Agenda - Executive Policy Committee - December 3, 2008

PUBLIC HEARINGS

Item No. 3 Plan Winnipeg Amendment - Chief Peguis Trail Alignment
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 certain lands from Rural Policy Area to Neighbourhood Policy Area, be forwarded to Council for second reading with the following amendment:

    A. Attachment 1 (identifying the subject lands) is deleted and Attachment 1A is substituted.

File: EP-1.1(PW 3/2008)

Applicant: Director of Planning, Property and Development Department

Subject: A proposal to amend Plan Winnipeg By-law No. 7630/2000 by re-designating lands from a Rural Policy Area to a Neighbourhood Policy Area

Winnipeg

NOTICE OF PUBLIC HEARING
EXECUTIVE POLICY COMMITTEE

Date: Wednesday, December 3, 2008

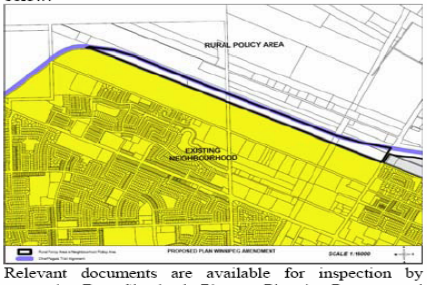
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 147/2008

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 for lands located south of the Chief Peguis Trail alignment in the Amber Trails and Leila North neighbourhoods 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 16, 2008
2. Plan
3. Council Decision of October 22, 2008; contains report from the Director of Planning, Property and Development dated September 29, 2008

4. First Reading of By-law No. 147/2008 by Council on October 22, 2008
5. Notification of Public Hearing by City Clerk to:
   a. Minister of Intergovernmental Affairs and Trade dated October 23, 2008
   b. Applicant (Director of Planning, Property and Development) dated October 23, 2008
   c. R.M. of West St. Paul (Municipalities within 1 km of affected area) dated October 23, 2008
6. Statutory Public Notice (newspaper advertisements)
7. 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 3/2008)

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 R3C 4K5

RECEIVED
CITY CLERKS
WINNIPEG

DEVELOPMENT APPLICATION

G.S.T. # R121682967

8 SEP 17 A9:27

Void Unless Bearing Cash Register Imprint

DASSF* 110	☐	ZAA* 108	☐	Distribution Code	Amount
DAS* 110	☐	DDR 108	☐	108 (6) 110 (8)	
DAPS 110	☐	BDB 108	☐	GST	
CA* 110	☐	BRC 108	☐	Surcharge	
CONDO 110	☐	Plan Wpg* 108	☐	Subtotal - (A&C)	
SAA 108	☐	Sec. Plan* 108	☐	10% Dtwn Reduction - (D)	
DASZ* ... 1/2 (110-108)	☐	DAASP 110	☐	TOTAL (B,D&E)	NO CHARGE.
DAZ* 108	☐	Other	☐		

A B C D E F

FILE NUMBER: PW 3/08

* These applications may be subject to 10% cash dedication

DOCUMENTS ENCLOSED

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

CROSS REFERENCE FILES: (CITY INITIATED)

Atlas Sheet:	Zoned:	Community Committee:	By-law:
		LS/WK	~~200/2006~~ ~~190/2004~~

Location: Lands between Existing Chief Peguis Trail Alignment & future Chief Peguis Trail Alignment

Legal Description: _____

Applicant: PLANNING, PROPERTY & DEVELOPMENT (MICHELLE RICHARD)
Name

30 FORT ST. — R3C 4K5 — 986-3101
Address — Postal Code — Telephone

Owner: _____
Name

Address — Postal Code — Telephone

Fully describe the nature of this application: PLAN WINNIPEG AMENDMENT TO EXTEND NEIGHBOURHOOD POLICY AREA NORTH FROM EXISTING CHIEF PEGUIS TRAIL ALIGNMENT TO FUTURE CHIEF PEGUIS TRAIL ALIGNMENT

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: _____

Applicant: _____ Date: JULY 18, 2008

Zoning Development Officer: _____ Date: Sep 16/08

Zoning Administrator: _____ Date: SEPT 16/08.

