Agenda - Executive Policy Committee – January 30, 2008

PUBLIC HEARINGS

Item No. 1 **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]**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-Law No. 200/2007, as amended, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands from Industrial Policy Area to Neighbourhood Policy Area, be forwarded to Council for Second Reading

Agenda - Executive Policy Committee – January 30, 2008

File: EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Applicant: Landmark Planning and Design Inc.
(Donovan Toews)

Subject: A proposal to amend Plan Winnipeg By-law No. 7630/2000 by redesignating the subject lands to a Neighbourhood Policy Area from an Industrial Policy Area.

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, January 30, 2008

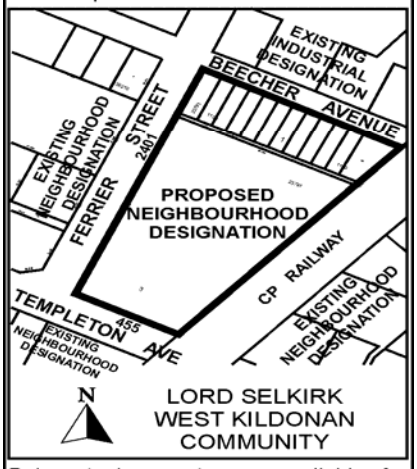
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 200/2007

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

TAKE NOTICE that pursuant to Section 227 of The City of Winnipeg Charter, the Executive Policy Committee will hold a public hearing to consider amending "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION" attached to and forming part of By-law No. 7630/2000 as follows and as shown outlined on the map below:



Relevant documents are available for inspection by contacting Michael Robinson, Planner, Planning Property and Development Department, at 986-3213.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

Simultaneous French/English interpretation will be available if requested.

Exhibits Filed:

1. Application dated September 13, 2007
2a. Manitoba Status of Title 1115032
2b. Certificate of Titles 428181, 482046, 48204, 680930
2c. Title Search 1291456
3a. Letter of authorization dated July 16, 2007, from the Manager of Real Estate, City of Winnipeg, to Landmark Planning and Design Inc.
3b. Letter of authorization dated July 18, 2007 from Maria Orszak, by the Administrator of her estate, the Public Trustee of Manitoba, per John Fergusson, Counsel for the Public Trustee, to Landmark Planning and Design Inc.
4. Plan (1 page)
5. Council Decision of November 21, 2007; contains report from the Acting Director of Planning, Property and Development dated October 26, 2007
6. First Reading of By-law No. 200/2007 by Council on November 21, 2007
7. Notification of Public Hearing by City Clerks to:
   A. Minister of Intergovernmental Affairs and Trade dated November 22, 2007
   B. Applicant dated November 22, 2007
   C. Administration dated November 22, 2007
   D. R.M. of West St. Paul dated November 22, 2007
8. Notification of Public Hearing dated December 13, 2007
9. Communication dated January 18, 2008, from the Planner, Planning, Property and Development Department, to the Regional Manager, Real Estate Marketing, Canadian Pacific Railway, submitting a Proposed Revision to Policy Plate "A" showing that the railway right-of-way is included in the Plan Winnipeg Amendment
10. Report from the Acting Director of Planning, Property and Development dated January 25, 2008

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by Councillor
That the report of the Winnipeg Public Service be taken as read.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

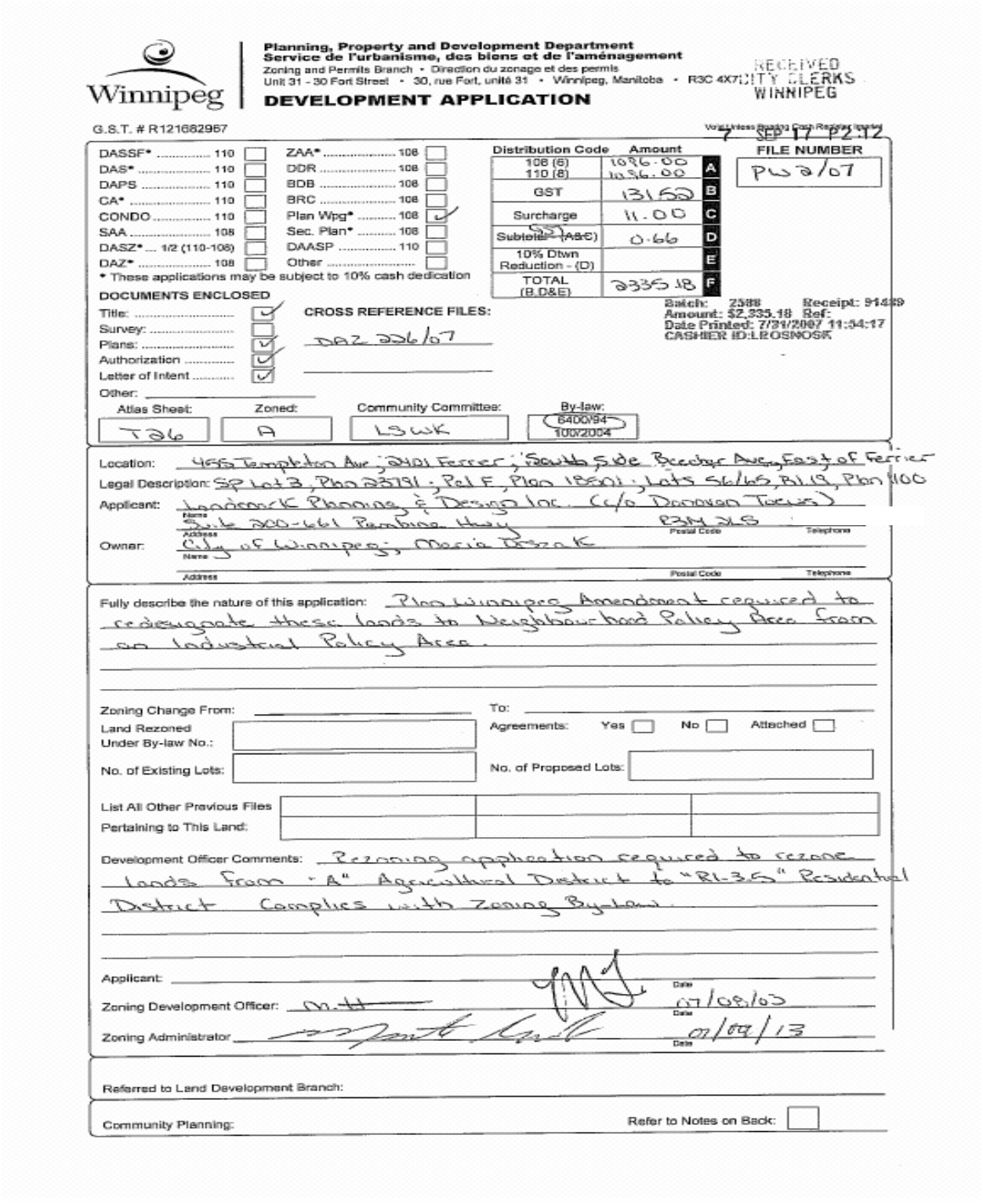
Moved by Councillor
That the receipt of public representations be concluded.

Moved by Councillor
That the recommendation of the Winnipeg Public Service be / not be concurred in and forwarded to Council.

Moved by Councillor
That the following supporting reasons be provided, namely:

Moved by Councillor
That the public hearing with respect to this application be concluded.

