STANDING POLICY COMMITTEE ON PROPERTY AND DEVELOPMENT, HERITAGE AND DOWNTOWN DEVELOPMENT
DISPOSITION OF ITEMS

MAY 27, 2019

MEMBERS PRESENT: Councillor Mayes, Chairperson
Councillor Klein
Councillor Lukes
Councillor Rollins

COMMITTEE CLERK: K. McMillan, City Clerk's Department

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Item	Subject/File	Recommendations	Action Required By
		DELEGATIONS	
1	Councillor Eadie, Mynarski Ward		See Report 9
2	Charles Birks		See Report 16
3	Ben Raber		See Report 9
4	Cindy Tugwell, Executive Director, Heritage Winnipeg Corp.		See Reports 16, 17, 18, 19, 20
5	Boris Mednikov		See Report 1
6	Denis Gautron and Laurie Ringaert, Save our Seine		See Report 7
		REPORTS	
1	Request to Reduce/Waive the Inspection Fee associated with Vacant Building Schedule A Inspection Invoice – 901/903 Day Street	The Standing Policy Committee on Property and Development, Heritage and Downtown Development reduced the inspection fee associated with Vacant Building Schedule A Inspection Invoice for the premises located at 901 / 903 Day Street to $590.00.	Director of Community Services c. Manager of Community By-law Enforcement, Community Services
2	Proposed Sale of City-owned property located at 5014 Roblin Blvd., known as the Old Charleswood Library	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That, subject to the approval of Recommendation 2, the sale of the Subject City Property located at 5014 Roblin Boulevard, outlined in a black dashed line and identified as "Subject City Property" on Misc. Plan No. 4085/10 (attached as Schedule "A"), to Ke Lin (or a nominee approved by the Chief Administrative Officer) for a purchase price of $575,000.00 (less 2% realtor's commission - $11,500.00) be approved in accordance with the sale conditions outlined in Schedule B. 2. That $50,000.00 of the net proceeds of the sale be set aside for use at the discretion of the area Councillor for The Charleswood 55 Plus Active Living Centre, for recreation programing in the Charleswood-Tuxedo-Westwood Ward. 3. That the City enter into, execute and deliver an Offer to Purchase with Ke Lin, or nominee, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements). 4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Offer to Purchase	Executive Policy Committee

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		and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
3	Tax Sale Process Changes	The Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to Council: 1. That, as part of the comprehensive City of Winnipeg Real Estate Policy Review, the Winnipeg Public Service be granted an extension of time of 180 days to report back on the following: A. Potential changes to the City's current tax sale process policies, including: i. Reducing the number of years that the real property taxes in respect of a property must be due and unpaid before the tax sale process is triggered; and ii. Offering for sale by public auctions any property that is liable to be sold for unpaid taxes, except for any specific properties for which the City intends to exercise its prior right to purchase. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
4	Extension of Time – Proposed Subdivision and Rezoning – Parcel A, Plan 107449 & Lot 1 Plan 12012, 1501 & 1525 Dawson Road South	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommended to Council: 1. That the time limit to obtain plan of subdivision mylar approval signatures in accordance with recommendations 9 and 10 of Minute No. 672 of the July 16, 2014 meeting of Council be extended to April 27, 2021. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee

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5	Extension of Time – Subdivision and Rezoning – 1280 Notre Dame Avenue – File No. DASZ 19/2017	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the time limit to satisfy the Coming into Force provisions of By-law No. 33/2018 be extended to April 26, 2020. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
6	Pedestrian Walkway – Land located between Walnut Street and Knappen Avenue	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and directed the Winnipeg Public Service to investigate and report back within 120 days with options on how to protect the important pedestrian connection between Walnut Street and the terminus of Knappen Avenue.	Director of Public Works Department c. Manager of Transportation, Public Works Department Manager of Real Estate and Land Development, Planning, Property and Development Department Standing Policy Committee on Property and Development, Heritage and Downtown Development
7	Purchasing of Land – Sumka Forest	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Riel Community Committee and directed the Winnipeg Public Service to investigate the possibility of purchasing the 62.5 acres of privately owned land located at 36 and 88 Sumka Road in the neighbourhood of St. Vital Perimeter South, identified by Roll Nos. 08005845500, 08005855000, 08005890000 & 08006367000, and report back to the Standing Committee within 120 days.	Director of Planning, Property and Development Department c. Manager of Real Estate and Land Development, Planning, Property and Development Department Standing Policy Committee on Property and Development, Heritage and Downtown Development

