Agenda - Executive Policy Committee – November 14, 2007

REPORTS

Item No. 3 Plan Winnipeg Amendment - 455 Templeton Avenue, 2401 Ferrier Street, south side Beecher Avenue, east of Ferrier Street (Old Kildonan Ward) File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

The Winnipeg Public Service recommends:

1. That Council initiate an amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 to redesignate lands identified on Attachment 1 from Industrial Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. 200/2007.

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.

RE: **Plan Winnipeg Amendment – 455 Templeton Ave.; 2401 Ferrier – South Side of Beecher Ave. and East of Ferrier**

FOR SUBMISSION TO: **Executive Policy Committee**

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

REPORT DATE: **October 26th, 2007**

RECOMMENDATION:

1.) **That Council initiate an amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 to redesignate lands identified on Attachment 1 from Industrial Policy Area to Neighbourhood Policy Area by giving First Reading to By-law No. 200/2007.**

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 Public Service is recommending that the subject area, three (3) acres of land located east of Ferrier Street and south of Beecher Avenue as shown on Attachment 1, be re-designated from “Industrial Policy Area” to “Neighbourhood Policy Area”.

Re-designation will support the logical and orderly extension of Neighbourhood Policy Area and can be characterized as infill.

Additionally, re-designation will help offset a tight residential land supply in this area. According to draft preliminary residential land supply findings, most major land holdings in Neighbourhood Policy Area in this area of the city have been developed or are in the process of being developed.

The loss of three acres of vacant land designated industrial policy area will not negatively impact the industrial land supply in relation to demand in the northwest quadrant.

According to draft preliminary Employment Lands Strategy, this area’s capacity to be developed for industrial use has eroded over time and the subject area no longer

represents a strategic or logical location for industrial activity. Any significant industrial activity remains concentrated to the north.

The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner.

A rezoning of the lands identified as Parcel A is being dealt with concurrently, through a combined hearing. Sections 227 and 278 of The City of Winnipeg Charter provide that Plan Winnipeg hearings may be combined with another hearing.

Since this proposed amendment is running concurrently with an application for re-zoning, Executive Policy Committee, upon forwarding the amendment by-law to Council for First Reading, will be asked to schedule a hearing to consider both the Plan Winnipeg amendment and the re-zoning.

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 residential development to meet growing demand.

Policy Implications

( ) No

(x) Yes

Comment(s): Change from Industrial Policy Area to Neighbourhood Policy Area is consistent with Plan Winnipeg 2020 Vision policies and will facilitate orderly and logical development.

Re-designation from Industrial Policy Area to Neighbourhood Policy Area will not impact the City's industrial land supply.

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 area of the application is approximately three (3) acres of vacant, unserviced land located on the east side of Ferrier Street and south side of Beecher Avenue. It is designated Industrial Policy Area and zoned A – Agricultural District.

The subject area is bound to the north by Industrial Policy Area, to the south, west and east by Neighbourhood Policy Area. Zoning in the area varies – south of the subject site is zoned “A” – Agricultural District; west of the subject site is zoned “R1.5” – Single Family Residential and “R1.20” – Single Family District and east of the subject area is predominately “R1.5” – Single Family District.

The subject area includes three parcels – two of the parcels are vacant (Parcels A and B) and Parcel C is being developed as an existing single-family residence. The Public Trustee of Manitoba, who initiated the amendment process, is holding the largest parcel, Parcel A. Parcel B is held by the City of Winnipeg who requested inclusion in the amendment process.

Parcel C is privately-owned and is being proposed to be included in the application to better reflect its residential land use. The current owners of Parcel C have been advised of the proposed re-designation and process to amend Plan Winnipeg 2020 Vision and an invitation for further discussion on the matter has been extended. Parcels B and C are not subject to rezoning at this time.

