Minute No. 650
Report – Executive Policy Committee – October 2, 2013

Item No. 2 **Complete Communities Amendment – Jefferson Avenue and King Edward Street (Old Kildonan Ward) File SPA 1/2013 [c/r DASZ 30/2013]**

COUNCIL DECISION:

On October 23, 2013, Council referred the item back to the Executive Policy Committee.

Report – Executive Policy Committee – October 2, 2013

DECISION MAKING HISTORY:

Moved by His Worship Mayor Katz,
That the recommendation of the Executive Policy Committee be adopted.

Moved by Councillor Sharma,
That the item be referred back to the Executive Policy Committee.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 2, 2013, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

Further on October 2, 2013, the Executive Policy Committee provided the following supporting reasons:

1. The 600 + units that will be created will meet a growing demand for housing in the Northwest area of Winnipeg.

2. The selection and affordability of housing will be a positive addition for the City.

3. The applicant has a clear vision for the area and has worked closely with the Winnipeg Public Service

On September 18, 2013, the Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on October 2, 2013 at 9:00 a.m. in the Council Building, 510 Main Street.

PUBLIC HEARING SUMMARY

File: SPA 1/2013

Before: Executive Policy Committee
His Worship Mayor Katz, Chairperson
Deputy Mayor Wyatt
Councillor Fielding
Councillor Mayes
Councillor Pagtakhan
Councillor Vandal

Public Hearing: October 2, 2013
September 18, 2013
Council Building, 510 Main Street

Applicant: Terracon Development Ltd.
(Matt Glavin)

Subject:



APPLICANT : TERRACON DEVELOPMENT LTD.
FILE : SPA 1/13
PROPOSAL : Council has given first reading to By-law no. 86/2013, which proposes to amend the Complete Communities Direction Strategy By-law No. 68/2010 by re-designating lands, shown outlined above, from 'General Manufacturing' to 'New Communities'. Proposed By-law 86/2013 will allow the subject land to be developed for residential use. **For information, contact Mr. J. Platt, at 204-986-6918.**

Premises Affected: Southwest corner of Jefferson Avenue and King Edward Street, North of Commercial Avenue

Exhibits Filed:

1. Application dated May 14, 2013
2. Notification of Public Hearing dated August 20, 2013
3. Council Decision of July 17, 2013; contains report from the Director of Planning, Property and Development dated June 24 , 2013
4. First Reading of By-law No. 86/2013 by Council on July 17, 2013
5. Manitoba Status of Title 2611180/1
6. Letter of authorization dated February 1, 2013 from 6460527 Manitoba Ltd. to Terracon Development Ltd.
7. Surveyor's Building Location Certificate and sketch dated May 2, 2013
8. Report from the Urban Planning Division dated August 27, 2013
9. Inspection Report
10. Notice of Adjournment dated September 19, 2013
11. Communication dated October 2, 2013 from Michael Falk, Terracon Development Ltd., with respect to the application, including proposed amendments to the Report of the Administrative Coordinating Group, submitted at the public hearing held on October 2, 2013
12. Plan submitted by David Palubeski at the public hearing held on October 2, 2013
13. Audio Recording of representations of public hearing held on October 2, 2013

REPRESENTATIONS:

In Support:

Marc Brown
Michael Falk, Terracon Development Ltd.
Jeff Fontaine, Terracon Development Ltd.
Matt Glavin, Terracon Development Ltd.
Darshan Kaila
Mike O'Shaughnessy
David Palubeski, Lombard North Group Ltd.
Maurice Steele

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. L. Escobar, Manager of Transportation, Public Works Department
Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. J. Kiernan, Manager of Urban Design, Planning, Property and Development Department
Mr. M. Pittet, Manager of Land Development, Geomatics and Land Information Services, Planning, Property and Development Department
Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department
Mr. B. Shenback, Principal Planner, Planning, Property and Development Department
Mr. B. Smith, Chief Planner, Planning, Property and Development Department

Exhibit "8" referred to in File SPA 1/2013

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 By-law No. 86/2013 (SPA 1/2013), a proposal to amend the Complete Communities Direction Strategy By-law No. 68/2010 by re-designating the lands shown on Attachment 1 from 'General Manufacturing' to 'New Communities', be forwarded to Council for Second and Third Reading.**

REASON FOR THE REPORT

On July 17, 2013, council gave First Reading to By-law 86/2013 (SPA 1/2013) which proposes to amend the Complete Communities Direction Strategy By-law (*Complete Communities*) as indicated above. The proposed *Complete Communities* amendment, Precinct 'T' Plan and related subdivision and rezoning (DASZ 30/13) applications are required in order for the applicant to proceed with the establishment of a primarily residential development.

