Agenda – Council – September 25, 2013

Report – Executive Policy Committee – September 11, 2013

**Item No. 1 Complete Communities Amendment –
Sugar Beet Redevelopment Site and Griffin Neighbourhood
(River Heights-Fort Garry and Transcona Wards)
File SPA 2/2013**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 11, 2013, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That By-law No. 66/2013, which includes the amendments noted below to Complete Communities By-law No. 68/2010, be forwarded to Council for second and third reading:

    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” sub-designation.

2. 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 – September 11, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 11, 2013, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

Further on September 11, 2013, the Executive Policy Committee provided the following supporting reason:

1. The Executive Policy Committee agreed with the administrative comments contained in the report of the Urban Planning Division dated August 23, 2013.

PUBLIC HEARING SUMMARY

File: SPA 2/2013

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:

Complete Communities Amendments

APPLICANT : CITY OF WINNIPEG, DIRECTOR OF PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT

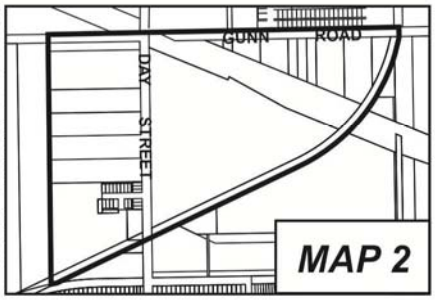
FILE : SPA 2/13

PROPOSAL : Council has given First reading to By-law No. 66/2013, which proposes two amendments to Complete Communities Direction Strategy By-law No. 68/2010.



N

CITY CENTRE COMMUNITY



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EAST KILDONAN TRANSCONA COMMUNITY

PROPOSAL : 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, as outlined in Map 1.

PROPOSAL : Add the entire Griffin neighbourhood to "Employment Lands" with the "GENERAL MANUFACTURING" subdesignation, as outlined in Map 2.

For information, phone Mr. B. Shenback, Planner, at 204-986-5549.
Pour plus de renseignements, veuillez communiquer avec M. B. Shenback, urbaniste, au 204-986-5549.

Premises Affected:	Sugar Beet Redevelopment Site and Griffin Neighbourhood
Exhibits Filed:	1. Application dated June 6, 2013 2. Notification of Public Hearing 3. Council Decision of June 26, 2013; contains report from the Director of Planning, Property and Development dated May 29, 2013 4. First Reading of By-law No. 66/2013 by Council on June 26, 2013 5. Report from the Urban Planning Division dated August 23, 2013 6. Audio Recording of Representations

REPRESENTATIONS:

In Support:

Mr. M. Pittet, Manager of Land Development, Geomatics and Land Information Services, Planning, Property and Development Department
Mr. B. Smith, Acting Director of Planning, Property and Development
Mr. J. Wintrup

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. B. Shenback, Principal Planner, Planning, Property and Development Department

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. 66/2013, which includes the amendments noted below to Complete Communities By-law No. 68/2010, be forwarded to Council for second and third reading:

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" sub-designation.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On June 26, 2013, Council gave first reading to Bylaw No. 66/2013 directing the Executive Policy Committee to schedule a public hearing 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 Urban Structure map (figure 02a, on page 11 of *Complete Communities*) and Employment Lands map (figure 05b, on page 95 of *Complete Communities*) will be 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 and practical plan 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.

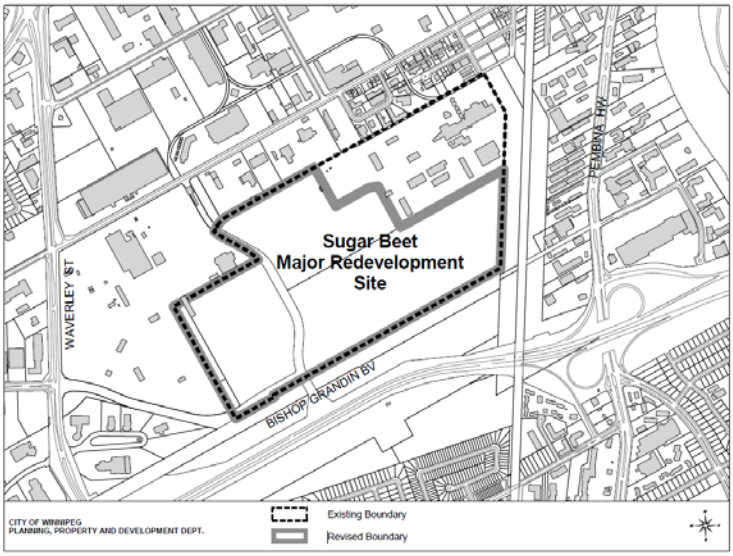
This year, the following changes are recommended to the urban structure map:

1) **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.**

   The Sugar Beet Major Redevelopment site is located at the intersection of Pembina Highway and Bishop Grandin Boulevard. The entire site is approximately 190 acres and is currently zoned M2 – Manufacturing-General.

   The site is designated as one of 11 “Major Redevelopment Sites” in *Complete Communities*. These underutilized sites provide transformative opportunities for the development of complete communities with significant residential and employment densities.

   The site is primarily vacant with the exception of existing industrial lands in the northeast portion of the site. These developed 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 ~140 acres of lands that would remain within the Sugar Beet Major Redevelopment Site.



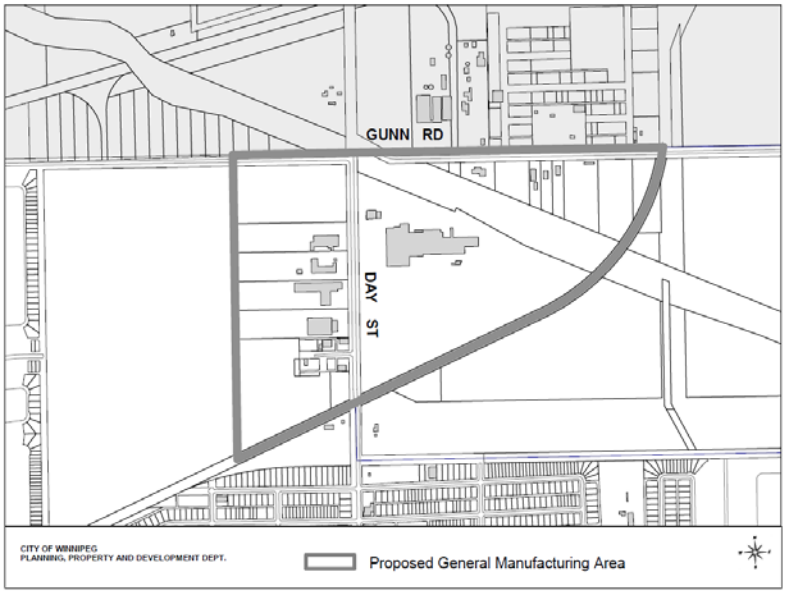
2) **Add the entire Griffin neighbourhood to "Employment Lands" with the "General Manufacturing" sub-designation.**

The Griffin neighbourhood is located to the south of Gunn Road and to the east and west of Day Street. The entire neighbourhood is approximately 120 acres in size and includes lands that are zoned M2 – Manufacturing General and M3 – Manufacturing Heavy.

The entire Griffin neighbourhood is currently designated Recent Community in *Complete Communities*. Recent Communities are primarily residential areas that were planned after 1950 and contain a mix of low and medium density housing with nearby retail amenities.

The entire Griffin Neighbourhood should be added to the Employment Lands map with the General Manufacturing sub-designation as it exhibits qualities that are characteristic of this designation. A General Manufacturing designation is typically applied to areas that contain a range of industrial, manufacturing and/or warehousing uses. The Griffin Neighbourhood includes a mix of existing industrial uses and some vacant lands that are zoned M2 and M3.

It is also important to note that a rezoning and subdivision application (DASZ 34/13) proposes to rezone lands within the Griffin neighbourhood to M3 – Manufacturing Heavy. Typically, a rezoning to M3 would not be supported within a Recent Community area and is more appropriate in an area designated General Manufacturing.


