Agenda – Executive Policy Committee – June 5, 2013

PUBLIC HEARINGS

Item No. 1 Complete Communities Amendment – 1171 Fife Street (Point Douglas Ward) File SPA 4/2012 [c/r DASZ 26/2012]

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. 55/2013, a proposal to amend Complete Communities Bylaw No. 68/2010 by removing the General Manufacturing designation for the lands identified on Appendix A, be forwarded to Council for second and third reading.

Agenda – Executive Policy Committee – June 5, 2013

File: SPA 4/2012

Applicant: J. Wintrup Consulting
(John Wintrup)

Subject:



Premises Affected: 1171 Fife Street

Exhibits Filed:

1. Application dated October 11, 2012
2. Notification of Public Hearing dated May 2,2013
3. Council Decision of April 24, 2013; contains report from the Director of Planning, Property and Development dated March 22, 2013
4. First Reading of By-law No. 55/2013 by Council on April 24, 2013

5. Manitoba Status of Title 2507694/1
6. Letter of authorization dated September 20, 2012 from Zenke Investments Ltd. to John Wintrup
7. Surveyor's Building Location Certificate and sketch dated November 28, 2002
8. Plan (1 page)
9. Report from the Planning and Land Use Division dated May 10, 2013
10. Inspection Report

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

REPRESENTATIONS:

In Support:

In Opposition:

For Information:

For the City:

Moved by Councillor

That the report of the Winnipeg Public Service be taken as read.

Moved by Councillor

That the receipt of public representations be concluded.

Moved by Councillor

That the recommendation of the Winnipeg Public Service be / not be concurred in and forwarded to the Standing Policy Committee on Property and Development.

Moved by Councillor

That the following supporting reasons be provided, namely:

Moved by Councillor

That the public hearing with respect to this application be concluded.

ADMINISTRATIVE REPORT

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

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	D. Joshi

RECOMMENDATIONS

1.) That By-law No. 55/2013, a proposal to amend *Complete Communities* Bylaw No. 68/2010 by removing the General Manufacturing designation for the lands identified on Appendix A, be forwarded to Council for second and third reading.

REASON FOR THE REPORT

On April 24, 2013 Council gave First Reading to Bylaw No 55/2013 directing the Executive Policy Committee to schedule a public hearing (June 5, 2013) to consider amending *Complete Communities Direction Strategy* By-law No. 68/2010.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Urban Planning Division are concurred in, the General Manufacturing designation will be removed and the subject area will be classified as a Recent Community. This will allow the applicant to proceed with the development of nine single-family dwelling units (subject to the approval of DASZ 26/12).

DISCUSSION

The subject site is located on the east side of Fife Street between Machray Avenue and Church Avenue, on the eastern edge of the Inkster Industrial Park Neighbourhood. The lands, which are currently vacant, are designated General Manufacturing in *Complete Communities* and zoned M1 – Manufacturing General. To the south, west and north of the site are lands zoned M2 – Manufacturing General. These lands are developed and contain warehousing and manufacturing uses. To the east of the subject site is a hydro corridor, which is approximately 150 feet wide.

A rezoning and subdivision application (DASZ 26/12) has been submitted concurrently with this application to permit the establishment of nine single family dwelling units. The application seeks to rezone the site to R1-S – Residential Single-Family District.

There is significant merit in considering an amendment to *Complete Communities* that would result in the removal of the General Manufacturing designation for the subject lands. There are also a number of other considerations that should be carefully contemplated.

- There is some merit in considering the proposed Complete Communities amendment application:

The proposed amendment is consistent with the overall concept of complete communities. The *Complete Communities Direction Strategy* defines complete communities as "places that both offer and support a variety of lifestyle choices, providing opportunities for people of all ages and abilities to live, work, shop, learn and play in close proximity to one another (Page 4)." The addition of nine single-family dwelling units will add to the mix of employment, commercial, service and residential uses within the area. It will also provide additional opportunities for individuals that work within the Inkster Industrial Park area to live in close proximity to work.

