Agenda - Executive Policy Committee - November 26, 2008

PUBLIC HEARINGS

Item No. 1 Plan Winnipeg Amendment - Transcona Yards / Mission Gardens
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 second reading.

Agenda - Executive Policy Committee – November 26, 2008

File: EP-1.1(PW 4/2008)

Applicant: Director of Planning, Property and Development

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

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, November 26, 2008

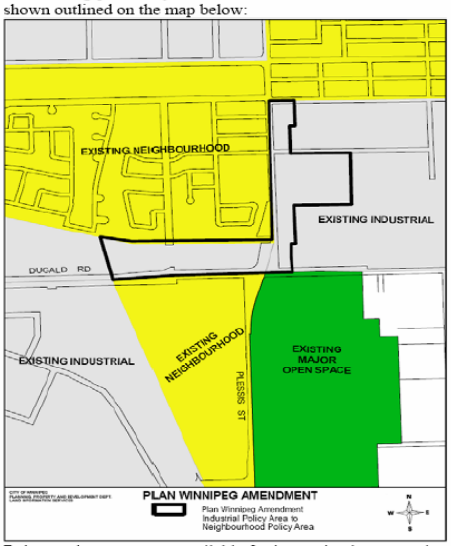
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 148/2008

Applicant: Director of Planning, Property and Development

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 Brett Shenback, Planner, Planning Property and Development Department, at 986-5549.

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 26, 2008
2. Plan
3. Council Decision of October 22, 2008; contains report from the Director of Planning, Property and Development dated September 22, 2008
4. First Reading of By-law No. 148/2008 by Council on October 22, 2008
5. Notification of Public Hearing by City Clerks to:
   a. Minister of Intergovernmental Affairs and Trade dated October 27, 2008
   b. Applicant (Director of Planning, Property and Development) dated October 27, 2008
   c. R.M. of Springfield (Municipalities within 1 km of affected area) dated October 23, 2008
6. Report from the Director of Planning, Property and Development dated November 20, 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 4/2008)

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 • R0C 1X7

RECEIVED
CITY CLERKS
WINNIPEG

DEVELOPMENT APPLICATION

G.S.T. # R121682967

8 SEP 29 P2:12

Void Unless Bearing Cash Register Imprint

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

* These applications may be subject to 10% cash dedication

Distribution Code	Amount
108 (6) 110 (8)	
10% Dtwn Reduction	
Subtotal	
GST	
TOTAL	

FILE NUMBER: PW 4/08

INTERNAL APPLICATION NO FEES

DOCUMENTS ENCLOSED

Title: ..... ☐
Survey: ..... ☐
Plans: ..... ☐
Authorization ..... ☐
Letter of Intent ..... ☐
Other: _____

CROSS REFERENCE FILES:

Atlas Sheet:	Zoned:	Community Committee:	By-law:
AA33	M1, M2, M3	EK/T	200/2006 (circled) 100/2004

Location: NORTH OF DUGALD, SOUTH OF CPR MAINLINE, WEST OF PLESSIS & NORTH OF DUGALD, SOUTH OF PANDORA, EAST OF PLESSIS (AS PER PLAN)

Legal Description:

Applicant: PLANNING, PROPERTY & DEVELOPMENT (BRETT SHENBACK,
Name
15-30 FORT ST — Address — Postal Code — 986-5549 Telephone

Owner: VARIOUS LANDOWNERS
Name
Address — Postal Code — Telephone

Fully describe the nature of this application: PLAN WINNIPEG AMENDMENT TO REDESIGNATE LAND FROM INDUSTRIAL POLICY AREA TO NEIGHBOURHOOD 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: CITY INITIATED APPLICATION.

Applicant: [signature] Date: Sept 26/08

Zoning Development Officer: [signature] Date: Sep 26/08

Zoning Administrator [signature] Date: SEPT 26/08

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

REVISED: 09 2008

Exhibit “2” referred to in File EP-1.1(PW 4/2008)

