Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

Item No. 17 Rezoning - west side of Sinclair Street, south of Selkirk Avenue File DAZ 232/2005 [c/r DASZ 24/2005]

STANDING COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submits the following to Council:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 232/2005 dated July 4, 2005, to a "PR-2" Parks and Recreation District.

2. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

3. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

5. 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 Charter.

Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Lord Selkirk-West Kildonan Community Committee and submitted the matter to Council

STANDING COMMITTEE RECOMMENDATION:

On July 18, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation from the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

RE: **Rezoning - west side of Sinclair Street, south of Selkirk Avenue**
File DAZ 232/2005 [c/r DASZ 24/2005 and DAV 136946/2005D]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Diane Timmins, Clerk,**
Lord Selkirk-West Kildonan Community Committee

Report date: **July 13, 2005**

COMMUNITY COMMITTEE RECOMMENDATION:

On July 12, 2005, the Lord Selkirk-West Kildonan Community Committee concurred in the administrative recommendation and recommends to the Standing Policy Committee on Property and Development:

1. That The Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for File DAZ 232/2005 dated July 4, 2005, to a "PR-2" Parks and Recreation District.

2. That in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

3. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

5. 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 Charter.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

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 dated July 4, 2005.

2. There is neighbourhood support and no opposition to the application.

PUBLIC HEARING SUMMARY

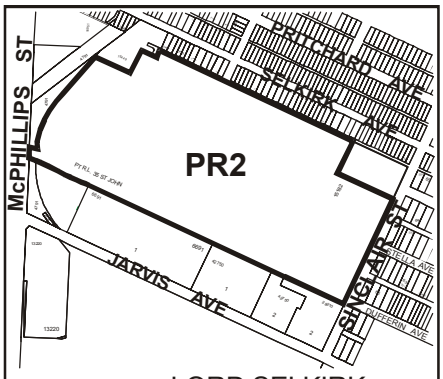
File: DAZ 232/2005 [c/r DASZ 24/2005 and DAV 136946/2005D]

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Pagtakhan, Chairperson
Councillor Lazarenko
Councillor O'Shaughnessy

Public Hearing: July 12, 2005
West Committee Room, Council Building
510 Main Street

Applicant: City of Winnipeg
(Kevin Nixon)

Subject:



LORD SELKIRK
WEST KILDONAN
COMMUNITY
APPLICANT : CITY OF WINNIPEG
FILE : DAZ 232/05
PROPOSAL : To rezone the land shown outlined above from a "PR1" PARKS AND RECREATION DISTRICT and an "R1-2.5" RESIDENTIAL DISTRICT to a "PR2" PARKS AND RECREATION DISTRICT. **For information, phone Mr. M. Robinson, Planner at 986-3213.**

Premises Affected: West side of Sinclair Street, south of Selkirk Avenue

Exhibits Filed:
1. Application dated June 23, 2005
2. Notification of Public Hearing dated June 23, 2005
3. Manitoba Status of Title 1841929

4. Plan identified as Drawing No. 0.6-0, Old Exhibition Grounds, Existing Site Conditions
5. Report from the Manager of Planning and Land Use dated July 4, 2005
6. Inspection Report
7. Communication dated July 12, 2005, from Andrea Babinsky, Winnipeg Sponge Puck Hockey League Inc., in support of the application

REPRESENTATIONS:

In Support:

Andrea Babinsky, Winnipeg Sponge Puck Hockey League Inc.
Ray and Millie Georgetts
Harold Millitaire
Kevin Nixon, Park Strategic Planner, Planning, Property and Development Department
Menno Peters, Winnipeg Housing Rehabilitation Corporation
Susan Russell

In Opposition

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Kevin Nixon, Park Strategic Planner, on behalf of The City of Winnipeg appeared in support of the application and indicated concurrence in the recommendations outlined in the report of the Manager of Planning and Land Use dated July 4, 2005 (Exhibit "5").

