including sex trade workers, injection drug users and street youth. Funding ceases on October 1st, 1992 and since the interim evaluation of the program is extremely positive, and these target groups remain at increased risk of HIV infection, it is recommended that the City of Winnipeg Health Department continue to provide services to the program, and that the necessary additional funding be requested from Manitoba Health as soon as possible to avoid an interruption of service.

Human Immunodeficiency Virus infections were first recognized in the early 1980's as the cause of AIDS, the Acquired Immunodeficiency Syndrome. In North America, transmission of this infection was initially linked to unprotected sex among gay males. Since there was and is no cure for AIDS, public health efforts to control the disease focused on prevention of infection. AIDS prevention strategies provided information to the general public, and in particular to male homosexuals. These efforts have been successful to some degree, with a sharp fall in the infection rates among gay males.

In the past 2 to 3 years it has become evident that the groups now at highest risk for HIV infection are those engaged in sex with multiple partners (particularly sex without condoms), and those sharing injection drug paraphernalia. These groups are extremely important, because of the anticipated burden of AIDS, and because they represent the likely route of entry of HIV infection into the general heterosexual population, and are the source of increasing numbers of cases of AIDS in children. In the USA, transmission of HIV in these groups is well established in many areas including New York, Miami, and parts of California. In these areas, up to 75% of injection drug users are already infected.

Sex trade workers and injection drug users are very difficult to access. However, programs which accept these groups as they are, and which seek to minimize the risk which their lifestyles put them at, have been very successful in limiting the spread of AIDS. In Glasgow, Scotland, an outreach program offering clean needles and syringes, and counselling and other services, has prevented the spread of HIV infection among injection drug users. In

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Edinburgh, in the absence of such a program the infection rate increased from less than 10% to over 60% in a matter of months. Similarly, comprehensive street outreach programs with clean needles, condoms and counselling has limited spread of HIV in Amsterdam. In Bangkok, the prevalence of HIV infection among sex trade workers rose from less than 5% to over 30% in less than a year, and is now over 60%, in the absence of control measures.

Given the concern with spread of HIV infection among sex trade workers and injection drug users, the Federal Government instituted a cost sharing program with Provincial Governments in 1990, for the establishment of comprehensive AIDS prevention outreach programs. In Manitoba, the Provincial Government also identified these groups as targets for prevention, particularly since the prevalence of infection among injection drug users was thought to be less than 1% in Winnipeg, providing a window of opportunity to prevent spread.

Under this program the City of Winnipeg Health Department received funding for a two year demonstration project to provide outreach services to sex trade workers, injection drug users and street youth in Winnipeg. The Health Department incorporated Street Links, as the program is known, into its mandated efforts to control sexually transmitted diseases, and developed an outreach program using a van staffed by a community health worker and a public health nurse to travel to the areas where these high risk populations live. The program provides counselling, condoms, clean needles and syringes, and access to many other services.

To date, the program has been extremely successful. It is linked to a community advisory board, and responds directly to the needs of its clients. Over 13,000 client contacts occurred in the past year, and over 10% of those have led to referrals for other services such as drug treatment, pregnancy counselling, or access to basic services. The prevalence of infection in this population was 3% at the beginning of the program, and will be measured again this summer. As with other such programs, there is no indication that having access to clean needles and
syringes has led to an increase in injection drug use, and almost all needles distributed are returned.

Costs for the program have been as follows:

Annually:

Federal:	$100,000**
Provincial:	Provincial**
City of Winnipeg Health Department:	$157,000*

** Funding from these sources ceases on October 1st, 1992

* The costs incurred by the City of Winnipeg Health Department have been met with the existing budget, and are the result of redirection of staff and funding by the Sexually Transmitted Disease Control Program, and an increased work load for other staff. Should the program not be funded, these costs will still be incurred to control sexually transmitted diseases, but with much less efficiency than is now possible with the Street Links program.

Estimated budget requirements for continued operation of the Street Links program in addition to funding from the City of Winnipeg Health Department:

1. Bridge funding from October 1st, 1992 to March 31st, 1993
   $106,000

2. Annual funding beginning April 1st, 1993
   $225,200 (does not include annual increments)

The costs of caring for an injection drug user with HIV/AIDS have been estimated by the Vancouver Health Department, which also has a comprehensive outreach program. Each such person will give rise to direct health care costs of $157,500.00 in hospitalization alone. Thus, the Street Links AIDS prevention program will pay for itself if only 2 HIV infections are prevented each year. Given that high risk activities of the target populations, it is likely that many more infections are prevented, and the program is therefore extremely cost effective.

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The Street Links program is a very successful AIDS prevention program which is being delivered to high risk clients in their own neighbourhoods. This program has earned the trust of Winnipeg's street people. Besides minimizing the likelihood of HIV-related illness in these populations, the program is diminishing the spread of HIV in the general heterosexual population. The program is cost effective, and addresses a very difficult to access population.

As a public health agency, the Health Department strongly recommends that the program continue to operate. The City of Winnipeg Health Department will maintain its financial and staffing support for the program. The Provincial Government must consider acting to support its own recommendations for prevention of HIV infection in these populations, by providing the funding necessary to continue Street Links. Should this program be allowed to die, we will lose a priceless opportunity to interrupt the transmission of HIV, and will have lost the trust of the street people which has been built up so painstakingly over the past 18 months.

For Council's information, representatives from the Social Planning Council of Winnipeg appeared before your Committee on June 1st, 1992 in support of the continuation of the Street Links AIDS Outreach Program.

Your Committee on Planning and Community Services recommends that the Chairman of the Committee on Planning and Community Services be authorized to meet with the Minister of Health to request that the Province of Manitoba provide funding to maintain the Street Links AIDS Outreach Program, in co-operation with the City of Winnipeg.

Moved by Councillor Douglas,
Adoption of the clause.

Moved by Councillor Mitchelson,
That the question be now put.

Carried.

The motion for the adoption of the clause was put and declared carried.

1070 - The Speaker here drew to the attention of Council the fact that Clause 8 of the Report of the Committee on Finance and Administration had been referred back to the Standing Committee and consequently that By-law No. 5963/92 should have been laid over at this time.

Moved by Councillor Selinger,
That Rule 10 of the Procedure By-law No. 5400/90 be suspended to revert back to the order of business - "Committee on Finance and Administration - Consideration of By-laws".

Carried.

Moved by Councillor Selinger,
That the motion for the adoption of By-law No. 5963/92 be rescinded.

Carried.

Moved by Councillor Selinger,
That By-law No. 5963/92 be laid over pending further consideration of Clause 8 of the Report of the Committee on Finance and Administration.

Carried.

Council proceeded to consider Clause 2 of the Report of the Committee on Planning and Community Services.

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English For Job Finding Purposes Program.
File EH-2.1.

1071 - 2. Your Committee on Planning and Community Services has been advised that the Social Services Department has operated three English For Job Finding Purposes (EJFP) Programs previously - in 1989, 1990 and 1991.

The Department has requested funding in the amount of $251,218.46 from the Federal Government for a fourth program in 1992/1993, on the basis shown on the attached Schedule "A".

In the opinion of the Social Services Department, the English For Job Finding Purposes Program is a valuable program which has assisted recent immigrants lacking necessary English language skills, to gain financial independence.

In 1991, twenty social assistance recipients from the municipal assistance caseload took part in the training program delivered by staff hired on a contract basis from Red River Community College.

This program has been a success. Fifteen participants have been successful in locating full-time employment and one has returned to school full time for further training. Only five have continued to require full financial assistance from the Department. If approved, another program will begin in September of 1992 and run for 43 weeks.

A Program Co-ordinator and Instructor will be hired by Red River Community College to implement this program, working on contract with the City of Winnipeg. The City will be responsible for the recruitment of participants, the administration of the budget, and the preparation of reports and financial claims related to the program. The City will incur no financial costs in the operation of this program.