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Item	Subject/File	Recommendations	Action Required By
8	Additions to the Assiniboia Street Name Reserve List – Liaquat Ali Khan and Liaquat Ra'ana	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and directed the Winnipeg Public Service to review and report back to the Assiniboia Community Committee on the additions of "Liaquat Ali Khan" and "Liaquat Ra'ana" to the Assiniboia Street Name Reserve List.	Director of Planning, Property and Development Department c. Manager of Real Estate and Land Development, Planning, Property and Development Department
9	Medical Cannabis Production – Winnipeg Zoning By-law No. 200/2006	The Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service and Legal Services to provide a verbal report in 30 days on the recommendation of the Lord Selkirk-West Kildonan Community Committee, namely: 1. That the Winnipeg Public Service be directed to: A. Contact and work with expert/professional cannabis growers to determine what number of plant production constitutes light manufacturing; and B. Once this number of plant production is determined, Zoning and Permits notify medical cannabis producers in residential properties that they need to arrange to produce their cannabis in M1 zoned properties.	Director of Planning, Property and Development Department Director of Legal Services Standing Policy Committee on Property and Development, Heritage and Downtown Development
10	Establishment of a Planning Commission	The Standing Policy Committee on Property and Development, Heritage and Downtown Development laid the matter over for 30 days.	Standing Policy Committee on Property and Development, Heritage and Downtown Development
11	Cell Reception and Small Cell Technology Implementation	The Standing Policy Committee on Property and Development, Heritage and Downtown Development referred the recommendation of the Riel Community Committee to the Winnipeg Public Service for review and report back to the appropriate committee.	Director of Planning, Property and Development Department c. Chief Planner, Planning, Property and Development Department Acting Chief Innovation Officer, Innovation Department

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12	Subdivision and Rezoning – 327 and 339 Wardlaw Avenue – DASZ 6/2019	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the subdivision under Development Application No. DASZ 6/19 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as may be required, and registration in the Winnipeg Land Titles Office. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DASZ 6/19 by rezoning the subject land to an "RMF-L" Residential Multi-Family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report. 3. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019 to the satisfaction of the Director of Planning, Property and Development. 4. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of any required agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 5. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 6/2019, as determined by the City's Director of Planning, Property and Development.	Executive Policy Committee
13	Subdivision and Rezoning – 206, 216, 218, 228, 230, 236, 244 and 248 Good Street – DASZ 28/2018	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the subdivision under Development Application No. DASZ 28/2018 be approved for preparation as a plan of subdivision (the "Plan") by a Manitoba Land Surveyor in accordance with the map dated May 7, 2019 and attached as Schedule "A" to this report, with such minor changes as	Executive Policy Committee

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		may be required, and registration in the Winnipeg Land Titles Office, subject to the following conditions: A. That the developer, if required, enter into a Servicing Agreement with the City pursuant to subsection 259(1) of The City of Winnipeg Charter in accordance with the report of the Administrative Coordinating Group dated March 25, 2019 and attached as Schedule "B" to this report. 2. That the Winnipeg Zoning By-law No. 200/2006 be amended by rezoning the subject land to an "RMF-L" - Residential Multi-family (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report, subject to the following conditions: A. That the developer enter into a Zoning Agreement with the City pursuant to subsection 240(1) of The City of Winnipeg Charter in accordance with the following: i. The Owner must submit plans showing the location and design of any and all proposed: a. buildings; b. accessory parking areas; c. private approaches; d. garbage enclosures; e. fencing; f. landscaping; and g. signage on the Owner's Land ("Works") to the City's Director of Planning, Property and Development ("Director") and the City Centre Community Committee for approval prior to the issuance of any building or development permit, and thereafter must construct the Works in substantial conformance with the approved plans and maintain the Works to the satisfaction of the Director. B. That all buildings on the property shall not exceed 70 feet in height.	

