Minute No. 551
Report – Executive Policy Committee – July 11, 2007

Item No. 8 Plan Winnipeg Amendment – McPhillips Street North
File EP-1.1(PW 1/2007)

COUNCIL DECISION:

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That By-law No. 149/2007, a proposal to amend Plan Winnipeg…2020 Vision By-law No. 7630/2000 by:

   A. Re-designating lands from Rural Policy Area to Neighbourhood Policy Area as identified on Attachment 1 in the administrative report dated July 6, 2007,

   be forwarded to Council for first reading to allow for a public hearing on this issue.

2. That the Executive Policy Committee schedule a public hearing in accordance with Sections 227 and 278 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications under The Winnipeg Zoning By-law No. 6400/94.

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

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DECISION MAKING HISTORY:

Moved by His Worship Mayor Katz,
That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2007, the Executive Policy Committee concurred in the administrative recommendation and submitted the matter to Council.

RE: Plan Winnipeg Amendment – McPhillips Street North

FOR SUBMISSION TO: Executive Policy Committee

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: July 6, 2007

RECOMMENDATION:

1.) **That Council initiate an amendment to Plan Winnipeg 2020 Vision by-law No. 7630/2000 to re-designate lands identified on Attachment 1 from Rural Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. XXXX/2007.**

2.) **That Executive Policy Committee schedule a public hearing in accordance with Sections 227 and 278 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law 7630/2000 and related development applications under The Winnipeg Zoning By-law 6400/94.**

Report Summary

Key Issues:

- The applicant proposes to develop a 10.5 acre vacant parcel of land for commercial purposes.

- The subject site is located on north McPhillips Street to the north of Swailes Avenue and south of the proposed Chief Peguis Trail extension (Phase III – not currently planned section). As shown on Attachment 1, it is an isolated parcel of Rural Policy Area south of the planned Chief Peguis Trail (Phase III) extension.

- Re-designation will support the orderly development to the north and can be characterized as infill, providing for the logical continuation of Neighbourhood Policy Area to the southern boundary of the planned Chief Peguis Trail (Phase III) extension.

- The proposed development can be serviced by the extension of existing infrastructure in an environmentally sound, economical and timely manner.

- Development of the site will require the following approvals:
  - A Plan Winnipeg amendment to re-designate both city owned and privately owned lands from a Rural Policy Area to a Neighbourhood Policy Area
  - A subdivision and rezoning from A-Agricultural and M2 - Industrial to C2 – Commercial
  - A land exchange between the City of Winnipeg and the applicant
  - Council declares the portion of the Bergen Cut-off included within the subject site surplus to the City's needs
  - All applicable municipal permits.

- In accordance with Sections 227 and 278 of The City of Winnipeg Charter, it is recommended that the Plan Winnipeg amendment and subdivision/rezoning be considered concurrently, including a combined hearing.

- In order to facilitate the proposed development, the developer is proposing an exchange of lands required by the City for the future Chief Peguis Trail extension (Phase III). The applicant understands that issues relating to the proposed land exchange must be dealt with to the satisfaction of the city prior to the Plan Winnipeg amendment receiving Third Reading.

Implications of the Recommendation(s):

General Implications

( ) None

( ) For the organization overall and/or for other departments

(x) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s): The amendment will allow for consideration of appropriate commercial development to meet growing demand.

Policy Implications

(x) No

( ) Yes

Comment(s): This proposed amendment is consistent with existing policy. Change from Rural Policy Area to Neighbourhood Policy Area is consistent with Plan Winnipeg 2020 Vision policies and will facilitate orderly and logical development.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:
Pursuant to the City of Winnipeg Charter, the Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

BACKGROUND:

The subject site of the application is approximately 10 acres of vacant, unserviced land located on north McPhillips Street to the north of Swailes Avenue and just south of the proposed Chief Peguis Trail extension and including the former Bergen Cut-Off.

The subject site is predominately designated Rural Policy Area and zoned A – Agricultural District except for a portion of the Bergen Cut-Off which is designated Neighbourhood Policy Area and zoned M2-Industrial District.

