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 November 7th, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Douglas, the Report of the Committee on Planning and Community Services, dated November 7th, 1991, was considered clause by clause.

West Committee Room,
Council Building, Winnipeg.
November 7th, 1991.

His Worship the Mayor and Councillors:

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

Toboggan Slide at the Forks 1991 - 92 Winter Season - Cost Estimate and Safety Considerations.
Files E-5, PR-4.3 & FR-3 (PA 3).

191 - 1. On September 27th, 1991, following deliberation of the report dated September 12th, 1991 from the General Manager of Parks and Recreation, the Riverbank Management Committee passed the following motion:

"WHEREAS the Riverbank Management Committee, at its meeting held on June 20th, 1991, approved in principle the location of a giant toboggan slide at the Forks site;

AND WHEREAS the Committee, at its meeting held on September 27th, 1991 considered and approved the recommendations contained within a report dated September 12th, 1991 and submitted by the General Manager of Parks and Recreation;

AND WHEREAS it is apparent that the construction of such a giant toboggan slide would not be possible for the 1991 - 1992 Winter season for reasons stated within the aforementioned report;

THEREFORE BE IT RESOLVED that the Parks and Recreation Department, utilizing in-house resources, materials, and ingenuity, proceed to implement the proposal as presented, at minimal cost, without compromising the quality of experience of aesthetics, as presented by the concept plan; and report back to the Riverbank Management Committee with a definitive cost estimate by the next regularly scheduled meeting of the Committee;

AND BE IT FURTHER RESOLVED that the Parks and Recreation Department ensure that the highest existing toboggan slide under their jurisdiction be temporarily relocated to the subject Forks site;

AND BE IT ALSO FURTHER RESOLVED that the Parks and Recreation Department be directed to gather information on the safety aspect of toboggan slides and runs, vis-a-vis the number of accidents and the types of accidents and safety measures including staff required to offset any potential hazard areas; and that this information be included in the report that will be submitted back to the Riverbank Management Committee dealing with the definitive costs estimated for the erection of the temporary toboggan slide facility at the Forks site."

Subsequent to the meeting of the Riverbank Management Committee on September 27th, 1991, the following events have occurred.

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

On September 27th, 1991, the Forks Renewal Corporation passed a motion of concurrence to proceed with the City's proposal to establish a temporary toboggan facility at the Forks for the 1991 - 92 Winter season.

On September 30th, 1991, the Committee on Planning and Community Services concurred in the recommendations contained in the report of the General Manager of Parks and Recreation as well as the resolution set forth in the correspondence of the Riverbank Management Committee dated September 27th, 1991.

On October 27th, 1991, the Committee on Protection, Parks and Culture concurred in the first recommendation of the report of the General Manager of Parks and Recreation, dated September 12th, 1991; but, amended the second recommendation to include - "...the City determine whether it will participate with the Forks Corporation in the establishment of a permanent toboggan facility...".

Various meetings, and issuance of letters of correspondence, have occurred involving representatives of the Parks and Recreation Department, the Forks Renewal Corporation, Parks Canada, the Paddlewheel boat operation at the Forks, Le Festival du Voyageur Association, the City's Law Department, as well as the engineering consulting firm of Underwood McLellan Associates (1977) Limited; culminating in the following discussion.

