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 July 15th, 1991, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor Gilroy, the Report of the Committee on Planning and Community Services, dated July 15th, 1991, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg.
July 15th, 1991.

His Worship the Mayor and Councillors:

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

License Appeals Affecting Property Covered by By-law No. 4800/88. Files EL-1 & GL-5.6.

1161 - 1. Under By-law No. 4444/86, which provides for the political and administrative organization of The City of Winnipeg, (as amended by By-law No. 4859/88) the exclusive power, as the Designated Committee under Sections 625(11) and 627(6) of The City of Winnipeg Act to hear and determine appeals from Zoning Variance Orders and Conditional Use Orders made by the Community Committee in respect of land covered by The Downtown Winnipeg Zoning By-law No. 4800/88, is the Committee on Planning and Community Services.

It is desirable that the same Committee consider appeals against License Orders affecting property covered by By-law No. 4800/88.

Applications for Conditional Use under By-law No. 4800/88 are frequently accompanied by License Applications affecting the same property.

At present, if an appeal is filed with respect to the Conditional Use Order, the Committee on Planning and Community Services hears the appeal. Any related License Order appeal is heard by the Variance, Conditional Use and License Appeal Committee. This situation has, indeed, recently occurred under DCU 87/91 and LA 56/91 for property commonly known as 234 Donald Street.

It is conceivable that the decisions of the two Committees could be at variance and/or different conditions, time limitations, etc. could be imposed. In addition, the two Committees meet on different days and times, potentially causing an inconvenience to affected parties who would be required to attend on two different occasions.

In order to provide consistency, it would appear to be reasonable, just and desirable to amend The City of Winnipeg License By-law No. 4007/85 and the Political and Administrative Organization By-law of the City to provide that the Committee on Planning and Community Services hear appeals on License Orders affecting property covered by The Downtown Winnipeg Zoning By-law No. 4800/88.

Your Committee on Planning and Community Services recommends:-

I. That Subsection (10)(e) of Section 4 of License By-law No. 4007/85 be amended by adding thereto the following section:

"The applicant or any person who made representations before the Community Committee for or against the

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

License Application, may appeal the decision of the Community Committee, in instances where the zoning of the property is covered by The Downtown Zoning By-law No. 4800/88, to the Committee on Planning and Community Services by delivering a notice of appeal to the Chief License Inspector within fourteen (14) days of the date of the Community Committee meeting."

II. That The City of Winnipeg Political and Administrative By-law No. 4444/86 be amended to reflect the intent of Recommendation I above.

III. That the City Solicitor be requested to prepare the necessary By-laws to amend The City of Winnipeg License By-law and Political and Administrative By-law in accordance with the intent of the foregoing, including other subsections of the said By-laws where deemed necessary and submit same to Council for favourable consideration.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

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

Headingley Action Area Plan - St. James-Assiniboia and Assiniboine Park-Fort Garry Community Areas.
File No. EP-1.2 (AAP 35/91)

1162 - 2. On May 29th, 1991, Council approved in principle the Draft Headingley Action Area Plan to enable the necessary public notices for public meetings to consider the Draft Action Area Plan to be issued pursuant to Section 590 of the City of Winnipeg Act.

Within the scope of Part 20 of The City of Winnipeg Act, the "Action Area", "Action Area Plan" and "Action Area Plan By-law" are required to be consistent with those definitions as set out in Section 574, and the process of adoption as set out within Section 590 of The Act.

As defined by the City of Winnipeg Act, an "Action Area Plan" means:

"The statement of the City's policies and proposals for the comprehensive treatment during a period prescribed in it of an action area, by development, redevelopment or improvement of the whole or part of an area or by the establishment and implementation of a social development program or partly by one and partly by another method, and the definition of the types of treatment selected, and may be expressed in tests, maps or illustrations."

The Action Area Plan covers all of those lands to the west of the Perimeter Highway, lying between the north, south and west legal limits of the City.

The Headingley Action Area Plan By-law will consist of a series of policy statements to enhance the quality of life for residents of Headingley and to allow for continued orderly and efficient development of the Headingley Area within the guidelines set out in Plan Winnipeg.

To the extent that the Action Area Plan may be considered as a secondary plan to the Greater Winnipeg Development Plan, it is proposed that there be no specific termination date. The on-going validity of this plan will be periodically considered during any review of subsequent amendments to Plan Winnipeg.

A Public Meeting was held by the St. James-Assiniboia Community Committee on Monday, June 17th, 1991 at the Headingley Recreation Centre, Portage Avenue West, and by the Assiniboine Park-Fort Garry Community

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

Committee on Tuesday, June 18th, 1991 at the Phoenix Community Centre, 153 Seekings Street.

Mrs. C. Knoll, District Planner and Mr. D. Nelson, District Planner, Planning Department appeared on behalf of the City of Winnipeg in support of the Draft Headingley Action Area Plan at the St. James-Assiniboia Community Committee Meeting held on June 17th, 1991.

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

Mr. Doug Henne, 917 Simpson Avenue, Winnipeg, R2K 1S5,
Mr. Elden B. Fetterly, Box 268, Headingley, R0H 0J0,
Mr. John Bock, Box 8, Group 21, Headingley, R0H 0J0,
Mrs. Jan Smirnov, Box 33, Group 1, R.R. 1, Headingley, R0H 0J0,
Mr. David Palubeskie, 505-93 Lombard Avenue, Winnipeg, R3B 3B1,
(submitted letter on behalf of Franco Nicola and Sons Ltd. filed as Exhibit "4"),
Mr. John Larkin, Box 11, Headingley, R0H 0J0,
Mr. Lester Deane, P.O. Box 67, Headingley, R0H 0J0,
Mrs. B. A. Harris, 11 Bruce Avenue, Winnipeg, R3J 0T8,
(submitted letter filed as Exhibit "5"),
Mr. A. R. Paterson, 6990 Assiniboine Avenue, Winnipeg, R0H 0J0,
Mr. Robert Leullier, 125 McIntosh Road, Headingley, R0H 0J0,
Mr. J. R. Pringle, Box 6, Headingley, R0H 0J0,
Mr. J. Teichroeb, Box 8, Headingley, R0H 0J0,
Mr. & Mrs. I. L. Ruth, 51 McIntosh Road, Headingley, R0H 0J0,
Mr. Marc Glenat, P.O. Box 98, Headingley, R0H 0J0,
Mr. Wilf Taillieu, Box 1, Group 4, Headingley, R0H 0J0,
Mr. Ben Girard, P.O. 23, Group 17, Headingley, R0H 0J0,
Mr. Thomas G. Payne, Box 7, Group 8, R.R. 1, Headingley, R0H 0J0,
Mrs. Sofia & Helen Wojciulan, 422 St. Charles Street, Winnipeg, R3K 1V4.

The following persons appeared for information purposes only:-

Mr. & Mrs. V. Bremner, Box 7, Headingley, R0H 0J0,
Mrs. Pat Britton, Box 133, Headingley, R0H 0J0,
Mr. Fahr, Box 183, Headingley, R0H 0J0,
Mrs. Mary Fetterly, Box 95, 40 Bridge Road, Headingley, R0H 0J0,
Mr. Don Fleming, Box 16, Group 11, R.R. 1, Headingley, R0H 0J0,
Mrs. Elsie & Mr. Lionel Francis, Box 61, Group 1, Headingley, R0H 0J0,
Mr. Don George, Box 103, Headingley, R0H 0J0,
Karen Glavin, Box 19, Group 11, Headingley, R0H 0J0,
Mr. & Mrs. Rick Hall, P.O. Box 146, Headingley, R0H 0J0,
Mr. & Mrs. H. Harnden, Box 1, Group 17, Headingley,
Mr. H. V. Harnden, Box 1, Group 17, Headingley, R0H 0J0,
Mr. Kennedy, P.O. Box 154, Headingley, R0H 0J0,
Mr. John Keough, Box 155, Headingley, R0H 0J0,
Mr. Eddy Konechny, Box 94, Headingley, R0H 0J0,
Mrs. Bonie Leullier, Box 101, 125 McIntosh Road, Headingley, R0H 0J0,
Mr. Curtis, Luschinski, Box 202, Headingley, R0H 0J0,
Mrs. Birgitta McKay, Box 132, Headingley, R0H 0J0,
Mr. & Mrs. J. Meda, Box 13, Group 8, R.R. 1, Headingley, R0H 0J0,
Mr. Hugh Munro, Box 185, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Frank Pikornik, 174 McIntosh Road, Headingley, R0H 0J0,
Mr. Ron Raymack, Box 215, Headingley, R0H 0J0,
Mr. Gordon Rockall, Box 234, Headingley, R0H 0J0,
Mr. R. Rose, R.R. 1, Site 1, Box 26, Headingley, R0H 0J0,
Mr. Neil Stoesz, Box 8, Headingley, R0H 0J0,
Mr. D. C. & Mrs. Ethel Taylor, P.O. Box 32, Headingley, R0H 0J0,
Mr. F. B. Taylor, 1370 Lyons Street, Headingley, R0H 0J0,
Mr. John Teichroeb, Box 81, Headingley, R0H 0J0,
Mr. & Mrs. M. Tomlinson, Box 9, Group 17, Headingley, R0H 0J0,
Mr. D. Turner, 163 McIntosh Road, Headingley, R0H 0J0,
Mrs. Patsy Urbanski, 1060 Lyons Street, Headingley, R0H 0J0.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

The following persons appeared and/or registered in support of the Draft Headingley Action Area Plan at the Assiniboine Park-Fort Garry Community Committee Meeting held on June 18th, 1991:-

Mrs. C. Knoll, on behalf of the Commissioner of Planning and Community Services, 395 Main Street, Winnipeg, Sean and Carol McDonald, Wescana Street, Headingley, R0H 0J0, Ed Friesen, 250 Rodney Street, Headingley, R0H 0J0.