DISCUSSION:
Although background research and analysis demonstrates that the subject area requires a more thorough review to address on a comprehensive basis, long range residential land requirements, in this instance, there is merit to considering a site-specific amendment to Plan Winnipeg:

Land Use Compatibility (PW Policy 3A-01)

- Re-designation will support the logical and orderly extension of Neighbourhood Policy Area. The subject area is adjacent to and compatible with existing residential development making it a logical extension of existing Neighbourhood Policy Area. The subject site is adjacent to Neighbourhood Policy Area to the west, south and east.

- According to draft preliminary findings of the Employment Lands Strategy, the subject area has not functioned as a preferred strategic location for industrial activity and it no longer represents a viable area for industrial activity. The site remains vacant with the exception of residences located on two of the three parcels. One of the parcels has a dwelling and the owners of Parcel C plan on building a dwelling.

Land Supply and Demand (PW Policy 3A – 02)

- The growing demand for residential development in this area has resulted in limited land supply. According to the draft residential land supply findings, there are approximately 500 acres of Neighbourhood Policy Area in this quadrant of the city.

- City of Winnipeg growth projections suggest that the northwest quadrant will require approximately 1270 acres to accommodate single-family residential demand to 2030.

- Based on current projections, an additional 770 acres will be required over the next 23 years.

Servicing (PW Policy 3A-02)

- The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner. Urban standard piped water and wastewater systems are located on Templeton Ave. and Ferrier Street. Site specific servicing plans, including transportation plans, will be required as part of the subdivision process.

- A portion of the subject area falls within the 1 km odour control zone around the North End Water Pollution Control Centre. Issues related to the odour control zone around the North End Water Pollution Control Centre can be managed by caveats being filed on the title of each lot within the zone.

Financial Impact Statement Date: October 15, 2007

Project Name:

PLAN WINNIPEG AMENDMENT – 455 Templeton Ave; 2401 Ferrier – South Side of Beecher Ave and East of Ferrier

COMMENTS:

The recommendations contained in this 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 Industrial 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 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.

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

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.	PW2/07

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Attachment 1: Draft By-law

REFERENCE: FILE NO: PW 02/07

THE CITY OF WINNIPEG

BY-LAW NO. 200/2007

A By-law of **THE CITY OF WINNIPEG** to amend By-law No. 7630/2000, a By-law establishing **PLAN WINNIPEG**, being a statement of the City's policy and general proposals in respect of development or use of land in the City.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The map titled "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION", attached to and forming part of By-law No. 7630/2000 is hereby amended as follows:

"Lands located in the Lord Selkirk – West Kildonan Community of The City of Winnipeg, shown outlined on the map below, and generally described as being located east of Ferrier Street and south of Templeton Avenue are hereby designated as "NEIGHBOURHOOD" Policy Area and the said Plan Winnipeg Policy Area Map shall hereafter be read and construed as though the said lands were indicated thereon as "NEIGHBOURHOOD" Policy Area."

RECEIVED FIRST READING on this day of , A.D., 2007.

RECEIVED SECOND READING on this day of , A.D., 2007.

RECEIVED THIRD READING on this day of , A.D., 2007.

DONE AND PASSED in Council assembled this day of , A.D., 2007.