Your Committee on Planning and Community Services recommends:-

I. That the City of Winnipeg participate in the English For Job Finding Purposes Program on the basis shown on Schedule "A" dated June 1st, 1992, contingent upon the Federal Government providing total funding.

II. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement this program, including the execution of any documents in connection herewith.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 1085 for attachment.)

Proposed Policy - Granny Flats in One-Family "R1" and "R2" Zoning Districts.
File EZ-DAZ(Gen.).

1072 - 3 LAID OVER BY EXECUTIVE POLICY COMMITTEE

Amendment to Servicing Agreement AG 267/90 - 172899 Canada Inc., Residence Catherine Aurelie 190 Raymond Place. St. Boniface-St. Vital Community.
File DAZ 267/90.

1073 - 4. On April 28th, 1992, the City executed Servicing Agreement AG 267/90 with 172899 Canada Inc. (Serge Bibeau) Clause 1. of which Agreement reads in part as follows:

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"1. Concrete Pavement

The Developer shall pay to the City, upon demand, its share of the cost of constructing a concrete pavement to a width of 7.5 metres including boulevards and land drainage facilities and appurtenances in the north-south lane abutting the Planned Area as determined by the Commissioner of Works and Operations.

It is understood and agreed that the Developer's share of the cost of the subject pavement shall be determined by multiplying the then prevailing Local Improvement rates therefor by 260.45 feet which share shall not exceed $30,000.00. In the event the subject pavement is not constructed by the City within 5 years from the date of the rezoning by-law for DAZ 267/90 coming into force and effect, the Developer's obligation with respect to the subject pavement shall then terminate and the existing Letter of Credit shall be returned."

In January of 1992 Mr. Bibeau requested that the Letter of Credit in the amount of $30,000.00 which he posted pursuant to Servicing Agreement AG 267/90 be returned as the subject pavement was successfully advertised in 1991 as a Local Improvement.

Your Committee on Planning and Community Services has now been advised that:-

a) the subject pavement has been successfully advertised in 1991 as a Local Improvement,
b) funds for the construction of the pavement were approved in the 1992 Capital Estimates,
c) the District Engineer will be proceeding with construction during 1992, and
d) the Finance Department has advised that 172899 Canada Inc.'s property could be assessed its share of the cost of the pavement.

On May 19th, 1992, the St. Boniface-St. Vital Community Committee considered and concurred in the recommendations of the Administrative Co-ordinating Group as outlined in its report dated April 27th, 1992 (Appendix "A").

Your Committee on Planning and Community Services recommends:-

I. That Servicing Agreement AG 267/90 Finance Department No. 8418 executed on April 28th, 1992 between the City and 172899 Canada Inc. be amended as required to provide that Residence Catherine Aurelie, 190 Raymond Place, be included in the Local Improvement Assessment for the construction of the subject lane and that the City Treasurer shall return the $30,000 Letter of Credit to the Developer.

II. That the Proper Officers of the City do all things necessary to implement the foregoing including the execution of any documents in connection herewith.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 1086 for attachment.)

REZONING - 646 Mathias Avenue, south side of Mathias Avenue, east of Sinclair Street, Lord Selkirk-West Kildonan Community. File No. DAZ 256/91.

1074 - 5. Your Committee on Planning and Community Services has been advised that an application has been received from Active Builders Ltd., 206 - 59 Donald Street to amend By-law No. 4450/86 by rezoning the land at 646 Mathias Avenue, on the south side of Mathias Avenue, east of Sinclair Street, from an "AR-5"

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Agricultural- Residential District to an "RM-3" Multiple-Family District to allow for the construction of a multiple- family dwelling.

The applicant has submitted preliminary plans indicating a development consisting of six, 1200 square foot townhouse units. Five units are two storeys with grade access, the sixth unit is located at second storey level above the proposed parking area. One parking space per unit (6 stalls) are provided south of Mathias Avenue.

The subject site is a 50 foot wide parcel of land located between an existing 6 storey apartment and an approved 5 storey apartment. Ideally this site should be consolidated with either of the adjoining parcels, as the resulting development by virtue of the site size and scale of development, will be out of character with the adjoining developments. However, as it appears that consolidation is not likely to occur, an effort must be made to achieve a reasonably compatible development, given the restrictions imposed by the site size.

The Developer's proposal is considered generally acceptable however when adjoining developments have provided a minimum of 1.5 parking spaces per unit, this development provides only one parking space per unit with no provision for visitor parking. Also, the site provides no landscaped yard to Mathias Avenue. By reducing the number of dwelling units to 5 units (removing the dwelling unit located above the parking area) and the removing of one parking stall adjacent to Mathias Avenue to provide for minimal landscaping; the site development would be somewhat improved.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on January 4th, April 7th and April 28th, 1992.

The following persons appeared in support of the application:

Reuben Potash, 800 - 310 Broadway, Winnipeg, R3C 0S6,
Mr. A. Keller, 206 - 59 Donald Street, Winnipeg, R3C 1L8.

Vincent and Joe Nocita, 1125 Balgona Road, Winnipeg, R3C 2E8, appeared in opposition thereto.

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

1. To construct a 5-unit housing development on a 50-foot piece of land, between a 6-storey building as exists, and a potential 5-storey building as approved, would be having people living in a canyon-like setting which would require exceptional amenity in order to ensure a decent quality of life.

2. To have a south front yard of 15 feet, instead of 25 feet, would place this shorter project out by 10 feet into the front yard of all the apartment blocks that are on Leila Avenue.

3. The proposal would not be good for the community.

4. The north front yard of 18 feet on Mathias Avenue would do the same thing with a 7-foot projection beyond the other buildings.

5. To provide six off-street parking spaces, instead of 9 parking spaces as required, is sufficient when the apartment blocks on either side provide 150% parking, same would barely be one per area.

6. To have a refuse receptacle on Mathias Avenue would be placing same in the front yard.

7. There is not enough land to build this project on; the zoning requirements are for side yards of 50 feet, while the subject land is only 50 feet wide.

8. A smaller scale project, complete with outstanding extra amenities, would be required in order to give decent living conditions to people on 50 foot lots in a low rise between a 5 and 6-storey building.

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9. To cram 5 units on a 50-foot lot is overbuilding and extreme overdevelopment.

Your Committee on Planning and Community Services concurs in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends that the proposed zoning change to amend Zoning By-law No. 4450/86 by rezoning land under File No. DAZ 256/91 from an "AR-5" Agricultural-Residential District to an "RM-3" Multiple-Family District be not proceeded with.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

REZONING - 2819 McPhillips Street, north-east corner of Murray Avenue, Lord Selkirk-West Kildonan Community.
File No. DAZ 266/91.

1075 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from Yanofsky, Kelsch & Associates, 709 - 167 Lombard Avenue to amend By-law No. 4450/86 by rezoning the land at 2819 McPhillips Street, on the north-east corner of Murray Avenue, from an "RA" Single-Family District to a "C2-S" Suburban Commercial District to provide the owner with the same amount of "C2-S" zoning existing prior to widening of McPhillips Street.

The land acquisition for the McPhillips Street Widening Project was included in the 1980 Capital Program of the Streets and Transportation Department, which was approved by Council on April 2nd, 1980.

On December 7th, 1988, Council authorized the City Solicitor to initiate expropriation proceedings in the acquisition of the remaining properties required for this project and adopted By-law No. 5050/88 authorizing the expropriation.

Construction of the McPhillips Street Widening Project was included in the 1989 Capital Program adopted by Council on March 8th, 1989.

Continued negotiations with the owners of the subject property have resulted in:

1) a cash settlement; and

2) a willingness on the part of the Administration to endorse a rezoning application by the applicant to rezone "C2-S" Commercial land lost to the Widening Project. In August 1991, the Planning Department notified the Land Surveys and Real Estate Department that a marginal rezoning of adjacent lands to the east of the subject property currently zoned "C2-S" in order to recover the commercial land lost through expropriation could be supported. Historically the land at all four corners of this intersection has been zoned for limited commercial development.

