Agenda - Council - January 29, 2003

Report - Standing Policy Committee on Property and Development - January 6, 2003

Item No. 6 Proposed Rezoning - 769 Taché Avenue
File DAZ 220/2002

STANDING COMMITTEE RECOMMENDATION:

On January 22, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submits the following to Council.

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 220/2002 dated November 5, 2002, to a " PR-1" Parks and Recreational District.

2. 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.

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

4. 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.

Report - Standing Policy Committee on Property and Development - January 6, 2003

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2003, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 6, 2003, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, and submitted its recommendation to Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2002, the Riel Community Committee concurred in the administrative recommendation and submitted its recommendation to the Standing Policy Committee on Property and Development.

Re: **Proposed Zoning Change Report - 769 Taché Avenue**
File DAZ 220/2002

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

Prepared by: **Marc Pittet, Clerk, Riel Community Committee**

Report date: **November 20, 2002**

COMMUNITY COMMITTEE RECOMMENDATION:

The Riel Community Committee concurred in the administrative recommendations and recommends:

1. That Winnipeg Zoning By-law No. 6400/94 be amended by rezoning the subject land as shown on Schedule "A" for File DAZ 220/2002 dated November 5, 2002, to a " PR-1" Parks and Recreational District.

2. 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.

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

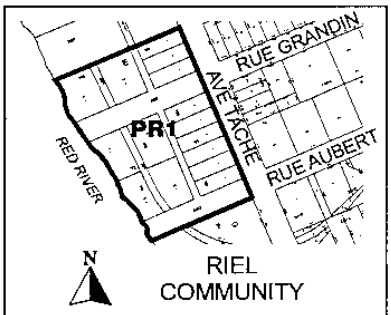
4. That the City Solicitor/Manager of Legal Services be requested to do all things necessary for implementation in accordance with the terms of The City of Winnipeg Act.

The Riel Community Committee provided the following supporting reason for its recommendations:

1. The Riel Community Committee agrees with the administrative comments contained in the report of the Manager of Planning and Land Use.

REPORT SUMMARY

Public Hearing:	November 12, 2002 Community Committee Chamber, 219 Provencher Boulevard
Before:	Councillor Vandal, Chairperson Councillor Angus Councillor Steeves
Applicant:	The City of Winnipeg Planning, Property and Development Department 15 - 30 Fort Street Winnipeg, MB R3C 4X5
Subject:	



APPLICANT: THE CITY OF WINNIPEG
FILE: DAZ 220/02
PROPOSAL: To rezone the land shown outlined above from an "M2" INDUSTRIAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT to allow for the establishment of useable public park space. **For information, phone, Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : VILLE DE WINNIPEG
RÉFÉRENCE : DAZ 220/02
PROJET : Rezonage du bien-fonds délinée ci-dessus de sorte qu'il passe de la catégorie M2 SECTEUR INDUSTRIEL à la catégorie PR1 SECTEUR DES PARCS ET DES LOISIRS afin de permettre l'établissement d'une superficie de parc public utile. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected:	760 Taché Avenue
Exhibits Filed:	1. Application dated August 27, 2002

2. Notification of Public Hearing to Applicant dated September 26, 2002
3. Extract of Atlas Sheet No. Z26
4. Report from the Manager of Planning and Land Use dated November 5, 2002
5. Photograph(s) of the site and Inspection Notice

REPRESENTATIONS:

In Support:

Nil

In Opposition:

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE PUBLIC HEARING:

Inasmuch as the City of Winnipeg was the applicant and no persons appeared in support or in opposition to the application, no representation was heard on this matter.

In reply please refer to / Référence à rappeler :

(204) 986-5069
Fax / Téléc. : (204) 986-3684

File No. DAZ 220/02 November 5, 2002
Our c/f CP 500 (. 501)

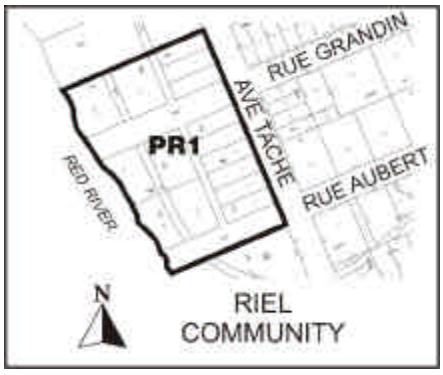
Mr. Marc Pitet
Riel Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear : Mr. Pitet

REZONING
Location : West of Tache Ave./ south of the CNR Highline
Riel Community Committee
File No. DAZ 220/02

An application has been received from the City of Winnipeg, to amend By-Law No. 6400/94 by rezoning the land shown below from an " M2" Industrial District to a " PR-1" Parks and Recreational District to allow for the continued development of a riverbank pathway system connecting Provencher Blvd. with Whittier Park.

RELATED FILES:



SITE DESCRIPTION:

Site Area:

Overall area totals approximately 181,300 sq. ft. or 4.16 acres.

Existing Land Use and Zoning:

The land was previously used as primarily a large compound area enclosed in part by a chain link fence and in part by a plywood fence. For many years it has been zoned M2 Industrial.

Surrounding Land Use and Zoning:

North: To the north is the CNR Highline and a Public Works Yard zoned M2 Industrial.
South: Immediately to the south is a small parcel of M2 land owned by the First Nations Education Trust. There are several structures on this site..
East: East of Tache is a mix of housing and some commercial business(i.e. the Rendezvous). Zoning is a mix of R2 Residential with small pockets of C1 and C2 Commercial.
West: To the west is the Red River.

