Agenda - Council - February 18, 2009

Report - Executive Policy Committee - February 4, 2009

Item No. 1 Plan Winnipeg Amendment - St. Boniface Industrial Park
File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 4, 2009, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

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 second reading.

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 - February 4, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 4, 2009, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

Further on February 4, 2009, the Executive Policy Committee provided the following supporting reasons, namely:

1. Redesignating the subject lands from Industrial Policy Area to Neighbourhood Policy Area is positive and supports the existing Plan Winnipeg, as well as facilitates a 400 plus housing development which is beneficial to the City over the long term.

2. 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.

On November 26, 2008, the Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on February 4, 2009 at 9:00 a.m., in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

File:	EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]
Before:	His Worship Mayor Katz, Chairperson Deputy Mayor Swandel Councillor Pagtakhan Councillor Steeves Councillor Wyatt
Public Hearing:	February 4, 2009 November 26, 2008 West Committee Room Council Building, 510 Main Street
Applicant:	Director of Planning, Property and Development
Subject:	A proposal to amend Plan Winnipeg By-law No. 7630/2000 by re-designating lands from an Industrial Policy Area to a Neighbourhood Policy.

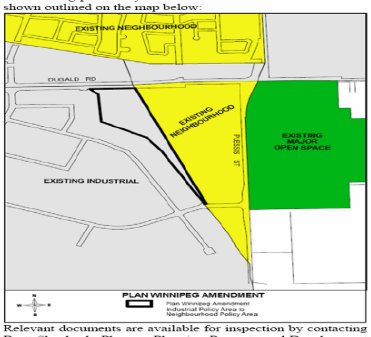
Winnipeg

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. 149/2008

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. Revised Application dated October 20, 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. 149/2008 by Council on October 22, 2008
5. Notification of Public Hearing by City Clerk to:
   a. Minister of Intergovernmental Affairs and Trade dated October 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. Statutory Public Notice (newspaper advertisements)
7. Report from the Director of Planning, Property and Development dated November 20, 2008
8. Inspection Report
9. Communication dated November 25, 2008 from McGowan Russell requesting an adjournment for the related applications to February 2009
10. Notice of Adjournment dated November 26, 2008

REPRESENTATIONS:

In Support:

Deepak Joshi, Director of Planning, Property and Development
James Veitch, Planner, Planning, Property and Development Department
Patrick Hamilton, Stevenson Real Estate Group
Bill McGarry, Waterside Development Corporation
Susan Russell, McGowan Russell Group Inc.
Donna Thordarson, Sutton Group

In Opposition:

Nil

For Information:

Nil

Exhibit "1" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

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 4X7

RECEIVED
CITY CLERK'S
WINNIPEG

DEVELOPMENT APPLICATION

G.S.T. # R121682967

8 OCT 21 P2:08

Void Unless Bearing Cash Register Imprint

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

* These applications may be subject to 10% cash dedication

Distribution Code	Amount	
108 (6) 110 (8)		A
GST		B
Surcharge		C
Subtotal - (A&C)		D
10% Dtwn Reduction - (D)		E
TOTAL (B,D&E)		F

FILE NUMBER
PW 5/08

DOCUMENTS ENCLOSED

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

CROSS REFERENCE FILES:
DASZ 20/08
DASZ 33/08

Revised 10/20/08 HH

Atlas Sheet:	Zoned:	Community Committee:	By-law:
			200/2006 100/2004

Location: West of Plessis Rd, South of Dugald Rd

Legal Description: _____

Applicant: City of Winnipeg (c/o Michelle Richards)
Name
Address Postal Code Telephone

Owner:
Name
Address Postal Code Telephone

Fully describe the nature of this application: Plan Winnipeg Amendment required to redesignate Industrial Policy lands in a portion of St. Boniface Industrial Park as 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: _____

Applicant: _____ Date

Zoning Development Officer: M. Hosmomatog 08/10/20 Date

Zoning Administrator: [signature] Date

Referred to Land Development Branch:

