Agenda - Council - January 29, 2003

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

Item No. 8 Proposed Rezoning - 1964 St. Mary's Road
File DAZ 224/2002 (c/r DCU 229/2002D)

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 224/2002 dated November 5, 2002, to a "PR-2" Parks and Recreation 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 rezoning 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 - 1964 St. Mary's Road**
File DAZ 224/2002 (c/r DCU 229/2002D)

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 recommendation 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 224/2002 dated November 5, 2002, to a "PR-2" Parks and Recreation 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 rezoning 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.

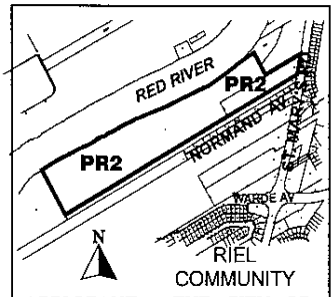
The Riel Community Committee provided the following supporting reason for its recommendations:

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 224/02
PROPOSAL: To rezone the land shown outlined above from an "A-5" AGRICULTURAL DISTRICT to a "PR2" PARKS AND RECREATION DISTRICT to allow for the maintenance of a tree nursery operation (Public Works Yard) subject to Conditional Use approval. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : VILLE DE WINNIPEG
RÉFÉRENCE: DAZ 224/02
PROJET : Changer le zonage du bien-fonds délinéé ci-dessus afin de le faire passer de la catégorie A-5 — SECTEUR AGRICOLE — à la catégorie PR2 — SECTEUR DES PARCS ET DES LOISIRS — et de permettre le maintien d'une pépinière (cour de travaux publics) sous réserve de l'approbation de l'usage conditionnel. **Pour plus de renseignements, veuillez communiquer avec M. K. Lalor, urbaniste, au 986-5069.**

Premises Affected:	1964 St. Mary's Road
Exhibits Filed:	1. Application dated October 8, 2002

2. Notification of Public Hearing to Applicant dated October 15, 2002
3. Extract of Atlas Sheet AK26
4. Miscellaneous Plan No. 10834/3 dated August 9, 2002
5. Miscellaneous Plan No. 10834/4 dated August 2, 2002
6. Aerial View Plan
7. Report from the Manager of Planning and Land Use dated November 5, 2002
8. 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 224/02 November 5, 2002
Our c/f CP 500 (. 527)

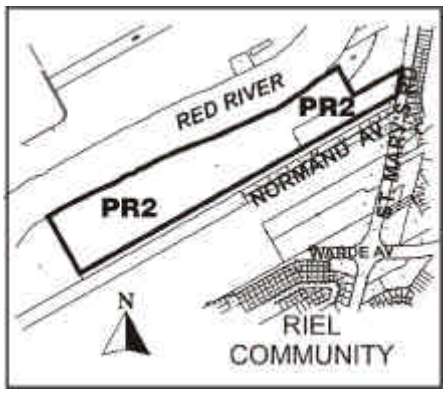
Mr. Marc Pitet
Riel Community Committee
Council Building
510 Main Street
Winnipeg, MB R3B 1B9

Dear : Mr. Pitet

REZONING
Location : 1964 St. Mary's Road
Community Committee
File No. DAZ 224 /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 a "A-5" Agricultural District to a " PR-2" Parks and Recreational District .

RELATED FILES:



SITE DESCRIPTION:

Site Area:

The overall site area being rezoned totals approximately 40 acres.

Existing Land Use and Zoning:

The land is currently zoned A-5 Agricultural and the bulk of it is occupied with rows of trees which form part of the well established nursery use. Close to St. Mary's Road, there is a small storage and yards area.

Surrounding Land Use and Zoning:

North: A multiple family housing project recently approved with frontage on St. Mary's Road(RM-4)
South: Properties to the south are zoned A-5 Agricultural . There are a small number of residences lying adjacent along Normand Park Road.
East: East of St. Mary's Rd. is a fully developed residential subdivision zoned RI-3.5.
West: To the west are undeveloped treed areas zoned A-5 Agricultural.

DEVELOPMENT DESCRIPTION:

The proposed application will rezone the subject City lands to a Parks and Recreational category as per a directive from the Standing Policy Committee on Property and Development in September 2002. The new 40 acre Public Reserve is intended to serve several functions including 1) expanding on the existing Park System 2) promoting use of the river banks 3) protecting environmentally sensitive lands and 4) establishing and maintaining a nursery site(approx. 17 acres in size) and possibly also a future arboretum and interpretative centre.

PLAN WINNIPEG:

The Normand Park area is a designated Neighbourhood Policy Area under Plan Winnipeg which allows for the creation of public reserve areas. The application is therefore fully complying.

