

REPORT OF THE COMMITTEE

ON PLANNING AND COMMUNITY SERVICES

DATED JANUARY 5, 1996

On motion of Councillor Silva, the Report of the Committee on Planning and Community Services, dated January 5, 1996, was considered clause by clause.

Moved by Councillor Silva,

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

Carried.

Her Worship the Mayor and Councillors:

**Appointment of a New Member to the
Historical Buildings Committee
File G-3.1 (Vol. 2) (c/r GC-7 (Vol. 25))**

302 - 1. The Committee on Planning and Community Services has been advised of the resignation of Mr. Glenn Brown from the Historical Buildings Committee.

On November 8, 1995, the Manitoba Historical Society nominated Mr. Tim Worth to fill the vacancy left by Mr. Glenn Brown, as the second representative from the Society on the City's Historical Buildings Committee.

The Committee on Planning and Community Services therefore recommends that Mr. Tim Worth be appointed as an alternate member to the Historical Buildings Committee.

Adopted by consent.

**Proposed Amendment to Development
Agreement AG 25/80 - Southland Park
Subdivision - Royal Mint Properties Ltd. -
Riel Community File DASZ 25/80**

303 - 2. The Committee on Planning and Community Services has been advised that on May 25, 1994, Council adopted a motion of the Riel Community Committee resolving that Page 431 of the 1995-1999 Five Year Capital Forecast be amended by changing the 1996 Year - Waterfront Park \$180,000.00 to Southland Park - Developer Payback to ensure that the desperately needed park development is carried out by the developer this year (1994) (based upon this payback commitment); and directing the Administration to incorporate this change into the 1996 year of the 1996-2000 Five Year Capital Forecast.

On June 17, 1994, the General Manager of Parks and Recreation signed and released for construction Site Layout and Planting Plans prepared by Scatliff and Associates Landscape Architects; which feature the various landscaping improvements to be constructed in the subject park.

In a letter dated June 17, 1994, the Land Development Co-ordinator of the Parks and Recreation Department notified Scatliff and Associates Landscape Architects, acting on behalf of Royal Mint Properties Ltd., to proceed with construction of the landscaping improvements.

Following inspections by the Parks and Recreation Department in the spring of 1995, a Construction Completion Certificate was issued to the Developer dated June 27, 1995. The Certificate is for the various improvements installed by the Developer in accordance with plans released for construction by the Parks and Recreation Department. The Developer will be responsible for maintenance of the improvements until June 27, 1997. The Parks and Recreation Department is currently reviewing the Developer's construction invoices to determine the actual amount that will be reimbursed by the City.

Report of the Committee on Planning and Community Services dated January 5, 1996

On December 11, 1995, the Riel Community Committee considered report dated November 22, 1995, from the Land Development Administrator and the Land Development Co-ordinator with respect to the proposed amendment to Development Agreement AG 25/80.

The Committee on Planning and Community Services concurred in the recommendation of the Riel Community Committee and recommends:

I. That Development Agreement AG 25/80 dated April 14, 1982, be amended by deleting the first two sentences of sub-clause b) of Clause 1. Land Dedication in Section II - Land Dedication and Purchase of Schedule "C" which reads as follows:

"b) The Developer shall landscape all dedicated public open space within the Planned Area in accordance with plans and specifications approved by the General Manager of Parks and Recreation. The City shall reimburse the Developer for 48% of its costs incurred therefor as certified by the said General Manager subject to the approval of funding by the City."

and shall insert the following:

"b) In the Public Reserve identified on Schedule "B", the Developer shall install the landscaping improvements featured on the following plans:

Southland Park Subdivision Public Reserve

- Site Layout Plan L1
- Planting Plan and Details Plan L2

both prepared by Scatliff and Associates Landscape Architects, dated May, 1994, and signed and released for construction by the General Manager of Parks and Recreation on June 17, 1994.

The City shall reimburse the Developer for 48% and 100% of the actual costs of grading/sodding and the other improvements featured on the aforementioned plans, respectively, subject to the approval of funding by Council."

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.

