CONSIDERATION OF REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The following clause contained in the Report of the Committee on Planning and Community Services, dated June 25th, 1990, was laid over by the Executive Policy Committee on July 4th, 1990, and referred to the Law Department for report. The Executive Policy Committee has further considered this clause together with a memorandum from the Deputy City Solicitor, dated September 28th, 1990, and has taken the action noted below.

On motion of Councillor McKee, Clause 5 of the Report of the Committee on Planning and Community Services, dated June 25th, 1990, was considered.

Term of Office of the Ad Hoc Committee on Development Planning and Controls for the 1990's File EP

1584 - 5. Your Committee on Planning and Community Services on March 12th, 1990, appointed the following persons to the Ad Hoc Committee on Development Planning and Controls for the 1990's, namely:-

Representatives from the Committee on Planning and Community Services:
Councillor Yuen
Councillor Mendelson
Councillor Murray
Councillor McKee as Ex Officio member

Representative from the Committee on Finance and Administration:
Councillor Thomas

Representative from the Committee on Protection, Parks and Culture:
Councillor Timmers

Representative from the Committee on Works and Operations:
Councillor Fraser

Two representatives from the Planning Department:
Mr. Doug Kalcsics and Mr. Irwin Torry (resigned)

The Ad Hoc Committee on Development Planning and Controls for the 1990's has held three meetings and at present is conducting a complete review of the policy statements contained within Plan Winnipeg. The time line for the Ad Hoc Committee's review of Plan Winnipeg is as follows:-

Now to November, 1990
- preparation of first draft - working paper

January and February, 1991
- public participation

March and April, 1991
- report completion

May, 1991 to end of September, 1991
- submission of report to the Committee on Planning and Community Services for the purpose of recommending to Executive Policy Committee amendments to Plan Winnipeg for the purpose of recommending same to Council for the initiation of a Public Meeting to consider the proposed amendments during the time frame of October to December, 1991, at a Public Meeting before the Executive Policy Committee.

Report of the Committee on Planning and Community Services, dated June 25th, 1990

Given the foregoing time element, the Ad Hoc Committee on Development Planning and Controls for the 1990's, on June 12th, 1990, recommended that the present composition of Councillors and Administrative Representatives on the Ad Hoc Committee on Development Planning and Controls for the 1990's, continue past the annual recall of Committees, to facilitate its review and final report on Plan Winnipeg Review and its terms of reference as approved by the Committee on Planning and Community Services on January 29th, 1990.

The Ad Hoc Committee further recommended that Council and the other Standing Committees be advised of the continuance of the composition of the Ad Hoc Committee past the annual recall of Committees to facilitate the review and final report of the Ad Hoc Committee on Development Planning and Controls for the 1990's. In making this recommendation, the Ad Hoc Committee points out that it would not make sense to change the composition of the Ad Hoc Committee in the middle of its review process.

In addition to the foregoing, your Committee on Planning and Community Services appointed Mr. R. Nicol as a representative from the Department of Environmental Planning replacing Mr. Irwin Torry on the Ad Hoc Committee on Development Planning and Controls for the 1990's.

Your Committee on Planning and Community Services concurred in the recommendations of the Ad Hoc Committee on Development Planning and Controls for the 1990's and submits this report to Council for its information.

On October 3rd, 1990, your Executive Policy Committee considered a report from the Deputy City Solicitor, dated September 28th, 1990, advising that Section 62.4 of the Procedure By-law requires the mandatory election of members to each Standing Committee at the Organizational Meeting of Council in each year. The submission of the Committee on Planning and Community Services in this clause purports to continue the present composition of the Ad Hoc Committee on Development Planning and Controls for the 1990's and advised Council of this as information.

One of the first orders of business of each newly appointed Standing Committee is the review and appointment of members to any Ad Hoc Committee created by the previous Standing Committee. The appointment of members to that Ad Hoc Committee should therefore await the appointment of the members of the Committee on Planning and Community Services and the other Standing Committees at the Organizational Meeting of Council in November so that each newly appointed Standing Committee might make its appointments to the Ad Hoc Committee on Development Planning and Controls for the 1990's. Otherwise the representative nature of the Councillors established for the Ad Hoc Committee may no longer be valid.

Although this Clause has been forwarded to the Executive Policy Committee and Council as information, the newly appointed Committee on Planning and Community Services is bound to review this Ad Hoc Committee and either confirm the composition of the Committee or appoint new members to the Ad Hoc Committee as it sees fit. Similarly the other newly appointed Standing Committees are free to make their own representative appointments to the Ad Hoc Committee.

Your Executive Policy Committee therefore recommends that this Clause be filed.

Moved by Councillor McKee,
Adoption of the clause.

Moved by Mayor Norrie,
That the recommendation of the Executive Policy Committee be adopted and the clause filed.

Carried.

CONSIDERATION OF REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The following clause contained in the Report of the Committee on Planning and Community Services, dated July 16th, 1990, was laid over by the Executive Policy Committee on July 25th, 1990. The Executive Policy Committee has further considered this clause, has concurred in the recommendation contained therein and now submits it to Council for approval and adoption.

On motion of Councillor McKee, Clause 6 of the Report of the Committee on Planning and Community Services dated July 16th, 1990, was considered.

REZONING - South side of Garven Road, west of Deacon Road, Rural Municipality of Springfield
File No. DAZ 209/90 (c/r DASSF 508/90).

1585 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. R. Michalkow, 46 Skye Place to amend The Springfield Town Planning Scheme 1959 by rezoning the land on the south side of Garven Road, west of Deacon Road from an "A" Rural District to an "M1" Light Industrial District in order to operate and expand an existing well house and tanker enclosure as a spring water bottling plant.

The dimensions shown relate to a large site from which a smaller parcel (Lot 6) is to be established and rezoned for industrial use.

The width of the subject site is 665.24 metres/2182.57 feet frontage along the south side of Garven Road. While the depth at the middle of the site is 199.26 metres/653.75 feet, the measurements along the east and west property lines are respectively 98.8 metres/324.16 feet and 109.7 metres/359.94 feet.

The total site area is 11.34 hectares/28 acres (including the 2.5 acres proposed to be rezoned "M1").

The land in Section 2 to the north is predominantly large lot agricultural land in parcels ranging from 15 to 70 acres, with one being 5 acres. Section 2 is zoned "A" Rural District.

On the southerly boundary, the property is abutted by a hydro transmission line towards the east and by three lots towards the west. Immediately east of the subject property is a church on a 2 acre site which abuts Deacon Road (P.R. 207). On the west side of the property, across Fairview Street, there are a number of 5 acre or larger sites. Except for a vacant "C2" site at the north-west corner of Garven and Deacon Roads, the entire area surrounding the 28 acre site is zoned "A" Rural District.

The Greater Winnipeg Development Plan or "Plan Winnipeg" designates the subject land as an "Area of Limited Urban Expansion". Under this designation the Council of the Rural Municipality of Springfield may consider and determine subdivision requirements which are designed to maintain a basic development standard ensuring that all local services are available at a reasonable cost to the Municipality and that in particular there is potable water available, that adequate sewage disposal facilities will be provided which will not cause or be a contributing factor to pollution of water resources and that there is adequate surface drainage and no periodic flooding.

The draft Springfield Development Plan designates the subject land as a "Rural Area" and suggests that Council will organize lands in these areas in a manner which will preserve farmland, protect farmlands from the encroachment of incompatible land uses and maintain the open space and rural character of the country side.

Manitoba Highways and Transportation - under statutory regulations of the Act, no access to P.R. 213 (Garven Road) may be constructed except by permit from the Highways Department. A permit will also be required to erect any structure within 125 feet (or to place any planting within 50 feet) from the edge of the right-of-way.

Report of the Committee on Planning and Community Services, dated July 16th, 1990

The Manitoba Highways and Transportation Department has no objection to the proposed subdivision provided:

(i) arrangements are made to accommodate legal access to all the requested lots without requiring any additional driveways onto P.R. 213, and

(ii) the developer undertakes to be responsible for any modifications and associated costs that may be necessary, as determined by the Highways Department, as a result of the proposed development.

In view of the heavy traffic volume on P.R. 213, the Highways Department has suggested that some kind of sound buffering/screening system be incorporated into the development. Also, in view of the possibility of acquiring some additional land for future improvements of P.R. 213, structures to be located on the subject land should be placed well outside the 125 foot control area.

Manitoba Hydro - can provide overhead electrical service to the proposed subdivision, and easements are not required.

Manitoba Telephone System has no objection.

Inter-City Gas Company has no objection.

Manitoba Department of Agriculture has no concerns with the subdivision application.

The applicant states that Coolmore Springs proposes to start a spring water bottling plant by utilizing an existing well house and pump formerly used by Carling Breweries and located at the east end of a 28 acre property which presently also contains a single family residence. The property owner has made a separate application (DASSF 508/90) to subdivide his property into six lots, of which five (Lots 1 - 5), with complying width and area, are to remain in "A" Rural District, whereas the sixth (Lot 6) is proposed to be rezoned by "M1", to permit the proposed operation.