DEVELOPMENT DESCRIPTION:

In keeping with the City's mandate to acquire and rezone riverside properties whenever possible to a Parks and Recreation category, the City has initiated the rezoning of its lands at 769 Tache Ave. Removal of the Industrial zoning and replacing it with a PR zoning also brings the land use designation into compliance with Plan Winnipeg Policy which designates the lands west of Tache as Major Open Space areas. The redevelopment of this site as part of the St. Boniface Parkway system is already underway as aresult of a temporary use variance obtained in September of this year in advance of the rezoning. A network of pathways and a significant level of landscaping is already in place .

PLAN WINNIPEG:

The proposed rezoning will bring the site into compliance with Plan Winnipeg Policy which clearly designates the riverbank areas west of Tache as Open Space Areas.

ADMINISTRATIVE COMMENTS:

The subject property lies on the west side of Tache Avenue immediately south of the CNR Highline in North St. Boniface. It is a large parcel of land that the City has acquired through tax sale and is one of the few remaining river frontage areas west of Tache, north of Provencher, that has yet to be rezoned to a Parks and Recreational category in keeping with Plan Winnipeg Policy for riverbanks in the area. Plan Winnipeg has designated all riverbank areas between the Provencher bridge and the mouth of the Seine River as Public Open Space. Similarly the North St. Boniface Action Area Plan, adopted in 1975,has identified riverbank areas north of Provencher for future park development. In October of 2001, Standing Committee

on Property and Development authorized the the Director of Planning , Property and Development to initiate an application to rezone the subject property from an Industrial zoning to a Parks and Recreation zoning category. In the interim, in order to begin work on the site this fall, a use variance (DAV 781/02) was approved in September which would allow for construction of the pathways, landscaping etc. in advance of the rezoning. The Planning and Land Use Division fully supported the previous use variance and we are also in full support of the subject rezoning. It means that St. Boniface is one step closer to having a pedestrian walkway system linking the Forks with the development taking place along the Seine River.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 220/02, attached hereto and dated November 5/02, to a " PR-1"Parks and Recreational District.

II. 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.

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

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.

Final

Yours truly,

V. Buckley
Manager of Planning and Land Use

Kevin Lalor

Per: , Senior Planner
Riel Community
986-5069

/mf

By-Law No. _____

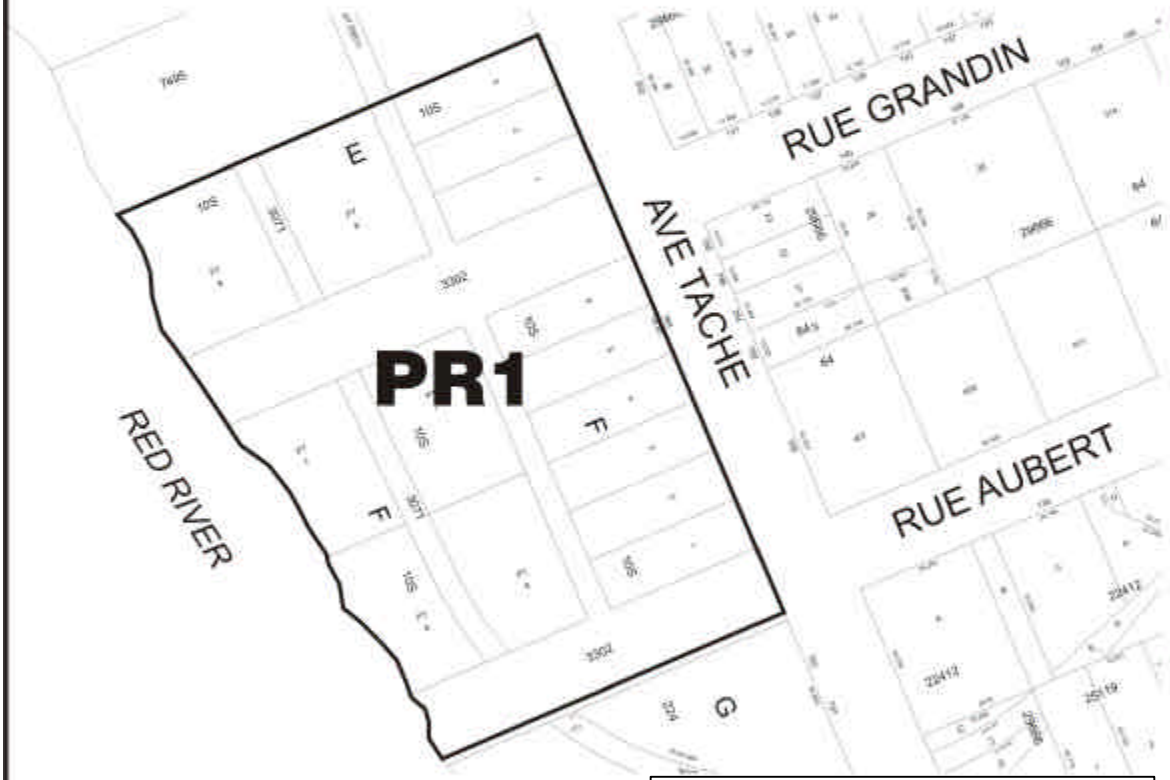
File No. **DAZ 220/02**

Atlas Sheet No. **Z26 RIEL COMMUNITY**

N

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land at 769 Tache Avenue from an "M2" INDUSTRIAL DISTRICT to a "PR1" PARKS AND RECREATION DISTRICT as shown outlined below.



Schedule " A " for File No. DAZ 220/02, Riel Community Committee, dated November 5/02.

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____