Agenda - Executive Policy Committee - October 15, 2008

REPORTS

Item No. 5 Plan Winnipeg Amendment – Transcona Yards / Mission Gardens (Transcona Ward)
File EP-1.1(PW 4/2008)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. 148/2008, a proposal to amend Plan Winnipeg 2020 Vision Bylaw No. 7630/2000 by re-designating lands identified on Attachment 1 from Industrial 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 – Transcona Yards / Mission Gardens

FOR SUBMISSION TO: Executive Policy Committee

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

REPORT DATE: September 22, 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 Industrial 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 re-designate approximately 54 acres of land from Industrial Policy Area to Neighbourhood Policy Area.

The subject area consists of privately owned vacant and underutilized lands, as well as a number of existing establishments. Surplus City lands (former police station) also exist in the area of application.

The Director of the Planning, Property and Development Department has initiated the Plan Winnipeg amendment.

According to the draft Employment Lands Strategy, there is a significant amount of land available for comprehensively planned greenfield and brownfield development in the area.

The draft Employment Lands Strategy supports the re-designation of lands located within Mission Gardens to Neighbourhood Policy Area.

There is currently a shortage of commercial uses in the area and according to the Transcona Yards Industrial Area Redevelopment Plan, commercial uses should be encouraged along Plessis Road, which would increase the supply of commercial lands

in the area and provide a buffer between the industrial uses of Transcona Yards and the single-family homes in Mission Gardens.

The re-designation of these lands will support the logical and orderly extension of Neighbourhood Policy Area and can be characterized as infill.

The loss of approximately 54 acres of land designated Industrial Policy Area will not negatively impact the industrial land supply in relation to demand in the quadrant. The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner.

Re-designation of these lands will not affect land use rights or zoning. Re-designation will also have no affect on assessments.

The Director of the Planning, Property and Development Department was authorized to market the surplus City lands (former police station) within the northern portion of the subject area for sale via an expression of interest for the purpose of the establishment of a multiple family housing project with a strong green space component.

Prior to second reading, landowners within the area of application will be consulted.

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 and commercial development to meet growing demand.

Policy Implications

(x) No

( ) 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 54 acres of serviced land, located in Transcona. The lands are currently designated Industrial Policy Area and zoned M1 – Light Manufacturing; M2 – General Manufacturing; and M3 – Heavy Manufacturing.

The subject area consists of two contiguous sections. The first section is located within the Transcona Yards, fronting Plessis Road. These lands are bound to the east by Industrial Policy Area and to the north and west by Neighbourhood Policy Area. The land to the east of the subject site is zoned M2 – General Manufacturing; and to the north and west of the site is zoned R1-2 – Single-family Residential.

The lands in this section of the subject area are primarily vacant and underutilized, with a number of existing establishments. In addition, the Winnipeg Police Service has been operating out of an 8,382 sq. foot building located at the corner of Pandora Ave W and Plessis Roads since 1977. Upon completion of the new East District Station located at 1730 Dugald Road they will be vacating the subject City property, which was declared surplus on March 25, 2008. At that time, the Director of the Planning, Property and Development Department was authorized to market the property for sale via an expression of interest for the purpose of the establishment of a multiple family housing project with a strong green space component.

The second section of the subject area is located within Mission Gardens, fronting Dugald Road. These lands are bound to the east and west by Industrial Policy Area and to the north and south by Neighbourhood Policy Area. Zoning in the area varies – the land to the north of the subject site is zoned R1 – Single-family Residential and PR1 – Neighbourhood Parks and Recreation; to the west is zoned M1 – Light Manufacturing; to the east is zoned M3 – Heavy Manufacturing; and to the south is zoned RR5 – Rural Residential 5 and R1 – Single-family Residential.

It should be noted that the twinning of Plessis Road between Pandora Avenue West and Dugald Road to a four lane divided cross section is the Public Works Department's highest priority for future twinnings.

DISCUSSION:

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

<u>Plan Winnipeg Policy 3A-01 – Promote Orderly Development</u>

- 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 and can be characterized as infill.

- Re-designation of lands fronting Plessis Road to accommodate commercial and limited multiple-family uses with a strong green space component will act as a buffer between industrial uses within Transcona Yards from single-family homes within Mission Gardens.

- According to the draft Employment Lands Strategy the subject area of the application located within Mission Gardens is appropriate for re-designation to Neighbourhood Policy Area given its small size and proximity to residential development on the south side of Dugald Road and north of the CN mainline.

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

- The 54 acres of land proposed for re-designation to Neighbourhood Policy Area is currently designated Industrial Policy Area under Plan Winnipeg and zoned for industrial land uses. The area contains vacant and underutilized lands, as well as a number of existing establishments. Re-designation of the subject lands would result in the potential removal of 54 acres of land from the existing inventory of land available for industrial use.

- According to the draft Employment Lands Strategy, there is a significant amount of land available for comprehensively planned greenfield and brownfield development in the area.

- Removal of the subject lands from the quadrant's inventory would not impede future industrial development as there would continue to be an ongoing surplus of industrial land available in the St. Boniface industrial area and Transcona Yards.

- Existing uses in the area of application are industrial in nature. It is anticipated that re-designation of these lands will support a broad range of uses that will transition over time.

