Minute No. 83
Report - Executive Policy Committee - December 3, 2008

Item No. 1 Plan Winnipeg Amendment - Chief Peguis Trail Alignment
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 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.

2. 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 - December 3, 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 December 3, 2008, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

Further, on December 3, 2008, the Executive Policy Committee provided the following supporting reasons, namely:

1. The Executive Policy Committee agreed with the administrative comments contained in the report from the Director of Planning, Property and Development dated November 20, 2008.

2. This application by the City of Winnipeg represents a proactive planning initiative.

3. The redesignation of the subject land to a neighbourhood policy area will increase the supply of residential land for the northwest quadrant of the City.

PUBLIC HEARING SUMMARY

File: EP-1.1(PW 3/2008)

Applicant: Director of Planning, Property and Development

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

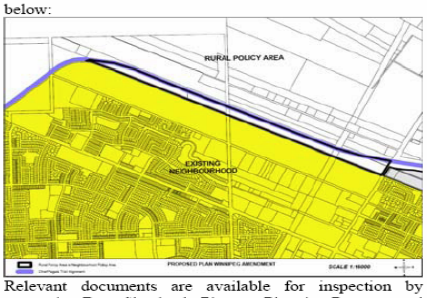
Time: 9:00 a.m.

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
8. Communication dated November 28, 2008, from Rick Storie in opposition to the application
9. Inspection Report
10. Audio Recording of representations

REPRESENTATIONS:

In Support:
Deepak Joshi, Director of Planning, Property and Development
Dianne Himbeault, Acting Manager of Planning and Land Use, Planning, Property and Development Department
Neil Myska, Transportation Facilities Planning Engineer, Public Works Department
Michelle Richard, Senior Planner, Planning, Property and Development Department
Brett Shenback, Planner, Planning, Property and Development Department
John Wintrup, Senior Planner (Plan Winnipeg), Planning, Property and Development Department

In Opposition:
Dalip S. Bedi
Gurmeet S. Gill
Jaswant Sidhu
Rick Storie

For Information:
John Badz
Lindsay Henderson
Jaskern Kalar
Lukas Paul
Peter Synychych

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

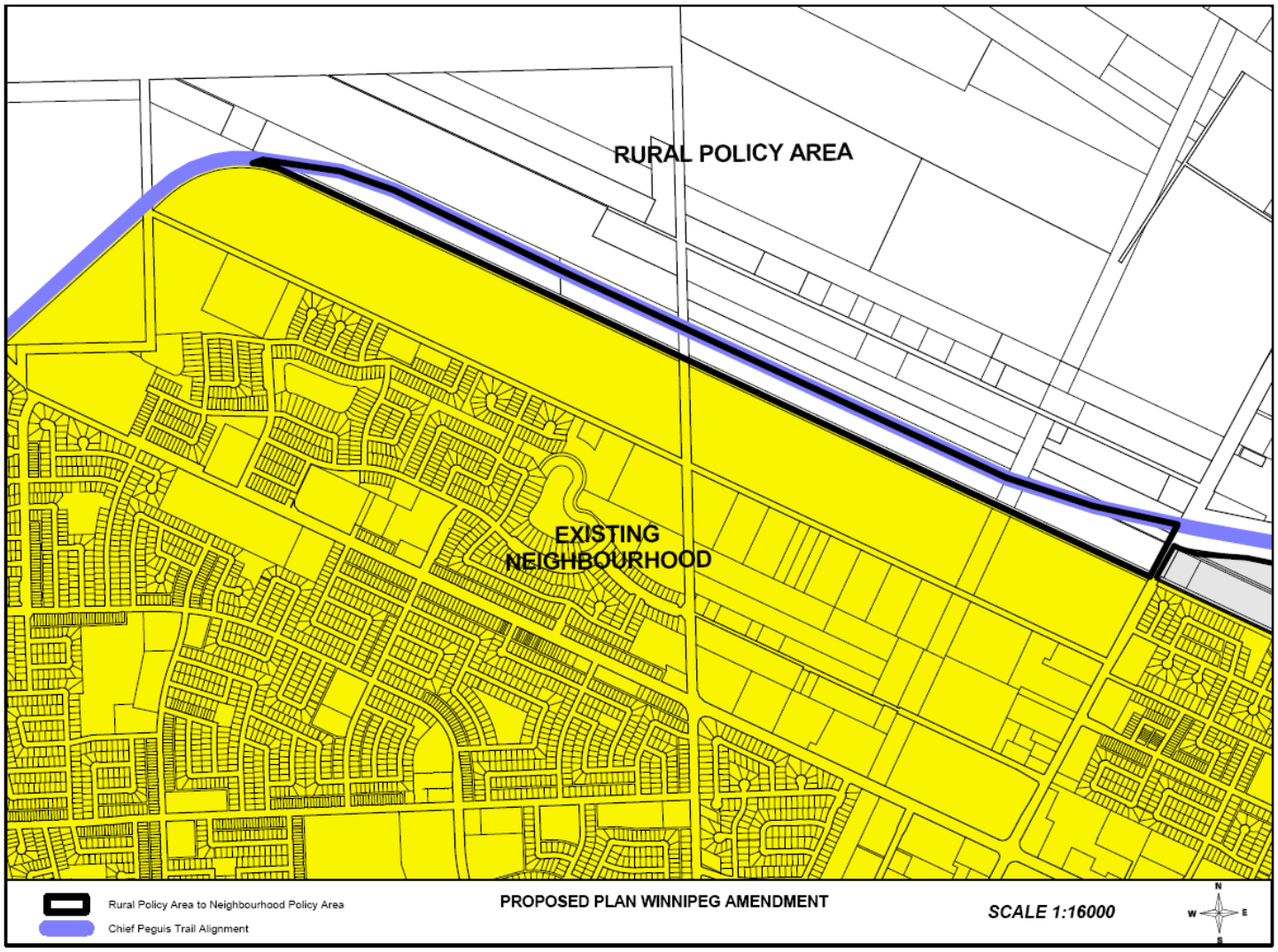
Public Works

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