Exhibit "1" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Winnipeg

Planning, Property and Development Department
Service de l'urbanisme, des biens et de l'aménagement
Zoning and Permits Branch • Direction du zonage et des permis
Unit 31 - 30 Fort Street • 30, rue Fort, unité 31 • Winnipeg, Manitoba • R3C 4X7

RECEIVED
CITY CLERKS
WINNIPEG
7 SEP 17 P2:12

DEVELOPMENT APPLICATION

G.S.T. # R121662967

DASSF* 110	☐	ZAA* 108	☐
DAS* 110	☐	DDR 108	☐
DAPS 110	☐	BDB 108	☐
CA* 110	☐	BRC 108	☐
CONDO 110	☐	Plan Wpg* 108	☑
SAA 108	☐	Sec. Plan* 108	☐
DASZ* ... 1/2 (110-108)	☐	DAASP 110	☐
DAZ* 108	☐	Other	☐

* These applications may be subject to 10% cash dedication

Distribution Code	Amount	
108 (6) 110 (8)	1086.00 1036.00	A
GST	131.50	B
Surcharge	11.00	C
Subtotal (A&C)	0.66	D
10% Dtwn Reduction - (D)		E
TOTAL (B,D&E)	2335.18	F

FILE NUMBER: PW 2/07

Batch: 2588 Receipt: 91439
Amount: $2,335.18 Ref:
Date Printed: 7/31/2007 11:54:17
CASHIER ID:LBOSNOSK

DOCUMENTS ENCLOSED

Title:	☑
Survey:	☐
Plans:	☑
Authorization	☑
Letter of Intent	☑
Other:	

CROSS REFERENCE FILES:
DAZ 226/07

Atlas Sheet:	Zoned:	Community Committee:	By-law:
T36	A	LSWK	6400/94 100/2004

Location: 4695 Templeton Ave; 2481 Ferrier; South Side Beecher Ave, East of Ferrier
Legal Description: SP Lot 3, Plan 23791; Pcl F, Plan 18501; Lots 56/65, Bl. 19, Plan 100
Applicant: Landmark Planning & Design Inc. (c/o Donovan Toews)
Name
Suite 200-661 Pembina Hwy R3M 2L9
Address Postal Code Telephone
Owner: City of Winnipeg; Maria Deszak
Name
Address Postal Code Telephone

Fully describe the nature of this application: Plan Winnipeg Amendment required to redesignate these lands to Neighbourhood Policy Area from an Industrial Policy Area.

Zoning Change From: To:
Land Rezoned Under By-law No.:
Agreements: Yes ☐ No ☐ Attached ☐
No. of Existing Lots:
No. of Proposed Lots:

List All Other Previous Files Pertaining to This Land:

Development Officer Comments: Rezoning application required to rezone lands from "A" Agricultural District to "R1-3.5" Residential District Complies with Zoning By-laws.

Applicant: Date
Zoning Development Officer: M.H Date 07/09/03
Zoning Administrator Date 07/09/13

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

Exhibit "2a" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: 2007/07/31
TIME: 11:22

MANITOBA

TITLE NO: 1115032

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	X
ORIGINATING OFFICE.....	WINNIPEG	ADDRESS.....	
REGISTERING OFFICE.....	WINNIPEG		
REGISTRATION DATE.....	1989/07/19		
COMPLETION DATE.....	1989/08/03	PRODUCED BY...	A.KASERBAUER

LEGAL DESCRIPTION:

MARIA ORSZAK
OF THE CITY OF WINNIPEG, IN MANITOBA

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON IN THE FOLLOWING DESCRIBED LAND:

SP LOT 3 PLAN 23791 WLTO
IN RL 19 PARISH OF KILDONAN

ACTIVE TITLE CHARGES:

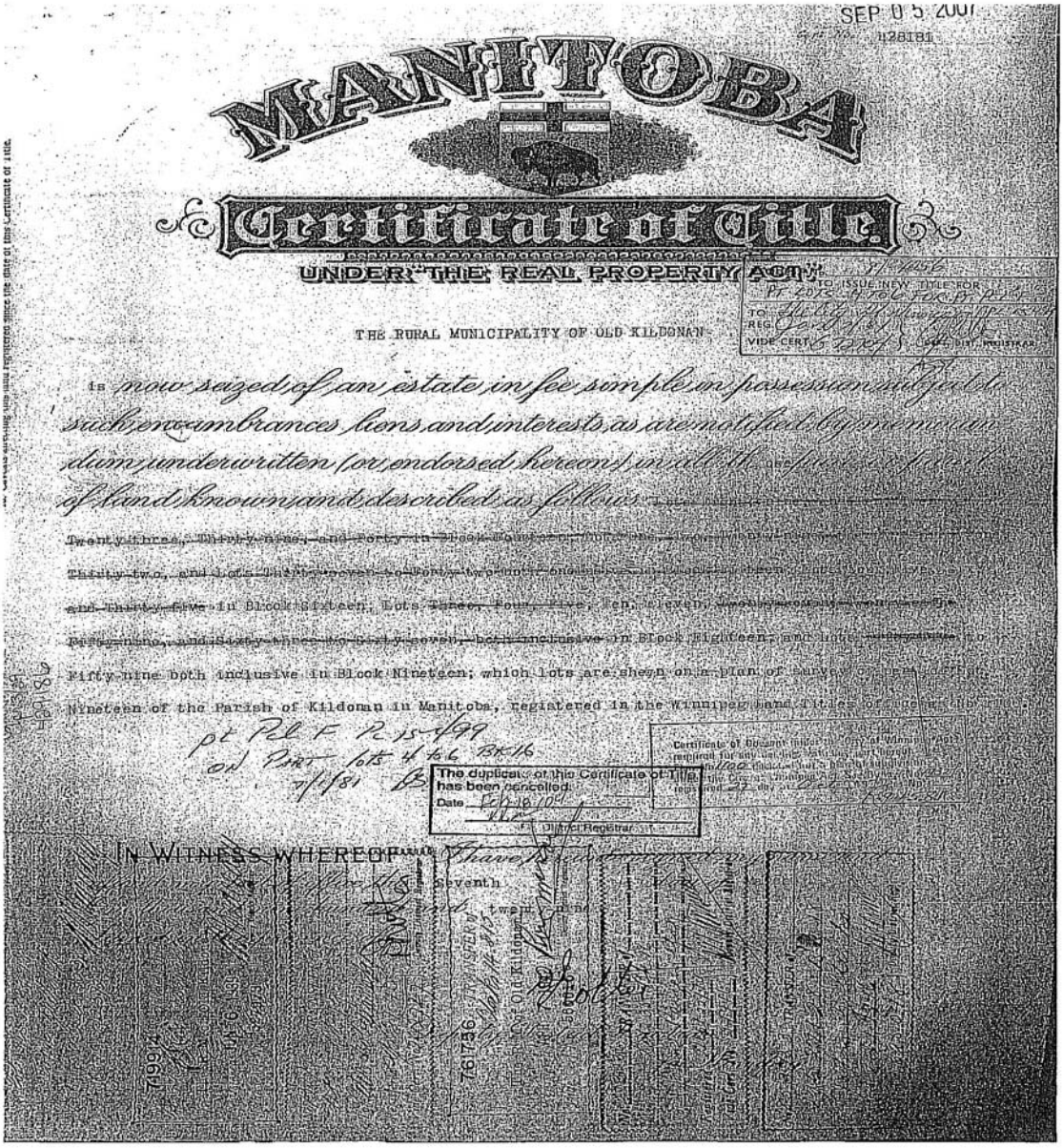
NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ACCEPTED THIS 19TH DAY OF JULY, 1989
BY J.MOFFAT FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

UNCERTIFIED EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2007/07/31 OF TITLE NUMBER 1115032.