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

Jarl Johner, 53 Rodney Street, Headingley, R0H 0J0,
Gary Glavin, 107 Rodney Street, Headingley, R0H 0J0,
Ross Metcalfe, 8729 Roblin Boulevard, Box 24, Group 2, R.R. 1, Headingley, R0H 0J0,
Jill Ruth, Box 102, Headingley, R0H 0J0,
Jan Smirnov, 124 Rodney Street, Headingley, R0H 0J0,
Michael Warachka, 7122 Robin Boulevard, Headingley, R0H 0J0,
Wilf Tailleau, 29 Empire Street, Headingley, R0H 0J0,
Barbara A. Harris, 11 Bruce Avenue, Winnipeg, R3J 0T8,
Cas Kulesza, 124 Seekings Street, Headingley, R0H 0J0,
Doreen Bryant, 68 Alboro Street, Headingley, R0H 0J0,
Matthys Loch, 118 Alboro Street, Headingley, R0H 0J0,
Dave Smith, 150 Alboro Street, Headingley, R0H 0J0,
Harold Eide, 153 Alboro Street, Headingley, R0H 0J0,
S. Baldwin, 236 Alboro Street, Headingley, R0H 0J0,
R. Klinck, 749 Bonner Avenue, Winnipeg, R2G 2J8,
Robert White, 5 Charlesglen Drive, Box 13, Group 15, R.R. 1, Headingley, R0H 0J0,
Dennis Mitchell, 45 Charlesglen Drive, Headingley, R0H 0J0,
Metro Chudubiak, 4 Kemper Crescent, Headingley, R0H 0J0,
John and Jody Cole, 11 Kemper Crescent, Headingley, R0H 0J0,
H. and Pauline Wilks, 18 Kemper Crescent, Box 13, Group 11, Headingley, R0H 0J0,
Mary Anne & W. G. Shipley, 10 Raden Road, Box 25, Group 2, R.R. 1, Headingley, R0H 0J0,
M. O. Tailleau, 7400 Roblin Boulevard, Headingley, R0H 0J0,
Bruce & Gail Shaw, 7486 Robin Boulevard, Headingley, R0H 0J0,
Irv Schmidt, 7880 Roblin Boulevard, Headingley, R0H 0J0,
Larry Stuart, Box 7, Group 18, R.R. 1, Headingley, R0H 0J0,
Joyce Turner, 8436 Roblin Boulevard, Box 23, Group 1, Headingley, R0H 0J0,
Rick Copp, 8441 Roblin Boulevard, Headingley, R0H 0J0,
Joan & Leslie Bieganski, 8494 Roblin Boulevard, Headingley, R0H 0J0,
R. Bowdery, 8565 Roblin Boulevard, Headingley, R0H 0J0,
Roger Tailleau, 8594 Roblin Boulevard, R0H 0J0,
Elsie Francis, 8607 Roblin Boulevard, Box 61, Group 1, Headingley, R0H 0J0,
Agnes & Carl H. Sonnichsen, 8630 Roblin Boulevard, Headingley, R0H 0J0,
Cori Kitching, 8667 Roblin Boulevard, Headingley, R0H 0J0,
Jean Kuziw, 8690 Roblin Boulevard, Headingley, R0H 0J0,
Arthur & Doris Anderson, 25 Rodney Street, Headingley, R0H 0J0,
Ken & Shirlee Morris, 52 Rodney Street, Headingley, R0H 0J0,
Irwin Smith, 135 Rodney Street, Headingley, R0H 0J0,
Don Fleming, 185 Rodney Street, Headingley, R0H 0J0,
Ernest R. Keller, 218 Rodney Street, Box 15, Group 3, R.R. 1, Headingley, R0H 0J0,
Ted Nelson, 247 Rodney Street, Headingley, R0H 0J0,
Gary M. Tarapacki, 262 Rodney Street, Headingley, R0H 0J0,
James W. Aslin, 277 Rodney Street, Headingley, R0H 0J0,
Jackie Wiebe, 423 Rodney Street, Box 32, Group 11, R.R. 1, Headingley, R0H 0J0,
Garth Rodgers, 451 Rodney Street, Headingley, R0H 0J0,
Helen & Sofia Wojciulan, 422 St. Charles Street, Winnipeg, R3K 1V4,
Joan Robinson, 95 Seekings Street, Headingley, R0H 0J0,
Nancy Dufour, 119 Seekings Street, Headingley, R0H 0J0,

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Dwayne & Leslie Addison, 140 Seekings Street, Headingley, R0H 0J0,
Harold & Pat Drobet, 147 Seekings Street, Headingley, R0H 0J0,
Brian Kletke, 150 Seekings Street, Headingley, R0H 0J0,
Colleen & M. Bert Loch, 400 Seekings Street, Headingley, R0H 0J0,
Laurie & Marly Mustard, 401 Seekings Street, Box 71, Group 1, R.R. 1, Headingley, R0H 0J0,
Morley Zachedwiak, 125-74 Shelmerdine Drive, Winnipeg, R3R 2Y2,
G. & Michael D. Tomlinson, 48 Wescana Street, Box 9, Group 17, Headingley, R0H 0J0,
Janet Harnden, 52 Wescana Street, Box 1, Group 17, Headingley, R0H 0J0,
Paul Brant, 98 Wescana Street, Headingley, R0H 0J0,
Gail Bell, 150 Wescana Street, Headingley, R0H 0J0,
W. J. Killbery, 6-341 Westwood Drive, Winnipeg, R3K 1G4,
Gordon W. & M. P. Fossay, Box 22, Group 1, Headingley, R0H 0J0,
Darlene Anderson, Box 13, Group 2, R.R. 1, Headingley, R0H 0J0,
Barbara & David Taylor, Box 44, Group 2, R.R. 1, Headingley, R0H 0J0,
Wes Wiebe, Box 32, Group 11, R.R. 1, Headingley, R0H 0J0,
R. Cameron Evans, Box 28, Group 11, R.R. 1, Headingley, R0H 0J0,
B. Wohlers, Box 6, Group 17, R.R. 1, Headingley, R0H 0J0,
Mary Cansfield, Box 14, Group 17, Headingley, R0H 0J0,
Cathy Radomski, Box 20, Group 17, R.R. 1, Headingley, R0H 0J0,
George DeMeyer, Box 2, Group 18, R.R. 1, Headingley, R0H 0J0,
Margaret Smith, R.R. 1, Site 11, Comp. 29, Headingley, R0H 0J0.

A Summary of the representations made before the St. James- Assiniboia and Assiniboine Park-Fort Garry Community Committees, is attached hereto for the information of Council.

On June 17th, 1991, the St. James-Assiniboia Community Committee recommended:

1) that Headingley's petition for a referendum to secede from the City of Winnipeg, be supported;

2) that in the event that the Province does not agree to allow Headingley to secede, it be recommended that in the next Community boundaries review process that Headingley be within one community area;

3) that the draft Action Area Plan be endorsed as a land use plan, recognizing that it does not address the major concerns of the Community which are taxation and assessment;

4) that the Province of Manitoba be requested to identify to the City before December of this year, plans for the relocation of the Trans Canada Highway;

5) that if Headingley should secede, it be requested that any major facilities such as John Blumberg Golf Course, the Red River Exhibition and Assiniboia Downs remain with the City of Winnipeg.

For the following supporting reasons:

1. The Community Committee recognizes the strong position of the community to secede from the City of Winnipeg.

2. If unable to secede from Winnipeg, an attempt is being made to link the two communities together.

3. The Plan responds to what has occurred, including taking into account questionnaires from residents, and representations at meetings.

