REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED MARCH 5, 2002

On motion of Councillor Vandal, the Report of the Standing Policy Committee on Property and Development, dated March 5, 2002, was considered clause by clause.

Moved by Councillor Vandal,
That the Consent Agenda, Clauses 1,2,3,4,5,6,7,8,9,10,11,12 and 13, be adopted.

Carried.

Proposed Amendment to the Buildings Conservation List, Schedule A to the Historical Buildings By-law No. 1474/77 File G-3.1 (Vol. 7)

313 - 1. The Standing Policy Committee on Property and Development has been advised that the owners of the former Ashdown Store building have requested a change of address from 476 Main Street to 211 Bannatyne Avenue, as a new main entrance was approved by the City to the newly renovated building.

On May 23, 2001, Council listed the J.H. Ashdown Store building at 476 Main Street as a Grade III building, with the interior element of the tin ceiling to be maintained as much as practicable.

In February 2002, the Historical Buildings Committee recommended that the Buildings Conservation List be amended to reflect the address change requested by the owners of the former Ashdown Store building.

If a structure is listed on the Buildings Conservation List (Schedule A to the Historical Buildings By-law No. 1474/77) by a resolution of Council, then a resolution of Council is required to make an address change to that building.

The Standing Policy Committee on Property and Development recommends:

I. That the Buildings Conservation List, Schedule A to the Historical Buildings By-law, be amended by changing the address of the former Ashdown Store building from 476 Main Street to 211 Bannatyne Avenue.

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

Adopted by consent.

Proposed Opening and Closing of parts of Fultz Boulevard File DAOC 4/2001 [c/r DAS 30/88]

314 - 2. The Standing Policy Committee on Property and Development has been advised that Sun-X Properties Ltd. has applied to close the portion of Fultz Boulevard shown as “proposed closing” on Misc. Plan No. 11375. The closing, if approved, would necessitate the dedication of land for a turnaround area at the terminus of the north/south leg of Fultz Boulevard, shown as “proposed opening” on Misc. Plan No. 11375.

Fultz Boulevard was created in 1990 by Development Agreement DAS 30/88, an application to subdivide and rezone the adjacent lands. The north/south portion of the street has been paved; the east/west portion of the street has not. There are underground services in the east/west portion of the street.

The Development Agreement prepared under File DAS 30/88 contains a clause stating that no building permit would be issued for Lot 2, Block 1, Plan No. 26133 until the Developer had undertaken the installation of the roadway and the balance of the services in the east/west portion of the street and provided a second access either through the property to the east to Waverley Street or north to Henlow Bay.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

On June 20, 2001, Council adopted the recommendation of its Standing Policy Committee on Property and Development and approved an amendment to Development Agreement AG 44/79 to allow Sun-X Properties Ltd., the owner of Lot 2, Block 1, Plan No. 26133, to obtain a building permit to construct on the site without constructing the east/west portion of Fultz Boulevard adjacent to the property.

Council's approval of the amendment was subject to Sun-X Properties Ltd. constructing a larger temporary asphalt turnaround at the south end of the street, installing any additional hydrants on the site as required by the Fire Paramedic Service, and posting security in the full amount of the estimated cost of constructing the surface improvements in Fultz Boulevard and a secondary egress north to Henlow Bay.

The Administrative Coordinating Group considered the closing application on January 9, 2002, and recommended that the proposed closing of Fultz Boulevard not be supported at this time. If Waverley Holdings' property to the east of the east terminus of Fultz Boulevard is developed in accordance with the plan approved by Council on August 9, 1995, the subject portion of Fultz Boulevard would serve as an access to Waverley Holdings' land. If Waverley Holdings' land is developed without a street from Waverley Street connecting to the subject portion of Fultz Boulevard then the subject portion of Fultz Boulevard could be closed and a requirement for a roadway across Goodyear Tire's land to Henlow Bay could be deleted.

The property holdings and the location of the requirement for a roadway across Goodyear Tire's land to Henlow Bay referred to in the Administrative Coordinating Group Report recommendation are illustrated on Misc. Plan No. 11375/1.

Sun-X Properties Ltd. has not applied to close Fultz Boulevard because it wishes to acquire the property. Sun-X Properties Ltd. is seeking the release of its obligations to construct the east/west leg of Fultz Boulevard and the secondary access from Henlow Bay, when and if these streets are required. As noted in the recommendation of the Administrative Coordinating Group, the ultimate disposition of Fultz Boulevard and the secondary access are contingent of the future development of the Waverley Holdings property to the east. Until Waverley Holdings develops this land and the configuration of the streets, if any, in this development is known, the Administrative Coordinating Group cannot support the proposed closing.

The Transportation Division of the Public Works Department advised that:

1. The closing would leave the north/south portion of Fultz Boulevard as a long cul-de-sac, over a railway line, which can be blocked periodically thereby preventing access to the abutting properties.

2. The closing does not take into account the development potential and need for access to the Waverley Holdings property to the east.

3. The Transportation Division's approval of the amendment to the Development Agreement allowing Sun-X Properties Ltd. to obtain a building permit to construct on the site without constructing the east/west portion of Fultz Boulevard and the secondary access from Henlow Bay was given with the understanding that the Developer would be responsible for these improvements in the future.

Sun-X Properties Ltd. offered to create a parcel of land for a turnaround area at the east terminus of Fultz Boulevard. Title to the land required for the turnaround would remain in the applicant's possession until it was required to be dedicated as street (i.e. when and if a street in the Waverley Holdings property connecting to it was created). The Transportation Division, Public Works Department, has stated that this turnaround would only benefit Sun-X Properties Ltd. by creating a second point of access to its property. The offer is of no benefit to the City or the adjacent property owner, and the Transportation Division, Public Works Department, recommended that the offer be rejected.

The Water and Waste Department was also opposed to the closing. The Department maintains a watermain, land drainage sewer and wastewater sewer in this right-of-way.

The Geomatics Branch of the Planning, Property and Development Department advised that this street should only be closed if Sun-X Properties Ltd. commits to its purchase.

The Planning, Property and Development Department recommended that the Assiniboia Community Committee not approve the proposed opening and closing.

On February 19, 2002, the Assiniboia Community Committee considered report dated January 18, 2002, from the Real Property Officer, Planning, Property and Development Department, which recommended that the proposed opening and closing not be approved. The Community Committee did not concur with the administrative recommendations and recommended approval of the opening and closing with conditions (as set out below).

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

The Standing Policy Committee on Property and Development recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the opening and closing in accordance with Misc. Plan No. 11375 (Attachment "A"), subject to the following conditions:

A. That the applicant be required to purchase the closed street.

B. That the purchase of the street be subject to the provision of easements for the Water and Waste Department's plant, including a future watermain loop, and to any other utility easement requirements.

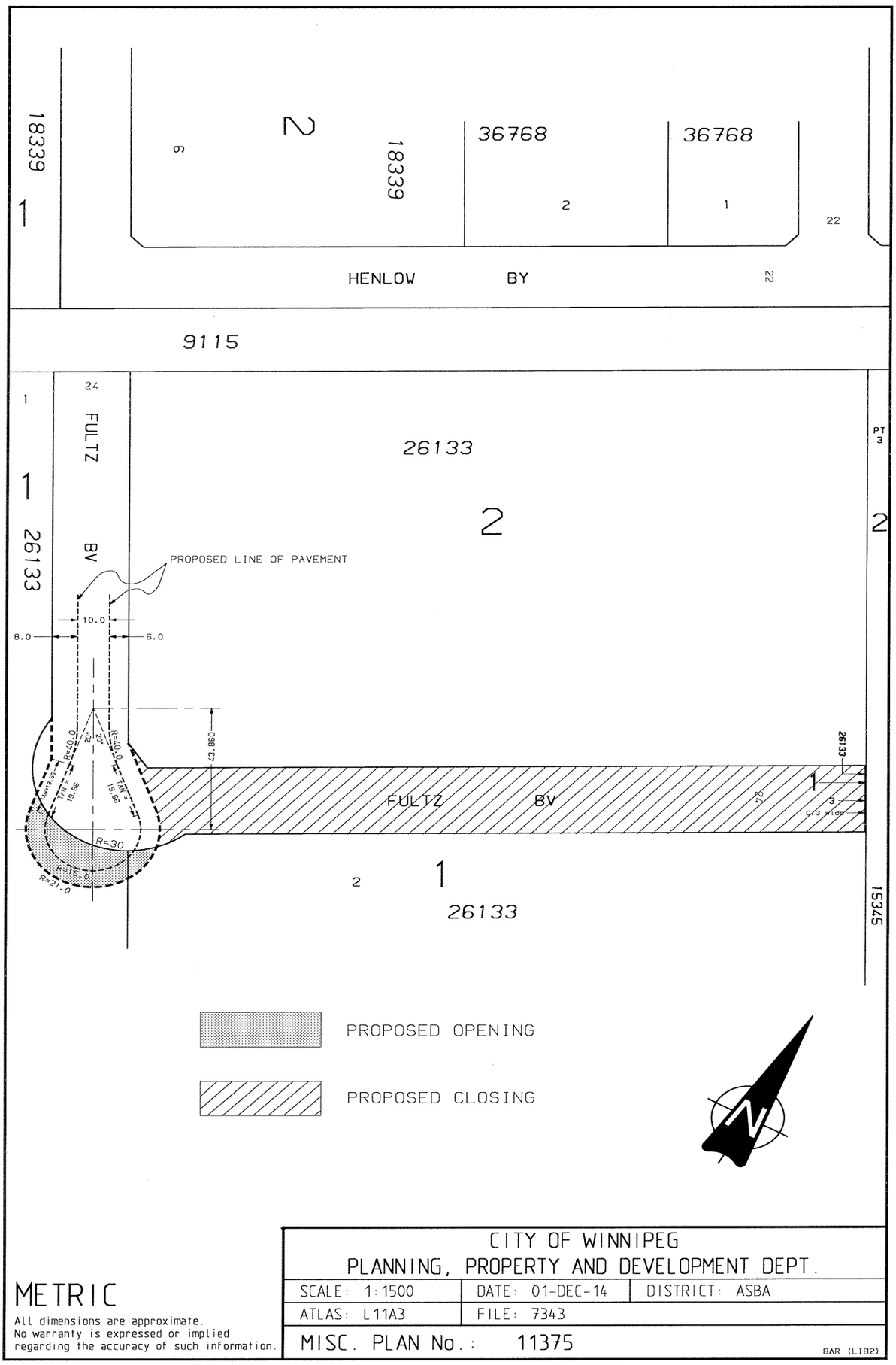
II. That the Proper Officers of the City be authorized to do all things necessary to effect the intent of the foregoing.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002



Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Proposed Amendment to Development Agreement AG 30/88 – subdivision of land south of Henlow Bay and the CPR Sugar-Beet Spur Line, east of proposed Route 90
File DAS 30/88 [c/r DAOC 4/2001]

315 - 3. The Standing Policy Committee on Property and Development has been advised that on February 19, 2002, the Assiniboia Community Committee recommended approval of the opening and closing of parts of Fultz Boulevard, as outlined on Misc. Plan No. 11375 (refer to File DAOC 4/2001).

The Assiniboia Community Committee also recommended that subject to the enactment of a by-law under File DAOC 4/2001 to close the east-west leg of Fultz Boulevard, the Development Agreement AG 30/88 between the City and Sun-X Properties Ltd. be amended to delete the requirements to pave Fultz Boulevard and to construct a second access from Fultz Boulevard east to Waverley Street or north to Henlow Bay.

The Standing Policy Committee on Property and Development recommends:

1. That subject to the enactment of a by-law under File DAOC 4/2001 to close the east-west leg of Fultz Boulevard, the Development Agreement AG 30/88 between the City and Sun-X Properties Ltd. be amended to delete the requirements to pave Fultz Boulevard and to construct a second access from Fultz Boulevard east to Waverley Street or north to Henlow Bay.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Closing of part of the public lane east of Archibald Street and north of Marion Street
File DAC 23/2001

316 - 4. The Standing Policy Committee on Property and Development has been advised that the Planning, Property and Development Department has received a request from Autocraft Rebuilders Inc., the owner of the property at 597 Marion Street, to purchase a portion of the public lane identified as “proposed lane closing” on Misc. Plan No. 11371. Autocraft Rebuilders intends to use the lane as a parking/storage area.

The Transportation Division of the Public Works Department has no objection to the closing. The Transportation Division does not, however, support the sale of the north/south portion of the lane. A portion of this leg of the lane will be required for the planned connection between Marion Street and Dugald Road, and the Public Works Department wishes to retain the remainder of the lane for exchange for privately-owned lands required for the Marion Street/Dugald Road connection.

As there are no immediate plans to proceed with the Marion Street/Dugald Road connection, the Public Works Department would not object to the lease of the north/south portion of the lane, subject to an appropriate cancellation clause.

Centra Gas Manitoba, Manitoba Hydro and MTS Communications will all require easements for their facilities in the area.

The lane must be legally closed before it may be sold. Title to all public rights of way in Manitoba is vested in the name of the Province. The registration in the Winnipeg Land Titles Office of a closing by-law removes the public right of way status from the land and vests the ownership of the property in the City’s name. The City is not entitled to dispose of the land until this has been done.

On February 19, 2002, the Riel Community Committee concurred in the recommendation contained in the report dated January 24, 2002, from the Real Property Officer, Planning, Property and Development Department, and recommended approval of the proposed street closing.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

The Standing Policy Committee on Property and Development recommends:

I. That the City Solicitor/Manager of Legal Services be instructed to prepare the necessary by-law for submission to Council to effect the closing in accordance with Misc. Plan No. 11371 (Attachment "A").

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

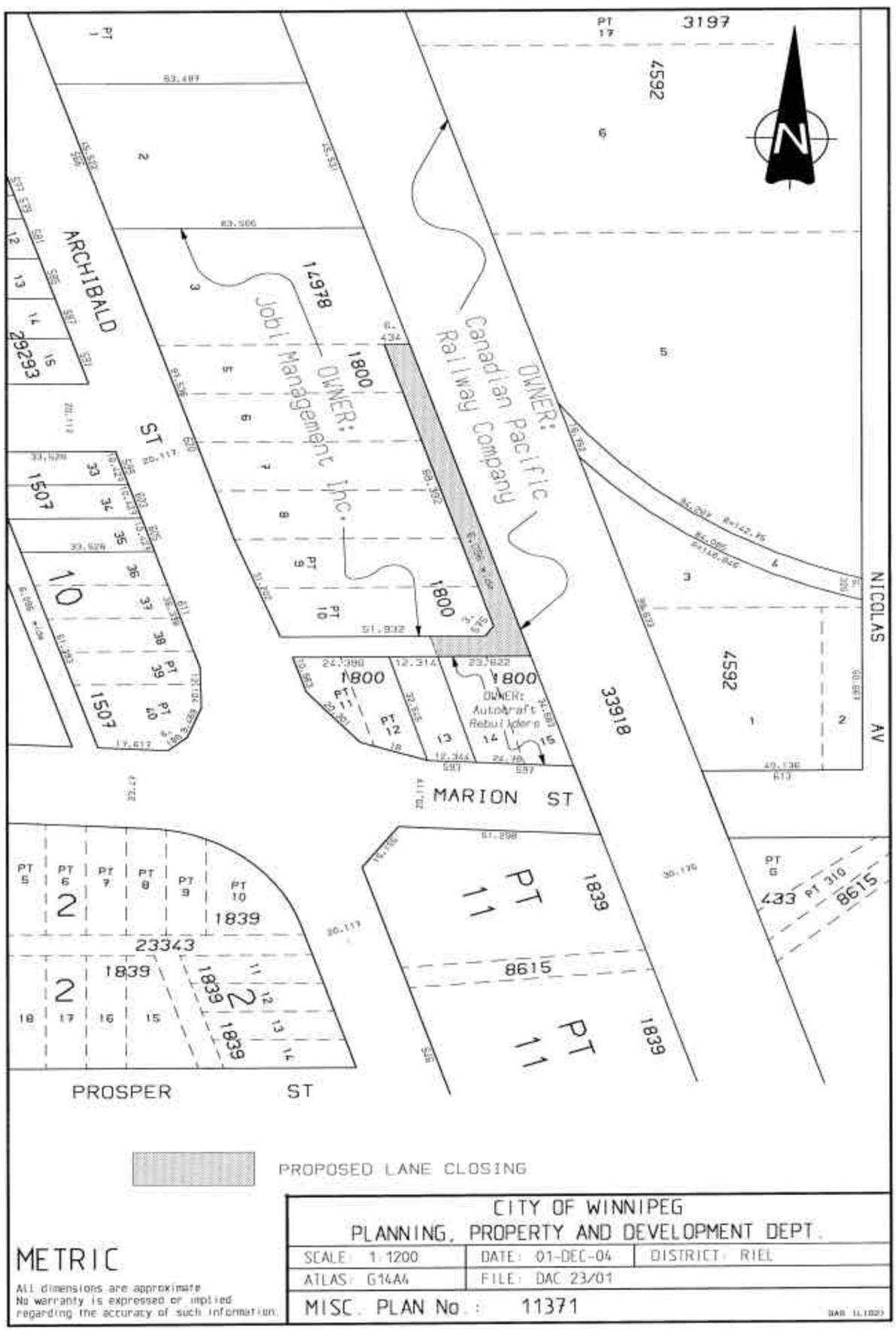
Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002



Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Request for an Extension of Time - Proposed Rezoning of land located at 715 St. Anne's Road

File DAZ 232/99

317 - 5. The Standing Policy Committee on Property and Development has been advised that Alf Horn, 5-1696 St. Mary's Road, Winnipeg, advised the Planning Property and Development Department that the intent of the subject rezoning was to allow for the construction of an 80 bed Personal Care Home. He also advised that the project has been delayed by Manitoba Health due to the nursing shortage, and will resume once the labour shortages improve. He further advised that he is hopeful that this will be resolved shortly, and is therefore requesting a further two year extension in order to complete the subject rezoning application.

On February 23, 2000, Council adopted Clause 2 of the Report of the Standing Committee on Property and Development dated February 1, 2000, and approved the subject rezoning to "C2" Commercial District as shown on SP Plan 20519 dated December 17, 2001, to allow for the construction of a Personal Care Home, subject to the execution of a Zoning Agreement and a Servicing Agreement.