********** END OF STATUS OF TITLE FOR TITLE 1115032 WPG **********

Exhibit "2b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



SEP 0 5 2007

MANITOBA

Certificate of Title

UNDER THE REAL PROPERTY ACT

THE RURAL MUNICIPALITY OF OLD KILDONAN

is now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all the [illegible] of land known and described as follows: [illegible]

Twenty-three, Thirty-nine, and Forty in Block Fourteen; [illegible]

Thirty-two, and Lots Thirty-seven to Forty-two both inclusive in Block Fifteen; [illegible]

and Thirty-five in Block Sixteen; Lots Three, Four, Five, Ten, Eleven, [illegible]

Fifty-nine, and Sixty-three to Sixty-seven, both inclusive in Block Eighteen; and Lots [illegible] to

Fifty-nine both inclusive in Block Nineteen; which lots are shewn on a plan of Survey [illegible]

Nineteen of the Parish of Kildonan in Manitoba, registered in the Winnipeg Land Titles [illegible]

pt Pcl F Pc 15-499
on Part lots 4 to 6 Bk 16
7/1/81

The duplicate of this Certificate of Title has been cancelled.
Date Feb 18 1984
District Registrar

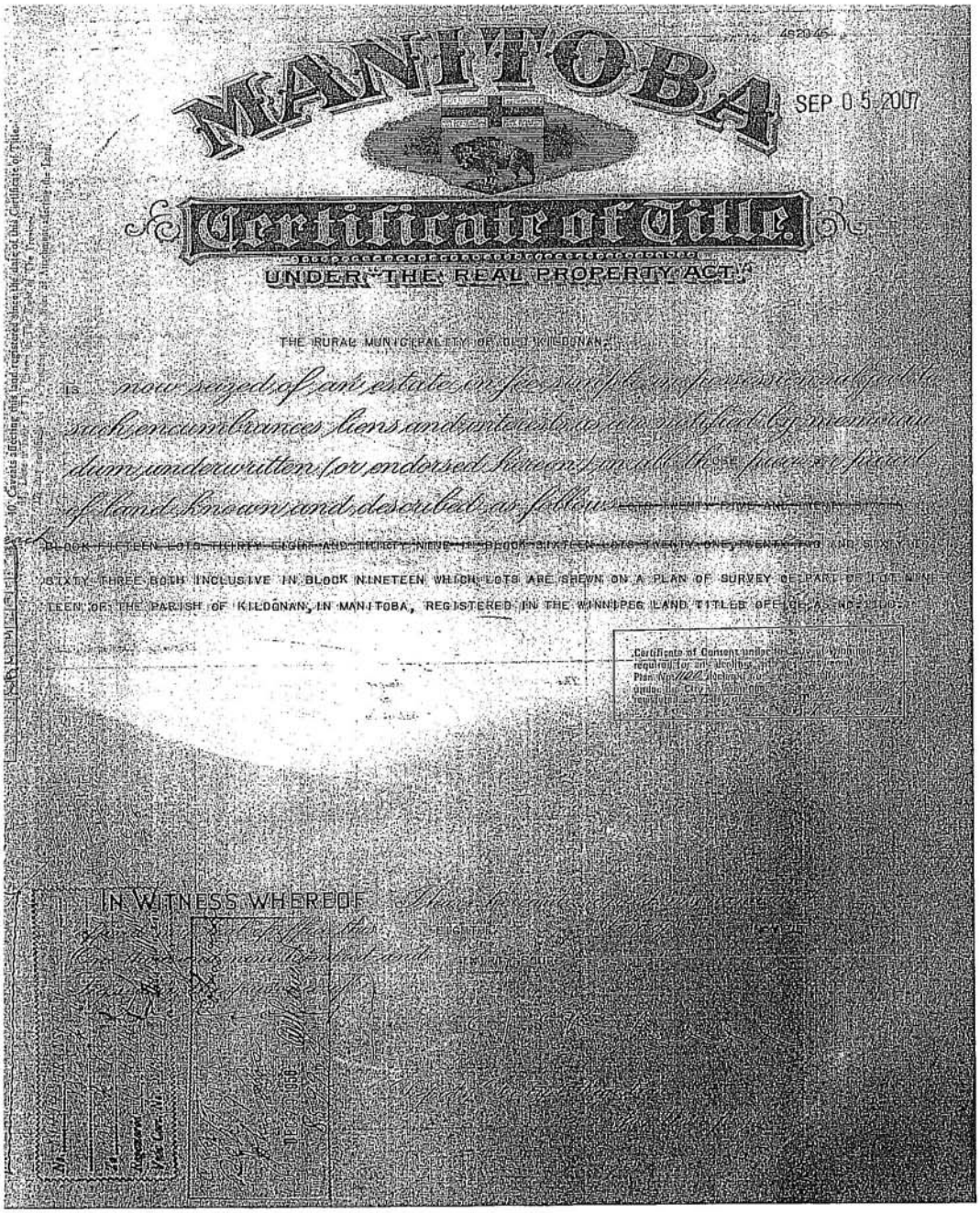
IN WITNESS WHEREOF I have [illegible]

[illegible] Seventh

[illegible] twenty [illegible]

2937[illegible] 324[illegible] 391347
323365 341723
From No. 386398 384625 Transfer 597277
387608 341723

Nature of Instrument	Day and Hour of its Production	Names of the Parties to it
Plan 1100 Cancelled as to Lots 59 & 63/67 Bk 18	The day of 19 at o'clock in the noon	M & P.U Board Deputy District Registrar 919914
Plan 1100 Cancelled as to Blocks 14 + 15	The day of 19 at o'clock in the noon	M+P.U.B. Deputy District Registrar 761756
By Law 2817/80 Closes pt Public Lane in Bk 16 Pl 1100 Sec Pl 15499 [illegible] Lots 4, 5 & 6 BK 16	The 7 day of 1981 at January o'clock in the noon	City of Wpg 81-1053 Deputy District Registrar
Plan on Part of Lots 4 & 6 BK 16 for Public Street	The 7 day of 1981 at Jan o'clock in the noon 81-1054	P.J.T. Pereira 15499 Deputy District Registrar
[illegible] 84 Closes [illegible] Pl 1100, [illegible] ~~[illegible]~~ Bal Bk 19 Pl 18501	The 24th day of October 1984 at o'clock in the noon	City of Winnipeg No. 84-97316 Deputy District Registrar
	The day of 19 at o'clock in the noon	Deputy District Registrar
	The day of 19 at o'clock in the noon	Deputy District Registrar



MANITOBA

SEP 05 2007

Certificate of Title

UNDER "THE REAL PROPERTY ACT"

THE RURAL MUNICIPALITY OF OLD KILDONAN

is now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcels of land known and described as follows: ~~LOTS TWENTY FIVE AND TWENTY SIXTY~~ ~~BLOCK FIFTEEN LOTS THIRTY EIGHT AND THIRTY NINE IN BLOCK SIXTEEN LOTS TWENTY ONE, TWENTY TWO~~ AND SIXTY [illegible] SIXTY THREE BOTH INCLUSIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINETEEN OF THE PARISH OF KILDONAN, IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. [illegible]

Certificate of Consent under the [illegible] required for any deeding [illegible] Plan No. 100 [illegible] under the City of Winnipeg [illegible]

IN WITNESS WHEREOF [illegible]

SEP 0 5 2007

Cert. No. 48204

MANITOBA

Certificate of Title

UNDER THE REAL PROPERTY ACT

THE RURAL MUNICIPALITY OF OLD KILDONAN.

IS now seized of an estate in fee simple in possession, subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon), in all those pieces of land known and described as follows ~~LOTS TWENTY FIVE AND TWE~~ BLOCK FIFTEEN ~~LOTS THIRTY EIGHT AND THIRTY NINE~~ IN BLOCK SIXTEEN ~~LOTS TWENTY ONE, TWENTY TWO~~ SIXTY THREE BOTH INCLUSIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PA TEEN OF THE PARISH OF KILDONAN, IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE, A

The land mentioned in this Certificate of Title is under "The Real Property Act" subject by implication to:
1. Any subsisting reservation contained in the original grant of this land from the Crown.
2. Any municipal charges, rates or assessments at the date of this Certificate, or thereafter, chargeable against this land.
3. Any ~~unregistered~~ subsisting right of way or other easement over this land.
4. Any ~~unregistered~~ subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of this land under the same.
5. Any drainage or mechanic's lien affecting this land.
6. Any judgments, decrees or orders for the payment of money against the registered owner, registered since the date of this Certificate and properly maintained in force.
7. All public highways embraced in the description of this land.
8. Any right of expropriation by statute.
9. The title of any person adversely in actual occupation of and rightly entitled to this land when it was last brought under the said Act.
10. Caveats affecting this land registered since the date of this Certificate of Title.