In accordance with an agreement between the buyer and the property owner, Lot 6 will have to be established as a separate site which would be possible only if the subdivision application is successful and approved by the Highways Department for an additional access to the industrial site. Another condition in the aforementioned agreement is the issuance of a license for the use of the well water. Preliminary approval for that has already been obtained to the extent that the Water Resources Branch of Manitoba Natural Resources has issued to Coolmore Springs a letter of intent to issue a license under the Water Rights Act to use groundwater for commercial bottling purposes after the said land has been purchased.

The existing well house and tanker enclosure were used for pumping and trucking away the well water for use by a brewery and then by a soft drink manufacturer, without generating any complaints by residents in the area. Now the potential owner, Coolmore Springs, wants to revive the discontinued operation by adding bottling and testing facilities to the existing building to be expanded by incorporating a one storey building addition, with extensive landscaping proposed to make the site more compatible with the character of the area.

The prospective owner advises that for an economically viable operation, the plant will need to operate 14-15 hours a day, Monday through Saturday. The preferred starting time is 4:00 a.m., but could be as late as 6:00 a.m. Empty trailers stored at the plant's loading area will be loaded with cases of bottled water and will be hauled away by drivers, who will bring in more empty trailers to be left at the plant site for subsequent loading. It is anticipated that a maximum of 18 semi- trailers will leave the site every week, at an average of 3 per day. The plant will not operate on Sundays.

In view of the rural nature of the general area, a rezoning for industrial use would not normally be supported by the Department of Environmental Planning. Spot rezonings, not in keeping with the adjacent areas and likely to set an undesirable precedent, have not been supported by the Department of Environmental Planning in the past. However, the subject application to rezone the property is to recognize a use which has been going on and off for a number of years, without any undesirable impact or generating any complaints. If the use of the site is restricted to only the previous and associated uses of a non-polluting nature and further structural/site developments and landscaping are regulated to maintain compatibility with the general area, the Department of Environmental Planning would have no objection to the proposed rezoning.

Report of the Committee on Planning and Community Services, dated July 16th, 1990

A Public Meeting was held before the Council of the Rural Municipality of Springfield on April 24th, 1990.

The following persons appeared in support of the application:

Mr. Andrew Hretzay, on behalf of Coolmore Springs, 433 Kimberley Avenue, Winnipeg, R2K 0X7,
Mr. Scott Kennedy, Barrister and Solicitor, 810 - 444 St. Mary Avenue, Winnipeg, R3C 3T1,
Linda Brotchie, Box 18, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Nick Hilderbrand, Box 13, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Lawrence Wiebe, Box 20, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Donald Enns, Brenda Bruce, Box 37, Group 3, R.R. 1, Dugald,
Mr. Harvey Penner, 44 Oakbank Drive, Oakbank, ROE 1J0,
Mr. Zoppa, c/o Andrew Hretzay, 433 Kimberly Avenue, Winnipeg, R2K 0X7,
Mr. John Penner, Box 15, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Dr. Hurskowich, c/o Andrew Hretzay, 433 Kimberly Avenue, Winnipeg, R2K 0X7,
Mr. R. A. Wilson, Box 34, R.R. 2, Dugald, R0E 0K0.

The following persons appeared in opposition thereto;

Mr. John Bagnall, Box 1, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Ernest Parrish, Box 82D, R.R. 5, Winnipeg, R2C 2Z2,
Mrs. Janice Gerylo, Box 16, Group 546, R.R. 5, Winnipeg, R2C 2Z2,
Mr. Garry Hudzick, Box 84A, R.R. 5, Winnipeg, R2C 2Z2,
Mrs. B. Hiebert, Box 10, Group 535, R.R. 5, Winnipeg, R2C 2Z2,
Mr. L. Skolovy, Box 67, R.R. 5, Winnipeg, R2C 2Z2,
Mr. L. Cherpako, Box 6, Group 546, R.R. 5, Winnipeg, R2C 2Z2,
Mr. B. Leuschen, Box 83A, R.R. 5, Winnipeg, R2C 2Z2,
Mr. E. Paleshnuik, 35 Brereton Road, Winnipeg, R2J 2T7,
Mr. S. Gerylo, Box 16, Group 546, R.R. 5, Winnipeg, R2C 2Z2,
Mrs. Terry Longtin, Box 140A, R.R. 5, Winnipeg, R2C 2Z2,
Mr. R. F. Morris, Box 100, R.R. 5, Winnipeg, R2C 2Z2,
Mr. M. Zelinsky, Box 143, R.R. 5, Winnipeg, R2C 2Z2,
Mr. .S. Maslovsky, Box 74, R.R. 5, Winnipeg, R2C 2Z2,
Mr. D. Rivest, Box 9, Anola, R0E 0A0,
Mrs. S. Stanley, Box 4, Group 546, R.R. 5, Winnipeg, R2C 2Z2,
Mrs. E. Kelly, Box 134A, R.R. 5, Winnipeg, R2C 2Z2.

The Council of the Rural Municipality of Springfield recommended that the proposed zoning change be not proceeded with, but did not provide any supporting reasons.

Under Section 665(1) of The City of Winnipeg Act, except by the establishment of the Winnipeg Development Plan or a community plan, the City shall not enact a by-law that would have the effect of changing the use to which any land in the additional zone might be put unless the Council of the Municipality in which the land is situated has, by resolution, consented to the change.

Your Committee on Planning and Community Services concurs in the recommendation of the Council of the Rural Municipality of Springfield and recommends that the proposed zoning change to amend The Springfield Town Planning Scheme 1959 by rezoning land under File No. DAZ 209/90 from an "A" Rural District to an "M1" Light Industrial District be not proceeded with.

Report of the Committee on Planning and Community Services, dated July 16th, 1990

Moved by Councillor McKee,
Adoption of the clause.

Carried.

(Note: See Minute No. 1586 for attachment.)

1586 - Schedule “A” referred to in Clause 6 of the Report of the Committee on Planning and Community Services, dated July 16th, 1990.

(NOTE: SEE PAGE 2133 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

CONSIDERATION OF REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The following clause contained in the Report of the Committee on Planning and Community Services, dated September 10th, 1990, was referred back to the Committee on Planning and Community Services on September 12th, 1990. The Executive Policy Committee has further considered this clause and has taken the action noted below.

On motion of Councillor McKee, Clause 4 of the Report of the Committee on Planning and Community Services, dated September 10th, 1990, was considered.

Conversion of Heating Systems in Heritage Buildings Previously Heated by Steam

Files G-3.1.1 & HP-1.

1587 - 4. Council on July 11th, 1990, referred the following motion to the Committee on Planning and Community Services, namely:-

"WHEREAS the City of Winnipeg is facing the impending closure of the City Steam Plant;

AND WHEREAS there are a large number of historical buildings currently heated by steam that will be in serious jeopardy if heating becomes discontinued;

AND WHEREAS a substantial number of owners of historical buildings have not taken action for heating conversion;

THEREFORE BE IT RESOLVED that the Standing Committee on Planning and Community Services be directed to review the list of historical buildings that may be in jeopardy;

AND BE IT FURTHER RESOLVED that the Standing Committee on Planning and Community Services do all things possible to assist owners of historical buildings in their effort of heating conversion."

Your Committee on Planning and Community Services concurs with the intent of the resolution that a review of the list of Historical Buildings that may be in jeopardy, be conducted and that the City do all things possible to assist owners of Historical Buildings in their effort of heating conversion.

In this regard, the Committee on Planning and Community Services considered a communication from the Chairman of the Historical Buildings Committee addressing the issue of unheated Heritage Buildings and the matter of evaluating all of the buildings on the inventory list that will not be heated this coming winter due to the Steam Plant closure with a view to recommending for listing those buildings that should be immediately preserved.

With regard to the City assisting owners of Historical Buildings in their effort of heating conversion, your Committee on Planning and Community Services has referred the matter for an Administrative Report as to costs and feasibility of implementation, the said report to be considered by the Committee on September 24th, 1990.

In the interim, your Committee on Planning and Community Services recommends:-

I. That the Historical Buildings By-law No. 1474/77 and amendments thereto, be amended to require the owners of every designated Historical Building to maintain their occupied or unoccupied building by providing adequate heating, insuring the building is secure against vandalism or fire and that the building is protected from physical deterioration.

Report of the Committee on Planning and Community Services, dated September 10, 1990

II. That the City Solicitor be requested to prepare the necessary amending by-law to implement the intent of Recommendation I above, said amending by-law to apply to vacant and occupied Historical Buildings presently designated under the City's Historical Buildings By-law, and submit same to Council for favourable consideration.

Your Executive Policy Committee recommends that this clause be filed inasmuch as the Committee on Planning and Community Services has submitted a new report dated October 1st, 1990, with respect to this matter.

Moved by Councillor McKee,
Adoption of the clause.

Moved by Mayor Norrie,
That the recommendation of the Executive Policy Committee be adopted and the clause filed.