**Proposed Zoning Agreement Amendment -
2625 Main Street - Lord Selkirk-West
Kildonan Community
File ZAA 9/95 (c/r DAZ 37/84)**

304 - 3. The Committee on Planning and Community Services has been advised that an application has been received from Lombard North Group (1984) Ltd., 505 - 93 Lombard Avenue, Winnipeg, Manitoba, to amend the existing Zoning Agreement affecting the land by deleting Clause 5 of Zoning Agreement Caveat 85-103146 to permit residential buildings and fences to be located within twenty-five (25) feet of the easterly limit of Main Street and deleting Clause 13 of Zoning Agreement Caveat 85-1253015 to permit fences and gates to be located within forty (40) feet of the easterly limit of Main Street.

The subject property is the northern half of the remaining vacant property approved under DASZ 37/84, north of Red River Boulevard. The remaining undeveloped property lying adjacent is zoned "C2" Commercial District. The land is bounded on the north by the Fernbank Street right-of-way.

The land to the north of the subject property is a fully developed Mobile Home Park and is zoned "MH-P". The properties lying adjacent to the east are fully developed single-family lots zoned "R1-5" and "R1-6" Residential District. The land west of Main Street, the immediate properties are zoned "R1-4" Single-Family District. The land to the south is vacant commercially zoned land - zoned "C2" Commercial District.

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Under Clause 5 of Zoning Agreement Caveat No. 85-103146 (DASZ 37/84), it was specified that no building or structures were to be located within 40 feet of the easterly limit of the Main Street right-of-way. The applicants are proposing 46 condominium units on the subject land (zoned "RM-4" multiple) - approximately 10 of which encroach into that required setback area. The Community Planning Division has reviewed the proposed plan and supports the amendment.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on November 21, 1995. One person appeared in support of the application, and no one appeared in opposition to the application.

The Lord Selkirk-West Kildonan Community Committee recommended that:

- A. The proposed Zoning Agreement Amendment be approved for the following reasons:
 - 1. A reduced west yard setback abutting the Main Street R.O.W. is deemed to be preferable to a reduction of the east rear yards abutting the residential lots existing on Saul Miller Drive; and
 - 2. The 25 foot rear setback proposed is still well removed (approximately 50 feet) from the actual street surface of Main Street.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That Zoning Agreement DAZ 37/84 be amended by:
 - 1. Deleting Clause 5 of Caveat 85-103146;
 - 2. Deleting Clause 13 of Caveat 85-1253015.
- II. That the City Solicitor be requested to prepare the necessary amendment to Zoning Agreement DAZ 37/84 as approved in Clause I.
- III. That the Proper Officers of the City are hereby authorized to execute said Agreement.
- IV. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

**Proposed Subdivision and Rezoning - Land
located on the North East corner of
William Avenue and Tecumseh Street -
Lord Selkirk-West Kildonan Community
File DASZ 17/95**

305 - 4. The Committee on Planning and Community Services has been advised that an application has been received from Winnipeg Blood Transfusion Services Centre Inc., 226 Osborne Street North, Winnipeg, Manitoba, for approval of a plan of subdivision and related zoning change to Zoning By-Law No. 6400/94 by rezoning the subject lands from an "R2" Two-Family District to a "C2" Commercial District to allow for the construction of a laboratory, clinic and office.

The properties to the north on Elgin and Ross Avenues are existing single family housing areas zoned "R2" Residential. The lands directly to the East are zoned "C2" Commercial. The lands to the west are a mix of residentially zoned "R2" housing areas and pockets of "M2" Industrial. To the south is the Health Sciences Centre Complex extending to Notre Dame Avenue - zoned "C2".

The applicants have, for some time, regarded the subject site as an ideal location for a Blood Transfusion Service Centre. The location on William Avenue lies within the Health Sciences Centre Hospital Precinct and provides a direct link to existing Hospital facilities. Preliminary plans submitted placed a focus on vehicle entry to the site via the existing rear lane north of William Avenue, which was regarded by the Community Planning Division as an

Report of the Committee on Planning and Community Services dated January 5, 1996

unacceptable proposal given the perceived impact that it would have had on neighbouring residential property owners lying immediately adjacent. However, revisions have been made which more than adequately address the problems of vehicle storage area and access.

The Community Planning Division is therefore prepared to endorse the plans as submitted for a 3-storey building comprised of approximately 50% administration space and 50% laboratory space. The purpose of the 7,450 square foot facility will be to facilitate blood donor operation and related activities. There are 30 parking stalls for donors and volunteers.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on November 21, 1995. Three persons appeared in support of the application, and no one appeared in opposition to the application.