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this EIGHTH day of NOVEMBER One thousand nine hundred and THIRTY FOUR in the presence of

Deputy District Registrar
for Winnipeg

No. 761756 TRANSFER of Blk 15 To The R. M. of Old Kildonan Registered APR 7 1942 Title Cert. No. 560016

No. 814143 TRANSFER of Block 16 To Mack Painless Registered OCT 14 1958 Title Cert. No. 582533

No. SE 917 Block 16 To Registered DEC 29 1958 Title Cert. No. 58-29574

761756 Blk 15 560016 R

SEP 0 5 2007

Cert. No. 680930

MANITOBA

Certificate of Title

UNDER "THE REAL PROPERTY ACT."

THE RURAL MUNICIPALITY OF OLD KILDONAN

IS now seized of an estate in fee simple in possession subject to such encumbrances liens and interests as are notified by memorandum underwritten (or endorsed hereon) in all those pieces or parcel of land known and described as follows LOTS SIXTY-FOUR AND SIXTY-FIVE IN BLOCK NINETEEN WHICH LOTS ARE SHEWN ON A PLAN OF SURVEY OF PART OF LOT NINETEEN OF THE PARISH OF KILDONAN IN MANITOBA, REGISTERED IN THE WINNIPEG LAND TITLES OFFICE AS NO. 1100

Certificate of Consent under the City of Winnipeg Act required for any dealing with any part hereof. Plan No. 1100 declared not a plan of subdivision under the City of Winnipeg Act. See By-law No. 7324/77 registered 27 day of Oct 1977 as No. R94581

IN WITNESS WHEREOF I have hereunto signed my name and affixed my Seal of office this SEVENTH day of JULY One thousand nine hundred and FORTY-EIGHT

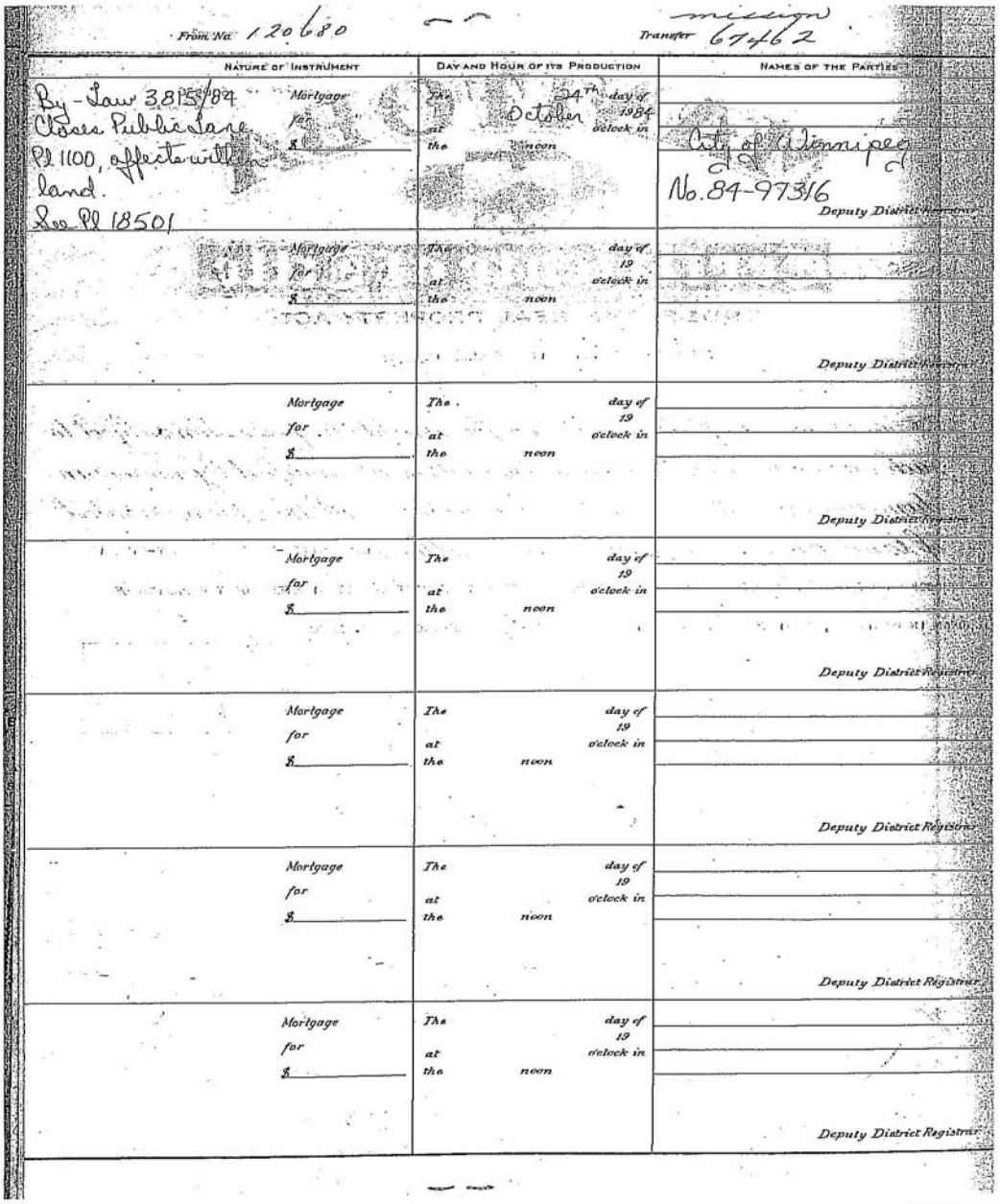
Signed in the presence of

D Murphy

Deputy District Registrar

for Winnipeg

Any [illegible] in the Province of Manitoba [illegible] "The Municipal Act" or the charter of any city relating to residential areas or zoning.
Public highways embraced in the description of the land included in a certificate shall be deemed to be excluded unless the certificate is to the Crown or a municipality.



From No. 120680

Transfer 67462

NATURE OF INSTRUMENT	DAY AND HOUR OF ITS PRODUCTION	NAMES OF THE PARTIES
By-Law 3815/84 Closes Public Lane PL 1100, affects with land. See PL 18501 Mortgage for $	The 24TH day of October 1984 at the noon o'clock in	City of Winnipeg No. 84-97316 Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar
Mortgage for $	The day of 19 at the noon o'clock in	Deputy District Registrar

Exhibit “2c” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: 2007/09/04 TITLE SEARCH PASREDO
TSTL (1 OF 9) TITLE DISPLAY - WINNIPEG PAGE: 01
TITLE NUMBER..... 1291456 TITLE STATUS..... ACCEPTED
REGISTRATION DATE.. 1993/02/08
COMPLETION DATE.... 1993/02/22 CONSOLIDATION..... NO

LEGAL DESCRIPTION

THE CITY OF WINNIPEG

IS REGISTERED OWNER, SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

PARCEL E PLAN 18501 WLTO
IN RL 19 PARISH OF KILDONAN

TX: ____
DA: _____

Exhibit "3a" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Real Estate Division • Division des biens immobiliers

In reply please refer to / Référence à rappeler :

Ray Klassen
(204) 986-5016
Fax / Téléc. : (204) 944-8476

July 16, 2007

Mr. Donovan Toews
Landmark Planning & Design Inc.
200-661 Pembina Hwy
Winnipeg, Manitoba
R3M 2L5

Dear Mr. Toews,

RE: INCLUSION OF CITY LANDS AT SEC FERRIER ST & BEECHER AVE IN PLAN WINNIPEG AMENDMENT APPLICATION
FILE: 32/5827 (PLEASE QUOTE WHEN REPLYING)

Donovan Toews and/or Landmark Planning & Design Inc. are hereby authorized to make application within 6 months from the date of this letter, for a Plan Winnipeg Amendment from "Industrial Policy Area" to "Neighbourhood Policy Area" on the Subject City Property as shown on the attached Misc. Plan No 13191. You or your Client will be responsible for any and all associated costs of such applications. Please note that inclusion of the City property would not involve any additional cost, since it forms part of the same application. In the event that there are additional costs, the City would absorb the incremental cost.