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		C. That the finished main floor of the building shall not project more than 5 ft. above grade. 3. That Caveat No. 232925/1 be discharged as it affects Lot 1, Plan 43972. 4. That the City enter into, execute and deliver with the Developer A. a Servicing Agreement (if required) in accordance with Recommendation 1; and B. a Zoning Agreement in accordance with Recommendation 2, and such other agreements as determined necessary by the City Solicitor/Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 5. That authority be delegated to the City's Director of Planning, Property and Development (the "Director") to negotiate and approve the terms and conditions of the Servicing Agreement (if required), the Zoning Agreement and any Ancillary Agreements in accordance with this report and such other terms and conditions determined necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 6. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of Development Application No. DASZ 29/2018, as determined by the City's Director of Planning, Property and Development. 7. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 8. That, upon instruction from the Director of Planning, Property and	

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		Development, the Director of Legal Services/City Solicitor prepare and bring it directly to Council for enactment the By-law in accordance with the above. 9. That the subdivision section of the By-law will come into force when the Servicing Agreement (if required) is fully executed and/or the Plan is registered in the Winnipeg Land Titles Office. 10. That the zoning section of the By-law will come into force when the Zoning Agreement is registered in the Winnipeg Land Titles Office by way of caveat against the lands described therein. 11. That the associated variance order shall come into force and effect upon the coming into force and effect of the zoning by-law for the subject land under File DASZ 28/2018. 12. That the By-law will be repealed without coming into force 1 year after the date it is enacted if the Plan and the Zoning Agreement are not registered in accordance with recommendations 9 and 10 unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension. 13. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if the necessary Plan approval signatures on behalf of the City have not been secured within 1 year after the date on which the By-law is enacted unless the developer applies for an extension of time before the expiration of the 1 year period and Council approves the extension. 14. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
14	Rezoning – 797 Dorchester Avenue – DAZ 200/2019	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 200/2019 by rezoning the subject land to an “RMF-S PDO-1 Corydon-Osborne” Residential Multifamily (Small)	Executive Policy Committee

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		District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report. 2. That the Developer meet all the conditions outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019. 3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development. 4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 5. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
15	Rezoning – 530 River Avenue – DAZ 202/2019	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee, and recommended to Council: 1. That the Winnipeg Zoning By-law No. 200/2006 be amended under Development Application No. DAZ 202/2019 by rezoning the subject land to an "RMF-L" Residential Multifamily (Large) District as shown on the map dated May 7, 2019 and attached as Schedule "A" to this report. 2. That the Developer shall meet all terms and conditions as outlined in Schedule "B", the report of the Administrative Coordinating Group, dated April 17, 2019 to the satisfaction of the Director of Planning, Property and Development.	Executive Policy Committee

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		3. That, in lieu of the dedication of land, the developer shall provide a cash payment in an amount equal to ten percent (10%) of the appraised value of the Development Application, as determined by the City's Director of Planning, Property and Development. 4. That this matter will be deemed to be concluded and all approvals in connection with this matter will expire if a by-law to implement this report (the "By-law") is not enacted within 2 years after the date on which this report is approved by Council unless the developer applies for an extension of time before the expiration of the 2 year period and Council approves the extension. 5. That, upon instruction from the Director of Planning, Property and Development, the City Solicitor/Director of Legal Services shall prepare and bring directly to Council for enactment the By-law in accordance with the above. 6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
16	List of Historical Resources – Nomination of G.F. & J. Galt Block, 103 Princess Street	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee, as amended, and recommended to Council: 1. That G.F. & J. Galt Block, 103 Princess Street be added to the List of Historical Resources, with the following character defining elements: A. Exterior: i. Four-storey brick and stone building with flat roof with main facades facing west onto Princess Street and north onto Bannatyne Avenue, the south facade partially concealed by the neighbouring building and the rear facade facing east onto a back lane; ii. The front (west) and north facades with their rusticated stone cladding at grade, recessed window bays separated by brick	Executive Policy Committee