The Lord Selkirk-West Kildonan Community Committee recommended that:

- A. The proposed subdivision and rezoning be approved for the following reason:
 1. This is considered to be an adequate and appropriate development for the site.
 2. The proposed subdivision and rezoning be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That the plan of subdivision proposed under File No. DASZ 17/95 be approved for preparation as a plan of subdivision by a Manitoba Land Surveyor as outlined on Schedule "A" for File No. DASZ 17/95, dated December 14, 1995, for registration in the Winnipeg Land Titles Office.
- II. That the Director of Land and Development Services be authorized to certify any documents in connection therewith.
- III. That Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File No. DASZ 17/95, dated December 14, 1995, to a "C2" Commercial District, subject to the following:
 1. That the Applicant enter into a Zoning Agreement with the City in order to insure that "stormwater run-off from the site should be restricted to predevelopment rates as determined by the Commissioner of Works and Operations".
- IV. That the Applicant enter into an Easement Agreement with the City to protect a catch basin lead which currently traverses the subject property connecting a catch basin in the rear lane to the sewer in William Avenue, if required by and to the satisfaction of the Commissioner of Works and Operations; prior to the release of the subdivision mylars.
- V. That the City Solicitor be requested to prepare the necessary by-law in accordance with the above.
- VI. That the zoning section of the by-law shall come into force and effect when the Zoning Agreement has been registered as a first charge in the Winnipeg Land Titles Office.
- VII. That the Proper Officers of the City be authorized to execute all necessary agreements.
- VIII. That in the event this application is not proceeded with expeditiously and the by-law is not enacted within 24 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.
- IX. That the City Solicitor be requested to do all things necessary for implementation of the above in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

(See Minute No. 329 for attachment)

Report of the Committee on Planning and Community Services dated January 5, 1996

**Proposed Rezoning - 1290 Main Street -
Lord Selkirk-West Kildonan Community
File DAZ 226/95**

306 - 5. The Committee on Planning and Community Services has been advised that an application has been received from Apex Realty Properties Inc., 100 - 207 Donald Street, Winnipeg, Manitoba, to amend By-law No. 6400/94 by rezoning the land at 1290 Main Street from a "C1.5" Commercial District to a "C2" Commercial District to allow for the construction of a drive-through restaurant (previously approved for 5 years under File No. DAV 534/95C).

The subject property was originally occupied by a car dealership, however, in recent years has remained vacant. Prior to the new unified Zoning By-law 6400/94, the land was zoned "CZ" Commercial District but was changed to "C1.5" Commercial District in 1994. In the interim, the applicants submitted a plan which proposed complete development of the site including a small retail mall, a Block-Buster Video Outlet and a Wendy's Restaurant with Drive-Through. The existing "C1.5" zoning does not make provision for the Drive-Through component which meant that the applicants were faced with an eventual rezoning of the property to "C2" Commercial which does allow for Drive-Throughs. However, because of time constraints on construction, the applicants applied for and obtained a 5 year use variance (DAV 534/95C) in August 1995, for a Drive-Through Restaurant. The applicants having recognized, however, that the use variance was only a short term solution, have applied for the necessary rezoning application.

The Community Planning Branch has for some time encouraged Commercial Development of the subject site provided that orientation of the buildings were towards Main Street and provided that public parking would be restricted to the front areas of the lot. Although there is access to Church and Anderson Avenues, primary access and egress is to Main Street. As a condition of approval, it is further recommended that restrictive hours of operation apply to the Drive-Through component of the restaurant and that the Restaurant be buffered from the residential areas along Charles Street by fencing and extensive landscaping.

A Public Hearing was held before the Lord Selkirk-West Kildonan Community Committee on November 21, 1995. Three persons appeared in support of the application. No one appeared in opposition to the application.

The Lord Selkirk-West Kildonan Community Committee recommended that:

- A. The proposed rezoning be approved for the following reason:
 - 1. This is considered to be an adequate and appropriate development for the site.
- B. The proposed rezoning be approved subject to a number of conditions all of which have been incorporated within the following recommendation.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File No. DAZ 226/95, dated December 18, 1995, to a "C2" Commercial District, subject to the following:
 - A. That the Applicant enter into a Zoning Agreement with the City pursuant to Subsection 591(1) of The City of Winnipeg Act to provide for the following:
 - 1. That detailed fencing and landscaping plans shall be submitted to and approved by the Commissioner of Planning and Community Services prior to April 1, 1996.
- II. That a 10 per cent dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.
- III. That Caveat No. 230460 (DAZ 160/72) which restricts use of the subject site to an automobile dealership and accessory parking area be removed.