A. Safety Considerations

Inasmuch as the Motion of the Riverbank Management Committee specifically referenced "Safety" as a concern; particular attention has been focused on this aspect. Several meetings, including on- site, have taken place with the Department's Safety Officer. It has been concluded that, due to the meandering nature of the run, a clear unobstructed line of vision from the top of the slide to the bottom of the run is not achievable, and such could result in accidents involving toboggan users. In the interests of safety, although increasing the cost of operating the facility for the ten (10) week period by $9,600.00, it is considered prudent to provide supervision during hours of operation (ie: 5:00 - 8:00 P.M., Monday thru Thursday; 5:00 - 10:00 P.M. Friday, and 10:00 A.M. - 10:00 P.M. Saturday and Sunday). During hours of no supervision, the top of the riverbank run would be appropriately barricaded to obstruct use. During hours of operation, a "Winter Sports Assistant" (consistent with supervision of skating rinks) would be posted mid- point down the riverbank run, as well as stationed at the slide start, to co-ordinate unobstructed run safety and "police" attempts to grab over-hanging branches and tree limbs. Supervision would be augmented with knowledge of first aid, first aid supplies, and two- way radio transmitters. A loud speaker P.A. system which would normally be utilized to broadcast background music, would suffice as well for emergency instructions as required.

Moreover, the Parks and Recreation Department has tentatively obtained the free services of a local Engineering Consultant firm, responsible for the construction of the Luge venue at the past Winter Olympics in Calgary, to assist in an informal advisory capacity during the construction of the riverbank run. Such advice should increase the degree of safety of the slopes, curves, and associated "banking" of the toboggan run.

The Parks and Recreation Department will, as well, work in close co- operation with the Harbour Master in the appropriate signage of the frozen river surface to ensure due public caution against potential unsafe ice conditions downstream of the toboggan slide run-off area onto the river.

Such supplementary cautions for safety are deemed warranted given the expressed concerns of the Riverbank Management Committee; however, it is similarly advised that there are no recorded incidents of accidents occurring in association with the "conventional" toboggan slides operated (unsupervised) by the Parks and Recreation Department. Such "conventional" toboggan runs nevertheless are premised upon unobstructed sight lines and straight, rather than meandering, runs. In view of the departure from the norm, as proposed for the Forks, in order to create a "special" tobogganing experience; the added precautionary measures for safety appear aptly warranted.

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

B. Construction and Operations Cost Estimate

The cost estimate, as hereinafter presented, has been prepared based upon the current status of negotiations/discussions with the various potential parties to become involved with the development and operation of the temporary toboggan facility; but does not, at this point, include any provision for:

- Funding as may be requested by Le Festival Du Voyageur Association in conjunction with the establishment of an alternate access route to the frozen river surface for equipment associated with the maintenance of the River Trail/Sentier d'Hiver. (Reference 2nd paragraph of attached letter dated October 24th, 1991 to Mr. G. Tessier of Le Festival du Voyageur Association).

- Additional funding as may be required for adequate insurance coverage of the City due to the nature of the proposed toboggan facility. (Reference 2nd paragraph of attached memorandum dated October 17th, 1991 to the City's Law Department). In recent conversation with the Solicitor, the Department was advised to directly contact the City's Insurance and Claims Branch to determine any need for additional liability coverage.

Through discussions with Parks Canada regarding the use of their existing washroom facility at the Forks in conjunction with the proposed toboggan facility; it was determined that such estimated costs would be prohibitive (additional $5,000.00 to $10,000.00 required for the ten (10) week period).

However, discussions are currently taking place (through Fork Renewal Corporation representatives) with the Owners of the Paddlewheel Boat operation, temporarily located at the subject site. The Owners are particularly enthusiastic to utilize their existing building structure in order to provide washrooms, warm-up facilities, as well as operate a food concession during peak periods of the toboggan slide operation. Such an offer, however, is conditional upon agreement by the City (Commissioner of Works and Operations) for an extension of their existing temporary occupancy permit of the building facility from January 1992 (current term) to that of the end of February, as well as an extension of the term deadline to the end of February 1992 for relocation of the Paddlewheel Boat Operation. While such would service the needs of the toboggan facility (including telephone service for emergency requirements) during prime periods of operation; nevertheless there would still be a requirement for temporary washrooms and warm-up facilities during non-peak hours of toboggan operation (week days), as reflected by items No. 8 and 10 of the following estimate (total of $3,300.00).

