Agenda - Council - April 23, 2008

Report - Standing Policy Committee on Property and Development - March 25, 2008

Item No. 15 West Alexander and Centennial Neighbourhood Plan (Point Douglas Ward) File EP-1.2

STANDING COMMITTEE RECOMMENDATION:

On April 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That By-law No. 64/2008, the West Alexander and Centennial Neighbourhood Plan contained in the report from the Acting Director of Planning, Property and Development dated March 10, 2008 as Attachment "A", be forwarded to Council for First Reading.

2. That the Lord Selkirk-West Kildonan Community Committee schedule a Public Hearing respecting the By-law, in accordance with the Development Procedures By-Law No. 5893/92 and Section 234(3) of the City of Winnipeg Charter.

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

Report - Standing Policy Committee on Property and Development - March 25, 2008

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 9, 2008, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 25, 2008, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: West Alexander and Centennial Neighbourhood Plan

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

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

REPORT DATE: March 10, 2008

RECOMMENDATION:

1. That By-law No. **xxxx/2008**, the **West Alexander & Centennial Neighbourhood Plan** (see Attachment "A") be forwarded to Council for First Reading.
2. That the Lord Selkirk-West Kildonan Community Committee schedule a Public Hearing respecting the By-law, in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

Report Summary

Key Issues:

- Following extensive consultation with the City and the Community, the West Alexander & Centennial Neighbourhood Plan ("the Plan") (see Attachment "B") has been completed as a secondary plan for the West Alexander and Centennial neighbourhoods.
- The Plan has been prepared by the City of Winnipeg Planning, Property and Development Department in close consultation with other Departments, area residents, business owners, and leaders of major institutions in the area.
- The Planning, Property and Development Department held five open houses for area residents to discuss the proposed neighbourhood plan.
- Civic departments have reviewed the Plan to ensure the appropriate conditions and requirements to accommodate development have been included in the plan's policies.
- The adoption of the Plan as a by-law requires first reading at Council and then a public hearing prior to second and third Reading.
- The committee of council designated for the purpose of conducting the hearing respecting the proposed by-law is the Lord Selkirk-West Kildonan Community Committee.
- A second report providing more detailed analysis of the Plan content will be provided for the public hearing.

Implications of the Recommendation(s):

General Implications

( ) None

(X) 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 Plan provides policy to guide the future development and redevelopment of the West Alexander and Centennial neighbourhoods over a twenty (20) year time frame.

Policy Implications

( ) No

(X) Yes

Comment(s):

- Policies in the Plan specify the location, type, and form of future development within the planning area.

Regulatory Implications

( ) None

( ) Eliminates or reduces regulatory impact

(X) Proposes regulatory impact

Comment(s):

- These policies support the interpretation of zoning requirements and the evaluation of development applications.
-

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:
The Standing Policy Committee on Property and Development has the authority to forward the Secondary Plan By-Law to Council for first reading.

HISTORY:
In April 2004, Council's Standing Policy Committee on Planning Property and Development endorsed the initiation of a Secondary Plan for the West Alexander and Centennial Neighbourhoods, in order to:

Strike a balance which supports and encourages growth and development of major institutions while protecting and enhancing the quality of the residential neighbourhoods.

In response, the Planning, Property, and Development Department developed the Secondary Plan through a collaborative planning process with area residents, business owners, and leaders of major institutions including the Health Sciences Centre, the University of Manitoba, and the Canadian Science Centre for Human and Animal Health. This process also included close consultation with all affected City departments to address any issues related to development and redevelopment in West Alexander and Centennial, and to ensure that the City's requirements were incorporated into the plan's policies.

DISCUSSION:

Plan Winnipeg

West Alexander and Centennial are in the central area of the City, immediately northwest of the downtown, and comprise approximately 476 acres of land (1.93 square kilometers). The area is primarily designated Neighbourhood Policy Area by Plan Winnipeg 2020 Vision, which allows for a "residential mix together with a variety of educational, recreational, institutional, commercial, and possibly industrial uses, at a scale and density compatible with each other".

Section 3B-02 of Plan Winnipeg 2020 Vision provides for the protection of existing neighbourhoods and, where warranted, for the adoption of Secondary Plans to guide development.

The Plan is the second Secondary Plan pertaining to redevelopment of established mature neighbourhoods, pursuant to the direction provided by Plan Winnipeg 2020 Vision, and is part of an integrated hierarchy of plans (See Attachment "C": Planning and Development Framework). The Plan was preceded by the Osborne Village Neighbourhood Plan, which was adopted as a By-Law in 2007.

