Agenda – Executive Policy Committee – June 19, 2013

REPORTS

Item No. 3 Complete Communities Amendment – Sugar Beet Redevelopment Site and Griffin Neighbourhood (River Heights – Fort Garry and Transcona Wards) File SPA 2/2013

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That By-law No. XX/2013, which includes the amendments noted below to Complete Communities By-law No. 68/2010, be forwarded to Council for first reading to allow for a public hearing on this issue:

    a. That the Urban Structure map identified in the Complete Communities Direction Strategy By-law 68/2010, and any other relevant maps (figure 03a and figure 03f) be updated to include the following change:
        - Adjust the boundaries of the Sugar Beet Major Redevelopment Site to exclude approximately 45 acres of developed industrial lands in the northeast portion of the site.

    b. That the Employment Lands map identified in the Complete Communities Direction Strategy By-law 68/2010 be updated to include the following change:
        - Add the entire Griffin neighbourhood to "Employment Lands" with the "General Manufacturing" subdesignation.

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 amendments to Complete Communities By-law No. 68/2010.

ADMINISTRATIVE REPORT

Title: **Annual Complete Communities Update**

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That By-law No. XX/2013, which includes the amendments noted below to Complete Communities By-law No. 68/2010, be forwarded to Council for first reading to allow for a public hearing on this issue:

    a. That the Urban Structure map identified in the *Complete Communities Direction Strategy* By-law 68/2010, and any other relevant maps (figure 03a and figure 03f) be updated to include the following change:
        - Adjust the boundaries of the Sugar Beet Major Redevelopment Site to exclude approximately 45 acres of developed industrial lands in the northeast portion of the site.

    b. That the Employment Lands map identified in the *Complete Communities Direction Strategy* By-law 68/2010 be updated to include the following change:
        - Add the entire Griffin neighbourhood to “Employment Lands” with the “General Manufacturing” subdesignation.

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 amendments to Complete Communities By-law No. 68/2010.

REASON FOR THE REPORT

As part of the OurWinnipeg annual report process, updates to the urban structure map are proposed based on actual changes “on the ground” in order to keep it current and ensure that it contributes to the overall *OurWinnipeg* vision and directions.

IMPLICATIONS OF THE RECOMMENDATIONS

This update will result in the Urban Structure map (figure 02a, on page 11 of *Complete Communities*) and Employment Lands map (figure 05b, on page 95 of *Complete Communities*) being replaced with Attachment A and Attachment B respectively. In addition, any other relevant maps (figure 03a and figure 03f) will be updated accordingly.

DISCUSSION

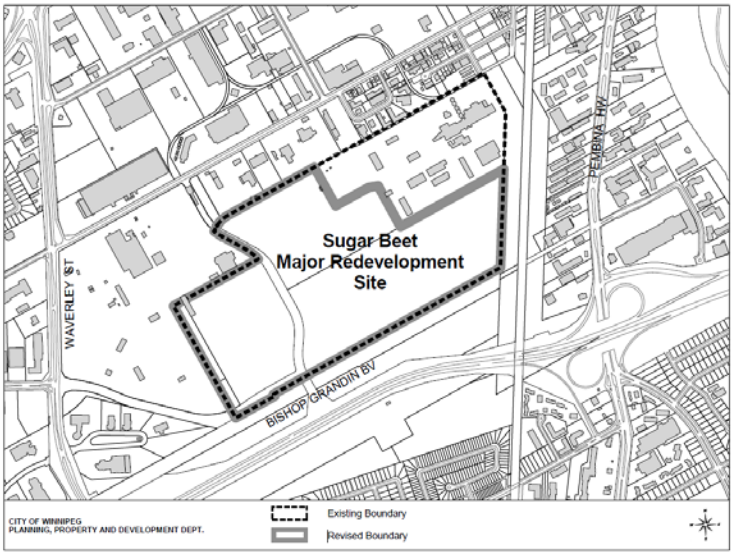
Complete Communities is an innovative, practical "playbook" that guides land use and development for Winnipeg. It is one of four Direction Strategies supporting *OurWinnipeg*.