Carried.

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 September 24th, 1990, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor McKee, the Report of the Committee on Planning and Community Services, dated September 24th, 1990, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg,
September 24th, 1990.

His Worship the Mayor & Councillors:-

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

Delegation of Authority to the Committee on Planning and Community Services to issue, pursuant to The Taxicab Act a Certificate of Good Character
Files EL-9 & GL-5.6.

1588 - 1. Council on August 1st, 1990 adopted Clause 18 of the Report of the Executive Policy Committee, dated July 25th, 1990 with regard to appeals against a refusal of The Winnipeg Police Character Reference Board to issue a Certificate of Good Character wherein the Committee recommended as follows:

1. That the License By-law be amended to provide that where an appeal is taken to the Committee on Planning and Community Services, the Police Department be required to submit a report outlining its position and identifying any evidence to be relied upon that the applicant is not of good character (with the report to be provided in advance of the hearing to the Committee and to the applicant).

2. That the Taxicab Board be requested to designate the Character Reference Board as the body responsible for providing good character certificates and that a right of appeal from decisions of that Board be established.

On September 5th, 1990, the Executive Policy Committee considered a communication from the Secretary, The Taxicab Board, enclosing Board Order No. 16/90 relative to Council's request of August 1st, 1990, that The Taxicab Board designate the Character Reference Board as the body responsible for providing a Certificate of Good Character and the establishment of a right of appeal from decisions of the said Board.

The Taxicab Board has ordered and designated the Character Reference Board and the Committee on Planning and Community Services of the Council of the City of Winnipeg as persons from whom a Certificate of Good Character may be obtained for the purpose of subsection 11(2) of The Taxicab Act.

By virtue of The Taxicab Board's decision, the Executive Policy Committee was of the opinion that it would now be in order for the City to proceed with the recommendations as outlined in Clause 18 of The Report of the Executive Policy Committee, dated July 25th, 1990, as adopted by Council on August 1st, 1990.

The Executive Policy Committee therefore directed that Recommendation No. 1 of Clause 18 of its Report, dated July 25th, 1990, as adopted by Council on August 1st, 1990 be implemented and accordingly instructed the City Solicitor to prepare the required amendment to The City of Winnipeg License By-law to provide that where an appeal is taken to the Committee on Planning and Community Services, the Police Department be required to submit a report outlining its position and identifying any evidence to be relied upon that the applicant is not of good character (with the report to be provided in advance of the hearing to the Committee and to the applicant) and submit same to Council for favourable consideration.

Report of the Committee on Planning and Community Services dated September 24th, 1990

The Executive Policy Committee also requested that in parallel, the Committee on Planning and Community Services do all things necessary to establish the Committee on Planning and Community Services as the body responsible to hear appeals from decisions of the Character Reference Board concerning the issuance of licenses under Section 11(2) of the Taxicab Act and to recommend same to Council.

Accordingly, your Committee on Planning and Community Services recommends:-

I. That inasmuch as The Taxicab Board has designated the Character Reference Board and the Committee on Planning and Community Services as persons from whom a Certificate of Good Character may be obtained for the purpose of subsection 11(2) of The Taxicab Act, the Committee on Planning and Community Services be established as the body responsible to hear appeals from the Character Reference Board, and that the Police Department be required to submit a report outlining its position and identifying any evidence to be relied upon that the applicant is not of good character (with the report to be provided in advance of any hearing to the Committee and to the applicant).

II. That the City Solicitor be instructed to prepare the necessary amendment to the Political and Administrative Organization By-law No. 4444/86 of The City of Winnipeg to implement the intent of Recommendation No. I above, and submit same to Council for favourable consideration.

A copy of the communication received from the Secretary, The Taxicab Board, dated August 23rd, 1990, enclosing Board Order No. 16/90 herein referred to, is attached hereto for the information of Council.

Moved by Councillor McKee,
Adoption of the clause.

Carried.

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

Appointments to The Winnipeg Housing Authority File EX-3.

1589 - 2. During the years 1964 to 1969, the City of Winnipeg entered into several partnership agreements with the Federal and Provincial Governments for the construction and operation of three public housing projects.

These projects are the "Gilbert Park" Public Housing Development (formerly referred to as the Federal-Provincial Housing Project No. 1) - Burrows - Keewatin (1964) (the Federal-Provincial Housing Project No. 3), Burrows - Keewatin (1969), and the Lord Selkirk Park Housing Development, (Federal-Provincial Housing Project No. 2 - 1966).

Generally the numerous agreements dealing with the planning, implementation and operation of the above referenced housing projects are of two categories:-

Firstly: Cost sharing agreements between the Federal Government as represented by the Central Mortgage and Housing Corporation and the Province of Manitoba as represented by the Minister for Urban Affairs in accordance with provisions of Section 35A of The National Housing Act (1954) and The Public Housing and Urban Renewal Act of the Province of Manitoba.

Report of the Committee on Planning and Community Services dated September 24th, 1990

These agreements provide for sharing of costs for land acquisition, planning and implementation and the sharing of costs or profits arising from the operation of the housing developments on the basis of 75 percent Federal Government share and 25 percent Provincial share.

Secondly: Supplementary agreements between the Province and the City, which provide that the City share 50 percent of the Province's 25 percent share of costs and/or profits.

These latter agreements also provide for the establishment of the "Winnipeg Housing Authority" to operate and manage the housing projects.

In accordance with these agreements between the City of Winnipeg and the Province of Manitoba (as represented by M.H.R.C.), the Department of Environmental Planning includes in its annual budget an amount equal to half of the Province's share (25 percent of the total) of estimated operating costs (rental subsidies, maintenance and administration costs) of the three housing projects.

The Winnipeg Housing Authority each year supplies the City with an audited financial statement of the preceding year. Copies are on file with the City Auditor.

The agreements provide that the Winnipeg Housing Authority is comprised of five citizens appointed by the Provincial Minister of Urban Affairs on recommendation of a Selection Committee composed of a representative of the Government of Canada, a representative of the Province of Manitoba and His Worship the Mayor, representing the City of Winnipeg. The nominees recommended by the Selection Committee for appointment to the Winnipeg Housing Authority are submitted to Council for approval. The nominees are referred to the Minister of Urban Affairs for appointment to the Winnipeg Housing Authority.

Your Committee on Planning and Community Services at its meeting held on April 2nd, 1990, heard representations by a delegation on behalf of the Lord Selkirk Park Tenants' Housing Development and the Gilbert Park Tenants' Housing Development expressing concerns with respect to health, maintenance and rent formulas; lack of affordable recreational/social opportunities for families in the developments; and security in the developments.

An Ad Hoc Committee was struck by the Committee on Planning and Community Services to act on the Committee's behalf, in co-operation with the administration under the jurisdiction of the Commissioner of Planning and Community Services, to investigate the concerns raised by the tenants of Lord Selkirk Park, Gilbert Park and Flora Place Housing Developments, with respect to all rental developments under the jurisdiction of the Winnipeg Housing Authority and report back to the Committee on Planning and Community Services on its findings and recommendations.

Council at its meeting held on April 4th, 1990, referred the following motion to your Committee on Planning and Community Services, namely:-

"WHEREAS the Committee on Planning and Community Services considered a request by delegation of the Lord Selkirk Park Housing Development Tenants Group;

AND WHEREAS the standing committee established an ad hoc committee to investigate and validate the tenants' concern and address their recommendations;

THEREFORE BE IT RESOLVED that the ad hoc committee also include in their investigations the following direction from Council:

(a) Tenants from each housing development under Winnipeg Housing be allowed to have a representative on the board of directors.

(b) Because of the City's financial support towards Winnipeg Housing, a review be undertaken of the hiring practices, contracting out, and distribution of funds.

Report of the Committee on Planning and Community Services dated September 24th, 1990

(c) Review the reporting process of Winnipeg Housing to the City of Winnipeg with aims of establishing a reporting process to both the Committee on Planning and Community Services and the Lord Selkirk-West Kildonan Community Committee.

The motion was approved in principle by the Committee on Planning and Community Services on May 28th, 1990, and the suggestions contained in the above referenced resolution were referred to the Ad Hoc Committee established to investigate the concerns raised by the tenants of the Lord Selkirk Park, Gilbert Park and Flora Place Housing Developments for consideration and report back to the Committee on Planning and Community Services.

For clarification purposes, the approval in principle of the motion by the Committee on Planning and Community Services did not mean or imply that the Ad Hoc Committee was endorsing these suggestions.

Your Committee on Planning and Community Services requested a sixty (60) day extension of time in which to report back to Council on the motion, which was approved by Council on June 20th, 1990.

Your Committee on Planning and Community Services at its meeting held on September 24th, 1990, heard further representations from the Gilbert Park Tenants' Association, requesting an investigation into the management of the Gilbert Park Housing Development by the City of Winnipeg Housing Authority and to withhold further City financial support from the Winnipeg Housing Authority until an external investigation and audit has been completed.