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- IV. That in the event this application is not proceeded with expeditiously and the zoning by-law is not enacted within 24 months after adoption of this report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless Council extends that time.
- V. That the City Solicitor be authorized to prepare the necessary rezoning by-law and forward same to Council for all three readings.
- VI. That the rezoning by-law shall become effective when the Zoning Agreement has been registered by caveat as a first charge against the subject land at the Winnipeg Land Titles Office provided that the said effective date occurs within 12 months from the date that the said rezoning by-law is adopted by Council.
- VII. That the Proper Officers of the City are hereby authorized to execute said Zoning Agreement.
- VIII. That the City Solicitor be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

Adopted by consent.

(See Minute No. 330 for attachment)

**Proposed street closing of a portion of
Springfield Road at the intersection of
Spring Valley and Springfield Roads - East
Kildonan-Transcona Community**
File DAC 13/95

307 - 6. The Committee on Planning and Community Services has been advised that after a number of discussions between the Planner and the representatives of the Streets and Transportation Department, a solution as to what is an acceptable closing of a portion of Springfield Road at the intersection of Spring Valley and Springfield Roads has been arrived at, and is outlined on Schedule "C" dated December 12, 1995. From an administrative standpoint the closing and land exchange (future widening) as outlined on Detail "C" of Schedule "C" are supportable.

On December 12, 1995, the East Kildonan-Transcona Community Committee held a public hearing with respect to the referenced matter and considered the report dated December 12, 1995, from the Acting Subdivision/Codes Administrator of the Land and Development Services Department.

Two persons appeared in support, and no one appeared in opposition to the proposed street closing.

The Committee on Planning and Community Services concurred in the recommendation of the East Kildonan-Transcona Community Committee and recommends:

- I. That the City Solicitor be instructed to prepare the necessary By-law for submission to Council to effect the street closing as outlined on Schedule "C" dated December 12, 1995.
- II. That the future widening identified on Detail "C" of Schedule "C" be transferred to the City as part of the land transaction for the closed right-of-way.
- III. 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 Minute No. 331 for attachment)

Report of the Committee on Planning and Community Services dated January 5, 1996**Proposed widening of part of the South side
of Wellington Crescent, West of Doncaster
Street** **File DAO 24/92**

308 - 7. The Committee on Planning and Community Services has been advised that the Land Surveys and Real Estate Department initiated the proposed widening under File DAO 24/92. This item was first considered and approved by your Committee on November 30, 1992. The proposed opening was never submitted to the Committee on Works and Operations as the issue of which Department would assume the related costs was not yet resolved. The Land Surveys Branch advises that the Committee on Planning and Community Services is now in the position to re-approve the proposal.

In 1918, the Town of Tuxedo entered into an agreement with the Province of Manitoba wherein the Province agreed to convey the lands shown as "Proposed Widening" on Misc. Plan No. 7697/2 to the Town for the widening of Wellington Crescent once certain buildings on the land were no longer required by the Province. This agreement was registered against the land by way of Caveat No. 99000. The buildings on the property were demolished some time ago.

In 1989, the Province of Manitoba contacted the Land Surveys and Real Estate Department, inquiring whether or not the City would be agreeable to the discharge of this caveat. After consulting with the Streets and Transportation Department, it was decided that the City would exercise its right to the lands. In June of this year, the City acquired the property.

The Streets and Transportation Department specifically requested that both District No. 6 Operations and the Parks and Recreation Department be consulted on the removal of the existing asphalt within the subject property; the resodding of same, and on a source of funding to cover related costs.

The usual circulation was made to all interested City Departments and public agencies with no objections having been received.

The Subdivision Branch is of the opinion that the proposed opening should proceed as the Land Surveys Branch has advised that the Jewish Community Campus of Winnipeg, the owners of the property south of and adjoining the land acquired for the opening, have undertaken to landscape the boulevard as they are in the process of landscaping their lands. There is to be no cost to the City.