Exhibit "5" referred to in File DAZ 232/2005 [c/r DASZ 24/2005 and DAV 136946/2005D]

Planning, Property and Development Department Report

To the Lord Selkirk – West Kildonan Community Committee

Date: **July 4, 2005**
File: **DAZ 232/05**
Related Files: **DASZ 24/05, DAV 05-136946D**
Subject: **An application has been received from the City of Winnipeg for approval of a zoning change to Zoning By-Law 6400/94 by rezoning the subject lands from a "PR-1" Parks and Recreation District and an "R1-2.5" Single-Family Residential District to a "PR-2" Parks and Recreation District to allow for the redevelopment of existing open space.**

Location: **west side of Sinclair Street, south of Selkirk Avenue**



Applicant: **City of Winnipeg**
Owner: **City of Winnipeg**

Recommendation: **Approval**

Report Summary:

- **In 2002, Burrows Central Residents' Council expressed the need for additional park space and requested that land at this site be rezoned and developed as a passive park.**
- **On June 17, 2002, the Lord Selkirk-West Kildonan Community Committee made a request to the Standing Committee on Property and Development to rezone the subject parcel for development as a passive park. On May 6, 2003, the Standing Committee on Property and Development agreed to file the recommendation from the Community Committee.**
- **The proposed rezoning and site development are compatible with the surrounding community in scale, the intensity of development, and the nature of the use;**
- **The proposed initiative will increase open space in the community and provide improved amenities, including new passive and active areas.**
- **The proposed rezoning advances Plan Winnipeg and its policies;**
- **The proposed rezoning will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;**

Site Description

The subject site is located on the west side of Sinclair Street, south of Selkirk Avenue, between McPhillips Street and Sinclair Street in the Dufferin Neighbourhood of the Point Douglas Ward.

North: Single-family residences zoned "R1-2.5" Residential
South: Industrial uses zoned "M2" Industrial
East: Residences zoned "R2-T" Two-Family Residential
West: Industrial uses zoned "M1" and "M2" Industrial

Background

- In 2001, North End Housing Project (NEHP) was appointed by City Administration to initiate a feasibility study for redevelopment of Flora Place. During the review, Burrows Central Residents' Council expressed the need for park space and their opposition to more public rental housing. They petitioned City Councillors and the Administration to amend the redevelopment proposal to consider only a portion of the original 10.4-acre Flora Place site for housing. They requested that approximately 8 acres of the site be rezoned and developed as a passive park. This request was formally put to the Lord Selkirk-West Kildonan Community Committee on June 18, 2002, accompanied by a petition purporting to contain signatures of 400 area residents supporting development of a passive park.
- On June 27, 2002, the Community Committee forwarded the request to the Standing Committee on Property and Development, which referred the matter to the Director of Planning, Property and Development for review and recommendation. The Planning, Property, and Development Department verbally recommended that the proposed PR-2 rezoning should not proceed until such time that the final configuration of the Flora Place residential project was confirmed. On May 6, 2003, the Director provided a verbal report

to the Standing Committee, which agreed to file the recommendation from the Community Committee.

- In May 2003, NEHP and McGowan Russell Group released its "Flora Place Housing Project Feasibility Study" (see Appendix C). This study recommended limiting housing development to approximately 2.5 acres on the east side of the site, and developing the balance of the site as a passive park.
- WHRC and representatives of the City of Winnipeg's Housing Division cooperatively explored options for redevelopment. With the continued involvement of McGowan Russell Group, they evaluated feasibility of several housing configurations in addition those considered in the 2003 study.
- On January 25, 2005, the Housing Division Staff presented options to the Flora Place Tenants Association. The group overwhelmingly approved the cluster housing option as the preferred choice for Flora Place redevelopment. Subsequent to this, the exact land requirements for the development were identified and the balance was designated for rezoning for the park.