You should provide a copy of this letter to the Zoning and Permits Branch when making application.

Should you require further clarification regarding the above, please contact David Marsh, Enhanced Land Marketing Program Administrator, at 986-6306 or dmarsh@winnipeg.ca .

Yours truly,

Ray Klassen, Manager of Real Estate Division

Encl.
V:\David Marsh\Letters of Authorization\Toews - SEC Ferrier & Beecher Plan Wpg Amendment (ver II) - July 07.doc

Embrace the Spirit • Vivez l'esprit

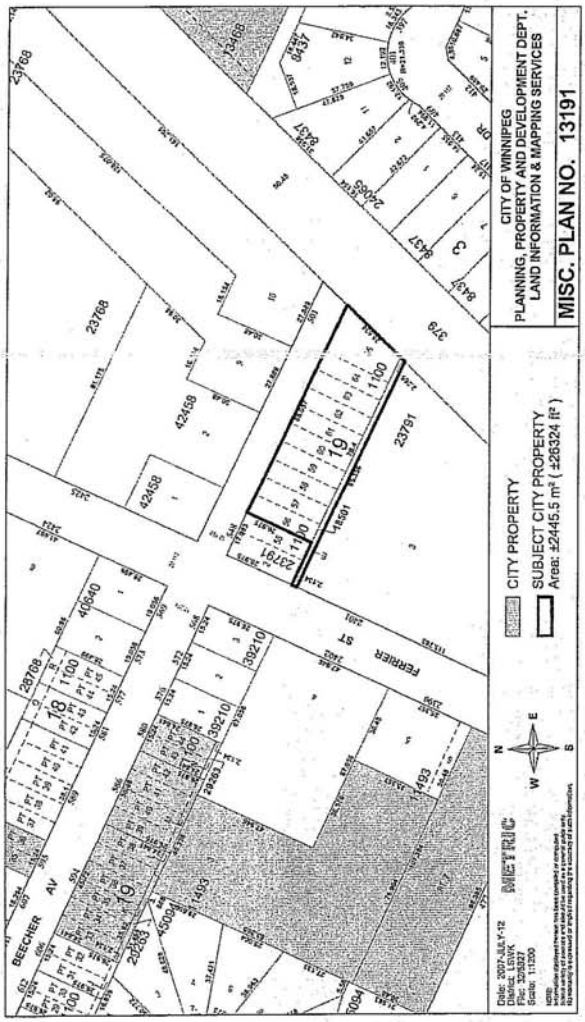
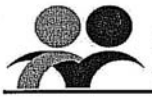

CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION & MAPPING SERVICES
MISC. PLAN NO. 13191
CITY PROPERTY
SUBJECT CITY PROPERTY
Area: ±2445.5 m² (±26324 ft²)
FERRIER ST
BEECHER AV
379

Exhibit "3b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Public Trustee
of Manitoba

155 Carlton St, Suite 500
Winnipeg, MB R3C 5R9
CANADA

Telephone: (204) 945-2723
Fax: (204) 945-0410
E-mail: John.Fergusson@gov.mb.ca

July 18, 2007

Mr. Martin Grady
Chief Zoning Administrator
Zoning and Permits Branch
31-30 Fort Street
Winnipeg MB R3C 4X7

Dear Sir:

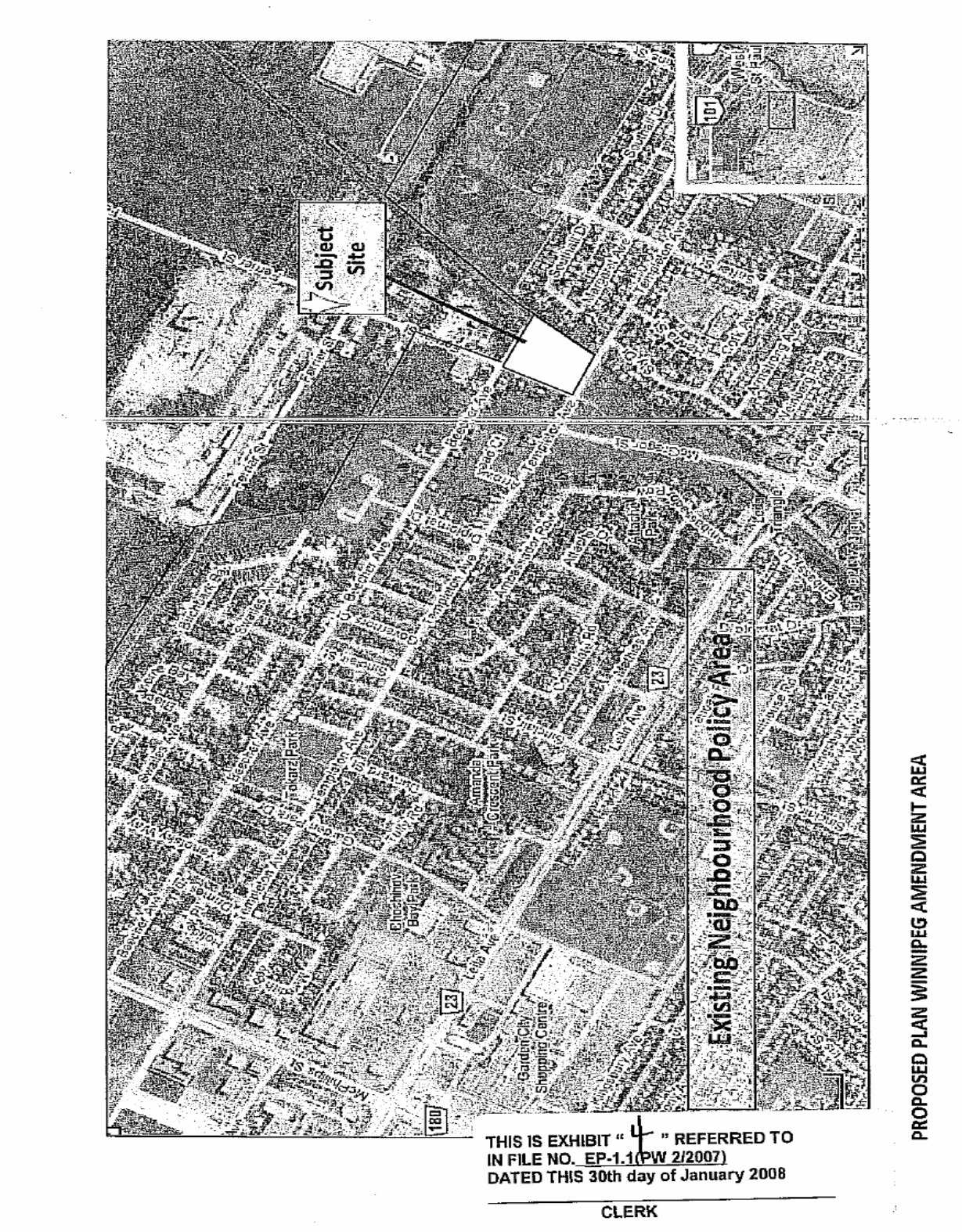
RE: Plan Winnipeg Amendment and Rezoning Applications
Certificate of Title No: 1115032
Legal Description: S.P. Lot 3, Plan 23791, WLTO in R.L. 19
Parish of Kildonan

The estate of Maria Orszak hereby authorizes Landmark Planning & Design Inc. to submit and facilitate a Plan Winnipeg Amendment application and a Rezoning application and any related municipal approvals that may arise.

