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 May 13th, 1991, was laid over by Executive Policy Committee on May 22nd, 1991.

The Executive Policy Committee has further considered this clause, has concurred in the recommendations contained therein and now submits it to Council for approval and adoption.

On motion of Councillor O'Shaughnessy, Clause 15 of the Report of the Committee on Planning and Community Services, dated May 13th, 1991, was considered.

REZONING - 825 Keewatin Street,
south-east corner Keewatin Street and
Burrows Avenue - Lord Selkirk-West
Kildonan Community.
File No. DAZ 213/91 (c/r DASSF 514/91)

1006 - 15. Your Committee on Planning and Community Services has been advised that an application has been received from Number Ten Architectural Group on behalf of F. C. Realty Acquisitions Inc., 310 - 115 Bannatyne Avenue to amend By-Law No. 4450/86 by rezoning the land at 825 Keewatin Street from an "R1-4" Single-Family District to a "C2" General Commercial District to allow for the development of a shopping centre.

Lands to the north of the subject site are developed industrial lands, zoned "MP-2", and fall within the boundaries of the Inkster Industrial Park.

The lands to the east are fully developed with multi-family residential dwellings zoned "RM-2".

The lands to the south are zoned "PR" Park and Recreational and are occupied with a Community Centre Complex, open recreational facilities and a school.

On the west side of Keewatin Street, there is a fully developed "C2-S" multi-tenant commercial complex on the south-east corner of Burrows Avenue and Keewatin Street and multi-family housing zoned "RM-2".
The following is a chronological history of the sequence of events as they have taken place with respect to the subject site:

The subject property, as part of the overall 13.4 acre parcel was originally received by the City in tax sale and reserved from sale for several years due to storm sewer inadequacies in the area. In 1982/83, a storm relief sewer program in the area overcame these problems and the site was hence capable of development, subject to some flow restriction measures.

In 1982, the Board of Commissioners, intending to call for development proposals for the sale of the lands, requested a report from the Commissioner of Planning and Community Services on the type of development most suited for this land. The report recommended that the subject property would be most suited for lower density multiple residential development, at an approximate density of 15 - 20 units/acre.

In 1983, the Lord Selkirk-West Kildonan Community Committee in consideration of the disposal of the lands as recommended for multiple-family development, heard representation on the site on behalf of the area residents and the Willow Park Community Development Corporation. This group expressed their concerns over the further residential densification of the area and requested an opportunity to pursue an alternative development of the site including such uses as seniors housing, a personal care home, a church and other community recreation uses.

Report of the Committee on Planning and Community Services, dated May 13th, 1991.

On September 23rd, 1983, the Board of Commissioners instructed that the subject property be reserved for a period of one year pending receipt of a development proposal from a group of residents known as the Dorset Place Development Corporation. The reservation was further extended to November 1, 1985. The Residents Group further advised in August of 1985 that they did not have any development plans for the site.

The Land Surveys and Real Estate Department were in the process of dealing with an offer for a portion of the site for a retail shopping centre when a proposal was received by the Mayor for a Polish Multi-Cultural Centre to be developed on the site.

On April 3rd, 1986, the Board of Commissioners approved a recommendation for the subject property to be reserved from sale until March 1st, 1987, pending the receipt of a development proposal for a Multi-Cultural Centre by the Canadian Polish Professional and Business Association.

On October 6th, 1986, the Land Surveys and Real Estate Department received a memorandum from the General Manager of Parks and Recreation asking for the subject site to be reserved for Parks and Recreation purposes in particular for the relocation of the old exhibition softball complex.

On March 18th, April 29th and June 12th, 1987, letters were sent to members of the Canadian Polish Business Association asking them of their status regarding the property. A positive response was not received from the Association.

On July 14th, 1987, the Lord Selkirk-West Kildonan Community Committee recommended that the subject property be retained for Parks and Recreation purposes when asked to respond to a request from the Jehovahs Witnesses to acquire four or five acres of the site.

On May 12th, 1988, a report was submitted to the Lord Selkirk- West Kildonan Community Committee from the General Manager of Parks and Recreation recommending that the subject property be reserved for future Parks and Recreation development.

On May 17th, 1988, the Community Committee instructed the Land Surveys and Real Estate Department to prepare a proposal call for the sale and development of the site.

On December 18th, 1988 the Committee on Finance and Administration authorized the Director of the Land Surveys and Real Estate Department to issue a proposal call for the sale and development of the subject property.

In the early part of 1989, an informal meeting was organized in an effort to obtain feed back from a number of interested groups or organizations who would either be directly affected by a development of the subject site or would be directly involved in a development scheme. A number of ensuing evening meetings were held at the Lord Selkirk-West Kildonan Community offices and attended by representatives of local Health and Social Services Organizations, Tenants Associations, the School Board, Consulting Firms, local business interests, and spokespeople for two cultural groups - the Punjabi Society of Manitoba and the Philippino Society of Manitoba. The local Councillors from Sisler and Jefferson ward and the local M.L.A. were also regularly in attendance as were City Personnel from the Departments of Land Surveys and Real Estate, Planning, Finance, Parks and Recreation, and the Library Board.

The end result of several inter-departmental meetings and meetings at the local level was a completed proposal call. Sealed proposals were received at the office of the Director of Purchasing up to October 29th, 1989.

On November 6th, 1990, the Committee on Finance and Administration approved sale of the subject 7.91 acres as shown on Misc. Plan No. LSWK 7337/4 to F.C. Realty Acquisitions Inc. at a price of $1,636,666.00 and instructed that the City enter into an agreement with F.C. Realty Acquisitions Inc. incorporating the following terms and conditions together with such other additional terms and conditions deemed necessary by the Director of the Land Surveys and Real Estate Department and the City Solicitor:

Report of the Committee on Planning and Community Services, dated May 13th, 1991.