The toboggan slide structure, as being provided by the Parks and Recreation Department (item No. 1) for the temporary facility, is not the highest slide structure currently in existence with the Parks and Recreation system. The highest conventional slide structure (ie: 14 foot height) exists in Crescent Drive Park; however the relocation of this slide to the Forks for the coming winter would result in the elimination altogether of tobogganing from Crescent Drive Park, currently a very popular and well-used Winter facility. It is proposed that one of the two existing 10 foot high toboggan structures existing in Kildonan Park could be relocated, at less cost, to the Forks without significantly impacting upon the activity of tobogganing in that park. In consideration of the elevational drop provided by an existing berm at the Forks site, the riverbank, and the winter drawdown of the river surface; the four foot variation in height of the toboggan structure itself, will have inconsequential effect upon the provision of a major tobogganing experience.

		Approx. Costs
Item 1	10 Foot high toboggan structure (Kildonan Park)	No Cost
Item 2	Relocation of toboggan structure and construction of chute and runway	$ 5,000.00

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

Item 3	Winter slide maintenance/dismantling	$ 3,000.00	
Item 4	Relocation of Forks existing Children's toboggan slide and construction of chute and runway	No Cost	
Item 5	Winter slide maintenance/dismantling of Children's toboggan slide	No Cost	
Item 6	On site supervision - two (2) Staff, approximately forty-four (44) hours/week or ten (10) week period	$ 8,800.00	
Item 7	Safety supplies, first aid, two-way radios, P.A. system	$ 800.00	
Item 8	Warm-up facility; trailer with heaters	$ 550.00	
Item 9	Electrical hook-ups and festive lighting	$ 3,000.00	
Item 10	Temporary washrooms (Port-a-toilets)	$ 800.00	
Item 11	Signage for Slides/Warning Signs	$ 500.00	
Item 12	Spruce trees set in snow	$ 800.00	
Item 13	Water Service	$ 1,000.00	
Item 14	Snow-clearing - four (4) clearings with no hauling (January/late February)	$ 2,000.00	
Item 15	Miscellaneous extras	$ 750.00	
	TOTAL COST ESTIMATE		$27,000.00

In conclusion, the variation in cost estimate from that provided in the earlier report dated September 12th, 1991 ($25,000.00 - $29,000.00) is largely reflective of the additional provision of $9,600.00 for public safety consideration (Items 6 and 7). Such an added cost, moreover, has been offset by a $10,000.00 to $12,000.00 reduction in cost for the provision of a toboggan slide structure.

On October 31st, 1991, the Riverbank Management Committee concurred in the recommendations outlined in the report from the General Manager of Parks and Recreation dated September 12th, 1991 with respect to Toboggan Slide at the Forks - 1991 - 92 Winter Season and authorized that the $27,000.00 additional funds required for the toboggan slide at the Forks site be charged to the Rivers and Streams Account No. 01-229804-001008, on the basis of the said project being classified as a research project; and that these additional funds be provided to the Parks and Recreation Department for the purposes of constructing and operating the temporary toboggan slide for a tentative 10 week period; mid-December to late February.

The recommendations contained in said report were amended to reflect the above authorization.

Your Committee on Planning and Community Services recommends:-

1. That the Parks and Recreation Department be authorized to proceed to final design details and the construction of a temporary toboggan facility at the Forks, in readiness for a public opening in mid-December.

2. That the City Solicitor be requested to prepare the necessary Agreements between the City and the Forks Renewal Corporation, and the City and Parks Canada.

3. That the $27,000.00 additional funds required for the toboggan slide at the Forks site be charged to the Rivers and Streams Account No. 01-229804-001008, on the basis of the said project being classified as a research project; and that these additional funds be provided to the Parks and Recreation Department for the purposes of constructing and operating the temporary toboggan slide for a tentative 10 week period; mid-December to late February.

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

4. That the Parks and Recreation Department survey the public use and attitudes towards tobogganing at the Forks, and report the results of same back to the Riverbank Management Committee by the Spring of 1992.