In the view of the Planning Department, a Plan Winnipeg Amendment is not warranted since:

1) no new commercial lots are being created; and

2) the size of the original commercial area is not being expanded upon. In other words, nothing has really changed; the policies of Plan Winnipeg are therefore not compromised.

In January 1992, an Administrative report noted that the Streets and Transportation Department will be widening the north side of Murray Avenue at some time in the future. It was recommended therefore by that Department that if the rezoning was approved, no new buildings/structures should be permitted within the area required for widening (24.5 feet). The applicant felt that while such a

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requirement was probably justified in the long term, it left the owners, in effect, with less commercial property than that which had existed prior to the expropriation of right-of-way along McPhillips Street. The Lord Selkirk-West Kildonan Community Committee agreed with the position of the applicant and passed a motion instructing the City to re-advertise and allow for an extra 25 feet by 120 feet along the north property line to make up the difference lost through the concession to the Streets and Transportation Department.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on February 4th, March 17th and April 28th, 1992.

Mr. D. A. Yanofsky, Yanofsky, Kelsch & Associates, 709 - 167 Lombard Avenue, Winnipeg, R3B 0V3, appeared in support of the application.

No one appeared in opposition thereto.

The Lord Selkirk-West Kildonan 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. In January 1992, an Administrative report noted that the Streets and Transportation Department will be widening the north side of Murray Road at some time in the future.

2. It was recommended therefore by that Department that if the rezoning was approved, no new buildings/structures should be permitted within the area required for widening (24.5 feet).

3. The applicant felt that while such a requirement was probably justified in the long term, it left the owners, in effect, with less commercial property than that which had existed prior to the expropriation of right-of-way along McPhillips Street.

4. The Community Committee agreed with the position of the applicant and passed a motion instructing the City to re-advertise and allow for an extra 25 feet by 120 feet along the north property line to make up the difference lost through the concession to the Streets and Transportation Department.

5. The Planning Department supports the rationale for expanding the area to be rezoned and recommends that Community Committee support the application in accordance with the conditions as listed.

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 266/91, attached hereto and dated May 14th, 1992, to a "C2-S" Suburban 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 new buildings, permanent structures or permanent parking areas be permitted within a 7.46 metre (24.6 foot) strip extending along the southern boundary of the subject property abutting Murray Avenue.

II. That the payment of 10 per cent dedication in cash 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 this instance by virtue of the fact that the applicant is not receiving any excess commercial land to that which he had prior to the expropriation for the widening of McPhillips Street.

III. That in the event this application is not proceeded with expeditiously

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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 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 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.

(Note: See Minute No. 1087 for attachment.)

REZONING - 484 McPhillips Street, west side of McPhillips Street at Jarvis Avenue, Lord Selkirk-West Kildonan Community.
File No. DAZ 209/92.

1076 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from Thompson, Dorfman, Sweatman, 2200 - 201 Portage Avenue to amend By-law No. 4450/86 by rezoning the land at 484 McPhillips Street, west side of McPhillips Street at Jarvis Avenue, from an "M1" Industrial District to a "C2" General Commercial District to allow for the establishment of a bingo parlour,
subject to Conditional Use approval.

The applicants wish to consolidate two parcels of adjacent land and rebuild a bingo parlour. The expanded area is necessary to meet added parking demands. The previous use rested on a 3-acre parcel - the triangular shaped new addition will add 1/2 acre to the original site. The proposed building totals 20,000 square feet in size. Primary access is via McPhillips Street.

The subject proposal entails an overall redevelopment of the site and a re-establishment of the Bingo Parlour use in an entirely new structure. The proposal also includes an addition of a 1/2-acre parcel abutting McPhillips Street which adds to the overall number of parking spaces by 25% - 30%. This site is, in overview, entirely suited for the use in question. There are no residential areas in the immediate vicinity and access to and from the site is excellent. It should be noted that the original variance to allow for a bingo parlour on the site was approved by the Lord Selkirk-West Kildonan Community Committee in 1986. However, because of legislated changes to The City of Winnipeg Act, use variances are no longer permitted, thus necessitating a rezoning to what is, in the view of the Planning Department, a more appropriate zoning designation.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on April 7th, 1992.

The following persons appeared in support of the application:

Mr. R. Adkins, Thompson, Dorfman, Sweatman, 2200 - 201 Portage Avenue, Winnipeg, R3B 3L3,
Mr. P. Hak, 37 Stillwater Road, Winnipeg, R2J 1N6,
Mr. D. Balagus, 49 Silver Fields Lane, Winnipeg, R3W 1N6,

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Mr. T. Stephenson, 667 Community Row, Winnipeg, R3R 1H8,

No one appeared in opposition thereto.

The Lord Selkirk-West Kildonan 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 subject proposal entails an overall redevelopment of the site and a re-establishment of the Bingo Parlour use in an entirely new structure.

2. The proposal also includes an addition of a 1/2 acre parcel abutting McPhillips Street which adds to the overall number of parking spaces by 25% - 30%. This site is, in overview, entirely appropriate to the use in question.

3. There are no residential areas in the immediate vicinity and access to and from the site is excellent.

4. The original variance to allow for a bingo parlour on the site was approved by Community Committee in 1986. The subject rezoning is, in the view of the Planning Department, a more appropriate zoning designation.

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

I. That By-law No. 4450/86 be amended by zoning the subject land as shown on Schedule "A" for File No. DAZ 209/92, attached hereto and dated May 13th, 1992, to a "C2" General 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 shall be constructed on the subject land and no building permit issued for construction of such building or structure until plans including the design and location of proposed buildings, parking, landscaping, fencing, location of refuse receptacles and methods of ingress and egress are submitted to and approved by the Lord Selkirk-West Kildonan Community Committee and the Commissioner of Planning and Community Services.

II. That payment of 10 per cent dedication in cash 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.

III. 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 March 23rd, 1992, attached hereto as Schedule "B" for File No. DAZ 209/92 and dated May 13th, 1992.

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 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.

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

VII. That the Rezoning By-law shall become effective when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office provided that the said effective date occurs within 12 months from the date that the said Rezoning By-law is adopted by Council.

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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.

Pursuant to The Municipal Council Conflict of Interest Act, Councillor Timm-Rudolph advised Council that she would refrain from entering the discussion and from voting on the above clause, due to a potential conflict involving a family member and left the Chamber.

The motion for the adoption of the clause was put and declared carried.

(Note: See Minute No. 1088 for attachment.)

Councillor Timm-Rudolph here returned to the Chamber.

REZONING - 1291 McGillivray Boulevard, north side of McGillivray Boulevard east of Beaumont Street, Assiniboine Park-Fort Garry Community. File No. DAZ 212/92 (c/r DASSF 524/91 and DASZ 2/90).

1077 - 8. Your Committee on Planning and Community Services has been advised that an application has been received from Doug Henne, Planning Services, 917 Simpson Avenue to amend By-law No. 1800 by rezoning the land at 1291 McGillivray Boulevard, on the north side of McGillivray Boulevard, east of Beaumont Street, from an "R1-5" Single-Family District to an "R1-4" Single-Family District to allow for additional single-family lots.

The lands were the subject of a previous application under File No. DASZ 2/90, to rezone from "C3" Highway Commercial District to "R1-5" Single-Family District, and File No. DASSF 524/91, for consent to subdivide and convey the residential lands. Both applications were approved.

The proposed rezoning would not alter the development concept approved under DASZ 2/90. That plan provided for vehicular access from McGillivray only, with a pedestrian walkway to Mars Drive on the north. The "R1-5" zoning would have resulted in about 105 building lots with minimum widths of 50 feet, for a density of about 5 units per acre. The "R1-4" zoning will generate an estimated 125 lots with minimum widths of 40 feet, for a density of about 6 units per acre. In addition, it is proposed to reduce the front yard depth from 20 feet to 15 feet. This will contribute to a more efficient use of land, increase the flexibility of both house size and siting, and provide the option of increased rear yard.