1. Proposed sale price $1,636,666.00.
2. Deposit of $163,666.00 within 5 days of acceptance of the officer.
3. Conditional upon rezoning to Commercial for development of a major food store plus retail.
4. Possession and adjustment to be on or before 90 days after rezoning approval.
5. Developer to construct first phase of the buildings within 3 years of closing date.
6. Offer conditional upon the developer having six months from the acceptance of the offer to obtain unconditional lease agreement from an anchor food supermarket chain.
7. The Purchaser agrees to construct buildings substantially in accordance with plans submitted within three years from the adjustment date.
8. If Purchaser fails to construct within three years, the lands are to be conveyed back, at the Vendor's discretion, to the Vendor.
9. In the event of (8) above, the Vendor will repay the Purchaser the purchase price less:-
   i) outstanding taxes, levies, local improvements
   ii) cost to restore lands
   iii) 10% of sale price as liquidated damages
10. Purchaser to apply for rezoning within 60 days after acceptance of this officer.
11. If Purchaser does not receive rezoning within 10 months of acceptance of this offer, the Purchaser can terminate or obtain extensions of two periods of three months, at its discretion.

The subject property is slightly irregular in configuration containing 7.9 acres of land with 601.9 feet of frontage along Keewatin Street. The subject property is zoned "R1-4" currently and is part of an overall vacant 13.4 acre parcel owned in its entirety by the City of Winnipeg. It is anticipated that once the successful development of the subject parcel has taken place, it will act as a catalyst with respect to the continued development of the overall site. It is anticipated that the remaining acreage will eventually be developed with possible office and community service facilities, cultural facilities, retail/medical commercial uses and possibly a multiple-family housing component. The City has, in the past, also looked at the site as a possible location of a new library facility.

The specifics of the development proposal by First-City Acquisitions centre on a primary anchor tenant (shopping centre) in the north-east quadrant of the site. The anchor tenant will comprise approximately 58,000 sq. feet of retail space. Remaining retail space (multi-tenant) in the south-east corner of the lot will total an additional 16,400 square feet of space. A total of 420 parking spaces - which is well in excess of the by-law requirement - have also been provided. Extensive landscaping proposals along the north and east property lines are intended to both beautify and screen the site from residential areas to the east. The Planning Department will be recommending that as a condition of approval, final site plans which highlight detailed building, landscaping, fencing, parking proposals, etc. will have to be submitted to and approved prior to the issuance of any building permits.

The original proposal call identified that the principal goal in developing the subject property was to ensure that the property represented both a positive contribution to the neighbourhood in addition to achieving a maximization of revenue to the City. It is the view of the Planning Department that the applicants have made a significant effort to be sensitive to community needs and adjacent land use. The Planning Department, in the central stage of the Proposal Call process took the position that a major shopping centre was not deemed to be an appropriate land use - given the set of initial guidelines for developing the site. However it was conceded at an advance point in the process that a major anchor tenant would be required in order to realistically facilitate gradual development of the subject property. However that said, it still remains the Planning Department's view that certain permitted and conditional uses within the "C2" commercial zoning category are not appropriate in the context of the City's original mandate for developing the site. The Planning Department recommended that certain specific uses which are permitted in the "C2" district be listed as prohibited uses. It is not deemed to be necessary to specifically prohibit uses listed as "conditional uses" because these uses are already legally required to be advertised and dealt with at a Community Committee public hearing. A number of the above noted conditional uses not regarded as acceptable would include: drive-thru and drive-in restaurants, hotels, motels, convenience stores, gas kiosks and car washes.

Report of the Committee on Planning and Community Services, dated May 13th, 1991.

Due to the fact that this land is being purchased from the City of Winnipeg, the Sales Agreement settled upon by the Finance Department reflects the increase in market value once the rezoning is in effect. Therefore it is felt that the 10% dedication on top of this amount is not necessitated.

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

The following persons appeared in support of the application:

Ronald Richards, 2851 John Street, Markham, Ontario, L3R 5R7,
Richard Tebinka, DS-Lea Consultants Ltd., 111 - 93 Lombard Avenue, Winnipeg, R3B 3B1,
Joanne Instance, 11 - 131 Tyndall Avenue, Winnipeg, R2X OZ3.

No one appeared in opposition thereto.

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

1. The development of the subject property will ensure that the property represents a positive contribution to the neighbourhood, in addition to achieving a maximization of revenue to the City.

2. The specifics of this development proposal centre on a primary anchor tenant (shopping centre) in the north-east quadrant of the site, and will act as a catalyst with respect to the continued development of the overall site.

3. A total of 420 parking spaces will be provided, which is well in excess of the by-law requirement.

4. Extensive landscaping proposals along the north and east property lines are intended to both beautify and screen the site from residential areas to the east.

5. The applicants have made a significant effort to be sensitive to community needs and adjacent land use.

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

I. That By-law No. 4450/86 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 213/91, attached hereto and dated April 10th, 1991, to a "C2" General Commercial District subject to the following:

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

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

      2. That the following uses shall be prohibited:

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

Report of the Committee on Planning and Community Services, dated May 13th, 1991.

3. That no building or structure shall be constructed on the subject land and no building permit issued for construction of such building or structure on the land unless and until plans including the design and location of the proposed building location, parking, landscaping, fencing, exterior elevations, building design including facing materials, location of waste receptacles and methods of access and egress are submitted to and approved by the Lord Selkirk-West Kildonan Community Committee and the Commissioner of Planning and Community Services and thereafter identified by the signature of that Commissioner under the designation Schedule "A" to DAZ 213/91 and no buildings or structures shall be erected or located on the land except in accordance with said Schedule "A" to DAZ 213/91.

II. That the applicant enter into a Servicing Agreement with the City containing therein all the conditions outlined in the report of the Administrative Co-ordinating Group dated March 7th, 1991, attached hereto as Schedule "B" for DAZ 213/91 and dated April 10th, 1991 with the following amendments:

1. That condition 1(b) be amended by deleting all the words "the west side of Dorset Street and" in the third line thereof.