Recommendation IV contained in the said Clause stipulated:

IV. That in the event this application is not proceeded with expeditiously and the By-law is not enacted within twenty-four (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.

The necessary by-law has not been enacted and the twenty-four (24) month limit expired on February 23, 2002.

The Administration has reviewed the applicant's request and is of the opinion that approval for an extension of time would be acceptable in view of the fact that the City's interests remain secured and circumstances leading to the original approval remain unchanged.

On February 19, 2002, the Riel Community Committee concurred in the recommendation contained in the report of the Subdivision Officer, Planning Property and Development Department dated December 17, 2001.

The Standing Policy Committee on Property and Development recommends:

I. That an extension of time to January 30, 2004, be granted in order to provide for the enactment of the necessary by-law under File DAZ 232/99.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Plan of Subdivision and Rezoning - land located at 440 / 460 Elmhurst Road

File DASZ 29/2001

318 - 6. The Standing Policy Committee on Property and Development has been advised that an application has been received from Solarch Design, 3416 Parkin Avenue, Winnipeg, for approval of a plan of subdivision and related zoning change to Zoning By-law No. 6400/94 by rezoning part of the subject lands from a "R1-20" Single-Family Residential District to a "R1-5.5A" Single-Family Residential District to allow for the construction of single-family dwellings.

The proposal is to subdivide the land into twelve (12) residential building lots with frontage on Bloomer Crescent. All or portions of six (6) of the lots are being subdivided from existing properties fronting Elmhurst Road. The Elmhurst Road properties and their back-lot splits are being rezoned from "R1-20A" Single Family Residential District to "R1-5.5A" Single-Family Residential District.

Development charges for the six (6) lots on the south side of Bloomer are secured under Development Agreement AG 16/94. In order to collect City charges due from the Elmhurst Road back-splits, the City will enter into a Servicing

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Agreement with those owners. Payment for services installed by the developers of Deergrove is being handled by private agreement.

On February 19, 2002, the Assiniboia Community Committee held a public hearing to consider the subject subdivision and rezoning application. Five persons registered in support of the application, and no one registered in opposition thereto.

The Assiniboia Community Committee concurred in the recommendations contained in the report dated February 11, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended approval of the proposed subdivision and rezoning for the following reason:

1. The Assiniboia Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use.

On March 5, 2002, the Standing Policy Committee on Property and Development considered the Subdivision and Zoning Change Report dated February 21, 2002, from the Assiniboia Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That the plan of subdivision proposed under File DASZ 29/2001 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor in accordance with Schedule "A" dated February 11, 2002 for File DASZ 29/2001 dated February 11, 2002, for registration in the Winnipeg Land Titles Office, subject to the following:

   A. That the Developer be required to enter into a Subdivision Agreement with the City containing therein the following conditions to be imposed on Proposed Lots 7 through 12:

   B. 1. That the City charges including dedication be paid on a lot-by-lot basis, at the prevailing rates at time of payment, at such time as building permits are requested.

      2. That a $60.00 per lot (plus G.S.T.) administration fee be collected prior to each building permit being issued.

II. That the Developer be required to pay to the City ten percent (10%) cash dedication in lieu of land dedication, to be calculated on the basis of six (6) additional building sites being created.

III. That the Director of Planning, Property and Development be authorized to certify any documents in connection therewith.

IV. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (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/Manager of Legal Services be requested to prepare the necessary by-law in accordance with the above.

VI. That the subdivision section of the by-law shall come into force and effect upon execution by the City of Winnipeg of the Subdivision Agreement.

VII. That the zoning section of the by-law shall come into force and effect when the Plan of Subdivision has been registered in the Winnipeg Land Titles Office, provided that the said effective date occurs within twenty-four (24) months from the date that the said rezoning by-law is adopted by Council.

VIII. The Plan of Subdivision shall be approved and signed by the Director of Planning, Property and Development within two (2) years of the date of passage of the aforementioned by-law.

IX. That in the event that the necessary City of Winnipeg Mylar approval signatures have not been secured within twenty-four (24) months after adoption of the by-law, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment "A" referred to in Clause 6 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002

02/12/2002 11:43 FAX 204 986 3864 CITY OF WPG, PLAN.& LAND 001

By-Law No. _____

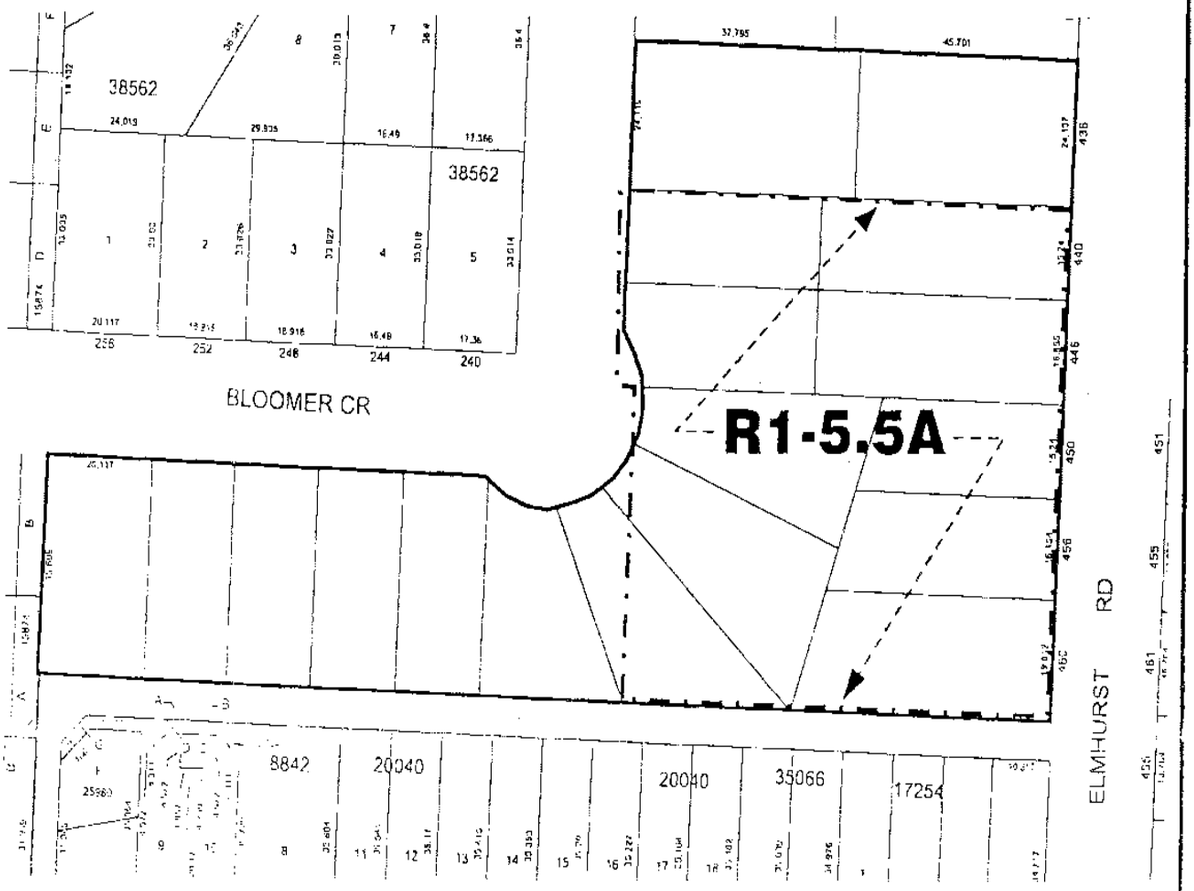
File No. **DASZ 29/01**

Atlas Sheet No. **AD19 ASSINIBOIA COMMUNITY**

N

Explanation

An application for the approval of the plan of subdivision shown outlined below and for a proposed zoning change to By-law No. 6400/94 by rezoning the land on the Bloomer Crescent between Laxdal and Elmhurst Roads from an "R1-20A" SINGLE-FAMILY DISTRICT to an "R1-5.5A" SINGLE-FAMILY DISTRICT as shown outlined below.



Schedule "A" for
File DASZ 29/01
Assiniboia Community Committee
February 11, 2002

THIRD READING

EFFECTIVE DATE :

ZONING AGREEMENT : YES ☐ NO ☐

CAVEAT No.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Proposed Zoning Agreement Amendment - 2230 McPhillips Street File ZAA 15/2001

319 - 7. The Standing Policy Committee on Property and Development has been advised that an application has been received from Stevenson Advisors Ltd. (Patrick Hamilton), 276A Colony Street, Winnipeg, to amend the Zoning Agreement (By-law No. 2968/81) affecting the subject property by removing City of Winnipeg Caveats 82-26492, 82-26493, 84-96558 and 84-96560.

The property in question is situated at the southwest corner of Leila Avenue and McPhillips Street. It lies on the midst of an area of relatively intense commercial land institutional activity. Garden City Shopping Centre lies to the east and directly to the north is the Seven Oaks Hospital.

When the site was rezoned commercial back in the late 1970's, there was still uncertainty as to how the immediate area was going to develop so some sites had very restrictive caveats placed on them, which clearly limited development options. In the intervening years, the area has experienced extensive and varied commercial institutional and residential development and the majority of zoning agreements on adjoining ands have no use restrictions.