GUNN RD
DAY ST
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPT.
Proposed General Manufacturing Area

FINANCIAL IMPACT

Financial Impact Statement Date: August 19, 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: 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:	August 23, 2013
File No.	O:\Reports Directive\Planning and Land Use\Long Range Planning\Annual Complete Communities Update, 2013 - Second Reading.doc

Attachments:

Attachment A: Revised Urban Structure Map



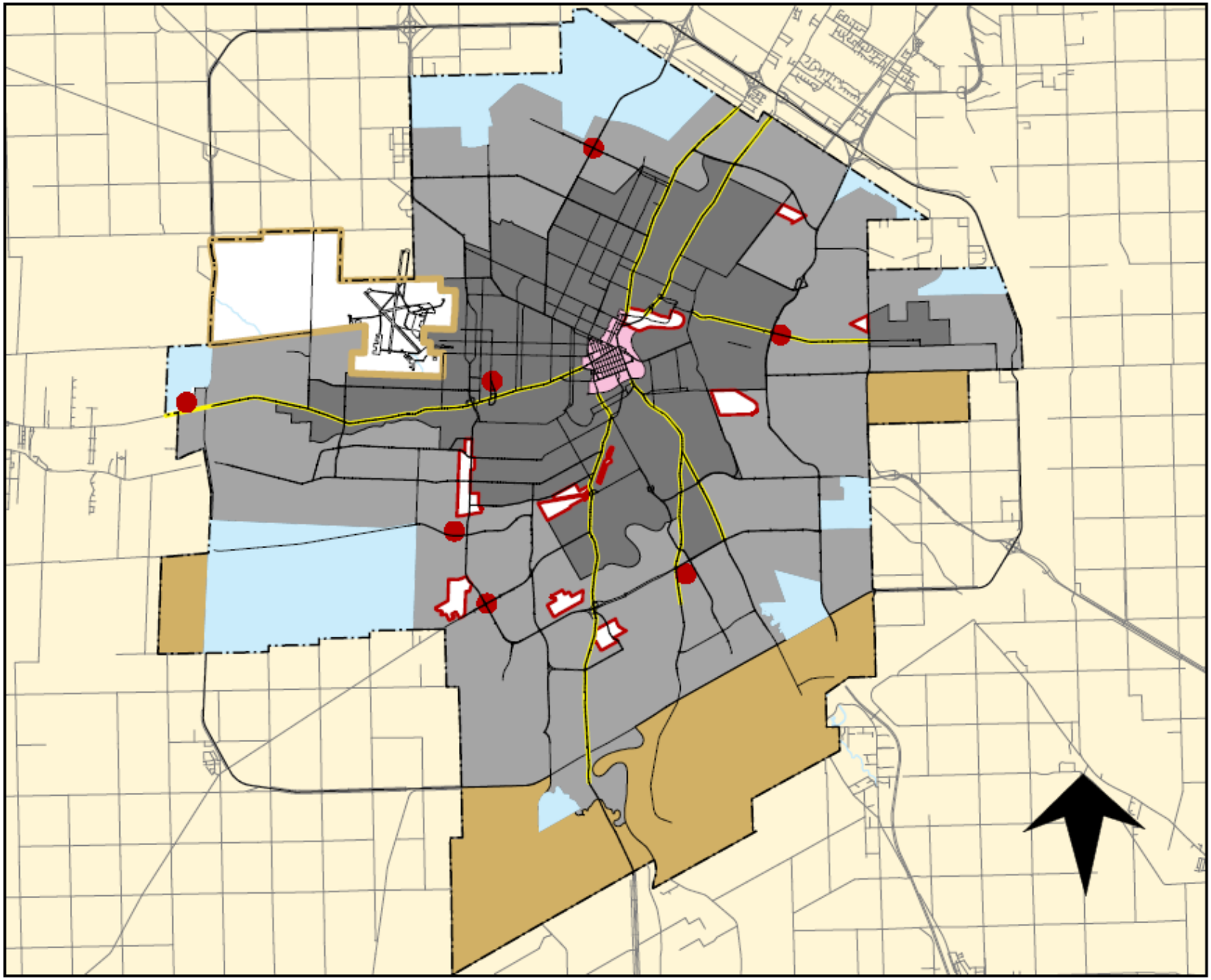
Updated Urban Structure Map.pdf

Attachment B: Revised Employment Lands Map



Updated Employment Lands Map.pdf

Attachment A: Revised Urban Structure Map



Attachment B: Revised Employment Lands Map

