Minute No. 625
Report - Standing Policy Committee on Property and Development – September 14, 2010

Item No. 15 **Secondary Plan Amendment - West Alexander and Centennial Neighbourhood Plan By-law No. 64/2008 - 408 Elgin Avenue and land immediately east – First Reading**
(Point Douglas Ward)
File SPA 1/2010

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That By-law No. 102/2010, a by-law to amend the Secondary Plan known as the West Alexander and Centennial Neighbourhood Plan (By-law No. 64/2008), be forwarded to Council for First Reading to allow for the Lord Selkirk–West Kildonan 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 – September 14, 2010

DECISION MAKING HISTORY:

Moved by Councillor Steeves,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 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 September 14, 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 1/2010 – First Reading, 408 Elgin Avenue and land immediately east

Issue: SPA 1/2010 Secondary Plan Amendment to the *West Alexander and Centennial Neighbourhood Plan* (By-law 64/2008) to allow a non-accessory parking lot – 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	NA

RECOMMENDATIONS

That By-law No. xxxx/2010, a by-law to amend the Secondary Plan known as the *West Alexander and Centennial Neighbourhood Plan* (By-law 64/2008), be forwarded to Council for First Reading to allow for the Lord Selkirk – West Kildonan 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 By-law No. xxxx/2010, a by-law to amend the *West Alexander and Centennial Neighbourhood Plan* (By-law 64/2008), should be given First Reading and proceed to a public hearing.

The proposed amendment is to allow an existing non-accessory parking lot, which is at 408 Elgin Avenue, to expand into an undeveloped lot that is immediately east of 408 Elgin Avenue. The existing parking lot is used by Young's Trading, which is a store that is across the public lane from the planned area.

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*.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Lord Selkirk – West Kildonan Community Committee will conduct a public hearing on the proposed secondary plan amendment in combination with a subdivision and rezoning application and a variance application (Files DASZ 19/10 and DAV 137871D, respectively).

HISTORY

On July 16, 2008, Council passed By-law 64/2008, the *West Alexander and Centennial Neighbourhood Plan.*

On July 21, 2010, Council approved an application to amend the *West Alexander and Centennial*
Neighbourhood Plan to allow non-accessory parking lots at 129 Dagmar Street.

On June 29, 2010, applications were made for the approval of:

- a proposed amendment to the secondary plan;
- a proposed plan of subdivision and rezoning (that would amend Zoning By-law 200/2006); and
- a proposed variance (that would vary certain requirements of said zoning by-law).

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 15, 2010

Project Name:

SPA 1/2010 FIRST READING, 408 ELGIN AVENUE AND LAND IMMEDIATELY EAST

COMMENTS:

The recommendation contained in this report is that By-law No. xxxx/2010, a by-law to amend the Secondary Plan known as the West Alexander and Centennial Neighbourhood Plan (By-law 64/2008, for forwarded to Council for First Reading to allow for the Lord Selkirk - West Kildonan Community Committee to conduct a public hearing.

There are no financial implications associated with this recommendation.

Karen Ayotte
Acting Manager of Finance

CONSULTATION

Legal Services Division was consulted in the preparation of the by-law.

SUBMITTED BY

Department: Planning, Property and Development
Division: Planning and Land Use
Prepared by: J. Glen Doney, Senior Planner
Date: August 26, 2010
File: SPA 1/2010

THE CITY OF WINNIPEG

BY-LAW NO. /2010

A By-law of THE CITY OF WINNIPEG to amend the West Alexander and Centennial Neighbourhood Plan By-law No. 64/2008

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1 *The West Alexander and Centennial Neighbourhood Plan By-law No. 64/2008 is amended as follows:*

a. *In Chapter 2, under "Medium Density Residential Policies," in Policy 3, after the last sentence, the following is added:*

iii) On Lots 41 and 42, Plan 32328 and Lot 62, Plan 43 and/or on the same lands should said lots of Plans 32328 and Plan 43 be replaced by a new plan of subdivision, the following commercial use will be accommodated:

▣ Development of non-accessory parking lots provided that the development is compatible with the surrounding residential land uses in terms of yards**,** landscaping, screening, lighting and other features.

b. *In Chapter 6, in Policy 4, the text:*
", except that non-accessory parking lots may be accommodated on Lots 7 to 11, Plan 33086, and/or on the same lands should said lots of Plan 33086 be consolidated into one lot under a new plan of subdivision."

is struck out and the following is substituted:
", except for the following:
i) non-accessory surface parking areas may be accommodated on Lots 41 and 42, Plan 32328 and Lot 62, Plan 43 and/or on the same lands should said lots of Plan 32328 and Plan 43 be consolidated into one lot under a new plan of subdivision; and

ii) non-accessory surface parking areas may be accommodated on Lots 7 to 11, Plan 33086, and/or on the same lands should said lots of Plan 33086 be consolidated into one lot under a new plan of subdivision;"

RECEIVED FIRST READING on this day of , 2010.

RECEIVED SECOND READING on this day of , 2010.

RECEIVED THIRD READING on this day of , 2010.
DONE AND PASSED this day of . 2010.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property and Development

Approved as to form:

_____
Samantha Owen
for Director of Legal Services and City Solicitor