Agenda - Executive Policy Committee - October 15, 2008

REPORTS

Item No. 4 Plan Winnipeg Amendment – Chief Peguis Trail Alignment (Old Kildonan Ward) File EP-1.1(PW 3/2008)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. 147/2008, a proposal to amend Plan Winnipeg 2020 Vision Bylaw No. 7630/2000 by re-designating lands identified on Attachment 1 from Rural Policy Area to Neighbourhood Policy Area, be forwarded to Council for first reading to allow for a public hearing on this issue.

2. That Executive Policy Committee schedule a public hearing in accordance with section 227 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000.

RE: Plan Winnipeg Amendment – Chief Peguis Trail Alignment

FOR SUBMISSION TO: Executive Policy Committee

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

REPORT DATE: September 29, 2008

RECOMMENDATION:

1.) **That By-law No. XXXX/2008, a proposal to amend Plan Winnipeg 2020 Vision Bylaw No. 7630/2000 by re-designating lands identified on Attachment 1 from Rural Policy Area to Neighbourhood Policy Area, be forwarded to Council for first reading to allow for a public hearing on this issue.**

2.) **That Executive Policy Committee schedule a public hearing in accordance with section 227 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000.**

Report Summary

Key Issues:

The Planning, Property and Development Department support the Plan Winnipeg amendment that will extend the Neighbourhood Policy Area designation from existing Neighbourhood Policy Area to Chief Peguis Trail.

The subject lands are surplus City-owned property, located within the Chief Peguis Trail alignment. The Standing Policy Committee on Infrastructure Renewal and Public Works has authorized the exchange of these lands for privately held lands located directly to the north of the Chief Peguis Trail alignment.

Re-designation will support the logical and orderly extension of Neighbourhood Policy Area to the south.

Re-designation of the subject lands will help offset a tight residential land supply in the northwest quadrant. According to draft residential land supply findings, most major land holdings in Neighbourhood Policy Area in this quadrant have been developed or are in the process of being developed.

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

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 the consideration of residential development to meet growing demand.

Policy Implications

(x) No

( ) Yes

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

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 18 acres of vacant land located west of McPhillips Street and south of Storie Road. It is designated Rural Policy Area and zoned A – Agricultural.

The land to the north, west and east of the subject area is designated Rural Policy Area and the land to the south is designated Neighbourhood Policy Area. The land to the north, west and east of the subject site is zoned A – Agricultural and to the south is zoned RR5 – Rural Residential 5.

The subject lands are surplus City-owned property, also known as the Bergen cut-off, located within the Chief Peguis Trail alignment. On March 4, 2008 The Standing Policy Committee on Infrastructure Renewal and Public Works authorized the Director of Planning, Property and Development to negotiate a land exchange for the lands within the Bergen Cut-off located between McPhillips Street and Pipeline Road in exchange for privately held lands located directly to the north of the Chief Peguis Trail alignment. The land exchange was authorized in order to facilitate the proposed extension of Chief Peguis Trail.

This application also includes the re-designation of lands located to the west of Pipeline, within the Bergen Cut-off, along the Chief Peguis Trail alignment. These lands are City-owned and are not required for the extension of the Chief Peguis Trail.

The shifting of the Chief Peguis Trail alignment approximately 30 metres to the north has resulted in a narrow strip of Rural Policy Area wedged between existing Neighbourhood Policy Area to the south and the Chief Peguis Trail alignment to the north.

DISCUSSION:

Analysis suggests that there is merit in considering an amendment to Plan Winnipeg that would re-designate the subject area from Rural Policy Area to Neighbourhood Policy Area:

Plan Winnipeg Policy 3A-01 – Promote Orderly Development

- The subject area of the application is located adjacent to and compatible with existing and future development and re-designation of these lands supports the logical and orderly extension of Neighbourhood Policy Area.

Plan Winnipeg Policy 3A-02 – Promote Compact Urban Form

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

- Based on current projections, the quadrant will require approximately 1,327 acres to accommodate single-family demand to 2031, assuming historical averages. This represents a shortfall of 827 acres over the next 23 years. It should be noted that demand for single-family dwellings is expected to exceed historical averages in the quadrant.

Figure 1: Projected Shortfall of Neighbourhood Policy Area to accommodate Single-family Dwellings in the North West Quadrant **Utilizing Below Average, Average and Above Average Scenarios to 2031**

	Below Average Scenario 10%	**Average Scenario 15%**	**Above Average Scenario 20%**
Required Acres	885	1,327	1,770
Existing Acres	500	500	500
Shortfall	385	827	1,270

- Re-designation of the lands to the north of the Chief Peguis Trail alignment from Rural Policy Area to Neighbourhood Policy Area will be contemplated as part of the upcoming Plan Winnipeg Review.

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

Financial Impact Statement Date: September 8, 2008

Project Name:

Plan Winnipeg Amendment – Chief Peguis Trail Alignment

COMMENTS:

The recommendations included in this report are 1) that By-law No. XXXX/2008, a proposal to amend Plan Winnipeg 2020 Vision Bylaw No. 7630/2000 by re-designating lands identified on Attachment 1 from Rural Policy area to Neighbourhood Policy Area, be forwarded to Council for first reading to allow for a public hearing on this issue and 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.