The Planning Department is of the opinion that the proposed up-zoning in no way alters the nature of the development as previously approved, and is appropriate given both the locale and the evolving marketing considerations for new housing in Winnipeg.

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

The following persons appeared in support of the application:

Doug Henne, Doug Henne Planning Services, 917 Simpson Avenue, Winnipeg, R2K 1S5,
Brian S. Stewart, 88 Hespeler Avenue, Winnipeg, R2L 0L3.

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

Jim and Joanne C. Hunt, 1436 Mars Drive, Winnipeg, R3T 1E9,

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Larry and Shirley Schroeder, 1432 Mars Drive, Winnipeg, R3T 1E9,
Sandy Mahyles, 1213 Rosemount Avenue, Winnipeg, R3T 0V9,
Ken Devine, 17 Waterford Bay, Winnipeg, R3T 1H4,
William and Jacqueline Walker, 1440 Mars Drive, Winnipeg, R3T 1E9,
Allan and Sheile Delichte, 1420 Mars Drive, Winnipeg, R3T 1E9,
Lorne and Joyce Kubishyn, 1458 Mars Drive, Winnipeg, R3T 1E9,
Lino and Brenda Scarcella, 1452 Mars Drive, Winnipeg, R3T 1E9,
Norman and Yvonne Collignon, 1435 Mars Drive, Winnipeg, R3T 1G1,
Margaret E. B. Clark, 1426 Mars Drive, Winnipeg, R3T 1E9,
Lorraine Roth, 1429 Mars Drive, Winnipeg, R3T 1G1,
Grace Granger, 1423 Mars Drive, Winnipeg, R3T 1G1,
J. E. Mosley, 1428 Mars Drive, Winnipeg, R3T 1E9,
Gordon and Charlotte Olson, 1430 Mars Drive, Winnipeg, R3T 1E9,
Marina and Gabriele Di Nella, 1437 Mars Drive, Winnipeg, R3T 1G2,
Grant Irvine, 1424 Mars Drive, Winnipeg, R3T 1E9,
Susan Dacquay, 1424 Mars Drive, Winnipeg, R3T 1E9,
Stan and Herta Wach, 1413 Mars Drive, Winnipeg, R3T 1G1,
Art Evans, 1419 Mars Drive, Winnipeg, R3T 1G1,
Kenneth and Joan Gray, 1404 Mars Drive, Winnipeg, R3T 1E9,
Jack and Audrey Dennis, 1439 Mars Drive, Winnipeg, R3T 1G2,
Ruth Peters, 1449 Mars Drive, Winnipeg, R3T 1G2,
Clark and Shirley Cunningham, 1434 Mars Drive, Winnipeg, R3T 1E9.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed zoning change be not proceeded with, for the following reasons:

1. The surrounding neighbourhood has indicated strong opposition to the increased density proposed by this application.
2. The surrounding residential community should not have to absorb an increase in density to accommodate the demands of the market.

Your Committee on Planning and Community Services concurs in 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 212/92 from an "R1-5" Single-Family District to an "R1-4" Single-Family District be not proceeded with.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

REZONING - 320 Sherbrook Street, City Centre-Fort Rouge Community.
File No. DAZ 213/92.

1078 - 9. Your Committee on Planning and Community Services has been advised that an application has been received from Andrew Wach on behalf of the Lions Club of Winnipeg Senior Citizens Home, 432 Assiniboine Avenue to amend By-law No. 16502 by rezoning the land at 320 Sherbrook Street from a "C3" Commercial District to an "R3B-FIVE" Planned Building District to permit the maintenance of an existing elderly persons housing complex and to permit the construction of a nursing/rest home for the aged.

The subject land is presently developed with a senior citizens housing complex consisting of two apartment towers 14 and 11 storeys in height. On the northern portion of the land is the Civic Caledonian Curling Club. The entire site is presently zoned "C3" Highway Commercial District.

The subject site is surrounded by commercial land uses. The lands to the south, east and west are zoned "C3" Highway Commercial District. The land to the north is zoned "R3" Multiple-Family District.

The applicant is proposing to construct a personal care home (nursing home) addition to the north of the existing Lions Manor housing complex. The existing Civic Caledonian Curling Club is to be demolished and the land on which

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it is located will be consolidated with the lands to the south to facilitate the proposed development. Preliminary plans submitted indicated that the personal care home would be four storeys in height. A new access/drop off is proposed from Sherbrook Street to serve the existing apartment and the proposed new building wing. Parking for 44 vehicles is provided on site, all of which are accessed from the public lane at the north boundary of the site.

A Public Meeting was held before the City Centre-Fort Rouge Community Committee on April 14th, 1992.

The following persons appeared in support of the application:

Andrew Wach, 432 Assiniboine Avenue, Winnipeg, R3C 0Y1,
Fred Wolch, 1368 Mathers Bay East, Winnipeg, R3M 2J9.

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 use is considered to be compatible with the surrounding land uses and the proposed building addition appropriate in terms of location and scale.
2. The subject site is surrounded by commercial land uses.
3. A new access/drop-off is proposed from Sherbrook Street to serve with the existing apartment and the proposed new building wing.
4. Parking for 44 vehicles is provided on site, all of which are accessed from the public lane at the north boundary of the site.

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 zoning the subject land as shown on Schedule "A" for File No. DAZ 213/92, attached hereto and dated May 7th, 1992, to an "R3B-FIVE" Planned Building Group District.

II. That the payment of 10 per cent dedication in cash 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 as the Lions Club of Winnipeg Housing Centres is a non-profit organization operating a senior citizens housing complex and a personal care home which has no residual value.

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

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. 1089 for attachment.)

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REZONING - 210 Enniskillen Avenue, south side of Enniskillen Avenue, west of Main Street, Lord Selkirk-West Kildonan Community. File No. DAZ 215/92.

1079 - 10. Your Committee on Planning and Community Services has been advised that an application has been received from Thomas Design Builders, 430 - D Dovercourt Drive to amend By-law No. 4450/86 by rezoning the land at 210 Enniskillen Avenue, on the south side of Enniskillen Avenue, west of Main Street, from an "R1-5" Single-Family District to a "C2" General Commercial District to allow for the construction of a curling rink.

All of the land north of the subject site is zoned as "CN" Neighbourhood Shopping Centre District. Properties along the west side of Main Street are zoned "RM-5" Multiple-Family. Lands to the south and west are zoned "R1-5" Single-Family Residential and occupied with single-family homes.

The part of the building to be renovated and reconstructed encompasses a 13,175 square foot area extending to the west property line and will house the new ice surface. The entrance and seating areas at the east end of the building will remain in place without significant change.

The owners of the subject property wish to demolish a portion of the old West Kildonan Curling Club at 210 Enniskillen Avenue and construct an altogether new pre-engineered steel building to house 5 new sheets of ice. The existing part of the building (2 storey) abutting the lane on the east side of the property will remain intact and generally unchanged. Primary access to the building will continue to be at the north-east corner of the building.

The property was zoned "R2" Two-Family Residential under By- law No. 2833, a Zoning By-law for the former City of West Kildonan. When By-law No. 4450/86 was adopted however, the property was zoned to an "R1-5" Single-Family category to reflect the predominantly single-family character of the area to the west. The curling rink therefore had a non-conforming right to continue operating. However, current efforts to modernize and upgrade the ice surface component of the curling facility require that the site now be rezoned to a commercial category. It is the view of the Planning Department that given the West Kildonan Curling Club has historically always been sited at this location, it should be permitted the right to continue to operate in an upgraded and more modern facility. The new facility will not cover a larger area than the old facility; parking areas will be upgraded along the south wall of the building and under a Zoning Agreement, use of the property will be restricted to a curling club and accessory uses. Additional parking agreements are met as they have been to an extent in the past by utilizing by arrangements the commercial parking areas immediately adjacent to the north.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on April 28th, 1992.