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		pilaster each holding large main floor windows in rectilinear and arched openings, single, paired and triple windows in arched openings on the second and third floors and large singular windows in arched openings on the fourth floor and corbelled brick cornice below the brick and stone parapet; iii. Main entrance set in the northwest corner, the upper floors of the corner stone clad and rounded; and iv. Rectilinear opening near the south end of the west facade with steel lintel leading to interior loading dock. B. Interior: i. Steel structural system in the south addition; ii. Walk-in vault on main floor of original building; iii. Examples of metal-clad fire doors. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
17	List of Historical Resources – Nomination of Monte Cassino Court, 639 Portage Avenue	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee: 1. That Monte Cassino Court, 639 Portage Avenue, not be added to the List of Historical Resources. 2. That the Director of Property and Development be requested to add Monte Cassino Court, 639 Portage Avenue, to the Commemorative List.	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department
18	List of Historical Resources – Nomination of Nisbet Hall, 2373 Main Street	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee: 1. That Nisbet Hall, 2373 Main Street be added to the List of Historical Buildings with the following character defining elements:	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department

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		A. Exterior: i. One-storey stone structure with gable roof completed in 1865 and reconstructed in 1987 with original timber roof trusses and stone walls, set far back from Main Street; ii. The windowless main (south) façade with its centrally-placed entrance topped by a carved date stone; iii. The east and west façades with windows in rectilinear openings; iv. The windowless rear (north) façade partially hidden by an attached addition; and v. Original weather vane.	
19	List of Historical Resources – Nomination of Winnipeg Aqueduct St. Boniface Surge Tank, 866 Taché Avenue	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee: 1. That Winnipeg Aqueduct St. Boniface Surge Tank, 866 Taché Avenue be added to the List of Historical Buildings with the following character defining elements: A. Exterior: i. The round, utilitarian, dark brick structure located east of Avenue Taché near the banks of the Red River; ii. The rough-cut limestone base topped by a concrete band encircling the tank except for the small, east-side door; iii. The ornamental brickwork with header and stretcher courses, arches and diamond shapes with concrete accents; iv. The roof line embellished with raised brick, stone and concrete cornice and concrete capped brick parapet.	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department

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20	List of Historical Resources – Nomination of Main Street Bridge (Assiniboine River Span) Components – Ornamental Stonework, 0 Main Street	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Historical Buildings and Resources Committee: 1. That Main Street Bridge (Assiniboine River Span) Components – Ornamental Stonework, 0 Main Street be added to the List of Historical Buildings with the following character defining elements: A. Exterior: i. The 1930s-era limestone pylons and solid walls located at the four outer corners of the bridge.	Director of Planning, Property and Development c. Chief Planner, Planning, Property and Development Department
21	Declaration of Surplus - City-Owned Property located near Rue Des Trappistes between Brady Road and Waverley Street	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the City-owned property located near Rue Des Trappistes between Brady Road and Waverley Street, identified as "Subject City Property" on the attached Misc. Plan No. 8807/7, be declared surplus to the needs of the City. 2. That, subject to approval of Recommendation 1, the net proceeds of the sale be redirected from the Land Operating Reserve to the Solid Waste Utility of the Water and Waste Department. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee
22	Proposed Sale of Condominium Units 1, 2, 3 and 15 - 28 Woodrow Place	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and recommended to Council: 1. That the Offers to Purchase City-owned Property Policy, adopted by Council on December 6, 2006, be waived for the sale of the City's interest in the "Subject Property" identified on Misc. Plan 15496 (attached hereto as Schedule A). 2. That authority be delegated to the Chief Administrative Officer to approve the sale of the City's interest in the Subject Property, as well as negotiate	Executive Policy Committee