In order to alleviate the concerns expressed by the Lord Selkirk Park Tenants' Housing Development, the Gilbert Park Tenants' Housing Development and the Flora Place Tenants' Housing Development, your Committee on Planning and Community Services recommends:

I. That the Letters Patent of the Winnipeg Housing Authority be amended:

A) To increase the Membership of the Authority from its present composition of five to a maximum of nine;

B) To provide that one-third of the Membership of the Authority shall be comprised of Members from the Tenant Associations of the Housing Projects administered by the Authority;

and that the other parties to the agreement be so advised.

II. That the following persons nominated by the Committee on Planning and Community Services be recommended to the Selection Committee for consideration and nomination to the Minister of Urban Affairs for appointment as Non-Tenant Association Members on the Winnipeg Housing Authority:

Chris Tetlock,
Executive Director,
North End Women's Centre,
453 Selkirk Avenue,
Winnipeg, Manitoba,
R2W 2M4.

Report of the Committee on Planning and Community Services dated September 24th, 1990

Erlinda (Linda) E. Thomson,
284 Stradford Street,
Winnipeg, Manitoba,
R3Y 2E4.

NOTE: A copy of completed application forms for appointment to the Winnipeg Housing Authority and resumes received from Chris Tetlock and Linda Thomson, are attached hereto for the information of Council.

Moved by Councillor McKee,
Adoption of the clause.

Moved by Councillor Fleisher,
That the clause be laid over to the next regular meeting.

The motion to lay over the clause was put.

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

Yea: Councillors Brown, Clement, Demare, Fleisher, Fraser, Kaufmann, Lorenc, and Prystanski. 8

Nay: Councillors Wade, Boychuk, Douglas, Duguid, Golden, Lazarenko, McKee, Mendelson, Mitchelson, Murray, Selinger, Thomas, Timmers, Timm-Rudolph, Young, Yuen, Mayor Norrie, and Councillor Eadie. 18

and the motion to lay over the clause was declared lost.

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

Carried.

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

Street Name Change Spelling Correction "St. Hilaire Place", St. Boniface-St. Vital Community File SC-3.14(25).

1590 - 3. Your Committee on Planning and Community Services has been advised that on July 30th, 1990, the St. Boniface-St. Vital Community Committee advised the Subdivision Branch that the street name "St. Hillaire Place" shown on attached Schedule "A" was originally approved by the Community Committee on September 14th, 1982 under DASZ 34/81. The name was subsequently registered in the Winnipeg Land Titles Office on November 16th, 1982 under Plan No. 16939.

The Community Committee further advised that the name "St. Hillaire Place" had been inadvertently misspelled as the correct spelling of the family name is "St. Hilaire". The Community Committee requested that the street name be changed to "St. Hilaire Place".

Your Committee on Planning and Community Services recommends:

I. That "St. Hillaire Place" south of Beaverhill Boulevard be changed to "St. Hilaire Place".

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

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

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

Report of the Committee on Planning and Community Services dated September 24th, 1990

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 the purpose of changing all pertinent records and to notify all persons affected by this by-law.

Moved by Councillor McKee,
Adoption of the clause.

Carried.

(Note: See Minute No. 1595 for attachment.)

ZONING AGREEMENT AMENDMENT - Lots 11 to 15, Block 1, Plan 20236, and Lots 2 and 3, Plan 23329 - located on Optimist Way, St. James-Assiniboia Community
Files DASZ 9/86 &DASSF 125/88(ZAA 16/90)

1591 - 4. Your Committee on Planning and Community Services has been advised that an application has been receiv
Subdivision to amend the Zoning Agreement affecting Lots 11 to 15, Block 1, Plan 20236 and Lots 2 and 3, Plan 23329, lo
to permit the construction of single-family dwellings to allow for a rear yard of 30 feet instead of 45 feet as required by the

On June 11th, 1986, Council approved a Plan of Subdivision (DASZ 9/86) for the former St. Charles School site. As part o
was recommended, and approved by Council, that all dwellings backing onto the Perimeter Highway have rear yard setbacl
depending on location, instead of the 25 foot minimum required under the zoning by-law. The additional rear yard requiren
into the Zoning Agreement for noise attenuation purposes in response to concerns expressed by the Manitoba Department o

The subject application is to further reduce the rear yard setbacks for certain lots in the subdivision. The subject application
the required rear yard setbacks of habitable structures be reduced for Lots 11 to 15, Block 1, at the north end of the subdivis
setbacks on these lots were originally established in 1986 at 55 feet but were reduced to 45 feet one year later upon the requ
The rear yards are now being proposed to be further reduced to 30 feet. The subject application will establish minimum yar
feet greater than the normal 25 foot rear yards required for standard lots in locations not abutting major noise generating so

The above-noted Lots 11 to 15 vary in depth from 44.3 metres (145 feet) to 34.4 metres (112.8 feet). Under the present zon
agreement, the buildable depth of the smallest of the lots is 42.8 feet, compared to 50 feet for a comparable standard 100 fo
and rear yards. The applicant has indicated that a minimum buildable depth of 55 feet is requested for each lot in order to p
garages, and dwellings of a size compatible with new homes in the remainder of the subdivision. In order to provide for a n
buildable depth, the following adjustments would be required to the existing 45.0 foot rear yard requirement on each lot.

Lot No.	Existing Buildable Lot Depth - plus or Minus (in ft.)	Reduction Required in Existing Rear Yard - plus or minus (in ft.)
11	44.00	- 11.0
12	43.00	- 12.0
13	43.00	- 12.0
14	52.50	- 2.5
15	62.00	- 0

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In considering the application as it affects the above Lots 11 to 15, it is noted that the alignment of the Perimeter Highway b more northerly the lots are situated. As a consequence, the minimum rear yard setbacks can be reduced progressively for Lo and at the same time maintain a consistent separation from the Perimeter Highway. In order to keep the rear yard alignment majority of the lots however, it is suggested that the following adjustments could be made.

Lot Number	Adjusted Minimum Rear Yard (in feet)
11	30.00 feet
12	30.00 feet
13	30.00 feet
14	40.00 feet
15	45.00 feet (no adjustment)

With regard to Lots 11 to 15, the District Engineer and the Streets and Transportation Department have indicated that they have no objection to the application. The Provincial Department of Highways have also indicated they have no objection to the application, however they have also noted that their Department assumes no responsibility should complaints about noise be received from residents in the subdivision. The Manitoba Highway Traffic Board has approved this part of the application.

As part of the application, the applicant is also requesting that a similar 30.0 foot rear yard be established for Lots 2 and 3, Plan 23329, south of the previously noted lots. The Manitoba Highway Traffic Board originally laid over consideration of this part of the application based on concerns regarding the realignment of the access ramp at the rear of these lots. The Manitoba Highway Traffic Board subsequently opposed the application. The Department of Environmental Planning, the Streets and Transportation Department and the Manitoba Highways Department all recommended against this part of the application.

A Public Meeting was held before the St. James-Assiniboia Community Committee on July 17th and July 30th, 1990.

The following persons appeared in support of the application:-

Mr. A. Olson, 780 Vimy Road, Winnipeg, R2Y 0T5
Mr. Mark Olson, 303 Lindenwood Drive West, Winnipeg, R3P 2A8

No one appeared in opposition thereto.

The St. James-Assiniboia Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:-

1. The caveats imposed on the properties would remove the City's liability regarding noise attenuation.

2. There appear to be extenuating circumstances concerning traffic in the vicinity of Lots 2 and 3, Plan 23329, as there is no access to the Perimeter Highway and the traffic is reduced to 50 kilometers per hour.

3. The Highway Traffic Board has granted approval to the rear yard setbacks.

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

I. That Zoning Agreement DASZ 9/86 and DASSF 125/88 be amended as follows:-

   A. That Lots 11, 12 and 13, Block 1, Plan 20236, provide a rear yard to habitable structures of 30.0 feet (9.144 metres) instead of 45.0 feet (13.716 metres) as required;

   B. That Lot 14, Block 1, Plan 20236, provide a rear yard to habitable structures of 40.0 feet (12.192 metres) instead of 45.0 feet (13.716 metres) as required;

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C. That Lots 2 and 3, Plan 23329, provide a rear yard to habitable structures of 30.0 feet (9.14 metres) instead of 45.0 feet (13.716 metres) as required;

subject to the following advisory clause being caveated against the lots referred to in A., B. & C. above, namely:-

The owner and each of its successors in title acknowledge that residents on those lots may experience higher than normal noise levels due to the proximity of the Perimeter Highway.

D. That the Zoning Agreement as it presently affects the minimum rear yard requirement for Lot 15, Block 1, Plan 20236, be not amended, and that the existing 45.0 foot minimum rear yard requirement to habitable structures be retained for that lot.

II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DASZ 9/86 and DASSF 125/88 as approved in Recommendation I. above.

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

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 McKee,
Adoption of the clause.

Carried.

