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 April 22nd, 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 April 22nd, 1991 was considered clause by clause.

West Committee Room,
Council Building,
Winnipeg, April 22nd, 1991.

His Worship the Mayor and Councillors:-

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

Naming of Route 17 as "Chief Peguis Trail", East Kildonan-Transcona & Lord Selkirk-West Kildonan Community Areas. Files No. SC-3.14(23) & SC-3.14(24).

802 - 1. Your Committee on Planning and Community Services has been advised that on August 28th, 1990, the East Kildonan-Transcona Community Committee received a presentation from the Streets and Transportation Department regarding the Kildonan Bridge project and a street name for Route 17, which connects Main Street to Henderson Highway. After hearing the presentation, some discussion ensued respecting the naming of Route 17, after which, the East Kildonan-Transcona Community Committee recommended that Route 17 be named the "Kildonan Corridor".

On September 4th, 1990, the same presentations were made to the Lord Selkirk-West Kildonan Community Committee and the Community Committee made the identical street name recommendation for Route 17 (ie. Kildonan Corridor).

The Subdivision Branch of the Planning Department advised that while this proposed street name is appropriate from a historical perspective, the name is a duplication of Kildonan Drive, which already exists in the East Kildonan-Transcona Community Area. Council has a policy against the duplication of street names within the City. As Route 17 is a transportation corridor, it is very unlikely that there would be any street addresses on Route 17, and consequently the street name duplication would not have the same impact because there will not be any business or residential addresses duplicated. Of concern, however, is the fact that both Kildonan Drive and Route 17 (Kildonan Corridor) intersect with Henderson Highway as shown on attached Schedule "A". Because of the possible problems that this street name duplication may cause with respect to emergency services, the Fire, Police and Ambulance Departments were contacted for their input on this matter.

The Fire Department has submitted the following comments:

> "...the Fire Department definitely has concerns about the street name duplication with respect to Kildonan Corridor and Kildonan Drive. Because of the fact that both street named locations intersect Henderson Highway, the potential for error or delay in dispatching emergency apparatus exists, particularly if the caller is uncertain as to their exact location.
>
> With reference to street addressing on the Kildonan Corridor, there is no guarantee that at some time in the future street addressing could be assigned to Kildonan Corridor, further increasing the possibility of confusion as to the correct response location."

In responding to this matter, the Police Department made the following observations:

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> "Duplication of street names can become confusing for residents and people unfamiliar with the area. With both Kildonan Drive and Route 17 intersecting with Henderson Highway, the chance of confusion is that much greater. This in turn, could result in the Police being dispatched to a wrong location, which could have disastrous results in the case of an emergency situation.
>
> The naming of the new bridge to Kildonan Bridge also exacerbates the problem, with all the following locations and streets being in the area: Kildonan Bridge, Kildonan Park, Kildonan Drive and Kildonan Corridor."

The Executive Policy Committee on April 3rd, 1991 referred the matter of the name of Route 17 back to the Committee on Planning and Community Services for further consideration and to enable representatives from the East Kildonan-Transcona and Lord Selkirk-West Kildonan Community Committees to appear before the Committee to address the issue.

Representations were received from Councillors Timm-Rudolph and Mitchelson. The Winnipeg Ambulance Department also had similar comments, noted as follows:

"The Winnipeg Ambulance Department is always concerned when situations like this arise. The duplication of any street name in any form, be it called a street, avenue, drive or corridor could ultimately cause an innocent bystander to give our 911 operator a wrong location.

As we have no objection in principle to Route 17 being name "Kildonan Corridor", we do have the same concerns addressed in your correspondence as both Kildonan Drive and Route 17 Kildonan Corridor intersect Henderson Highway. The distance between these two points is approximately two miles and could ultimately cause an unnecessary delay in our response."

The above-noted comments from the three respective Departments clearly indicates that the proposed street name "Kildonan Corridor", a duplication of the existing Kildonan Drive raises concerns with respect to responding to emergency situations, if the two street names both exist. For this reason alone, the ramifications of the proposed street name for Route 17 should be closely reviewed. It is proposed to eventually have Route 17 run from Plessis Road at the east limit to McPhillips Street on the west. This could further add to the problem of emergency responses, once Route 17 is extended.

As stated earlier, the street name "Kildonan Corridor" is the appropriate one from a historical perspective, considering the former municipal names used for parts of the respective Community Areas; East Kildonan and North Kildonan on the east side of the Red River and West Kildonan and Old Kildonan on the west. Kildonan was also the area of Scotland where many of the original Selkirk settlers came from, who were some of the first Europeans to inhabit this part of the Red River Valley. Kildonan Drive, however, a major residential street already recognizes this historical fact.

There is also the argument that Kildonan Bridge and Kildonan Corridor are linked together, as one transportation project, and have been referred to as such, over the last number of years during their development stage. There are, however, previous approvals which defuse this argument, eg: Bishop Grandin Boulevard and the Fort Garry Bridge.

Based on Council policy regarding street name duplications, and the concerns noted by those Departments which have to provide emergency services, the Subdivision Branch of the Planning Department advised that they cannot support the street name "Kildonan Corridor" for Route 17.

It should also be noted that "Corridor" is not an existing recognized street type, and therefore is not coded into the appropriate City computer systems. "Boulevard" is the street type used for the most recently constructed City Routes, such as Route 17. Some examples are Bishop Grandin and Lagimodiere Boulevards.

Therefore, it was suggested that "Boulevard" be the street type used for Route 17.

If a historical theme is to be considered as noted in earlier presentations by the Streets and Transportation Department, recognizing the Selkirk Settlers who located on the river lots bordering the Red River in this area is an appropriate theme; some suggested street names submitted by the Planning Administration are as follows:-

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- Selkirk Settlers Boulevard
- Kildonan Settlers Boulevard
- Lord Selkirk Boulevard
- Miles Macdonell Boulevard
- Four Kildonan Boulevard
- Avenue of the Kildonans

All of the above proposed street names are in keeping with the Kildonan Settlers theme used in developing the Kildonan Bridge project, with Kildonan Settlers Boulevard being the most consistent with this theme. "Kildonan" is also a name common to both sides of the Red River ie: the Lord Selkirk-West Kildonan and East Kildonan-Transcona Community Areas.

On February 5th, 1991, the Lord Selkirk-West Kildonan Community Committee recommended that Route 17 be named "Chief Peguis Trail".

On February 26th, 1991, the East Kildonan-Transcona Community Committee considered suggested names received via His Worship Mayor Norrie and the recommendation of the Lord Selkirk-West Kildonan Community Committee to name Route 17 as Chief Peguis Trail. The Community Committee recognizes that Chief Pequis is a very worthy historical name, however, the Community Committee is of the opinion that the name is a duplication of Chief Peguis School and Pequis Street, which already exist.

The East Kildonan-Transcona Community Committee reiterated its previous recommendation of August 28th, 1990 that Route 17 be named "Kildonan Corridor".

The Executive Policy Committee on April 3rd, 1991 referred the matter of the naming of Route 17 back to the Committee on Planning and Community Services for further consideration and to enable representatives from the East Kildonan-Transcona and Lord Selkirk-West Kildonan Community Committees to appear before the Committee to address the issue.

Representations were received from Councillors Timm-Rudolph and Mitchelson, East Kildonan-Transcona Community Committee in support of naming Route 17 as "Kildonan Settlers Blvd."

Representations were received from Councillor Lorenc on behalf of the Lord Selkirk-West Kildonan Community Committee, accompanied by Archbishop Walter Jones, Anglican Church, 935 Nisbitt Bay, Rapheala Johnson, 3rd floor, 470 Stella Avenue and Leyah McFadyen, 176 Harris Boulevard, in support of naming Route 17 as "Chief Peguis Trail". Historic background information on Chief Peguis and his involvement with the Red River Settlement and other communications received by the Committee on Planning and Community Services are attached hereto for the information of Council.

After considering all aspects of this issue, your Committee on Planning and Community Services recommends as follows:-

I. That Route 17 be named "Chief Peguis Trail".

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 naming of Route 17 as "Chief Peguis Trail" in two daily newspapers having a general circulation throughout the City of Winnipeg.

V. 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 record purposes and to notify all persons affected by this By-law.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Moved by Councillor Gilroy,
Adoption of the clause.

In amendment,

Moved by Councillor Fraser,
Seconded by Councillor Fleisher,
BE IT RESOLVED that Clause 1, Item I, of the Report of the Committee on Planning and Community Services, dated April 22nd, 1991, be amended by adding after the words "Chief Peguis Trail" the following:-

"...and suitable historical signage created to acknowledge same and such signage to appropriately include a description in the Saulteaux language..."

AND FURTHER BE IT RESOLVED that the registration of the street plan and any publicizing of the name by the City include reference in the Saulteaux language.

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

The motion was put.

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

Yea: Councillors Wade, Clement, Gilroy, Lorenc, Murray, Timmers, Young, Yuen and Mayor Norrie. 9
Nay: Councillors Boychuk, Brown, Demare, Diamant, Fleisher, Fraser, Golden, Mendelson, Mitchelson, Reese, Timm-Rudolph and Eadie. 12

and the motion was declared lost.

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

Carried.

The amendment was put.