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 to the same proposed development. Executive Policy Committee has exercised this option and has scheduled a hearing to consider the *Complete Communities* amendment (SPA 1/2013), the Precinct 'T' Plan application (SP 3/2013) and the subdivision and rezoning application (DASZ 30/13) together.

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 land will be re-designated as a 'New Community' in the *Complete Communities* By-law. This re-designation of the subject land will allow for the acceptance of Precinct Plan 'T' and DASZ 30/13.

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 30/13) 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 removal of the 'General Manufacturing' designation for the subject lands (120 acres) does not have a material impact on the city's inventory of industrial lands.** 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.

- **Re-designating the subject land for primarily residential development will provide additional housing options for Winnipeg's growing housing needs.** *Our Winnipeg* identifies a need to accommodate 180,000 additional residents by 2031.

- **The proposed amendment will allow for a diversity of affordable housing options in close proximity to employment lands.** Direction 2 of the 'Employment lands – Business

Park and Institutional Campus Specific' section of *Complete Communities* seeks to *encourage the establishment of more employment lands close to and/or within residential areas.* Regionally, the subject property is located in close proximity to Inksbrook Industrial Park and 20,000 acres of future industrial land as part of the CentrePort Canada project.

– **Provides a reasonable transition between residential and industrial uses.** Re-designating the subject land for mostly residential development will provide a controlled and predictable transition from the neighbouring employment lands (Inksbrook Industrial Park, Brookside Business Park and CentrePort) to the surrounding residential communities (Inkster Gardens, Amber Trails, Mandalay West, the Maples and Garden City).

Compliance with *Our Winnipeg*

The proposed amendment is supported by the following objectives and policies of *Our Winnipeg:*

01-1 City Building:

- *…complete communities should provide a range of housing options to accommodate various incomes, household types, abilities and stages of life.*

01-1c Key Directions for Specific City Areas:

- *A key to making our city attractive and competitive will be to create 'complete communities' and to complete existing communities by enhancing existing infrastructure and assets to ensure that most amenities for daily living are universally accessible within walking distance.*
- *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

03-1 Opportunity (Direction 4):

- *Encourage new and infill development, as well as the redevelopment of existing properties to incorporate affordable housing that is integrated with market housing, that provides opportunities to reduce transportation costs and that allows people to live, work and play in the same neighbourhood.*

04-1 Housing (Direction 1):

- *To support diverse housing options in each neighbourhood or neighbourhood clusters throughout the City*

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 27, 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:

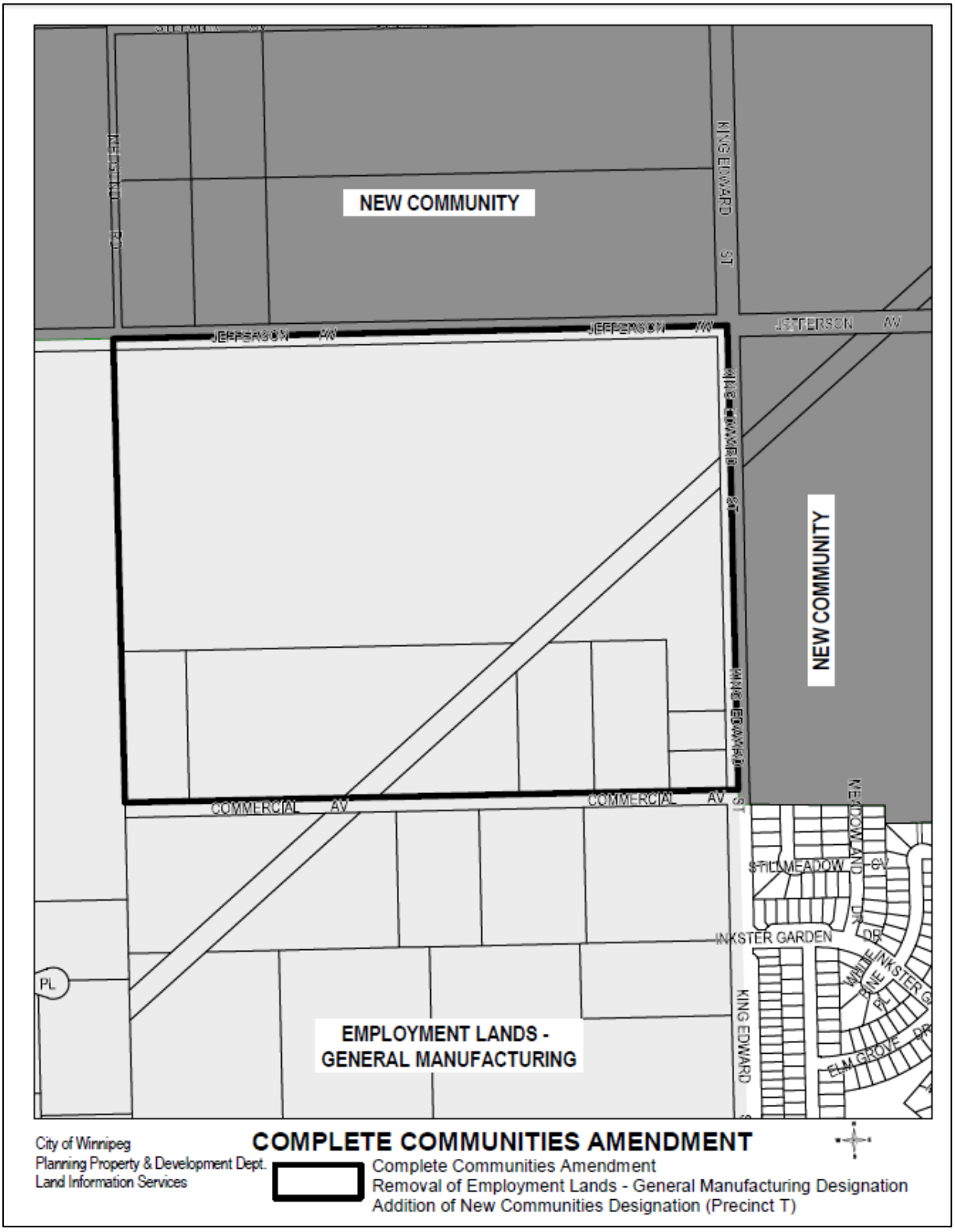
Internal Consultation:

External Consultation: N/A

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	August 27, 2013
File No.	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2013 Reports\Second Reading Report - CC Amend -Precinct T.doc

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.

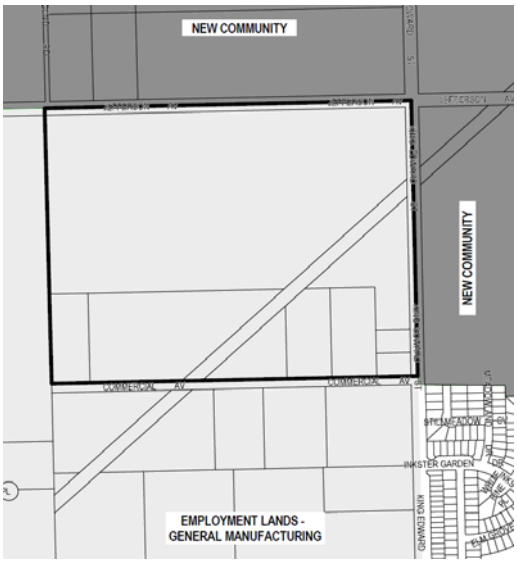
THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

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 .

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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