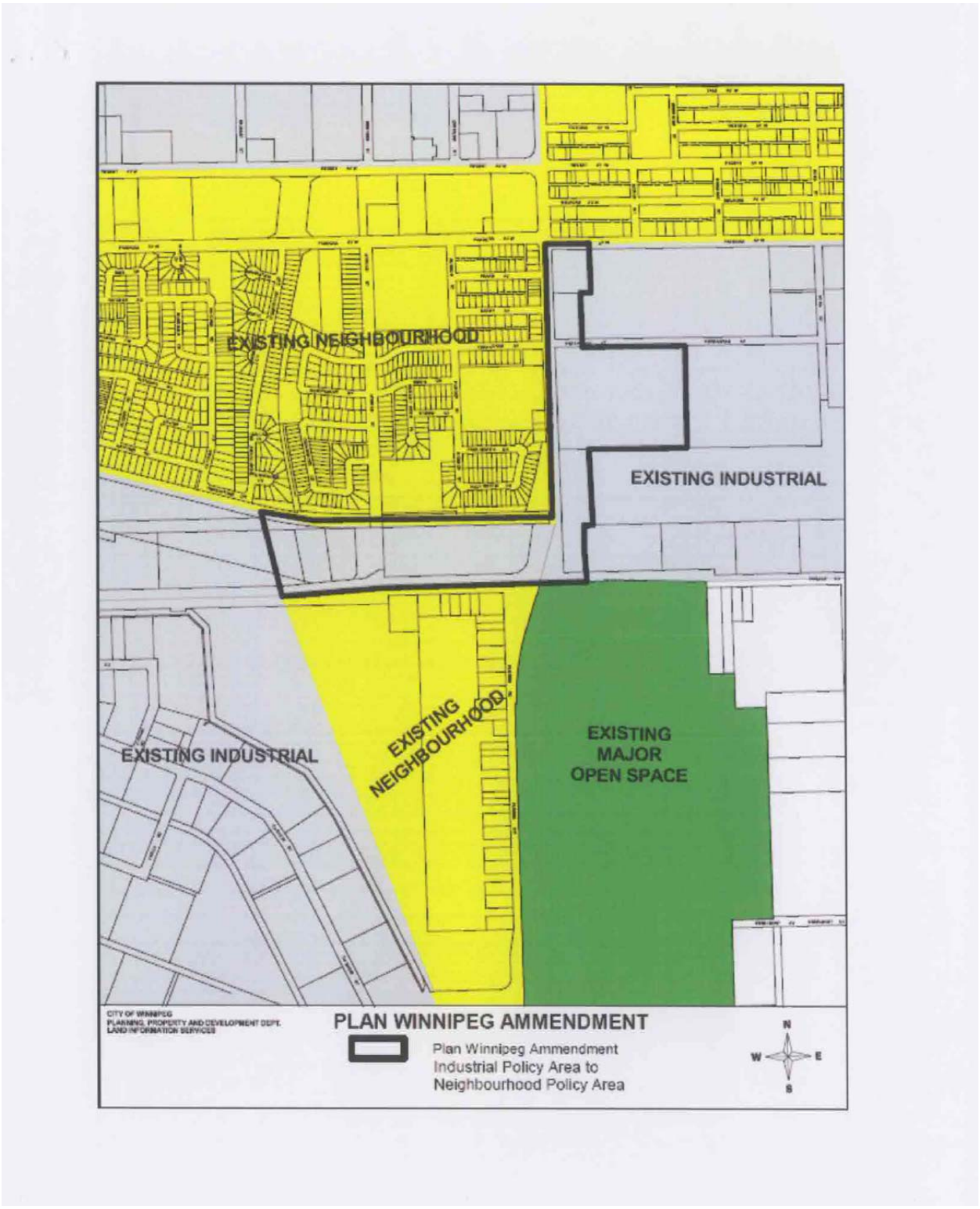


Exhibit "3" referred to in File EP-1.1(PW 4/2008)

Council Minutes - October 22, 2008

Minute No. 657
Report - Executive Policy Committee - October 15, 2008

Item No. 3 Plan Winnipeg Amendment – Transcona Yards / Mission Gardens (Transcona Ward)
File EP-1.1(PW 4/2008)

COUNCIL DECISION:

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

1. That By-law No. 148/2008, 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 indentified on Attachment 1 to the report of the Director of Planning, Property and Development dated September 22, 2008,

   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 section 227 of The City of Winnipeg Charter to consider the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000.

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 - October 15, 2008

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 October 15, 2008, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

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:

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 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.	

Exhibit "4" referred to in File EP-1.1(PW 4/2008)

THE CITY OF WINNIPEG

BY-LAW NO. 148/2008

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 22nd day of October, 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