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

Yea: Councillors Wade, Boychuk, Brown, Clement, Demare, Diamant, Douglas, Fleisher, Fraser, Gilroy, Golden, Lazarenko, Lorenc, Mendelson, Murray, O'Shaughnessy, Prystanski, Reese, Selinger, Thomas, Timmers, Timm-Rudolph, Young, Yuen, Mayor Norrie and Councillor Eadie. 26

Nay: Councillor Mitchelson. 1

and the amendment was declared carried.

The motion for the adoption of the clause, as amended, was put.

The Speaker called for the yeas and nays, which were as follows:-

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Yea: Councillors Wade, Boychuk, Brown, Clement, Demare, Diamant, Douglas, Fleisher, Fraser, Gilroy, Lazarenko, Lorenc, Mendelson, Murray, O'Shaughnessy, Prystanski, Reese, Selinger, Thomas, Timmers, Young, Yuen, Mayor Norrie and Councillor Eadie. 24

Nay: Councillors Golden, Mitchelson and Timm-Rudolph. 3

and the motion for the adoption of the clause, as amended, was declared carried.

(Note: See Minute No. 818 for attachment.)

Carried.

Listing of the Sacred Heart Church Building, 600 Bannatyne Avenue, on the Historical Buildings Conservation List.
File No. G-3.1.1

803 - 2. Your Committee on Planning and Community Services has been advised that the Historical Buildings Committee visited and evaluated the Sacred Heart Church in April, 1989, at the request of the Winnipeg Roman Catholic Archiepiscopal Corporation who wished to be informed about the potential heritage status of the building. At their request, no recommendation relative to listing the Church Building was forwarded to the Committee on Planning and Community Services or Council. Subsequently, on January 15th, 1991, the Archiepiscopal Corporation advised the Historical Buildings Committee that they now wished to proceed with the demolition of the buildings.

The Historical Buildings Committee re-confirmed the Grade III evaluation of the building on February 14th, 1991, and recommended that the Church Building be listed as a Grade III Building on the Historical Buildings Conservation List for the following reasons:-

1. While the building is plain in exterior decoration it is unique to Winnipeg in its interior arrangement serving as a school, a church and recreation facilities with a bowling alley and billiard room.

2. Alterations to the building have been minor and it is the opinion of the Historical Buildings Committee that an attempt should be made to find a new use for the building.

3. The building is historically significant for it represents the growing number and influence of Manitoba's French Community at the turn-of-the-century. By 1905, the community in Winnipeg was large enough to be considered separate from St. Boniface's French Community.

The City Centre-Fort Rouge Community Committee on March 5th, 1991 concurred in the recommendation of the Historical Buildings Committee that the Sacred Heart Church Building, be listed as a Grade III Building on the Historical Buildings Conservation List.

On April 22nd, 1991, your Committee on Planning and Community Services reviewed the above recommendation by the Historical Buildings Committee and received representations from Mr. C. L. Chappell, Solicitor, Aikins, MacAulay & Thorvaldson accompanied by Mr. Roland Dias, on behalf of the Winnipeg School Division No. 1 and the Roman Catholic Archiepiscopal Corporation of Winnipeg, in opposition to the Grade III listing of the building on the Historical Buildings Conservation List. Mr. Chappell indicated that his clients cannot comprehend the historical value of the bowling alley or billiard room and stated that the use of the building has changed, the building would have to be upgraded to meet existing building codes, fire codes, wheel chair access, etc. at a cost which would be prohibitive. The building is a financial liability to the Parish as it is not economically viable to operate and maintain it. He stated that at the present time, the Church has an offer to purchase the property which is conditional on the historical listing being removed.

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Mr. C. Militano, Engineer, Reid Crowther & Partners Limited presented a brief on a structural evaluation that was carried out on the Sacred Heart Church, indicating the recommendations for structural upgrading that is needed to bring the building up to proper safety standards with approximate cost estimates. He indicated that the level of safety prescribed by today's code requirements are compromised in this building.

Your Committee on Planning and Community Services concurs in the recommendation of the Historical Buildings Committee and recommends that, pursuant to the provisions of the Historical Buildings By-law No. 1474/77 and amendments thereto, the Sacred Heart Church Building located at 600 Bannatyne Avenue be listed as a Grade III Building on the Historical Buildings Conservation List.

Moved by Councillor Gilroy,
Adoption of the clause.

The Speaker called the Deputy Speaker, Councillor Wade, to the Chair.

The Speaker resumed the Chair.

The motion for the adoption of the clause was put.

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

Yea: Councillors Wade, Gilroy, Golden, Mitchelson, Murray, Selinger, Thomas, Timmers and Young. 9
Nay: Councillors Boychuk, Brown, Demare, Douglas, Fleisher, Fraser, Lazarenko, Lorenc, Mendelson, O'Shaughnessy, Prystanski, Reese, Timm-Rudolph Yuen, Mayor Norrie and Councillor Eadie. 16

and the motion for the adoption of the clause was declared lost.

(Note: See Minute No. 819 for attachment.)

Listing of the J. B. Somerset School (Sacre- Coeur No. 2), 775 Sherbrook Street, on the Historical Buildings Conservation List. File No. G-3.1.1.

804 - 3. Your Committee on Planning and Community Services has been advised that the Historical Buildings Committee visited and evaluated the J. B. Somerset School (Sacre-Coeur No. 2) located at 775 Sherbrook Street in April, 1989, at the request of the Winnipeg School Division No. 1, who wished to be advised of its heritage potential. A recommendation to list the building was not made since the School Division requested advice on the historic nature of the building, not an immediate demolition.

Recently the Winnipeg School Division No. 1 informed the Historical Buildings Committee that they wished to proceed with the demolition of the school building and build a new structure since they believe it is not feasible to enlarge the existing school building.

The Historical Buildings Committee, at its meeting held on February 14th, 1991, reviewed their Grade III evaluation of the building and recommended that the Building be listed as a Grade III Building on the Historical Buildings Conservation List for the following reasons:-

1. Somerset School is the second oldest school building still standing in the City of Winnipeg and is the second remaining example of a "square plan" school.

2. The building has suffered very little alteration, and retains most of its original materials and design features.

3. This school with its distinctive tower is an important neighbourhood landmark. The Historical Buildings Committee believes that the local Community should have some input into the fate of the building.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

The City Centre-Fort Rouge Community Committee on March 5th, 1991 concurred in the recommendation of the Historical Buildings Committee that the J. B. Somerset School Building, be listed as a Grade III Building on the Historical Buildings Conservation List.

On April 22nd, 1991, your Committee on Planning and Community Services reviewed the above recommendation by the Historical Buildings Committee and the City Centre-Fort Rouge Community Committee. The Committee received representations from the following persons in opposition to the listing of the J. B. Somerset School on the Historical Buildings Conservation List as a Grade III Building, namely:-

1. Gail Mucha, Chairperson of the Sacre-Coeur Parents Committee, presented a brief indicating that the major reason for opposition to the listing was the financial burden that would be put on the Community as the money available to renovate a building is not equal to the money for new construction. She also indicated that the lease on the property only extends until June, 1992 and presented signed petitions in opposition to the listing.

2. Mr. C. L. Chappell, Solicitor, Aikins, MacAulay & Thorvaldson on behalf of the Winnipeg School Division No. 1, accompanied by Ms Jan Schubert, Superintendent of Schools-Central, Mr. Brian Scott, Secretary-Treasurer, Mr. Gunter Rozitis, Architect and Trustee Mihychuk, presented a brief in opposition to the listing of the School Building. Trustee Mihychuk indicated that the building no longer is consistent with the Building Code requirements and a total demolition of the floor and roof are needed and that an addition to the existing building is not a viable option. This building no longer meets the needs of the students.

3. Denise Gillies, Secretary, Sacre-Coeur Parents Committee, presented a brief in opposition to the listing of the school and indicated that there is a real need for a new facility for the students and the major responsibility is to ensure that the children receive the best education in the best facility that tax dollars can provide.

The following persons appeared in support of the listing:-

1. Mr. Brian Rodeck submitted a brief on behalf of the Manitoba Clinic in support of the listing of the J. B. Somerset School on the Historical Buildings Conservation List as a Grade III Building, indicating that the possible demolition of the school could bring about the expropriation of land from the Manitoba Clinic which is one of the largest providers of health care in the Province.

2. Mr. Ken Kelly on behalf of Heritage Canada, appeared in support of the listing of the Somerset School on the Historical Buildings Conservation List. He referred to a recycling statement published by the Province of Manitoba supporting the recycling of older buildings by renovations to existing older structures.

3. Mr. George Siamandas and Mrs. Christine Singh, on behalf of Heritage Winnipeg also spoke in support of the listing of the Somerset School Building, indicating that the exterior of the building is in good condition and that the school is a landmark for the Community. They pointed out that many things can be done to address the construction problems that exist to upgrade the building and indicated that there are other options available to the School Division, such as using other presently unused school sites, if in fact a newer school building is required.

Your Committee on Planning and Community Services concurs in the recommendation of the Historical Buildings Committee and recommends that, pursuant to the provisions of the Historical Buildings By-law No. 1474/77 and amendments thereto, the J. B. Somerset School (Sacre-Coeur No. 2) Building located at 775 Sherbrook Street, be listed as a Grade III Building on the Historical Buildings Conservation List.

Moved by Councillor Gilroy,

Adoption of the clause.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

The hour of midnight having arrived, Council continued in session.

Thursday, May 9th, 1991.

The Speaker called the Deputy Speaker, Councillor Wade, to the Chair and left the Chamber.