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		and approve the terms and conditions of the sale and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City. 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
23	Proposed Land Exchange Agreement between the City of Winnipeg and 10032862 Manitoba Limited, located at Normand Avenue and St. Mary's Road	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to Council: 1. That the disposition of that portion of the City property designated as Public Reserve identified in "Detail A" on Misc. Plan No. 15321/10 attached as Schedule C, be approved. 2. That, subject to approval of Recommendation No. 1 by two-thirds of all Council members pursuant to Subsection 205(2) of the City of Winnipeg Charter Act, the proposed land exchange of the City-owned lands, identified as "SUBJECT CITY PROPERTY" on Misc. Plan No. 15321/10, attached as Schedule C, for the lands identified as "PROPOSED ACQUISITION" on Misc. Plan No. 15321/10, in accordance with the terms and conditions, attached hereto as Schedule A, be approved, subject to the following condition: A. That $15,000.00 of the $155,000.00 net proceeds of the sale be redirected from the Land Operating Reserve to the St. Norbert - Seine River Ward Land Dedication Reserve Fund. 3. That the City enter into, execute and deliver a Land Exchange Agreement with 10032862 Manitoba Ltd. and such other agreements as determined necessary by the City Solicitor / Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements"). 4. That authority be delegated to the Chief Administrative Officer to negotiate and approve the terms and conditions of the Land Exchange Agreement and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor/Director of Legal Services to protect the interests of the City.	Executive Policy Committee

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		5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
24	Secondary Plan – Waverley West Neighbourhood 'B'	The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Assiniboia Community Committee and recommended to Council: 1. That the Waverley West Neighbourhood 'B' Secondary Plan By-law No. 1/2019 (the "By-law") be amended in accordance with Appendix 'B' of this report, and with the following additional amendments: A. In Policy 6.3 Internal Transportation Network Policies, add the following: "6.3 (6) The transportation network shall be designed to ensure the mobility and safety needs of all users, including pedestrians, cyclists and motorists. 6.3 (7): The transportation network shall include on and off-street facilities, including sidewalks and pathways; and use geometric design, traffic control, and other transportation elements that influence speed and access management, and be consistent with the adjacent land use and nature of the road type. 6.3 (8) The internal transportation network design shall conform to accepted engineering practices and guidelines. A qualified professional such as Road Safety Professional, Professional Traffic Operations Engineer or a Professional Engineer with demonstrated experience in transportation safety and/or traffic operations shall participate in the design of the Plan Area." B. In Recommendation 4 of Appendix 'B': i. Delete the words "Notwithstanding other policies of this section" from Policy 3.1.2 (8)	Executive Policy Committee

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		ii. Delete Policy 3.1.2 (9) in its entirety and replace with the following: "Notwithstanding policy 8(c) of this section, multi-family dwellings on collector roads in sub-areas 1 and 2 as shown in Appendix B, may exceed six dwelling units per building" iii. Delete Policy 3.1.2 (10) in its entirety and replace with the following: "Notwithstanding policy 8(a) of this section, multi-family dwellings may be considered on local roads provided they are interspersed and integrated in a manner which preserves the intent of the Lower Density Residential designation. Such development may be considered without taking exclusive access from a back lane provided that a solution can be provided which addresses the following design considerations to the satisfaction of the Director of Public Works: a. the availability of front yard areas of landscaping and tree growth; b. adequate snow storage areas; c. on-street parking capacity; and d. street lighting;" C. In Recommendation 6 of Appendix 'B': i. In Policy 3.3.2 (6), replace the words "a full range of municipal services" with "municipal sewer and water services" D. In Recommendation 7 of Appendix 'B': i. In Policy 3.3.2 (10), replace the words "a full range of municipal services" with "municipal sewer and water services" E. In Recommendation 12 of Appendix 'B', add the following to Policy	

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		5.3 (9): "d. design and elements of the transportation network." 2. That Council give second and third reading to By-law No. 1/2019, as amended; 3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	
25	Pilot Project – Development Permit Notice Signs	The Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to Council: 1. That the Winnipeg Public Service be directed to implement a pilot project in the Charleswood-Tuxedo-Westwood Ward, Waverley West Ward, and Fort Rouge-East Fort Garry Ward, using the City of Edmonton standards for new development permit notice signs (attached as Appendix 'A'), and report back to the Standing Committee within 180 days. 2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.	Executive Policy Committee