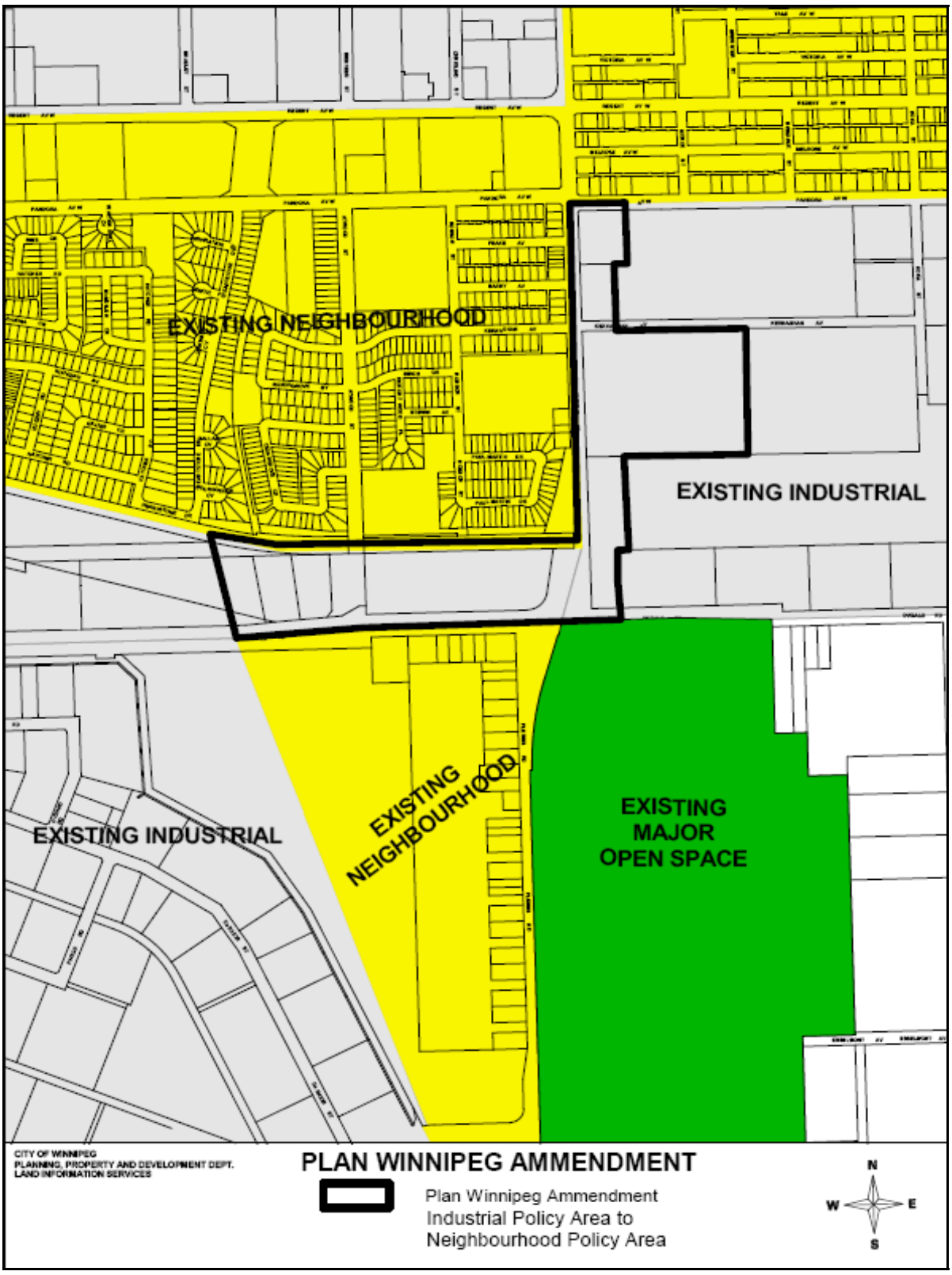

EXISTING NEIGHBOURHOOD
EXISTING INDUSTRIAL
EXISTING INDUSTRIAL
EXISTING NEIGHBOURHOOD
EXISTING MAJOR OPEN SPACE
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
PLAN WINNIPEG AMMENDMENT
Plan Winnipeg Ammendment
Industrial Policy Area to
Neighbourhood Policy Area
N
W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

Exhibit “5a” referred to in File EP-1.1(PW 4/2008)

Winnipeg

City Clerk’s Department • Bureau du greffier

REVISED

October 27, 2008

File EP-1.1 (PW 4/2008)

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

Plan Winnipeg Amendment – Transcona Yards / Mission Gardens

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 3 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 148/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 has been scheduled for Wednesday, November 26, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the ***La Liberte*** 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.