The Speaker returned to the Chamber and resumed the Chair.

The motion for the adoption of the clause was put.

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

Yea: Councillors Wade, Boychuk, Diamant, Douglas, Gilroy, Golden, Lazarenko, Mendelson, Mitchelson, Murray, Reese, Selinger, Thomas, Timmers, Young, Yuen and Mayor Norrie. 17

Nay: Councillors Brown, Demare, Fleisher, Fraser, Lorenc, O'Shaughnessy, Prystanski, Timm-Rudolph and Eadie. 9

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

(Note: See Minute No. 820 for attachment.)

Request to the Provincial Government's Public Schools Finance Board for increased funding concerning the renovation and expansion of historically designated school buildings.
File No. G.3.1.1

805 - 4. During the receipt of representations concerning the proposed listing of the Somerset School Building on the Historical Buildings List as a Grade III Building, representations were made in opposition to the listing giving as one of its reasons the fact that the Provincial Government through its Public Schools Finance Board only provides funds equal to half of the costs of the new construction towards the renovation and/or additions to older school buildings under the present funding policies.

It was also pointed out during the receipt of representations that a recycling statement was published in September, 1990 by the Members of the Manitoba Round Table on Environment and Economy of the Province of Manitoba supporting the recycling of heritage buildings by the refurbishment of existing older structures. In this regard, the following
statement has been extracted from the said publication:-

> "Recycling is an activity which can also include the adaptive reuse and preservation of existing heritage structures or entire neighbourhoods. It reduces the amount of material which must be disposed of and contributes to the conservation of existing resources as less new material is required for construction. In addition, the refurbishment of existing structures increases local employment opportunities."

Your Committee is of the opinion that the Province of Manitoba should stand behind its published recycling statement for the renovation of older buildings by amending the funding policies of the Public Schools Finance Board to facilitate the renovation, restoration and utilization of historically designated school buildings.

Your Committee on Planning and Community Services recommends that the Public Schools Finance Board be requested to amend its present funding policies to provide an amount of funding for the restoration of the Somerset School Building and any other historically listed school buildings, equivalent to that which is provided for the construction of new school buildings.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

Councillors Brown and Fraser asked to be recorded as voting against the clause, in accordance with Section 50.7 of the Procedure By-law.

Plan Winnipeg Review '92.
File No. EP-1.1(PW 1/81)

806 - 5. Your Committee on Planning and Community Services submits for the information of Council, Plan Winnipeg Review '92 Working Document, being a review process designed to ensure the broadest possible input from all sectors of the Community, which will focus on five major issue areas, each involving a number of important sub-issues. Meaningful input on each of these issues will be solicited from "stakeholders" in the Plan, including politicians, administrators, industry associations, interest groups and the general public, through a variety of opportunities including focus groups, the receipt of briefs and presentations, and a series of workshops convened to explore selected issues. (A copy of the Plan Winnipeg Review '92 Working Document was distributed under separate cover to all members of Council).

In formulating the concept for the Plan Winnipeg Review '92 Working Document, the Planning Department held over thirty meetings with organizations, agencies and departments during the months of February and March, 1991. In order to solidify the review process and to solicit comments on issues and concerns, a number of workshops are being arranged during the months of April and May, 1991. These workshops will be co-sponsored by selected third party organizations. Every effort is being made to involve private sector groups in the review process and the intention is, to make these sessions meaningful and to build participation in an informal way. (A list of the co-sponsored workshops is attached hereto for the information of Council).

The Planning Department has also initiated informal, lunch- time discussions on selected issues. Guests, with wide ranging backgrounds, have been invited to participate. The intention of these "Brown Bag" lunches is to broaden the understanding of issues in an informal setting. The lunches also serve to involve a variety of individuals that may otherwise not participate in the review process. (A list of the Brown Bag Seminar participants is attached hereto for the information of Council).

The review of Plan Winnipeg is a continuous process, the results of which, are amalgamated periodically. Reports adopted in 1988 and 1990 confirmed through additional analysis, the original conclusions of the plan and have reinforced the understanding that slow growth is inevitable in the foreseeable future. A more substantial review, now underway, will allow new, emerging concerns to be addressed. In particular, Plan Winnipeg will be expanded to include a greater emphasis on policies related to environmental and social issues.

The objective of the Plan Winnipeg Review '92 Working Document is to identify those policies that have served us well, to strengthen those policies that are deemed weak and to integrate new policies into the plan to address emerging issues. As such, five issue areas have been established:-

1. Urban Development Management
2. Economic Development
3. Environmental Management
4. Social Equity
5. Urban Image

If Plan Winnipeg is to function effectively at all levels, it must have the commitment of the community. Therefore, the review process has been designed to ensure the broadest input from all sectors of the community.

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The broad issue areas reflect the requirements established by The City of Winnipeg Act and the Statement of Provincial Interests in the Plan Winnipeg Review (November 1990). Equally important, these issues are intended to assist participants in the Plan Winnipeg Review process to focus on the fundamental issues which Council and the community must address.

Support for sustainable development is growing and it represents a concept that will be reflected in Plan Winnipeg. The philosophy of sustainable development is a "thread" which can be woven into the fabric of each issue area. Maintaining a healthy environment, while creating opportunities for economic and social development, will ensure that Winnipeg continues to be a desirable place to live, work, invest and visit.

Five Sectoral Committees, have been appointed by the Committee on Planning and Community Services, each to be chaired by a member of the Co-ordinating Committee, the said Committee to consist of politicians, business interests and representatives from special interest groups. These Committees will be charged with the responsibility of preparing a statement of principles, goals and objectives related to each specific issue area. This organizational structure is intended to ensure a high level of access for all sectors of the community, while providing an adequate opportunity to address and debate issues. The political membership of these Policy Sectoral Committees is as follows:-

Urban Development Management

Councillor O'Shaughnessy, Chairman
Councillor Diamant, Vice-Chairman

Economic Development

Councillor Murray, Chairman
Councillor Kaufmann, Vice-Chairman

Environmental Management

Councillor Eadie, Chairman
Councillor Duguid, Vice-Chairman

Social Equity

Councillor Thomas, Chairman
Councillor Demare, Vice-Chairman

Urban Image

Councillor Mendelson, Chairman
Councillor Fraser, Vice-Chairman

It is Council's responsibility to establish a policy statement relative to Winnipeg's long-term future. In this regard, your Committee on Planning and Community Services appointed a Co-ordinating Committee comprising of five Councillors (one Councillor assigned to each issue area) plus the Chairman of the Committee on Planning and Community Services, to oversee the review of Plan Winnipeg. The Co-ordinating Committee is comprised as follows:-

Co-ordinating Committee Members	Alternate Members
Councillor Gilroy, Chairman	
Councillor Eadie	Councillor Duguid
Councillor Mendelson	Councillor Fraser
Councillor Murray	Councillor Kaufmann
Councillor O'Shaughnessy	Councillor Diamant
Councillor Thomas	Councillor Demare

NOTE: Citizen Member appointments to the Sectoral Committees representing Community Organizations and special interest groups, will be made by the Committee on Planning and Community Services at a subsequent meeting of the Committee. Nominees from Members of Council are requested to be submitted to the Chairman of the Committee on Planning and Community Services.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Your Committee on Planning and Community Services recommends:-

1. That Plan Winnipeg Review '92 Working Document be approved in principle, as a review process of Plan Winnipeg which was adopted by Council under By-law No. 2960/81.

2. That the Minister of Urban Affairs be formally advised of the approval in principle of the Plan Winnipeg Review '92 Working Document as the basis of a review process intended to result in a draft Plan Winnipeg By-law, to be forwarded to Executive Policy Committee and Council for formal review through the legislated public meeting process, pursuant to requirements of The City of Winnipeg Act.

Moved by Councillor Gilroy,
Adoption of the clause.

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

Carried.

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

(Note: See Minute No. 821 for attachment.)

English for Job Finding Purposes Program. File No. EH-2.1

807 - 6. Your Committee on Planning and Community Services has been advised that the Social Services Department has applied to the Federal Government for the provision of 100% of the funding for an English skills program for people who have recently immigrated to this country and are currently in receipt of municipal social assistance.

The department has requested funding in the amount of $207,114.00 from the Federal Government on the basis shown on the attached Schedule "A".

In 1989, the City of Winnipeg Social Services Department sponsored its first English for Job Finding Purposes Program (EJFP). EJFP is an English language program which assists recent immigrants to access and maintain employment. This program began on March 3rd, 1989, and concluded on December 28th, 1989. Twenty-one social assistance recipients were involved in this program. At the conclusion of the program, 86% of the participants had been able to access employment or further training. As of February 28th, 1991, 71% of all participants from the 1989 program were employed.

On May 14th, 1990, a second EJFP program began with twenty-one participants. This program concluded on March 1st, 1991, with similar positive results.

In the opinion of the Social Services Department, the EJFP program has been successful in assisting social assistance recipients who are new to this country to locate employment and training (resulting in independence from social assistance). The Department has requested funding from the Federal Government for a third program for 1991.

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.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Your Committee on Planning and Community Services recommends:-

1. That the City of Winnipeg participate in the English for Job Finding Purposes Program, contingent upon the Federal Government providing total funding.

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

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 822 for attachment.)