2. That condition 1(d) be amended by striking out the words "pay the full cost" in the first line thereof and inserting in its place the following words "prepay 10% of the full cost as determined by the Streets and Transportation Department".

3. That condition 1(e) be amended by striking out the words "full occupancy of the proposed development" in the first and second lines thereof, and inserting in its place the following words "the issuance of the first occupancy permit".

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

IV. That 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 Winnipeg Land Titles Office.

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

VI. 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.

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

Moved by Councillor O'Shaughnessy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1007 for attachments.)

1007 – Schedule “A” referred to in Clause 15 of the Report of the Committee on Planning and Community Services, dated May 13th, 1991.

SEE PAGES 1450 - 1453 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENTS.

CONSIDERATION OF REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The Executive Policy Committee has considered the reports of the concerned Community Committees and the recommendations of the Committee on Planning and Community Services, as contained in its Report, dated June 3rd, 1991, has concurred in the recommendations contained therein, except as noted below, and submits same to Council for approval and adoption.

On motion of Councillor O'Shaughnessy, the Report of the Committee on Planning and Community Services, dated June 3rd, 1991, was considered clause by clause.

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

His Worship the Mayor and Councillors:-

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

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

1008 - 1. LAID OVER BY EXECUTIVE POLICY COMMITTEE

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

Street Name Change - Wakopa Street to Wakopa Place, North of Bernadette Avenue - St. Boniface-St. Vital Community.
File No. SC-3.14(25)

1009 - 2. Your Committee on Planning and Community Services has been advised that Wakopa Street is an old existing north-south right-of-way which used to run continuously from Beliveau Avenue on the north to Hazelwood Avenue on the south. The opening of the Bishop Grandin Boulevard right-of-way eliminated a section and the portion north of Bishop Grandin has been closed by By-law. The portion of Wakopa Street south of Bishop Grandin was split into two segments when the Meadowood Subdivision was established in 1974. As shown on attached Map 1, one segment is located north of Bernadette Avenue and the other is located south of Meadowood Avenue.

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

Wakopa Place is located north of Bernadette Avenue on the east side of Wakopa Street and was formerly part of the old Homewood Avenue right-of-way. Wakopa Place was established as a cul-de-sac in 1980.

Wakopa Street south of Meadowood Avenue has eight (8) lots with frontage on the street. The four (4) existing houses on the west side are numbered 248, 252, 256 and 260. The four (4) existing houses on the east side are numbered 247, 251, 255 and 259.

Ten (10) dwellings are located on Wakopa Place north of Bernadette Avenue. As shown on attached Map 2, the five (5) dwellings on the south side are numbered 2, 6, 10, 14 and 18. The five (5) dwellings on the north side are numbered 3, 7, 11, 15 and 19.

The broken street situation was further complicated on February 15th, 1989, when Council passed By-law No. 5141/89 for the purpose of opening a cul-de-sac bulb as an extension of Wakopa Street with the establishment of eight (8) new single-family building lots as shown on attached Map 3. The approved plan was subsequently registered in the Winnipeg Land Titles Office on March 8th, 1989 as Plan No. 23544. Upon registration of the plan, the then Subdivision Administrator directed the Systems Branch of the Planning Department to assign house numbers in the "1000" range as illustrated on said Map 3 to clearly distinguish the location of the new houses north of Bernadette Avenue from those already existing on the segment of Wakopa Street south of Meadowood Drive. At the time it was felt that this approach might minimize any confusion and the problem of the street segments without having to affect the ten (10) residences on Wakopa Place.

At the present time only one house has been constructed on the new cul-de-sac bulb. The house is located on Lot 4 and is numbered 1016 Wakopa Street. The owners, Mr. and Mrs. Warren have advised the Subdivision Branch that delivery personnel are experiencing difficulties in locating their premises and they have asked that the

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

matter be investigated to determine if a solution could be found. Letters dated October 5th, 1990 and March 31st, 1991 from Mr. H. Sahrmann who lives at No. 10 Wakopa Place and brief from Y. Van Haefter and B. Harvich of 14 Wakopa Place, were received by your Committee and are on file in the City Clerk's Department.

If the broken street segment problem is to be eliminated and the present confusing situation ended, then there is only one sound option available and that is to give the entire right-of-way north of Bernadette Avenue one name. This change would also require that new house numbers be assigned to the five (5) lots on the north side of Wakopa Place and the seven (7) lots on the Wakopa Street bulb as illustrated on attached Map 4. There would be a considerable degree of inconvenience imparted on the eleven affected residents as a result of the change, however, in the long run, the change would be beneficial especially in any emergency situations and for deliveries.

On April 9th, 1991, the St. Boniface-St. Vital Community Committee considered the above information and recommendation together with communications from Mr. Henry Sahrmann, 10 Wakopa Place and Ms Yvonne Van Haefter and Mr. Bob Harvich, 14 Wakopa Place. The Community Committee subsequently recommended that Wakopa Street north of Bernadette Avenue be renamed Wakopa Place.

Your Committee on Planning and Community Services concurs in the recommendation of the St. Boniface-St. Vital Community Committee for the following reasons:-

1. The proposed street name change recommended by the Community Committee will solve the problems currently being experienced by the residents with regard to delivery and taxi services and emergency vehicles. The residents most directly involved with the proposal are supportive of the name change to eliminate confusion with regard to their location.

2. By-law No. 1416/76 (passed by Council November 17th, 1976) is a by-law of the City of Winnipeg to authorize and regulate the numbering of buildings along streets and the naming of apartment and business blocks. Clauses 1, 3 and 5 of the By-law state that:-

   (1) Every building in the City of Winnipeg shall be numbered along a street with a number which the owner or other person in charge of the building shall apply for and procure from the Supervisor of Building Inspections for the City of Winnipeg.

   (3) The Supervisor shall allot numbers on such basis as in his opinion is convenient and necessary in the circumstances.

   (5) The Supervisor may change any number already issued to any building whenever in his opinion the change is necessary to correct an error or to obviate inconvenience or difficulty.