Maria Orszak, by the Administrator
of her estate, the Public Trustee of
Manitoba
Per: John Fergusson
Counsel for the Public Trustee

W:\tptptr\Appsdata\Legal\Fergusson\Away\ORSZAK-ltr to zoning branch.doc

Exhibit “4” referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]



Minute No. 26
Report - Executive Policy Committee - November 14, 2007

Item No. 2 **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]**

COUNCIL DECISION:

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

1. That By-law No. 200/2007, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by:

   A. Re-designating lands from an Industrial Policy Area to a Neighbourhood Policy Area as identified on Attachment 1 in the report of the Winnipeg Public Service dated October 26, 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 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 intent of the foregoing.

Report - Executive Policy Committee - November 14, 2007

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 November 14, 2007, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

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:

<u>Land Use Compatibility (PW Policy 3A-01)</u>
- 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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Exhibit "6" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

REFERENCE: FILE NO: PW 01/07

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 attached hereto, and generally described as being located east of Ferrier Street and north 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 21st day of November, 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(2) WRS

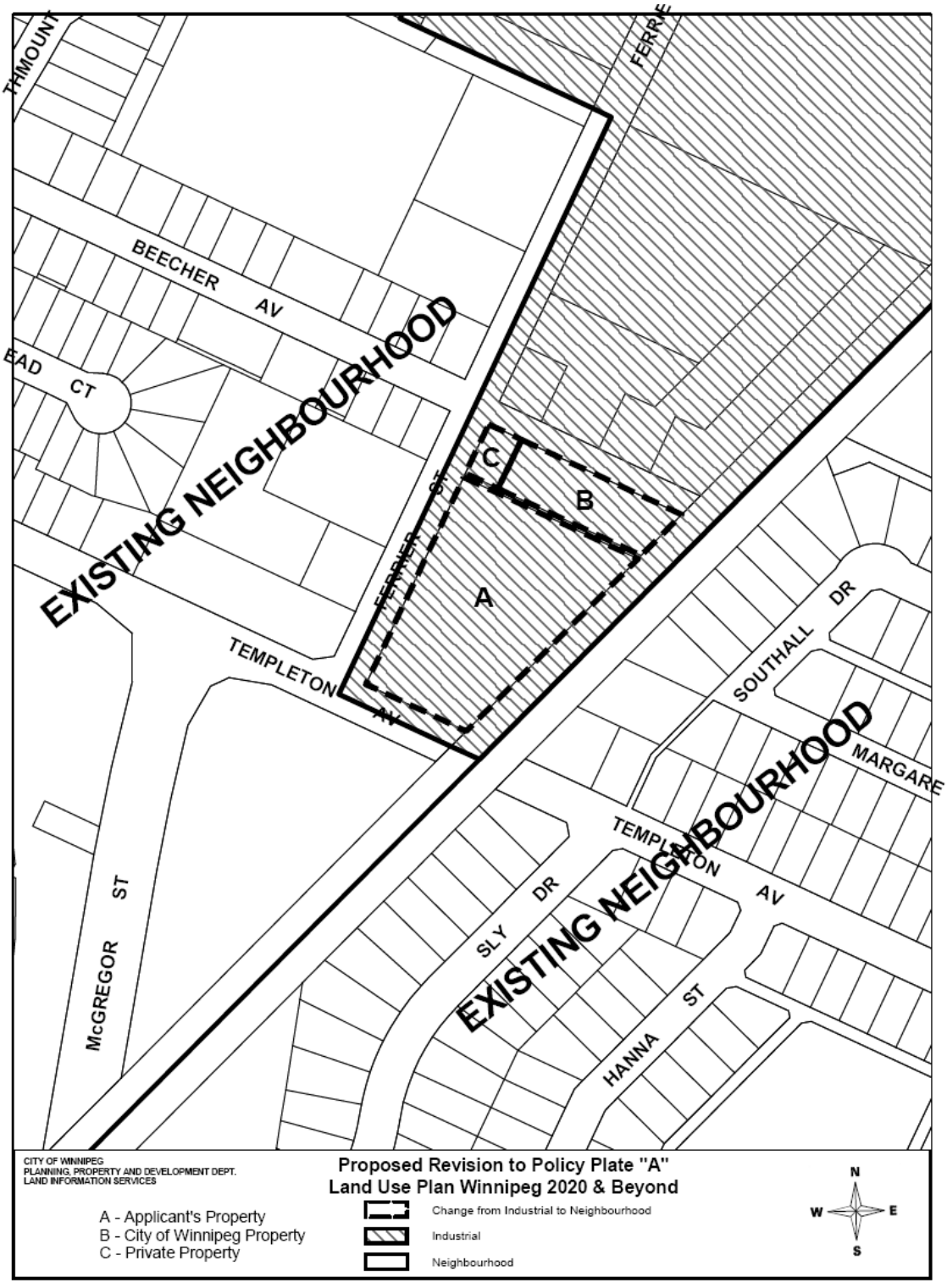
THMOUNT
FERRE
BEECHER AV
BAD CT
EXISTING NEIGHBOURHOOD
FERRIER ST
C
B
A
TEMPLETON AV
SOUTHALL DR
MARGARE
TEMPLETON AV
SLY DR
McGREGOR ST
HANNA ST
EXISTING NEIGHBOURHOOD
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
Proposed Revision to Policy Plate "A"
Land Use Plan 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

Exhibit "7a" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

The Honourable Steve Ashton
Minister of Intergovernmental Affairs and Trade
Legislative Building, 450 Broadway
Winnipeg, Manitoba
R3C 0V8

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, a copy of the November 21, 2007, Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the Winnipeg Free Press and the Winnipeg Sun in accordance with The City of Winnipeg Charter.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

THIS IS EXHIBIT "7a" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

R. Kachur
City Clerk

Enclosures

c. Mr. B. Gray, Mayor's Director of Policy, Manager EPC Secretariat
Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

Embrace the Spirit • Vivez l'esprit

Council Building, 510 Main Street • Immeuble du Conseil, 510, rue Main • Winnipeg • Manitoba R3B 1B9
tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit “7b" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

Landmark Planning & Design Inc.
Suite 200 – 661 Pembina Highway
Winnipeg, Manitoba
R3M 2L5

Attention : Donovan Toews

Plan Winnipeg Amendment: 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, a copy of the November 21, 2007, Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the Winnipeg Free Press and the Winnipeg Sun in accordance with The City of Winnipeg Charter.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

R. Kachur
City Clerk

THIS IS EXHIBIT "7b" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

Enclosures

c. Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit “7c" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1(PW 2/2007)

Mr. J. Paterson
Acting Director of Planning, Property
and Development

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your attention, copy of the November 21, 2007 Council decision with respect to the above-noted matter - Item 2 of Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council also gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

THIS IS EXHIBIT "7c" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

R. Kachur
City Clerk

Enclosures

c. Mr. B. Gray, Mayor's Director of Policy/Manager EPC Secretariat
Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Ms J. East, Manager of Planning and Land Use, Planning, Property and Development Department
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning and Land Use Division, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit “7d" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

City Clerk's Department • Bureau du greffier

November 22, 2007

File EP-1.1 (PW 2/2007)

R. M. of West St. Paul
3550 Main Street
West St. Paul, Manitoba
R4A 5A3

Attention: Reeve Clifford Dearman
Mr. G. Wright, Acting Chief Administrative Officer

Plan Winnipeg Amendment – 455 Templeton Avenue and 2401 Ferrier Street

I enclose for your information, a copy of the November 21, 2007 Council decision with respect to the above-noted matter - Item No. 2 of the Report of the Executive Policy Committee dated November 14, 2007. On November 21, 2007, Council gave first reading to By-law No. 200/2007.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications has been scheduled for Wednesday, January 30, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Additional information on this matter can be accessed via the City Clerk's Department Decision Making Information System at www.winnipeg.ca/CLKDMIS in Council's Minute documents, as well as the Executive Policy Committee's agenda documents.