ZONING AGREEMENT AMENDMENT – 1539 Logan Avenue - City Centre-Fort Rouge Community.
File No. DAZ 238/89 (ZAA 3/91)

808 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from Anatex Development Inc., FB-5606 Roblin Boulevard to amend the zoning agreement affecting 1539 Logan Avenue to permit the erection of several free-standing identification signs; said signs not being permitted under the present agreement.

The purpose of this application is to amend the zoning agreement affecting the subject lands to permit the establishment of one free standing identification sign for a gas kiosk/car wash/convenience store/laundromat, two free standing price signs and two free standing promotional signs.

The subject site is 64.4 metres (211.2 feet) x 30.2 metres (99 feet) providing a total site area of 1943 square metres (0.48 acres). The lands to the north and south consist of low density residential properties, zoned "R2". To the east the land consists of a local commercial use, zoned "C1". To the west is a church, zoned "C1".

Clause 4 of the Zoning Agreement enacted as a condition of approval of DAZ 238/89 states:

"4. It is understood and agreed that no free-standing signs and no flashing, scintillating or animated signage shall be permitted on the land."

The applicant is now requesting that the agreement be amended to permit a free standing pylon identification sign 8'6" x 19'7" and 28'3" high; two price signs approximately 4' x 6.5' and two promotional signs approximately 20" x 20.5" and 42" high to be located on the gas pump islands.

The type, size and numbers of signs requested for this site are consistent with the signage typically identifying gas kiosk/car wash/convenience store uses. In general, the Planning Department considers these signs acceptable, however it is questioned whether the two price identification signs on this particular site are required or whether one is adequate. The details as to size, numbers and placement of the individual signs will be dealt with under the plan approval process.

A Public Meeting was held before the City Centre-Fort Rouge Community Committee on March 5th, 1991.

Fred Meinzer, Anatex Development Inc., FB-5606 Roblin Boulevard, Winnipeg, appeared in support of the application.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Ron Keller, 279 Smart Street, Winnipeg, appeared in opposition thereto.

The City Centre-Fort Rouge Community Committee recommended that the proposed Zoning Agreement Amendment be approved for the following reasons:-

1. The proposed type and size of signs requested are consistent with the signage typically identifying gas kiosk/car wash/convenience store uses.

2. The intent of the Community Committee at the time the rezoning was approved was to prohibit scintillating pylon signage to protect the residential area to the north and south of the subject property.

3. The number of signs have been restricted to protect the amenity and convenience of adjoining land and the adjacent area while allowing a sufficient amount to advertise the area.

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

Item II of the City Centre-Fort Rouge Community Committee's recommendations is already a condition of the Zoning Agreement, therefore the said recommendation is not necessary.

It is therefore recommended:-

I. That Clause 4 of the Zoning Agreement enacted as a condition of approval of DAZ 238/89 be amended by deleting Clause 4 and substituting the following new Clause 4:

"4. It is understood and agreed that no flashing, scintillating animated or free standing signage shall be permitted on the land with the exception of the following:

a) one free standing pylon identification sign,

b) one double-sided price sign, and

c) two promotional signs to be located on the gas pump islands."

II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DAZ 238/89 in accordance with 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.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

EXTENSION OF TIME - Rezoning of 771 St. Joseph Street North and 173 Rue Aubert - St. Boniface - St. Vital Community. File No. DAZ 226/89

809 - 8. Your Committee on Planning and Community Services has been advised that Council on September 27th, 1989 approved in principle an application made by Mr. E. Aubry, acting on behalf of the owners, L. and R. Rioux for a proposed zoning change to The St. Boniface Town Planning Scheme 1957 by rezoning land located at 771 St. Joseph Street North and 173 rue Aubert, from an "M2" Light Industrial District to an "R3" Limited Multiple-Family District in order to permit the construction of a three-storey multiple family dwelling. This recommendation was adopted by Council subject to a number of conditions and agreements to be executed. This approval was subject to the By-law being enacted prior to March 27th, 1991.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

The owner is requesting an extension of time to September 27th, 1992 as economic circumstances (i.e. high interest rates, the recession and the resulting diminished demand for housing) have caused a delay in the project.

It is considered that such an extension would have no adverse affect on any person or property.

On March 19th, 1991, the St. Boniface-St. Vital Community Committee considered the request for an extension of time and requested that your Committee on Planning and Community Services give favourable consideration to extending the subject zoning agreement date to September 27th, 1992.

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

I. That Recommendation VII of Council's adopted report on File No. DAZ 226/89 be rescinded and that the following be substituted therefor:-

"VII That in the event this application is not proceeded with expeditiously and the By-law enacted by September 27th, 1992, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that date."

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

REZONING - 764 McDermot Avenue - City Centre - Fort Rouge Community. File No. DAZ 203/91

810 - 9. Your Committee on Planning and Community Services has been advised that an application has been received from India Gardens Ltd., 764 McDermot Avenue, to amend By-law No. 16502 by rezoning the land at 764 McDermot Avenue from an "R2" Two-Family District to a "C2" Commercial District to maintain an existing restaurant.

The University of Manitoba Faculty of Dentistry and Medicine lies on lands to the north.

The adjoining lands to the east and west are in the process of being rezoned to a "C2" Commercial District (DAZ 256/90) to permit conversion of the existing residential structures for office occupancy and to allow for future redevelopment for University purposes.

To the south of the 16 foot wide public lane is a parking structure serving the Health Sciences Complex.

The applicant wishes to rezone the subject property to permit the maintenance of the existing licensed restaurant, and to establish a zoning which is consistent with the adjoining lands owned by the University of Manitoba so as to facilitate a possible future sale to the University.

The subject property is located within the boundaries of the Health Sciences Centre precinct bounded by Notre Dame Avenue, Sherbrook Street, Tecumseh Street and the north side of William Avenue.

The existing restaurant use was approved by DAV 573/78 and was expanded under DAV 246/81.

The Planning Department considers a commercial zoning to permit the maintenance of the restaurant use and to allow future redevelopment in accordance with the terms of the standard zoning agreement covering other lands within the Health Sciences Centre precinct as acceptable.

A Public Meeting was held before the City Centre-Fort Rouge Community Committee on March 5th, 1991.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Mr. Michael Skwark, Barrister, 1900-360 Main Street, Winnipeg, appeared in support of the application. No one appeared in opposition thereto.

The City Centre-Fort Rouge Community Committee recommended that the proposed zoning change be approved for the following reasons:-

1. The subject property is located within the boundaries of the Health Sciences Centre precinct bounded by Notre Dame Avenue, Sherbrook and Tecumseh Streets and the north side of William Avenue.

2. A commercial zoning to permit the maintenance of the restaurant use and to allow future redevelopment in accordance with the terms of the standard zoning agreement covering other lands within the Health Sciences Centre precinct is acceptable.

3. Surrounding land uses include The University of Manitoba Faculty of Dentistry and Medicine, future office occupancy and future re-development for the University purposes, and a 16 foot wide public lane to the south of which is a parking structure serving the Health Sciences Centre complex.

4. Restricting use of the land to the existing licensed restaurant and those uses covering other lands with the Health Sciences Centre precinct is appropriate.

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

Item 9 recommended by the Community Committee for inclusion in the proposed zoning agreement states:-

"Any additional retail store or retail business, subject to the approval of the City Centre-Fort Rouge Community."

The City of Winnipeg Act does not provide the authority for this delegation, therefore, this condition is not recommended for inclusion in the Zoning Agreement provisions.

It is therefore recommended:-

I. That By-law No. 16502 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 203/91 attached hereto and dated March 27th, 1991, to a "C2" 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 uses, provided that said uses are established on said land in conjunction with one or more adjoining parcels:

      1. Hospitals, medical or dental clinics and laboratories.

      2. Institution of an educational and philanthropic nature, except those of a correctional nature.

      3. Kindergartens or day nurseries.

      4. Multiple dwellings, subject to the "R3" Multiple-Family District Regulations.

      5. University, college or school, not conducted as a business enterprise.

      6. Accessory uses when located on the same lot.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

7. Accessory off-street parking and loading areas or structures.

8. Any of the following incidental businesses, conducted as a service, provided that there is no entrance to such place of business except from the interior of the building and that no sign advertising such businesses shall be erected on the exterior of the building:

   a. bank
   b. barber shop or beauty salon
   c. confectionery store
   d. drug store
   e. florist or gift shop
   f. laundry, clothes cleaning or pressing establishment
   g. news stand
   h. offices, business or professional
   i. optician
   j. postal sub-station of the Government of Canada
   k. restaurant, without dancing or entertainment
   l. book or stationery store.

9. That no building or structure or parking lot shall be erected or located on the land and no building permit issued for construction on the land unless and until plans including the design and location of the proposed buildings or structures, accessory parking areas, fencing and landscaping are submitted to and approved by the Commissioner of Planning and Community Services of the City and thereafter identified by the signature of that Commissioner under the designation "Schedule "A" to Zoning Agreement DAZ 203/91, and no buildings or structures shall be erected or located on the land except in accordance with that Schedule "A" to this agreement.

10. That in addition to the uses listed above, a licensed restaurant will be permitted to continue to occupy the existing one storey building indicated on the site plan to be attached to the agreement. Upon demolition of this building, a restaurant will no longer be permitted as a principal use of the land.

11. That a 10 per cent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in the market value of the land.

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

III. 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.

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

V. That in the event this application is not proceeded with expeditiously and the By-law is not enacted within 18 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall be proceeded with unless Council extends that time.