   The Supervisor of Building Inspections has advised that once a street name change is approved by Council affecting the subject right-of-way, new house numbers will be assigned to the north side and west end of the right-of-way as shown on attached Map 4. These numbers were determined in accordance with the Planning Department's property addressing guidelines and in such a way as to retain as many of the existing addresses as possible. Only the five (5) houses (No. 2 to 18) on the south side will retain the existing house numbers.

It is therefore recommended that Wakopa Street extending north of Bernadette Avenue be change to Wakopa Place and that in approving this change, Council authorize the following:-

1. 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.

2. That the City Solicitor be instructed to prepare the necessary By-law for approval by Council for registration in the Winnipeg Land Titles Office and that the street name change become effective on the effective date of the 1992 Telephone Directory.

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

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

4. 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 O'Shaughnessy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1014 for attachments.)

REZONING - 538 Arlington Street - City Centre-Fort Rouge Community.
File No. DAZ 211/91

1010 - 3. Your Committee on Planning and Community Services has been advised that an application has been received from Mr. Victor Kumar, 10 Harwick Lane to amend By-Law No. 16502 by rezoning the land at 538 Arlington Street from an "R2-T" Two-Family Transitional District to a "C1" Limited Commercial District to allow for the establishment of a parking area.

The subject site is 25 feet x 147.65 feet, providing a total site area of 3691 square feet.

To the north is a 16 foot wide public lane, north of which is a "C1" Limited Commercial District site developed with a car wash and laundromat.

The land to the south and east consists of low density housing zoned "R2-T" Two-Family Transitional District.

To the west is a 16 foot wide public lane across which is residential development also zoned "R2-T".

The applicant is proposing to rezone the subject lands to permit the establishment of a parking area to accommodate 8 handi-helper vans parking on the site directly from the lane to the north. The existing dwelling on the property will be retained. The proposed parking area would occupy most of the rear yard. The applicant is proposing to erect a fence along the south property line adjacent to the parking area and pave the parking area. The Handi-Helper Transit dispatch office is located at 834 Ellice Avenue.

Because the abutting public lane is only 16 feet wide, a parking stall depth of 24 feet is required. Consequently, the remaining south side yard will be only 1 foot instead of 3 feet as required.

The lane to the south of Ellice Avenue at Arlington Street presently provides a separation between the Ellice Avenue commercial strip and the low density housing to the south. There is no justification for expansion of the commercial area to the Arlington Street frontage.

From the standpoint of land use character, it is the Planning Department's view, that the proposed commercial parking area is inappropriate at this location and would be detrimental to the surrounding housing.

In addition, this proposed use will result in increased commercial traffic on the lanes which is undesirable in a residential area.

A Public Meeting was held before the City Centre-Fort Rouge Community Committee on April 16th, 1991.

The following persons appeared in support of the application:

Victor Kumar, 10 Harwick Lane, Winnipeg, R2J 3H1

Albert Crundwell, 13 Sandale Drive, Winnipeg, R2N 1A1

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

Harry Burdon, 462 Arlington Street, Winnipeg, R3G 1Z4,
Mr. Ken Hansell, 499 Burnell Street, Winnipeg, R3G 2B2,
Mr. Peter Kryryluk, 472 Arlington Street, Winnipeg, R3G 1Z4,
Mr. Jeffrey Lowe, 484 Lipton Street, Winnipeg, R3G 2H3,
Mr. Richard Nose, 51 Cropo Bay, Winnipeg, R2R 1H2,
Mrs. Yoshiko Nose, 536 Arlington Street, Winnipeg, R3G 1Z4,
Mr. Frank Masi, 487 Burnell Street, Winnipeg, R3G 2B2,
Val Peluso, 474 Arlington Street, Winnipeg, R3G 1Z4,
Mr. Ray Sawchuk, 507 Burnell Street, Winnipeg, R3G 2B2,
Mr. Roger Laoag, 469 Burnell Street, Winnipeg, R3G 2B2.

The City Centre-Fort Rouge Community Committee recommended that the proposed zoning change be not proceeded with for the following reasons:-

1. The proposed use would result in a definite increase in traffic in the lane if 18 business vehicles were utilizing it to report once or twice a day to the main office at 834 Ellice Avenue and this is undesirable in a residential area.

2. There was a significant amount of opposition from the affected neighbourhood.

3. The St. Matthews Avenue end of the lane was recently recommended for closure under File DAC 1/91, resulting in traffic only allowed to exit at the Ellice Avenue end.

4. The lane clearly marks a defined natural boundary between the Ellice Avenue commercial district and the Arlington Street residential district and the integrity of the residential district should be maintained.

5. The area is a high density residential neighbourhood with several apartment blocks, two schools, a club and a Lebanese Cultural Club while the lane was never designed to be utilized by commercial traffic.

6. There is no justification for expansion of the commercial area to the Arlington Street frontage.

7. The proposed commercial parking area is inappropriate at this location and would be detrimental to the surrounding housing.

Your Committee on Planning and Community Services concurs in the recommendation of the City Centre-Fort Rouge Community Committee and recommends that the proposed zoning change to amend Zoning By-Law No. 16502 by rezoning land under File No. DAZ 211/91 from an "R2-T" Two-Family Transitional District to a "C1" Limited Commercial District be not proceeded with.

Moved by Councillor O'Shaughnessy,
Adoption of the clause.

Carried.

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

REZONING - 310 McGee Street - City Centre Fort Rouge Community.
File DAZ 214/91

1011 - 4. Your Committee on Planning and Community Services has been advised that an application has been received from Kenneth J. Galanchuk on behalf of Glencoe Ventures Ltd., 201 - 233 Portage Avenue, to amend By-law No. 16502 by rezoning the land at 310 McGee Street from an "R2-T" Two-Family Transitional District to a "C1" Limited Commercial District, to allow for the establishment of a parking area.

The subject site is 24.75 feet x 127.4 feet providing a total site area of 3153 square feet.