The Committee on Planning and Community Services recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the opening in accordance with Misc. Plan APFG No. 7697/2, as outlined on Schedule "A" dated November 29, 1993.
- 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 Minute No. 332 for attachment)

Report of the Committee on Planning and Community Services dated January 5, 1996

**Proposed lane opening (corner cut) at the
intersection of the first North/South lane
East of Main Street with the first East/West
lane between Burrin and Semple Avenues -
Lord Selkirk-West Kildonan Community
File DAO 14/95**

309 - 8. The Committee on Planning and Community Services has been advised that in February of 1995, the Board of Commissioners, on the recommendation of the Director of Operations instructed the Land Surveys Branch of the Land Development Services Department to negotiate with the registered owners for the purchase of the subject lands, as outlined on Misc. Plan No. LSWK 9422/1. The proposed lane corner cut is to facilitate the turning radius of vehicles, involved in the automated bin refuse collection program. The owners have now agreed to the terms and conditions of the aforementioned sale and it is now necessary to have the land legally opened as a public street.

The proposed lane corner cut was circulated to all applicable City Departments and public utilities with no objections being received.

On December 12, 1995, the Lord Selkirk-West Kildonan Community Committee held a public hearing with respect to the referenced matter and considered the report dated November 29, 1995, from the Subdivision Officer of the Land and Development Services Department. No representation was made before the Community Committee on this matter.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane opening in accordance with Misc. Plan No. LSWK 9422/1, as outlined on Schedule "A" dated November 29, 1995.
- 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 Minute No. 333 for attachment)

**Proposed lane opening (corner cut) at the
first North/South lane West of McPhillips
Street, South of Machray Avenue - Lord
Selkirk-West Kildonan Community
File DAO 15/95**

310 - 9. The Committee on Planning and Community Services has been advised that in September 1994, the Board of Commissioners, on the recommendation of the Director of Operations, instructed the Land Surveys Branch to negotiate for the lane corner cut as outlined on Misc. Plan No. LSWK 9323. The owners have agreed to the terms and conditions of the sale of the property.

The proposed opening was circulated to all concerned City and public agencies, with no objections having been received.

On December 12, 1995, the Lord Selkirk-West Kildonan Community Committee considered a report dated November 30, 1995, from the Subdivision Officer of the Land and Development Services Department, with respect to the proposed lane opening.

No representation was made before the Lord Selkirk-West Kildonan Community Committee with respect to this matter.

Report of the Committee on Planning and Community Services dated January 5, 1996

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane opening in accordance with Misc. Plan No. LSWK 9323, as outlined on Schedule "A" dated November 30, 1995.
- 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 Minute No. 334 for attachment)

**Proposed lane opening (corner cut) at the
intersection of the first North/South lane
East of McGregor Street with the first
East/West lane South of Anderson Avenue -
Lord Selkirk-West Kildonan Community
File DAO 16/95**

311 - 10. The Committee on Planning and Community Services has been advised that in March of 1993, the Board of Commissioners, on the recommendation of the Director of Operations, instructed the Land Surveys Branch of the Land and Development Services Department to negotiate with the registered owners for the purchase of the subject lands, as outlined in Schedule A, Misc. Plan No. LSWK 8830/1 dated November 29, 1995. The proposed lane corner cut is to facilitate the turning radius of vehicles involved in the automated bin refuse collection program in the area. The owners have now agreed to the terms and conditions of the aforementioned sale and it is now necessary to have the land legally opened as a public street.

The proposed street closing was circulated to all applicable City Departments and public utilities with no objections being received.

On December 12, 1995, the Lord Selkirk-West Kildonan Community Committee considered a report dated November 29, 1995, from the Subdivision Officer, of the Land and Development Services Department, with respect to the proposed lane opening.

No representation was made before the Lord Selkirk-West Kildonan Community Committee with respect to this matter.

The Committee on Planning and Community Services concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane opening in accordance with Misc. Plan No. LSWK 8830/1, as outlined on Schedule "A" dated November 29, 1995.
- 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 Minute No. 335 for attachment)

Report of the Committee on Planning and Community Services dated January 5, 1996

**Proposed North/South lane opening and
lane closing on the north side of St.
Catherine Street, between Evans Street and
the Seine River - Riel Community**
File DAOC 6/93

312 - 11. The Committee on Planning and Community Services has reconsidered Clause 15 of its Report, dated November 10, 1995, which was referred back to it by Council at its meeting held on November 29, 1995, which reads, in part, as follows: -

“The Committee on Planning and Community Services has been advised that this matter was originally recommended for approval by the Riel Community Committee on October 13, 1993, and subsequently approved as to planning details by the Committee on Planning and Community Services on October 26, 1993. This lane relocation request did not receive approval from Council. The Administration now wishes to complete this application, but because of the new opening and closing procedures, a new approval for this request is required.