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

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 823 for attachment.)

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

REZONING - 47 Dunkirk Place - St. Boniface-St. Vital Community.
File No. DAZ 204/91 (c/r DASSF 506/91)

811 - 10. Your Committee on Planning and Community Services has been advised that an application has been received from The Winnipeg Canoe Club, 47 Dunkirk Place to amend The St. Vital Town Planning Scheme 1951 by rezoning the land at 47 Dunkirk Place from an "R1" One-Family District to an "R3B-Two" Planned Building Group District to allow for the construction of multiple-family dwellings.

The land to the north is comprised of club buildings and low- density housing, zoned "R1(a)". To the south and east is the golf course and low-density housing, zoned "R1(a)". The Red River lies to the west.

The applicant proposes to construct a three storey, sixty unit apartment block with underground parking on the "R3B-Two" site.

The necessary geotechnical study to support the application has not been completed. A geotechnical study is required to locate the boundaries of any site which might be made available by the City to the applicant, to establish that sufficient City-owned land is retained to maintain a linear riverbank park between the site and high-bank after any necessary regrading.

The justification offered for the proposal is the level of debt borne by the applicant. This cannot be accepted as justification for approval of any application for development, and is completely irrelevant to land use considerations and the characteristics of both development and site. The justification offered is no different than a suggestion that one-family dwellings to the north or south of the golf course be replaced by condominium apartments because of the financial difficulties of the owners.

The proposed by-law to amend Plan Winnipeg in order to reclassify the subject lands from golf course to suburban residential neighbourhood has received second reading and thereafter referred to the Minister of Urban Affairs.

The Minister of Urban Affairs has recommended approval of the Plan Winnipeg Amendment, subject to a number of changes being made prior to the third reading of the By-law.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on February 27th, 1991.

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

Mr. Charles Begley, 223 Kingston Row, Winnipeg, R2M 0T1,
Mrs. Margaret Boumford, 31 Areisa Bay, Winnipeg, R2M 5C6,
Mrs. Heather Borland, 397 Kingston Crescent, Winnipeg, R2M 0T7,
Mrs. Marlene & Mr. W. Boyaniwsky, 102 Woodlawn Crescent, Winnipeg, R2M 2P2,
Mr. Ardjinder Chawla, 10 Dunkirk Drive, Winnipeg, R2M 0V3,
Mrs. Cathryn & Mr. John Collo, 193 Kingston Row, Winnipeg, R2M 0T1,
Mrs. Heather Cunningham, 83 Parkville Drive, Winnipeg, R2M 2H7,
Ms Jane Deleeuw, 144 Victoria Crescent, Winnipeg, R2M 1X4,
Mr. Bruce Docking, 325 Kingston Crescent, Winnipeg, R2M 0T5,
Mrs. Shirlee & Mr. J. Fache, 182 St. Vital Road, Winnipeg, R2M 2A9,
Mr. Bob Grodzik, 23 Birch Bay, Winnipeg, R2J 2B7,
Mrs. Cec Hanec, 122 Arden Avenue, Winnipeg, R2M 2K3,
Mrs. S. & Mr. K. MacRae, 248 Riel Avenue, Winnipeg, R2N 2N1,
Mr. David Mann, 55 Ashworth Street, Winnipeg, R2M 4B6,
Mr. Ross McGowan, 207-167 Bannatyne Avenue, Winnipeg, R3B 0H4, (on behalf of the Winnipeg Canoe Club),
Mr. Victor Neufeld, 905 Waverley Street, Winnipeg, R3T 5P4, (on behalf of the Winnipeg Canoe Club),
Ms Jill Patrick, 94 Matlock Crescent, Winnipeg, R3R 3R4,
Mr. Brett Porth, 43 Queensway Crescent, Winnipeg, R2J 3P3,
Mr. Brian Rychlicki, 14 Sand Lily Drive, Winnipeg, R2N 3L4,
Ms Elspeth Sangster, 210-270 Roslyn Road, Winnipeg, R3L 0H3,
Mrs. Judith & Mr. Gerald Stevens, 83 Tahoe Bay, Winnipeg, R2J 2W3,
Ms Linda Turner, 3 Blue Spruce Crescent, Winnipeg, R2M 4C1,
Mrs. Doreen & Mr. W. Weight, 57 Weaver Bay, Winnipeg, R2M 2G9,
Mrs. Heather & Mr. Harold Westdal, 7 Dunkirk Place, Winnipeg, R2M 0V2.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

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

Mr. John Antoniszyn, 18 Dunkirk Avenue, Winnipeg, R2M 0V3,
Mrs. Katharine & Mr. Ronald Burke, 188 Kingston Row, Winnipeg, R2M 0T3,
Mrs. Darlene & Mr. Wendyl Clare, 25 Dunkirk Place, Winnipeg, R2M 0V2, (by way of written communication),
Ms E. Cluff, 27 Dunkirk Place, Winnipeg, R2M 0V2, (by way of written communication),
Mr. Mark Demers, 174 Kingston Row, Winnipeg, R2M 0T2,
Ms Mildred Docker, 192 Kingston Row, Winnipeg, R2M 0T3, (by way of written communication),
Mr. Al Ducharme, 51 Nicol Avenue, Winnipeg, R2M 1V8,
Mr. G. Elliott, 17 Dunkirk Place, Winnipeg, R2M 0V2,
Ms Helen Major, 6 Oakcrest Place, Winnipeg, R2M 0V4,
Mrs. Penny & Mr. Don Mrochuk, 31 Dunkirk Place, Winnipeg, R2M 0Z2,
Mr. Wally Rooke, 169 Kingston Row, Winnipeg, R2M 0T1.

The St. Boniface-St. Vital Community Committee recommended that the proposed zoning change be approved subject to a number of conditions all of which have been incorporated into the following recommendations; however did not supply any reasons to support their recommendations.

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 204/91 attached hereto and dated March 25th, 1991, to an "R3B-Two" Planned Building Group District subject to the following:

A. That the applicant be required to enter into a zoning agreement with the City pursuant to Section 605(1) of The City of Winnipeg Act to apply to the subject site and to contiguous land owned by the applicant, said contiguous land being legally described as follows:

Lots 1 to 6, Block 1, Lots 1 to 9, Block 3, Part Lot 10, Block 3, excepting Road Plan 8991, all in Plan 1268.

Lots 1 to 3, Block 1, Plan 1250, Part River Lots 111 and 112, St. Boniface, taken for Dunkirk Place, now closed, shown as Parcels A & B, Plan 10929,

to provide for the following:

1. That the existing parking area accessory to the Winnipeg Canoe Club be graded, paved and fenced within five years of the date of the execution of this agreement;

2. That appropriate cross-access easement agreements be registered in respect of the subject site, lands owned by the Winnipeg Canoe Club and lands leased to the Winnipeg Canoe Club by The City of Winnipeg, all to the satisfaction of the Commissioner of Works and Operations;

3. That any regrading of the riverbank, including any alteration of the Primary Dyke, be carried out entirely at the expense of the applicant;

4. That no building or structure, parking area, fencing, landscaping or sign be erected or located on the land and that no exterior alterations or additions be made to existing buildings on the land except in accordance with plans approved by the St. Boniface-St. Vital Community Committee;

5. That no vehicular approach for ingress to or egress from the land be located on Dunkirk Place;

6. That the Winnipeg Canoe Club and the proposed multiple- family development apply to establish its address on Dunkirk Drive and not on Dunkirk Place;

7. That a 10% dedication be made by payment of a sum of money to the City in lieu of the requirement for land for open space, park and recreational use based on the increase in market value of the land.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

II. That the City Solicitor be requested to prepare the necessary rezoning by-law but not forward same for all three readings unless and until:

1. The Committee on Works and Operations approves a median opening on the west approach ramp to Dunkirk Drive;

2. The applicant completes a geotechnical study of the riverbank to determine the dimensions of the riverbank park and the multiple-family development site and the subdivision to approve the site as recommended by St. Boniface-St. Vital Community Committee; and

3. The Zoning Agreement has been executed.

III. 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.

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

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 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.

In amendment,

Moved by Councillor Golden,
Seconded by Councillor Demare,
Whereas the following proposed amendment was agreed upon at Community Committee, but was overlooked, and is deemed to be required because the parking lot improvements shall be completed during the five-year time frame and the existing access must remain until the new access is created, otherwise site access will be blocked off;

THEREFORE BE IT RESOLVED that Clause 10, subsection I. 5 of the Report of the Committee on Planning and Community Services, dated April 22nd, 1991, be amended by adding after the words "Dunkirk Place" the words "after 1996."

Carried.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

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

Councillors Boychuk and Thomas asked to be recorded as voting against the clause, as amended, in accordance with Section 50.7 of the Procedure By-law.

(Note: See Minute No. 824 for attachment.)

Text Amendments to all Zoning By-laws and Town Planning Schemes with regard to Political Campaign Signs.
File No. DAZ 217/91

812 - 11. Your Committee on Planning and Community Services has been advised that the regulations for political campaign signs within the City are found in By-law No. 284 of the Metropolitan Corporation of Greater Winnipeg, and in the Zoning By-laws and Town Planning Schemes being enforced by the City. They are as follows:

1. By-law No. 284

This by-law was passed by the Metropolitan Corporation of Greater Winnipeg on November 22nd, 1962, a copy of which is attached hereto, and applies to the entire City.