Community Planning: Refer to Notes on Back: ☐

Exhibit “2” referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

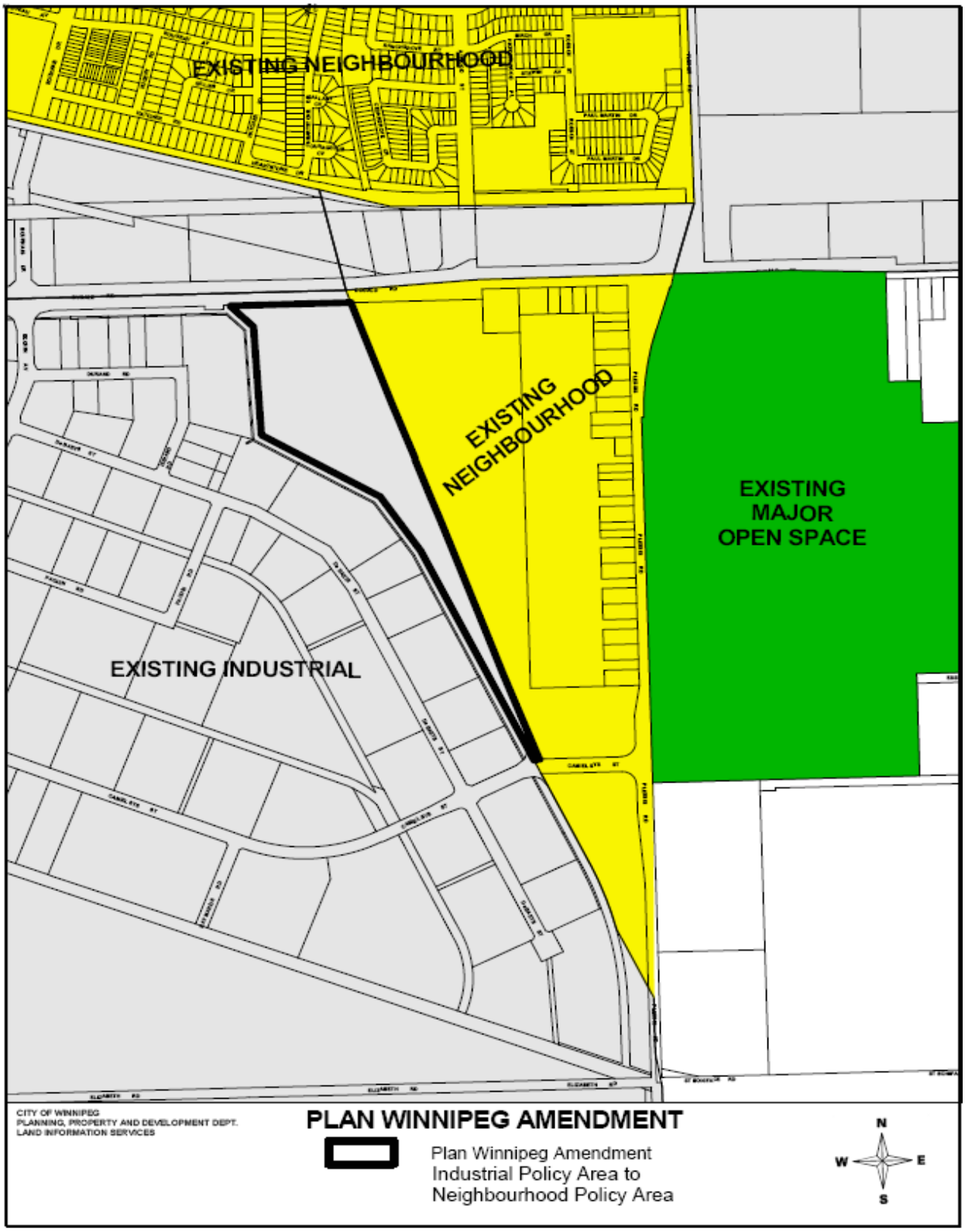


Exhibit "3" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Council Minutes - October 22, 2008

Minute No. 658
Report - Executive Policy Committee - October 15, 2008

Item No. 4 Plan Winnipeg Amendment - St. Boniface Industrial Park (St. Boniface Ward) File EP-1.1(PW 5/2008)

COUNCIL DECISION:

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

1. That By-law No. 149/2008, 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 identified 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 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 200/2006.

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 – 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:

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.

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

- 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.	