5. That the Riverbank Management Committee, in concert with the Committee on Protection, Parks and Culture and the Committee on Planning and Community Services, following receipt of the aforementioned survey information and associated recommendations, make a decision whether or not to pursue the development of a permanent major toboggan facility at the Forks.

6. That the Proper Officers of the City do all things necessary to implement the intent of the foregoing.

Moved by Councillor Douglas,
Adoption of the clause.

In amendment,

Moved by Councillor Mitchelson,
Seconded by Councillor Fraser,
THAT the clause be amended by adding the following recommendation after Recommendation 5., namely:-

"6. That the staffing requirements to operate the toboggan slide be met within the existing staff establishment of the Parks and Recreation Department.";

AND THAT the existing Recommendation 6. be renumbered as Recommendation 7.

Carried.

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

Withholding of Building Permit for construction of parking lot at 472, 480, 482 & 484 McDermot Avenue, City Centre-Fort Rouge Community.
File EB-1.4.

192 - 2. Your Committee on Planning and Community Services has been advised that an application for the construction of a parking lot at 472, 480, 482 & 484 McDermot Avenue, has been received from Hilderman, Witty, Crosby & Hanna to permit the establishment of two parking areas on the south side of McDermot Avenue, east of Isabel Street accessory to the Canadian Tire Store at 45 Isabel Street.

The proposal will necessitate the removal of four residential buildings. The three properties described as 480, 482 & 484 McDermot Avenue (the lots closest to Isabel Street) are zoned "C2" Commercial Districts and the property described as 472 McDermot Avenue is zoned "M1" Industrial District. There are two remaining dwellings, also zoned "M1", on this block, one to either side of 472 McDermot Avenue.

On May 28th, 1991, the City Centre-Fort Rouge Community Committee recommended the following:-

"That all applications for building permits for new construction or substantial commercial/industrial/multiple family additions in the area bounded by Notre Dame and Logan Avenues, Isabel and Princess Streets be referred to the Committee on Planning and Community Services for consideration of implementation of a 60-day permit freeze."

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

On September 3rd, 1991, the City Centre-Fort Rouge Community Committee requested the Commissioner of Planning and Community Services to initiate a rezoning of lands in the area bounded by William and Notre Dame Avenues, Isabel and Ellen Streets, to reflect existing land use and protect existing housing. A rezoning has been advertised for public hearing before the City Centre-Fort Rouge Community Committee on November 26th, 1991, and it is proposed that consideration be given to three options with respect to these lands:

A. rezone the "M1" lands in this block to a "C2" Commercial District. Under this option, the entire block bounded by Isabel and Harriet Streets, McDermot and Notre Dame Avenues would be zoned "C2";

B. rezone all the residential properties fronting McDermot Avenue from "C2" & "M1" to "R2-T" Two-Family Transitional District. This would preclude further northward expansion of commercial uses in this block;

C. rezone the three residential properties 470, 472 & 476 McDermot Avenue from "M1" to "R2-T". This would allow expansion of commercial uses in this block along the Isabel Street frontage but would protect the residential character to the east.

The present zoning in this area has been in place since the inception of Zoning By-law No. 16502 in 1951. Canadian Tire has acted in accordance with these regulations, by applying for a permit to permit the construction of a parking area on the lands, expecting the rights accruing from the zoning regulations to be honoured.

However, it is felt that the decision with respect to the issuance of a permit should be deferred until after the public hearing respecting zoning rationalization in this area.

Your Committee on Planning and Community Services has therefore authorized, pursuant to Section 600(1) of The City of Winnipeg Act and authority delegated to it by Council, that the permit application for the construction of a parking lot at 472, 480, 482 & 484 McDermot Avenue, be withheld for 60 days effective from October 10th, 1991, the date of the permit application.