The applicants, on behalf of the owners, wish to rectify this situation and remove the existing caveats related to the use of the site and the signage heights. Removing the caveats in no way automatically assures that certain uses like drive-thru restaurants, car washes, etc. will be allowed to occupy the site. What it will do is permit a broader range of permitted uses and make provision for a number of conditional uses such as those mentioned previously.

The Planning, Property and Development Department supported the proposed amendment/removal of subject caveats on the basis that most recent agreements for commercial developments along McPhillips Street do not have restriction on use. They are no longer necessary, as most potentially contentious uses under the "C2" Commercial District category are required conditional use approval.

On February 12, 2002, a Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee. One person appeared in support of the application, and no one registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in the recommendations contained in the report dated February 5, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended that the proposed zoning agreement amendment be approved for the following reason:

1. The Lord Selkirk-West Kildonan Community Committee agreed with the administrative comments contained in the report of the Manager of Planning and Land Use.

On March 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amendment report dated February 15, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 236/80 (By-law No. 2698/81) be amended by removing City of Winnipeg Caveats 82-26492, 82-26493, 84-96558 and 84-96560.

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 236/80 (By-law No. 2698/81), as approved in Recommendation I.

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

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

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Proposed Zoning Agreement Amendment - 472 Stradbrook Avenue
File ZAA 19/2001

320 - 8. The Standing Policy Committee on Property and Development has been advised that an application has been received from Winipax Inc., Heon-Woong Kim, 40 - 169 Allegheny Drive, Winnipeg, to amend the Zoning Agreement affecting the subject property to allow for the establishment of a restaurant, said use not permitted under existing agreement.

The building is an older 2.5 storey house with a storefront addition. Parking is provided for upwards of 9 vehicles at the rear of the property off the public lane. The applicant currently operates a retail tea outlet in leased premises on the main floor specializing in oriental teas. The proposal is to add restaurant seating for light meal and licensed and unlicensed beverage service. The main floor space is about 1,550 square feet. The space is equipped with table seating, a stand-up bar, a kitchen, and two washrooms. The kitchen includes a refrigerator, commercial range and sinks. The capacity of the restaurant is 50 patrons with the current toilet facilities. The basement contains about 800 square feet of floor area and is used for storage. The leased space previously contained Tamarak, an outdoor clothing retailer.

The building houses Hirsch and Associates Realtors on the second and third floors, the building owner. The adjacent property to the west contains a converted 2.5 storey home occupied by Ellis Lehmann and Associates, counsellors and, beyond a five-storey apartment building. To the east is a two-storey commercial building that previously held a Japanese restaurant and, beyond that, the Happy Cooker retail outlet. Across Stradbrook Street to the north is the City parking lot beside the Tap and Grill restaurant and, to the west, a five-storey apartment block. Across the back lane are century homes fronting Wardlaw Avenue, some of which have been converted to multiple-family occupancy. The subject site falls within that part of the City that is exempt under the Winnipeg Zoning By-law No. 6400/94 from the parking requirements for restaurants.

A Public Hearing was held before the City Centre Community Committee on February 5, 2002. Two persons appeared in support of the application, and no one registered in opposition thereto.

The City Centre Community Committee concurred in the recommendations contained in the report dated January 22, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The Planning, Property and Development Department is prepared to support the application to the extent of allowing a licensed restaurant within the premises.

2. The recommendation is supported by Asher Webb, Executive Director, Osborne Village Business Improvement Zone.

3. The subject site falls within that part of the City that is exempt under the Winnipeg Zoning By-law No. 6400/94 from the parking requirements for restaurants.

4. In “C1.5” Commercial Districts, restaurants over 2,500 square feet require a Public Hearing under a Conditional Use approval. Given that the subject premises include a main floor area of 1,550 square feet and a basement of 800 square feet, for a total floor area of 2,350 square feet, if the restaurant use was to be expanded within the existing building or a replacement building, a further public hearing would be required if the floor area exceeded 2,500 square feet. This would provide an opportunity for further community input into the use of the subject property, which input may be important given the proximity of the site to nearby residential properties.

5. The Planning, Property and Development Department recommended that “cocktail lounge” be added to the list of prohibited uses so as to limit the scale and impact of any restaurant on the property.

On March 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amendment report dated February 12, 2002, from the City Centre Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 207/75 (By-law No. 3214/82) dated June 16, 1982, be amended by replacing “restaurant” with “cocktail lounge” in Clause 2 of said agreement.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 207/75 (By-law No. 3214/82), dated June 16, 1982, as approved in Recommendation I.

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

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

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Zoning Agreement Amendment - 66 to 116 Mandalay Drive File ZAA 21/2001

321 - 9. The Standing Policy Committee on Property and Development has been advised that an application has been received from Stevenson Advisors Ltd. (Patrick Hamilton), 276A Colony Street, Winnipeg, to amend the Zoning Agreement affecting the subject property by removing the permitted use condition in Clause 2 of the agreement and replacing it with the prohibited use list.

The applicant, on behalf of the owners, proposes to remove the permitted use list from the existing agreement and replace it with a smaller prohibited use list. The thirteen (13) recommended prohibited uses include private clubs, hotels, contractors establishments and automobile sales businesses.

On February 12, 2002, a Public Hearing was held before the Lord Selkirk-West Kildonan Community. One person appeared in support of the application and one person registered in opposition thereto.

The Lord Selkirk-West Kildonan Community Committee concurred in part, in the recommendations contained in the report dated February 5, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department. The Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The new prohibited uses are appropriate for the subject commercial property.

2. The applicant and the resident in opposition agree to the new proposed list of prohibited uses.

On March 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amendment report dated February 15, 2002, from the Lord Selkirk-West Kildonan Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DASZ 36/76 (By-law Nos. 1612/77, 1613/77) dated March 2,1977, be amended by removing/replacing the permitted use list in Clause 2 in the agreement with a new prohibited use list which includes the following uses:

A. Amusement Enterprises
B. Automobile, repairs, service and installation of supplies/parts
C. Automobile/ rental/sales
D. Boat sales, service and repairs
E. Clubs
F. Contractors establishments
G. Farmers market
H. Farm supplies, sales
I. Landscape, garden supplies; sales landscape contractor
J. Motor or machine repair recreation or utility
K. Stone or monument sales
L. Hotels
M. Wood products manufacture
N. Shelter House

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DASZ 36/76 (By-law Nos. 1612/77, 1613/77) dated March 2, 1977, as approved in Recommendation I.

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

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

Adopted by consent.

Proposed Zoning Agreement Amendment - Unit 9-1919 Henderson Highway
File ZAA 1/2002 (c/r DAZ 338/79; ZAA 24/84; ZAA 30/85; DAV 29/85; DCU 9/2002D; DAV 47/2002D)

322 - 10. The Standing Policy Committee on Property and Development has been advised that an application has been received from Joe Warner (Manitoba Ltd. 0735290) Smitty's Restaurant, Unit 9, 1919 Henderson Highway, Winnipeg, to amend the Zoning Agreement affecting the subject property by allowing an existing restaurant to establish a cocktail lounge (which is now listed as a prohibited use), and enlarge the total gross floor area of the restaurant to 566.69 square metres/6,100 square feet (which is restricted to a total gross floor area of 418 square metres/4,500 square feet).

The subject property is owned by Evergreen Investments Inc. The main tenant in the building is Joe Warner (Manitoba Ltd. 0735290) Smitty's Restaurant. The applicant is proposing to expand the existing restaurant with the addition of a licensed cocktail lounge. The cocktail lounge addition will be 105.2 square metres (1,133 square feet) resulting in a total gross floor area of 473.79 square metres (5,100 square feet) for the entire restaurant. The cocktail lounge is a prohibited use under DAZ 338/79 and the total gross floor area for the restaurant is limited to 418 square metres (4,500 square feet). The Administration has suggested the applicant apply for an amendment to the allowable total gross floor area of 566.69 square metres (6,100 square feet) to provide for a possible future expansion of the restaurant.

On February 19, 2002,a Public Hearing was held before the East Kildonan-Transcona Community Committee. Eleven persons registered in support of the application and three people registered in opposition thereto.

The East Kildonan-Transcona Community Committee concurred in the recommendations contained in the report dated January 23, 2002, from the Manager of Planning and Land Use, Planning, Property and Development Department.

The East Kildonan-Transcona Community Committee recommended that the proposed zoning agreement amendment be approved for the following reasons:

1. The reasons outlined in the Report from the Manager of Planning and Land Use dated January 23, 2002.

2. The cocktail lounge use is contiguous with other commercial uses along Henderson Highway.

3. A recently conducted traffic study of Henderson Highway determined that traffic has not increased and that an additional 25 seats in the lounge would likely not further increase traffic.

4. Other restaurant expansions and lounges have been approved in the Henderson Highway mixed-use area and have been low impact developments.

On March 5, 2002, the Standing Policy Committee on Property and Development concurred in the recommendations of the Zoning Agreement Amendment report dated January 23, 2002, from the East Kildonan-Transcona Community Committee.

The Standing Policy Committee on Property and Development recommends:

I. That Zoning Agreement DAZ 338/79 (By-law No. 2726/80) dated May 21, 1980, be amended to permit the establishment of a cocktail lounge, and allowing a restaurant to have a total gross floor area of 566.69 square metres (6,100 square feet).

