Agenda – Executive Policy Committee – April 3, 2013

REPORTS

Item No. 9 Complete Communities Amendment – 1171 Fife Street

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. 55/2013, a proposal to amend Complete Communities By-law 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 234(3) and 278 of The City of Winnipeg Charter to consider the proposed amendment to Complete Communities By-law No. 68/2010 and related development applications under The Winnipeg Zoning By-law 200/06.

3. That 6 weeks prior to the scheduled Public Hearing, the applicant must provide to the City of Winnipeg the information required under Part 05 EMPLOYMENT LANDS, Direction 3 of Complete Communities.

ADMINISTRATIVE REPORT

Title: **Complete Communities Amendment – 1171 Fife Street**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	P. Sheegl

RECOMMENDATIONS

1. That By-law No. 55/2013, a proposal to amend Complete Communities By-law 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 234(3) and 278 of The City of Winnipeg Charter to consider the proposed amendment to Complete Communities By-law No. 68/2010 and related development applications under The Winnipeg Zoning By-law 200/06.

3. That 6 weeks prior to the scheduled Public Hearing, the applicant must provide to the City of Winnipeg the information required under Part 05 EMPLOYMENT LANDS, Direction 3 of *Complete Communities.*

REASON FOR THE REPORT

The proposed amendment to Complete Communities and the related rezoning and subdivision applications are required in order for the applicant to proceed with a proposed residential use on the subject property. The applicant is proposing to create nine single-family residential dwelling units on the subject site, which is currently vacant.

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. This period will allow time for the applicant to submit outstanding information required by *OurWinnipeg, Complete Communities* which is needed for the Public Service to assess the proposed amendment and make a recommendation through the Administrative Report, which will be provided as part of the Public Hearing process and made available to the public.

DISCUSSION

The subject site is located on the east side of Fife Street between Church Avenue and Machray Avenue in the Inkster Industrial Neighbourhood of the Point Douglas Ward. The lands, which are currently vacant, are designated General Manufacturing in *Complete Communities* and zoned M2 – Manufacturing General.

A subdivision and rezoning application has been submitted concurrently with this application to permit the establishment of nine single-family residential lots. The application seeks to rezone the site to R1-S – Residential single-family.

As per the direction provided in *Complete Communities,* the transitioning of lands from employment to another use, such as residential, requires the applicant to submit key information from which to assess the proposal. This information is currently outstanding. However, the applicant has requested that the item be advanced to EPC for first reading despite the missing information. While the information is a requirement of the Council adopted *Complete Communities*, it does not specify at what stage in the application process the information needs to be provided; thus the advancement of the file without receipt of the information. The required information comes from Direction 3 of the Employment Lands Section of Complete Communities which states the following:

Adapt to changing conditions in market trends by allowing for the transition, as warranted, to more suitable uses **pending the submission of a comprehensive report by the proponent detailing**:

- The development's economic impact on existing employment land and adjacent employment land users.
- Reasons why the proposed land use needs to be located in an employment land area.
- The impact on future economic growth caused by removing them from the employment land inventory.
- An engineering study setting out servicing infrastructure requirements and the impacts of the proposed development.
- A transportation study demonstrating that there is enough viable transportation options to accommodate adjusted traffic levels without undue effects on existing employment land users.

Other information:

– 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 is currently vacant.

– The site is located on an established Truck route.

– The proposed development is considered infill development and would re-purpose vacant property.

- The site is located near the boundary of the General Manufacturing policy area known as Inkster Industrial. The current boundary between the larger General Manufacturing policy area and the Recent Community policy area abutting to the east is the middle of a 150 foot wide hydro electric corridor that runs north south.

- The applicant has not provided 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.

- The proposal could result in land use conflicts between industrial uses and residential uses. Adding to potential land use conflicts is the fact that Fife Street is a designated truck route.

- Removing the lands from the Employment Lands designation could lead to more pressure on other existing employment lands. If the existing boundary between the General Manufacturing Policy area and the Recent Communities is in question, one approach might be to review the boundary in the context of a broader area instead of one site. The existing boundary (a hydro corridor) has significant merit as it ensures residential and industrial uses will be separated by a minimum of 190 feet (including the hydro corridor and two public lanes).

