Agenda – Executive Policy Committee – July 10, 2013

REPORTS

Item No. 7 Complete Communities Amendment – Jefferson Avenue and King Edward Street (Old Kildonan Ward)

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1.) That Council give first reading to By-law No. 86/2013, which would amend the Complete Communities Direction Strategy By-law No. 68/2010 by removing the General Manufacturing designation from the lands shown on Attachment 1 and adding the New Communities designation to those lands.

2.) That Executive Policy Committee schedule a public hearing respecting By-law No. 86/2013 and related development applications, in accordance with The City of Winnipeg Charter.

ADMINISTRATIVE REPORT

Title: **Amendment to Complete Communities Direction Strategy By- law – Jefferson Ave. and King Edward St.**

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

AUTHORIZATION

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

RECOMMENDATIONS

1.) **That Council give first reading to By-law No. 86/2013, which would amend the Complete Communities Direction Strategy By-law No. 68/2010 by removing the General Manufacturing designation from the lands shown on Attachment 1 and adding the New Communities designation to those lands.**

2.) **That Executive Policy Committee schedule a public hearing respecting By-law No. 86/2013 and related development applications, in accordance with The City of Winnipeg Charter.**

REASON FOR THE REPORT

The proposed amendment to the Complete Communities Direction Strategy By-law ("*Complete Communities*") and related subdivision and rezoning (DASZ) and secondary plan (SP) applications are required in order for the applicant to proceed with the establishment of a primarily residential development.

IMPLICATIONS OF THE RECOMMENDATIONS

Under section 278 of The City of Winnipeg Charter, the hearing required in respect of an amendment to a secondary plan such as *Complete Communities* may be combined with other hearings in respect of the same proposed development. Therefore, Executive Policy Committee may schedule a hearing to consider the Complete Communities amendment, the subdivision and rezoning application (DASZ) and the secondary plan (SP) application together.

A more detailed administrative report outlining the merits, content, etc. of the amendment to *Complete Communities* will be provided as part of the public hearing process and will be made available to the public.

DISCUSSION

The subject site is approximately 120 acres of vacant land located to the south of Jefferson Avenue and west of King Edward Street. The lands are currently designated General Manufacturing in *Complete Communities* and zoned A – Agricultural.

The lands to the north and east of the subject site are designated New Communities in *Complete Communities*, while the lands to the south and west are designated General Manufacturing.

A subdivision and rezoning application (DASZ) and a secondary plan application (SP) for the creation of a new Precinct Plan (Precinct T) for the subject site have been submitted concurrently with this application to permit the establishment of a predominantly residential development.

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

- The deletion of the General Manufacturing designation would result in the potential removal of the subject site (120 acres) from the existing industrial land inventory. According to the Employment Lands Strategy, there is a significant amount of land available for comprehensively planned greenfield and brownfield development in the area. Removal of the subject lands from the quadrant's inventory would not impede the demand for additional industrial development as there would continue to be an ongoing surplus of industrial land available within this area.

- The subject site is located immediately to the west of Precinct C (Waterford Green), which was recently approved by Council for development.

- The applicant has submitted a Precinct Plan for the subject site concurrently with this application.

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

FINANCIAL IMPACT

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

Project Name:

Amendment to Complete Communities Direction Strategy By- law – Jefferson Ave. and King Edward St.

COMMENTS:

There are no financial implications asssociated with this report.

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

CONSULTATION

In preparing this report there was consultation with:

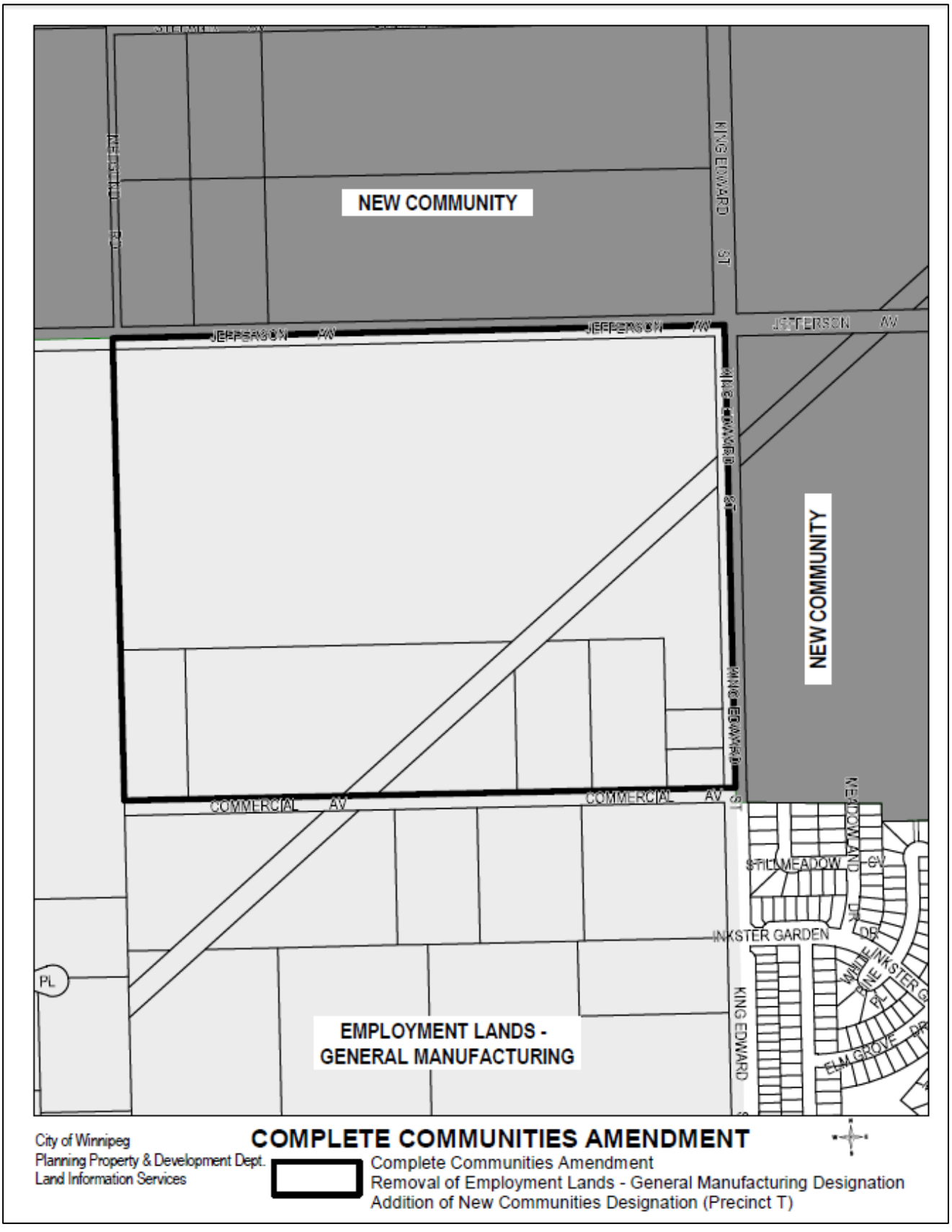
Internal Consultation: Legal Services Department (as to legal issues)

External Consultation: N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	June 24, 2013
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\First Reading Report - Jefferson and King Edward.doc

UD2013-070



Attachment 1

THE CITY OF WINNIPEG

BY-LAW NO. 86/2013

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

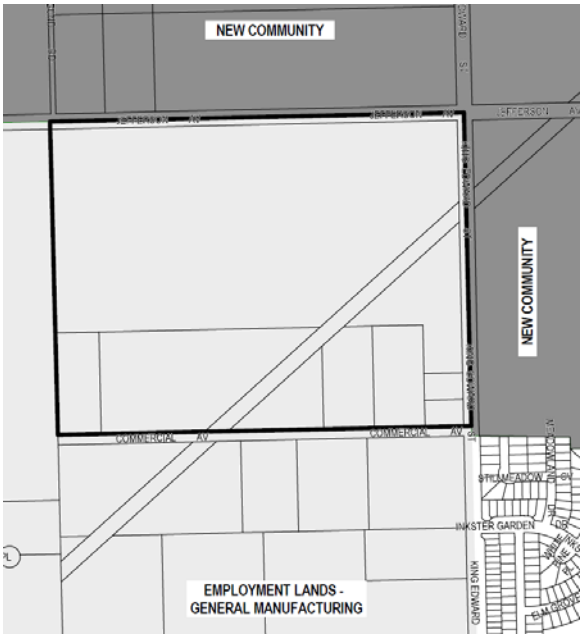
THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

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.)

3 Figure 02a entitled "Urban Structure" is amended by adding the land shown outlined on the map below to the "New Communities" designation.



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