Your Committee on Planning and Community Services recommends:

I. That pursuant to Section 600(2) of The City of Winnipeg Act, Council authorize that the permit application for the construction of a parking lot at 472, 480, 482 & 484 McDermot Avenue, be further withheld for 90 days, effective December 10th, 1991 and expiring on March 9th, 1992.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Environmental Impact Assessment -
Pines Project. Files EP-1.1 (PW 1/81),
GG-2, DAZ 208/89 & DAV 297/89.

193 - 3. Council on May 8th, 1991 recommended that the Minister of Urban Affairs be requested to initiate an environmental impact assessment of the Pines Project.

In this regard, your Committee on Planning and Community Services has received a communication from the Minister of Environment, dated October 15th, 1991, with respect the environmental impact assessment of the Pines Project.

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

The Minister advised that the Environment Act of 1988 was written with the express purpose of allowing municipal jurisdictions to keep the decision making authority that they require to undertake appropriate city planning. The Environment Act would be invoked only when a municipal decision could have impact beyond the municipality, or in the other very unusual circumstances.

The Minister further advised that the Pines Project is clearly not a Class 1, 2 or 3 development as defined in the regulations, and there is presently no authority in the Act to require an environmental assessment for the project.

Your Committee on Planning and Community Services submits the foregoing for the information of Council.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

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

REZONING - 191 Sutherland Avenue,
Lord Selkirk-West Kildonan Community.
File No. DAZ 229/91.

194 - 4. Your Committee on Planning and Community Services has been advised that an application has been received from G. T. Rowswell Realty, 1107 - 220 Portage Avenue, Winnipeg, to amend By-law No. 4450/86 by rezoning the land at 191 Sutherland Avenue from a "CZ" Commercial Zoning District to a "CF" Commercial Fabrication District to allow for the establishment of a storage and warehouse building.

In May 1991, Mr. George Harms applied for a variance under By-law 4450/86 to permit the expansion of a non-conforming industrial use into an adjoining building on an abutting lot.

The current operation, which has been in place for some time, is a machine shop and is located at the north-east corner of Main Street and Sutherland Avenue. Under By-law 4450/86, the land in question is zoned "CZ" Commercial District and is categorized as an "Older Residential Neighbourhood" under Plan Winnipeg.

The proposed redevelopment/expansion was not confined to what was, in the view of the Planning Department, a marginal upgrading of the existing facilities on the existing site. The proposed expansion is to encompass at least 3,000 square feet of additional floor space in two adjoining buildings. The Administration was of the view that, in order to remain consistent with the way in which they had processed similar applications, the subject application should be dealt with as a rezoning. The Committee on Planning and Community Services concurred on June 3rd, 1991, with the position of the Administration.

The expansion work being carried out in the adjoining building, while not permitted in the "CZ" Commercial Zoning District, does fall into the Commercial Fabrication Zoning category and, therefore, can be proceeded with. Commercial fabrication districts are intended to provide a transitional zone between an industrial area and a commercial or residential area.

The Zoning Branch determined that the use of the new floor space was not of a heavier industrial nature; therefore a Plan Winnipeg Amendment was not required prior to the rezoning.

The Planning Department supports the expansion and the required rezoning. The owners of the existing business have been operating at the location for years and clearly need the extra storage space to survive. Given the location, it is the Planning Department's view that the expansion will not adversely affect the surrounding area or be counter productive to the objectives of Plan Winnipeg.

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

A Public Meeting was held before the Lord Selkirk-West Kildonan Community Committee on September 3rd, 1991.

The following persons appeared in support of the application:

Graeme T. Rowswell, G. T. Rowswell Realty, 1107 - 220 Portage Avenue, Winnipeg, R3L 0A5,
George Harms, 187 Sutherland Avenue, Winnipeg, R2W 3E6,
Ron Mayer, 187 Sutherland Avenue, Winnipeg, R2W 3E6.