REZONING - South-east Corner of Christie Road at Davis Road - St. Boniface-St. Vital Community
File DAZ 241/90 (c/r DASSF 608/90)

1592 -5. Your Committee on Planning and Community Services has been advised that an application has been received from Lombard North Group Ltd., to amend the St. Vital Town Planning Scheme 1951 by rezoning the land on the south-east corner of Christie Road at Davis Road from an "A" Agricultural District to an "RR-2" Rural Residential District to allow for the construction of single-family dwellings.

The subject site is 165.9 metres x 121.9 metres (544.5 feet x 400 feet) providing a total site area of 20,235 square metres (5 acres).

The land to the north and east contains a dwelling and vacant land and is zoned "A1".

The land to the west is vacant land which is zoned "RR-2".

The land to the south contains a dwelling and the Red River and is zoned "A1".

The proposal is consistent with the density designation under the St. Vital Perimeter South Action Area Plan, and past approvals on Christie Road.

Because the proposal would establish one-family zoning, a Zoning Agreement is not required.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on August 14th, 1990.

Mr. D. Palubeskie, Lombard North Group Ltd., 123 Bannatyne Avenue, Winnipeg, R3B 0R3, appeared in support of the application.

No one appeared in opposition thereto.

Report of the Committee on Planning and Community Services dated September 24th, 1990

The St. Boniface-St. Vital Community Committee recommended that the proposed rezoning and short form plan of subdivision be approved but did not provide any supporting reasons for the proposed zoning change.

Your Committee on Planning and Community Services concurred in the recommendations of the St. Boniface-St. Vital Community Committee under File DASSF 608/90 and pursuant to Section 642(35) of The City of Winnipeg Act approved the subdivision of the subject lands under said File DASSF 608/90 as shown on Schedule "A" for File No. DAZ 241/90, subject to the following:-

I. That the applicant be required to enter into a Servicing Agreement with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group dated July 9th, 1990, and attached hereto as Schedule "B", dated September 14th, 1990, with the following amendments by deleting conditions 3. and 4. thereof and replacing same with the following new conditions 3. and 4.:-

3. The Applicant shall, upon demand by the City, pay its share of the cost of upgrading Christie Road to an asphalt paved roadway including interim oiling as determined by the Commissioner of Works and Operations. The estimated cost for the above work in 1990 dollars including interim oiling is $50.00 per foot.

4. Prior to the release of the approved subdivision mylars for registration, the Applicant shall post a Letter of Credit in the amount of $26,825.00 to secure payment which amount is based on the frontage of the two proposed lots i.e. 536.5 feet x $50.00 = $26,825.00. The amount of the Letter of Credit shall be adjusted annually in accordance with Statistics Canada's Cost of Living Index.

NOTE: In a letter dated September 11th, 1990 to the Development Agreement Officer, the applicant requested that the frontage rate with respect to the road upgrading not be applied against the 8 foot widening to Davis Road being dedicated to the City. The Development Agreement Officer considered the applicant's request as being reasonable and recommended that the Administrative Co-ordinating Group's report dated July 9th, 1990, as amended, be further amended to change 544.5 less 8 to 536.5.

II. That the applicant be required to pay to the City 10% cash in lieu of land dedication to be calculated on the basis of one (1) additional building site being created.

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

IV. That the Director of Environmental Planning be authorized to sign and release the surveyor's mylars for DASSF 608/90 upon execution of the servicing agreement, and payment of the 10% cash dedication.

Your Committee on Planning and Community Services concurs in the recommendations of the St. Boniface-St. Vital Community Committee under File DAZ 241/90 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 241/90, attached hereto and dated September 14th, 1990, to an "RR-2" Rural Residential District.

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

III. That the Proper Officers of the City be authorized to execute the Servicing Agreement.

IV. 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 September 24th, 1990

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 McKee,
Adoption of the clause.

Carried.

(Note: See Minute No. 1596 for attachment.)

SUBDIVISION - South of the Terminus of Dieppe Road between Harstone and Buckingham Roads - Assiniboine Park-Fort Garry Community
File DAS 9/90

1593 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from Charleswood Ponds Inc., 5th Floor, 287 Broadway, Winnipeg, for approval of a subdivision of land south of Dieppe Road into two lots to accommodate a condominium development for approximately 70 single detached dwelling units, and to establish a public street to facilitate future subdivision of the lands west of Buckingham Road and to provide for a parcel of land east of Harstone Road which could be established as a future street or incorporated within a future development of the Harstone lands.

The land in question is presently zoned "R1-20" Single-Family District. The "R1-20" District regulations restrict development to one dwelling per lot; each lot having a minimum width of 80 feet and lot area of 20,000 square feet. The applicant is proposing to establish 70 bare land condominium units on the land instead of 2 units as permitted. The resulting density of the proposed 70 unit development is consistent with an "R1-20" District density.

The submitted subdivision plan proposes to establish a new fully serviced public street along the east side of the lands in question, connecting to Dieppe Road at the north and Ridgewood Avenue to Buckingham Road at the south end. This new street will provide access and services for a proposed 70 unit condominium development on the subject lands and will allow for subdivision and development of the abutting properties located to the east of the street for single-family housing purposes. A one foot strip of land, to be owned by the City, is incorporated along the east side of this new street to provide for recovery of the cost of services installed by this developer as property owners to the east develop their properties, presently fronting Buckingham Road.

Along the north-west and western boundaries of the land in question, the applicant has established two parcels of land 60 feet (18 metres) in width which are to be transferred to the City. These lands can either be opened as public streets and serviced through future development agreements or by local improvement; or the lands alternatively could be incorporated into a resubdivision of the adjoining lands.

With respect to the condominium development proposed, preliminary plans submitted indicate that proposed Lot 3 in Block 1 would be developed with a private stormwater retention pond and 67 single detached dwelling units (on future individual condominium parcels with private roadways within the condominium complex). The applicant has indicated that the entire development would be fenced, with access to the development opposite Dieppe Road at the north and Ridgewood Avenue at the south. Three condominium units are proposed to be located on proposed Lot 1 in Block 2 at the north-east end of the subdivision area. ‘

In order to facilitate this development, the developer is required, among other things, to construct a storm sewer trunk in the Dieppe Road right-of-way with an outfall to the Assiniboine River.

The subject subdivision plan has been circulated to the usual administrative agencies for comment and has been reviewed by the Administrative Co-ordinating Group.

Report of the Committee on Planning and Community Services dated September 24th, 1990

Noting that the development density is consistent with the existing "R1-20" Single-Family District Zoning and provision has been made in this plan to facilitate future development of the adjoining "back land" properties, the development proposal in question is considered acceptable to the administration, subject to the applicant entering into a development agreement to provide for all conditions as contained in the report of the Administrative Co-ordinating Group.

A Public Meeting was held before the Assiniboine Park-Fort Garry Community Committee on May 8th, 1990, at which time representations were made. Upon hearing these representations, the Community Committees adjourned the meeting to June 12th, then July 10th and subsequently final representations were heard on July 31st, 1990.

The following persons appeared in support of the application:-

Mr. Bruce MacLeod, President, D. Bruce MacLeod & Associates Ltd.,
5th Floor - 287 Broadway, Winnipeg, R3C 0R9
Mr. Gary Bachman, President, Charleswood Ponds Inc., c/o Suite 200 - 180 Main Street, Winnipeg, R3C 1A6
Mr. Garry Hilderman, President, Hilderman & Witty & Associates,
500 - 115 Bannatyne Avenue, Winnipeg, R3B 0R3
Mr. Doug Bruce, Solmundson Engineering Group, 100 - 1109 Henderson Highway, Winnipeg, R2G 1L4
Mr. Donald Shiach, W. A. Beattie and Associates, 37 Edmonton Street, Winnipeg, R3C 1P8
Mr. Jack Raber, MR Consultants Inc., 5th Floor - 287 Broadway, Winnipeg, R3C 0R9
Mr. Willie Friesen, 10 Westchester Drive, Winnipeg, R3P 2G1

The following persons appeared in opposition thereto:-

Linda McLennan and David Shrimpton, 73 Miramar Road, Winnipeg, R3R 1E4
Ms. Diana Warrington, 4922 Eldridge Avenue, Winnipeg, R3R 0M5
Mr. John Zyla, 560 Harstone Road, Winnipeg, R3R 1C9 M
Mr. Douglas Wade, 814 Buckingham Road, Winnipeg, R3R 1C2
Harold and Ruth Marsch, 650 Dieppe Road, Winnipeg, R3R 1C7
Mr. William Kozminski, 663 Dieppe Road, Winnipeg, R3R 1C6

The following persons registered in opposition to the application but did not speak:-

Jan Hasiuk, 669 Fairmont Road, Winnipeg, R3R 1B2
Ms. Charlene van Engel, 825 Harstone Road, Winnipeg, R3R 1E1
Mr. John Giavedom, 733 Harstone Road, Winnipeg, R3R 1E1
Kim Raban, 776 Buckingham Road, Winnipeg, R3R 1C2
Jean Seriven, 722 Buckingham Road, Winnipeg, R3R 1C2
Myles and Ruby Matewish, 644 Dieppe Road, Winnipeg, R3R 1C7

A communication in opposition to the application was received from Anne Rosenhahn, 784 Buckingham Road, Winnipeg, R3R 1C2.