The land to the north consists of low density housing zoned "R2-T".

To the east across McGee Street is a commercial building and parking lot zoned "R2-T".

To the west a 16 foot wide public lane across which is a warehouse building zoned "R2-T".

On land to the south is a parking lot zoned "R2-T".

To the south of the subject property is an existing parking lot having 143.5 feet of frontage on McGee Street and providing approximately 57 parking spaces. This parking is accessory to a five-storey office building located at 717 Portage Avenue.

Zoning Board Order Z 273/56 permitted the establishment of the parking lot located on McGee Street, north of the public lane. DCU S/84 and DAV S/84 permitted a northward expansion of this parking lot to include property known as 308 McGee Street.

The applicant is proposing to remove or demolish the existing dwelling at 310 McGee Street to expand the above referenced parking area. An additional 15 parking stalls are proposed.

The submitted plans of the proposed parking lot development indicate that a 5 foot grassed side yard and a 5 foot high lightproof fence would be provided along the north property line.

The block bounded by McGee Street, Huntleigh Street, Portage Avenue and St. Matthews Avenue is developed predominantly with commercial uses, the majority of which are non-conforming. There are, however, 16 dwellings, most of which are in good condition, in this block, and another 12 residences on the east side of McGee Street. Consequently, the majority of the McGee Street frontage is residential.

The Planning Department expressed concern that to permit the removal of the dwelling at 310 McGee Street to permit a parking lot would set a precedent for further expansion of commercial uses into the residential area thereby eroding the integrity and quality of the residential area.

It should also be noted that in 1984, the majority of land in this area was rezoned from an "R3" Multiple Family District to an "R2-T" Two Family Transitional District in order to protect the low density residential character of the area.

A Public Meeting was held before the City Centre-Fort Rouge Community Committee on April 16th, 1991.

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

The following persons appeared in support of the application.

Mr. Kenneth J. Galanchuk, 201 - 233 Portage Avenue, Winnipeg, R3B 2A7,
Mr. Jack McKeag, McKeag Realty Ltd., 400 - 717 Portage Avenue, Winnipeg, R3G 0M8,
Mr. David Glenn, Glencoe Ventures Ltd., 400 - 717 Portage Avenue, Winnipeg, R3G 0M8.

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 owner of the subject property has been a good corporate citizen and maintained a positive position in the City.

2. The development will assist in enhancing a project to bring taxpayers to the City.

3. The immediate neighbours who would be most affected are in support of the application.

4. The Conditional Use and Variance approvals in 1984 for 308 McGee Street impacted on the rights of the subject property as prior to the property being rezoned "R2-T", the parking area would have been permitted under the Conditional Use process.

5. At the time use of the property at 308 McGee Street was approved as a parking lot, it was contemplated that a similar application would be processed for 310 McGee Street.

6. The applicant has advised that a further expansion of the parking lot will not be requested.

7. The proposed development is contiguous to an existing parking lot and is surrounded by commercial uses on the front, rear and side.

8. The subject property is located in an area where there is an extreme parking problem and will relieve pressure on the streets.

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

I. That By-law No. 16502 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 214/91 attached hereto and dated May 10th, 1991, to a "C1" Limited Commercial 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 covering the subject lands and contiguous lands described as Lots 6-8 and part Lot 9, Plan 171, to provide for the following:

      1. That the use of the land be restricted to a parking lot in conjunction with an d accessory to the commercial building located on Lot 1 excluding the northerly 16.5 feet thereof and Lots 2-5, Plan 171.

      2. That final plans of the parking lot including fencing, signs and landscaping details be subject to the approval of the Commissioner of Planning and Community Services prior to the issuance of a development permit.

      3. That all access to the parking lot is to be from the public lane.

      4. That a lot grading plan for all lands covered by the agreement be prepared by a registered municipal engineer to the satisfaction of the Commissioner of Works and Operations and that the grading and drainage works identified by the plan be completed to the satisfaction of the Commissioner of Works and Operations prior to occupancy of the lands being rezoned.

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5. That a 10 per cent dedication be made by a payment of the 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 no development permits be issued until the existing sewer and water connections to all lands covered by the agreement be disconnected to the satisfaction of the Commissioner of Works and Operations.

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

IV. That 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.

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

VI. 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.

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

Moved by Councillor O'Shaughnessy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1015 for attachment.)

ZONING AGREEMENT
AMENDMENT - 200 Watson Street - Lord Selkirk-West Kildonan Community.
File No. DASZ 11/79 (ZAA 6/91)

1012 - 5. Your Committee on Planning and Community Services has been advised that an application has been received from Smordin Soronow Ludwig, 805-386 Broadway, to amend the Zoning Agreement affecting 200 Watson Street by adding to the list of uses a personal care home.

It is the opinion of the Planning Department that the proposed use of land (a three phase personal care home development) is appropriately sited, well designed and compatible with the neighbouring area. The location is in close proximity to existing regional medical facilities, commercial shopping areas and major transportation routes. There are also other facilities of a similar nature recently approved and concentrated in the immediate area. Under the current agreement, it is also noted that final detailed building, parking, landscaping plans, etc. have to be submitted to the Administration and the Community Committee prior to the issuance of building permits.

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

The following persons appeared in support of the application:-

Lyle Smordin, Smordin Soronow Ludwig, 805-386 Broadway, Winnipeg, R3C 3T5
Naty Yankech, 156 Belton Street, Winnipeg, R2R 2P8,
Praxedes Mendoza, 1386 Leila Avenue, Winnipeg, R2P 1J8.

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No one appeared in opposition thereto.

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

1. The proposed use of land (a three phase personal care home development) is appropriately sited, well designed and compatible with the neighbouring area.

2. The location is in close proximity to existing regional medical facilities, commercial shopping areas and major transportation routes.

3. There are other facilities of a similar nature recently approved and concentrated in the immediate area.

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

I. That Zoning Agreement DASZ 11/79 be amended as follows:-

A. That personal care home be added to the list of permitted uses.

II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DASZ 11/79 as approved in Recommendation I above.

