Agenda - Executive Policy Committee - October 15, 2008

REPORTS

Item No. 6 Plan Winnipeg Amendment – St. Boniface Industrial Park (St. Boniface Ward) File EP-1.1(PW 5/2008)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. 149/2008, 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 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 200/06.

RE: Plan Winnipeg Amendment – St Boniface Industrial Park

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 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 200/06.**

Report Summary

Key Issues:

The Planning, Property and Development Department support the Plan Winnipeg amendment that will re-designate approximately 27 acres of land from Industrial Policy Area to Neighbourhood Policy Area.

The subject lands, which are City-owned, were intended to accommodate the Bradley Street Alignment, which was shifted onto Plessis Road in 2001. As a result, the lands are no longer suitable for industrial use.

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

The loss of approximately 27 acres of land designated Industrial Policy Area will not negatively impact the industrial land supply in relation to demand in the quadrant.

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

The Director of Planning, Property and Development has initiated the Plan Winnipeg amendment concurrently with an application for rezoning and subdivision of the subject lands. Sections 227 and 278 of The City of Winnipeg Charter provide that the hearing required in respect of an amendment to Plan Winnipeg may be combined with another hearing for the same proposed development. Therefore Executive Policy Committee, upon forwarding the proposed Plan Winnipeg amendment to Council for first reading, may schedule a hearing to consider both the Plan Winnipeg amendment and the rezoning/subdivision.

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 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 negatively 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 twenty seven (27) acres of serviced, vacant land located west of Plessis Road and south of Dugald Road. It is designated Industrial Policy Area and zoned M1 – Manufacturing Light District.

The subject area is bound to the east by Neighbourhood Policy Area and to the south, west and north by Industrial Policy Area. Zoning in the area varies - the land south and west of the site is zoned M2 – General Manufacturing; to the north is zoned M1 – Light Manufacturing; and to the east is zoned RR5 – Rural Residential 5.

The subject property was intended to accommodate the Bradley Street Alignment – the eastern leg of the Inner Ring/Loop Route connecting Chief Peguis Trail to the north and the Trans-Canada Highway and Bishop Grandin Boulevard to the south – as shown on the Recommended Transportation System Plate of Plan Winnipeg Towards 2010. The Bradley Street Alignment was altered in 2001 as part of the Plan Winnipeg process, shifting the Inner Ring/Loop Route onto Plessis Road and Plan Winnipeg 2020 Policy Plate C (Transportation Concept Plan) was adopted illustrating the revised alignment.

With the shifting of the Inner Ring/Loop Route, the subject site was declared surplus and developable. The Director of Planning, Property and Development has submitted a concurrent rezoning and subdivision application to permit the establishment of a predominantly residential development on a 63.63 acre triangular area of land, which includes the subject site. The application seeks to rezone the lands to PR1 – Neighbourhood Parks and Recreation; R1 – Single-family Residential; and RMU – Mixed-use Residential.

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.

<u>Plan Winnipeg Policy 3A-02 – Promote Compact Urban Form</u>

- The 27 acres of land proposed for re-designation to Neighbourhood Policy Area is currently designated Industrial Policy Area under Plan Winnipeg and currently zoned for industrial land uses. The area contains mostly vacant and underutilized lands. Re-designation of the subject lands would result in the potential removal of 27 acres of land from the existing inventory of land available for industrial use.

- According to the 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 the demand for additional industrial development as there would continue to be an ongoing surplus of industrial land available in the St. Boniface industrial area and Transcona Yards.

- 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 3, 2008

Project Name:

Plan Winnipeg Amendment – St Boniface Industrial Park

COMMENTS:

The recommendations included in this report are 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 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 200/06.