4. The key issue of the placement of Trans Canada Highway can be addressed in the future by adjusting the Action Area Plan.

On June 18th, 1991, the Assiniboine Park-Fort Garry Community Committee recommended:

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

1. That the Draft Headingley Action Area Plan be adopted;

2. That the Community of Headingley be allowed to hold a referendum on the issue of seceding from the City of Winnipeg. For the following supporting reasons:-

    1. The Draft Headingley Action Area Plan should be adopted as it is a valid planning document with recommendations on the development of the community which can be implemented in the near and distant future, as the case may be.

    2. The residents have clearly indicated that it should be their choice on whether or not the community of Headingley should secede from the City of Winnipeg.

In summary, both Community Committees recommended that the Headingley Action Area Plan be adopted.

Your Committee on Planning and Community Services recommends:

I. That the Headingley Action Area Plan be approved.

II. That the City Solicitor be requested to prepare the necessary Action Area Plan By-laws and to do all things necessary for implementation of the above in accordance with the provisions of the City of Winnipeg Act.

Your Committee on Planning and Community Services also concurred in the recommendations 1, 2, 4 and 5 as submitted by the St. James-Assiniboia Community Committee and recommends that same be referred to the Official Delegation for negotiations with the Province, namely:

a) that Headingley's petition for a referendum to secede from the City of Winnipeg, be supported;

b) that in the event that the Province does not agree to allow Headingley to secede, it be recommended that in the next Community boundaries review process that Headingley be within one community area;

c) that the Province of Manitoba be requested to identify to the City before December of this year, plans for the relocation of the Trans Canada Highway;

d) that if Headingley should secede, it be requested that any major facilities such as John Blumberg Golf Course, the Red River Exhibition and Assiniboia Downs remain with the City of Winnipeg.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Endorsement of a Resolution with regard to
Maintenance of Co-op Housing in Canada.
File No. EX

1163 - 3. REFERRED BACK BY EXECUTIVE POLICY COMMITTEE TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

Council's Position on the New Winnipeg Child and Family Services Agency.
File No. GG-2

1164 - 4. REFERRED BACK BY EXECUTIVE POLICY COMMITTEE TO THE COMMITTEE ON PLANNING AND COMMUNITY SERVICES

Street Name Change - Renaming of St. George Road between Beliveau Road and Rose Avenue to Behnke Road - St. Boniface-St. Vital Community.
File No. SC-3.14(25)

1165 - 5. Your Committee on Planning and Community Services has been advised that St. George Road is a north/south right-of-way in the St. Vital area which commences at Fermor Avenue and terminates at Rose Avenue as shown on attached Map 1. The right-of-way was established in two segments during the 40's and 50's. It was intended at one time to connect the segments by opening the last remaining portion between Worthington Avenue and Beliveau Road, however, this possibility was ended on November 18th, 1971 when Plan No. 10953 was registered in the Winnipeg Land Titles Office to establish the cul-de-sac subdivision south of Worthington Avenue as shown on attached Map 2. At that time, the portion of St. George Road between Beliveau Road and Rose Avenue should have been given a new street name.

Broken street segments present problems to the residents of the City and should be avoided as a matter of policy. The problem can be a serious inconvenience for street system users such as delivery vehicles, visitors and taxis, but more particularly in emergency situations. If an emergency vehicle happens to go to the wrong segment of a broken street, considerable delay in response time can result.

At the present time, only one building (commonly known as 358- 390 Chesterfield Avenue) has access to the east side of St. George Road between Beliveau Road and Rose Avenue. The building which is shown on attached Map 3 is a two-storey, multiple-family building constructed in the fall of 1976. Shortly after this housing project was

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

built, Council passed By-law No. 1801/77, closing the one block section of Chesterfield (see attached Map 4) which the building faced. Unfortunately, for some unknown reason, the Chesterfield Avenue addresses were never changed even though there is no access to Chesterfield from St. Anne's Road and the former right-of-way is not being maintained or cleared of snow by the City. Complaints have been received by the Planning Department regarding difficulties in locating the property. The land on the west side of St. George Road between Beliveau Road and Rose Avenue is vacant.

To eliminate the subject broken street segment, the Subdivision Branch recommends a new name be assigned to the subject right-of-way between Beliveau Road and Rose Avenue. The Subdivision Branch has no particular choice of name to offer other than a name from the Reserve List. If a new name is selected it must not be a duplication or sound alike of an existing street name.

On June 11th and July 9th, 1991, the St. Boniface-St. Vital Community Committee considered the foregoing report from the Subdivision Administrator dated May 16th, 1991, together with communications from The Winnipeg Regional Housing Authority, 700-294 Portage Avenue dated May 24th, 1991 and Kim Holmes-Thomas, 13-390 Chesterfield Avenue dated June 4th, 1991. The Community Committee subsequently recommended that the currently registered name "St. George Road" between Beliveau Road and Rose Avenue be changed to "Behnke Road".

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

I. That "St. George Road" between Beliveau Road and Rose Avenue be changed to "Behnke Road".

II. 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.

III. That the City Solicitor be instructed to prepare the necessary By-law for approval by Council for registration in the Winnipeg Land Titles Office.

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

IV. That the 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 Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1171 for attachments.)

(Note: Map 3 referred to in the above clause is on file in the Office of the City Clerk.)

ZONING AGREEMENT
AMENDMENT - 1555 St. Mary's Road - St. Boniface-St. Vital Community.
File No. DAZ 269/85 (ZAA 25/90)

1166 - 6. Your Committee on Planning and Community Services has been advised that the application to amend the Zoning Agreement affecting property located at 1555 St. Mary's Road, to add to the list of permitted uses on the land, a Radiology and Medical Laboratory, included a proposal to permit the legalization and maintenance of a pedestrian pathway through a required landscaped strip abutting Abbotsford Crescent, which pathway is prohibited under clause (8) of the relevant Zoning Agreement.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

It was recommended to the St. Boniface-St. Vital Community Committee that the pathway not be permitted, and that the existing clause (8) be replaced by a clause which specifically required a continuous fence at the edge of the landscaped strip. The clause recommended to the Community Committee stated:-

> The Owner shall provide and maintain on the land a continuous and opaque wood fence not less than four feet in height, parallel to the east and south limits of the site which abut Abbotsford Crescent and Greenwood Avenue, and shall provide and maintain a landscaped set-back not less than thirteen feet in depth from the limit of Abbotsford Crescent to any building structure or use.

When this matter was considered by the St. Boniface-St. Vital Community Committee on March 16th, 1991, the Community Committee recommended to your Committee on Planning and Community Services that the existing clause (8) be replaced as recommended, with the addition of the words "said fence to be constructed by no later than March 31st, 1993" as follows:

> The Owner shall provide and maintain on the land a continuous and opaque wood fence not less than four feet in height, parallel to the east and south limits of the site which abut Abbotsford Crescent and Greenwood Avenue said fence to be constructed by no later than March 31st, 1993, and shall provide and maintain a landscaped setback not less than thirteen feet in depth from the limit of Abbotsford Crescent to any building structure or use.

In response to the Community Committee's recommendation as detailed above, the Planning Department recommended to your Committee on Planning and Community Services that the existing clause (8) be replaced as recommended by the St. Boniface-St. Vital Community Committee, with the addition of the words "not including any gate or other opening" (which words were intended to clarify the meaning of "continuous"), the said recommendation read as follows:

> The Owner shall provide and maintain on the land a continuous and opaque wood fence not including any gate or other opening not less than four feet in height, parallel to the east and south limits of the site which abut Abbotsford Crescent and Greenwood Avenue, said fence to be constructed by no later than March 31st, 1993, and shall provide and maintain a landscaped set-back not less than thirteen feet in depth from the limit of Abbotsford Crescent to any building structure or use.

The above stated condition was included in the recommendations to Council under Clause 9 of the Report of the Committee on Planning and Community Services dated May 13th, 1991. On May 29th, 1991, the condition was amended by Council to delete the words "a continuous and", to delete the word "not" in the phrase "not including" and to add the phrase "and any existing openings", the amended condition adopted by Council reads as follows:

> The Owner shall provide and maintain on the land an opaque wood fence including any existing gate or other existing opening not less than four feet in height, parallel to the east and south limits of the site which abut Abbotsford Crescent and Greenwood Avenue, said fence to be constructed by no later than March 31st, 1993, and shall provide and maintain a landscaped set-back not less than thirteen feet in depth from the limit of Abbotsford Crescent to any building structure or use.