Strict enforcement of this by-law has not been carried out. For instance, the by-law states that election posters may not be located in a front yard in a residential district.

2. The St. Boniface Town Planning Scheme 1957 and
The St. Vital Town Planning Scheme 1951

These Town Planning Schemes provide the zoning regulations for the St. Boniface-St. Vital Community and do not set forth any standards regarding political campaign signs.

3. By-law No. 1558 and
By-law No. 1800

Zoning By-laws 1558 (St. James-Assiniboia Community) and 1800 (Assiniboine Park-Fort Garry Community) provide the following rule for political campaign signs:

> "Campaign signs are permitted provided they shall be removed within fifteen (15) days following the date of the event."

4. By-law No. 4440/86 and
By-law No. 4450/86

Zoning By-laws 4440 (East Kildonan-Transcona Community) and 4450 (Lord Selkirk-West Kildonan Community) provide the following rule for political campaign signs:

> "Temporary signs not exceeding thirty-two (32) square feet (3 square metres) in sign surface area, or banners related to political campaigns or civic, non-commercial health, safety or welfare campaigns, educational or religious organizations, provided the signs are removed within fifteen (15) days following the date of the event, are listed as permitted uses. Said signs may be erected not earlier than the official date of the commencement of the above campaigns."

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

5. By-law No. 16502 and
By-law No. 4800/88

These above stated by-laws provide the zoning regulations for the City Centre-Fort Rouge Community.

By-law No. 4800, the Downtown Winnipeg Zoning By-law provides the following zoning regulation for campaign signs:

> "Electoral campaign signs are permitted provided that such signs shall be removed not later than seven (7) days after the date of the election to which they refer."

By-law No. 16502 which provides zoning regulations for the remainder of the City Centre- Fort Rouge Community does not have any rules for campaign signs.

Attempting to notify all political candidates and handle sign posting complaints during an election to enforce the above stated rules is a difficult undertaking.

During the past civic election, all political candidates were informed that the following rules would apply:

> "The following regulations also apply to the erection and removal of political campaign signs for all residential districts in the City of Winnipeg:-
>
> 1) temporary signs not exceeding 3 square metres (32 square feet) in sign surface area may be erected not earlier than the official date of commencement of the political campaign;
>
> 2) political signs which are installed on any property shall be removed within 15 days of the termination of the event for which the signs are erected."

Based upon experience with these rules, the following zoning regulations regarding political campaign signs are suggested.

Your Committee on Planning and Community Services recommends:-

I. That Council approve in principle:

A. That By-law No. 284 be repealed; and

B. That Zoning By-laws 16502, 1558, 1800, 4440/86, 4450/86 and 4800/88, The St. Boniface Town Planning Scheme 1957 and The St. Vital Town Planning Scheme 1951 be amended by adding thereto the following zoning regulation for political campaign signs:

> "In all zoning districts:
>
> Political campaign signs are permitted provided the signs are not erected earlier than the official date of the commencement of the political campaign and shall be removed within seven (7) days following election day."

II. That the Commissioner of Planning and Community Services initiate the necessary application to consider the above proposed Text Amendment to the above listed Zoning By-laws and Town Planning Schemes within the City of Winnipeg.

III. That pursuant to Section 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 above proposed zoning text amendment.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

IV. That pursuant to the provisions of The City of Winnipeg Act, Council deem the public notice given in accordance with Section 614(8) of the Act, "the advertising of the proposed Text Amendment in two local newspapers, two times prior to the Public Meeting", is sufficient.

V. That upon Council giving direction to conduct the Public Meeting on the foregoing, this report be forwarded to each community committee requesting that they either:

A. report back to the Committee on Planning and Community Services with their comments on the proposed Text Amendment; or

B. that they make personal representation at the Public Meeting before the Committee on Planning and Community Services.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 825 for attachment.)

ZONING AGREEMENT AMENDMENT
139-155 Scurfield Boulevard north-east corner at Kenaston Boulevard Assiniboine Park-Fort Garry Community.
File No. DASZ 44/79 (ZAA 4/91)

813 - 12. Your Committee on Planning and Community Services has been advised that an application has been received from the Royal Bank of Canada, 15th Floor, 220 Portage Avenue, to amend the Zoning Agreement affecting 139-155 Scurfield Boulevard by reducing a 6 metre/19.7 foot landscaping strip and a 15 metre/49.2 foot building/storage setback for the installation of a bank kiosk.

Schedule "A" for the report to the Committee on Planning and Community Services for File ZAA 4/91 attached hereto and dated March 20th, 1991 illustrates the applicant's proposal to locate the bank kiosk inside the 15 metre/49.2 foot building/storage setback adjacent to Route 90. In addition, access to the kiosk would occur via a drive-thru located inside the 6 metre/19.7 foot landscaping strip.

The Planning Department recommended the siting of the kiosk as illustrated in Schedule "A". The location of the kiosk inside the building/storage setback is supported, but the Planning Department was attempting to maintain the integrity of the landscaping strip. Moreover, the current proposal is to access the kiosk drive-thru via a parking aisle, which could interfere with the parking and circulation when queuing occurs.

Schedule "B" for the report to the Committee on Planning and Community Services for File No. ZAA 4/91 attached hereto and dated March 20th, 1991, illustrates the preferred location for the bank kiosk with access via a dedicated drive-thru located outside the landscaping strip. Encroachment of the kiosk into the 15 metre/49.2 foot building/storage setback is considered acceptable in view of its small size.

A Public Meeting was held before the Assiniboine Park-Fort Garry Community Committee on March 4th, 1991.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

The following persons appeared in support of the application:-

Mr. R. D. Dripps, Royal Bank of Canada, P.O. Box 963, Winnipeg, R3C 2T5,
Mr. M. L. Southam, Southam & Bahen Realty Inc., 260-530 Kenaston Boulevard, Winnipeg, R3N 1Z1,
Mr. Richard McMillan, Whyte Ridge Residents' Association, 75 Pincarrow Road, Winnipeg, R3Y 1E6.

No one appeared in opposition thereto.

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

1. The decrease in the landscaped strip will not impact adversely on the aesthetics of the surrounding area.

2. The number of parking stalls has been maintained in this small strip mall to accommodate parking requirements.

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

I. That Zoning Agreement DASZ 44/79 dated April 16th, 1980 be amended by deleting therefrom Clause 4(b) and Section 5 and substituting new Clause 4(b) and new Section 5 as follows:

4(b) On Lot 1, Block 1, Plan 15,345, the minimum setback from Route 90 (Kenaston Boulevard) shall be a perpendicular distance of 15 metres/49.2 feet to all buildings, structures and storage area, except for the following:

(i) a storage lane for a drive-in establishment, bank (automated banking machine), with a 3 metre/9.84 foot setback as shown on Schedule "D" to Zoning Agreement DAZ 44/79, attached hereto and dated March 20th, 1991.

(ii) a drive-in establishment bank (automated banking machine) with west side yard along Kenaston Boulevard, of 6 metres/19.68 feet at the location shown on Schedule "D" to Zoning Agreement DAZ 44/79 attached hereto and dated March 20th, 1991.

5. A landscaped strip, 6 metres (19.68 feet) in width, along the full length of those portions of the lots abutting Route 90 (Kenaston Boulevard) and Waverley Street within the boundaries of the land; with the exception of that portion of Lot 1, Block 2, Plan 15,345 which may be 3 metres in width adjacent to the storage lane as shown on Schedule "D" to Zoning Agreement DAZ 44/79, attached hereto and dated March 20th, 1991, the landscaped strip shall be installed in accordance with plans to be submitted and approved by the Commissioner of Planning and Community Services, which plan shall be identified after approval by the signature of that Commissioner under the designation "Schedule 'B' to Zoning Agreement DAZ 44/79" and such landscaping shall be maintained in good condition from time to time to the satisfaction of that Commissioner.

II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DASZ 44/79 as approved in Recommendation No. 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.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 826 for attachment.)

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

ZONING AGREEMENT AMENDMENT - East side Tache Avenue, between the public lane south of Dollard Boulevard - St. Boniface-St. Vital Community.
File No. DASZ 15/90 (ZAA 28/90)

814 - 13. Your Committee on Planning and Community Services has been advised that an application has been received from DS-Lea Consultants Ltd., 111- 93 Lombard Avenue to amend the proposed Zoning Agreement affecting the east side of Tache Avenue, between the public lane south of Dollard Boulevard to allow a parking structure, said use not being permitted on the land.

The neighbourhood to the east is protected from the principal effect of a parking structure by the construction of a separate local street system, and by restrictions which would limit access to the area of hospital expansion from Tache Avenue only.

The neighbourhood is protected from excessive building heights by the proposed height limit in the Zoning Agreement. The requirement for approval of plans by the Community Committee will ensure that the appearance of any parking structure is appropriate.

In order to provide the greatest efficiency a parking structure should be located in close proximity to the existing hospital and the area of expansion, and in a location which permits walkway connections eventually to be constructed. Such efficiency is not important merely to serve the hospital, but to ensure the greatest possible use of any parking structure, as opposed to local streets, by both staff and visitors.

A less accessible parking structure will contribute to non- local traffic and parking on streets in adjacent neighbourhoods. Such an effect would be far more damaging to neighbourhood stability than would be the view of a parking structure from the east.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on January 15th, February 5th and February 26th, 1991.