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 St. Boniface Industrial Park of The City of Winnipeg, shown outlined on the map below, and generally described as being located west of Plessis Road and south of the CN mainline 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

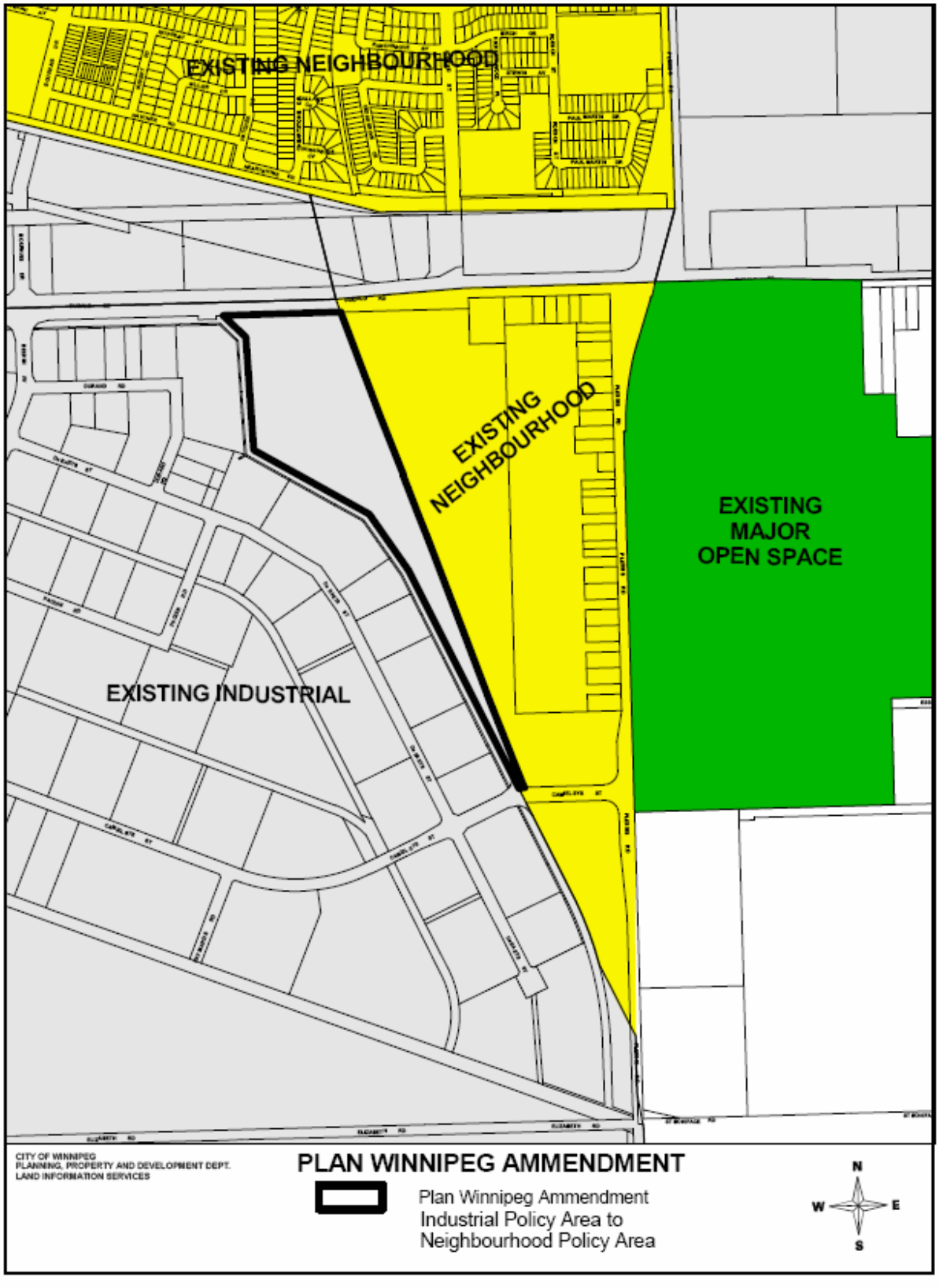
_____
City Clerk

Approved as to planning details:

_____
for Planning, Property & Development

Approved as to form:

_____
for City Solicitor/Manager of Legal Services


EXISTING NEIGHBOURHOOD
EXISTING NEIGHBOURHOOD
EXISTING MAJOR OPEN SPACE
EXISTING INDUSTRIAL
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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