The fence exists, and with the deletion of words intended to make the fence continuous (i.e. to require the closing of existing openings), the phrase intended to delay construction should also have been deleted. The condition as amended would allow removal of the existing fence until March 31st, at which time the meaning of "any existing gate or other existing opening" would be obscure. The retention of the reference to March 31st, 1993, will create an enforcement problem.

Your Committee on Planning and Community Services recommends that the words "said fence to be constructed by no later than March 31st, 1993" be deleted from the proposed clause (8) of the Zoning Agreement DAZ 269/85 as amended and adopted by Council, so that the existing clause (8) of the Agreement would be replaced by the following:

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

The Owner shall provide and maintain on the land an opaque wood fence including any existing gate or other existing opening not less than four feet in height, parallel to the east and south limits of the site which abut Abbotsford Crescent and Greenwood Avenue, and shall provide and maintain a landscaped set-back not less than thirteen feet in depth from the limit of Abbotsford Crescent to any building structure or use.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

ZONING AGREEMENT
AMENDMENT - 845 Dakota Street - St. Boniface-St. Vital Community.
File No. DAZ 261/87 (ZAA 7/91)

1167 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from the Commissioner of Planning and Community Services to amend the Zoning Agreement affecting 845 Dakota Street to permit the maintenance of a building located 42 feet from the north limit of the land instead of 50 feet as required by the Agreement.

Because of irregular lot limits, the existing building on the site was approved with one corner 42 feet from the north lot limit. The Zoning Agreement executed as a condition of DAZ 261/87 requires that buildings be located not less than 50 feet from that limit.

The north lot limit is the boundary of the right-of-way reserved for the Route 165-Dakota Street Interchange, and is therefore a considerable distance from the actual pavement of either street. The difference between the required set-back and that provided cannot be discerned without a survey.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on June 11th, 1991.

Mr. D. Pentland, District Planner, Planning Department, 395 Main Street, Winnipeg, on behalf of the Commissioner of Planning and Community Services, appeared in support of the application. No one appeared in opposition thereto.

The St. Boniface-St. Vital Community Committee recommended that the proposed Zoning Agreement Amendment be approved for the following reason:-

The north lot limit is the boundary of the right-of-way reserved for the Route 165-Dakota Street Interchange, and is therefore a considerable distance from the actual pavement of either street.

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

I. That Zoning Agreement DAZ 261/87 be amended to provide that words "fifty (50) feet" in clause 2 be replaced by the words "forty-two (42) feet".

II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DAZ 261/87 as approved in Recommendation I above.

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

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

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

REZONING - East side of Keewatin Street
south of Burrows Avenue - Lord
Selkirk-West Kildonan Community.
File No. DAZ 221/91

1168 - 8. Your Committee on Planning and Community Services has been advised that an application has been received from The Dynasty Group on behalf of The Philippine Association of Manitoba, 1175 Sherwin Road, to amend By-law No. 4450/86 by rezoning the land on the east side of Keewatin Street, south of Burrows Avenue from a "PR" Park and Recreational District and an "R1-4" Single-Family District to a "C2" General Commercial District to allow for commercial uses, the construction of a cultural centre and a multiple family dwelling (senior citizen's).

The lands immediately to the north (13.4 acres) are currently in the process of being rezoned to a "C2" Commercial category. The first stage of development could be underway later this year. To the east, off Dorset Street, is a fully developed multi- family residential area zoned "RM-2".

The lands to the south are zoned "PR" Public Reserve and are occupied with a community centre complex, open recreational facilities and a school.

On the west side of Keewatin Street, there is a fully developed "C2-S" multi-tenant commercial complex on the south-east corner of Burrows Avenue and Keewatin Street and multi-family housing zoned "RM-2".

The subject property is a 5.5 acre parcel with 545 feet of frontage along Keewatin Street. The site backs onto Dorset Street and abuts the Keewatin Arena to the south. The original proposal by Dynasty in accordance with the proposal call guidelines as indicated focused heavily on institutional/cultural development of the site. The applicants were and still are focusing on a Philippine Cultural Centre and seniors housing complex which form the nucleus of the site. The second major component would be a 36,000 square foot medical/dental/community service building with provision for public library space. It should be noted that this location has yet to be officially identified as the site for a new public library by the Library Board and may in fact never be identified as the preferred location.

The Planning Department fully endorses the proposed rezoning by Dynasty. The proposed development will complement the neighbouring commercial development to the north which is already well advanced in the process. However, as with the application by First City Realty Acquisitions, the Planning Department will endeavour to ensure that:-

1) an adequate buffer strip composed of landscaping, fencing, etc., is installed along the east boundary of the site. Said buffer strip will be a natural extension of that which is to be provided by the tenants to the north and will constitute a satisfactory screening and separation space between the proposed parking area and the residential area to the east;

2) certain permitted and conditional uses within the "C2" Commercial zoning category are not appropriately suited to the site given the original mandate and set of guidelines for developing this site. The Planning Department will therefore be recommending that certain uses currently permitted in the by-law be listed as prohibited uses in the zoning agreements. It is not deemed to be necessary to specifically prohibit those conditional uses not regarded as appropriate uses at this location--given that those uses are already legally required to be advertised and dealt with at a Community Committee public hearing. A number of the above-noted conditional uses not regarded as acceptable would include: drive-thru and drive-in restaurants, hotels, motels, convenience stores, gas kiosks and car washes.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on April 30th, 1991.

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

Allan Borodkin, The Dynasty Group, 1175 Sherwin Road, Winnipeg, R3H 0V1,
Virginia Guiang, 407 - 1720 Pembina Highway, Winnipeg, R3T 2G2,
Robert B. Peters, 1175 Sherwin Road, Winnipeg, R3H 0V1,
Rolly Bercasio, 1119 Alexander Avenue, Winnipeg, R3E 1K6,
Felicisinio F. Cadiz, 71 Grove Street, Winnipeg, R2W 3K6,
Lou E. Fernandez, 64 Poplynn Drive, Winnipeg, R2R 2K1,
Andres (Jing) Asperin, 829 Templeton Avenue, Winnipeg, R2V 4C6,
Art Domingo, 112 Margate Road, Winnipeg, R2P 1B2,
Fred Arrojado, 51 Meredith Bay, Winnipeg, R2V 3P7,
John Gano, 54 St. Germain Street, Winnipeg, R2M 4N3,
Orlando Buduhan, 634 Waverley Street, Winnipeg, R3M 3L6,
Eustaquio Urratia, 102 - 2 Old Commonwealth Path, Winnipeg, R2R 2E9,
Primitivo De Torres, 1995 Burrows Avenue, Winnipeg, R2R 1A2,
E. Natividad, 249 Wales Avenue, Winnipeg, R2M 2S8,
Crisanta Gomez, 35 Larter Crescent, Winnipeg, R2P 0T9,
Zeny Gonzales, 961 Winnipeg Avenue, Winnipeg, R3E 0S1,
Floriano Tonelete, 48 Ellen Street, Winnipeg, R3A 0Z7,
Jovy Santiaguel, 356 Chalmers Avenue, Winnipeg, R2L 0G2,
Manny A. Cansino, 132 Bentley Street, Winnipeg, R2R 1K8,
Rosanna Carreon and Ricardo Carreon Jr., 54 McCreedy Road, Winnipeg, R2K 4A8,
Florence T. Lammawin, 404 - 474 Hargrave Street, Winnipeg, R3A 0X5,
Tess Newton, 1239 Spence Street, Winnipeg, R3E 2V5,
Zenne Ip, 51 Huber Street, Winnipeg, R2R 0X5.
Ted Alcuitas, 696 Buckingham Road, Winnipeg, R3R 1C2, appeared for information purposes only.

No one appeared in opposition thereto.

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

1. The proposed development will complement the neighbouring commercial development to the north which is already well advanced in the process.

2. A condition of approval will ensure that an adequate buffer strip composed of landscaping, fencing, etc., is installed along the east boundary of the site. Said buffer strip will be a natural extension of that which is to be provided by the tenants to the north and will constitute a satisfactory screening and separation space between the proposed parking area and the residential area to the east.

The Community Committee recommended that the requirement to pay cash-in-lieu of dedication based on the increased market value be waived as this is a non-profit endeavour geared toward seniors housing and is totally charitable in nature.

The Planning Department pointed out to your Committee that City policy, as confirmed by Executive Policy Committee on February 20th, 1984, allows for the waiving of dedication fees for senior citizens homes that are non-profit, upon receipt of such a request being made by the applicant and supported by a recommendation from the Community Committee.