M. A. L.

M. Lemoine
Deputy City Clerk

Enclosures

c. Mr. L. Strijack, Acting City Solicitor/Manager of Legal Services, Internal Services Department
Mr. D. Joshi, Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. B. Shenback, 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 "5b" referred to in File EP-1.1(PW 4/2008)

Winnipeg

City Clerk's Department • Bureau du greffier

REVISED

October 27, 2008

File EP-1.1 (PW 4/2008)

Mr. D. Joshi
Director of Planning, Property
and Development

Plan Winnipeg Amendment – Transcona Yards / Mission Gardens

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 3 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 148/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 has been scheduled for Wednesday, November 26, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing is to be advertised in the ***La Liberte*** and the Winnipeg Sun in accordance with The City of Winnipeg Charter.

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

M. Lemoine
Deputy City Clerk

Enclosures

c. Mr. L. Strijack, Acting City Solicitor/Manager of Legal Services, Internal Services Department
Mr. B. Larkin, Director of Public Works
Mr. B. MacBride, Director of Water and Waste
Mr. D. Wardrop, Director of Transit
Ms. D. Himbeault, Acting Manager of Planning and Land Use, Planning, Property and Development Department
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. B. Shenback, Planner, Planning, Property and Development Department

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Exhibit "5c" referred to in File EP-1.1(PW 4/2008)

Winnipeg

City Clerk's Department • Bureau du greffier

October 23, 2008

File EP-1.1 (PW 4/2008)

R. M. of Springfield
Box 219
Oakbank, Manitoba
R0E 1J0

Attention: Reeve Peter Skrupski
Mr. L. Tetrault, Chief Administrative Officer

Plan Winnipeg Amendment – Transcona Yards / Mission Gardens

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 3 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 148/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 has been scheduled for Wednesday, November 26, 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.

M. Lemoine
Deputy City Clerk

Enclosures

c. Mr. L. Strijack, Acting City Solicitor/Manager of Legal Services, Internal Services Department
Mr. P. Sheegl, Director of Planning, Property and Development
Ms M. Richard, Senior Planner - Plan Winnipeg, Planning, Property and Development Department
Mr. B. Shenback, Planner, Planning, Property and Development Department

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

Exhibit "6" referred to in File EP-1.1(PW 4/2008)

RE: Plan Winnipeg Amendment – Transcona Yards / Mission Gardens (Second Reading Report)

FOR SUBMISSION TO: **Executive Policy Committee**

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

REPORT DATE: **November 20, 2008**

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 second reading.

Report Summary

Key Issues:

On October 22, 2008, Council gave first reading to Bylaw No. 148/2008 directing the Executive Policy Committee to schedule a public hearing (November 26, 2008) to consider amending Plan Winnipeg 2020 Vision Bylaw No. 7630/2000. Giving Second Reading to the proposed bylaw will allow it to be forwarded to the Minister of Intergovernmental Affairs for consideration, prior to third reading and passage by Council.

The subject lands consist of approximately 54 acres of privately owned vacant and underutilized lands, a number of existing establishments and surplus City lands (former police station).

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

The Public Service feels that there is merit in a Plan Winnipeg amendment to re-designate the subject lands from Industrial Policy Area to Neighbourhood Policy Area, based on the following considerations:

- 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.

The Planning, Property and Development Department mailed notification letters to landowners whose properties are included within the subject lands on October 6, 2008 and made follow up telephone calls on October 9, 2008. Any concerns expressed by landowners were addressed and there are presently no outstanding concerns.

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

( ) No

(x) Yes

Comment(s): The amendment encourages the infilling of vacant lands, which will maximize the use of existing infrastructure.

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. This report gives the recommendation of the Public Service.

HISTORY:

The subject lands are 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 lands consist of two contiguous sections. The north section is located within 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 this section is zoned M2 – General Manufacturing; and land to the north and west is zoned R1-2 – Single-family Residential. The lands in this section 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. With the completion of the new East District Station located at 1730 Dugald Road, they will soon 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 south section of the subject lands 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. The lands in this area contain a number of existing establishments.

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:

As part of the recently initiated Plan Winnipeg review process, this area (generally described as Transcona Yards and Mission Gardens) will be examined from a broader area wide perspective to address issues related to growth. This examination will determine anticipated demand for new residential and employment (commercial and industrial) land, assess the adequacy of the existing land supply to accommodate anticipated growth and identify servicing requirements to accommodate growth.

The Plan Winnipeg review process will include stakeholder consultation and a lengthy approval process. In the meantime, opportunities to support logical development should not be overlooked.

It is on this basis that the Public Service feels that there is merit in this amendment to Plan Winnipeg, which would re-designate the subject lands from Industrial Policy Area to Neighbourhood Policy Area:

Plan Winnipeg Policy 3A-01 – Promote Orderly Development

The subject lands are 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 are currently designated Industrial Policy Area under Plan Winnipeg and zoned for industrial land uses. The subject lands contain 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 are industrial in nature. The Planning, Property and Development Department anticipates that re-designation of these lands will support a broad range of uses with a neighbourhood orientation 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 in the 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: November 18, 2008

Project Name:

Plan Winnipeg Amendment – Second Reading Report –Transcona Yards / Mission Gardens

COMMENTS:

The recommendation contained in this report is 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 second reading.