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

Exhibit “2” referred to in File EP-1.1(PW 3/2008)

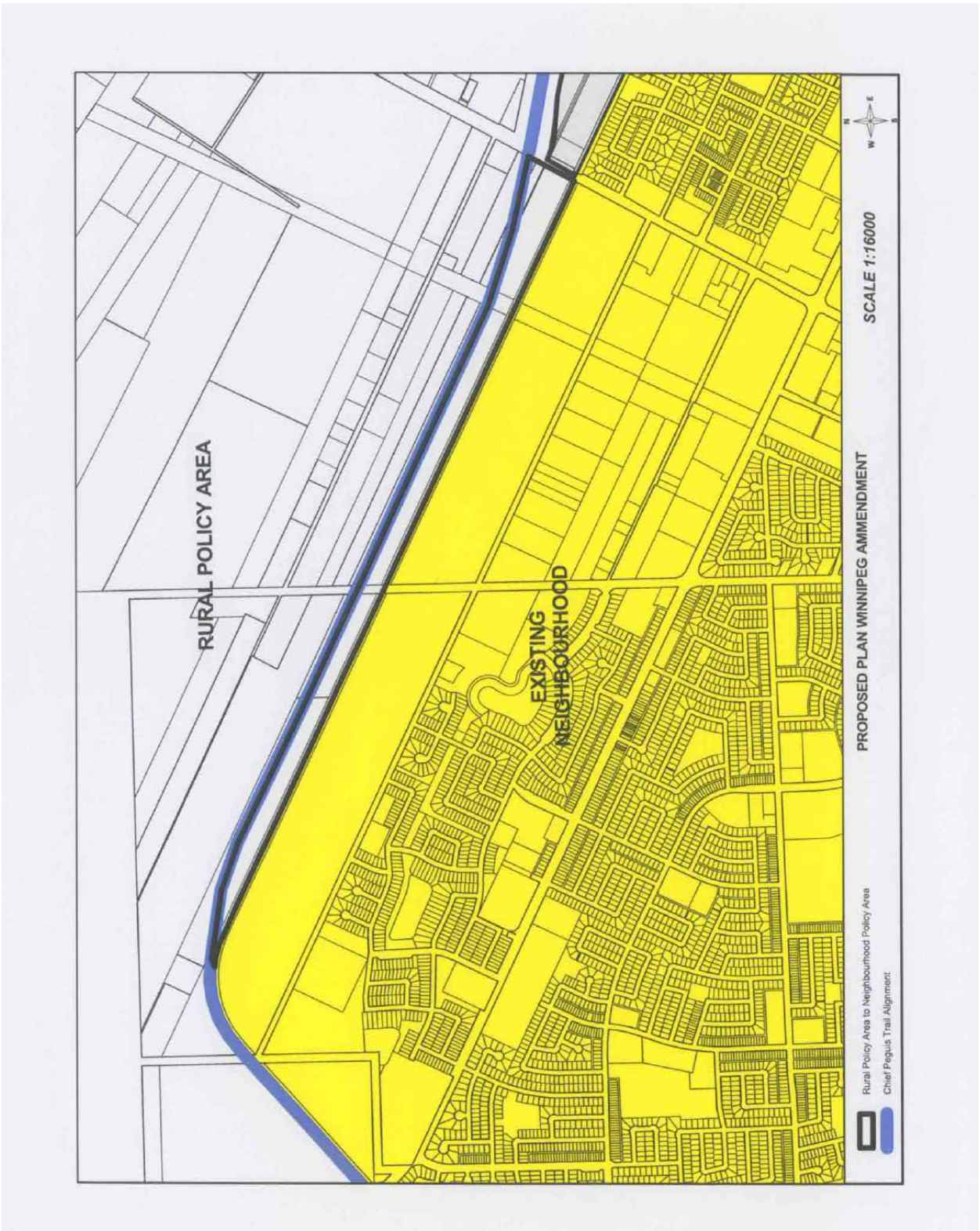


Exhibit "3" referred to in File EP-1.1(PW 3/2008)

Council Minutes - October 22, 2008

Minute No. 656
Report - Executive Policy Committee - October 15, 2008

Item No. 2 Plan Winnipeg Amendment – Chief Peguis Trail Alignment (Old Kildonan Ward) File EP-1.1(PW 3/2008)