Elderly persons housing, however, (60 units), is only one component of the subject development, which also includes an 18,000 square foot cultural centre and just under 40,000 square feet of commercial and community service space. Consequently, the Planning Department suggested that if dedication fees are to be waived, it only be in relation to the increased market value of the land attributable to the proposed residential component of the project.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

In connection with the matter of waiving the dedication, your Committee on Planning and Community Services has been advised by the Acting Director of Planning that Land Surveys and Real Estate Department indicates that a sale of the property to the Phillipine Association has not yet been negotiated. The Association has only been authorized by the Committee on Finance and Administration to apply for a rezoning of the property.

Dedication was waived on adjacent lands to the north of the subject property (the "First City lands") for the following reasons:-

1. the sales agreement was conditional upon the lands being rezoned to a Commercial Zoning District;

2. because First City was to pay market value for commercial land, the sales agreement was structured so that they would not have to pay dedication.

In this regard, the Committee on Planning and Community Services also considered a communication from the Manager, Land Sales, Leasing and Development, indicating that the Land Surveys and Real Estate Department would recommend dedication be waived on the entire site proposed to be sold/leased to the Phillipine Association on the basis of its sale to a Non-Profit Organization or because the portion of the subject land to be sold to or developed by the Dynasty Group, as a commercial enterprise, would be sold by the City at a price reflective of its highest and best use i.e. as if it were already zoned for commercial use.

Your Committee on Planning and Community Services has requested from the Committee on Finance and Administration, that prior to the sale of the land being finalized, a report be submitted to the Committee on Planning and Community Services detailing the financial terms of the sale agreement and any other agreements between the Dynasty Group and the Phillipine Association of Manitoba, involving the sale of the land and/or exchange of lands.

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 221/91 attached hereto and dated May 9th, 1991, to a "C2" General Commercial District subject to the following:

   A. That the applicant enter into a Zoning Agreement with the City pursuant to Section 605(1) of The City of Winnipeg Act to provide for the following:

      1. that a maximum of 3 free standing signs be permitted on the subject property and that the height of each sign above finished grade is to be limited to a maximum of thirty (30) feet and has a setback of not less than twenty (20) feet from Keewatin Street;

      2. that the following uses shall be prohibited:

         a. automobile sales/rental outlets
         b. truck/bus sales/rental outlets
         c. building material outlets
         d. all permitted manufacturing uses

      3. that no building or structure shall be constructed on the subject land and no building permit issued for construction of such building or structure on the land unless and until plans including the design and location of the proposed building location, parking, landscaping, fencing, exterior elevations, building design including facing materials, location of waste 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 and thereafter identified by the signature of that Commissioner under the designation Schedule "A" to DAZ 221/91 and no buildings or structures shall be erected or located on the land except in accordance with said Schedule "A" to DAZ 221/91.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

II. That the 10% cash dedication in lieu of land be waived in this instance as this is a non-profit endeavour geared toward seniors' housing and is totally charitable in nature, and the sale of the land to the applicants will be on the basis of the increased market value of the land once it is rezoned to a "C2" General Commercial District.

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 7th, 1991, attached hereto as Schedule "B" for DAZ 221/91 and dated May 9th, 1991, with the following amendment(s):

1. That Condition No. 1. b) be amended by deleting therefrom the words "on the west side of Dorset and" where they appear in the second and third lines therein.

2. That Condition No. 2. be deleted in its entirety, in view of Recommendation II above relative to waiving the 10% dedication for the reasons hereinbefore stated.

3. That the final paragraph on Page 2, be amended by adding thereto immediately after the words "...and signalization" the following: "as approved by the Lord Selkirk-West Kildonan Community Committee".

as further amended by the Supplementary Report of the Administrative Coordinating Group dated April 26th, 1991, attached hereto and identified as Schedule "C" for File DAZ 221/91, being amended as follows:-

i) That Item D. being a new clause 1.m) be amended by striking out the words "solid wood" in the first line thereof and inserting in their place the word "lightproof".

ii) That Item F. being a new clause 1.o) be deleted in its entirety and replaced with the following:

"1.o) No Occupancy Permit shall be issued until such time as all services required under this agreement have been installed to the satisfaction of the General Manager of Parks and Recreation, as applicable to the phase under construction."

IV. 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.

V. That the rezoning by-law shall become effective when the Zoning Agreement has been registered as a caveat with first charge against the subject land at the Winnipeg Land Titles Office.

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 36 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 Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1172 for attachments.)

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

REZONING - Winnipeg Canoe Club - St. Boniface- St. Vital Community.
File No. DAZ 225/91
(c/r DAZ204/91, DASSF 506/91)

1169 - 9. Your Committee on Planning and Community Services has been advised that an application has been received from the Commissioner of Planning and Community Services to amend The St. Vital Town Planning Scheme 1951 by rezoning the Winnipeg Canoe Club land as shown on Schedule "A" dated July 4th, 1991 from an "F" Flood Plain District and an "R1" One-Family District to a "PR" Park and Recreational District to reflect the existing land use.

The subject of proposed zoning change includes all of the lands owned by the Winnipeg Canoe Club, or leased to the Club by the City of Winnipeg, excepting a proposed multiple-family dwelling site dealt with under DAZ 204/91. The site includes club buildings and accessory facilities, as well as the extensive golf course lying east and west of Dunkirk Drive.

A Development Plan amendment has been approved to redesignate a portion of the golf course from "Golf Course" to "Suburban Neighbourhood", in order to permit a multiple-family dwelling. In the review of that amendment, the Minister of Urban Affairs imposed the condition that the remainder of the site be re-zoned to a "PR" Park and Recreational District to reflect existing use.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on June 11th, 1991.

The following persons appeared in support of the application:-

Mr. D. Pentland, District Planner, Planning Department, 395 Main Street, Winnipeg, appeared on behalf of the Commissioner of Planning and Community Services,
Mr. W. Brereton, 100 Cunnington Avenue, Winnipeg, R2M 0W8.

No one appeared in opposition thereto.

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

1. The rezoning of this land will reflect the existing land use and will protect the park use.

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. Vital Town Planning Scheme 1951 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 225/91 attached hereto and dated July 4th, 1991, to a "PR" Park and Recreational District.

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 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 Gilroy,
Adoption of the clause.

Carried.

Councillor Wade 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. 1173 for attachment.)

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

Proposed Text Amendments to all Zoning By-laws and Town Planning Schemes with regard to Zoning Regulations relating to Care Homes. File No. DAZ 237/91

1170 - 10. Your Committee on Planning and Community Services has been advised that judgement by the Manitoba Court of Appeal on April 24th, 1990, ruled that the then-existing provisions of Zoning By-law No. 4440/86 regarding "care homes," "neighbourhood care homes," and "neighbourhood rehabilitation homes" were discriminatory and void and are of no force and affect by reason of inconsistency with Section 15(1) of the Charter.

The Law Department has stated that this has created some uncertainty in the administration of zoning by-laws regarding such facilities. This uncertainty can be resolved by the implementation of the suggested Text Amendments detailed in this report.

At its meeting of June 11th, 1991, the St. Boniface-St. Vital Community Committee, in light of the establishment of a care home at 18 Southfields Drive, requested that the Committee on Planning and Community Services "give favourable consideration to reviewing uses of this nature and size with a view to declaring them to be institutions which require a commercial zoning designation."

In regard to the foregoing, your Committee on Planning and Community Services submits the following comments:

Because of the judgement by the Manitoba Court of Appeal, the zoning status of neighbourhood care facilities is unclear. It might be argued by proponents of these facilities that the judgement implies such facilities are no different than any other kind of "household" or "family". The City's Law Department, however, suggest that the opposite is probably more consistent with the ruling, that being such uses are no longer permitted by right at any scale within residential zoning districts.

The zoning regulations which were dealt with by the Courts were originally developed in order to allow such uses to establish at reasonable scales of use in residential neighbourhoods without the need for zoning approvals through the public hearing process. In this way, they rendered zoning provisions much more permissible than they had previously been. It was recognized that mutual benefit could occur to both the neighbourhood and the residents of group care homes if such uses were allowed to establish at a limited scale in residential areas.

The intent of the subject zoning regulations were not intended to limit or regulate the residential component of these uses of land. It was to limit the institutional component of these uses so as to not have an adverse impact upon existing residential character and amenity. A limitation upon numbers of residents being provided care and supervision was seen as the only practical means of limiting the institutional (non-residential) component of these uses. Supervisory and other operational standards are set by the Province of Manitoba.

In addition to limits on scale of use, minimum separation distances between such uses were established as it was felt that a concentration of many smaller facilities in any given neighbourhood would have the same effect as the establishment of one larger institutional use.

While it might be somewhat difficult to understand the adverse effects of the non-institutional characteristics of a small scale group care home, it is much easier to understand them as a result of the establishment of one of a larger institutional- like scale in a residential neighbourhood. These uses have employees and service needs. This gives rise to traffic and other characteristics not compatible with low-density residential character and amenity.