Exhibit "4" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

THE CITY OF WINNIPEG

BY-LAW NO. 149/2008

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 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

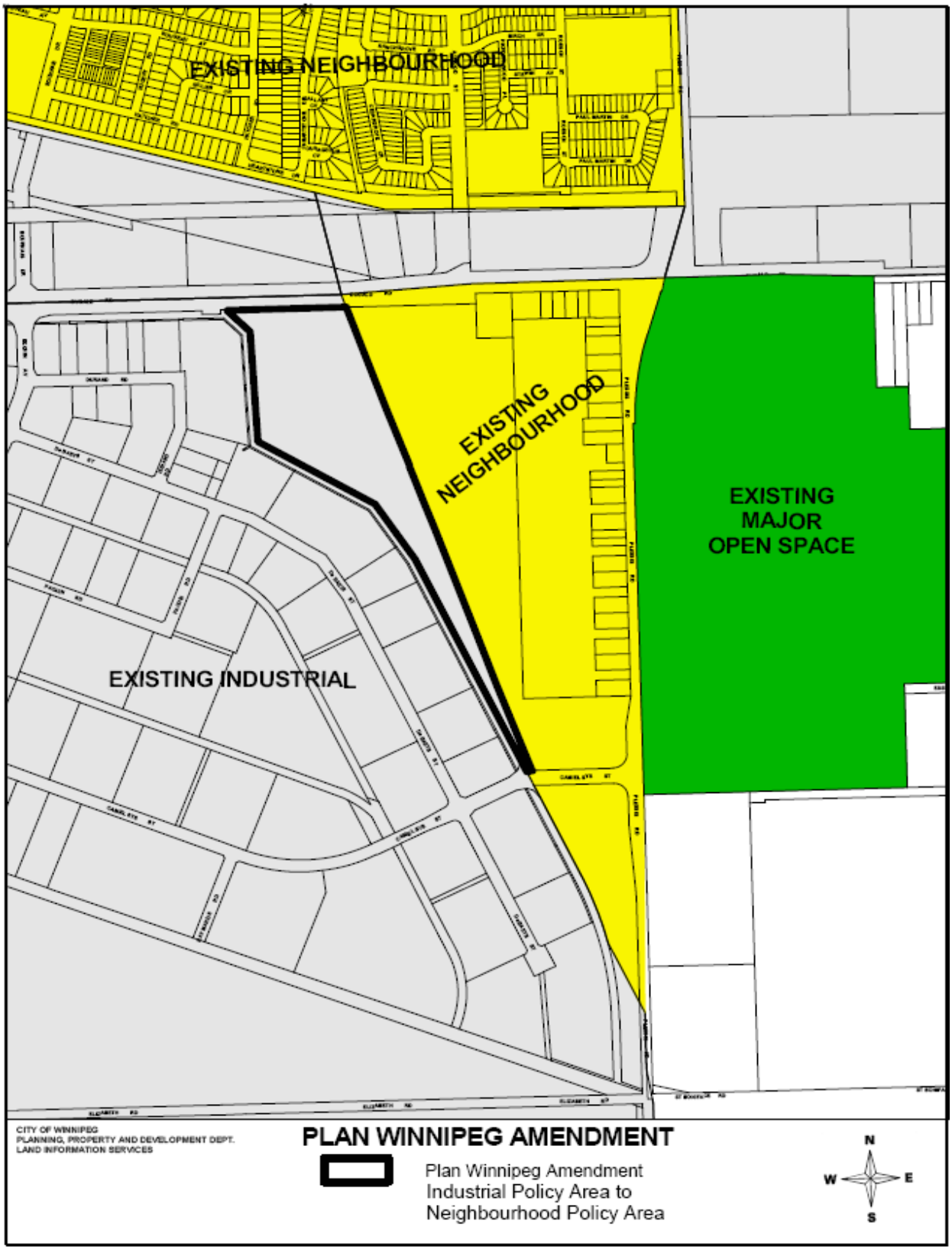

EXISTING NEIGHBOURHOOD
EXISTING NEIGHBOURHOOD
EXISTING MAJOR OPEN SPACE
EXISTING INDUSTRIAL
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
PLAN WINNIPEG AMENDMENT
Plan Winnipeg Amendment
Industrial Policy Area to
Neighbourhood Policy Area
N
W
E
S

Exhibit "5a" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Winnipeg

City Clerk's Department • Bureau du greffier

REVISED

October 27, 2008

File EP-1.1 (PW 5/2008)