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

II. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary Amending Agreement to Zoning Agreement DAZ 338/79 (By-law No. 2726/80) dated May 21, 1980, as approved in Recommendation I.

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

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

Copies of the documents referred to in the above clause are on file in the office of the City Clerk.

Adopted by consent.

Proposed Street Name Change - Pioneer Boulevard to Waterfront Drive
File SC-3.14(32) (Vol. 2)

323 - 11. The Standing Policy Committee on Property and Development has been advised that it has recently been brought to the attention of the Planning, Property and Development Department that an application was received from The Forks North Portage Partnership (Jeff Palmer), 201 - One Forks Market Road, Winnipeg, requesting the renaming of "Pioneer Boulevard" as outlined on Attachment “A”, to "Waterfront Drive".

The Forks North Portage Partnership believes that the subject request for this street name change would be in the public interest for two reasons. Firstly, to reflect the construction of Waterfront Drive and provide a seamless, legible route connecting the Forks with the Exchange District. Secondly, to remove any confusion with Pioneer Avenue. There are no businesses along Pioneer Boulevard, which would be affected by the renaming.

The applicants are also requesting that the application fee in the amount of $816.04 (including G.S.T.) be waived. An application was put forward by the City in March 2001, naming Waterfront Drive from Lombard Avenue to May Street. As this application provides for an orderly extension of the portion already named, this portion could have been included in the first application, and this application will also alleviate any confusion between Pioneer Boulevard and nearby Pioneer Avenue.

The Planning, Property and Development Department supports the application fee being waived in this instance, and it has no objection to the request to rename "Pioneer Boulevard" to 'Waterfront Drive" as shown on Attachment “A” dated January 21, 2002.

On February 5, 2002, the City Centre Community Committee concurred in the recommendations contained in the report dated January 21, 2002, from the Subdivision Officer, Planning, Property and Development Department, and recommended approval of the proposed street name change and fee waiver.

The Standing Policy Committee on Property and Development recommends:

I. That the currently registered street name “Pioneer Boulevard” as outlined on Attachment “A” dated January 21, 2002, be changed to “Waterfront Drive”, and Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law.

B. That the City Solicitor/Manager of Legal Services be requested 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 upon third reading.

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg.

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

E. That the application fee in the amount of $816.04 (including GST) be waived.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

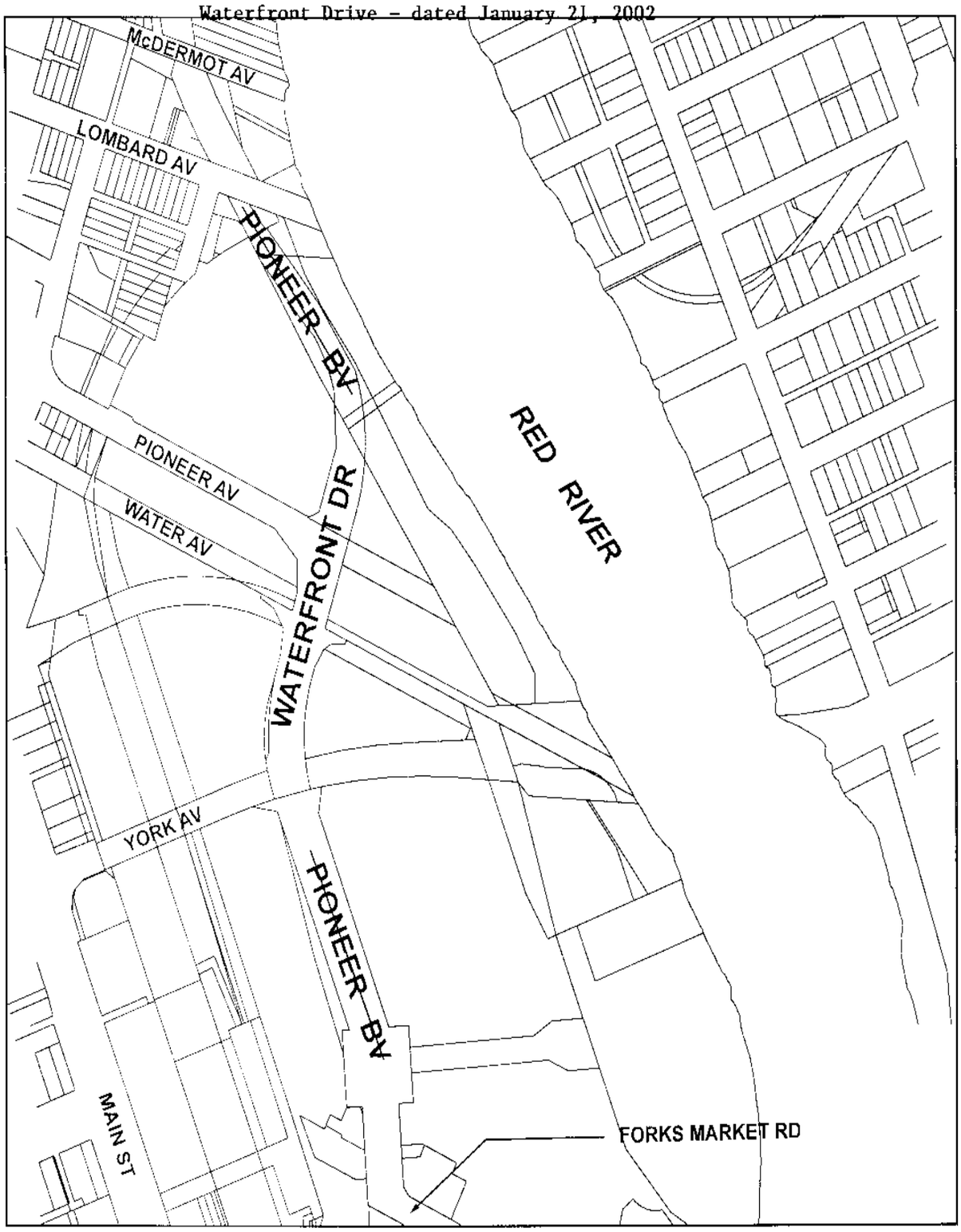
Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment “A” referred to in Clause 11 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Schedule "A" to Street Name Change Report - Pioneer Boulevard to Waterfront Drive - dated January 21, 2002



PROPOSED STREET NAME CHANGE
PIONEER BOULEVARD TO WATERFRONT DRIVE



Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Proposed Street Name Changes - Cascade Bay North and South to Cascade Bay - Durham Bay East and West to Durham Bay

File SC-3.14(35) (Vol. 2)

324 - 12. The Standing Policy Committee on Property and Development has been advised that the subdivisions created in 1959 named the subject streets “Cascade Bay North and South” (Plan No. 6992) and “Durham Bay East and West” (Plan No. 7149).

It appears that the designations "North", "South", "East" and "West" have never been applied to the streets. Further investigation revealed that the street signs at both ends of the streets refer to Cascade and Durham Bays, and random searches of the Assessment Rolls and telephone directory also refer only to Cascade and Durham Bays.

Therefore it is now necessary to rename "Cascade Bay North and South" to "Cascade Bay" and "Durham Bay East and West" to "Durham Bay" to reflect their existing use.

On February 19, 2002, the Riel Community Committee concurred in the recommendations contained in the report dated February 5, 2002, from the Subdivision Officer, Planning, Property and Development Department, and recommended that the currently registered street names “Cascade Bay North and South” and “Durham Bay East and West” as outlined on Misc. Plan 11446 (Attachment “A”), be changed to “Cascade Bay” and “Durham Bay”, respectively.

The Standing Policy Committee on Property and Development recommends:

I. That the currently registered street names “Cascade Bay North and South” and “Durham Bay East and West” as outlined on Misc. Plan No. 11446 (Attachment “A”), be changed to “Cascade Bay” and “Durham Bay”, respectively, and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law.

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading.

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg.