The subject site is bound to the east by Industrial Policy Area; to the south by Neighbourhood Policy Area and to the north and west by Rural Policy Area. Zoning in the area varies – south west of the subject site is city owned land which is zoned M2; east of the subject site is zoned M2 – Industrial District and A – Agricultural District; south east of the subject site is predominately R1-5. The subject site is within close proximity to the existing Garden City Area of Regional Commercial and Mixed Use Concentration.

The applicant is seeking to establish a commercial development that will service the northwest quadrant of the city as well as to a lesser extent the northern part of northeast Winnipeg. The location, fronting on McPhillips Street is desirable as it is close to a major route and the future regional ring road.

The site is adjacent to the planned Chief Peguis Trail extension (Phase III), which is identified in Plan Winnipeg 2020 Vision Policy Plate C – Beyond 2020.

DISCUSSION:

While generally, the Public Service would not recommend a site-specific amendment to Plan Winnipeg, the following analysis demonstrates the unique circumstances of the subject property:

Policy 3A-01 Promote Orderly Development –

- Re-designation will support the orderly development to the north and can be characterized as infill, providing for the logical continuation of Neighbourhood Policy Area to the southern boundary of the planned Chief Peguis Trail (Phase III) extension.

- The specific alignment of the planned Chief Peguis Trail extension (Phase III) results in the isolation of a relatively small parcel of land lying south of the planned extension, which is the subject site.

- The proposed use for the subject site is relatively consistent with the surrounding development. Adjacent land uses include a Public Works site – Fire and Paramedic Services Training Academy, which is south of the site and across McPhillips Street to the east (commercial gas station).

- The Winnipeg Fire Paramedic Service Academy, who use the city owned property immediately adjacent to the proposed commercial site, conduct daily live fire training exercises. The applicant has been advised of the type and level of training that occurs on the adjacent site and is prepared to mitigate any adverse implications as required.

- The Winnipeg Fire and Paramedic Service will review and address specific issues related to the proposed development through the development review process (through the subdivision/re-zoning process).

3A – 02 Promote Compact Urban Form –

- The growing demand for primary residential development in this quadrant has resulted in a limited commercial land supply. Previous vacant commercial sites at the intersection of McPhillips Street and Leila Avenue have been absorbed and according to the applicant, any remaining vacant properties do not represent a viable option.

- According to the draft 2006 Residential Land Supply Study, the northwest quadrant where the subject site is located is growing, with 35% of the existing vacant Neighbourhood Policy Area being absorbed from 2004 to 2006 (1,151 acres in 2004 to 743 acres in 2006).

- The northwest quadrant is expected to continue to grow with a total projected demand for single-family residential development to 2026 in the area of 6,000 to 7,000 single-family lots (preliminary analysis using recent Conference Board forecasts and draft 2006 Residential Land Supply Study).

- The proposed development can be serviced by the extension of existing infrastructure in an environmentally sound, economical and timely manner. Urban standard piped water, wastewater systems are located on McPhillips Street.

- While land drainage is available and accessible on McPhillips Street, there will likely be significant runoff restrictions placed on the development. This area was not contemplated to discharge into the fronting land drainage system in the larger downstream system design, which was actually supposed to go north (which would involve the construction of several stormwater retention basins and connecting pipe).

- Any site-specific infrastructure improvement requirements will need to be dealt with through the subdivision and rezoning process.

- While there are no major transportation issues presented by the site-specific amendment, access to the site will need to be dealt with through the subdivision and rezoning process and land exchange.

- A major transportation issue will actually be resolved through the proposed land exchange, allowing the city to secure and protect a significant portion of the required lands to accommodate the future Chief Peguis Trail (Phase III).

Financial Impact Statement Date: July 4, 2007

Project Name:
PLAN WINNIPEG AMENDMENT – MCPHILLIPS STREET NORTH

COMMENTS:

The recommendations in the report are that Council initiate an amendment to Plan Winnipeg 2020 Vision by-law No. 7630/2000 to redesignate lands identified on Attachment 1 from Rural Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. XXXX/2007 and that Executive Policy Committee schedule a public hearing.