Description of the Proposed Development

Based on the recommendation of the Lord Selkirk Community Committee, the City of Winnipeg is proposing the redevelopment and associated rezoning of the subject property. The proposal includes several initiatives: (*see Appendix 1)*

1. Rezone approximately 8 acres on the north side of the property from "R1-2.5" Residential to "PR-2" Parks and Recreation to permit the development of a passive park. (Area 1)
2. Rezone a portion of the existing Flora Place Housing Development to "PR-2" to permit the development of a passive park space. (Area 2)
3. Rezone the balance of the site to "PR-2" to accurately reflect existing uses and conditions on site. (Area 3)

Analysis

Plan Winnipeg Compliance
The subject site is within a Neighbourhood Policy Area, which is intended to include a residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other.

Public Input
In addition to the consultation which occurred in advance of this proposal, the applicant has engaged in two meetings with the community. The first meeting, with the Burrows Central Residents Association, took place on June 22, 2005. The second meeting, which was a community-wide open house, was scheduled for July 5, 2005.

Recommendation

The Planning and Land Use Division recommend approval for the following reasons:

- In 2002, Burrows Central Residents' Council expressed the need for additional park space and requested that land at this site be rezoned and developed as a passive park.
- On June 17, 2002, the Lord Selkirk-West Kildonan Community Committee made a request to the Standing Committee on Property and Development to rezone the subject parcel for development as a passive park. On May 6, 2003, the Standing Committee on Property and Development agreed to file the recommendation from the Community Committee.
- The proposed rezoning and site development are compatible with the surrounding community in scale, the intensity of development, and the nature of the use;
- The proposed initiative will increase open space in the community and provide improved amenities, including new passive and active areas.
- The proposed rezoning advances Plan Winnipeg and its policies;
- The proposed rezoning will not create an adverse effect on the amenities, use, safety and convenience of the adjoining properties and adjacent area;

Recommended Conditions of Approval

I. That The Winnipeg Zoning By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 232/2005, attached hereto and dated July 4, 2005 to a "PR-2" Parks and Recreation District.

II. That, in the event the application is not proceeded with expeditiously and the by-law is not enacted within twenty-four (24) months after adoption of the report by Council, the matter shall be deemed to be concluded and shall not be proceeded with unless an extension of time is applied for prior to the expiry of this twenty-four (24) month period and the extension is subsequently approved by Council.

III. That the City Solicitor/Manager of Legal Services be requested to prepare the necessary rezoning by-law and forward same to Council for all three readings.

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

V. 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 Charter.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division
Report Prepared by: Michael Robinson, AICP
PPD File # 3.301

6726

Schedule "A"