The proposed amendment will facilitate development that is considered residential infill and will provide new housing to the area. New residential development within the area can take advantage of existing infrastructure and services, including recreational facilities, schools, and transit service. Some amenities located in close proximity to the site include:

- Andrew Mynarski School (Junior High) is located at 1111 Machray Avenue, approximately 1,000 feet from the subject site. The school also includes a playing field, which is located less than 100 feet from the subject site.
- Robertson School (Elementary) located at 550 Robertson Street, approximately 2,500 feet from the subject site.
- Frank Whyte Recreation Centre located at 1245 Fife Street, approximately 500 feet from the subject site.
- A transit stop abuts the subject site and it is served by two transit routes (Inkster Park (#15) and Inkster Park Express (#30)).

The proposed amendment will encourage the development of an industrial site that has been vacant for more than 25 years. This supports the *Complete Communities* Enabling Strategy which encourages the reuse of obsolete industrial areas where long-term viability of such areas cannot be supported (Page 96).

Other recent examples of single-family dwellings approved for development on the edge of the Inkster Industrial Park exist. On Redwood Avenue, approximately 2,000 feet from the subject site, more than 30 single-family dwelling units were recently approved and have since been constructed. Twenty one of those units front Redwood and are adjacent to an existing M2 use.

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

The removal of the General Manufacturing designation for the subject lands does not have a material impact on the city's inventory of industrial lands. The proposed amendment would result in the removal of less than one acre from the existing industrial land inventory.

Other Considerations

The proposed amendment has the potential to create land use conflicts between the existing industrial operations and future residents. The subject site is located on the eastern edge of the Inkster Industrial Park, which consists of approximately 600 acres of industrial lands that are primarily built out and largely zoned M2. The subject site is bound on three sides by properties zoned M2. It is possible that new residents may object to semi-trailer traffic (Fife Street is a truck route), as well as possible noise and odour. Similarly, residents may scrutinize any future industrial development proposals in proximity to their homes, which may compromise the future expansion/redevelopment of existing industrial operations.

The proposed amendment can be considered a spot amendment to accommodate a single parcel rezoning without considering the broader context. An analysis at a larger scale, including other properties along Fife and/or within the larger Inkster Industrial area could provide a better sense of the most appropriate use for this transition zone. It is important to note that a hydro corridor currently serves as a natural boundary between the industrial uses within Inkster Industrial and the residential dwellings to the east.

FINANCIAL IMPACT

Financial Impact Statement **Date:** May 9, 2013

Project Name:

Complete Communities Amendment – 1171 Fife

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

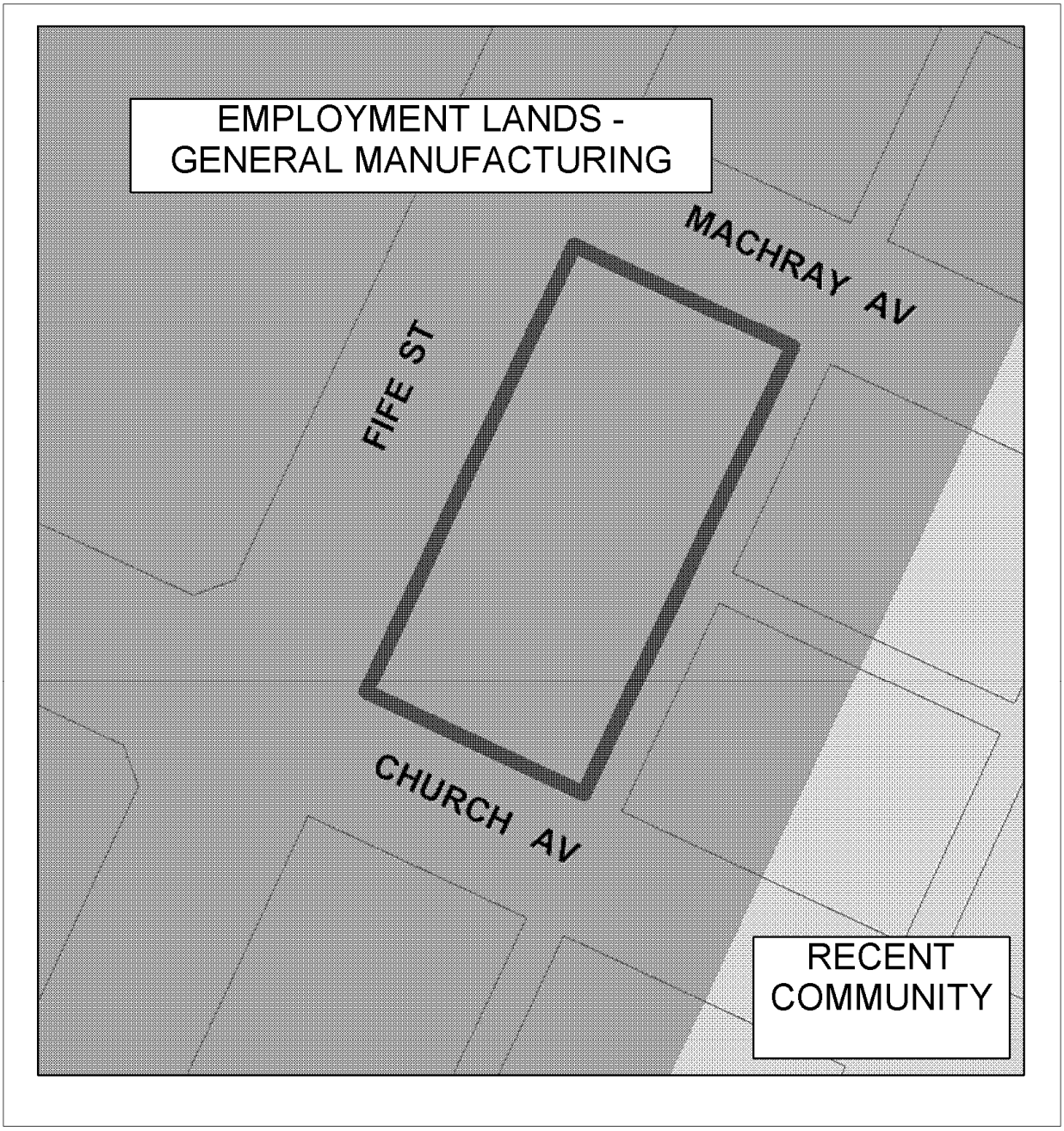
In preparing this report there was consultation with:
N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	May 10, 2013
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\Second Reading Report – 1171 Fife.doc

UD2013-027

Appendix A



COMPLETE COMMUNITIES AMENDMENT

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Complete Communities Amendment - Removal of General Manufacturing Designation

Appendix B

- Development is to construct nine (9) single-family dwellings on lots ranging in size from 26.0 feet to 27.1 feet fronting Fife Street with access from the existing rear public lane.

- 27,748.5 square feet (0.63 acres) of land represents 0.00004532 percent of Winnipeg's Employment Lands Inventory of 13,900 acres (Total Employment lands do not include CentrePort).

- Land has been vacant for +25 years and on the market for the last 10 years with the present industrial zoning.

- Adjacent to an existing residential neighbourhood with SFDs 210 feet away, and an elementary school playing field 26 feet away and school building 970 feet away.

- Northwoods Community Centre ' Frank Whte' Recreation Centre with Tot Lot, Football Field and Skating Rink, 530 feet to the north and on the east side of Fife Street.

- Transit Stop #30517, Northbound Fife at Church abuts the subject lands and serviced by Transit Bus #15 Inkster Park and #30 Inkster Park Express.

- Machray Bike Blvd (Main Street to Keewatin Street, 6 KM) abuts the subject lands along Machray Avenue that connects to a separate bike lane on Church Avenue, west of Fife Street.