No one appeared in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee recommended approval of the rezoning of the property for the following reasons:

1. The owners of the existing business have been operating at the location for years and clearly need the extra storage space to survive.

2. Given the location, the expansion will not adversely affect the surrounding area or be counter productive to the objectives of Plan Winnipeg.

Your Committee on Planning and Community Services concurs in the recommendations of the Lord Selkirk-West Kildonan Community 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 229/91 attached hereto and dated October 18th, 1991 to a "CF" Commercial Fabrication District subject to the following:

   A. That the applicant enter into a Zoning Agreement (Development Agreement) with the City pursuant to Section 591(1) of The City of Winnipeg Act to provide for the following:

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

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

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

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 196 for attachment.)

REZONING - 292 rue Des Meurons,
East side between Marion and Horace
Streets. St. Boniface-St. Vital Community.File DAZ 230/91.

195 - 5. Your Committee on Planning and Community services has been advised that an application has been received from Claude Lemoine Enterprises Incorporated,

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

366 Marion Street, Winnipeg, to amend The St. Boniface Town Planning Scheme 1957 by rezoning the land at 292 rue Des Meurons from an "R2" Two-Family District to a "C2" Commercial District to allow for the establishment of an accessory parking area.

The land to the north is zoned commercial "C2", to the east is commercial land zoned "C2" and R2", commercial and residential lands lie to the west, zoned "C2", "C1" and "R2", and to the south is low-density housing, zoned "R2".

The existing DeGagne Motors is located partially in a "C2" District and partially in an "R2" District. The existing site should be rezoned to "C2" in order to reflect the existing use, especially if future use variances will be prohibited by statute.

The expansion of use, by replacing the one-family dwelling at 292 rue Des Meurons, is entirely consistent with adjacent development, as long as remaining dwellings to the south are shielded from the effects of commercial development. It is proposed that the dwelling which would now abut commercial development would be screened by a 6 foot lightproof fence, and that a 20 foot x 20 foot landscaped yard be provided adjacent to the residential front yard.

A Development Agreement is not required, but the Administrative Co-ordinating Group has recommended certain conditions:

Firstly, that there be no new access points to the site (and particularly, no new access to or from the public lane to the east, which lane serves housing and intersects with Horace Street);

Secondly, that run-off from the site be restricted to the pre- developmental level, and that a grading/drainage plan for the entire site be approved to that end, including any required land drainage facilities such as catch-basins.

A Zoning Agreement is recommended to apply to the entire site as expanded, to include plan approval by the St. Boniface-St. Vital Community Committee. This will ensure that fencing and landscaping are appropriate to protecting the remaining dwellings to the south, as well as providing approval of the above-noted matters. In addition, a two-storey height limit is recommended to protect adjacent housing. Restrictions on use and hours of operation are not recommended, but may be required by Council as conditions of approval.

A Public Meeting was held before the St. Boniface-St. Vital Community Committee on July 30th, 1991.

Mr. Claude Lemoine, 366 Marion Street, Winnipeg, R2H 0V5, appeared in support of the application.

No one appeared in opposition thereto.

The St. Boniface-St.Vital Community Committee recommended approval of the zoning of the property under File DAZ 230/91, for the following reasons:

1. The rezoning is compatible with other uses in the area.

2. The land is located on a strip of land which is commercial on the north, south, east and west sides.

3. Approval of this application will not have a detrimental effect on the area in view of the condition recommended by the District Planner and approval of this Committee.

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

I. That The St. Boniface Town Planning Scheme 1957 be amended by rezoning the subject land as shown on Schedule "A" for File No. DAZ 230/91 attached hereto and dated October 17th, 1991 to a "C2" Commercial District subject to the following:

Report of the Committee on Planning and Community Services, dated November l7th, 1991.