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

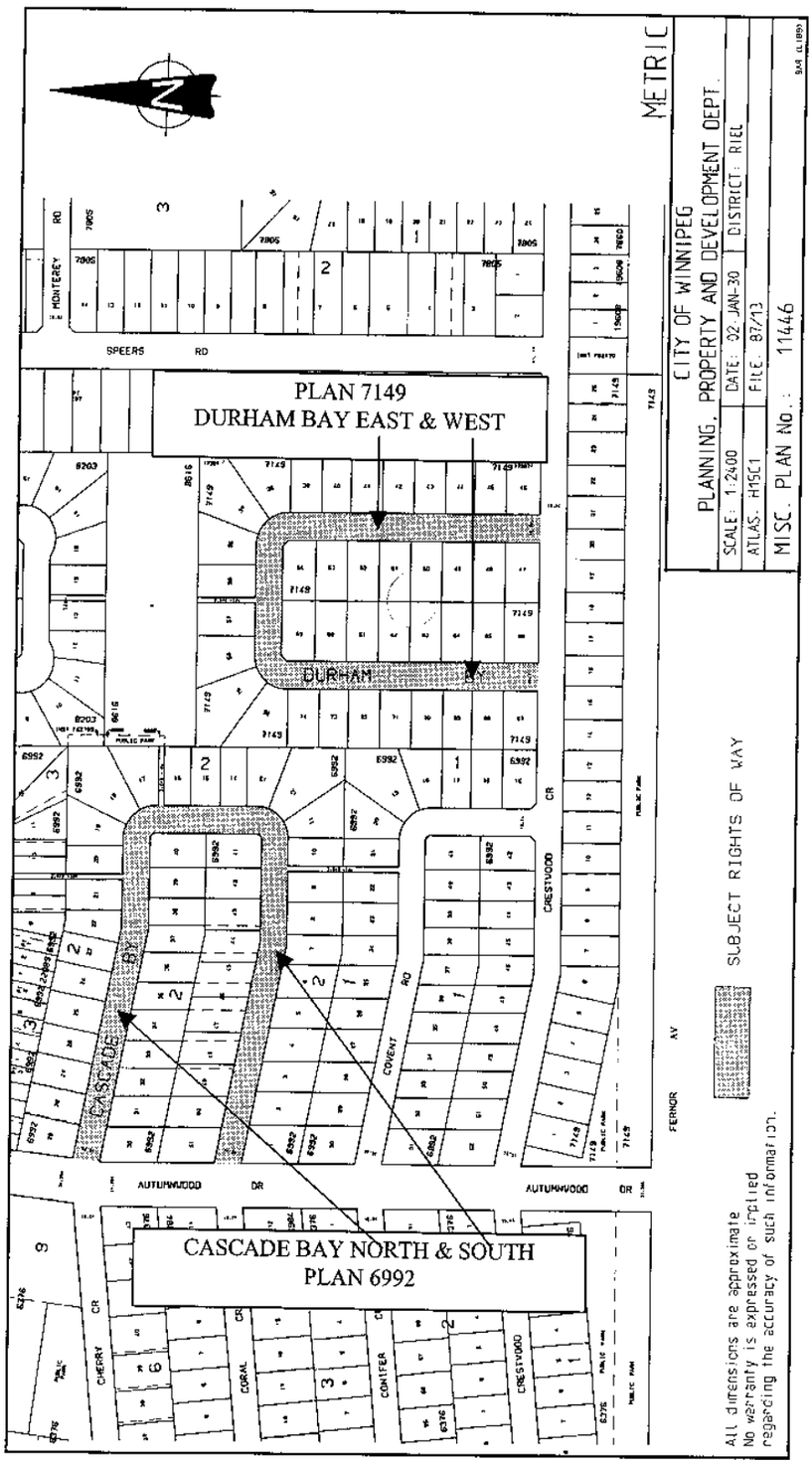
Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment “A” referred to in Clause 12 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Schedule "A" to Street Name Change Report
Cascade Bay & Durham Bay
February 5, 2002



Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Proposed Street Name Change - Westdale Avenue to Westdale Place
File SC-3.14(35) (Vol. 2)

325 - 13. The Standing Policy Committee on Property and Development has been advised that in 1930, a plan of subdivision was registered in the Winnipeg Land Titles Office as Plan No. 3415. This subdivision created a street named Hawthorne Avenue West.

In 1949, the R.M. of St. Vital passed By-law No. 5386, changing the name of Hawthorne Avenue West to Westdale Place as illustrated on Misc. Plan No. 11235. The street has been commonly known as Westdale Place since then.

In 1959, a plan of subdivision was registered in the Winnipeg Land Titles Office as Misc. Plan No. 6966. This plan refers to the street as Westdale Avenue. In order to correct this error, it will be necessary to register a by-law changing Westdale Avenue on Misc. Plan 6966 to Westdale Place.

On February 19, 2002, the Riel Community Committee concurred in the recommendations contained in the report dated November 8, 2001, from the Subdivision Officer, Planning, Property and Development Department, and recommended that the currently registered street name "Westdale Avenue", as outlined on Misc. Plan No. 11235 (Attachment "A"), be changed to "Westdale Place".

The Standing Policy Committee on Property and Development recommends:

I. That the currently registered street name "Westdale Avenue", as outlined on Misc. Plan No. 11235 (Attachment "A"), be changed to "Westdale Place", and that Council authorize the following:

A. That the Director of Planning, Property and Development be requested to provide the necessary legal description to the City Solicitor/Manager of Legal Services for the purpose of preparing a by-law,

B. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary by-law for approval by Council for registration in the Winnipeg Land Titles Office and that street name change become effective upon third reading,

C. That the City Solicitor/Manager of Legal Services, upon passage and adoption of the by-law by Council, be authorized to publish the street name change in two daily newspapers having a general circulation throughout the City of Winnipeg,

D. That the City Clerk be requested, upon passage of the by-law, to provide the relevant Community Clerk with a copy of the by-law and this report for the purpose of changing all pertinent records and notifying all persons affected by the by-law.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

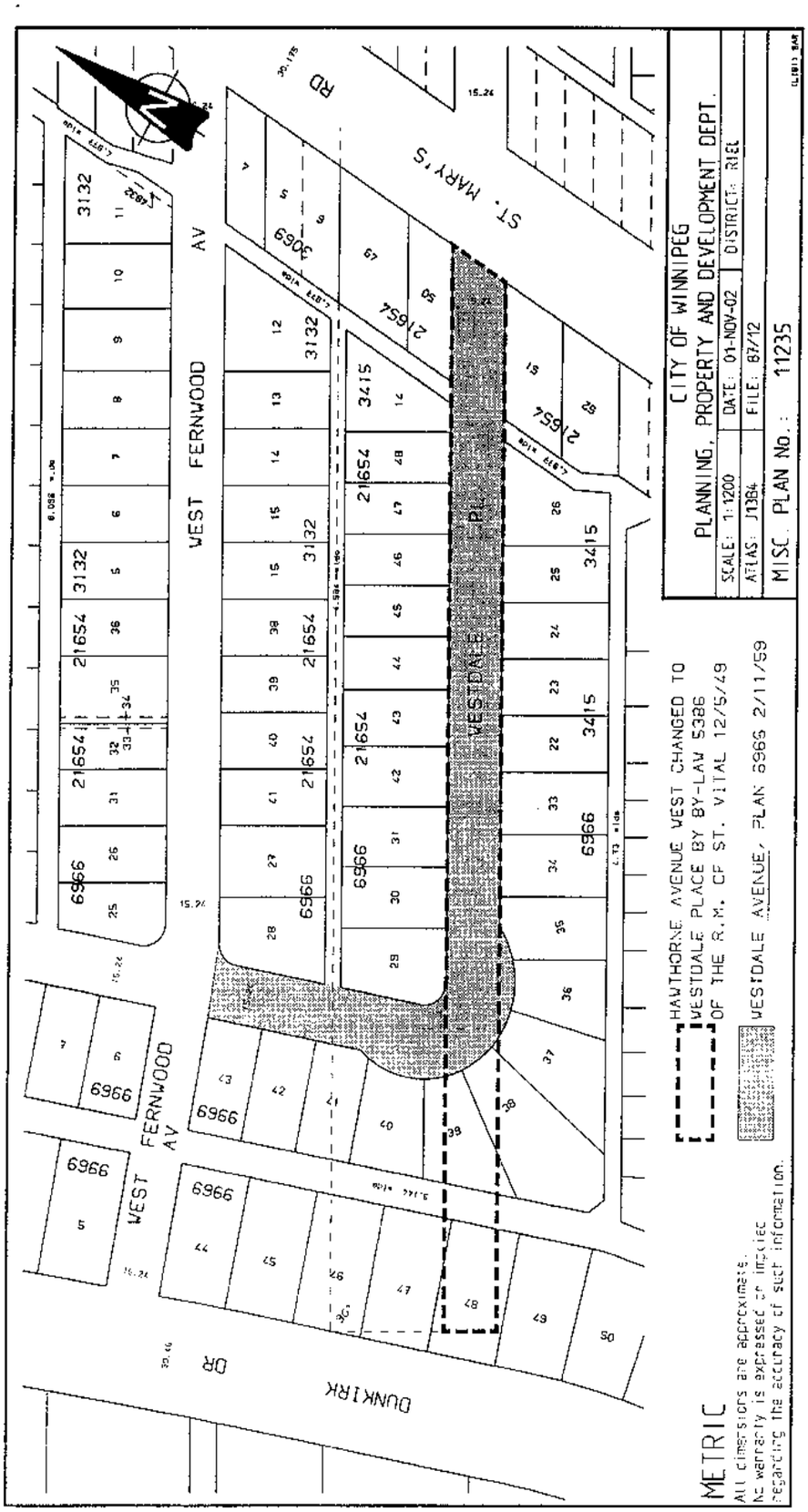
Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Attachment "A" referred to in Clause 13 of the Report of the Standing Policy Committee on Property and Development dated March 5, 2002

Schedule "A" to Street Name Change Report dated November 8, 2001 – Westdale Avenue/ Westdale Place



REPORT OF THE

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

DATED MARCH 11, 2002

On motion of Councillor Vandal, the Report of the Standing Policy Committee on Property and Development, dated March 11, 2002, was considered clause by clause.

Moved by Councillor Vandal,
That the Consent Agenda, Clauses 1,2,3 and 4, be adopted.

Carried.