By-Law No. _____

File No. **DAZ 232/05**

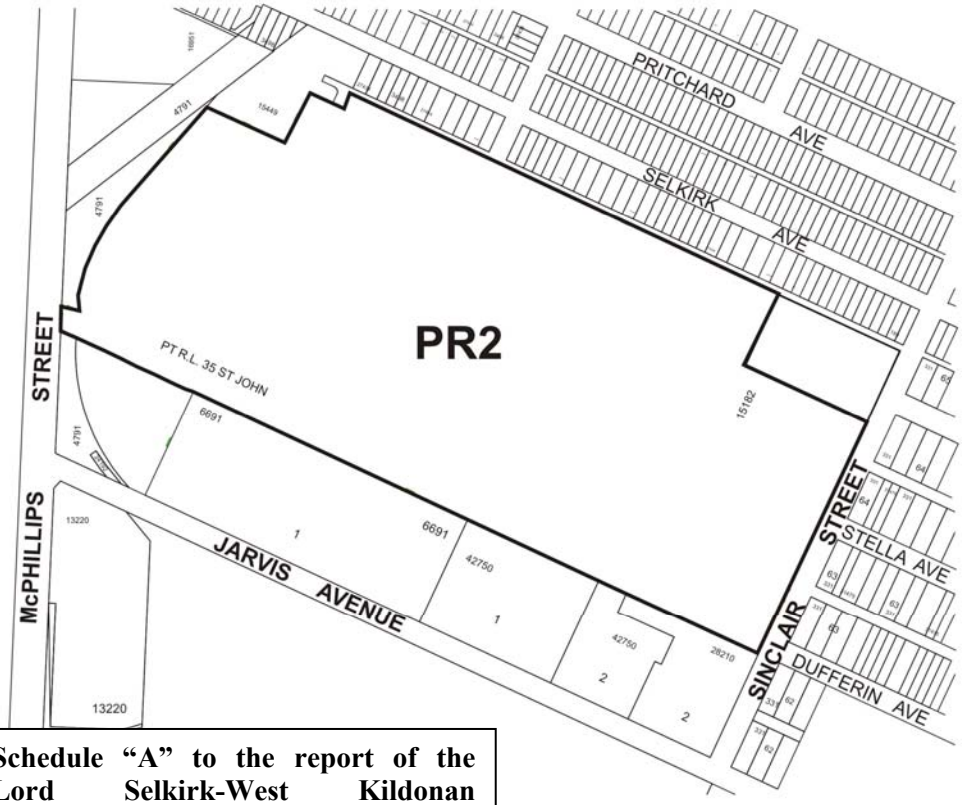
Atlas Sheet No. **W23**

N

LORD SELKIRK WEST KILDONAN COMMUNITY

Explanation

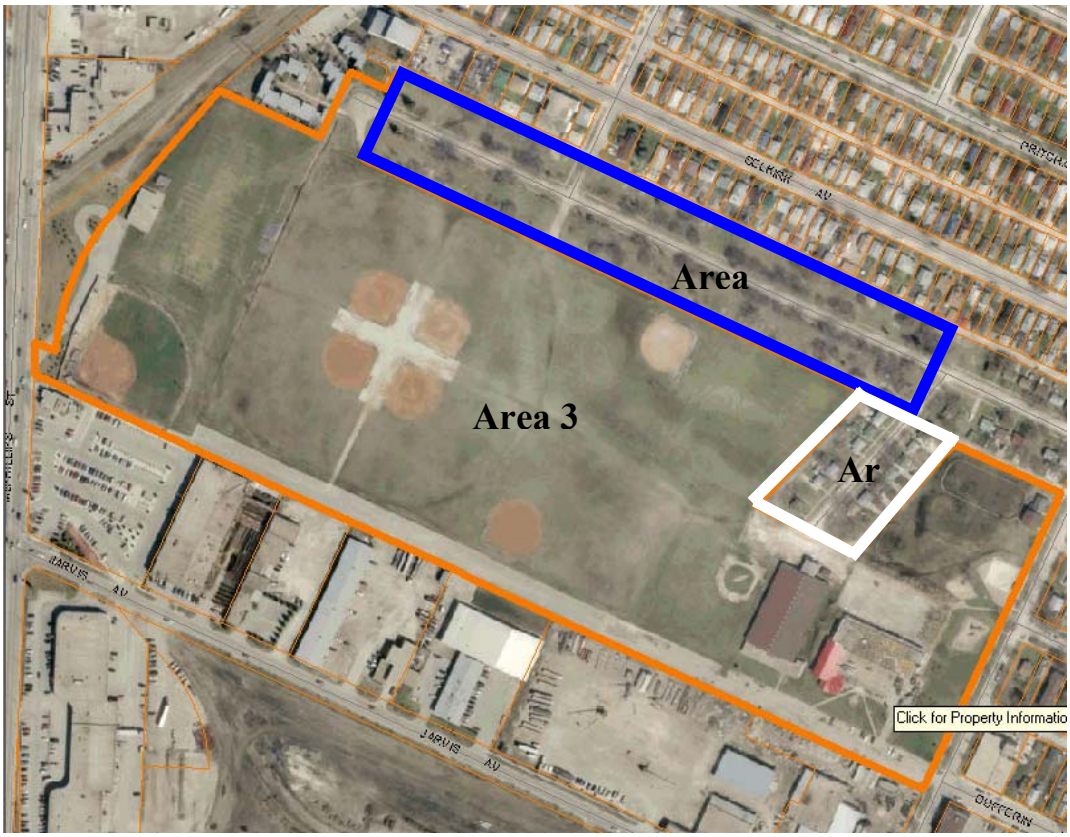
A proposed zoning change to By-law No. 6400/94 by rezoning the land located on the west side of Sinclair Street, south of Selkirk Avenue from a "PR1" PARKS AND RECREATION DISTRICT and an "R1-2.5" RESIDENTIAL DISTRICT and to a "PR2" PARKS AND RECREATION DISTRICT as shown outlined below.