The following persons appeared in support of the application:

B. Thomas, 430 - D Dovercourt Drive, Winnipeg, R3Y 1G4,
B. Kaminski, 1535 Main Street, Winnipeg, R2W 3W3.

T. Hryniuk, 245 Rupertsland Avenue, Winnipeg, R2V 0G3 appeared in opposition thereto.

The Lord Selkirk-West Kildonan 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 owners of the subject property wish to demolish a portion of the old West Kildonan Curling Club at 210 Enniskillen Avenue and construct an altogether new pre-engineered steel building to house 5 new sheets of ice. The existing part of the building (2 storey) abutting the lane on the east side of the property will remain intact and generally unchanged.

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2. Under the old By-law the property was zoned "R2" Two-Family Residential. When By-law No. 4450/86 was adopted however, the property was zoned to an "R1-5" Single-Family category to reflect the predominately single-family character of the area to the west. The curling rink therefore had a non-conforming right to continue operation. However, current efforts to modernize and upgrade the ice surface component of the curling facility require that the site now be rezoned to a commercial category.

3. It is the view of the Planning Department that given the West Kildonan Curling Club has historically always been sited at this location, it should be permitted the right to continue to operate in an upgraded and more modern facility.

4. The new facility will not cover a larger area than the old facility, and under a Zoning Agreement, use of the property will be restricted to a curling club and accessory uses.

5. Additional parking agreements are met as they have been to an extent in the past, by utilizing by arrangements the commercial parking areas immediately adjacent to the north.

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 215/92, attached hereto and dated May 13th, 1992, to a "C2" General 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 use of the site be restricted to curling rinks and accessory uses.

      2. That no building or structure shall be constructed on the subject land and no building permit issued for construction of such building or structure until plans including the design and location of proposed buildings, parking, landscaping, fencing, location of refuse receptacles and methods of ingress and egress are submitted to and approved by the Lord Selkirk-West Kildonan Community Committee and the Commissioner of Planning and Community Services.

II. That the payment of 10 per cent 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 this instance because of the non-profit aspect of the organization and in that the application is for a regularization of an existing situation.

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 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.

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

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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.

(Note: See Minute No. 1090 for attachment.)

Development Agreement Amendment AG 15/90 - traffic control signals on avenue Tache at the private approaches serving the St. Boniface Hospital.
File DASZ 15/90.

1080 - 11. On December 12th, 1990, Council approved a Development Agreement between the City and the St. Boniface Hospital as a condition of approval of DASZ 15/90 which contained the following provision:

"6. The St. Boniface Hospital shall pay the full cost of the installation of traffic control signals including, but not necessarily limited to, pedestrian and vehicle actuation and interconnection to adjacent signals at the intersection of Tache Avenue and the hospital approaches on the east and west sides thereof in the general vicinity of the closed portion of Thomas Berry Street, all when and as determined by the Commissioner of Works and Operations."

On May 8th, 1991, Council adopted the following recommendation of the Committee on Planning and Community Services:

"That the provisions of the Development Agreement imposed as a condition of approval of DASZ 15/90 be amended to provide that the traffic control signals and associated works stipulated in Clause 6, of the Administrative Co-ordinating Group's report dated September 25th, 1990 (as noted above), be installed prior to the issuance of an occupancy permit for the parking structure."

On September 10th, 1991, the Committee on Works and Operations considered a report from the Streets and Transportation Department regarding the provisions of the Development Agreement related to the installation of the traffic control signals and made the following recommendations:

"1. That the Development Agreement between the City and the St. Boniface Hospital (referred to herein) be amended by:

a) deleting the condition that traffic control signals be installed on Tache Avenue at the hospital approaches prior to the issuance of an occupancy permit for the new parking garage, and
b) adding the condition that traffic control signals be installed on Tache Avenue at the hospital approaches when and as determined by the Commissioner of Works and Operations."

2. That the Proper Officers of the City do all things necessary to implement the foregoing."

On September 18th, 1991, Executive Policy Committee considered Clause 9 of the Report of the Committee on Works and Operations dated September 10th, 1991 and referred the matter to the St. Boniface-St. Vital Community Committee for discussion with the St. Boniface General Hospital.

On October 3rd, 1991, Development Agreement AG 15/90 was signed with the subject clause as amended May 8th, 1991 by the Committee on Planning and Community Services, on behalf of the City of Winnipeg by the Mayor and Acting City Clerk and on October 23rd, 1991, the Development Agreement was signed by representatives of St. Boniface General Hospital on behalf of the hospital.

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On October 15th, 1991, the St. Boniface-St. Vital Community Committee considered Clause 9 of the Report of the Committee on Works and Operations dated September 10th, 1991, referred to it by the Executive Policy Committee on September 18th, 1991, for discussion with the St. Boniface General Hospital, relative to the installation of traffic control signals on avenue Tache at the private approaches serving the St. Boniface Hospital.

The St. Boniface-St. Vital Community Committee also heard representation on behalf of the St. Boniface General Hospital, in support of the proposed amendment to the Development Agreement between the City of Winnipeg and the St. Boniface General Hospital which, if approved, would allow the hospital to obtain an occupancy permit for the new parking garage prior to the installation of the aforesaid traffic control signals and would delay such installation until such time as the need for same has been determined by the Commissioner of Works and Operations. The Community Committee laid over further consideration of the matter in order to give DS-Lea Consultants Ltd. the opportunity of consulting with the local residents on the proposed amendment, on behalf of the St. Boniface General Hospital, and to report back to the Community Committee thereon.

On January 8th, 1992, the Executive Policy Committee was advised that Council on December 18th, 1991, granted Executive Policy Committee an extension of time of 60 days in order to deal with Clause 9 of the Report of the Committee on Works and Operations, dated September 10th, 1991, relative to the above matter.

Following deliberation, it was the decision of the Executive Policy Committee that the matter be referred back to the Committee on Works and Operations inasmuch as the St. Boniface-St. Vital Community Committee had laid over further consideration of the issue until April, 1992, in order to evaluate the impact the hospital parkade will have on traffic patterns and volumes in the neighbourhood.

On April 14th, 1992, the St. Boniface-St. Vital Community Committee, further considered Clause 9 of the Committee on Works and Operations report dated September 10th, 1991, in conjunction with communication dated January 21st, 1992, from the Clerk of the Executive Policy Committee referring the entire matter back to the Committee on Works and Operations, and the Community Committee laid over further consideration of the matter until October 6th, 1992, to give additional time to evaluate the impact the hospital parkade will have on traffic patterns and volumes in the neighbourhood.

The projected traffic characteristics on avenue Tache, with the hospital parkade open, at the private approaches serving the St. Boniface Hospital represent approximately 42 priority points for signalization. Normally, 100 priority points are required to warrant the installation of traffic control signals.

The St. Boniface Hospital Parkade is now expected to be ready to open in July, 1992, however, under terms of Development Agreement AG 15/90, the Occupancy Permit cannot be issued until the traffic control signals have been installed.

To evaluate the impact that the hospital parkade will have on traffic patterns and volumes in the neighbourhood, the parkade should be permitted to open and a period of time allowed for traffic patterns to adjust. The impact on the neighbourhood can then be evaluated by the Streets and Transportation Department and reported to the St. Boniface-St. Vital Community Committee for its meeting of October 6th, 1992.

In order to open the parkade, an Occupancy Permit will be required to be issued by the Planning Department.

It should be noted that the St. Boniface Hospital has posted a letter of credit in the amount of $99,000.00 as a security of their obligation to pay the full cost of the installation of the traffic control signals.

In view of the above, the Committee on Works and Operations at its meeting held on May 12th, 1992, concurred in the administrative recommendations, namely:

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1. That the traffic control signals on avenue Tache at the private approaches serving the St. Boniface Hospital not be installed until the impact that the hospital parkade will have on traffic patterns and volumes in the neighbourhood has been evaluated.

2. That the Planning Department, through the Committee on Planning and Community Services, be instructed to issue an interim occupancy permit for the hospital parkade, upon completion of said parkade, without the installation of the traffic control signals.