The urban structure map, identified in *Complete Communities,* represents a key pillar of the plan, providing a vision for the arrangement of land uses within the city. The urban structure also identifies areas of the city that provide the best opportunity to accommodate growth and change in the most environmentally, socially and economically sustainable way – Transformative Areas – and areas that will accommodate more moderate levels of growth and change – Areas of Stability.

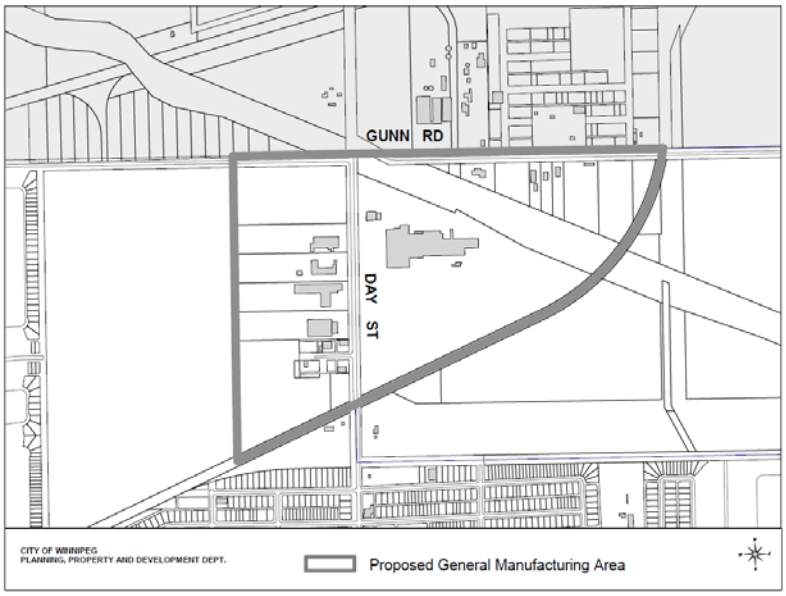
In order to ensure that the urban structure map is current, updates are recommended annually as part of the OurWinnipeg annual report process. This may include: the transitioning of areas from one designation to another; the addition of new Transformative Areas; the adjustment of boundaries; and other changes as identified.

This year, the following changes are recommended to the urban structure map:

- **Adjust the boundaries of the Sugar Beet Major Redevelopment Site to exclude approximately 45 acres of developed industrial lands in the northeast portion of the site.** These existing industrial lands function as part of the Chevrier Industrial neighbourhood and should not be included within the boundary of the Major Redevelopment site. A planning process would still be required in order to facilitate the development of the remaining ~140 acres of lands that would remain within the Sugar Beet Major Redevelopment Site.



- **Add the entire Griffin neighbourhood to "Employment Lands" with the "General Manufacturing" subdesignation.** Griffin is currently designated Recent Community but should also be designated as Employment Lands (General Manufacturing), as it exhibits qualities that are more characteristic of this designation. A Manufacturing designation is typically applied to areas that contain a range of industrial, manufacturing and/or warehousing uses. The Griffin Neighbourhood is approximately 120 acres of industrial lands (zoned M2 – Manufacturing General), including a mix of existing industries (Griffin Steel) and some vacant lands.



