Agenda – Council – December 12, 2012

Report – Executive Policy Committee – December 5, 2012

Item No. 8 Complete Communities Amendment - 1270 Notre Dame (Daniel McIntyre Ward)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 5, 2012, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submits the following to Council:

1. That By-law No. 147/2012, a proposal to amend Complete Communities Bylaw No. 68/2010 by removing the General Manufacturing designation for the lands identified on Attachment 1, 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 Complete Communities Bylaw No. 68/2010 and related development applications under The Winnipeg Zoning By-law 200/06.

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 – December 5, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 5, 2012, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

ADMINISTRATIVE REPORT

Title: **Complete Communities Amendment - 1270 Notre Dame**

Critical Path: **Executive Policy Committee - Council**

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1.) That By-law No. 147/2012, a proposal to amend Complete Communities Bylaw No. 68/2010 by removing the General Manufacturing designation for the lands identified on Attachment 1, 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 Complete Communities Bylaw No. 68/2010 and related development applications under The Winnipeg Zoning By-law 200/06.

REASON FOR THE REPORT

The proposed amendment to Complete Communities and the related rezoning application is required in order for the applicant to proceed with repurposing an obsolete warehouse / commercial building at the intersection of Notre Dame Avenue and Erin Street for residential use. The conversion would result in the creation of 72 residential units within the existing four storey building.

IMPLICATIONS OF THE RECOMMENDATIONS

After Council gives first reading to the By-law, Executive Policy Committee will conduct a Public Hearing on the proposed amendment prior to 2nd reading of the by-law. A more detailed Administrative Report outlining the merits, content, etc of the amendment will be provided as part of the Public Hearing process and made available to the public.

DISCUSSION

The subject site is located at the intersection of Notre Dame and Erin Street and includes an existing four storey building. The lands are designated General Manufacturing and Mature Communities in Complete Communities and zoned M2 – Manufacturing General.

A rezoning application has been submitted concurrently with this application to permit the establishment of 72 multi-family residential units. The application seeks to rezone the site to RMF-L – Residential Multi-family.

Analysis suggests that there is merit in considering an amendment to Complete Communities that would result in the removal of the General Manufacturing designation:

- The deletion of the General Manufacturing designation would result in the potential removal of the subject site (less than 1 acre in size) from the existing industrial land inventory.

- The site contains a multi-storey warehouse/commercial building that is considered obsolete in its current configuration.

- The site is located on a regional Mixed Use Corridor – Notre Dame Avenue – which is intended to support a mix of uses and accommodate moderate levels of intensification of both population and employment over time.

- Development is considered infill and will provide new rental housing to the area.

- The site is located in an area between the industrial cluster known as St. James Industrial and the residential neighbourhood of Sargent Park. The site can be viewed as a transition between the two areas.

- The applicant submitted a comprehensive report outlining the merit in transitioning the subject site from industrial to residential.

- The proposed development can be serviced by surrounding infrastructure in an environmentally sound, economical and timely manner.

FINANCIAL IMPACT

Financial Impact Statement **Date:** November 15, 2012

Project Name:

Complete Communities Amendment - 1270 Notre Dame

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

In preparing this report there was consultation with:

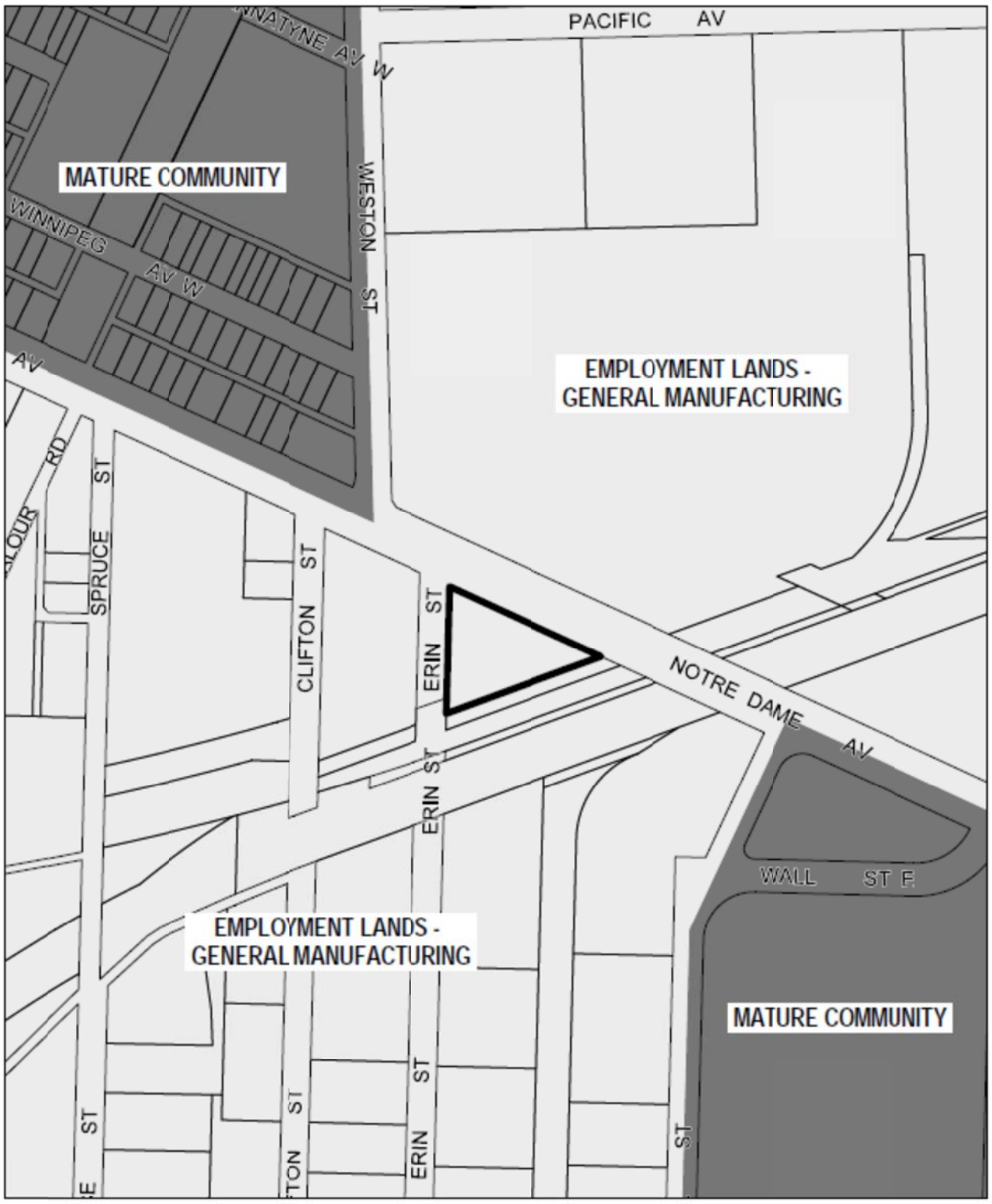
Internal Consultation:

External Consultation:

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	November 16, 2012
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\First Reading Report - 1270 Notre Dame.doc

UD2012-096


PACIFIC AV
WESTON ST
MATURE COMMUNITY
WINNIPEG AV W
EMPLOYMENT LANDS -
GENERAL MANUFACTURING
SPRUCE ST
CLIFTON ST
ERIN ST
NOTRE DAME AV
WALL ST E
EMPLOYMENT LANDS -
GENERAL MANUFACTURING
MATURE COMMUNITY
City of Winnipeg
Planning Property & Development Dept.
Land Information Services
COMPLETE COMMUNITIES AMENDMENT
Complete Communities Amendment
Removal of Employment Lands - General Manufacturing Designation

THE CITY OF WINNIPEG

BY-LAW NO. 147/2012

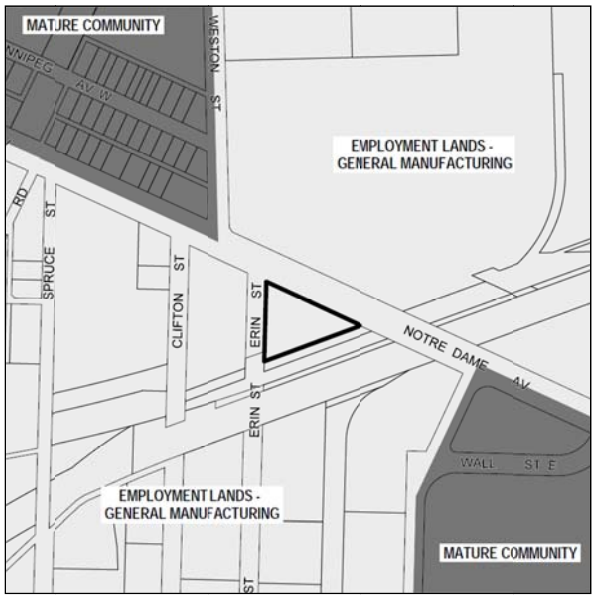
A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy By-law No. 68/2010.

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

1 The Complete Communities Direction Strategy By-law No. 68/2010 is amended by this By-law.

2 *Figure 05b entitled "EMPLOYMENT LANDS" is amended by removing the land shown outlined on the map below from lands having the "Employment Lands" designation.*

(Prior to this amending by-law, the subject land had the "General Manufacturing" subdesignation within the "Employment Lands" designation. For greater certainty - as a result of this amending by-law, the subject land will no longer have either the "Employment Lands" designation or the "General Manufacturing" subdesignation.)



RECEIVED FIRST READING on this day of , 2012.

RECEIVED SECOND READING on this day of , 201 .

RECEIVED THIRD READING on this day of , 201 .

DONE AND PASSED this day of , 201 .

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Approved as to form:

James Carter
for Director of Legal Services and City Solicitor