There are no financial implications associated with these recommendations.

"Original Signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

Legal Services

Water and Waste

Public Works

Fire and Paramedic Service

External Consultation With: NA

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Michelle Richard, Senior Planner
PPD File No.	PW1/07

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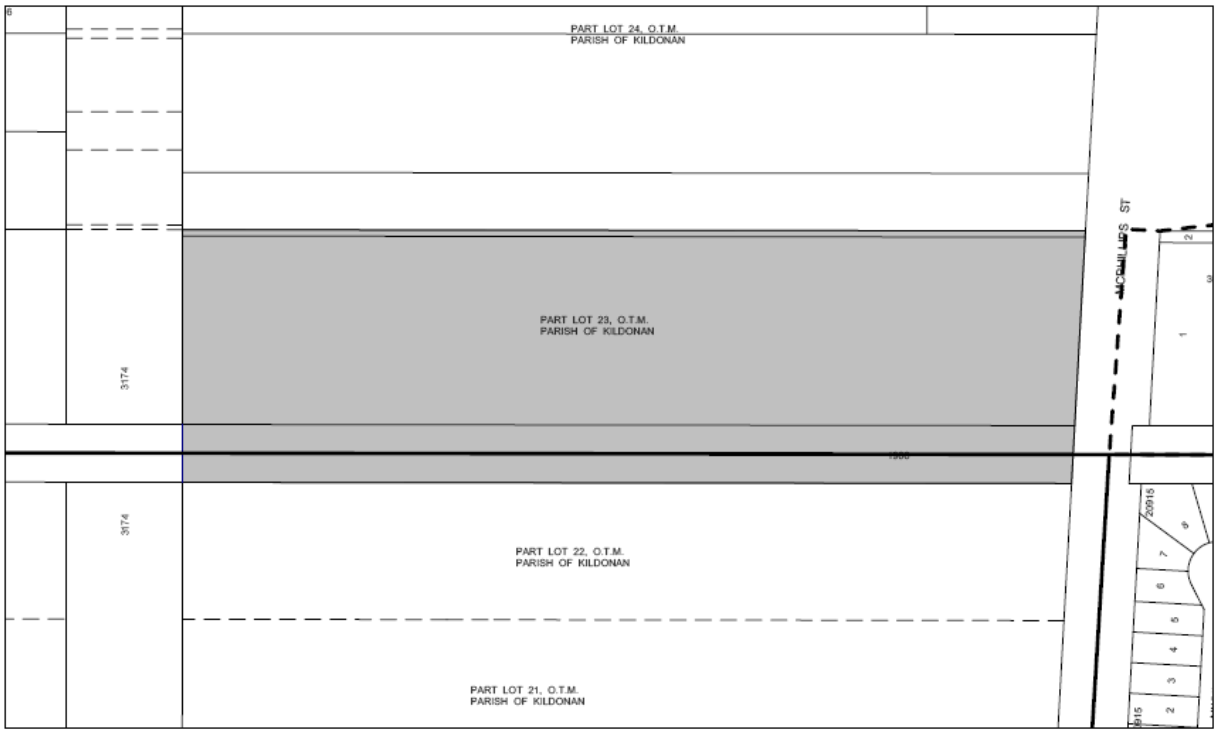
Attachment 1: Subject Site



PROPOSED REVISION TO POLICY PLATE A - PLAN WINNIPEG
AREA IDENTIFIED RURAL POLICY AREA TO NEIGHBOURHOOD POLICY AREA

NORTH

RURAL POLICY AREA NEIGHBOURHOOD POLICY AREA INDUSTRIAL POLICY AREA



PROPOSED REVISION TO POLICY PLATE A - PLAN WINNIPEG
AREA IDENTIFIED RURAL POLICY AREA TO NEIGHBOURHOOD POLICY AREA