Plan Purpose

Intensification of major medical institutions and research facilities in the vicinity of the Health Sciences Centre and the Virology Lab coupled with the establishment of Red River Downtown Campus has created significant demand for land to support growth and development of these institutions. Located within the heart of the neighbourhoods of West Alexander and Centennial, these new and emerging facilities are a significant asset to the city as a whole; however the development needs of these institutions are creating development pressures, some of which are incompatible with established residential neighbourhoods. Striking a balance which supports growth and development of these regional facilities while protecting and enhancing the quality of the residential neighbourhoods in which they are housed, is the thrust of the Secondary Plan for West Alexander and Centennial.

Plan Content
The Plan will guide and direct specific land uses, urban form, residential densities, future expansion of major institutions, infrastructure, and development decisions that collectively will determine the form of the future community.

The Plan promotes high quality urban development and redevelopment in a manner that supports and enhances the neighbourhoods. Furthermore, it recognizes the importance of the major institutions and provides a framework for the future expansion of those institutions, while recognizing and respecting the existing residential neighbourhoods which surround the Hospital Campus. Finally, it promotes a new identity for the neighbourhood – **the City of Winnipeg's Health and Wellness District** – and it aims to promote this theme by advancing policies that support principles of a healthy and sustainable neighbourhood, which include walkability, safety, traffic calming, affordability, and strong businesses and institutions.

To accomplish all this, the Plan provides a future-oriented vision for the community, a land use and urban form concept, and a series of policies designed to collectively achieve the plan's goals.

The key goals of the Plan are as follows:

- Support and encourage the growth and development of the local institutions;
- Protect and enhance the quality of the residential neighbourhoods;
- Maintain a balance of complementary land uses;
- Create and reinforce a well-designed, livable, integrated community;
- Encourage building design, site layouts, and urban design features which promote safety, accessibility and contribute to the uniqueness of the community;
- Promote affordable and varied housing choices.

West Alexander and Centennial Neighbourhood Plan Consultation
The Plan was developed in consultation with various City departments and a neighbourhood stakeholder group. Public input was provided through the stakeholder group, interviews with community residents, and five public open houses, three of which

were held in November, 2007 and two which was held in January 2008. Approximately 150 members of the public attended the open houses, providing valuable community input.

Public Hearing on Secondary Plans

The Plan is a secondary plan that has been prepared as a by-law for consideration at a public hearing. Pursuant to the Development Procedures By-Law No. 5893/92:

5. (1) A proposed Secondary Plan By-law shall, after first reading and before second reading, be referred for conduct of a public hearing in accordance with the City of Winnipeg Charter:

(a) where the land to which the proposed Secondary Plan By-law applies is located in one community to the community committee for that community;

but if council deems it more appropriate it may by resolution designate either the executive policy committee or a standing committee to conduct the public hearing.

The Plan area is located in the ward of Point Douglas and within the boundaries of the Lord Selkirk-West Kildonan Community Committee. (See Attachment “D”: Secondary Plan Approval Process.)

This report has been prepared in support of first reading, as there is sufficient information to allow for a public hearing to be scheduled. A more detailed analysis of the plan’s content will be provided by the Public Service for the public hearing.

Financial Impact Statement Date: February 29, 2008

Project Name:

West Alexander and Centennial Neighbourhood Plan

COMMENTS:

The recommendations included in this report are that By-law No. xxxx/2008, the West Alexander and Centennial Neighbourhood Plan, attached as Appendix "A", be forwarded to Council for First Reading and that the Lord Selkirk-West Kildonan Community Committee schedule a Public Hearing in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

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:
Water & Waste
Public Works
Transit
Legal Services
Community Services

External Consultation With:
West Alexander and Centennial Neighbourhood Plan Stakeholder Committee:
West Alexander Residents Association
Centennial Residents Association
Health Sciences Centre
University of Manitoba
Canadian Science Centre for Human & Animal Health
Red River College
Local businesses
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THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by:	Michael Robinson AICP
File No.	SP 01/2008

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Attachment "A"

REFERENCE: FILE NO: SP --/08

THE CITY OF WINNIPEG

BY-LAW NO. XXXX/2008

A By-law of **THE CITY OF WINNIPEG** to adopt a Secondary Plan for the West Alexander and Centennial Neighbourhoods.

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

1. This By-Law shall be referred to as the **"West Alexander & Centennial Neighbourhood Plan".**

2. The document entitled "West Alexander & Centennial Neighbourhood Plan" attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for the West Alexander and Centennial Neighbourhoods.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2008.