The following persons appeared for information:-

Mr. Roger Bourgouin, 717 Harstone Road, Winnipeg, R3R 1E1
Mr. Ross Gibbs, Dieppe Home and School Association, 609 Harstone Road, Winnipeg, R3C 1C8

The following persons registered for information but did not speak:-

Jo McKee, 759 Harstone Road, Winnipeg, R3R 1E1
Donna Norell, 795 Harstone Road, Winnipeg, R3R 1E1
Mr. Ken Smith, 694 Harstone Road, Winnipeg, R3R 1C9
Mr. James Fosh, 6P - 300 Roslyn Road, Winnipeg, R3L 0G9
Ms. Darlene Boehcher, Dieppe Home and School Association, 668 Buckingham Road, Winnipeg, R3R 1C2
K. M. Bowman, 613 Dieppe Road, Winnipeg, R3R 1C5
Mr. Al Siwicki, 655 Dieppe Road, Winnipeg, R3R 1C6
Mr. Lloyd W. Cummer, 630 Dieppe Road, Winnipeg, R3R 1C7
Mr. Abe Loewen, 815 Harstone Road, Winnipeg, R3R 1E1

Report of the Committee on Planning and Community Services dated September 24th, 1990

The Assiniboine Park-Fort Garry Community Committee recommended that the proposed plan of subdivision be not proceeded with for the following reasons:-

1. The concept of condominium development does not fit in with the character and nature of the residential neighbourhood.

2. The majority of the residents in the immediate area and who would be most adversely affected by the proposed development have registered their opposition to the application.

3. The issue of land drainage for the proposed development is deemed to be unsatisfactory, and would not contribute to the current drainage system.

4. The proposed development would increase the traffic flow in this area, and may cause conflict with the school age pedestrian traffic from Dieppe Elementary School.

Taking into consideration the lack of support from area residents for this development proposal and the reluctance of the applicant to concur with all the requirements stated in the draft Development Agreement (referred to as Schedule "B" to this report), the Department of Environmental Planning is of the opinion that this development should not be approved and concurs with the Assiniboine Park- Fort Garry Community Committee's recommendation. It is further noted that the variance application (DAV 259/90), required for this condominium proposal to proceed, was rejected by the Assiniboine Park-Fort Garry Community Committee on July 31st, 1990. An appeal hearing is scheduled for October 4th, 1990, to deal with the appeal of the applicant against the negative decision of the Community Committee respecting this variance application.

Your Committee on Planning and Community Services concurs in the recommendation of the Assiniboine Park-Fort Garry Community Committee and recommends that the plan of subdivision proposed under File No. DAS 9/90 as shown on Schedule "A" for DAS 9/90 attached hereto and dated September 17th, 1990, be not proceeded with.

Moved by Councillor McKee,
Adoption of the clause.

Carried.

(Note: See Minute Nos. 1597 and 1598 for attachments.)

SUBDIVISION AND REZONING - North side of Camsell Avenue at Wenzel Road, west of Keedian Drive. Rural Municipality of East St. Paul
File No. DASZ 13/90

1594 - 7. Your Committee on Planning and Community Services has been advised that an application has been received from Hilderman, Witty, Crosby, Hanna, 500 - 115 Bannatyne Avenue, Winnipeg, for approval of a plan of subdivision and related amendment to The East St. Paul Town Planning Scheme 1956 by rezoning the subject lands north of Camsell Avenue from an "M3" Heavy Industrial District, an "A1" Agricultural District and an "R1" One Family District, to an "R1-6" One Family District or an "R1- 15" One Family District for the purpose of establishing 68 (DASZ 13/90A) or 45 (DASZ 13/90B) single family building lots. A golf course is also planned under proposal DASZ 13/90B.

The subject property is located on the north side of Camsell Avenue (the service road adjacent to P.T.H. 59) and east to Keedian Drive, and consists of approximately 44 acres of land, the majority of which is zoned "M3" Heavy Industrial. Adjacent to the west is the existing Bird's Hill townsite, while lands to the north consist of a gravel pit operation. A significant portion of the applicant's land, in fact, is comprised of the slope and bottom of a spent portion of the gravel pit.

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A previous application was made, under File No. DASZ 19/87, to rezone these lands, and to establish 81 single-family building lots on the subject site. This former application was considered at a Public Meeting on May 21st, 1987 and then again on September 17th, 1987, when the Council of the Rural Municipality of East St. Paul, upon consideration of representations made during the two meetings, rejected the application.

A new application was subsequently submitted under File No. DASZ 60/87, proposing to establish sixty (60) single-family building lots. That plan provided for larger lots and addressed the Highways Department's earlier concern by excluding from the easterly tip of the property a piece of land which was to be reserved for a new weigh scale. This application, after being considered at a Public Meeting on January 21st, 1988 was approved by the Council of the Rural Municipality of East St. Paul. Subsequently, it was also approved in principle on March 23rd, 1988 by the City of Winnipeg Council; although no subdivision or rezoning by-laws have been adopted yet.

The owner of the land has now submitted two new proposals, the more acceptable one of which is to replace the previously approved proposal that the applicant considers not economically viable. The two proposals submitted under File No. DASZ 13/90 have been identified, for the sake of easy reference, as DASZ 13/90A and DASZ 13/90B, attached hereto as Schedules "A" and "B" respectively. The first proposal (DASZ 13/90A) would establish 68 single-family residential sites and some open space, and provides for a future weigh scale site. This proposal is quite similar to the previous subdivision proposal recommended for approval under File DASZ 60/87. The second proposal (DASZ 13/90B) indicates 45 single-family residential sites, a future weigh scale site and a 9-hole golf course, which will require the ownership of or some sort of interest in the 31 acre gravel pit to the east, presently owned by the City of Winnipeg.

The applicant has advised that he is currently negotiating with the City of Winnipeg for the acquisition of the Bird's Hill Gravel Pit. Any recommendation or comments in this report relating to the proposal with the golf course (DASZ 13/90B) will be applicable only if the owner is successful in his attempt to acquire the gravel pit. This report on planning-related issues reflects the thinking of the Department of Environmental Planning only, and will not have any bearing on other City Departments' actions relative to the negotiations for the purchase of the gravel pit.

Although two proposals for the same property have been submitted, the Department of Environmental Planning was inclined to support the proposal comprising 45 residential lots and a golf course (DASZ 13/90B), for the following reasons:

1. With relatively fewer lots close to P.T.H. No. 59, the conflict between a major highway and residential development will be diminished. Such conflict may be further reduced by modifying the plan as suggested by Schedule "C" attached to this report.

2. The golf course component will become a unique feature of the development, will provide a good amenity for the municipality and act as an effective buffer between the residential area and the heavy traffic flow.

3. The future weigh scale site will be further apart and appropriately buffered (by the golf course) from the residential area, thus resulting in a more desirable situation in comparison to the 68 lot subdivision.

Manitoba Environment has advised of its concern, about the groundwater contamination in the Rural Municipality of East St. Paul and of the need to determine the source of such contamination by undertaking an engineering study. The Manitoba Environment Department recommends that the subdivision proposal be held in abeyance until an assessment of the groundwater is completed. It further advises that the proposed golf course development is subject to approval under the Manitoba Environment Act, and approval and/or a license is required pursuant to The Act prior to any construction of the development.

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Manitoba Highways and Transportation has advised that between the two proposals, it would prefer the one with the golf course as there would be less potential for conflict between a busy highway and residential development. It further advises that the land requirements for a future weigh scale has been more accurately determined now and that the required land be excluded from any development. Also, in the event the golf course were approved, it should be designed in such a manner that golfing activities will not present a hazard to the public travelling on P.T.H. No. 59.

The Planner's report to the Rural Municipality of East St. Paul further detailed the concerns of the Provincial Highways Department regarding the aforementioned future weigh scale site and traffic movements in respect to this site, and the proposed and existing road system. Concerns were expressed about heavy traffic volumes, especially truck traffic leaving the subject future weigh scale location.

The Department of Highways also advised that no structure within 125 feet of the edge of the Right-of-Way of P.T.H. No. 59 may be constructed except by a permit from the Highway Traffic Board. The Highways Department concluded by recommending, in the event the proposal is considered favourably, that it should be subject to the following conditions:

1) the design of the proposed plan of subdivision must include noise attenuation measures such as berm or berm/fence combination, and the lots adjacent to P.T.H. No. 59 should be deep enough to accommodate a decent setback;

2) if the subject proposal is approved, the adjacent service road (Camsell), presently under provincial jurisdiction, will have to be taken over by the Rural Municipality of East St. Paul;

3) the impact of the possible elimination of the connection between Camsell and P.T.H. No. 59 at Wenzel be investigated by the Council of the Rural Municipality of East St. Paul to determine the effect of such elimination on the existing developments in this general area;

4) a surface drainage run-off study be submitted to the Department of Highways for approval.