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

Plan Winnipeg Amendment – St. Boniface Industrial Park

I enclose for your attention, a copy of the October 22, 2008, Council decision with respect to the above-noted matter - Item No. 4 of the Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council gave first reading to By-law No. 149/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications 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. 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

Exhibit "5b" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Winnipeg

City Clerk's Department • Bureau du greffier

REVISED

October 27, 2008

File EP-1.1 (PW 5/2008)

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

Plan Winnipeg Amendment – St. Boniface Industrial Park

I enclose for your attention, a copy of the October 22, 2008, Council decision with respect to the above-noted matter - Item No. 4 of the Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council gave first reading to By-law No. 149/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications 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.

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. B. Larkin, Director of Public Works
Mr. D. Wardrop, Director of Transit
Mr. B. MacBride, Director of Water and Waste
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

Exhibit "5c" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Winnipeg

City Clerk's Department • Bureau du greffier

October 23, 2008

File EP-1.1 (PW 5/2008)

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

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

Plan Winnipeg Amendment – St. Boniface Industrial Park

I enclose for your attention, a copy of the October 22, 2008, Council decision with respect to the above-noted matter - Item No. 4 of the Report of the Executive Policy Committee dated October 15, 2008. On October 22, 2008, Council gave first reading to By-law No. 149/2008.

A public hearing before the Executive Policy Committee for the proposed amendment to Plan Winnipeg 2020 Vision By-law No. 7630/2000 and related development applications 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

Exhibit “6” referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

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, November 26, 2008

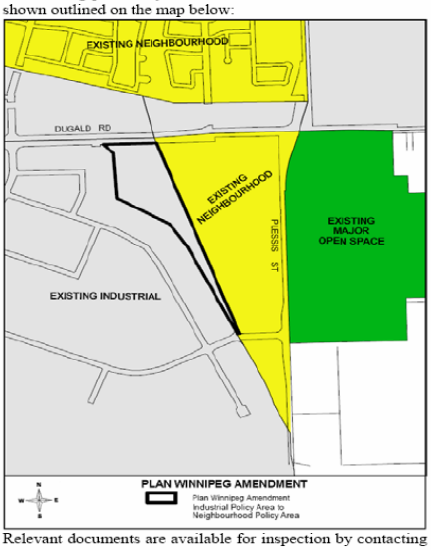
Time: 9:00 a.m.

Location: Council Building, 510 Main Street

Re: Proposed Plan Winnipeg Amendment
By-law No. 149/2008

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.

Exhibit "7" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

RE: Plan Winnipeg Amendment – St Boniface Industrial Park (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. 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 second reading.**

Report Summary

Key Issues:

On October 22, 2008, Council gave first reading to Bylaw No. 149/2008 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 Director of Planning, Property and Development initiated the Plan Winnipeg amendment application to re-designate approximately 27 acres of land from Industrial Policy Area to Neighbourhood Policy Area. The amendment application is being advanced concurrently with applications for rezoning and subdivision by Waterside Development Corp. (DASZ 20/08, DASZ 33/08).

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:

- 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, these lands are no longer well situated to accommodate industrial uses, given their configuration and poor site access.

- 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 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.

Section 278 of The City of Winnipeg Charter provides that a hearing in respect of an amendment to Plan Winnipeg may be combined with certain other hearings. Since the proposed amendment is being advanced concurrently with applications for subdivision and rezoning (DASZ 20/08, DASZ 33/08), Executive Policy Committee will consider both the Plan Winnipeg amendment and subdivision and rezoning applications at the November 26, 2008 hearing.

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 negatively 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 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 lands are 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 lands were 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. Concurrent rezoning applications (DASZ 20/08, DASZ 33/08) have been submitted to permit the establishment of a residential / commercial development on an approximately 70 acre triangular area of land, which includes the subject site. The application seeks to rezone the lands to PR1 – Neighbourhood Parks and Recreation District; R1 – Single-family Residential District; RMF – Residential Multi-family District; RMU – Mixed-use Residential District; and CMU – Commercial Mixed Use District.