COUNCIL DECISION:

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

1. That By-law No. 147/2008, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by:

   A. Re-designating lands from a Rural Policy Area to a Neighbourhood Policy Area, as identified on Attachment 1 to the report of the Director of Planning, Property and Development dated September 29, 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 – 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

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

THE CITY OF WINNIPEG

BY-LAW NO.147/2008

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 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

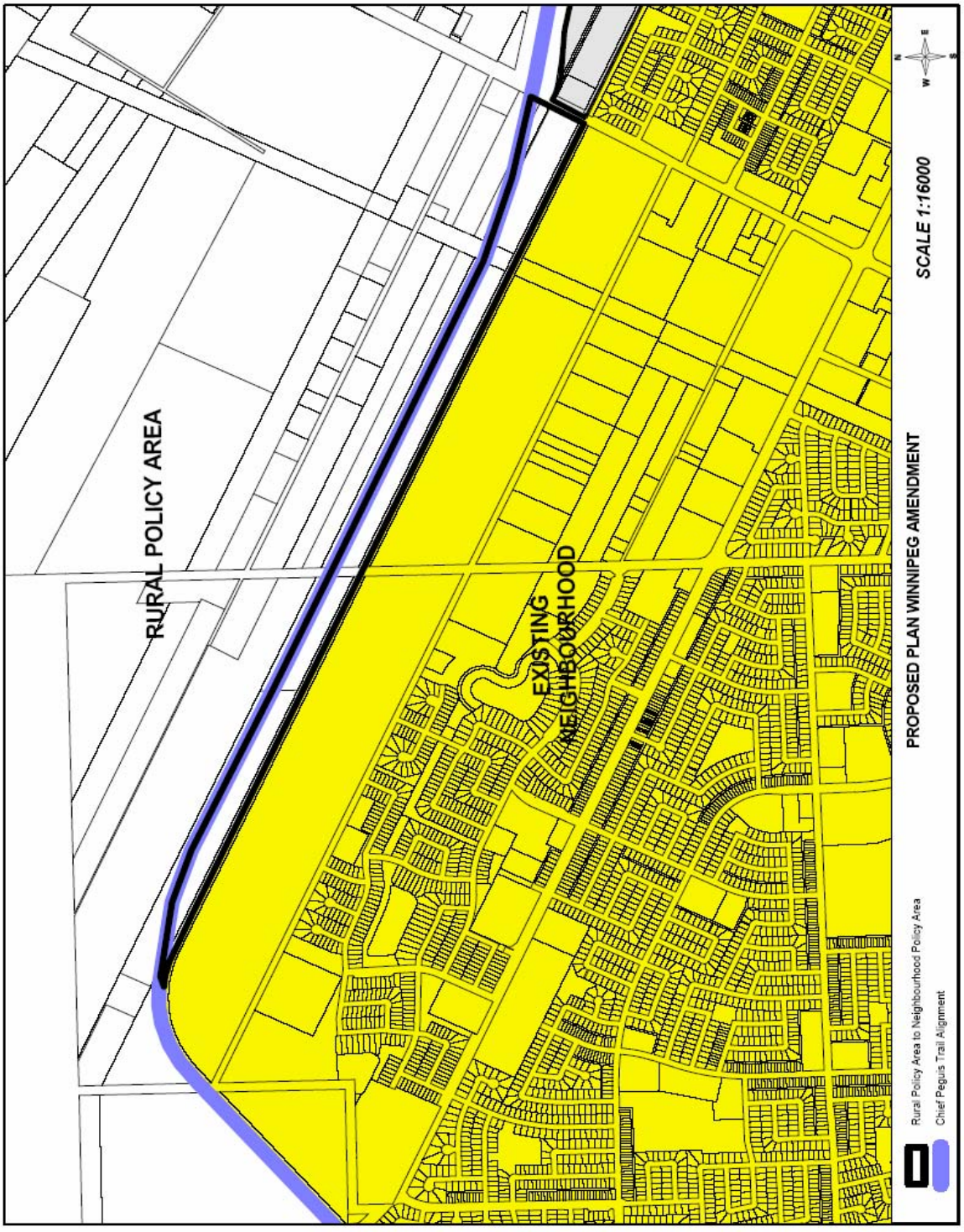


Exhibit "5a" referred to in File EP-1.1(PW 3/2008)

Winnipeg

City Clerk's Department • Bureau du greffier

October 23, 2008

File EP-1.1 (PW 3/2008)

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

Plan Winnipeg Amendment – Chief Peguis Trail Alignment

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 2 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 147/2008.