The subject lane opening/closing proposal involves the relocation of the existing north/south lane connection from St. Catherine Street which is the connection to the existing east/west lane, in the block west of Evans Street, bordered by St. Catherine Street to the south and Prosper Street to the north. The proposed lane opening falls on the area (City land) physically being used as the lane connection to St. Catherine Street. The said land has been gravelled and maintained as a lane connection for a number of years. The most practical solution for dealing with this situation is to close the existing lane right-of-way (not being used) and fully open the piece of City property now being used by area residents as a lane.

This lane opening and closing request was circulated mid 1993 to the various applicable City Departments and Public Utilities for information and comment. No objections or major concerns were received in response to the circulation.

The lane relocation (opening) as outlined on Schedule "A" (Misc. Plan No. 8902/1) indicates the lane corner cuts requested by the Streets and Transportation Department, as a result of their response to the circulation.

On September 18, 1995, the Riel Community Committee held a public hearing with respect to the referenced matter.

No representation was made before the Community Committee.”

On December 5, 1995, the Committee on Planning and Community Services further considered the proposed application under File DAOC 6/93 and referred the matter back to the Riel Community Committee for further review. The Riel Community Committee reconsidered the matter on December 11, 1995, and reaffirms its original recommendation.

The Committee on Planning and Community Services therefore recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane opening and closing in accordance with Misc. Plan No. Riel 8902/1, as outlined on Schedule "A" dated August 10, 1995.
- 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 Minute No. 336 for attachment)

Report of the Committee on Planning and Community Services dated January 5, 1996**Proposed opening and closing of the Public
Lane on the South side of St. Catherine
Street, West of Evans Street - Riel
Community File DAOC 5/95**

313 - 12. The Committee on Planning and Community Services has been advised that the subject lane opening and closing was initiated by the Land and Development Services Department. The file under DAOC 6/93, originally initiated the relocation of the public lane on the north side of St. Catherine Street. However, a further inspection of the area indicates that the registered public lane on the south side of St. Catherine Street does not physically exist, and that the area residents use the City property to the east as a lane access. The City property is gravelled and physically functions as a lane.

The proposed lane opening and closing was circulated to all applicable City Departments and public utilities with no objections or concerns having been received in response to either the opening or the closing.

In responding to the circulation letter, the Streets and Transportation Department have requested that right-of-way corner cuts be established at the intersection of the proposed north/south public lane with the existing east/west public lane.

The Manager of Planning and Marketing, of the Parks and Recreation Department has advised that the cost of restoring the area for the proposed closing is \$1,260.00.

On November 20, 1995 and December 11, 1995, the Riel Community Committee held a public hearing with respect to the referenced matter and considered the report from the Subdivision Officer, dated October 11, 1995.

No representation was made before the Riel Community Committee with respect to this matter.

The Committee on Planning and Community Services concurred in the recommendation of the Riel Community Committee as amended, and therefore recommends:

- I. That the City Solicitor be instructed to prepare the necessary by-law for submission to Council to effect the lane opening and closing in accordance with Misc. Plan No. RIEL 8902/3, as outlined on Schedule "A", dated October 11, 1995, including the necessary corner cuts.
- 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 Minute No. 337 for attachment)

REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES
DATED NOVEMBER 10, 1995

On motion of Councillor Silva, the Report of the Committee on Planning and Community Services, dated November 10, 1995, was considered.

Moved by Councillor Silva,
That the Consent Agenda, Clause 22 be adopted.

Carried.

Her Worship the Mayor and Councillors:

**Winnipeg Housing Rehabilitation
Corporation - Amendment to By-law
regarding composition of the Board**
File EX-9 (Vol. 5) (c/r GC-7 (Vol. 25))

314 - 22. The Committee on Planning and Community Services has been advised that the Winnipeg Housing Rehabilitation Corporation at its meeting held on June 29, 1995 raised a matter with respect to confirmation of Board Members. In this connection the following motion was passed at that meeting, namely:

“That Schedule 2, Clause E, of the Articles of Incorporation be amended to read ‘the members of the Corporation who are eight in number, shall consist of four members of the Council of The City of Winnipeg and a representative of each, as approved by the Council of The City of Winnipeg, from HUDAM (Manitoba Home Builders Association), the Social Planning Council, the City of Winnipeg, and the Province of Manitoba.’”