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

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

Moved by Councillor O'Shaughnessy,
Adoption of the clause.

Pursuant to Section 5(1) of The Municipal Council Conflict of Interest Act, Councillor Lorenc advised he would refrain from entering the discussion and from voting on the clause because of a potential conflict due to his employment association (applicant client of his firm) and left the Chamber.

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

Councillor Lorenc here returned to the Chamber.

SUBDIVISION AND REZONING - East side of Dakota Street, south of Novavista Drive - St. Boniface-St. Vital Community.
File No. DASZ 1/91

1013 - 6. Your Committee on Planning and Community Services has been advised that an application has been received from D. Bruce MacLeod and Associates, 5th Floor - 287 Broadway, on behalf of the property owner, for approval of a plan of subdivision and related zoning change to The St. Vital Town Planning Scheme 1951, by rezoning the subject land from "A1" Agricultural District to an "RP-L" Planned Residential District, an "R3B-ONE" Planned Building Group District and an "R3B-TWO" Planned Building Group District in order to establish upwards of thirty-five (35) single-family building lots and approximately 120 dwelling units in two apartment buildings.

A subdivision of lands was approved under DASZ 58/86 (map one) to include one-family dwellings, public reserve and a church site. Subsequently, approval was given to the phasing of that subdivision to permit development of one-family dwellings on Lambeth Road and Marinus Place, without registration of Harlesden Drive or Greenford Avenue.

The application submitted under DASZ 1/91 proposes:

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(1) to replace one-family lots on the west side of Greenford Avenue with a 1.169 acre multiple-family dwelling site for 40 units, proposed to be zoned "R3B-ONE";

(2) to replace the northerly extension of Greenford Avenue with a 2.001 acre multiple-family dwelling site for 80 units, proposed to be zoned "R3B-TWO"; and

(3) to replace one leg of the bay north of Harlesden Drive with a cul-de-sac.

The applicant's proposal illustrated on Schedule "C" (map two) would create several problems, which would be eliminated if the configuration of development is as illustrated in Schedule "D" (map three) and if proposed multiple-family zoning is made subject to a number of conditions.

Firstly, the applicant's proposal eliminates a public walk approved between the extension of Greenford Avenue and Dakota Street, which walk may be appropriately relocated as illustrated on Schedule "D" to ensure convenient pedestrian access to the various public facilities on the west side of Dakota Street.

Secondly, the applicant's proposal would establish the easterly boundary of a multiple-family dwelling site at Greenford Avenue, and even if no vehicular access to Greenford Avenue is permitted, this juxtaposition of dwelling types on Greenford frontage would be detrimental to the character of the low-density neighbourhood. It is considered that one-family lots should be extended north on the westerly frontage of Greenford Avenue as illustrated on Schedule "D".

Thirdly, the southerly lot fronting on Dakota is not suitable for a three-storey apartment as proposed by the applicant. Existing one-family dwellings to the south of this site should be protected from development which is out of scale. This site would be reduced if one-family lots front on Greenford as illustrated on Schedule "D" and that reduced site may be deemed suitable for a townhouse development not exceeding two storeys in height.

The northerly lot fronting on Dakota is not suitable for an eight-storey apartment as proposed by the applicant, which is out of scale. This may be deemed suitable for an apartment development not exceeding three storeys in height, insofar as the site would abut a church and lots established after the approval of the multiple-family dwelling site.

Fourthly, the cul-de-sac north of Harlesden Drive is proposed by the applicant to contain 22 lots, which exceeds the number recommended by District No. 5 Operations. This cul-de-sac should be limited to 18 lots.

It was recommended that only limited multiple-family development be approved, as illustrated in Schedule "D" (map three). The applicant did not agree with suggested revisions.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on April 9th, 1991.

The following persons appeared in support of the applications:-

Mr. Bruce McLeod, D. Bruce McLeod & Associates Ltd., 287 Broadway, Winnipeg, R3C 0R9,
Mr. Alf Horn, 169 Crofton Bay, Winnipeg, R2M 2E6, (on behalf of Faith Lutheran Church and Meadowood United Church).