DISCUSSION:

As part of the recently initiated Plan Winnipeg review process, this area (generally described as St. Boniface Industrial) 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 proposed re-designation of the subject lands from Industrial Policy Area to Neighbourhood Policy Area is compatible with existing and future development and supports the logical and orderly extension of Neighbourhood Policy Area. The shifting of the Inner Ring / Loop Route onto Plessis Road has greatly reduced the attractiveness of the subject lands for industrial use, particularly related to site access. Re-designation will allow for the contiguous and comprehensive development of the subject lands and the abutting Neighbourhood Policy Area lands to the east (DASZ 20/08, DASZ 33/08).

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

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 subject lands are primarily vacant / underutilized and development of these lands can be characterized as infill. Plan Winnipeg supports the infilling of vacant and underutilized lands to maximize the use of existing infrastructure.

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 – St. Boniface Industrial Park

COMMENTS:

The recommendation contained in this report is 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 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 5/08

O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2008 Reports\Plan Winnipeg St Boniface Industrial Park (Second Reading Report)

Attachment 1

THE CITY OF WINNIPEG

BY-LAW NO. 149/2008

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

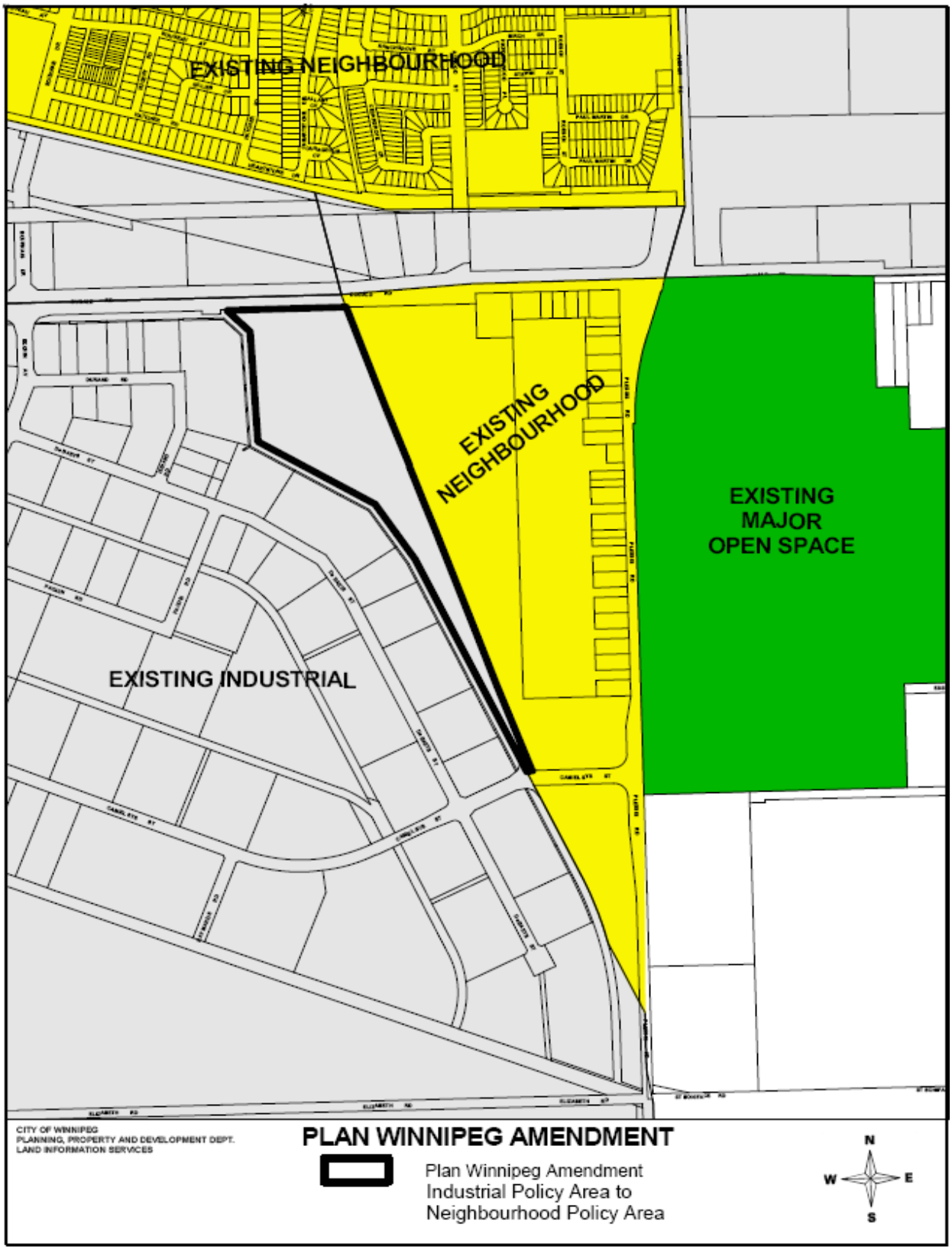

EXISTING NEIGHBOURHOOD
EXISTING NEIGHBOURHOOD
EXISTING MAJOR OPEN SPACE
EXISTING INDUSTRIAL