It can be useful to compare care homes and their effects to other non-residential uses permitted in residential neighbourhoods on a limited basis those being home occupations. The intent of home occupation regulations is to allow limited business activities to take place in residential neighbourhoods so long as the manner of operation is entirely non-obtrusive and will have no adverse impact on neighbourhood character and amenity. To this end, restrictions on scale of use and prohibitions on the utilization of outside employees are provided for within zoning regulations.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

The intent of these restrictions is obvious. They, in part, define the difference between traditional "cottage industries" and full-scale commercial businesses, which cannot be located in neighbourhoods without having adverse affects thereon. In a similar manner, previous regulations regarding care homes contained restrictions on scale of use and, by inference in many cases, the utilization of outside employees, so that the institutional/commercial aspects of these uses would not overwhelm and have an adverse impact upon the neighbourhoods in which they might choose to locate.

Advice has been submitted separately from the Law Department regarding the legal status of this issue arising from recent court decisions. The following points can be made in addition to this assessment.

Firstly, if zoning regulations now prohibit the establishment of such uses at any scale in residential zoning districts, it is desirable to amend these by-laws so as to permit them by right at a reasonable scale of use. Mutual benefits accrue to both the neighbourhood and care home residents from residential locations.

Secondly, it is necessary to maintain some restrictions on scale of use and some requirements for separation so as to ensure that the non-residential characteristics of these uses do not have an adverse impact on residential character and amenity.

Thirdly, those portions of zoning regulations which made reference to the care or treatment of "...aged, convalescent, or disabled persons" is clearly contradictory to the intent of the court ruling. This should be removed from any proposed regulations.

Finally, it is suggested that uses of land commonly referred to as half-way houses" (where incarcerated persons or persons receiving treatment for drugs or are spending some portion of mandatory supervision in a residential environment) should not be permitted by right in residential neighbourhoods. Not only do they have an institutional component to them, but they also have a lack of compatible residential characteristics by virtue of an inability of residents to come and go as they please.

In summary, then, it would seem reasonable, in light of the Law Department's analysis of recent court rulings, to reintroduce the former regulations which permitted the establishment of Group Care Homes on a limited basis in residential districts while deleting any reference to specific groups. This would allow residents of these facilities and the neighbourhood to mutually benefit from a residential location while ensuring that the non-residential characteristics of these uses do not overwhelm and have an adverse impact on residential character and amenity.
These regulations would be as follows:

"Care Home" means a dwelling used for the boarding or other accommodation, plus care or treatment of not more than six (6) persons, and in which care or treatment is not provided to any person not resident in the care home, and that complies with the Provincial Government's licensing requirements for care homes.

"Neighbourhood Care Home" means a building or portion thereof used for the boarding or other accommodations plus care or treatment of more than six (6) but not more than twelve (12) persons and in which care or treatment is not provided to any persons and in which care or treatment is not provided to any person not resident in the care home and that complies with the Provincial Government's licensing requirements for Neighbourhood Care Homes.

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

"Neighbourhood Rehabilitation Home" means a building or portion thereof used for the boarding or other residential accommodation plus mandatory supervision or treatment of not more than twelve (12) persons who are from or discharged from any penal institution or who are receiving mandatory supervision or mandatory treatment for alcohol or other drug addiction; in which supervision or treatment is not provided to any person not resident in the rehabilitation home; and that complies with the Provincial Government's licensing requirements for Neighbourhood Rehabilitation Homes.

	RR/RA/R1 R2/R2T/RP-L	All Multiple-Family Districts	All "C" Districts except Shopping Centre Districts
Care Home, providing minimum separation of 330 feet/100 m from similar care homes and 990 feet/300 m from a Neighbourhood Care Home or Neighbourhood Rehabilitation Home	P	P	P
Neighbourhood Care Home, providing minimum separation of 990 feet/300 m from a Care Home, Neighbourhood Care Home, or Neighbourhood Rehabilitation Home	C	P	P
Neighbourhood Rehabilitation Home, providing minimum separation of 990 feet/300 m from a Care Home, Neighbourhood Care Home or Neighbourhood Rehabilitation Home	C	C	P

Finally, it may also be prudent, in light of the subject Court ruling, to review the existing zoning definition of "family" as it relates to neighbourhood care facilities.

Your Committee on Planning and Community Services recommends:-

I. That Council approve in principle the proposed Text Amendments to all Zoning By-laws and Town Planning Schemes (excepting By-law 4800) to establish the above-noted regulations to apply to Care Homes, Neighbourhood Care Homes and Neighbourhood Rehabilitation Homes.

II. That the Commissioner of Planning and Community Services initiate the necessary Text Amendment to all Zoning By-laws and Town Planning Schemes (excepting By-law 4800) within the City of Winnipeg.

III. That, pursuant to subsection 615(2) of The City of Winnipeg Act, Council direct that the Committee on Planning and Community Services be the Designated Committee to conduct the public meeting to consider the proposed zoning text amendments.

IV. That, pursuant to the provisions of The City of Winnipeg Act, Council deem public notice given by the advertising of the proposed zoning text amendments in two local newspapers, two times prior to the public meeting, is sufficient notice in compliance with Subsection 614(8) of The City of Winnipeg Act.

V. That, upon adoption of the foregoing recommendations, this report be forwarded to all Community Committees requesting that they either:-

A. Report back to the Committee on Planning and Community Services with their comments on the proposed Zoning Text Amendments;

Report of the Committee on Planning and Community Services, dated July 15th, 1991.

or

B. Make representations personally at the Public Meeting to be held before the Committee on Planning and Community Services.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Councillors Murray and O'Shaughnessy asked to be recorded as having voted against the clause, in accordance with Section 50.7 of the Procedure By-law.

1171 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1172 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1173 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

CONSIDERATION OF REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The Executive Policy Committee has had before it the Report of the Committee on Planning and Community Services, dated July 17th, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Gilroy, the Report of the Committee on Planning and Community Services, dated July 17th, 1991, was considered.

North Committee Room,
Council Building,
Winnipeg, July 17th, 1991.

His Worship the Mayor and Councillors:-

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

Amendments to Bill 35.
Files GL-5.1 & GL-5.6.

1174 - 1. Council on June 19th, 1991, referred Clause 16 of the Report of the Executive Policy Committee, dated June 12th, 1991, to the Committee on Planning and Community Services in connection with the recommendations of the Executive Policy Committee relative to the City's position concerning Amendments to Bill 35, which reads as follows:

On June 5th, 1991, your Executive Policy Committee established an Ad Hoc Committee to review the provisions of Bill 35 and the effect the said Bill will have on the City of Winnipeg with regard to the political process and administrative process of governing the City's affairs. A copy of Bill 35 was previously forwarded to all members of Council under separate cover.

Your Executive Policy Committee has reviewed the Ad Hoc Committee's comments and recommends as follows:-

1. Bill 35 Part XV - Building Standards (See attached Appendix I)

That the provisions outlined under Bill 35 be approved with the following change:

Section 475(1) A change in the wording of the Section is suggested by deleting the words "approved by" in the last line thereof and substituting therefor "acceptable to".

2. Bill 35 Part XV.1 - Waterways (See attached Appendix II)

That the provisions proposed to be included under Bill 35, be approved.

3. Bill 35 Part XX

That the recommended changes outlined in Schedule "A", together with the following additional recommendations, be approved:-

(1) Page 1 - Prohibition of "Use" Variances Section 574

Bill 35 would prohibit "use" variances. Your Executive Policy Committee has the following concerns with regard to this change:-

1. The necessity of substituting for a variance the spot zoning of one property to an inconsistent zoning district such as "C1" in "R1" to allow a change of a non-conforming use to a less objectionable "C" use. This would confer permitted status instead of a (conditional) non-conforming status with a use change by variance.

Report of the Committee on Planning and Community Services, dated July 17th, 1991

2. The need to amend a zoning by-law to create as a conditional use some new use not described in the by- law, rather than approve it by variance. The variance or conditional use result is the same, but the zoning amendment process proposed plus conditional use approval involves unnecessary and costly delay. If Council wishes to bar certain use changes by variance, it can in a zoning by-law designate uses which are prohibited in a District and therefore shall not be approved by variance.

3. In the Downtown Zoning By-law which does not pyramid uses, substantial use of use variances is essential to its functioning. If use variances were barred, the City would have to endeavour to substitute a general provision for conditional use approval of uses, which in the opinion of the hearing committee, are similar in land use impact to the listed conditional uses, i.e. a basket clause. Perhaps Council should have the option to itself remedy any existing problems by requiring for use variances the same notice (and fees) as a conditional use application as well as improving the appeal process described in Item (10) below.