_____
Mayor

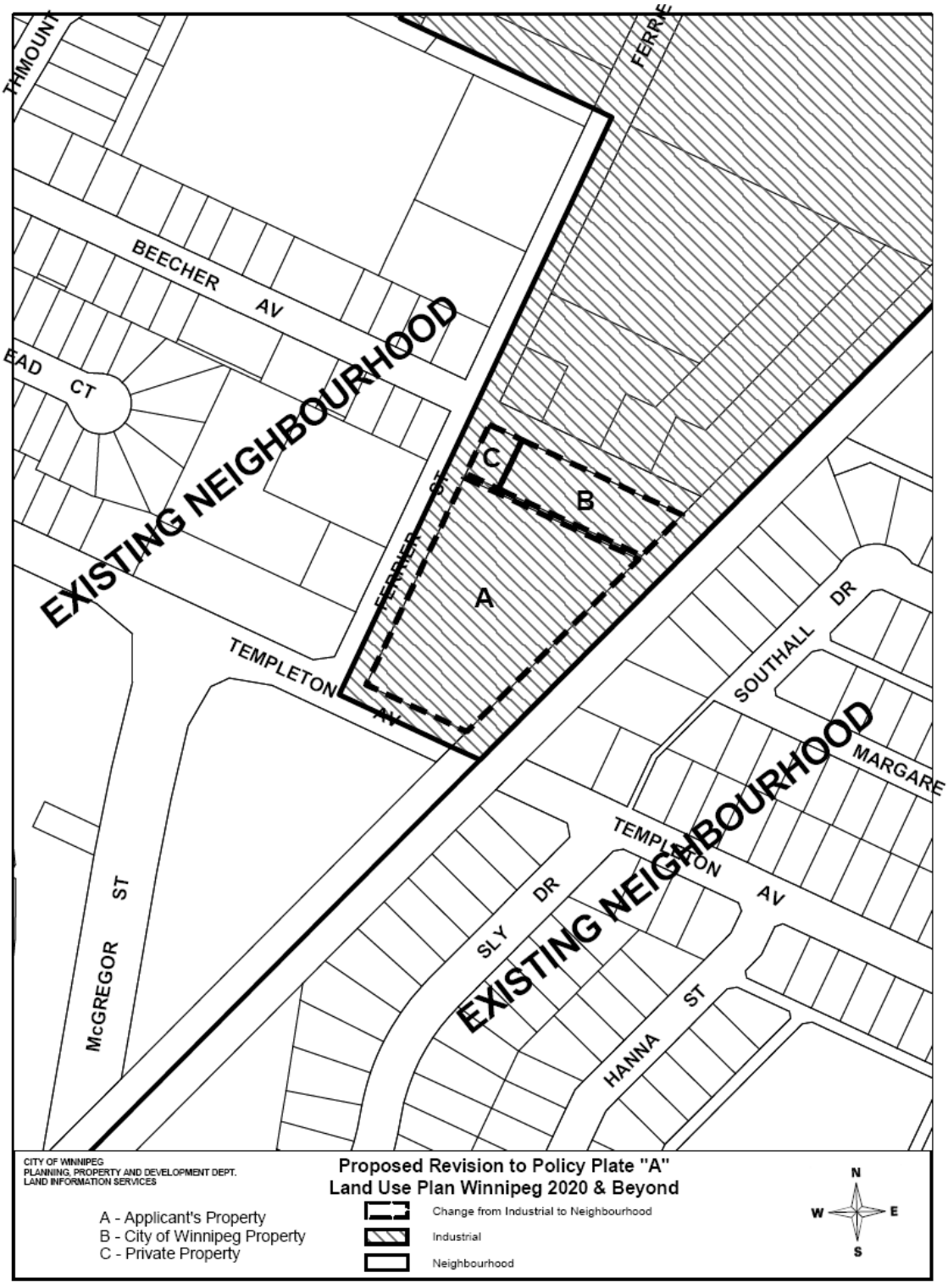
_____
City Clerk

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of Legal Services
File No. P.7.3/07(1) WRS


BEECHER AV
BAD CT
EXISTING NEIGHBOURHOOD
FERRIER ST
C
B
A
TEMPLETON AV
SOUTHALL DR
MARGARE
EXISTING NEIGHBOURHOOD
TEMPLETON AV
SLY DR
HANNA ST
McGREGOR ST
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
Proposed Revision to Policy Plate "A"
Land Use Plan Winnipeg 2020 & Beyond
A - Applicant's Property
B - City of Winnipeg Property
C - Private Property
Change from Industrial to Neighbourhood
Industrial
Neighbourhood
N
W
E
S