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
PLAN WINNIPEG AMENDMENT
Plan Winnipeg Amendment
Industrial Policy Area to
Neighbourhood Policy Area
N
W
E
S

Exhibit "8" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Winnipeg

Planning, Property & Development Department
Service de l'urbanisme, des biens et de l'aménagement
Main Floor, 65 Garry Street • 65, rue Garry, rez-de-chaussée
• Winnipeg • Manitoba R3C 4K4

"A" referred to in the Affidavit of Ron Laubmann sworn before me this 25th day of November A.D.

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES 09/05/24

INSPECTION REPORT

Exhibit "A"

INSPECTION DECLARATION OF PUBLIC NOTICE FOR:

File Number : PW 5 /08

Date of Public Hearing: Wednesday , November 26, 2008

Applicants name: Director of Planning, Property and Development

Phone Number :

Posters - to be erected: 1 Posters – 1 large Poster on Dugald Rd

Posters - erected by: Applicant _____ City of Winnipeg _____

PREMISES: South side of Dugald Road, west of Plessis Road

1.City posted premises on: ✓

Number of Posters erected: ✓

(Delete where not applicable)

2. Premises Inspected on: November 21, 2008

Number of Posters on premises: 1

3. Premises Inspected on: N/A

Number of Posters on premises: ✓

I, Ron Laubmann , Development Application Inspector of the City of Winnipeg, in the Province of Manitoba, do solemnly declare that I did on the 21ST day of November, A.D. 2008, post/inspect the posting of the public notice as stated above, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Declared before me at Winnipeg
In the Province of Manitoba this
25th Day of November A.D. 2008.

Development Application Inspector

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF MANITOBA. MY COMMISSION EXPIRES 09/05/24