The Land Surveys and Real Estate Department of the City of Winnipeg advised that an application from Eagle Ridge Properties Inc. to buy the City-owned Bird's Hill Gravel Pit has been received. If and when it is determined that the gravel pit property is surplus to the City's requirements, appraisal of the property will be undertaken and negotiations may then commence for the sale of the property.

Manitoba Mines, Aggregate Resources Section had no objection to the current proposal. Other agencies contacted, either have no comments or have the same comments as made for the earlier proposal DASZ 60/87.

The Department of Environmental Planning, in spite of its concern with regard to the rate of development which has been taking place in East St. Paul in recent years, did not object to this proposal, in keeping with its earlier position, because of one major overriding concern - the fact that the land in question is zoned "M3" Heavy Industrial. Because this land is immediately adjacent to a single-family neighbourhood, the majority of uses permitted on this land under this "M3" zoning would be entirely incompatible with this residential area. Consequently, residential development of the subject lands would be a more acceptable alternative available, regardless of other concerns.

The Department of Environmental Planning put forward a positive recommendation to the Council of the Rural Municipality of East St. Paul in its report of July 6th, 1990, with a number of conditions for approval.

A Public Meeting was held before the Council of the Rural Municipality of East St. Paul on July 12th, 1990.

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The following persons appeared in support of the application:

Mr. Dave Grant, Hilderman, Witty, Crosby, Hanna, 500 - 115 Bannatyne Avenue, Winnipeg, R3B 0R3, Mr. Nick Hildebrand, Box 13, Group 535, R.R. 5, Winnipeg, R2C 2Z2.

The following persons appeared in opposition thereto:

Mr. Clive Hickson, 231 Keedian Drive, Birds Hill, R0E 0H0,
Michael Swistun, 3 Silverfox Place, Winnipeg, R2E 0G4,
Sharon McNaughton, 100 Keedian Drive, Birds Hill, R0E 0H0,
Mr. Doug McNaughton, 100 Keedian Drive, Birds Hill, R0E 0H0,
Mr. Randy Wieder, 171 Keedian Drive, Birds Hill, R0E 0H0,
Mr. Graham Hinchey, Silver Springs Fish & Wildlife Heritage Park Inc., 264 Linden Avenue, Winnipeg, R2K 0N3.

Mr. Scott Heuvel, 43 Silverfox Place, Winnipeg, R2E 0G4 appeared for information purposes only.

The Council of the Rural Municipality of East St. Paul recommended that the proposed subdivision/rezoning applications DASZ 13/90A and DASZ 13/90B be not proceeded with for the following reasons:

1. The application is too broad for the zoning (R1-15) intent as the adjacent area is on water wells and the Manitoba Department of Environment concerns should be respected.

2. A precedent has already been set for the pit area in that the Council of the Rural Municipality of East St. Paul has offered support to the Wildlife Park and associated pit rehabilitation of the area.

3. The possibility of increased traffic would ultimately interfere with the present residential area.

4. Ecological concerns - being the concern with the potable water in East St. Paul as expressed by the Manitoba Department of Environment and being that the municipality depends on potable water there is the concern of the herbicide, pesticide and fertilizer use that is needed in the proper grooming and design of a golf course adjacent to the gravel pit. The gravel pit having a bearing upon the water activity in the municipality.

5. The lot sizes and densities of proposal A are beyond the realms of the Council of the Rural Municipality of East St. Paul's intentions.

Your Committee on Planning and Community Services concurs in the recommendation of the Council of the Rural Municipality of East St. Paul and recommends that the plan of subdivision and rezoning change proposed under Files No. DASZ 13/90A and DASZ 13/90B be not proceeded with, for the reasons stated herein.

Moved by Councillor McKee,
Adoption of the clause.

Carried.

(Note: See Minute Nos. 1599 and 1600 for attachments.)

1595 - Schedule “A” referred to in Clause 3 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGE 2151 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1596 - Schedule “A” referred to in Clause 5 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGE 2152 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1597 - Schedule “A” referred to in Clause 6 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGE 2153 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1598 - Schedule “B” referred to in Clause 6 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGES 2154 TO 2159 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENTS)

1599 - Schedule "A" referred to in Clause 7 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGE 2160 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

1600 - Schedule “B” referred to in Clause 7 of the Report of the Committee on Planning and Community Services, dated September 24th, 1990

(NOTE: SEE PAGE 2161 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT)

CONSIDERATION OF REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The Executive Policy Committee has considered the Report of the Committee on Planning and Community Services, dated October 1st, 1990, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor McKee, Report "A" of the Committee on Planning and Community Services, dated October 1st, 1990, was considered.

West Committee Room,
Council Building,
Winnipeg, October 1st, 1990.

His Worship the Mayor & Councillors:-

Your Committee on Planning and Community Services submits the following Report from its Special Meeting dated October 1st, 1990 and recommends:-

Conversion of Heating Systems in Heritage Buildings Previously Heated by Steam Files G-3.1.1 & HP-1.

1601 - 1. On September 12th, 1990 the Executive Policy Committee referred back to the Committee on Planning and Community Services, Clause 4 of its Report dated September 10th, 1990 with regard to conversion of heating systems in Heritage Buildings previously heated by steam, which reads as follows:-

"Council on July 11th, 1990, referred the following motion to the Committee on Planning and Community Services, namely:-

'WHEREAS the City of Winnipeg is facing the impending closure of the City Steam Plant;

AND WHEREAS there are a large number of historical buildings currently heated by steam that will be in serious jeopardy if heating becomes discontinued;

AND WHEREAS a substantial number of owners of historical buildings have not taken action for heating conversion;

THEREFORE BE IT RESOLVED that the Standing Committee on Planning and Community Services be directed to review the list of historical buildings that may be in jeopardy;

AND BE IT FURTHER RESOLVED that the Standing Committee on Planning and Community Services do all things possible to assist owners of historical buildings in their effort of heating conversion.'

Your Committee on Planning and Community Services concurs with the intent of the resolution that a review of the list of Historical Buildings that may be in jeopardy, be conducted and that the City do all things possible to assist owners of Historical Buildings in their effort of heating conversion.

In this regard, the Committee on Planning and Community Services considered a communication from the Chairman of the Historical Buildings Committee addressing the issue of unheated Heritage Buildings and the matter of evaluating all of the buildings on the inventory list that will not be heated this coming winter due to the Steam Plant closure with a view to recommending for listing those buildings that should be immediately preserved.

With regard to the City assisting owners of Historical Buildings in their effort of heating conversion, your Committee on Planning and Community Services has referred the matter for an Administrative Report as to costs and feasibility of implementation, the said report to be considered by the Committee on September 24th, 1990.

Report of the Special Meeting of the Committee on Planning and Community Services, dated October 1st, 1990

In the interim, your Committee on Planning and Community Services recommends:-

I. That the Historical Buildings By-law No. 1474/77 and amendments thereto, be amended to require the owners of every designated Historical Building to maintain their occupied or unoccupied building by providing adequate heating, insuring the building is secure against vandalism or fire and that the building is protected from physical deterioration.

II. That the City Solicitor be requested to prepare the necessary amending by-law to implement the intent of Recommendation I above, said amending by-law to apply to vacant and occupied Historical Buildings presently designated under the City's Historical Buildings By-law, and submit same to Council for favourable consideration."

In this connection, the Law Department was requested by the Executive Policy Committee to prepare an assessment of the jurisdictional issues on the matter for report, including an opinion, back to your Committee on Planning and Community Services.

The Law Department was also requested by the Executive Policy Committee to advise as to what legislative powers The City of Winnipeg has, under the circumstances, to react in a positive fashion to the heating problem and also, what action would have to be taken by the City to obtain the necessary authority to assist the owners of private buildings affected by the conversion. The said Department was also requested to determine the authority required to add any costs incurred to the tax bill.

The City Solicitor submitted a report dated September 20th, 1990 to a special meeting of your Committee on Planning and Community Services, held on October 1st, 1990, providing the information as requested by the Executive Policy Committee. (A copy of said report is attached hereto for the information of Council.)

In addition to the foregoing, your Committee on Planning and Community Services also received a report from the Chairman, Historical Buildings Committee, dated September 27th, 1990 relative to a priority list of buildings formerly on central steam heat which require immediate attention. A report from the Historic Projects Co-ordinator, dated September 27th, 1990 was also submitted to your Committee providing background information on the future of unconverted buildings formerly on central steam heat. (A copy of both reports are attached hereto for the information of Council.)

After considering all aspects of this matter, your Committee on Planning and Community Services recommends:

I. That the following list of buildings not on the Buildings Conservation List of the Historical Buildings By-law at the present time, be referred to the Historical Buildings Committee for immediate evaluation and recommendation as to their priority of historical significance and grade designations, namely:-

1. Capitol Theatre, 313 Donald Street
2. Canadian Imperial Bank, 441 Main Street
3. Rex Theatre, 646 Main Street
4. Mitchell Copp, 315 Portage Avenue
5. Birks Building/YMCA, 276 Portage Avenue
6. Union Tower, 504 Main Street.