A. That the applicant enter into a Zoning Agreement (Development Agreement) with the City pursuant to Section 591(1) of The City of Winnipeg Act to apply to the subject site and to abutting lands described as Lots 1, 2 and 3, Block 2, Plan 1930, Winnipeg Land Titles Office to provide for the following:

(1) That no building or structure, parking area, fencing, landscaping or sign be erected or located on the land and that no additions be made to the existing buildings on the land except in accordance with plans approved by the St. Boniface-St. Vital Community Committee and the Commissioner of Planning and Community Services;

(2) That no building on the land exceed two storeys in height, and that no structure on the land exceed 25 feet/7.5 metres in height;

(3) That no vehicular approach for ingress to or egress from the land be established;

(4) That the grading and drainage of the land be carried out in accordance with plans approved by the Commissioner of Works and Operations prior to the issuance of a Development Permit, including provision by the applicant of such facilities as are necessary to restrict run-off from the land to existing levels. All construction pursuant to said plans to be completed in accordance with a time schedule as approved by said Commissioner;

(5) That a 10 percent dedication be made by payment of a sum of money to the City in lieu of the requirements for land for open space, park and recreational use based on the increase in market value of the land.

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

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

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

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

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

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

(Note: See Minute No. 197 for attachment.)

196 - Schedule “A” dated October 18th, 1991, referred to in Clause 4 of the Report of the Committee on Planning and Community Services, dated November 7th, 1991.

SEE PAGE 166 FOR OFFICIAL SET OF MINUTES FOR ATTACHMENT.

197 - Schedule “A” dated October 18th, 1991, referred to in Clause 5 of the Report of the Committee on Planning and Community Services, dated November 7th, 1991.

SEE PAGE 167 FOROFFICIAL SET OF MINUTES FOR ATTACHMENT.

CONSIDERATION OF REPORT OF THE

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

The Executive Policy Committee has had before it the Report of the Committee on Planning and Community Services, dated November 12th, 1991, has concurred in the recommendations contained therein and submits same to Council for approval and adoption.

On motion of Councillor Douglas, the Report of the Committee on Planning and Community Services, dated November 12th, 1991, was considered clause by clause.

Mayor's Dining Room,
Administration Building, Winnipeg.
November 12th, 1991.

His Worship the Mayor and Councillors:

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

Appointment of Council representatives and alternates to the Riverbank Management Committee.
Files E-5.1 and GC-7.

198 - 1. Clause 1 of the Report of the Committee on Planning and Community Services dated February 15th, 1988, as adopted by Council on March 23rd, 1988 and By-law No. 4444/86 as amended by By-laws No. 4938/88 and 5448/90, established the Riverbank Management Committee.

Council on November 6th, 1991, referred to all Standing Committees the matter of the appointment of representatives and alternates from each Standing Committee to the Riverbank Management Committee.

The Committees on Planning and Community Services and Finance and Administration, nominated the following Councillors for appointment as their representatives on the Riverbank Management Committee, namely:-

Committee	Representative
Committee on Planning and Community Services (2)	Councillor Fleisher Councillor Golden
Committee on Finance and Administration	Councillor Demare

It is therefore recommended that the following Councillors be appointed to the Riverbank Management Committee, namely:-

Committee	Representative	Alternate Member
Planning and Community Services (2)	Councillor Fleisher Councillor Golden	(no nomination received)
Protection Parks and Culture	(no nomination received)	(no nomination received)
Works and Operations	(no nomination received)	(no nomination received)
Finance and Administration	Councillor Demare	(no nomination received)

effective from the date of Council's approval and that said Councillors hold office until their successors have been appointed, pursuant to Section 62.1 of the Procedure By-law No. 5400/90.

Report of the Committee on Planning and Community Services, dated November 12th, 1991.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Appointments to Heritage Winnipeg Corporation, Files G-3 and GC-7.

199 - 2. Section 2:01 of the By-laws of the Heritage Winnipeg Corporation established the Corporation to promote the establishment of Heritage conservation areas in the Province of Manitoba with particular focus on the City of Winnipeg through the encouragement, support, and protection of building restoration, revitalization and preservation.