Should you require further information, please contact Jo-Ann I. Park, Manager of the Decision Making Process at 986-3732.

R. Kachur
City Clerk

THIS IS EXHIBIT "7d" REFERRED TO
IN FILE NO. EP-1.1(PW 2/2007)
DATED THIS 30th day of January 2008

CLERK

Enclosures

c. Ms L. Black, Manager, CAO Secretariat
Mrs. U. Goeres, City Solicitor/Manager of Legal Services, Internal Services Department
Mr. J. Paterson, Acting Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. M. Robinson, Planner, Planning, Property and Development Department

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Council Building, 510 Main Street • Immeuble du Conseil, 510, rue Main • Winnipeg • Manitoba R3B 1B9
tel/tél. (204) 986-2171 • fax/télec. (204) 947-3452 • website: winnipeg.ca

Exhibit "8" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

DATE: December 13, 2007

PLEASE BE ADVISED THAT YOUR APPLICATION HAS BEEN SCHEDULED FOR THE FOLLOWING PUBLIC HEARING AT THE DATE, TIME AND LOCATION AS INDICATED BELOW:

PUBLIC HEARING

EXECUTIVE POLICY COMMITTEE,
Council Building,
510 Main Street
on Wednesday, January 30, 2008
at 9:00 a.m.

_____

E. Axelrod
Ph: 986-5113
EA/ddg

cc: M. Robinson, Planner
E. Carriere - Land Development Br.
Donna Beaton, Parks Planner
Applicant
Community Clerk
Ward Councillor - O'Shaughnessy
File
R. J. Hartmann - Public Works
Frank/Terry - Water & Waste
Zoning Development Branch

Note: Check advertising sketch for any errors or omissions. If you require any changes, please contact me immediately.

I hereby acknowledge receipt of the notice for the public hearing outlined above.

_____.

Signed: _____

Mailed out on _____.

Signed: _____

NOTE: ***Cuts will appear in both newspapers on the Thursday, 14 days prior to the date of the meeting.***

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, January 30, 2008

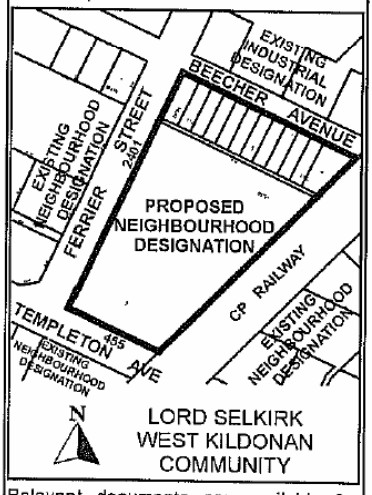
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 200/2007

Applicant: Landmark Planning & Design Inc. (Donovan Toews)

TAKE NOTICE that pursuant to Section 227 of The City of Winnipeg Charter, the Executive Policy Committee will hold a public hearing to consider amending "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION" attached to and forming part of By-law No. 7630/2000 as follows and as shown outlined on the map below:



Relevant documents are available for inspection by contacting Michael Robinson, Planner, Planning Property and Development Department, at 986-3213.

Persons wishing to make representation at the above hearing are requested to notify Jo-Ann Park, Manager of the Decision Making Process, Council Building, 510 Main Street, Winnipeg, R3B 1B9, telephone 986-3732, to assist in scheduling representations. Written submissions are requested in advance of the public hearing.

Simultaneous French/English interpretation will be available if requested

Exhibit "9" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

Winnipeg

Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

Stephen Walker, Planner
(204) 986-5549
Fax / Téléc. : (204) 986-3684

January 18, 2008

Mike Hyder, Regional Manager Real Estate Marketing
Candaian Pacific Railway
Gulf Canada Square
500-401 9th Ave SW
Calgary, AB T2P 3C5

Dear Sir:

RE: PLAN WINNIPEG AMENDMENT 2/07 (BY-LAW 200/07)

Please be advised that an application has been received to amend *Plan Winnipeg 2020 Vision*, the City of Winnipeg's long range development plan. The amendment proposes to redesignate a small area of land in the north west quadrant of the City from Industrial Policy Area to Neighbourhood Policy Area. To promote orderly and efficient development, the Public Service has recommended the lands east of Ferrier Street between Beecher Avenue and Templeton Avenue be redesignated to Neighbourhood Policy Area. The maps attached display the area as it is currently designated and how the area is proposed to be designated.

Our records indicate that Canadian Pacific Railway owns the railway right-of-way in this area. The purpose of this letter is to inform you of the Plan Winnipeg amendment and that a Public Hearing has been scheduled for January 30, 2008 to hear the proposed By-law. The proposed Plan Winnipeg amendment does not affect the zoning of any of the properties. If you have any questions or concerns please feel free to contact the undersigned.

Sincerely,

Stephen Walker, MCP

V:Plan Winnipeg/2007 Applications/Letter to CPR

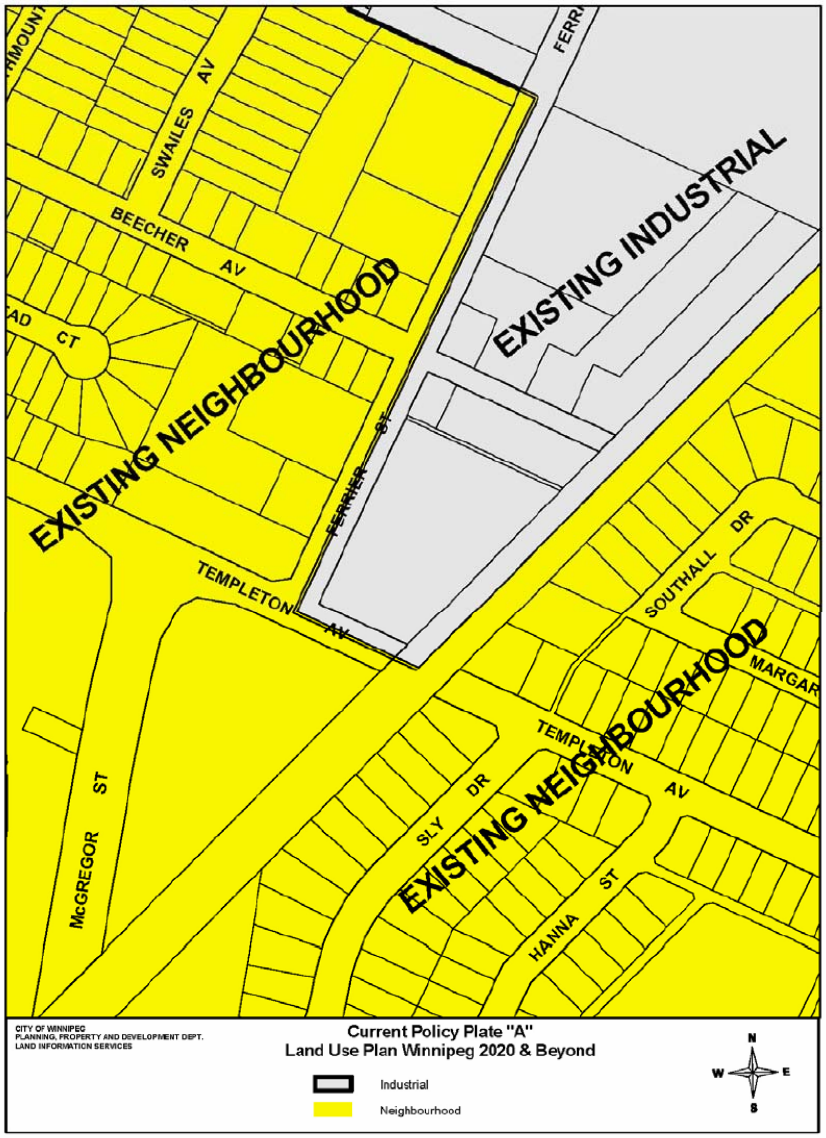


Figure 1: Current Plan Winnipeg Designations



Figure 2: Proposed Plan Winnipeg Designations

Exhibit "10" referred to in File EP-1.1(PW 2/2007) [c/r DAZ 226/2007]