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, December 3, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing will be advertised in the Winnipeg Free Press 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. 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

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 3/2008)

Winnipeg

City Clerk's Department • Bureau du greffier

October 23, 2008

File EP-1.1 (PW 3/2008)

Mr. P. Sheegl
Director of Planning, Property
and Development

Plan Winnipeg Amendment – Chief Peguis Trail Alignment

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 2 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 147/2008.

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, December 3, 2008 at 9:00 a.m. in the Council Building, 510 Main Street.

Notice for the public hearing is to be advertised in the Winnipeg Free Press 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.

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. 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 3/2008)

Winnipeg

City Clerk’s Department • Bureau du greffier

October 23, 2008

File EP-1.1 (PW 3/2008)

R. M. of West St. Paul
3550 Main Street
West St. Paul, Manitoba
R4A 5A3

Attention: Mayor Clifford Dearman
Mr. G. Wright, Chief Administrative Officer

Plan Winnipeg Amendment – Chief Peguis Trail Alignment

I enclose for your attention, copy of the October 22, 2008 Council decision with respect to the above-noted matter - Item 2 of Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council also gave first reading to By-law No. 147/2008.

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, December 3, 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 3/2008)

Winnipeg

City of Winnipeg

NOTICE OF PUBLIC HEARINGS

Under the authority of The City of Winnipeg Charter, the Executive Policy Committee will conduct PUBLIC HEARINGS, as indicated, to receive representations on the applications listed thereunder. Information on applications may be obtained between 8:30 a.m. and 4:30 p.m. at Unit 15 - 30 Fort Street or at the City Clerk's Department, Council Building, 510 Main Street.

Winnipeg

NOTICE OF PUBLIC HEARING EXECUTIVE POLICY COMMITTEE

Date: Wednesday, December 3, 2008

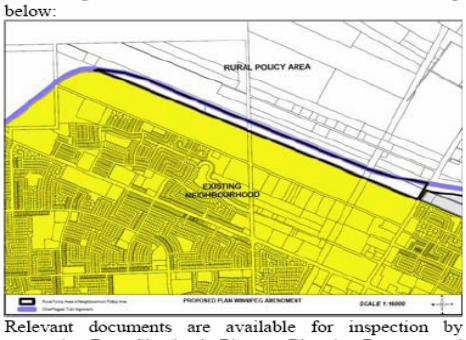
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment By-law No. 147/2008

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 for lands located south of the Chief Peguis Trail alignment in the Amber Trails and Leila North neighbourhoods 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.

Exhibit "7" referred to in File EP-1.1(PW 3/2008)

RE: Plan Winnipeg Amendment – Chief Peguis Trail Alignment (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 Bylaw No. 147/2008, a proposal to amend Plan Winnipeg 2020 Vision Bylaw No. 7630/2000 by re-designating certain lands from Rural Policy Area to Neighbourhood Policy Area, be forwarded to Council for second reading with the following amendment:**

   A. Attachment 1 (identifying the subject lands) is deleted and Attachment 1A is substituted.

Report Summary

Key Issues:

On October 22, 2008, Council gave first reading to Bylaw No. 147/2008 directing the Executive Policy Committee to schedule a public hearing (December 3, 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 Public Service feels that there is merit in a Plan Winnipeg amendment to re-designate the subject lands, located south of the Chief Peguis Trail alignment, from Rural Policy Area to Neighbourhood Policy Area based on the following considerations:

- Re-designation of the subject lands will support the logical and orderly extension of Neighbourhood Policy Area. The proposed re-designation will provide for the continuation of Neighbourhood Policy Area to the southern boundary of the Chief Peguis Trail alignment.