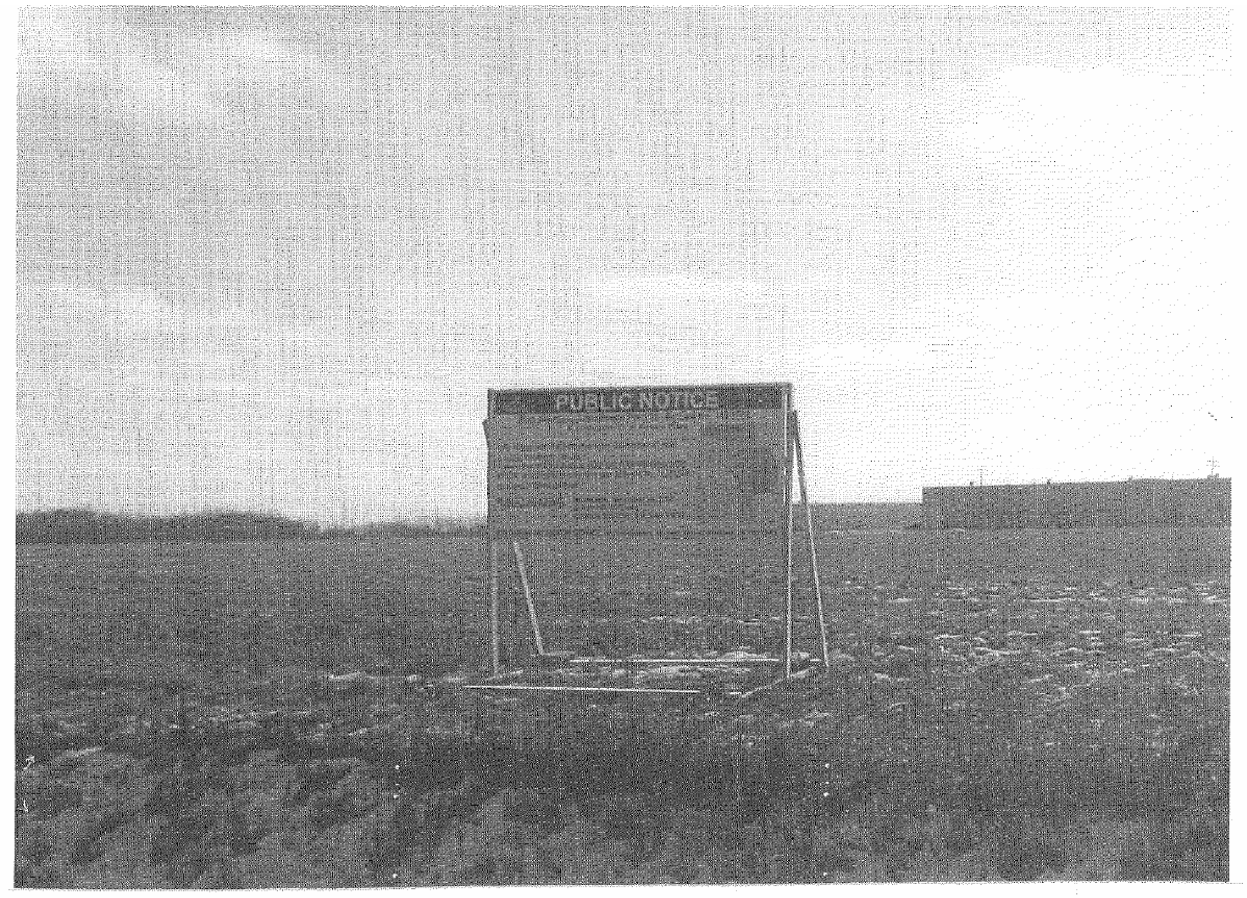

PUBLIC NOTICE

Exhibit "9" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

McGOWAN•RUSSELL

November 25, 2008

City of Winnipeg
City Clerk's Department
Council Building, 510 Main Street
Winnipeg, Manitoba R3B 1B9

ATTENTION: MS. JO-ANN PARK, MANAGER OF THE DECISION-MAKING PROCESS

Dear Ms. Park:

RE: DASZ 20/2008 AND DASZ 33/2008 – SOUTH SIDE OF DUGALD, WEST OF PLESSIS ROAD

Given that the agenda for the public hearing was published on Friday, November 21, 2008, our first opportunity to view the Planner's Report and ACG Report was Monday morning. The applicant would like additional time to allow for review and analysis of the engineering requirements.

On behalf of Waterside Development Corporation, we respectfully request adjournment to February 2009.

Yours truly

MCGOWAN RUSSELL GROUP INC.

S. Russell

Susan Russell, M.A.L.A., C.S.L.A.
President

Strategic Planning • Landscape Architecture • Urban Design
200 - 120 Fort St. Winnipeg, MB, R3C 1C7 • Telephone (204) 956-0396 • Fax (204) 956-1265 • info@mcgowanrussell.com
McGowan Russell Group Inc.

Exhibit "10" referred to in File EP-1.1(PW 5/2008) [c/r DASZ 20/2008 and DASZ 33/2008]

Winnipeg

City Clerk's Department • Bureau du greffier

November 26, 2008

Files EP-1.1 (PW 5/2008), DASZ 20/2008 and DASZ 33/2008

TO WHOM IT MAY CONCERN

Application for Plan Winnipeg Amendment - St. Boniface Industrial Park and Applications for Subdivision and Rezoning - South Side of Dugald Road, west of Plessis Road (Phases 1 and 1b)

On November 26, 2008, the Executive Policy Committee considered a request from McGowan Russell Group Inc., on behalf of the applicant, Waterside Development Corporation, that the Subdivision and Rezoning applications under Files DASZ 20/2008 and DASZ 33/2008 be adjourned to February 2009.

Accordingly, Executive Policy Committee adjourned the public hearings in the above connection to its meeting to be held on February 4, 2009, 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 Committee's Minute documents.

JoPark

Jo-Ann Park
Manager of the Decision Making Process
Telephone 986-3732

Embrace the Spirit • Vivez l'esprit

Council Building, 510 Main Street · Immeuble du Conseil, 510, rue Main · Winnipeg · Manitoba R3B 1B9
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