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: **January 25, 2008**

RECOMMENDATION:

1. **That By-Law No. 200/2007, as amended, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands from Industrial Policy Area to Neighbourhood Policy Area, be forwarded to Council for Second Reading**

Report Summary

Key Issues:

- On November 21, 2007, Council gave First Reading to By-law No. 200/2007 directing the Executive Policy Committee to schedule a public hearing (January 30, 2008) to consider amending Plan Winnipeg 2020 Vision. Giving Second Reading to the proposed By-law will allow the proposed amendment to be forwarded to the Minister of Intergovernmental Affairs for consideration, prior to Third Reading and final approval by Council.

- 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".

- The Public Service recommends that the railway lands to the east of the subject area from Beecher Avenue to Templeton Avenue be re-designated to Neighbourhood Policy Area to support the logical and orderly extension of 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 in the West Kildonan Industrial Neighbourhood to the north of the subject area.

- 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.

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 significantly 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 and to the south, west and east by Neighbourhood Policy Area. Zoning in the area varies: to the north "M2" Industrial District and "A" Agricultural District, to the south "A" – Agricultural District; to the west "R1-5" and "R1-20" – Single Family Districts and to the east the land is predominately zoned "R1-5" – Single Family District.

The subject area includes three major parcels – two of the parcels are vacant (Parcels A and B) and the owner of Parcel C is planning to build a single-family dwelling. The Public Trustee of Manitoba, who initiated the amendment process, holds the largest parcel, Parcel A. Parcel B is held by the City of Winnipeg who requested inclusion in this amendment process. Parcel C is privately-owned and has been included in this application to better reflect its residential land use. The current owners of Parcel C have been advised of this application to amend Plan Winnipeg 2020 Vision and have indicated support for the amendment. Parcels B and C are not subject to rezoning at this time.

The railway lines to the east of Parcels A, B, and C should be included in this amendment to reflect logical and orderly extension of Neighbourhood Policy Area and support residential development in the area. Inclusion of these lands is consistent with the intent of clause 110(1)(f) of the Winnipeg Zoning By-law and reflected in map attached to this report.

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

<u>Land Use Compatibility (PW Policy 3A-01)</u>
- 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. The subject site is also located within close proximity (less than 1.5 km) to commercial services in an area of regional commercial and mixed-use concentration.

- 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 area to be re-designated remains vacant with the exception of two single family dwellings on Parcel B. Additionally, the owners of Parcel C plan on building a single family 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 1,270 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: January 16, 2008

Project Name:

Second Reading Report -Plan Winnipeg Amendment, By-law 200/2007

COMMENTS:

The recommendation contained in this report is that By-Law No. 200/2007, as amended, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands from Industrial Policy Area to Neighbourhood Policy Area, be forwarded to Council for Second Reading.

There are no financial implications associated with this report.

"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

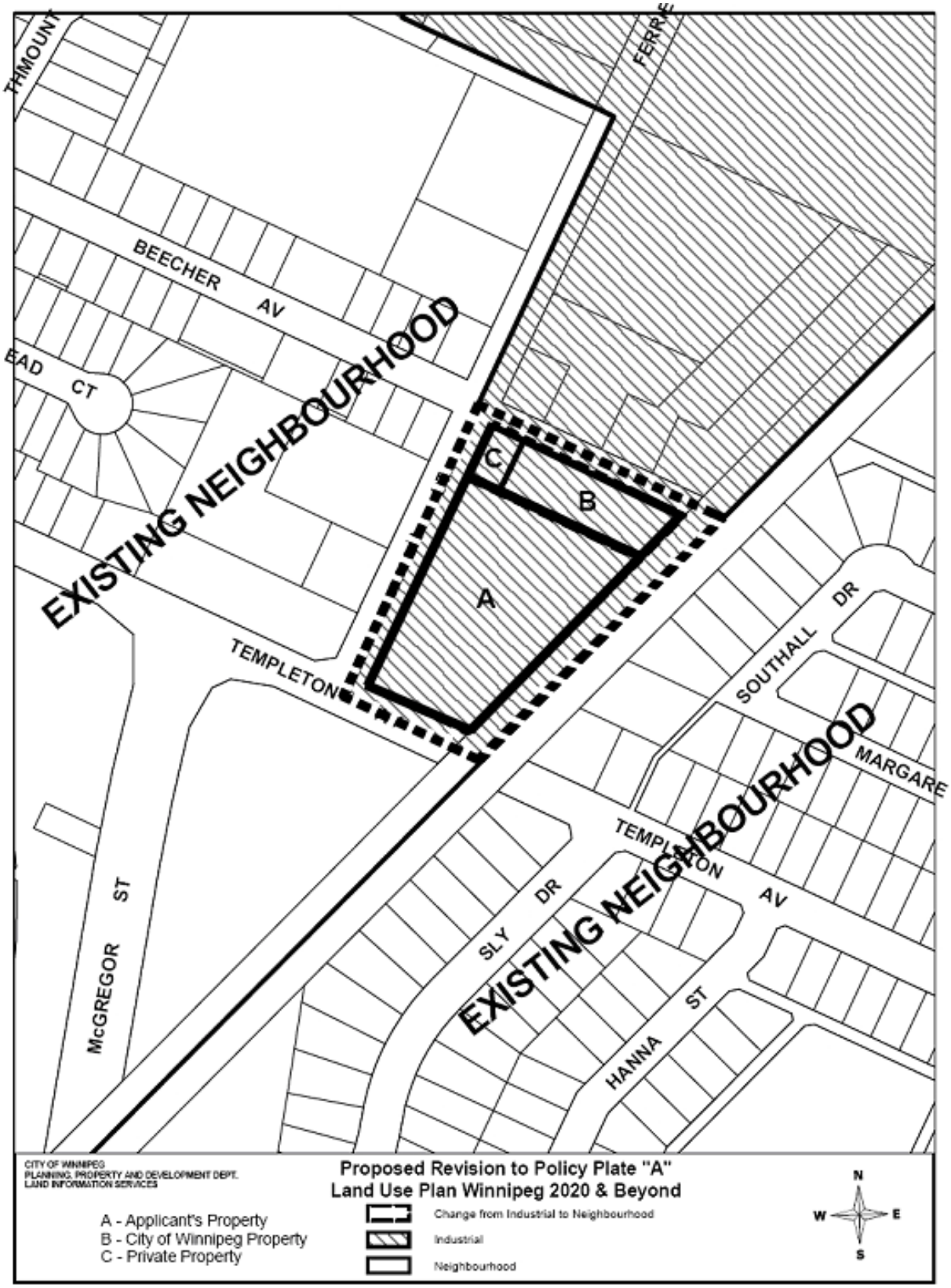
External Consultation With:

NA

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Stephen Walker, Planner
PPD File No.	PW2/07

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2007 Reports\Plan Winnipeg 455 Templeton Second Reading (Rev)v2.doc


BEECHER AV
EAD CT
EXISTING NEIGHBOURHOOD
C
B
A
TEMPLETON
SOUTHALL DR
MARGARE
EXISTING NEIGHBOURHOOD
TEMPLETON AV
SLY DR
McGREGOR ST
HANNA 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