Council on November 6th, 1991, referred to your Committee on Planning and Community Services the matter of appointment of two members of Council to the Heritage Winnipeg Corporation, comprised of the following:

One (1) Council representative from the Committee on Planning and Community Services;

One (1) Councillor-at-large representative.

Council on November 6th, 1991 appointed Councillor Murray as the representative from the City Centre-Fort Rouge Community Committee to the Heritage Winnipeg Corporation.

Your Committee on Planning and Community Services recommends that the following Councillors be appointed for a one-year term to the Heritage Winnipeg Corporation, namely:-

Nominee	Representing
Councillor Boychuk	Committee on Planning and Community Services
Councillor Golden	Councillor-at-large.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Appointments to the Historical Buildings Committee. Files G-3.1 and GC-7.

200 - 3. By-law No. 1474/77, as amended, established the Historical Buildings Committee to operate as an Advisory Committee for the conservation and preservation of buildings of an architectural and historic interest in the City of Winnipeg.

Council on November 6th, 1991, referred to your Committee on Planning and Community Services the matter of the following appointments of Council representatives to the Historical Buildings Committee, namely:

One (1) Council representative from the Committee on Planning and Community Services;

One (1) Councillor-at-large representative, and; One (1) member of Council to act as an alternate in the absence of either of the two Council appointees.

Your Committee on Planning and Community Services recommends that the following Councillors be appointed to the Historical Buildings Committee:

Report of the Committee on Planning and Community Services, dated November 12th, 1991.

Councillor	Representative
Councillor Kaufmann	Committee on Planning and Community Services
Councillor Murray	Councillor-at-large
Councillor Hyman	Alternate Member to act in the absence of either of the two Council Appointees

effective on the date of Council's approval, and that said Councillors hold office until their successors have been appointed, pursuant to Section 62.1 of the Procedure By-law.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

Appointment to The Winnipeg Public Library Board. Files L-11 & GC-7.

201 - 4. By-law No. 4334/86, as amended, established a Library Board for the City to be known as "The Winnipeg Public Library Board" with certain duties. Section 4, Subsection (1)(d) provides that the Library Board shall consist of one (1) Council Member from the City-at-large; and one (1) Councillor from the Committee on Planning and Community Services, to be appointed for one (1) year at the organizational meeting of Council.

Council on November 6th, 1991, referred to the Committee on Planning and Community Services the matter of recommending the appointment of a representative from the Committee on Planning and Community Services to the Library Board.

Council on November 6th, 1991 appointed Councillor Thomas as the Council Member from the City-at-large.

Your Committee on Planning and Community Services recommends that Councillor Hyman be appointed as the representative from the Committee on Planning and Community Services to The Winnipeg Public Library Board.

Moved by Councillor Douglas,
Adoption of the clause.

Carried.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

MOTIONS

Moved by Councillor Lazarenko,
Seconded by Councillor Kaufmann,
202 - WHEREAS the City of Winnipeg does not have, at present, a clear and comprehensive policy on zoning referred to as "Granny Flats";

AND WHEREAS other countries do encourage such uses, such as Australia;

AND WHEREAS such a zoning would be a family "Granny Flats" only;

THEREFORE BE IT RESOLVED that Council instruct the administration to report back to Council within 60 days to put into place a clear and comprehensive policy on zoning referring to "Granny Flats", in a one family 'R1' or 'R2' zoning.

Referred to the Committee on Planning and Community Services.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

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

By-law No. 5806/91, 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 273/89

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By-law No. 5807/91, a By-law of the City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 4450/86 for the enactment of a zoning change in the Lord Selkirk-West Kildonan Community. File No. DASZ 19/90.

By-law No. 5808/91, 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 229/91

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By-law No. 5809/91, a By-law of the City of Winnipeg to change the names of certain highways in the City of Winnipeg. File No. SC-3.14(24).