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

Mr. Real Cloutier, 66 Handyside Avenue, Winnipeg, R2M OM7, (on behalf of the St. Boniface General Hospital), Mr. Paul McNeil, 111-93 Lombard Avenue, Winnipeg, R3B 3B1, (on behalf of the St. Boniface General Hospital), Mrs. Deborah Mintz, 640 Waterloo Street, Winnipeg, R3N OT1,
Mr. S. Scaletta, 166 Thomas Berry Street, Winnipeg, R2H OP7,
Mr. Richard Tebinka, c/o 111-93 Lombard Avenue, Winnipeg, R3B 3B1, (on behalf of the applicant),
Mr. Robert Young, 234 Edgewater Drive, Winnipeg, R2J 3G7,
Mr. Guy Gagne, 23 Bonnycastle Court, Winnipeg, R3P 1X4,
Mr. Scott Ingram, 701-400 avenue Tache, Winnipeg, R2H 3C3 (on behalf of the St. Boniface General Hospital),
Mr. David Russell, 409 avenue Tache, Winnipeg, R2H 2A6,
Ms S. Slater, 409 avenue Tache, Winnipeg, R2H 2A6,
Mr. Ernest A. Wehrle, 1100 - 447 Portage Avenue, Winnnipeg, R3B 3H5, (on behalf of the St. Boniface Hospital).

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

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Mrs. Maureen Fritz Lonergan, 293 blvd Provencher, Winnipeg, R2H OG6, (on behalf of the Old St. Boniface Residents Association),
Mr. Gilbert Michaud, 447 rue Jeanne D'Arc, Winnipeg, R2H 2G4,
Mrs. Joan Sabourin, 440 rue Valade, Winnipeg, R2H 2G3,
Mrs. Janet Sabourin-Gatin, 436 rue Jeanne D'Arc, Winnipeg, R2H 2G5,
Mr. Christian Benhamou, 456 rue Aulneau, Winnipeg, R2H 2V2,
Mrs. Lucille & Mr. Roland Berube, 236 Dollard Boulevard, Winnipeg, R2H OM5,
Mr. R. Bonneville, 182 rue Despins, Winnipeg, R2H OL9,
Mr. Joseph Constant, 434 rue Valade, Winnipeg, R2H 2G3,
Mr. Simon Couture, 440 rue Jeanne D'Arc, Winnipeg, R2H 2G5,
Mr. Roger Dufresne, 216 Thomas Berry Street, Winnipeg, R2H OR1,
Mr. Haldege Dusablon, 451 rue Jeanne D'Arc, Winnipeg, R2H 2G4,
Ms Rosmarie Fiola, 434 rue Valade, Winnipeg, R2H 2G3,
Mr. Claude Gatin, 436 rue Jeanne D'Arc, Winnipeg, R2H 2G5,
Mrs. Denise Freynet-Michaud, 177 Dollard Boulevard, Winnipeg, R2H OM4,
Mrs. Irene Gagne, 466 rue Aulneau, Winnipeg, R2H 2V2,
Ms Yvette Laurencelle, 458 rue Valade, Winnipeg, R2H 2G3,
Mrs. L. Letouneau, 450 rue Valade, Winnipeg, R2H 2G3,
Mr. Alfred & Mrs. Anita Levesque, 209 Bertrand Street, Winnipeg, R2H ON5,
Mr. David McIntosh, 262 rue LaVerendrye, Winnipeg, R2H OB8,
Mr. Alphonse Michaud, 177 Dollard Boulevard, Winnipeg, R2H 2G4,
Ms. Suzanne Nicolas, 161 Dollard Boulevard, Winnipeg, R2H OM3,
Mr. T. H. Owen, 457 rue Jeanne D'Arc, Winnipeg, R2H 2G4,
Ms Jeannette Sabourin 438 rue Valade, Winnipeg, R2H 2B3,
Mr. Henri Sabourin, 440 rue Valade, Winnipeg, R2H 2G3,
Mr. Ken Samuda, 430 rue Jeanne D'Arc, Winnipeg, R2H 2G5,
Mr. Kevin & Mrs. Lorna Shankowsky, 443 rue Jeanne D'Arc, Winnipeg, R2H 2G4,
Mrs. Aline Trudeau-Aron, 101 - 176 Thomas Berry Street, Winnipeg, R2H OP7,
Mr. Ronald Valois, 161 Dollard Boulevard, Winnipeg, R2H OM3
Mr. Robin Wiens, 430 rue Ritchot, Winnipeg, R2H 2W9,
Mr. P. & Mrs. W. Wlock, 426 Louis Riel Street, Winnipeg, R2H 2G7.

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

1. The greater need of the hospital must take precedence over that of the area residents.

Your Committee on Planning and Community Services concurs in part with the recommendations of the St. Boniface-St. Vital Community Committee for the following reason:

Item 2 of the St. Boniface-St. Vital Community Committee recommends that a clause referring to traffic signalization be included in the Zoning Agreement. This item should be included in the Development Agreement, not the Zoning Agreement.

It is therefore recommended:-

I. That proposed Zoning Agreement DASZ 15/90 be amended as follows:

That the clause limiting accessory uses on the land be amended to delete the words "not including any parking structure".

II. 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 Coordinating Group's report dated September 25th, 1990, be installed prior to the issuance of an occupancy permit for the parking structure.

III. That the City Solicitor be requested to prepare the necessary amendment to proposed Zoning Agreement DASZ 15/90 as approved in recommendation I above.

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

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

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 Gilroy,
Adoption of the clause.

Carried.

SUBDIVISION AND REZONING – Horrox Bay and Signet Bay, east of Kirkham Bay - Lord Selkirk-West Kildonan Community.File No. DASZ 24/90

815 - 14. Your Committee on Planning and Community Services has been advised that an application has been received from Novamet Development Corporation, 2270-360 Main Street, Winnipeg, to subdivide and rezone land located east and west of the southerly extension of Riverwest Road. The applicant proposes to amend By-law 4450/86 by rezoning the subject lands from an "RA" suburban District to an "R1-4" Single-Family District for the purpose of establishing 33 Single-Family Building sites.

Most of the adjacent parcels have already been zoned "R1-4" to allow for single family subdivision as part of the original overall subdivision plan (DASZ 43/87). However, the bulk of the area approved for development remains vacant at this time with the exception of lots on or immediately adjacent to Fernbank Avenue. The single remaining parcel of land which remains unapproved for subdivision at this time but which will be forthcoming in the near future is the extension of Horrox Bay to the north.

The proposed subdivision and rezoning was circulated to all the various departments and external agencies usually contacted and all have advised that they have no objections to the proposal provided all conditions have been embodied within the development agreement are met.

As previously mentioned, the subject rezoning and subdivision essentially constitutes an infilling and completion of the overall subdivision plan for most of the area north of Fernbank Avenue. Once this subdivision, which is currently before your Committee, and the single remaining parcel to the north of Horrox Bay are approved, then the impediments to a complete and orderly development will have been significantly reduced. It is the view of the Planning Department that the proposed zoning is appropriate and consistent with the allowable lot sizes in neighbouring areas already approved.

Shirley Street, as shown on the attached Schedule "B", was registered as part of a subdivision in 1914. It is necessary to change the Shirley Street name to Riverwest Road as the more recent subdivisions to the north and south have established Riverwest Road as the street that will run through the current application (DASZ 24/90).

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on March 19th, 1991.

David E. Scutter, Novamet Development Corporation, 2270-360 Main Street, Winnipeg, appeared in support of the application.

No one appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended that the proposed subdivision and rezoning be approved subject to a number of conditions, all of which have been incorporated within the following recommendations.

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

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

I. That the plan of subdivision proposed under File DASZ 24/90 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 24/90 attached hereto and dated April 11th, 1991 for registration in the Winnipeg Land Titles Office subject to:

A. The applicant entering into an addendum to Development Agreement AG 43/87 with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group dated February 20th, 1991, attached hereto and identified as Schedule "C".

II. That the Director of Planning and 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 be amended by rezoning the subject land as shown on said Schedule "A" to an "R1-4" Single-Family District.

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

VI. That the subdivision/rezoning by-law shall become effective when the plan of subdivision has been registered in the Winnipeg Land Titles Office and the addendum to Development Agreement AG 43/89 has been executed.

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

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.

IX. 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.

X. That the street names indicated on Schedule "A" and Schedule "B" attached (changing Shirley Street to Riverwest Road), be approved for inclusion in the registered plan of subdivision.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 827 for attachment.)

SUBDIVISION AND REZONING - North of Newhaven Avenue, West of Elmhurst Road - Assiniboine Park-Fort Garry Community. File No. DASZ 2/91

816 - 15. Your Committee on Planning and Community Services has been advised that an application has been received from Riverside Realty and Construction Limited, 3354 Roblin Boulevard, Winnipeg, for approval of a plan of subdivision and related zoning change to By-law 1800 by rezoning the subject land from an "R1-20" Single-Family District to "R1-5" and "R1- 6" Single-Family Districts. This application would establish five (5) additional single-family building lots by extending Brittany Drive with the sixth lot containing the dwelling known as 858 Elmhurst Road.