- The proposed development can be serviced by the extension of existing infrastructure in an environmentally sound, economical and timely manner.

- 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 Neighbourhood Policy Area land holdings in this quadrant have been developed or are in the process of being developed.

- A major transportation issue will be resolved through a proposed land exchange, which has been negotiated with private landowners within the area of application for lands required by the City for the future Chief Peguis Trail extension.

Attachment 1 is to be deleted and replaced by Attachment 1A, removing the lands located in the easternmost portion of the amendment area between McPhillips Street and the Hydro Corridor. These lands were already re-designated to Neighbourhood Policy Area under By-law 149/2007.

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. This report gives the recommendation of the Public Service.

HISTORY:

The subject lands are vacant land located west of McPhillips Street and south of Storie Road. It is designated Rural Policy Area and zoned A – Agricultural.

The lands to the north and west of the subject lands are designated Rural Policy Area and zoned A – Agricultural. The lands to the south and east are designated Neighbourhood Policy Area and zoned RR5 – Rural Residential 5 and C2 – Community Commercial respectively. Lands immediately to the east of the amendment area, including a portion of the former Bergen Cut-off, were recently re-designated from Rural Policy Area to Neighbourhood Policy Area from the existing Neighbourhood Policy Area to the Chief Peguis Trail alignment in order to establish an automotive sales business. On February 20, 2008, Council gave third reading and passed By-law No. 149/2007 re-designating the aforementioned lands.

The subject lands included in this application are located south of the Chief Peguis Trail alignment and include surplus City-owned property also known as the Bergen cut-off. 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 east of Pipeline Road in exchange for privately held lands located within the Chief Peguis Trail alignment. The land exchange was authorized in order to facilitate the proposed extension of the Chief Peguis Trail.

This application also includes the re-designation of a portion of the Bergen cut-off located to the west of Pipeline, south of the Chief Peguis Trail alignment. These lands are not required for the extension of the Chief Peguis Trail.

The shifting of the Chief Peguis Trail alignment 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:

As part of the recently initiated Plan Winnipeg review process, this area (generally described as the Amber Trails and Leila North neighbourhoods) 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 and to resolve long-range transportation issues should not be overlooked.

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

Plan Winnipeg Policy 3A-01 – Promote Orderly Development

The proposed re-designation of the subject lands from Rural Policy Area to Neighbourhood Policy Area is compatible with existing and future development and supports the logical and orderly extension of Neighbourhood Policy Area.

Lands West of Pipeline

The subject lands to the west of Pipeline are a narrow strip of Rural Policy Area wedged between existing Neighbourhood Policy Area (Amber Trails) and the Chief Peguis Trail alignment. Should a land exchange be executed for these lands, it is likely that they will be integrated into future phases of development in Amber Trails. The last approved phase of Amber Trails was Phase 9 in November of 2007. To date, 896 lots have been approved in the neighbourhood.

Lands East of Pipeline

The subject lands to the east of Pipeline are also a narrow strip of Rural Policy Area located between existing Neighbourhood Policy Area (Leila North) and the Chief Peguis Trail alignment. Should a land exchange be executed for these lands it is likely that they will also be integrated into future development plans.

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

It should also be noted that 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. The subject lands will likely be integrated into the overall development concept for the area and the limited potential additional development as a result of the re-designation will have a minimal impact on infrastructure in the vicinity

Plan Winnipeg Policy 3D-02 – Invest Strategically in New Infrastructure

The terms and conditions of a land exchange have been negotiated between a private landowner and the City of Winnipeg, which would result in the exchange of City-owned land within the Bergen Cut-off, east of Pipeline, for lands required by the City for the future Chief Peguis Trail extension. The land exchange is conditional on this Plan Winnipeg amendment to re-designate the subject lands from Rural Policy Area to Neighbourhood Policy Area. Execution of the proposed land exchange would resolve a major long-range transportation issue, as the City would secure a required portion of land needed for the Chief Peguis Trail extension, as identified in Plan Winnipeg 2020 Vision Policy Plate C – Transportation Concept Plan to 2020 and Beyond.