_____
Mayor

_____
City Clerk

RECEIVED FIRST READING on this _____ day of _____, A.D., 2008.

RECEIVED SECOND READING on this _____day of _____, A.D., 2008.

RECEIVED THIRD READING on this _____day of _____, A.D., 2008.

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

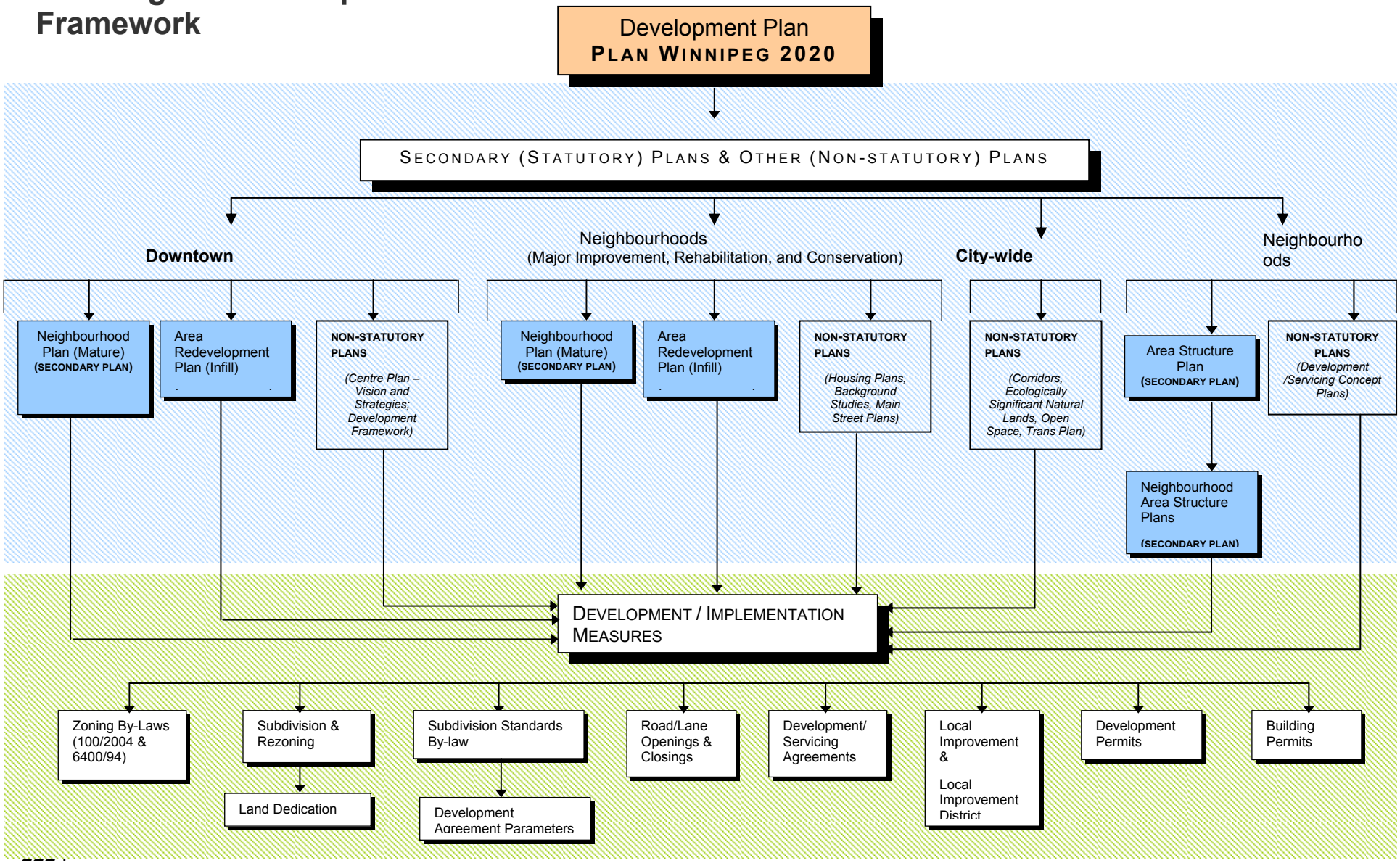
_____
for City Solicitor/Manager of Legal Services
File No. SP 01/2008

Attachment “B”: The West Alexander & Centennial Neighbourhood Plan



Attachment "C": The Planning and Development Framework

Winnipeg Planning and Development Framework



Attachment "D": Secondary Plan Approval Process