The proposed development would require a northerly extension of Brittany Drive from its current terminus at Newhaven Avenue, creating a temporary cul-de-sac approximately 48 metres/157 feet in length. Two proposed lots fronting the west side of this extension would be zoned "R1-6", and three proposed lots fronting the east side would be zoned "R1-5.5". The sixth lot amounts to residual lands (858 Elmhurst Road) and would be zoned "R1-6". An adjacent lot at the north-west corner of Elmhurst Road and Newhaven Avenue (864 Elmhurst Road) has been included in the application for rezoning purposes only, from "R1-20" to "R1-6" Single-Family District.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

The subject application was considered by the Administrative Co-ordinating Group on February 27th, 1991. No objections were received.

The plan of subdivision reflects the Planning Department's conceptual development pattern for the area and the proposed lot sizes are consistent with adjacent single-family housing.

A Public Meeting was held before the Assiniboine Park-Fort Garry Community Committee on March 25th, 1991.

The following persons appeared in support of the application:-

Jack Morrow, Riverside Realty and Constructions Ltd., 3354 Roblin Boulevard, Winnipeg, R3R 0C5,
Michael Starosilec, 635 Municipal Road, Winnipeg, R3R 1J2.

No one appeared in opposition thereto.

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed subdivision/rezoning application be approved for the following reason:

> "The plan of subdivision reflects the conceptual development for the area and the proposed lot sizes are consistent with adjacent single-family housing."

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

I. That the plan of subdivision proposed under File No. DASZ 2/91 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" for File DASZ 2/91 attached hereto and dated April 9th, 1991, 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 dated March 11th, 1991 (attached Schedule "B").

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 2/91 attached hereto and dated April 9th, 1991 to an "R1-5.5" Single-Family District and an "R1-6" Single-Family District.

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

VI. That the subdivision/rezoning by-law shall become effective when the plan of subdivision has been registered in the Winnipeg Land Titles Office and the Development Agreement has been executed.

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

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.

IX. That, in the event this application is not proceeded with expeditiously and the by-law is not enacted within 18 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.

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

(Note: See Minute No. 828 for attachment.)

Text Amendments to all Zoning By-laws and Town Planning Schemes except By-law 4800 with respect to restaurant and licensed premises in Commercial Districts. File No. DAZ 224/91

817 - 16. Your Committee on Planning and Community Services at its meeting held on March 25th, 1991, requested a review of regulations respecting licensed restaurants, in order to determine whether such restaurants may be accommodated in "C1" Districts.

In this regard, your Committee on Planning and Community Services has been advised as follows:-

Existing regulations respecting restaurants and licensed premises were adopted because of traffic, parking, and other problems generated by these uses, which problems affected adjacent residential neighbourhoods. The purpose of amended regulations was to protect housing, both be prohibiting licensed premises and larger restaurants in "C1" Districts, and by requiring public hearings for licensed premises or larger restaurants in "C2" Districts.

Existing regulations provide that:

(1) In "C1" Districts:

(a) "restaurants not licensed by the Manitoba Liquor Control Commission, with a floor area not exceeding 1,500 square feet"
(b) "clubs, limited to offices and meeting rooms"

are Conditional Uses;

(2) In "C2" and "C3" Districts:

(a) "restaurants not licensed by the Manitoba Liquor Control Commission, with a floor area not exceeding 2,500 square feet"
(b) "clubs, limited to offices and meeting rooms"

are permitted uses;

(3) In "C2" and "C3" Districts:

(a) "restaurants licensed by the Manitoba Liquor Control Commission, or with a floor area exceeding 2,500 square feet"
(b) "banquet halls"
(c) "cabarets"
(d) "clubs licensed by the Manitoba Liquor Control Commission"
(e) "dance halls"

are Conditional Uses;

(4) In Shopping Centre Districts:

(a) "restaurants licensed by the Manitoba Liquor Control Commission, or with a floor area exceeding 2,500 square feet"
(b) "banquet halls"
(c) "cabarets"

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

(d) "clubs licensed by the Manitoba Liquor Control Commission"
(e) "dance halls"

are permitted uses.

In the application of these regulations, various short-comings can be identified:

Firstly: In the case of conversion of small existing unlicensed restaurants to restaurants licensed by the Manitoba Liquor Control Commission, two applications and two public hearings are required for approval where such existing restaurants are located in "C1" Districts. These conversions have been established without objections through rezoning from "C1" to "C2" and Conditional Use approval. In some cases the capacities of existing restaurants have been reduced as a result of such conversion. It appears that restaurants licensed by the Manitoba Liquor Control Commission may be accommodated as a Conditional Use in "C1" Districts, if they do not include cocktail lounges, if they are limited in seating capacity, and if they provide adequate on-site parking.

Secondly: Zoning By-laws and Town Planning Schemes do not recognize "cocktail lounge" as a use of land, although it appears that cocktail lounges generate many of the problems ascribed to restaurants per se. The Manitoba Liquor Control Commission allows a cocktail lounge only if it is ancillary to a licensed restaurant, and a cocktail lounge cannot exceed one-half the capacity of that restaurant. It is entirely appropriate that "cocktail lounge" be listed as a separate use of land, as they are recognized in Conditional Use Orders.

Licensed restaurants have been established without objections through Conditional Use approval where a cocktail lounge is not proposed, or is prohibited by a condition of approval. It appears that restaurants licensed by the Manitoba Liquor Control Commission may be accommodated as permitted uses in "C2" Districts, if they do not include cocktail lounges, if they are limited in seating capacity, and if they provide adequate on-site parking.

Thirdly: It is desirable that the limitations on restaurants, cabarets, cocktail lounges and similar uses be stated in terms of seating capacity, rather than square footage. More particularly, because floor area has proven an inaccurate measure of capacity, it is desirable that parking requirements reflect actual capacity of uses.

The measure "occupancy load" would better coincide with regulations of the Manitoba Liquor Control Commission and would promote realistic parking requirements based upon actual capacity.

After recent experience in the administration of zoning amendments to regulate restaurants and licensed premises, it is suggested that the following uses be recognized in Zoning By-laws and Town Planning Schemes:

(1) "restaurant, not exceeding an occupancy load of 40 persons, whether or not licensed by the Manitoba Liquor Control Commission",
to be listed as a Conditional Use in "C1" Districts,
and to be listed as a permitted use in "C2" and "C3" Districts;

(2) "club, limited to offices and meeting rooms",
to be listed as a Conditional Use in "C1" Districts,
and to be listed as a permitted use in "C2", "C3", and Shopping Centre Districts;

(3) "restaurant, exceeding an occupancy load of 40 persons, whether or not licensed by the Manitoba Liquor Control Commission",
to be listed as a Conditional Use in "C2" and "C3" Districts,
and to be listed as a permitted use in Shopping Centre Districts;

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

(4) "banquet hall",
to be listed as a Conditional Use in "C2" and "C3" Districts, and
to be listed as a permitted use in Shopping Centre Districts;

(5) "cabaret",
to be listed as a Conditional Use in "C2" and "C3" Districts, and
to be listed as a permitted use in Shopping Centre Districts.

(6) "club, licensed by the Manitoba Liquor Control Commission",
to be listed as a Conditional Use in "C2" and "C3" Districts, and
to be listed as a permitted use in Shopping Centre Districts;

(7) "cocktail lounge",
to be listed as a Conditional Use in "C2" and "C3" Districts, and
to be listed as a permitted use in Shopping Centre Districts;

(8) "dance hall",
to be listed as a Conditional Use in "C2" and "C3" Districts, and
to be listed as a permitted use in Shopping Centre Districts;

It is further suggested that the parking requirement for all such uses be based on the occupancy load approved, corresponding to the requirement of the Manitoba Liquor Control Commission, and that the requirement be established as one parking space for each four (4) persons permitted under the occupancy load.

It may be noted that the occupancy load of any use approved as a Conditional Use may be limited under the Conditional Use Order. Therefore, an application for a restaurant "not exceeding an occupancy load of 40 persons" may result in approval of a restaurant with some specific lesser capacity as deemed appropriate in the particular circumstances by the relevant Community Committee.

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 restaurants and licensed premises.

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 that sufficient public notice given in accordance with subsection 614(8) of the Act be the advertising of the proposed zoning text amendments in two local newspapers, two times prior to the public meeting.

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; or

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

Report of the Committee on Planning and Community Services, dated April 22nd, 1991.

Moved by Councillor Gilroy,
Adoption of the clause.

Carried.

818 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

819 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

820 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

821 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

822 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

823 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

824 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

825 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

826 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

827 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

828 - SEE OFFICIAL SET OF MINUTES FOR ATTACHMENT.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Thomas,
Seconded by Councillor Duguid,

829 - WHEREAS the Minister of 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 60 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.)

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

Referred to the Committee on
Planning and Community Services.

CONSIDERATION OF BY-LAWS

830 - 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. 5687/91, a By-law of The City of Winnipeg to approve a Plan of Subdivision and 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. DASZ 16/90.

By-law No. 5688/91, a By-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 4440/86 for the enactment of a zoning change in the East Kildonan- Transcona Community. File No. DASZ 52/86 (A).

By-law No. 5689/91, a By-law of The City of Winnipeg to amend Zoning By-law No. 1800 for the enactment of a zoning change in the Assiniboine Park-Fort Garry Community. File No. DAZ 257/89.

By-law No. 5690/91, a By-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 1800 for the enactment of a zoning change in the Assiniboine Park-Fort Garry Community. File No. DASZ 17/90.

On motion of Councillor Gilroy, the rule was suspended and By-law No. 5694/91, 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, 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 257/90.