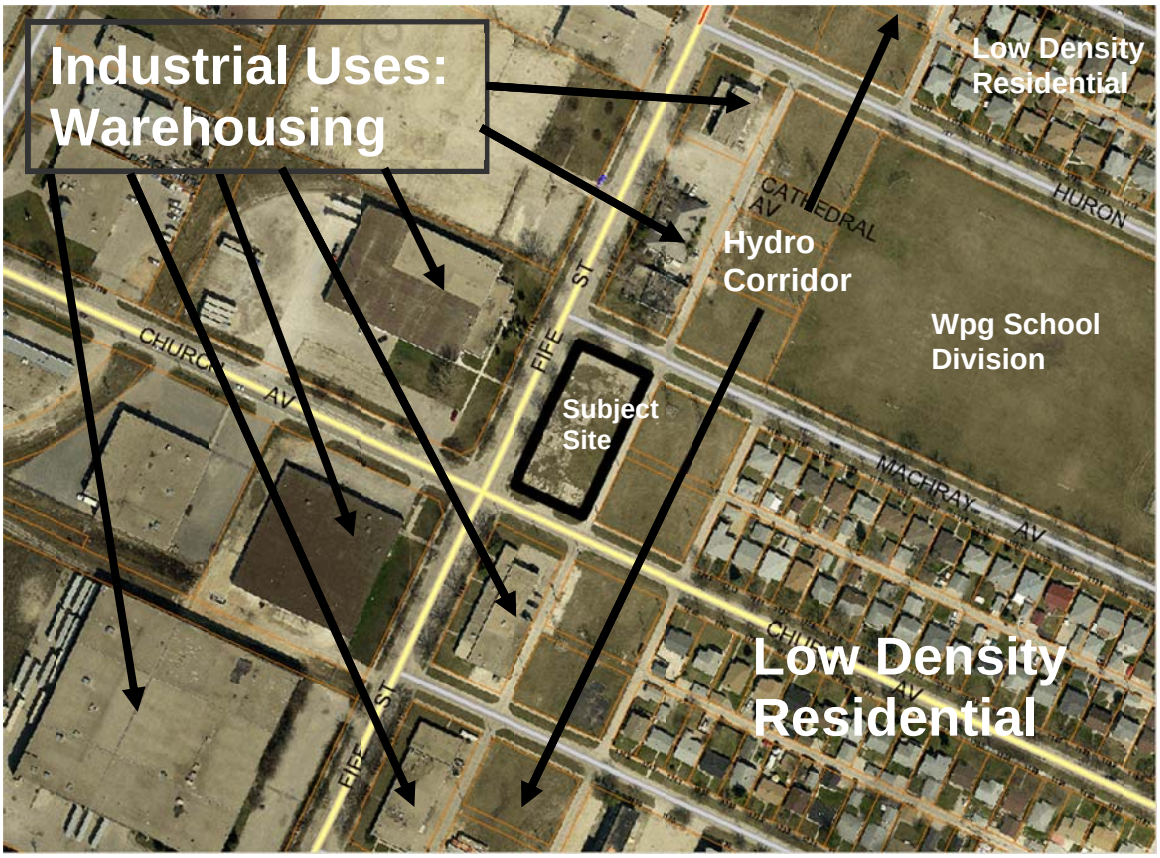


Figure 1: Subject Site and Surrounding uses

FINANCIAL IMPACT

Financial Impact Statement **Date:** March 21, 2013

Project Name:

Complete Communities Amendment – 1171 Fife Street

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:

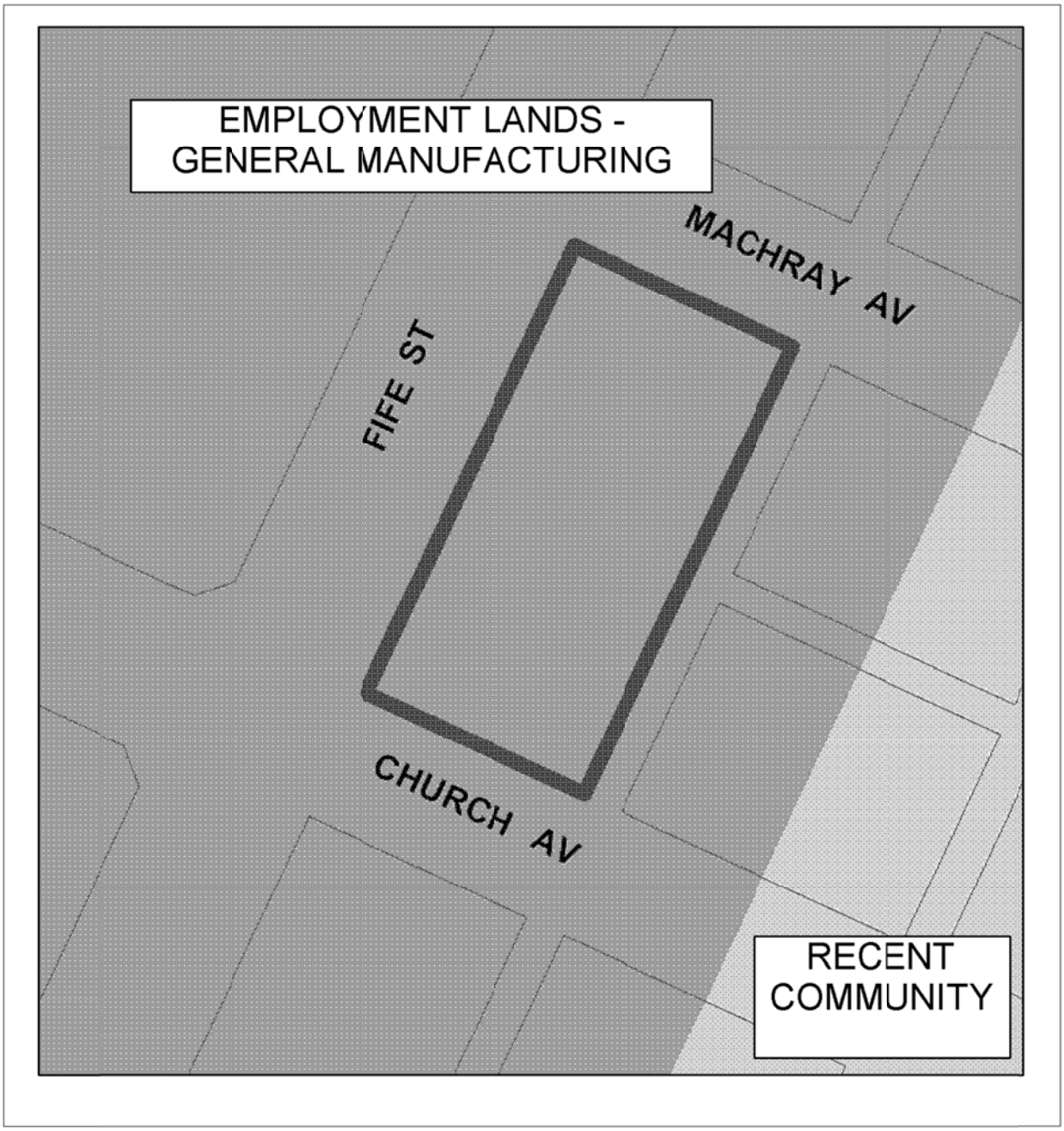
Internal Consultation:

External Consultation:

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	March 22, 2013
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\First Reading Report - 1171 Fife Street

UD2013-027



COMPLETE COMMUNITIES AMENDMENT

N
W E
S

Complete Communities Amendment - Removal of General Manufacturing Designation

THE CITY OF WINNIPEG

BY-LAW NO. 55/2013

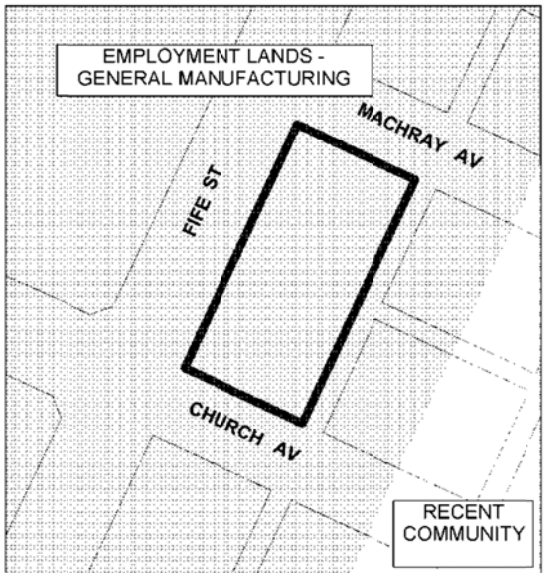
A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy By-law No. 68/2010.

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 , 2013.

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:

for Director of Legal Services and City Solicitor