(NOTE: The Bank of Commerce Building, 389 Main Street, has been listed by Council as a Grade I Building on the Historical Buildings Conservation List. The Metropolitan Theatre, 285 Donald Street, was recommended not be listed as a Grade II Building on the Buildings Conservation List, by the Committee on Planning and Community Services in its report dated December 4th, 1989, subject to the conditions outlined in Clause 5 of its report, which was adopted by Council on December 20th, 1989. The said recommendation was supported by the Historical Buildings Committee in a letter dated December 15th, 1989. (A copy of said Clause and communication are attached hereto for the information of Council.)

Report of the Special Meeting of the Committee on Planning and Community Services, dated October 1st, 1990

II. That the Province of Manitoba through the Minister of Culture, Heritage and Recreation be requested to immediately designate the following buildings as Municipal Heritage Sites under the Heritage Resources Act, namely:-

1. Met Theatre, 285 Donald Street
2. Capital Theatre, 313 Donald Street
3. Bank of Commerce, 389 Main Street
4. Canadian Imperial Bank, 441 Main Street
5. Rex Theatre, 646 Main Street
6. Mitchell Copp, 315 Portage Avenue
7. Birks Building/YMCA, 276 Portage Avenue
   - no heating system yet planned for this Grade II building.
8. 146 - 164 Princess Street (inclusive)
   - five City-owned buildings comprising an important heritage streetscape for which there are plans to only heat basements. The City should set the example for building maintenance standards and heat all floors of all of the buildings until it is ready to implement an approved development plan under the guidelines of By-law 4800 (HW Urban Design District Designation) and the Historical Buildings By-law
9. Union Tower, 504 Main Street
   - a boiler is in place with sufficient capacity to heat the basement, and first two occupied levels. This same boiler also has sufficient residual capacity to maintain the upper levels of the building above freezing, however, a second boiler installation is required if upper levels are to be occupied. It is important to ensure that the upper levels of this Grade II building are, in fact, heated.
10. Victor Fox Foods, 130 James Avenue
11. Anne Building, 87 King Street
12. Ryan Block, 104 King Street
13. Robinson-Webber Building, 104 Princess Street
14. (No Name), 315 William Avenue
15. Great West Saddlery Building, 112 - 114 Market Avenue;

and that the necessary notices be issued and hearings be held immediately under the provisions of the Heritage Resources Act with a view to having said buildings designated as Municipal Heritage Sites, thereby requiring the maintenance and heating of the building(s) essential to the preservation of the building under the provisions of the Heritage Resources Act.

III. That the City and the Province of Manitoba show good faith and intention under the Heritage Resources Act by providing a financial assistance package to owners of Buildings designated as Historical Buildings/ Municipal Heritage Sites to help finance the heating conversion of their building previously heated by the City's Steam Heating System; and that the Core Area Initiative be given authority to negotiate and offer a fair level of assistance where ever possible, on an individual basis to owners of designated Historical Buildings/Municipal Heritage Sites upon approval of the funding by both levels of government, for the conversion of their heating system and maintenance improvements necessary to preserve the interior historical components of the building.

IV. That the City designate up to $500,000.00 of its unused borrowing authority to fund the improvements deemed necessary to preserve the designated Historical Buildings/Municipal Heritage Sites, subject to the Province of Manitoba approving matching funds in an amount equal to the City's funding commitment.

V. That the City Solicitor be instructed to prepare a By-law pursuant to the provisions of the Heritage Resources Act for the purpose of enacting a general by-law dealing with designated vacant and occupied Municipal Heritage Sites to require maintenance including heating essential to preserve the building by the owner with or without financial or other assistance from the City, and that said By-law be submitted to Council on October 31st, 1990 for favourable consideration.

Report of the Special Meeting of the Committee on Planning and Community Services, dated October 1st, 1990

VI. That a consultant team composed of a structural engineer, mechanical engineer and a conservation consultant be engaged by the City to investigate appropriate methods of mothballing the buildings cited in the report from the Historical Buildings Committee dated September 27th, 1990, under Groups 1, 2 and 3 therein, including cost estimates for the work; and that the necessary funds for the consultant study be made available through Winnipeg Core Area Initiative, Program 2, (The Exchange District Redevelopment).

Your Executive Policy Committee recommends that recommendations III. and IV. above be deleted and the following inserted therefor:-

"III. That the City and the Province of Manitoba show good faith and intention under the Heritage Resources Act by providing loans at the City's average cost of borrowing over the loan term plus 2% compounded annually, repayable not later than upon sale of the property, to owners of buildings designated as Historical Buildings/Municipal Heritage Sites, to help finance the maintenance and heating conversion of their building previously heated by the City's Steam Heating System; and that the Core Area Initiative be given authority to negotiate and offer such loans on an individual basis to approval of the funding by both levels of government, for the conversion of their heating system and maintenance improvements necessary to preserve the interior historical components of the building.

IV. That the City designate up to $500,000.00 of its unused borrowing authority to fund the loans for improvements deemed necessary to preserve the designated Historical Buildings/Municipal Heritage Sites, subject to the Province of Manitoba approving matching funds in an amount equal to the City's funding commitment."

Moved by Councillor McKee,
Adoption of the report.

In amendment,

Moved by Mayor Norrie,
That the recommendation of the Executive Policy Committee be adopted.

In amendment,

Moved by Councillor Prystanski,
Seconded by Councillor Kaufmann,
WHEREAS the City of Winnipeg is considering the provision of loans to owners of historical buildings, through the Core Area Initiative and the City's unused borrowing authority;

AND WHEREAS many of Winnipeg's previously steam heated buildings have already converted to natural gas without any assistance;

AND WHEREAS the financing of the conversions may have been through debt financing;

THEREFORE BE IT RESOLVED that the Report of the Committee on Planning and Community Services dated October 1st, 1990, be amended by adding thereto the following recommendation:-

"That any loans made available to owners of buildings as yet not converted from steam to other sources of heat also be made to the owners of those buildings currently under conversion or recently converted."

Report of the Special Meeting of the Committee on Planning and Community Services, dated October 1st, 1990

The Speaker called the Deputy Speaker to the Chair and left the Chamber.

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

The motion was put.

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

Yea: Councillors Wade, Boychuk, Demare, Douglas, Duguid, Gilroy, Kaufmann, Lorenc, McKee, Mitchelson, Murray, Prystanski, Selinger, Timmers, Timm-Rudolph, Yuen, and Mayor Norrie. 17

Nay: Councillors Fraser, Reese, Thomas, and Young. 4

and the motion that the question be now put was declared carried.

The amendment proposed by Councillor Prystanski, seconded by Councillor Kaufmann was put.

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

Yea: Councillors Kaufmann, Lazarenko, Mitchelson, Prystanski, and Mayor Norrie. 5

Nay: Councillors Wade, Boychuk, Demare, Douglas, Duguid, Fraser, Gilroy, Golden, Lorenc, McKee, Mendelson, Murray, Reese, Selinger, Thomas, Timmers, Timm-Rudolph, Young, Yuen, and Eadie. 20

and the amendment was declared lost.

The Speaker here returned to the Chamber and resumed the Chair.

The amendment proposed by Executive Policy Committee was put.

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

Yea: Councillors Demare, Douglas, Duguid, Gilroy, Golden, Kaufmann, Lazarenko, Lorenc, McKee, Mendelson, Murray, Prystanski, Reese, Selinger, Thomas, Timmers, Timm-Rudolph, Young, Yuen, and Mayor Norrie. 20

Nay: Councillors Wade, Boychuk, Fraser, Mitchelson, and Eadie. 5

and the amendment proposed by Executive Policy Committee was declared carried.

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

Councillors Boychuk, Mitchelson, and Wade 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. 1602 for attachment.)

1602 - Reports and communications referred to in Report “A” of the Committee on Planning and Community Services Special Meeting, dated October 1st, 1990

(NOTE: SEE PAGES 2167 TO 2172 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENTS)

COMMITTEE ON PLANNING AND COMMUNITY SERVICES
MOTIONS

Moved by Councillor Kaufmann,
Seconded by Councillor Lazarenko,
1603 - WHEREAS the City of Winnipeg owns and operates six golf courses;

AND WHEREAS the City of Brandon achieves greater net revenue on one golf course than the City of Winnipeg on six;

THEREFORE BE IT RESOLVED that a complete audit on these golf courses be undertaken and recommendations be made as to how to maximize revenues and minimize expenditures. This report to be made available to Council by January 30th, 1991.

Referred to Committee on Protection,
Parks and Culture.

CONSIDERATION OF BY-LAWS

1604 - On motion of Councillor McKee, 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. 5531/90, a By-law of The City of Winnipeg to change the names of certain highways in the City of Winnipeg. File No. SC-3.14(21).

By-law No. 5532/90, 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 4/90.