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:

Internal Services Department, Legal Services Division

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	Brett Shenback, Planner
PPD File No.	

O:\Reports Directive\Planning and Land Use\Long Range Planning\Plan Winnipeg Amber Trails - Chief Peguis Trail Alignment.doc

Attachment 1

THE CITY OF WINNIPEG

BY-LAW NO. xx/2008

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 Amber Trails Community of The City of Winnipeg, shown outlined on the map below, and generally described as being located west of McPhillips Street and south of the Chief Peguis Trail alignment 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 2008.

RECEIVED SECOND READING on this day of 2008.

RECEIVED THIRD READING on this day of 2008.

DONE AND PASSED this day of 2008.

_____
Mayor

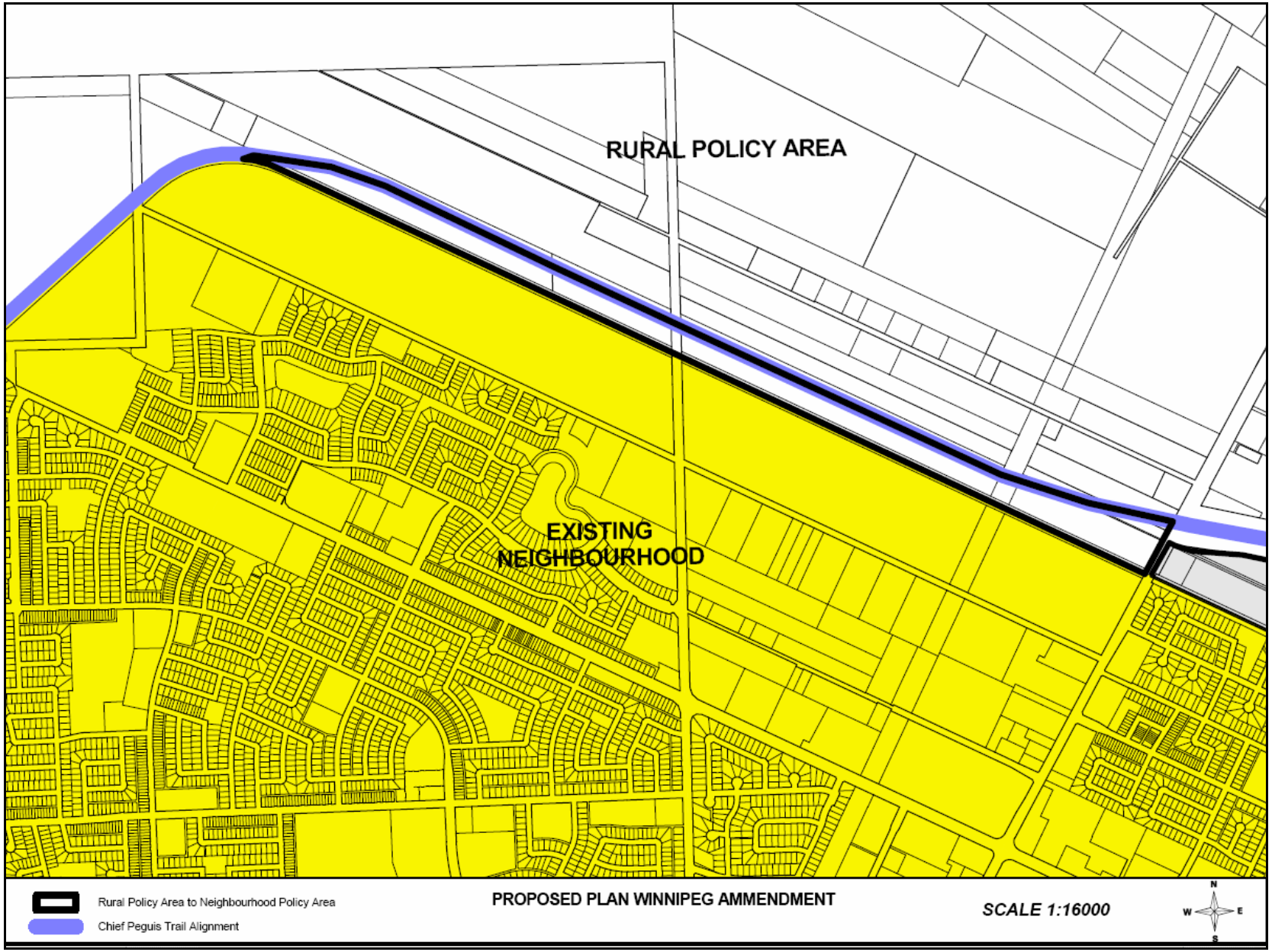
_____
City Clerk

Approved as to planning details:

_____
for Planning, Property & Development

Approved as to form:

_____
for City Solicitor/Manager of Legal Services


RURAL POLICY AREA
EXISTING
NEIGHBOURHOOD
Rural Policy Area to Neighbourhood Policy Area
Chief Peguis Trail Alignment
PROPOSED PLAN WINNIPEG AMMENDMENT
SCALE 1:16000
N
W
E
S