(2) Section 589(3) - Page 2 - Bill 35 proposes first reading of a by-law before a rezoning application goes to a hearing. This would create unnecessary delay and give a wrong impression of Council having prejudged the matter. It is recommended that Council request that the proposed change to Section 589(3) - Page 2 of Bill 35, which proposes first reading of a by-law before a rezoning application goes to a hearing, be dropped. This wording was apparently unintentional and will likely be altered in any case.

(3) Section 607(3), 608(2) and 608(3) - Page 5 - Bill 35 would replace minor zoning tolerances with a power to delegate the granting of variances (major or minor or both) to a designated officer. In both cases subsequent written notice to abutting owners and time to appeal would be required. There are presently about 4,000 tolerances granted per year. These can be as small as a tenth of a foot. A home buyer could be delayed by weeks or longer in getting a zoning memo, mortgage financing and possession by the necessity of serving all abutting owners (some of whom could be out of the City) and waiting out an appeal period. There will probably never be any appeals on the merits. Most tolerances are undetectable to the naked eye. It is recommended that Council have the right to delegate to an administrator, authority to grant minor variances (tolerances) within whatever limits Council sets, without notice being required, as has been the case for many years.

(4) Section 617 - Page 7 - Subdivision standards - under Section 617 what are now development agreement parameters, will have to be established by a by-law as standards or criteria after conduct of a Public Hearing by a Committee of Council and recommendation thereon. Your Executive Policy Committee sees no objection to this change.

(5) Section 620(2)(f)(3)- Page 8 - Subdivision cost-sharing conditions.

It is recommended that under Section 620 of Bill 35, Council be empowered to establish in its subdivision standard by-law interest to be charged in respect to subdivision cost-sharing provisions.

(6) Section 622 - Page 10 - It is recommended that Bill 35 extend the time limit for registration of a plan of subdivision to one year from its approval without extension. The present six months provision has proven to be an unrealistically short period of time, cluttering the agenda of the designated Committee with routine extensions of time which are invariably granted.

Report of the Committee on Planning and Community Services, dated July 17th, 1991

(7) Section 644(1), 645(1) and 647 - Page 12 - "Continuation" of Public Hearing by written argument to Council. Bill 35 would allow representations to be continued by written argument (objections and stated reasons) after conclusion of the Public Meeting.

The essence of a fair hearing is a full right to make representations and hear and reply to representations of others. The proposed change allowing written representations to Council would compel Council to consider these representations in reaching a decision with no opportunity for other parties to reply and no opportunity for other parties or Councillors to question or validate assertions made.

This would appear to destroy the fairness of the hearing process. It is recommended that the provision under Section 664(1) and 647 Page 12 - "Continuation" of Public Hearing by written argument to Council, to all representations to be continued by written argument (objections and stated reasons) after conclusion of the Public Meeting, be deleted from Bill 35.

(8) Section 645(1) - Page 14 - Bill 35 would require Council to debate and decide by majority vote its reasons for rejecting a Committee report and recommendation. The Bill requires reasons for a decision to adopt or defeat a Committee recommendation on a plan, plan amendment, rezoning or subdivision. Reasons are set out in any adopted report. Establishing one or more reasons for a rejection of a Committee recommendation by a majority vote, may prove very time consuming and ultimately impossible. The end result could be adoption of a reason such as - "contrary to the public interest" - where there are numerous reasons with no Council majority on any of them.

(9) Section 647(1) - Page 15 - Bill 35 would take away Council's option to refer a matter back to a Committee of Council for a further public hearing. It is recommended that Council be given the option to refer to a Committee of Council or to the Planning Appeal Board.

(10) Section 650 - Page 16 - License Appeals - Bill 35 does not deal with License Appeals. They are created under the License By-law, not The City of Winnipeg Act. License appeals would continue to go to a designated Committee of Council.

(11) Section 650 - Page 16 - Under Bill 35, a new Planning Appeal Board is established (upon proclamation of Section 650). Council must by by-law, appoint at least three members (no Municipal or Provincial Office holders). The Board must sit in panels of three.

Council must by Bylaw, appoint the members, designate a Chairman and Vice-Chairperson, provide for payment, rules of practice and procedure, fees and staff. The Board will have jurisdiction to decide Variance and Conditional Use Appeals, and to report on any plan, zoning, subdivision or other planning matter referred to it after holding a Public Hearing.

Council should have the option to consider the ramifications of appeal decisions by a non-elected board. For example, appeals against Conditional Use Orders, could impose servicing costs on the City, if approved.

In addition, appeals in the Downtown Zoning By-law go to the Committee on Planning and Community Services, because their impact focuses on the whole of the City and the membership of that Committee also acts as the Design Approval Board, i.e. Downtown Design Board under Zoning By-law NO. 4800.

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The creation of an independent Board may create new problems in an effort to solve the problems inherent in the present appeal Committee i.e. changing personnel every three months. If Council is given the option to do so, Council may be able to create a better solution than that proposed by Bill 35. Several board panels of three members each may produce no better or more consistent results than the present system.

It is recommended that Bill 35 be amended to provide that the City may at its option, appoint a Planning Appeal Board as provided in Bill 35 (staffed by other than Councillors) or a Board made up of Councillors as a Committee of Council.

(12) Section 22 - Page 16 - Bill 35 requires Council to enact a Procedure By-law establishing forms, fees, rules on repetitious applications, notice, rules not contrary to the statutory rules, designating Committee and Administration functions, time for filing appeals and rules for the conduct of Public meetings. Existing rules under the organization, procedure and fees By-laws will continue until then. There is no urgency to enact a Procedure By- law immediately following an enactment of Bill 35, except to appoint an Officer to grant tolerances (minor variances) once the policy decisions are made on this point and the Bill amended or not amended accordingly.

Your Executive Policy Committee recommends:

1. That the technical changes to Bill 35 as outlined above, be approved, to be followed by representations to the Province of Manitoba.

2. That the Proper Officers of the City be authorized to do all things necessary to effect the above.

Your Committee on Planning and Community Services received the recommendations of the Executive Policy Committee as information.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1175 for attachments.)

1175 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

UNFINISHED BUSINESS

Clause 1 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991 was laid over by Council on July 10th, 1991.

CONSIDERATION OF REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The following clause contained in the Report of the Committee on Planning and Community Services, dated June 3rd, 1991 was laid over by the Executive Policy Committee on June 12th, 1991. The Executive Policy Committee has further considered this clause and did not concur in the recommendations contained therein. The clause, together with the recommendation of Executive Policy Committee, was laid over by Council on July 10th, 1991.

On motion of Councillor Gilroy, Clause 1 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991, was considered.

West Committee Room,
Council Building,
Winnipeg, June 3rd, 1991.

His Worship the Mayor and Councillors:-

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

Undertaking an Environmental Impact Assessment
of the Pines Project in connection with stronger and
more Comprehensive Airport Protection Policies.
Files No. EP-1.1(PW 1/81), GG-1, DAZ 208/89 & DAV 297/89

1176 - 1. Council at its meeting held on May 8th, 1991, referred the following motion to the Committee on Planning and Community Services for its consideration and recommendations:-

"WHEREAS the Minister for Urban Affairs has requested that the City adopt stronger and more comprehensive airport protection policies;

AND WHEREAS the report and recommendations of the Advisory Committee for the Protection of the Winnipeg International Airport recommends that Plan Winnipeg's airport policies and objectives be strengthened;

THEREFORE BE IT RESOLVED that City Council:-

1. Authorize for approval the preparation of an amendment to the Winnipeg Development Plan which establishes regulations and requirements designed to ensure the maximum degree of compatibility and protection in flight approach zones with existing or proposed developments in close proximity to the airport; and

2. Under Section 612(1) of The City of Winnipeg Act withhold a permit for the construction of a building on property commonly referred to as The Pines for a period of sixty days from the date of application for a permit (Legal description: Lots 1, 2, 3, 4 and 5 in Plan 4821, plus all that portion of river lot 16, of the Parish of Saint James, in Manitoba, lying to the south of the southern limit of the main highway, as same is shown on a plan filed in the Winnipeg Land Titles Office as No. 547, which lies between the western limit of Lot 1, as the same is shown on a plan registered in the said office as No. 4821, and a line drawn west of, parallel with and perpendicularly distant 90 feet from said western limit);

Clause 1 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991.

3. Request that the Province of Manitoba undertake an Environmental Impact Assessment of the above project."

In this regard, your Committee on Planning and Community Services recommends that Item No. 3 of the resolution be approved, namely:-

That the Province of Manitoba undertake an Environmental Impact Assessment of the Pines Project, on the south side of Portage Avenue, west of Mount Royal Crescent.