The Committee on Planning and Community Services concurs with the above and recommends that Winnipeg Housing Rehabilitation Corporation proceed with their amendment.

Adopted by consent.

REPORT OF THE
COMMITTEE ON PLANNING AND COMMUNITY SERVICES
DATED NOVEMBER 22, 1995

On motion of Councillor Silva, the Report of the Committee on Planning and Community Services, dated November 22, 1995, was considered.

Moved by Councillor Silva,
That the Consent Agenda, Clause 2 be adopted.

Carried.

Her Worship the Mayor and Councillors:

**Appointments to the Winnipeg Housing
Rehabilitation Corporation**
Files EX-9 (Vol. 5) & GC-7 (Vol. 25)

315 - 2. By-law No. 1 of the Winnipeg Housing Rehabilitation Corporation established the Winnipeg Housing Rehabilitation Corporation to consider the acquisition, improvement and rehabilitation of existing buildings for, and the conversion thereof to, housing accommodation of all kinds for sale or rent to persons of low or modest income.

Council on November 8, 1995, referred to the Committee on Planning and Community Services the matter of the appointment of four Council representatives to the Winnipeg Housing Rehabilitation Corporation.

The Committee on Planning and Community Services recommends:

- I. That the following Councillors be appointed for a one-year term to the Winnipeg Housing Rehabilitation Corporation, namely: -

Councillor Golden
Councillor Murray
Councillor Phillips
Councillor Thomas

- II. That Councillor Silva, Chairperson of the Committee on Planning and Community Services, be appointed as an Ex Officio Member of the Winnipeg Housing Rehabilitation Corporation and that the said Corporation be requested to amend its By-laws in accordance therewith.

Adopted by consent.

COMMITTEE ON PLANNING AND COMMUNITY SERVICES

CONSIDERATION OF BY-LAWS

316 - On motion of Councillor Silva, 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. 6746/96, a By-law of The City of Winnipeg to close Oakdale Drive located within the limits of Marj Edey Park; between Ridgewood and Wilkes Avenues
File DAC 3/95

By-law No. 6747/96, a By-law of The City of Winnipeg to close a portion of Silverthorn Place, south of Cunnington Avenue File DAC 7/95

By-law No. 6748/96, a By-law of The City of Winnipeg to close Maginot Street, west of DeBourmont Avenue to the C.P.R. Railway File DAC 10/95

By-law No. 6749/96, a By-law of The City of Winnipeg to open Eldridge Avenue, east of Oakdale Drive. File DAO 8/95

By-law No. 6750/96, a By-law of The City of Winnipeg to change the names of certain highways in The City of Winnipeg File SC-3.14(31)

By-law No. 6751/96, a By-law of The City of Winnipeg to close Dubuc Street between the Seine River and Seine Street. File DAC 12/95

By-law No. 6752/96, a By-law of The City of Winnipeg to widen St. Anne's Road south of Bishop Grandin Boulevard and north of Compark Road File DAO 7/95

By-law No. 6753/96, 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 on the west side of McCreary Road between Wilkes Avenue and Finkelstein Road, in the Assiniboia Community. File DASZ 2/95

By-law No. 6754/96, a By-law of The City of Winnipeg to amend Zoning By-law No. 6400/94 for enactment of a zoning change at 500 Beaverhill Boulevard in the Riel Community File DAZ 216/95

By-law No. 6755/96, 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 on the west side of Henderson Highway at the terminus of Strood Avenue, in the East Kildonan - Transcona Community File DASZ 15/95

On motion of Councillor Silva, the rule was suspended and 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. 6770/96, 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 north of Maginot Street between DeBourmont Avenue and the C.P.R. Railway in the Riel Community. File DASZ 16/94

By-law No. 6771/96, a By-law of the City of Winnipeg to widen Raleigh Street at the point of its intersection with Munroe Avenue. File DAO 6/95

COMMITTEE ON PLANNING AND COMMUNITY SERVICES**QUESTION PERIOD**

317 - Councillor Thomas requested clarification on the land matter in relation to Clause 10 of the Report of the Executive Policy Committee dated January 17, 1996.

Councillor Silva stated that there appeared to be some confusion on the issue given the fact that different Committees were getting different levels of information from the Administration in that reports had not come back from the administration and indicated he would pursue the matter further. He then referred the matter to the Speaker to investigate on behalf of Council.