- At present, there is a shortage of commercial lands in the area and according to the Transcona Yards Industrial Neighbourhood Area Redevelopment Plan commercial uses should be encouraged along Plessis Road. Re-designation of these lands will support the development of commercial uses.

- Commercial development within the application area will contribute to a fine grain mix of uses, supporting local residents and industry.

- 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 Plessis Road and Dugald Road.

Financial Impact Statement Date: September 10, 2008

Project Name:

Plan Winnipeg Amendment – Transcona Yards / Mission Gardens

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 Industrial 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 section 227 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 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.	

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 Mission Gardens and Transcona Yards communities of The City of Winnipeg, shown outlined on the map below, and generally described as being located south of Pandora Avenue west and North of Dugald Road 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

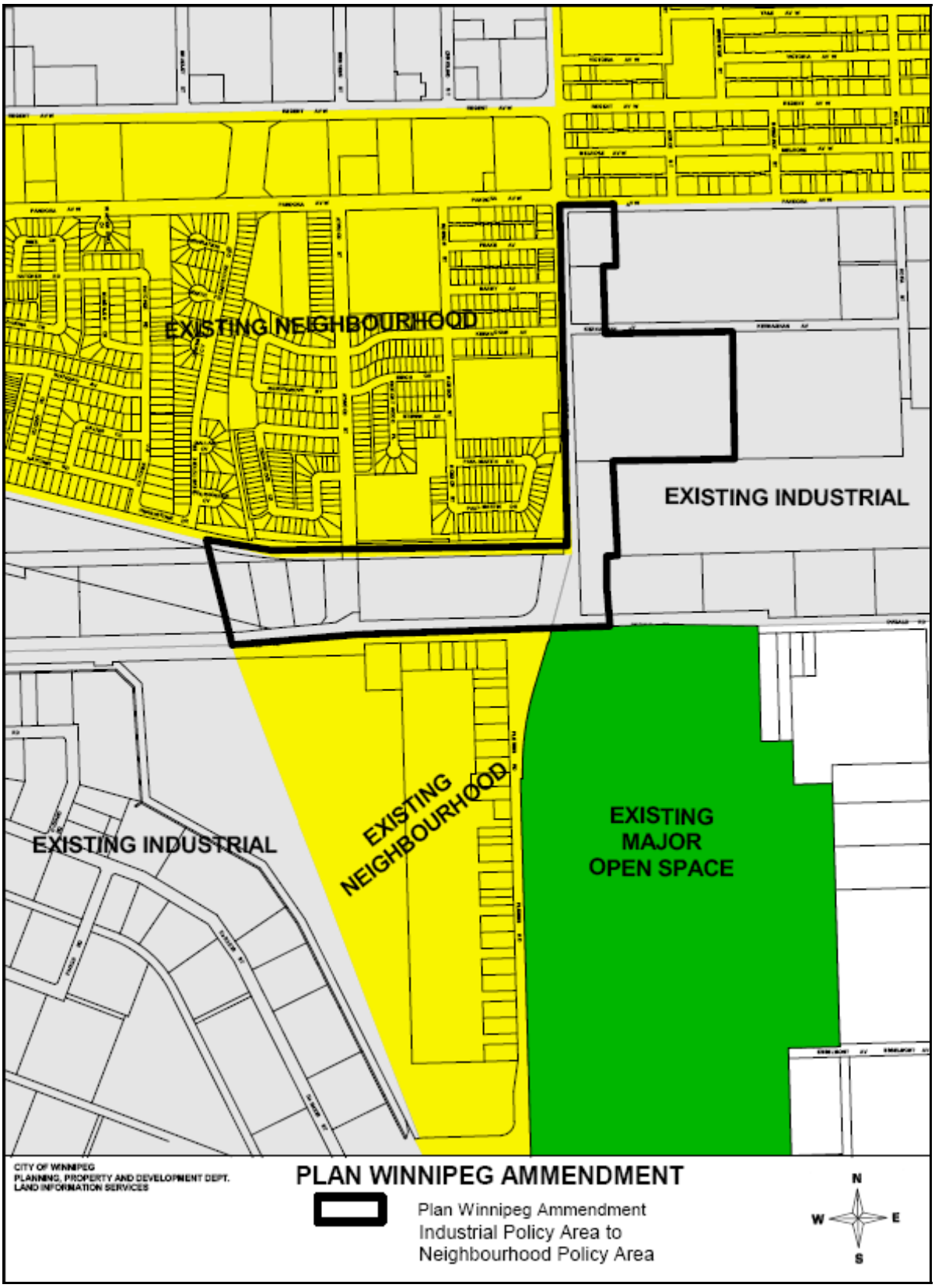
_____
City Clerk

Approved as to planning details:

_____
for Planning, Property & Development

Approved as to form:

_____
for City Solicitor/Manager of Legal Services


EXISTING NEIGHBOURHOOD
EXISTING INDUSTRIAL
EXISTING INDUSTRIAL
EXISTING NEIGHBOURHOOD
EXISTING MAJOR OPEN SPACE
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
PLAN WINNIPEG AMMENDMENT
Plan Winnipeg Ammendment
Industrial Policy Area to
Neighbourhood Policy Area
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