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

Mr. Gerald L. Chartier, 167 Goldthorpe Crescent, Winnipeg, R2M 3E7, (on behalf of the area residents),
Melanie & Don Down, 44 Marinus Place, Winnipeg, R2N 3V5, (on behalf of the area residents),
Mr. Jeff Jenkins, 56 Marinus Place, Winnipeg, R2N 3V5, (on behalf of the area residents),
Mr. & Mrs. A. Oleskiw, 163 Goldthorpe Crescent, Winnipeg, R2N 3E7, (on behalf of the area residents),
Mrs. Trish Moeller, 61 Harlesden Drive, Winnipeg, R2N 3V1, (on behalf of the area residents),
Mr. Darren & Mrs. Christine Adam, 129 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. A. Ammeter, 183 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. Brent & Mrs. Heather Anderson, 62 Lambeth Road, Winnipeg, R2N 3V5,
Mr. Lawrence & Mrs. Tina Arendt, 172 Goldthorpe Crescent, Winnipeg, R2N 3B6,
Mr. Al & Mrs. Cindy Babiuk, 12 Polydore Road, Winnipeg, R2N 3V2,
Mr. John Bagrie, 148 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. D. & Mrs. R. Banin, 88 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Mike & Mrs. Michelle Barnert, 89 Harlesden Drive, Winnipeg, R2N 3V1,
Mr. Warren & Mrs. Annette Barrow, 180 Goldthorpe Crescent, Winnipeg R2N 3B6,
Ms Cheryl Benson, 8 Polydore Road, Winnipeg, R2N 3V2,
Mr. Marcel & Mrs. Suzanne Berard, 52 Marinus Place, Winnipeg, R2N 3V5,
Mr. Douglas & Mrs. Norma Biebrick, 97 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Wilf & Ms Suzanne Braun, 195 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. Wayne Brown, 133 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Ron & Ms Charlene Caughy, 130 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. Stephen Christenson, 68 Marinus Place, Winnipeg, R2N 3V5,
Mr. Glen & Mrs. Sharon Demetrioff, 24 Marinus Place, Winnipeg, R2N 3V5,
Mr. George de Moissac, 102 Amersham Crescent, Winnipeg, R2N 3H5,
Mrs. Mildred Desmedt, 80 Harlesden Drive, Winnipeg, R2N 3V1,
Mr. Augustine Dias-Lalcaca, 184 Goldthorpe Crescent, Winnipeg, R2N 3B6,
Mr. Gordon & Mrs. Robin Doran, 75 Greenford Avenue, Winnipeg, R2N 3G9,
Ms L. Duffy, 184 Goldthorpe Crescent, Winnipeg, R2N 3B6,
Mr. Allan & Ms Lori Flood, 179 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Ms Pamela Flower, 203 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Ms Donna Friesen, 48 Marinus Place, Winnipeg, R2N 3V5,
Mr. Norman & Mrs. Martha Friesen, 80 Marinus Place, Winnipeg, R2N 3V5,
Mr. B. Stan Gajek, 73 Harlesden Drive, Winnipeg, R2N 3V1,
Ms Elizabeth Gandecki, 64 Marinus Place, Winnipeg, R2N 3V5,
Mr. Roger & Mrs. Lorraine Gatin, 124 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Bryan & Mrs. Marci Ginter, 188 Goldthorpe Crescent, Winnipeg, R2N 3B6,
Mr. Manfred & Mrs. Carmen Glor, 108 Marinus Place, Winnipeg, R2N 3V4,
Ms Pamela Gobeil, 102 Greenford Avenue, Winnipeg, R2N 3E7,
Mr. Todd Gorman, 93 Harlesden Drive, Winnipeg, R2N 3B2,
Mr. Ed & Mrs. Gertrude Greengrass, 123 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. Don Griffin, 34 Goldthorpe Crescent, Winnipeg, R2N 3E1,
Mr. Ron & Mrs. Judith Guay, 43 Lambeth Road, Winnipeg, R2N 3V3,

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Mrs. Karen Gunhouse, 115 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Mr. Richard Gunter, 203 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. G. G. Hayden, 31 Polydore Road, Winnipeg, R2N 3V4,
Ms Patty Hawkins, 122 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. Jim Head, 34 Greenford Avenue, Winnipeg, R2N 3G8,
Mr. Real Hince, 30 Greenford Avenue, Winnipeg, R2N 3G8,
Mr. George Hudon, 79 Greenford Avenue, Winnipeg, R2N 3G9,
Mr. Duval Jackson, 8 Marinus Place, Winnipeg, R2N 3V4,
Mr. & Mrs. Marc Jeanson, 78 Goldthorpe Crescent, Winnipeg, R2N 3E4,
Mrs. Sharon Jenkins, 56 Marinus Place, Winnipeg, R2N 3V5,
Mr. Gary & Mrs. Carol Kaminski, 72 Marinus Place, Winnipeg, R2N 3V5,
Johanna Kellett, 119 Thunder Bay, Winnipeg, R2M 4S1,
Mr. Andy & Ms Kathy Kent, 123 Goldthorpe Crescent, Winnipeg R2N 3E5,
Mr. Brian & Mrs. Mary Gail Kerr, 65 Harlesden Drive, Winnipeg, R2N 3V1,
Mr. Doug Klatt, 63 Lambeth Road, Winnipeg, R2N 3V5,
Mr. Andrew Kunz, 96 Marinus Place, Winnipeg, R2N 3V5,
Mr. Michael Kutz, 426 Novavista Drive, Winnipeg, R2N 3V8,
Mr. Brian Laing, 151 Goldthorpe Crescent, Winnipeg, R2N 3E6,
Ms Laurie Laszlo, 5-130 Regis Drive, Winnipeg, R2N 3K3,
Mr. Ron Lawson & Mrs. Rae Lawson, 30 Goldthorpe Crescent, Winnipeg, R2N 3E1,
Mr. Ken & Mrs. Susan Lee, 125 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Brian Lemon, 156 Harlesden Drive, Winnipeg, R2N 3V3,
Mr. Frank & Mrs. Carolyn J. Lengyel, 78 Amersham Crescent, Winnipeg, R2N 3H1,
Mr. & Mrs. G. Lintick, 138 Goldthorpe Crescent, Winnipeg, R2N 3E4,
Mr. Sheldon & Mrs. Donna Loeb, 84 Harlesden Crescent, Winnipeg, R2N 3V1,
Mr. Douglas & Mrs. Florence Loly, 135 Amersham Crescent, Winnipeg, R2N 3G7,
Mr. Mark MacKnight, 10 Greenford Avenue, Winnipeg, R2N 3G5,
Mr. & Mrs. Darryl Maeren, 84 Marinus Place, Winnipeg, R2N 3V5,
Mr. F. & Mrs. K. Martin, 85 Harlesden Drive, Winnipeg, R2N 3V1,
Mrs. Heather McKnight, 204 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. John Moski, 8 Polydore Road, Winnipeg, R2N 3V2,
Mr. Danny, Mrs. Kristina & Ms Brittany Moyce, 175 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. Len Murphy, 98 Greenford Avenue, Winnipeg, R2N 3E7,
Mr. Ernie Muth, 131 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Ms L. Nealin, 46 Hyatt Place, Winnipeg, R2N 1W2,
Mr. Brian Nelson, 131 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. Gale & Mrs. Theresa Neumann, 176 Goldthorpe Crescent, Winnipeg, R2N 3B6,
Mrs. Fran Nott, 35 Goldthorpe Crescent, Winnipeg, R2N 3E1,
Mr. Bill & Mrs. Rita Olafson, 100 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. A. O'Reilly, 27 Bramton Street, Winnipeg, R2M 4R1,
Mr. M. & Mrs. W. Peter, 115 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. Donald Petkau, 99 Greenford Avenue, Winnipeg, R2N 3E6,
Mrs. D. Pogue, 66 Hyatt Place, Winnipeg, R2N 1W2,
Mr. C. & Mrs. J. Racano, 171 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Mr. Randy & Mrs. Margaret Rasmussen, 83 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Mr. Malcolm & M. Ratcliffe, 99 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Mr. Brian Ratz, 20 Marinus Place, Winnipeg, R2N 3V4,
Mr. Robert & Lori Reeve, 4 Polydore Road, Winnipeg, R2N 3V2,
Mr. Blake Roberts, 39 Goldthorpe Crescent, Winnipeg, R2N 3E7,
Ms Christine Robson, 96 Harlesden Drive, Winnipeg, R2N 3V2,
Wendy Rothenburger, 107 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Mr. Jeff Roukema, 424 Novavista Drive, Winnipeg, R2N 3V8,
Mr. Brian Russell, 23 Polydore Road, Winnipeg, R2N 3V2,
Mr. Sudhir S. & Ms Suenita Sandhu, 50 Lambeth Road, Winnipeg, R2H 3R3,
Mr. W. Sapach, 42 Longford Avenue, Winnipeg, R2N 1T1,
Mr. Ken Singh, 35 Greenford Avenue, Winnipeg, R2N 3G9,
Mr. Kevin Smith, 48 Marinus Place, Winnipeg, R2N 3V5,

