Agenda - Council – December 15, 2010

Report - Standing Policy Committee on Property and Development – December 6, 2010

Item No. 22 Secondary Plan Amendment - Part of Former Railway Line North of Kingsway Street and South of Academy Road – SPA 3/2010 (Fort Rouge – East Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On December 8, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That By-law No. 130/2010, to amend the Secondary Plan known as the Winnipeg Airport Vicinity Development Plan (By-law No. 6378/1994), be forwarded to Council for First Reading to allow for the City Centre Community Committee to conduct a public hearing.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development – December 6, 2010

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 8, 2010, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On December 6, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: SPA 3/2010 – First Reading, Part of Former Railway Line North of Kingsway Street and South of Academy Road

Issue: SPA 3/2010 - Secondary Plan Amendment to the Winnipeg *Airport Vicinity Development Plan* (By-law 6378/94) to move the boundary line between AVP 1 and AVP 2 from the centerline of the old railway right-of-way north of Kingsway and south of Plan 42703 to the centerline of the lane to the east of the old railway right-of-way as per the attached map – First Reading

Critical Path: Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	D. Joshi	N/A	P Sheegl Deputy CAO

RECOMMENDATIONS

That a By-law to amend the Secondary Plan known as the *Winnipeg Airport Vicinity Development Plan* (By-law 6378/1994), be forwarded to Council for First Reading to allow for the City Centre Community Committee to conduct a public hearing.

REASON FOR THE REPORT

This report is for consideration by the Standing Policy Committee on Property and Development, Executive Policy Committee and, ultimately, Council to determine whether a By-law to amend the Winnipeg *Airport Vicinity Development Plan* (By-law 6378/1994), should be given First Reading and proceed to a public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the City Centre Community Committee will conduct a public hearing on the proposed secondary plan amendment in combination with a rezoning application, a variance application and an amendment to the map in the Airport Protection Area Planned Development Overlay PDO-1. (Files DAZ 226/10, DAV 10-165924/D, and DAZ 225/10, respectively).

HISTORY

The proposed amendment is to move the boundary line between AVP 1 and AVP 2 from the centerline of the old railway right-of-way north of Kingsway and south of Plan 42703 to the centerline of the lane to the east of the old railway right-of-way as per the attached map.

Moving the boundary is required prior to rezoning the subject lands for multiple-family residential development. The proposed development, which will be considered in subsequent rezoning and variance applications, is the final phase of the Centennial Park development, which includes a total of 92 bungalow condominium units between Corydon Avenue and Academy Road on the former Oak Point Subdivision Railway land. The first two phases have already been approved and preliminary site work has commenced.

This report recommends that said by-law be given First Reading and proceed to a public hearing.

A Secondary Plan By-law requires First Reading at Council and then a public hearing prior to Second and Third Readings at Council, in accordance with the Development Procedures By-Law
(No. 5893/92) and Subsection 234(3) of *The City of Winnipeg Charter*.

FINANCIAL IMPACT

Financial Impact Statement Date: November 9, 2010

Project Name:

SPA 3/2010 – First Reading, Part of Former Railway Line North of Kingsway Street and South of Academy Road

COMMENTS:

The recommendation contained in this report is that a By-law to amend the Secondary Plan known as the Winnipeg Airport Vicinity Development Plan (By-law 6378/1994), be forwarded to Council for First Reading to allow for the City Centre Community Committee to conduct a public hearing.

There are no financial implications associated with this recommendation.

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

CONSULTATION

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Planning and Land Use
Prepared by: Michael Robinson, AICP
Date: November 17, 2010
File: SPA 3/2010

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By-Law No. _____

File No. **DAZ 225/10 c/r DAZ 226/10 & SPA 5/10**

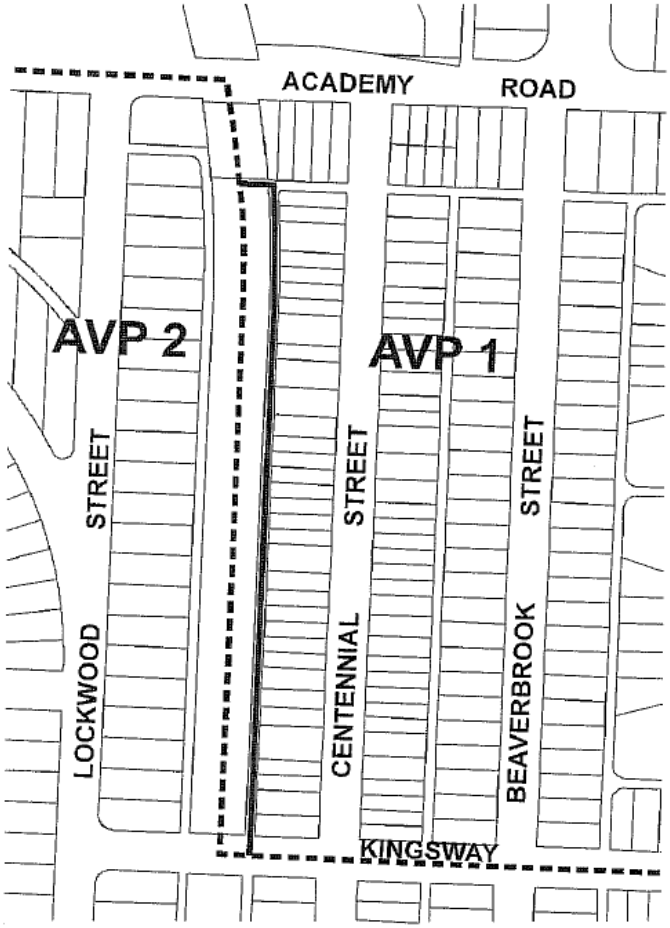
Atlas Sheet No.

N

AD20
CITY CENTRE
COMMUNITY

Explanation

A proposed zoning change to By-law No. 200/2006 affecting the land located on the former railway track north of Kingsway, south of Academy Road to amend Schedule D Airport Vicinity Protection Area Planned Development Overlay map affecting the land shown outlined above to move the boundary line between AVP1 and AVP2 from the centre line of the former railway line to the centre line of the lane east of the former railway line as shown outlined below.



Boundary Between AVP 1 and AVP 2 Area Existing

Boundary Between AVP 1 and AVP 2 Area Proposed

THIRD READING : _____ EFFECTIVE DATE : _____

ZONING AGREEMENT : YES ☐ NO ☐ CAVEAT No. _____