Proposed Increase to Municipal Golf Course Fees - 2002 Season

PR-6 (Vol. 9)

326 - 1. On February 28, 2001, Council adopted golf course fees for the 2001 season. It was projected at that time that the Golf Special Operating Agency would be established prior to the 2002 season and that fees would be set in accordance with the business plan for the Agency. To date, the business plan for the Agency has not been approved.

The City of Winnipeg Municipal Golf Courses have traditionally been the lowest priced courses on a per round basis within its segment of the market. The fees proposed for 2002 will rank among the lowest in the public market and do not represent a substantial increase (5% on average) from the fees charged in 2001. It is anticipated that other courses will increase fees in 2002 thus keeping the Municipal courses as a good value in the public golf market. Using the adult regular green fee as a point of comparison, it is proposed that the fee increase from $20.00 (2001) to $21.00 (2002). Other courses in the Winnipeg market that serve the public range in fees from $22.00 to $35.00 per adult regular round (2001 rates). An increase in Municipal course regular adult fees to $21.00 is modest and retains our price point advantage.

The Golf Services Section of the Planning, Property and Development Department is presently preparing a business plan and operating charter that, when approved by Council, will have the golf service operate as a Special Operating Agency (SOA). When this occurs, the agency will require flexibility in establishing fees that meet financial goals and are in keeping with market and consumer demand. The business plan for the Agency will propose Green Fees for a five-year period.

The Financial Impact Statement regarding this matter, prepared by the Planning, Property and Development Department, is on file in the office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the Parks and Recreation By-law No. 3219/82 be amended to allow for the implementation of the 2002 Municipal Golf Courses Green Fee and Miscellaneous Services schedule as proposed in Attachment A.

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Copy of attachment referred to is on file in the office of the City Clerk.

Adopted by consent.

Report of the Standing Policy Committee on Property and Development dated March 11, 2002

Installation of Underground Services in advance of completing Odour Control Works at the North End Water Pollution Control Centre

File WS-7 (Vol. 5)
[c/r DASZ 19/98, DASZ 20/98]

327 - 2. The Standing Policy Committee on Property and Development has been advised that the Novamet Development Corporation has made a request to install underground services in their lands north and south of Murray Avenue, which if approved, would require an amendment to a directive made by Council on January 29, 1997.

On January 29, 1997, Council approved that subdivision and rezoning applications within the one kilometre odour control zones of the North End Water Pollution Control Centre and the South End Water Pollution Control Centre be processed in advance of completion of the odour control works subject to:

A. The registering of caveats on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours, and
B. The wording of the caveat being approved by the City Solicitor/Manager of Legal Services, and
C. The prohibition of the installation of municipal services in the lands affected until the odour control works at the respective Water Pollution Control Centres have been completed and that satisfactory performance has been verified.

On April 26, 2000, Council adopted the recommendations of its Standing Policy Committee on Property and Development for the subdivision and rezoning of land north and south of Murray Avenue (refer to Files DASZ 19/98 and DASZ 20/98).

On December 11, 2001, the Novamet Development Corporation asked the Water and Waste Department if they could proceed to install underground services in their lands north and south of Murray Avenue in advance of the installation of odour control works at the North End Water Pollution Control Centre.

The Council approval of the Novamet Development Corporation application contained the following:

> "The subject property is located within the one kilometre development control line which surrounds the treatment facility (as established in August 1985). The City has embarked on an odour control mitigation program for the treatment facility with completion scheduled for 2001. Consistent with Plan Winnipeg (Policy 5C-19, Control Odour), until such time as odour control works are constructed and performance verified, construction of municipal services associated with the proposed subdivision cannot commence. In addition, caveats shall be placed on all lots advising of the presence of the treatment facility and the potential for odour emissions on an occasional basis".

Status of Odour Control Works

The odour control works were originally planned for completion at the North End Water Pollution Control Centre in 2001. However, the introduction of new, promising and economical technologies led to additional pilot testing and monitoring. This has pushed the implementation schedule back by approximately two years.

In 2000, a new odour control technology was tested at the South End Water Pollution Control Centre with positive results. Design drawings and specifications for the permanent installation at the South End Water Pollution Control Centre are currently in process. Construction is scheduled to commence in May 2002.

At the North End Water Pollution Control Centre, two major sources of odour have been identified through previous odour assessments, namely the Biosolids Dewatering Building and the Grit Removal Building. In early 2002, a pilot study will be initiated to investigate the feasibility of installing odour control technology into the Biosolids Dewatering Building similar to the equipment that was tested at the South End Water Pollution Control Centre. Depending on the results of the testing, permanent installation of the odour control works would begin in 2003. At the Grit Removal Building, a one-year pilot project is scheduled to begin in mid 2002. Again depending on the success of the testing, permanent facilities could be installed and operational in 2004. The Department is able to proceed with these pilot testing programs because $100,000 of the $250,000 cost is funded by the Green Municipal Enabling Fund administered by the Federation of Canadian Municipalities.

Odour Complaints

In 1993, the City hired a Consultant to undertake a study to determine whether odour emanating from the pollution control centres is a major nuisance to the general public. In that year, information brochures were delivered to homes

Report of the Standing Policy Committee on Property and Development dated March 11, 2002

surrounding the pollution control centres and newspaper ads were placed encouraging the public to call in their complaints. There were 126 complaints received from people around the North End Water Pollution Control Centre in 1993. Since then, the number of complaints has generally decreased with a total of only 32 complaints received over the last five years and none recorded in 2001.

Proposed Development
The proposed development under applications DASZ 19/98 and DASZ 20/98 contain lands both within and outside of the one kilometre odour control zone around the North End Water Pollution Control Centre. (Refer to Attachment A)

The Developer's plan is to begin developing and selling the lots which are actually outside of the odour control zone at the north limit of the development area, and to work his way south and east such that the lands closest to the North End Water Pollution Control Centre would be developed last. The first phase of housing development will be outside of the odour control zone, and thus complies with Plan Winnipeg. However underground services must be brought in through the odour control zone to fully service those lands and all future phases at considerable expense to the Developer. The Developer is seeking Council assurance at this time that they may continue to progressively service and develop future phases in advance of the odour control works so he can recover his high front-end development costs in a timely manner.

The Water and Waste Department supports the Developer's request to install underground services within the odour control zone considering the following:

1. There have been no odour complaints in the past year at the North End Water Pollution Control Centre.
2. Based on the results of Pilot Testing at the South End Water Pollution Control Centre, the Department is confident that sufficient odour control works can be installed and operational at the North End Water Pollution Control Centre before the larger stages of development to take place.
3. Caveats will be registered on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours.
4. The Future Chief Peguis Trail Transportation Corridor acts as an additional buffer zone between the North End Water Pollution Control Centre and the proposed development.

The financial impact statement for this project was prepared in accordance with the Council directive of December 13, 2000. There is no financial impact.

On March 5, 2002, the Standing Policy Committee on Public Works concurred in the recommendations contained in the report dated February 18, 2002, from the Director of Water and Waste, in this connection.

The Standing Policy Committee on Property and Development recommends:

I. That Council amend its January 29, 1997, directive in order to allow developers to install services and develop lots within the one kilometre (1 km) development control line in advance of the completion of odour control works at the North End Water Pollution Control Centre.

II. That the Developer register caveats on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours, as required by the January 1997 directive.

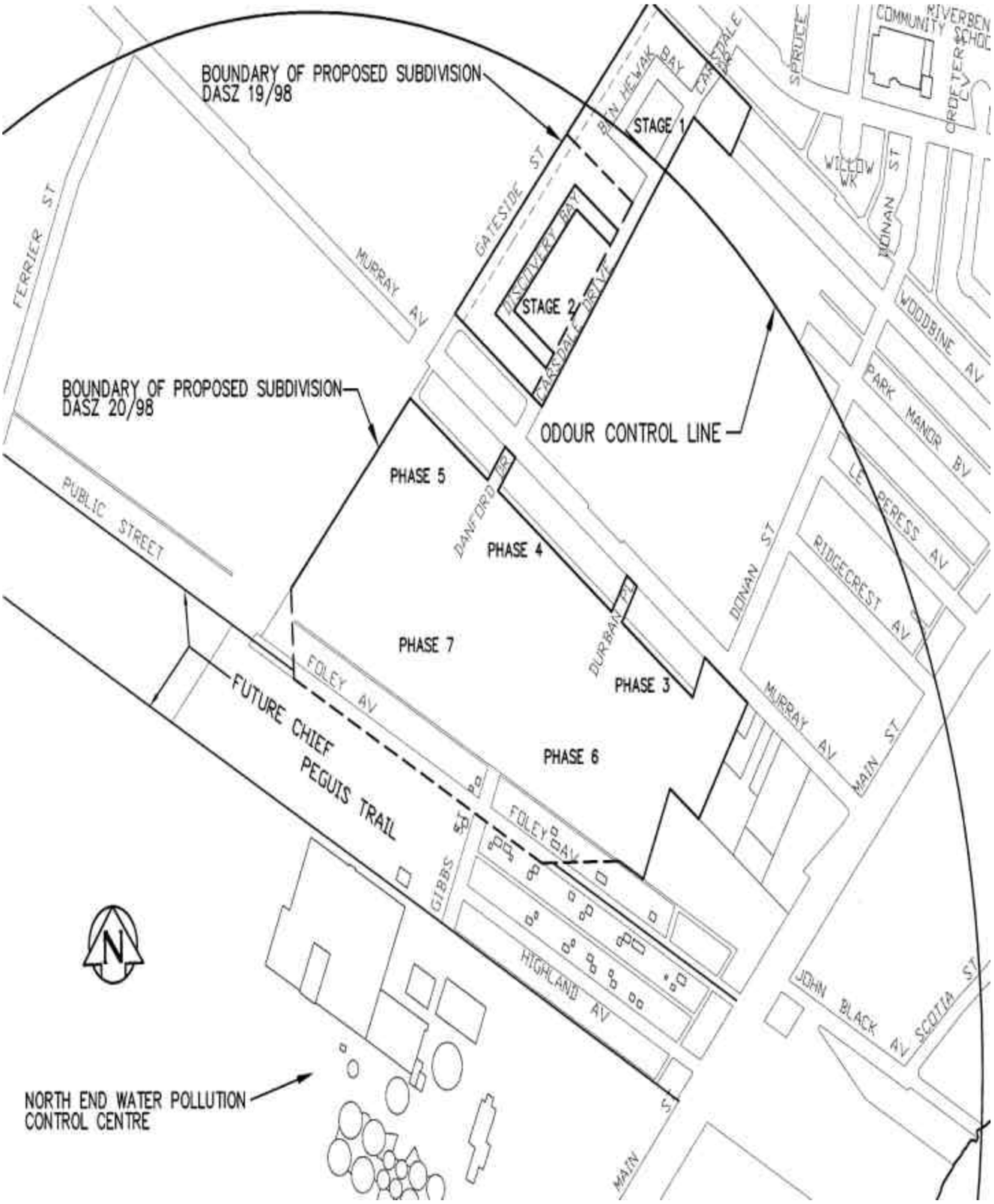
III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