There are no financial implications associated with this report's recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:

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.	PW 4/08

Attachment 1

THE CITY OF WINNIPEG

BY-LAW NO. 148/2008

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

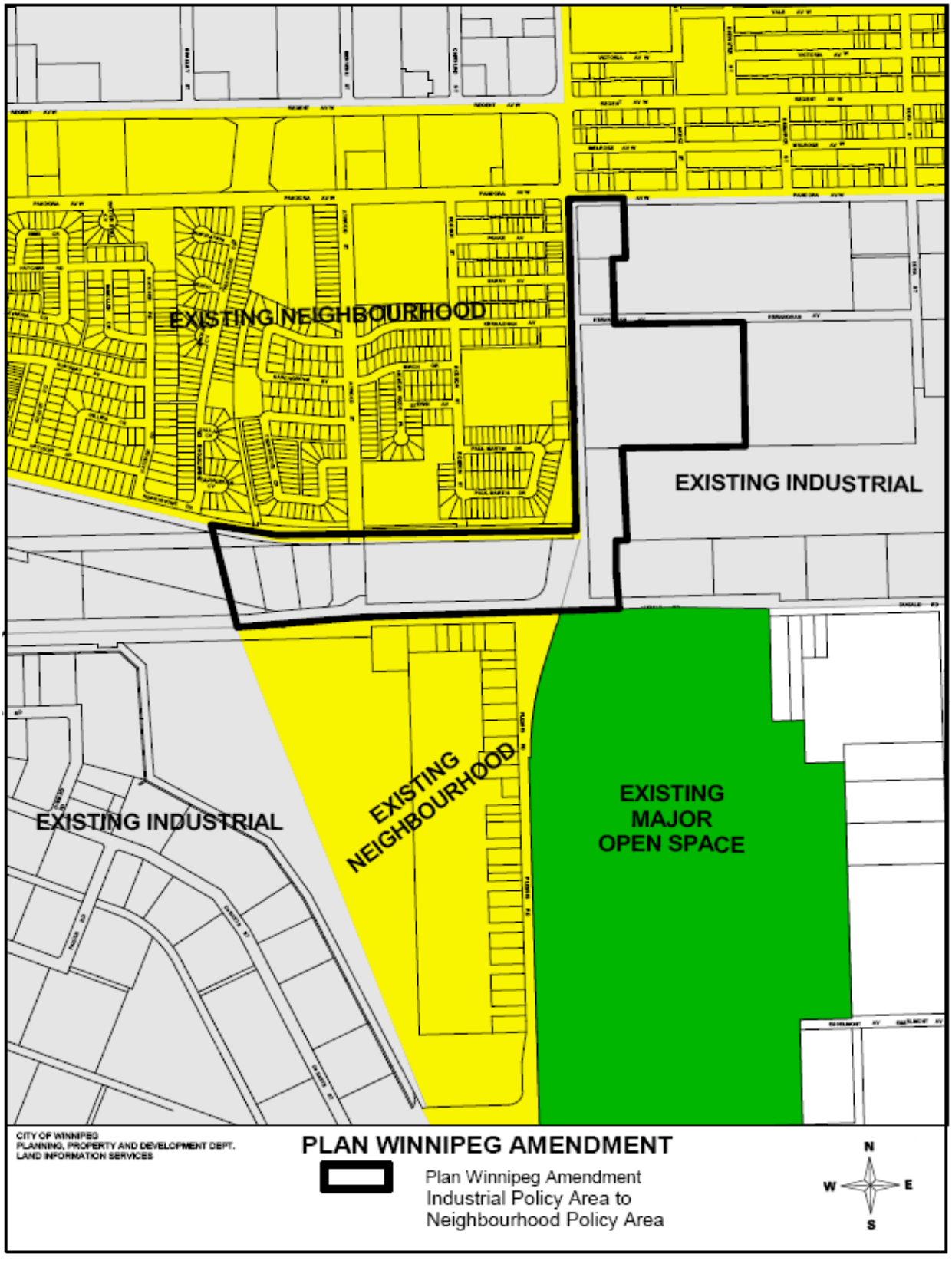
_____
City Clerk

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 AMENDMENT
Plan Winnipeg Amendment
Industrial Policy Area to
Neighbourhood Policy Area
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