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Mrs. Emily Stafanyshyn, 60 Marinus Place, Winnipeg, R3N 3V5,
Mr. B. P. Stefura, 15 Hirt Crescent, Winnipeg, R2N 3J1,
Mr. David Stones, 124 Hawkins Crescent, Winnipeg, R2N 1P5,
Mr. Dan Szun, 109 Harlesden Drive, Winnipeg, R2N 3V2,
Mr. Chun Szutu, 11 Greenford Avenue, Winnipeg, R2N 3G6,
Mrs. Helen Tanner, 135 Goldthorpe Crescent, Winnipeg, R2N 3E5,
Mr. John & Mrs. Natalie Tarkpea, 51 Lambeth Road, Winnipeg, R2N 3V3,
Mr. Duane Tayfel, 46 Greenford Avenue, Winnipeg, R2N 3G8,
Mr. Jim Thomas, 22 Covent Road, Winnipeg, R2J 1V2,
Mr. & Mrs. Terry Thompson, 51 Amersham Crescent, Winnipeg, R2N 3H3,
Mr. John Thorpe, 46 Hyatt Place, Winnipeg, R2N 1W2,
Mr. Gregg Turik, 111 Goldthorpe Crescent, Winnipeg, R2N 2E5,
Mr. Norman & Mrs. Marie Vigier, 103 Greenford Avenue, Winnipeg, R2N 3E6,
Mr. Bruce Wareing, 64 Marinus Place, Winnipeg, R2N 3V5,
Mr. Scott & Mrs. Caroline Wiley, 46 Lambeth Road, Winnipeg, R2N 3V3,
Mr. John & Mrs. Judith Williamson, 98 Harlesden Drive, Winnipeg, R2N 3V1,
Mr. Alf & Ms Cheryl Weber, 208 Goldthorpe Crescent, Winnipeg, R2N 3B7,
Ms C. Wenger, 31 Polydore Road, Winnipeg, R2N 3V4,
Mr. Dean Zammit, 107 Goldthorpe Crescent, Winnipeg, R2N 3E5.

The St. Boniface-St. Vital Community Committee recommended that the proposed subdivision/rezoning application be not proceeded with for the following reason:-

"1. The approval of this application would have an injurious effect on the neighbourhood."

Neither the developer nor the area residents were prepared to accept a development compromise (Schedule "D").

Your Committee on Planning and Community Services concurs in the recommendation of the St. Boniface-St. Vital Community Committee and recommends that the plan of subdivision and rezoning change proposed under File No. DASZ 1/91 be not proceeded with.

Moved by Councillor O'Shaughnessy,
Adoption of the clause.

Carried.

(Note: See Minute No. 1016 for attachments.)

1014 – Map 1 referred to in Clause 2 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991.

SEE PAGES 1467-1470 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1015 – Schedule “A” referred to in Clause 4 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991.

SEE PAGE 1471 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT.

1016 – Map One referred to in Clause 6 of the Report of the Committee on Planning and Community Services, dated June 3rd, 1991.

SEE PAGES 1472-1474 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT.

COMMITTEE ON PLANNING AND SERVICES

MOTIONS

Moved by Councillor Kaufmann,
Seconded by Councillor Demare,

1017 - WHEREAS Southfield Street in South St. Vital is a street where property is zoned R1;

AND WHEREAS the City has issued a building permit for a convalescent group home;

BE IT HEREBY RESOLVED THAT the City of Winnipeg undertake a full public inquiry as to the process whereby this group home was approved without going to Community Committee and that the Planning Department be instructed to draft a new by-law to cover such land use in residential neighbourhoods, eg: RC1 - Residential Convalescent.

Referred to Committee on Planning and Community Services.

CONSIDERATION OF BY-LAWS

1018 - On motion of Councillor O'Shaughnessy, the rule was suspended and the following By-laws were each read a first, second and third time, the rule being suspended for third reading of each by-law, and were passed and ordered to be signed and sealed, namely:-

By-law No. 5716/91, 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. DASZ 2/90 (c/r DASSF 524/91).

By-law No. 5717/91, a By-law of the City of Winnipeg to approve a Plan of Subdivision and to amend The St. Boniface Town Planning Scheme 1957 for the enactment of a zoning change in the St. Boniface-St. Vital Community. File Nos. DASZ 15/90 and DAZ 263/90.

By-law No. 5718/91, a By-law of the City of Winnipeg to amend Zoning By-law No. 4450/86 for the enactment of a zoning change in the Lord Selkirk-West Kildonan Community. File No. DAZ 207/91 (c/r DASSF 508/91)