Proposed Rezoning – land located at the southeast corner of Inkster Boulevard and Brookside Boulevard - Lord Selkirk-West Kildonan Community

File DAZ 208/2001

4. The Standing Policy Committee on Property and Development has been advised that an application has been received from the Planning, Property and Development Department to amend Winnipeg Zoning By-law No. 6400/94 by rezoning the subject lands from an "A-5" Agricultural District to a "C3-1" Commercial District to allow for future Highway Commercial Development.

Site Area
The overall site area is approximately 2.4 acres. The lot is approximately 416 feet by 250 feet.

Existing Land Use and Zoning
The subject property is zoned "A-5" Agricultural and is vacant.

Surrounding Land Use and Zoning
North: Lands north of Inkster Boulevard are zoned "M2" Industrial and are partially developed.
South: Lands to the south along Brookside Boulevard are zoned "C3-1" Commercial and are partially developed.
East: To the east are privately owned vacant lands zoned "A-5" Agricultural.
West: To the west is the Rural Municipality of Rosser.

The current owner, the City of Winnipeg, proposes to rezone the subject lands to a "C3-1" Highway Commercial Category. Once rezoned, the City will presumably market the lands for sale. There is no conditional purchaser at this time.

Under Plan Winnipeg the land is designated for Industrial/Commercial Development. The application is therefore in full compliance with Plan Winnipeg Policy.

The subject property lies at the southeast corner of Brookside Boulevard and Inkster Boulevard. It is currently owned by the City of Winnipeg and is approximately 2.4 acres in size. The City proposes to rezone the land to a "C3-1" Commercial category consistent with the zoning of much of the frontage land along both Brookside Boulevard and Oakpoint Highway. Most of that land has been developed for cartage and trucking operations and the reason that lands in this area are attractive locations for trucking terminals has a great deal to do with proximity to major trucking routes and proximity to the Winnipeg International Airport. The City does not, at this juncture, have a prospective purchaser, but once rezoned, the lands will be quickly marketed and sold. One interested purchaser might be Steele Management, which owns the 17 acres lying adjacent to the east, and is currently making similar application to rezone their lands to a "C3-1" Commercial category (under File DASZ 7/2001).

The Planning and Land Use Division of the Planning, Property and Development Department fully supports the proposed rezoning. The "C3-1" zoning is fully compliant with Plan Winnipeg Policy and the site is deemed to be appropriate for highway commercial development.

Report of the Standing Policy Committee on Property and Development dated November 20, 2001

On November 6, 2001, a public hearing was held before the Lord Selkirk-West Kildonan Community Committee. One person appeared in support of the application and no one was registered in opposition thereto. The Community Committee recommended that the proposed rezoning be approved for the reason that the subject application complies with Plan Winnipeg Policy.

On November 20, 2001, the Standing Policy Committee on Property and Development considered the Zoning Change Report dated November 13, 2001, from the Lord Selkirk-West Kildonan Community Committee, and approved the following amendments, which have been incorporated into the recommendations set out below, namely:

- Amend Recommendation I. by deleting the words "subject to any purchaser entering into a Servicing Agreement with the City containing all of the conditions outlined in the report dated October 3, 2001, from the Administrative Coordinating Group."

The Standing Policy Committee on Property and Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and recommends:

I. That the Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as outlined on Schedule "A" for File DAZ 208/2001 dated October 30, 2001, to a "C3-1" Commercial District.

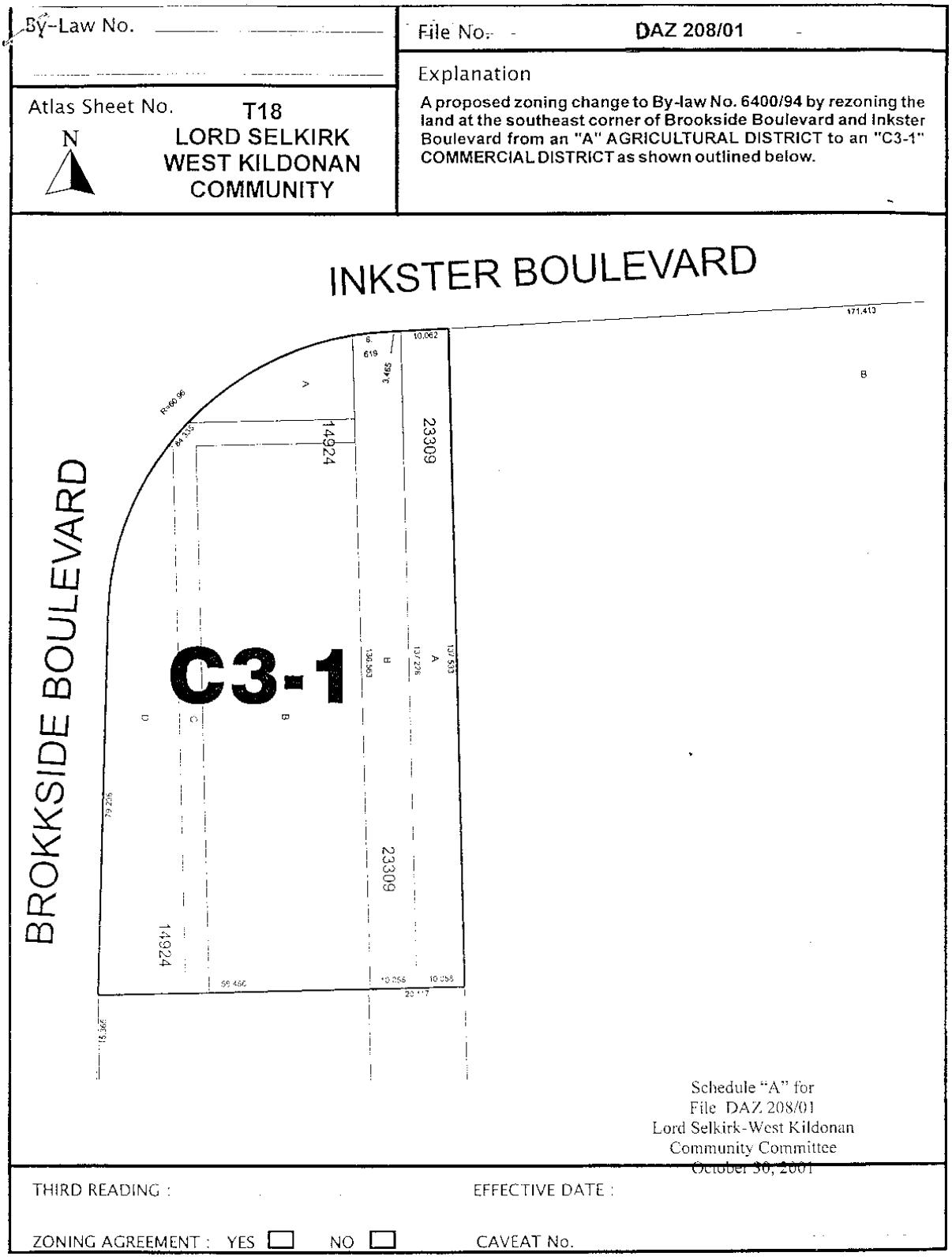
II. That a ten percent (10%) dedication be made by a payment of a sum of money to the City in lieu of the requirement for land dedication based on the increase in the market value of the land.

III. That, 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.

IV. 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.

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 Act.

Schedule "A" referred to in Clause 4 of the Report of the Standing Policy Committee on Property and Development dated November 20, 2001



Schedule "A" for
File DAZ 208/01
Lord Selkirk-West Kildonan
Community Committee
October 30, 2001