ADMINISTRATIVE COMMENTS:

The Administration is fully supportive of the proposed rezoning and the projected uses of the site in the long term. The preliminary plans call for the development of a public park area in conjunction with a large 17 acre nursery component. A concept plan done in Sept./2000, titled the Henteleff Tree Nursery Concept Plan, promotes the idea of adapting the Nursery site for public use while at the same time respecting the needs of the City's nursery operation. It is suggested that with intensive management techniques, the 17 acre Hentelleff nursery(the only one the City currently has at its disposal) could accommodate approximately 5000 trees.

Approximately 800-1000 trees could be available each year for planting which meet most of the Citys annual obligations as far as planting boulevards and parks etc. Additional trees would have to be purchased from the private sector. It should be noted that the City does have some concerns with respect to the aforementioned Concept Plans proposal to have generally unrestricted public access to the nursery site. Given the City's plans to move to a highly intensive nursery operation, the City is concerned about public safety and may opt to separate the nursery from the public areas. This does not preclude the development of and arboretum outsde of the nursery site . These are kinds of issues currently being addressed by the City's Administration.

RECOMMENDATION:

I. That By-law 6400/94 be amended by rezoning the subject land as shown on Schedule "A", for file DAZ 224/02, attached hereto and dated November 5, 2002, to a "PR-2" Parks and Recreation 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. _____

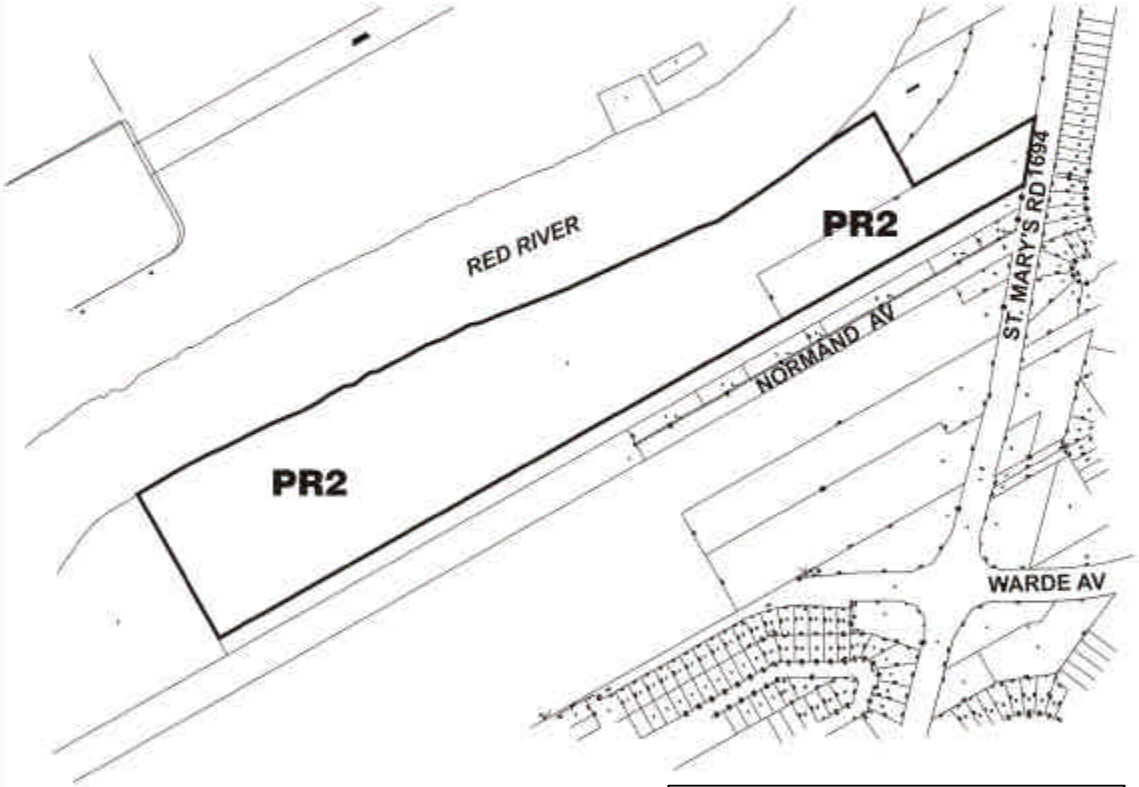
File No. **DAZ 224/02**

Atlas Sheet No. **AK26 RIEL COMMUNITY**

N

Explanation

A proposed zoning change to By-law No. 6400/94 by rezoning the land located at 1964 St. Mary's Road from an "A.5" AGRICULTURAL DISTRICT to an "PR2" PARKS AND RECREATION DISTRICT as shown outlined below.



Schedule " A " for File DAZ 224/02 , Riel Community Committee , November 5/02

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____