Financial Impact Statement Date: November 19, 2008

Project Name:

Plan Winnipeg Amendment – Chief Peguis Trail Alignment

COMMENTS:

The recommendation included in this report is that Bylaw 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 Second Reading.

There are no financial implications associated with this 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

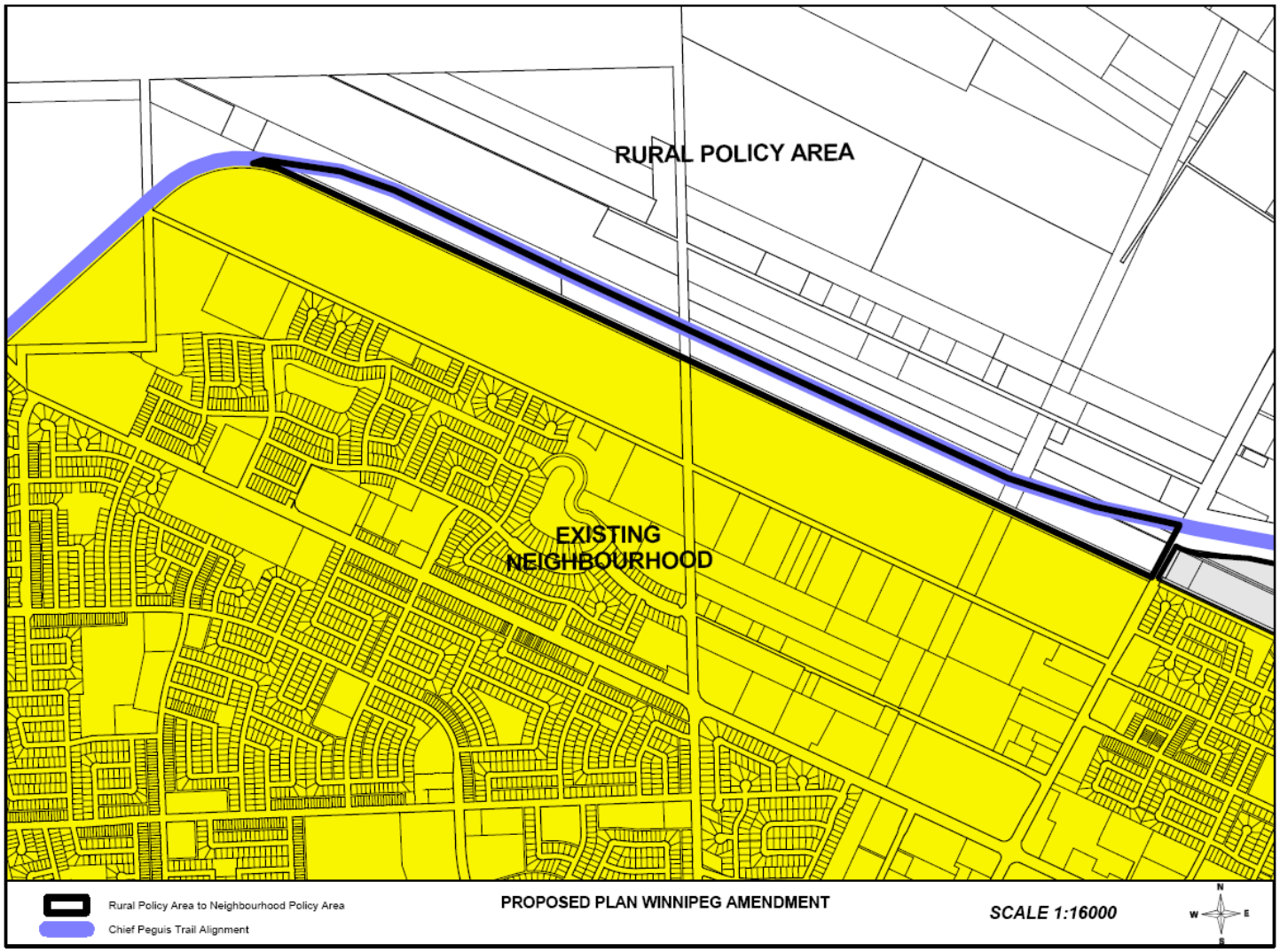
Public Works

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 3/08

Attachment 1



Attachment 1A