(See next page for attachment)

Report of the Standing Policy Committee on Property and Development dated March 11, 2002

Attachment "A" referred to in Clause 2 of the Report of the Standing Policy Committee on Property and Development dated March 11, 2002



Winnipeg	Odour Control Line at North End Water Pollution Control Centre Novamet Development Corporation Applications DASZ 19 & 20 / 98	
	WATER AND WASTE DEPARTMENT ENGINEERING DIVISION	February 14, 2002

Report of the Standing Policy Committee on Property and Development dated March 11, 2002

Annual Review of Industrial Land Sales Prices in the St. Boniface Industrial Park File FI-2.4.5 (Vol. 17)

328 - 3. By Order of Council dated July 16, 1990, the selling price of the City's industrial park lands is to be reviewed once a year in January.

The Standing Policy Committee on Property and Development has been advised that the current price of lands in the St. Boniface Industrial Park on a per acre basis is $62,000.00 per acre without trackage, and $66,000.00 per acre with trackage.

The Planning, Property and Development Department has completed an examination and analysis of industrial sales data, vacancy, rental rates and market trends of industrial use properties within the City of Winnipeg in order to estimate a competitive asking price for the St. Boniface Industrial Park lands for 2002. In particular, asking prices and availability of industrial lands within other industrial parks within the City of Winnipeg were examined. This analysis has led the Department to the opinion that a price increase in the range of 10% is justifiable at this time.

If the recommended price increase is approved, the price of lots within the St. Boniface Industrial Park will still be below the asking prices of other historically more popular, location-wise, industrial parks in the City, e.g. Inksbrook, Fort Garry, Murray Industrial and Inkster Industrial Park.

Of the 487 acres of available serviced and imminently serviceable lands within Industrial Parks in the City of Winnipeg, only 119 acres are not being marketed on a build-to-suit basis. These remaining 119 acres are split fairly evenly between the St. Boniface Industrial Park and Keewatin Estates, which is a proposed six-lot industrial park at the southeast corner of Jefferson Avenue and Keewatin Street. This proposed park is owned by Sun-X Properties, whose other industrial holdings are generally marketed as build-to-suit. To-date, the development of Keewatin Estates has not proceeded past the application stage, leaving St. Boniface Industrial Park, as virtually the sole source of land within an Industrial Park for purchasers not wanting to enter into a build-to-suit arrangement.

The industrial land prices for the St. Boniface Industrial Park have been historically much less than the land prices of comparable industrial parks. In recent years, the City has been increasing the pricing for the St Boniface Industrial Park on a phased basis to eventually bring these prices into line with the market.

On the basis of this recommended increase the Planning, Property and Development Department believes the prices will now be consistent with the market. The Department's recommendation to increase the prices will, in its opinion not negatively impact on its ability to sell the land.
For these reasons the Department recommends that the sales prices for St. Boniface Industrial Park for the year 2002 be set as follows:

Sites without trackage:	proposed increase from $62,000.00 per acre to $68,000.00 per acre (9.6% increase)
Sites with trackage:	proposed increase from $66,000.00 per acre to$72,000.00 per acre (9% increase)

The Financial Impact Statement regarding this matter, prepared by the Planning, Property and Development Department, is on file in the office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the price of $68,000.00 per acre (without trackage) and $72,000.00 per acre (with trackage) for the sale of sites in the St. Boniface Industrial Park for 2002 be approved; this price increase to be effective the date of approval.

II. That the existing prices for sites in the St. Boniface Industrial Park be honoured for reserved properties and any offers received prior to the date of approval of this price increase for up to a maximum of sixty (60) days.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

Report of the Standing Policy Committee on Property and Development dated March 11, 2002

Proposal to Declare Surplus and Available for Sale the Assiniboia Community Committee Office at 2000 Portage Avenue

File FI-2.4(31) (Vol. 1)

329 - 4. On March 21, 2001, Council approved an initiative entitled "Public Works/Water and Waste Facilities Master Plan which provided, among other things, for the consolidation of Public Works staff/operations at 1155 Pacific Avenue. The Standing Policy Committee on Property and Development has been advised that once vacated in the fall of 2003, the City property at 2000 Portage Avenue will be surplus to the accommodation needs of the City. Consistent with the Council Order of March 21, 2001, the net proceeds from the sale of 2000 Portage Avenue were to be credited to the above consolidation Project.

The migration of staff out of 2000 Portage Avenue began in earnest in late 2001 with the relocation of the Public Works Department executive and finance division into available space within 1155 Pacific Avenue. In the coming months the Naturalist Services Branch and the Community Resource Coordinator will be relocated to 5006 Roblin Boulevard leaving only the Parks and Open Space Division and the Community Committee meeting room occupied.

On February 19, 2002, the Assiniboia Community Committee, upon being advised by the Administration of the potential of relocating their meetings to 5006 Roblin Boulevard, consented to relocate its regular and public meetings from 2000 Portage Avenue to 5006 Roblin Boulevard.

The sole remaining occupant of 2000 Portage Avenue, the Parks and Open Space Division, in accordance with the Public Works Facility Master Plan, is slated to be relocated to new space in 1155 Pacific Avenue sometime in 2003. No civic use for this building has been identified.

While 5006 Roblin Boulevard has been vacant for some time, because of its location on the same site as the Charleswood Library and Fire Station, both of which are anticipated to be in service for some years to come, it is not considered marketable.

Back on February 20, 2001, the Assiniboia Community Committee recommended to the Standing Policy Committee on Property and Development that the City-owned building located at 5006 Roblin Boulevard be established as a Community Resource Centre, and that the City enter into a lease with the appropriate community non-profit groups in this connection.

On March 8, 2001, the Standing Policy Committee on Property and Development referred the Community Committee recommendation involving 5006 Roblin Boulevard to the Administration, and has subsequently received as information a status report on the subject.

The relocation of the City Naturalist and Community Resource Coordinator plus the monthly Assiniboia Community Committee meetings to 5006 Roblin Boulevard are considered to be complementary uses to the proposed Community Resource Centre.

The proposed terms and conditions of any offers to purchase 2000 Portage Avenue will be forwarded to the Standing Committee on Property and Development for consideration and approval.

The Financial Impact Statement regarding this matter, prepared by the Planning, Property and Development Department, is on file in the office of the City Clerk.

The Standing Policy Committee on Property and Development recommends:

I. That the City-owned property at 2000 Portage Avenue be declared surplus to the City's requirements and made available for sale (sold).

II. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Adopted by consent.

STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT

CONSIDERATION OF BY-LAWS

330 - On motion of Councillor Vandal, the following by-laws were 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. 8001/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located south of Marksbridge Drive, east of Lindenwood Drive West in the Assiniboia Community. File DASZ 19/2001

By-law No. 8002/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(34) (Vol. 1)

By-law No. 8003/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(34) (Vol. 1)

By-law No. 8004/2002, a by-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg. File SC-3.14(35) (Vol. 2)

By-law No. 8005/2002, a by-law of The City of Winnipeg to approve a Plan of Subdivision and to amend Zoning By-law No. 6400/94 for the enactment of a zoning change on land located at 1486 Regent Avenue in the East Kildonan-Transcona Community. File DASZ 24/2001

By-law No. 8006/2002, a by-law of The City of Winnipeg to widen the intersection of the first lane south of College Avenue with the first lane west of Artillery Street. File DAO 1/96

By-law No. 8007/2002, a by-law of The City of Winnipeg to close part of Pandora Avenue West, West of Starlight Drive. File DAC 20/2001