FINANCIAL IMPACT

Financial Impact Statement **Date:** May 30, 2013

Project Name:

Annual Complete Communities Update

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: N/A

External Consultation: N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	May 29, 2013
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\Annual Complete Communities Update, 2013.doc

Attachments:

Attachment A: Revised Urban Structure Map



Updated Urban Structure Map.pdf

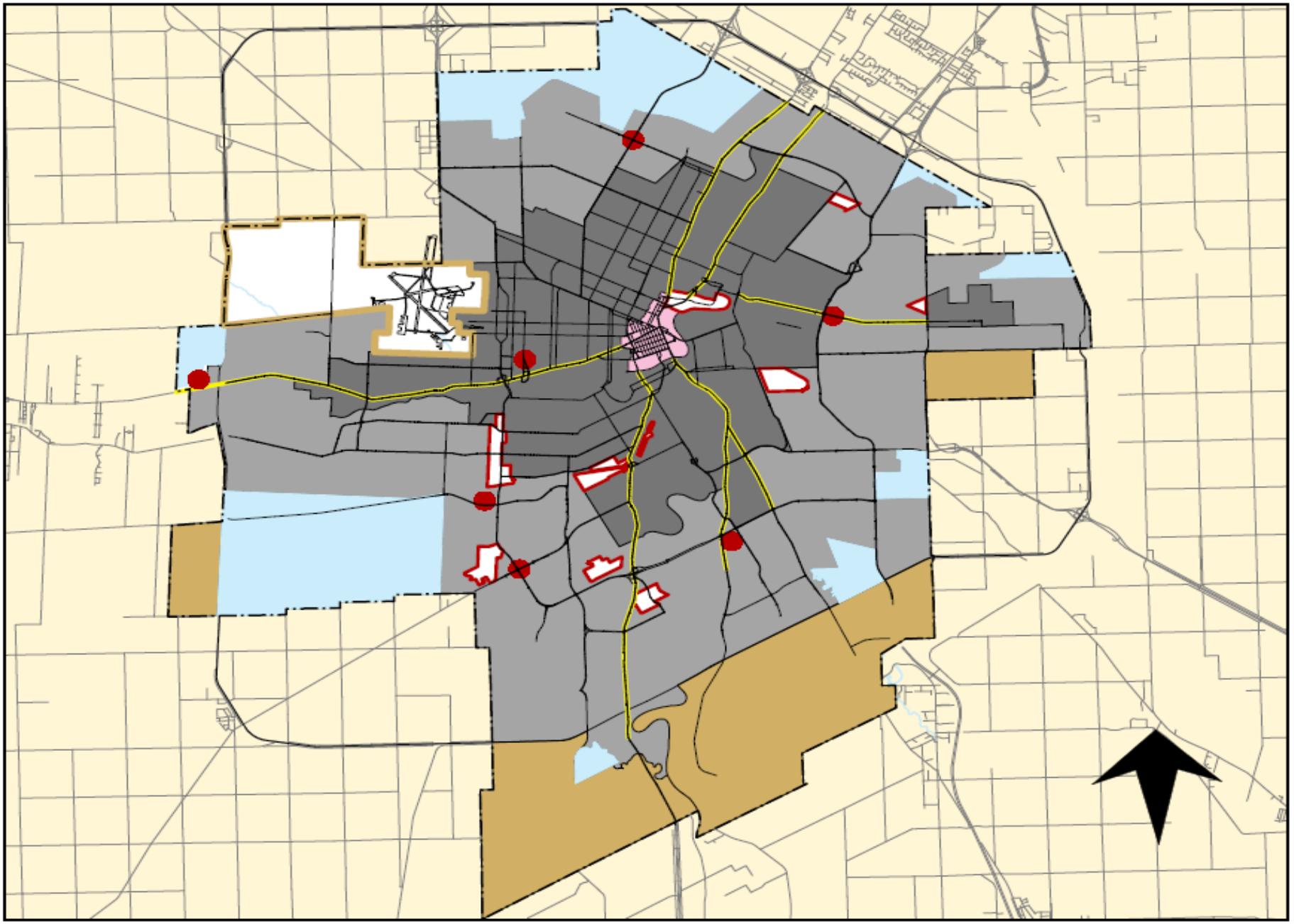
Attachment B: Revised Employment Lands Map



Updated Employment Lands Map.pdf

UD2013-059

Attachment A: Revised Urban Structure Map



Attachment B: Revised Employment Lands Map