Your Committee on Planning and Community Services recommends:-

I. That Clause 3 of Schedule "C" of Development Agreement No. AG 15/90 be amended by deleting the last sentence requiring installation of signals prior to issuance of an occupancy permit and substituting therefor a requirement that the Developer pay the full cost of installation of those signals on demand.

II. That the Planning Department, be instructed to issue an interim occupancy permit for the hospital parkade, upon completion of said parkade.

III. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing including but not limited to the execution of any agreements in connection herewith.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

SUBDIVISION AND REZONING - east side of Molson Street, south of Grassie Boulevard, East Kildonan-Transcona Community.File No. DASZ 12/91.

1081 - 12. Your Committee on Planning and Community Services has been advised that an application has been received from River East Development Corporation, c/o Mr. R. Smith, 200 - 209 Notre Dame Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to the East Kildonan-Transcona Zoning By-law No. 4440/86 by rezoning lands located on the east side of Molson Street, south of Grassie Boulevard, from an "AR-5" Agricultural-Residential District to an "RM-2" Multiple-Family District, for the purpose of establishing a 120 bed personal care home.

The site is proposed to be developed with a 120 bed personal care home. Plans submitted indicate that the home will incorporate a central one-storey building to accommodate dining, service and other common areas, and that residents would be accommodated in five, one-storey building wings. Access to the site will be obtained from Molson Street.

The application as originally submitted included provision for establishing a public street at the rear (east) of the site. The street would eventually link the proposed subdivision under File No. DASZ 26/88 with Grassie Boulevard. The applicant has subsequently indicated that he does not wish the public street to be incorporated within the approval of the subject application. The Administrative Co-ordinating Group and the District Planning Branch have consequently considered the application on the basis of subdivision and rezoning for the subject site only, and not in conjunction with opening of any new streets.

The subject site is immediately adjacent to the north limit of the proposed "Osland properties" subdivision DASZ 26/88. The south limit of the subject site would abut proposed "R1-4" lots on the north side of Crozier Avenue. The lands at the rear (east) of the subject site would be
the subject of future applications for residential or commercial development and at that time the issue of new streets would be relevant.

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The Administrative Co-ordinating Group has reviewed the application and prepared recommendations for a Servicing Agreement to be linked to DASZ 26/88. Because of common ownership with lands under DASZ 26/88 dedication for the subject site has already been taken under DASZ 26/88. Additional departmental recommendations for servicing are included in the report of the Administrative Co-ordinating Group.

The District Planning Branch considered the proposed development to be compatible with the proposed use of the adjacent lands providing that a Zoning Agreement restricting use to a personal care home only is entered into by the applicant. The Zoning Agreement defining use and other development conditions is considered necessary to address the fact that the rear (east) part of the site may be left undeveloped. Development additional to a personal care home on the site may be appropriate in the future if and when a public street is opened at the east (rear) limit of the subject site. The conditions of the proposed Zoning Agreement could be reviewed at that time.

A Public Meeting was held before the East Kildonan-Transcona Community Committee on April 28th, 1992.

The following persons appeared in support of the application:

Ron Smith, 200 - 209 Notre Dame Avenue, Winnipeg, R3B 1M9,
Glen R. Peters, Fillmore & Riley, Barristers, 1700 - 360 Main Street, Winnipeg, R3C 3Z3,
Eric Vogan, Qualico Developments Ltd., 30 Speers Road, Winnipeg, R2J 1L9,
Doug Cannell, 1430 Maroons Road, Winnipeg, R3G 0L5,
Gordon W. Crozier, 204 Crozier Avenue, Winnipeg, R2K 4E5,
Len and Marilyn Garrett, 23 Ashley Cove, Winnipeg, R2G 2Z2.

William Kalyniuk, 1399 Molson Avenue, Winnipeg, R2K 4E7 appeared in opposition thereto.

The East Kildonan-Transcona Community Committee recommended that the proposed subdivision and rezoning be approved subject to a number of conditions, all of which are included in the following recommendations.

Your Committee on Planning and Community Services concurs in the recommendations of the East Kildonan-Transcona Community Committee and recommends:

I. That the plan of subdivision proposed under File No. DASZ 12/91 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 12/91 attached hereto and dated May 19th, 1992, for registration in the Winnipeg Land Titles Office subject to:

A. The applicant entering into a Development Agreement with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group attached hereto and identified as Schedule "B" dated May 19th, 1992 amended as follows:

1. That Condition No. 7 be deleted in its entirety, and replaced with the following:-

"7. The Developer is given notice that certain municipal services for the site are currently limited and he shall ensure the development of the site is restricted to that which produces peak wastewater discharge no greater than 256 US GPM and land drainage discharge of no greater than 1 cubic foot per second."

2. That the following additional condition be included within the said Development Agreement, namely:-

"10. That Crozier Avenue not be used as a thorough- fare by construction vehicles during the construction period."

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

III. That the City Solicitor be requested to prepare the necessary Subdivision By-law upon submission by the applicant of a sworn plan of subdivision in accordance with Recommendation I. above.

IV. That the East Kildonan-Transcona By-law No. 4440/86 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 12/91 attached hereto and dated May 19th, 1992 from an "AR-5" Agricultural-Residential District to an "RM-2" Multiple-Family Residential District subject to the applicant entering into a Zoning Agreement with The City of Winnipeg pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following:

(1) That no other uses shall be established or permitted on the lands except:

a) Personal Care Home not exceeding 120 beds;
b) Accessory uses.

(2) That no building on the lands shall exceed one (1) storey in height.

(3) No building or structure shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the location and design of the proposed buildings and structures, exterior materials and elevations thereof, accessory parking and loading areas, the location and design of landscaping, fencing and garbage enclosures, and the location and design of methods of ingress and egress to and from the land are submitted to and approved by the East Kildonan-Transcona Community Committee and the Commissioner of Planning and Community Services and thereafter identified by the signature of that Commissioner under the designation Schedule "A" to the Zoning Agreement, and no buildings, structures or works shall be constructed or placed on the land except in accordance with Schedule "A" to this agreement and any amendments thereto.

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

VI. That the "RM-2" Zoning District shall become effective when the plan of subdivision has been registered in the Winnipeg Land Titles Office and the Zoning Agreement has been registered by caveat as a first charge against the subject lands provided that the said effective date occurs within 12 months from the date that said Rezoning By-law is adopted by Council.

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

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 1091 for attachment.)

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SUBDIVISION AND REZONING - south side of Westwood Avenue, (proposed Olafson Avenue) at the westerly terminus of Olafson Avenue and the southerly terminus of Newport Drive including the associated Street Name Change to "Olafson Avenue", St. Boniface-St. Vital Community. File No. DASZ 1/92.

1082 - 13. Your Committee on Planning and Community Services has been advised that an application has been submitted by Mr. N. Mitchell, 2 Westwood Avenue, Box 402, St. Vital P.O., Winnipeg, on behalf of his wife Mrs. S. Mitchell for the approval of a plan of subdivision and related zoning change to The St. Vital Town Planning Scheme 1951 by rezoning the land located on the south side of Westwood Avenue, at the westerly terminus of Olafson Avenue and the southerly terminus of Newport Drive, from an "A1" Agricultural District to an "RR-2" Rural Residential District in order to establish two lots, one containing an existing one-family dwelling, and one for future development of a one-family dwelling.

The proposal is entirely consistent with surrounding residential development on Olafson Avenue, Newport Road, and Christie Road, and the designation of the area for minimum 2 acre development under The St. Vital Perimeter South Secondary Plan. The proposal is also consistent with a policy of accommodation of infill development under amendments being considered to Plan Winnipeg.

The existing lot area of 3.76 acres determines the area of the two proposed lots. An additional dwelling on this street would have no significant effect on adjacent housing. Although the new lot would be subject to floodproofing criteria, it would not be within the floodway. Minor changes to the subdivision proposal are required to provide for street widening and a turnaround at the end of Westwood Avenue.