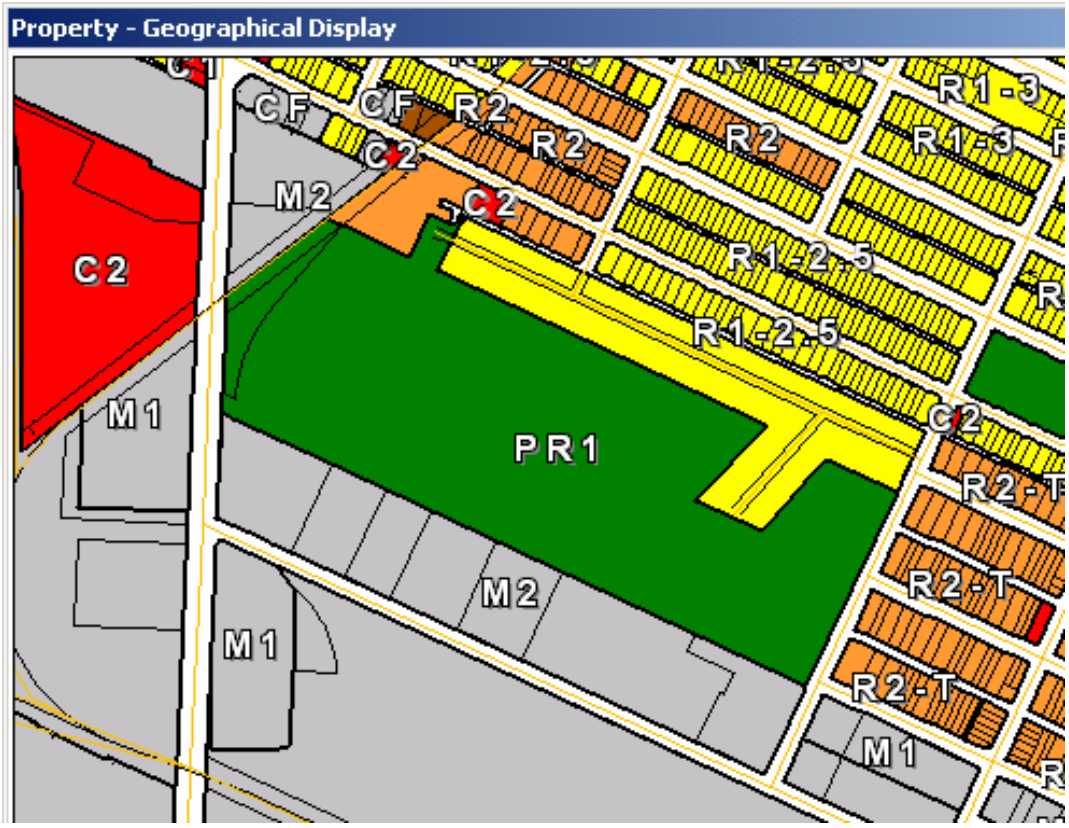
Schedule "A" to the report of the Lord Selkirk-West Kildonan Community Committee for File No. DAZ 232/05, dated July 4, 2005.

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____



Appendix 1: Aerial Photo



Appendix 2: Zoning