In the interim, the Committee on Planning and Community Services has requested the Commissioner of Planning and Community Services to report back with respect to Items 1 and 2 of the resolution referred to it by Council on May 8th, 1991.

Your Executive Policy Committee submits this clause to Council for its consideration, without recommendation, in view of the fact that a motion to concur in the recommendation of the Committee on Planning and Community Services, was lost by virtue of a tie vote.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES MOTIONS

Moved by Councillor O'Shaughnessy,
Seconded by Councillor Gilroy
1177 -WHEREAS Council on May 8th, 1991 amended and adopted the recommendations of the Committee on Planning and Community Services in connection with the rezoning of a portion of the Winnipeg Canoe Club property to an "R3B-Two" Planned Building Group District to allow for the construction of multiple-family dwellings which is subject to a number of conditions and more specifically the following condition I.A.5.: "

That no vehicular approach for ingress to or egress from the land be located on Dunkirk Place after 1996."

AND WHEREAS The City of Winnipeg Act prohibits the closure of a street access unless another "convenient" means of access is provided - the term access includes both ingress and egress;

AND WHEREAS it would be possible at present to close off ingress to the land via Dunkirk Place and vehicles could conveniently enter from Dunkirk Drive but could not exit northbound on Dunkirk Drive except by first travelling south and subsequently somehow executing a turning manoeuver to head north;

AND WHEREAS the Committee on Works and Operations, as per further requirement of Council, at its meeting held on April 2nd, 1991, approved a median opening on the west approach ramp to Dunkirk Drive which if constructed would provide convenient egress for Dunkirk northbound traffic;

AND WHEREAS subsequent to the Committee on Works and Operations approval of the median cut the Committee on Planning and Community Services on July 15th, 1991 recommended that the median cut be installed by December 31st, 1996, in a manner approved by the Commissioner of Works and Operations, the cost of which to be paid for by the City and charged against the District No. 5 Operations Budget;

COMMITTEE ON PLANNING AND COMMUNITY SERVICES – MOTIONS (continued)

AND WHEREAS the Winnipeg Canoe Club and its successor in title to the "R3B-Two" site may be prepared to live with the situation hereinbefore described and agree to closure of Dunkirk Place access by 1996 regardless of whether access via the median opening or some more convenient alternate egress exists by that date;

AND WHEREAS the Law Department has advised that the agreement by Winnipeg Canoe Club to closure of Dunkirk Place by 1996 in the absence of some other convenient alternate access by that date might involve the City risking a challenge to the enforceability of such an agreement;

THEREFORE BE IT RESOLVED that Council approve as a means of best implementing Council's instructions (subject to the caveat contained in the preceding paragraph) respecting "no vehicular approach for ingress to or egress from the land be located on Dunkirk Place after 1996", the conditions as set out under clause 4 of the draft Zoning Agreement prepared by the Law Department, copy of which is hereto attached, namely:

4. (a) The owner for itself and its successors in title acknowledges that ingress to the land presently exists from Dunkirk Drive and egress from the land to Dunkirk Drive presently exists but allowing a right turn only onto Dunkirk Drive southbound and necessitating a subsequent turning manoeuvre to travel northbound; and

(b) A future agreement may be entered into between The City of Winnipeg and the Owner and any successor in title to the "R3B" land modifying that existing egress route but whether or not such modification takes place within five (5) years from the date of execution of this agreement all forms of vehicular access connecting the land or any part of the land to Dunkirk Place shall be closed and not used thereafter; and,

(c) The Owner and its successors in title hereby agree that they have adequate access to Dunkirk Drive, access to Dunkirk Place is not essential, northbound egress is sufficiently convenient, The City of Winnipeg will be entitled in 1996 to close off all access to Dunkirk Place as provided in this agreement and no objection thereto will be taken by the Owner or its successors in title regardless of whether or not some more convenient egress is developed; and,

(d) It shall be the responsibility of the Owner and its successor in title to the "R3B" land to make and maintain whatever agreement or agreements is or are necessary to provide the "R3B" land with access through the Winnipeg Canoe Club land to and from Dunkirk Drive after 1996 and in the event of any failure to do so The City of Winnipeg shall have no responsibility to intervene in any way to provide or continue such access to Dunkirk Place.

With the consent of his seconder and of Council, Councillor O'Shaughnessy was permitted to withdraw his motion. (See Minute No. 1178.)

(Note: Copy of Zoning Agreement referred to in the above motion is on file in the Office of the City Clerk.)

Moved by Councillor Golden,
Seconded by Councillor Reese,
1178 - THAT Council approve as a means of best implementing Council's instruction (subject to the 1966 Caveat) respecting "no vehicular approach for ingress to or egress from the land located on Dunkirk Place after 1996", the following:-

COMMITTEE ON PLANNING AND COMMUNITY SERVICES – MOTIONS (continued)

1. That Council approve the recommendation of the Committee on Planning and Community Services that a median opening on the west approach to Dunkirk Drive be installed subject to plans being submitted by I.D. Engineering within 60 days; and that the said median opening be installed this year;

2. That conditions in the Zoning Agreement with respect to paving, fencing and landscaping be amended to require these works by October 31st, 1993, instead of December 31st, 1996;

3. That the closing of Dunkirk Place be coincidental with the paving of the parking lot;

4. That the Winnipeg Canoe Club accept the access provided by the median opening as an acceptable means of ingress and egress as an alternative to Dunkirk Place.

The Speaker ruled that the motion is automatically referred to the Committee on Planning and Community Services, in accordance with Section 16.1 of the Procedure By-law.

Moved by Councillor O'Shaughnessy,
That the rule be suspended to allow consideration of the motion at this time.

The motion to suspend the rule was put.

Councillor Wade called for the yeas and nays, which were as follows:-

Yea: Councillors Boychuk, Brown, Clement, Demare, Douglas, Duguid, Fleisher, Gilroy, Golden, Kaufmann, Mendelson, Mitchelson, Murray, O'Shaughnessy, Reese, Selinger, Thomas, Timmers, Mayor Norrie and Councillor Eadie. 20

Nay: Councillors Wade, Timm-Rudolph, Young and Yuen. 4

and the motion to suspend the rule was declared carried.

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

Carried.

The original motion was put and declared carried.

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

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

1179 - On motion of Councillor Gilroy, 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. 5734/91, a By-law of the City of Winnipeg to authorize expenditure out of the St. Boniface-St. Vital Cash in Lieu of Land Dedication Reserve Account the sum of $39,000.00. File Nos. DASZ 36/85 and DASZ 40/85.

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

By-law No. 5735/91, a By-law of the City of Winnipeg to change the names of certain highways in the City of Winnipeg. File Nos. SC-3.14(23) and SC-3.14(24).

By-law No. 5736/91, a By-law of the City of Winnipeg to amend Zoning By-law No. 16502 for the enactment of a zoning change in the City Centre-Fort Rouge Community. File No. DAZ 203/91.

By-law No. 5737/91, a By-law of the City of Winnipeg to approve a Plan of Subdivision in the St. Boniface-St. Vital Community. File No. DASZ 8/89.

By-law No. 5738/91, a By-law of the City of Winnipeg to amend Zoning By-law No. 4450/86 for the enactment of a zoning change in the Lord Selkirk-West Kildonan Community. File No. DAZ 222/90.

By-law No. 5739/91, a By-law of the City of Winnipeg to amend Zoning By-law No. 4440/86 for the enactment of a zoning change in the East Kildonan-Transcona Community. File No. DAZ 232/90 (c/r DASSF 581/90).

On motion of Councillor Gilroy, the rule was suspended and 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. 5750/91, a By-law of the City of Winnipeg to change the names of certain highways in the City of Winnipeg. File No. SC-3.14(21)

By-law No. 5751/91, a By-law of the City of Winnipeg to change the names of certain highways in the City of Winnipeg. File No. SC-3.14(25).

By-law No. 5752/91, a By-law of the City of Winnipeg to amend The St. Vital Town Planning Scheme 1951 for the enactment of a zoning change in the St. Boniface-St. Vital Community. File No. DAZ 204/91.

By-law No. 5753/91, a By-law of the City of Winnipeg to amend Zoning By-law No. 4450/86 for the enactment of a zoning change in the Lord Selkirk-West Kildonan Community. File No. DAZ 222/91.

By-law No. 5754/91, a By-law of the City of Winnipeg to amend By-law No. 4007/85, being The City of Winnipeg License By-law. File Nos. EL-1 and GL-5.6.

By-law No. 5755/91, a By-law of the City of Winnipeg to amend By-law No. 4444/86 being The City Organization By-law. File Nos. EL-1 and GL-5.6.