The existing Westwood Avenue is a direct continuation of Olafson Avenue, with the undesirable effect that one right-of-way has two names. Westwood (Avenue) is also a duplication of Westwood (Drive) located in the St. James-Assiniboia Community (Street name duplications are contrary to City policy). For purposes of emergency vehicle response, mail and general convenience, and consistent with City policy respecting names of continuous rights-of-way, the name of Westwood Avenue should be changed to Olafson Avenue. There is now only one dwelling having an address on Westwood Avenue (being the applicant's home at No. 2 Westwood Avenue). Therefore, minimum disruption would result from a change of street name before a second dwelling is constructed on the subject site, and some benefit would be conferred insofar as Olafson Avenue is identified at St. Mary's Road.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on April 14th, 1992.

Mr. Norman Mitchell, Box 402 St. Vital P.O., Winnipeg, R2M 5H3, appeared in support of the application.

No one appeared in opposition thereto.

The St. Boniface-St. Vital Community Committee recommended that the proposed subdivision and rezoning be approved for the following reasons:

1. The proposal is entirely consistent with surrounding rural residential development on Olafson Avenue, Newport Road and Christie Road, and the designation of the area for minimum of two-acre development under The St. Vital Perimeter South Secondary Plan.

2. There was no opposition registered from the residents in the immediate area.

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

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I. That the plan of subdivision proposed under File No. DASZ 1/92 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 1/92 attached hereto and dated May 15th, 1992, for registration in the Winnipeg Land Titles Office subject to the following:

A. that the plan be amended to provide:

1. a 7 foot widening on the south side of Westwood Avenue, from the east limit of the site to a cul-de-sac turnaround;

2. a cul-de-sac turnaround as determined by the Commissioner of Works and Operations;

B. that the applicant be required to enter into a Servicing Agreement with the City containing all the conditions outlined in the report of the Administrative Co-ordinating Group, attached hereto and identified as Schedule "B" dated May 15th, 1992.

C. that the applicant be required to pay 10 percent dedication in cash to the City in lieu of the requirement for land for open space, park and recreational use based on the increased in the market value of the land, to be calculated on the basis of one additional building site being created (Lot 2).

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

III. That the City Solicitor be requested to prepare the necessary subdivision by-law upon submission by the applicant of a sworn plan of subdivision in accordance with Recommendation I above.

IV. That The St. Vital Town Planning Scheme 1951 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 1/92 attached hereto and dated May 15th, 1992 to an "RR- 2" Rural Residential District.

V. That the City Solicitor be requested to prepare the necessary Rezoning By-law in accordance with the above.

VI. That the Rezoning By-law shall become effective when the plan of subdivision has been registered in the Winnipeg Land Titles Office and the Servicing Agreement executed.

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

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

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

The St. Boniface-St. Vital Community Committee also recommended that the currently registered street name "Westwood Avenue" between the Red River and the west limit of Newport Road be changed to "Olafson Avenue".

Your Committee on Planning and Community Services concurs in the recommendation of the St. Boniface-St. Vital Community and recommends that the currently registered street name "Westwood Avenue" between the Red River and the west limit of Newport Road be changed to "Olafson Avenue" and that in approving this change, Council authorize the following:

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

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

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

IV. That the City Clerk, upon passage of the By-law, mail to the respective Community Clerk a copy of the By-law and this report for the purpose of changing all pertinent records and to notify all persons affected by this By-law.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 1092 for attachment.)

SUBDIVISION AND REZONING - South side of Leila Avenue between James Carleton Drive and Herron Road, Lord Selkirk-West Kildonan Community.
File No. DASZ 3/92.

1083 - 14. Your Committee on Planning and Community Services has been advised that an application has been received from Highmark Holdings Ltd., 60 Arrowwood Drive North, Winnipeg, for the approval of a plan of subdivision and related zoning change to Zoning By-law 4450/86 by rezoning the land located on the south side of Leila Avenue between James Carleton Drive and Herron Road from an "RA" Single-Family District to an "R1-3" Single-Family District to allow for the establishment of six (6) single-family building lots.

In order to satisfy current market demands, the applicant intends to create six lots (30 feet plus in width) on the subject property, fronting onto Leila Avenue. The single-family housing proposed will be designed to integrate into the surrounding residential area. The lot sizes are consistent with other proposed and established lot sizes found in the adjacent areas, both along Leila Avenue and south of Leila Avenue. Also, the proposed lots are relatively deep and are accessed by a rear lane. The Planning Department endorses the proposed subdivision and supports the infilling of vacant parcels of land along Leila Avenue for residential purposes.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on April 28th, 1992.

Mr. Bruce Clapham, Highmark Holdings Ltd., 60 Arrowwood Drive North, Winnipeg, R2V 2R1, appeared in support of the application.

The following persons initially appeared and/or registered in opposition, as they were under the impression that town housing was being proposed for the subject lots, but subsequently withdrew their opposition, once it was learned the proposal was for six single-family housing lots:

Loretta Sousa, 1375 Leila Avenue, Winnipeg, R2P 2E2,
Conrad Cordoviz, 1387 Leila Avenue, Winnipeg, R2P 2E2,
Erlinda Macatangay, 1390 Leila Avenue, Winnipeg, R2P 1J8,
Cristita Dionela and Prazedes Mendoza, 1386 Leila Avenue, Winnipeg, R2P 1J8,
Fernando Barros, 1394 Leila Avenue, Winnipeg, R2P 1J8,
Jose Deazevdeo Peniche, 1378 Leila Avenue, Winnipeg, R2P 1J8,
Deniel De Sarge, 1382 Leila Avenue, Winnipeg, R2P 1J8.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed subdivision and rezoning be approved for the following reasons:

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1. In order to satisfy current market demands, the applicant intends to create 6 lots (30 feet plus in width) on the subject property fronting onto Leila Avenue.

2. The proposed housing will be integrated into the surrounding area and the lot sizes are consistent with other proposed and established housing areas both along Leila Avenue and south of Leila Avenue.

3. The proposed lots are relatively deep and are accessed by a rear lane.

4. It is unlikely that private approaches will be approved along Leila Avenue.

5. The Planning Department endorses the proposed subdivision and supports the infilling of vacant parcels along Leila Avenue for residential purposes.

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

I. That the plan of subdivision proposed under File No. DASZ 3/92 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File No. DASZ 3/92 attached hereto and dated May 15th, 1992, for registration in the Winnipeg Land Titles Office subject to the following:

   A. That the applicant enter into a Servicing Agreement with the City in accordance with the terms and conditions as set forth in the report of the Administrative Co-ordinating Group as amended by the Administrative Co-ordinating Group communication dated April 24th, 1992, attached hereto and identified as Schedules "B" and "C" dated May 15th, 1992.

   B. That the applicant be required to pay 10 per cent dedication in cash 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, to be calculated on the basis of two additional sites being created.

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

III. That the City Solicitor be requested to prepare the necessary Subdivision By-law upon submission by the applicant of a sworn plan of subdivision in accordance with Recommendation I above.

IV. That By-law No. 4450/86 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 3/92 attached hereto and dated May 15th, 1992 to an "R1-3" Single-Family District.

V. That the City Solicitor be requested to prepare the necessary Rezoning By-law in accordance with the above.

VI. That the Subdivision By-law shall become effective when the Servicing Agreement has been executed.

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 the adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

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

Report of the Committee on Planning and Community Services dated June 1st, 1992

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 1093 for attachment.)

SUBDIVISION AND REZONING - east side of Columbia Drive between McGillivray Boulevard and Marygrove Crescent, Assiniboine Park- Fort Garry Community.File No. DASZ 4/92.

1084 - 15. Your Committee on Planning and Community Services has been advised that an application has been received from UMA Engineering Ltd., 1479 Buffalo Place, Winnipeg, on behalf of 2374323 Manitoba Inc., for approval of a plan of subdivision and related zoning change to Zoning By-law No. 1800 by rezoning lands located on the east side of Columbia Drive between McGillivray Boulevard and Marygrove Crescent from a "C2" General Commercial District to an "R1-4" Single-Family District, for the purpose of establishing fifty-eight (58) single-family building sites.

The lands were the subject of a previous application under File DASZ 2/89, which reduced what was initially proposed as a 42.7 acre/17.3 hectare regional shopping centre site to a 17.5 acre/7.1 hectare community shopping centre site, with the balance of the application area subdivided for "R1-4" residential development.

The present application proposes a further reduction of the commercial site to 10 acres/4.1 hectares, with the balance of the site similarly developed with "R1-4" housing.

The residual commercial site would yield a GLA of 140,000 square feet/13,006 square metres, which amounts to a large neighbourhood shopping centre such as Tuxedo Park Shopping Centre. It would most likely be anchored by a medium-sized food store.

The residential land would yield 53 single-family dwellings.

The District Planning Branch supports the application as a welcome response to the current commercial overdevelopment in the City and the residential development is a logical extension of the existing Whyte Ridge community to the south. The proposed "R1-4" zoning is in keeping with the predominant zoning within the Whyte Ridge development.

The Administrative Co-ordinating Group has reviewed the application and prepared recommendations for approval subject to the owner entering into an addendum to Development Agreement AG 2/89, containing all provisions as outlined in the attached Administrative Co-ordinating Group report and identified as Schedule "B" dated May 27th, 1992.

A Public Meeting was held before the Assiniboine Park-Fort Garry Community Committee on May 4th, 1992.

The following persons appeared in support of the application:

James Gallagher, Cairns Developers, 153 Scurfield Blvd., Winnipeg, R3X 1L6,
Richard McMillan, President, Whyte Ridge Resident's Association, 75 Pincarrow Road, Winnipeg, R3Y 1E6,
Jody MacLeod, 235 Marygrove Crescent, Winnipeg, R3Y 1M4.

Brenda and Carl Horsman, 184 Marygrove Crescent, Winnipeg, R3Y 1M3, appeared in opposition thereto.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed subdivision and zoning change be approved subject to a number of

Report of the Committee on Planning and Community Services dated June 1st, 1992

conditions, all of which have been incorporated within the following recommendations, for the following reasons:

1. A letter in support of the proposal was submitted by the Whyte Ridge Resident's Association.

2. The proposal will result in a downsizing of the commercial development to more appropriately reflect and service the existing urban neighbourhood.

3. The proposed residential development is a logical extension of the existing Whyte Ridge community to the south and the "R1-4" zoning is consistent with the adjacent zoning within the Whyte Ridge development.

Your Committee on Planning and Community Services concurs in part with the recommendations of the Assiniboine Park-Fort Garry Community Committee for the following reason:

The Assiniboine Park-Fort Garry Community Committee recommended a front yard of 15 feet/4.57 metres for the "R1-4" district lots by way of a zoning agreement. A zoning agreement cannot reduce a zoning regulation, it can only make it more restrictive. It is necessary to advertise a zoning text amendment to reduce the front yard to 15 feet or apply for a variance.

It is therefore recommended:-

I. That the plan of subdivision proposed under File No. DASZ 4/92 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 4/92 attached hereto and dated May 27th, 1992 for registration in the Winnipeg Land Titles Office subject to:

   A. The applicant entering into an addendum to Development Agreement AG 2/89 with the City containing therein all the conditions outlined in the report of the Administrative Co- ordinating Group attached hereto and identified as Schedule "B" dated May 27th, 1992.

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

III. That the City Solicitor be requested to prepare the necessary Subdivision By-law upon submission by the applicant of a sworn plan of subdivision in accordance with Recommendation I above.

IV. That Zoning By-law No. 1800 be amended by rezoning the subject land as shown on Schedule "A" for File No. DASZ 4/92 attached hereto and dated May 27th, 1992 to an "R1-4" Single-Family District subject to the applicant entering into a Zoning Agreement with the City of Winnipeg, pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following: 1. that all lots abutting Kenaston Boulevard have a minimum rear yard of 17 metres/55.77 feet to the principle dwelling; 2. that Clause 4 of Zoning Agreement DASZ 2/89 affecting the existing "C2" General Commercial site be amended to provide for a maximum gross leasable area (GLA) of 13,006 square metres/140,000 square feet.

V. That the City Solicitor be requested to prepare the necessary Rezoning By-law in accordance with the above.

VI. That the Rezoning By-law be forwarded to Council for all three readings when all necessary agreements have been executed.

VII. 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 passed by Council.

Report of the Committee on Planning and Community Services dated June 1st, 1992

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Councillors Reese and Thomas 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. 1094 for attachment.)

1085 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1086 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1087 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1088 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1089 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1090 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1091 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1092 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1093 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1094 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Douglas,
Seconded by Councillor Selinger,
1095 - WHEREAS:

(a) On November 29th, 1989, Council approved a temporary rezoning for a business office under application DAZ 235/89 subject to a condition that the owner proceed and secure enactment of the by-law within 18 months; subject to any extension of time by Council; and

(b) Due to market conditions the owner did not proceed immediately but did carry out the fencing and installation of parking spaces required by that Council approval in the hope of attracting a tenant; and

(c) The owner did not then understand the necessity to provide details for and execute a Zoning Agreement prior to enactment of the by-law but has now done so.

THEREFORE BE IT RESOLVED that the time for enactment of Zoning By-law DAZ 235/89 be extended to June 18th, 1992.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

1096 - On motion of Councillor Douglas, the following By-laws were each read a first, second and third time, the rule being suspended for the third reading of each by-law, and were passed and ordered to be signed and sealed, namely:-

By-law No. 5964/92, a By-law of the City of Winnipeg to amend its By-law No. 5875/92, being a by-law for the enactment of a zoning change to Zoning By-law No. 16502 in the City Centre- Fort Rouge Community in the area bounded by William Avenue, Notre Dame Avenue, Isabel Street and Dagmar Street. File No. DAZ 252/91.

By-law No. 5965/92, a By-law of the City of Winnipeg to repeal Zoning By-law No. 5279/89 which was enacted on October 18, 1991, but has never been in force and effect and to repeal the related Variance Order DAV 297/89 dated June 5, 1989. File No. DAZ 208/89.

By-law No. 5966/92, a By-law of the City of Winnipeg to amend Zoning By-law No. 4450/86 for the enactment of a zoning change at 130/138 Watson Street in the Lord Selkirk-West Kildonan Community. File No. DAZ 210/92.

By-law No. 5967/92, a By-law of the City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 4450/86 for the enactment of a zoning change on the south side of Leila Avenue between James Carleton Drive and Herron Road in the Lord Selkirk-West Kildonan Community. File No. DASZ 3/92.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES – CONSIDERATION OF BY-LAWS (continued)

On motion of Councillor Douglas, the rule was suspended and By-law No. 5969/92, a By-law of The City of Winnipeg to amend The St. Boniface Town Planning Scheme 1957 for the enactment of a temporary zoning change on the south-east corner of rue Dumoulin and St. Joseph Street North in the St. Boniface-St. Vital Community, was read a first, second and third time, the rule being suspended for the third reading and was passed and ordered to be signed and sealed. File No. DAZ 235/89.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

QUESTION PERIOD

1097 - Councillor Prystanski asked the Chairman of the Committee on Planning and Community Services when a meeting of the Ad Hoc Committee on Main Street Revitalization will be called. Councillor Douglas replied that a meeting will be called shortly because it is expected the tri-party agreement with the Federal and Provincial Governments will be on the table soon.

Councillor Mendelson advised the Chairman that a couple of months ago, she had made a request through the Executive Policy Committee to receive a written report on implementation of the policy that was passed by Council with respect to The Forks land and wondered when that might be expected.

Councillor Douglas replied that he had checked in this regard and can now advise that the report will be coming back to the Executive Policy Committee.