Agenda – Executive Policy Committee – December 4, 2013

REPORTS

Item No. 3 **Complete Communities Amendment – Saskatchewan Avenue, Airport Area**
(St. Charles Ward)
File SPA 4/2013

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1.) That Council give first reading to By-law No. 121/2013, which would amend the Complete Communities Direction Strategy By-law No. 68/2010 by removing the land identified on Attachment 1 from the "Employment Lands" designation and the "General Manufacturing" sub-designation.

2.) That Executive Policy Committee schedule a public hearing in accordance with section 234 of The City of Winnipeg Charter to consider the proposed amendment.

3.) That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

ADMINISTRATIVE REPORT

Title: **Amendment to Complete Communities Direction Strategy By-law – Saskatchewan Ave, Airport Area**

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

AUTHORIZATION

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

RECOMMENDATIONS

1.) **That Council give first reading to By-law No. 121/2013, which would amend the Complete Communities Direction Strategy By-law No. 68/2010 by removing the land identified on Attachment 1 from the "Employment Lands" designation and the "General Manufacturing" sub-designation.**

2.) **That Executive Policy Committee schedule a public hearing in accordance with section 234 of The City of Winnipeg Charter to consider the proposed amendment.**

3.) **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

The proposed amendment to the Complete Communities Direction Strategy By-law ("*Complete Communities*") is required in order to allow for the subject land to be planned for residential neighbourhood uses.

IMPLICATIONS OF THE RECOMMENDATIONS

After Council gives first reading to the By-law, Executive Policy Committee will conduct a public hearing on the proposed amendment prior to second reading of the By-law. A more detailed administrative report outlining the merits, content, etc. of the amendment will be provided as part of the public hearing process and made available to the public.

DISCUSSION

The subject land is ~260 acres in size and is located north of Saskatchewan Avenue and south of the future CentrePort Way, bounded by Sturgeon Road to the east and extending 1,305 metres west. A Canadian Pacific Rail Line runs along the north side of Sturgeon Road.

The subject land has remained undeveloped in anticipation of a clear understanding of how these lands would relate to the CentrePort development. Now that the CentrePort transportation network has been determined and it is clear that the subject land will be separated from future industrial uses by CentrePort Way, there is private sector interest in developing the subject land, along with ~330 acres to the west, for primarily residential use.

In figure 05b of *Complete Communities,* the subject land has the "Employment Lands" designation, the "General Manufacturing" sub-designation and the "Airport Area" sub-designation. This proposal would remove the land from the "Employment Lands" designation and the "General Manufacturing" sub-designation but would leave the "Airport Area"' sub-designation in place.

In *Complete Communities*, Section 09 "Airport Area", Direction 2 refers to the *possible introduction of limited residential development, where appropriate* and refers to Section 05 "Employment Lands" for additional guidance. Section 05 "Employment Lands" includes the following supporting policies:

- *Locate employment lands within a reasonable distance to housing, retail, commercial and recreational amenities to meet the needs of the employment lands workforce*
- *Ensure existing industrial operations in the vicinity are protected when evaluating new residential development proposals.*
- *Employment activities will develop and operate in a fashion that is compatible with other land uses, especially residential.*
- *Ensure the provision of natural buffers to provide visual screening and separation of conflicting land uses where necessary.*

The subject land is Zoned ‘A - Agricultural’ in the Winnipeg Zoning By-law No. 200/2006. A majority of the land is under cultivation. A contractor’s yard and a landscaping business occupy parcels near Sturgeon Road. Removing the "General Manufacturing" designation from the subject land will not affect existing uses as permitted by the Winnipeg Zoning By-law.

Most of the subject land is located within Area II of the *Winnipeg Airport Vicinity Development Plan* (Airport Vicinity Protection Area Secondary Plan By-law No. 6378/94). Development restrictions imposed by the *Airport Vicinity Development Plan* are implemented through the *Airport Vicinity Protection Area Planned Development Overlay 1* (Schedule D of the Winnipeg Zoning By-law). Both the *Airport Vicinity Development Plan* and the Winnipeg Zoning By-law limit the residential density of the subject land to 35 units per acre.

The subject land is also covered by the Airport Area West Secondary Plan By-law No. 8097/2002 and is designated "Industrial Policy Area" in that By-law. The future development of the subject land for primarily residential purposes will require an amendment to that By-law.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 12, 2013

Project Name:

Amendment to Complete Communities Direction Strategy By-law – Saskatchewan Ave, Airport Area

COMMENTS:

There are no financial implications associated with the recommendations contained in 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:

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	November 13, 2013
File No.	SPA 4/2013
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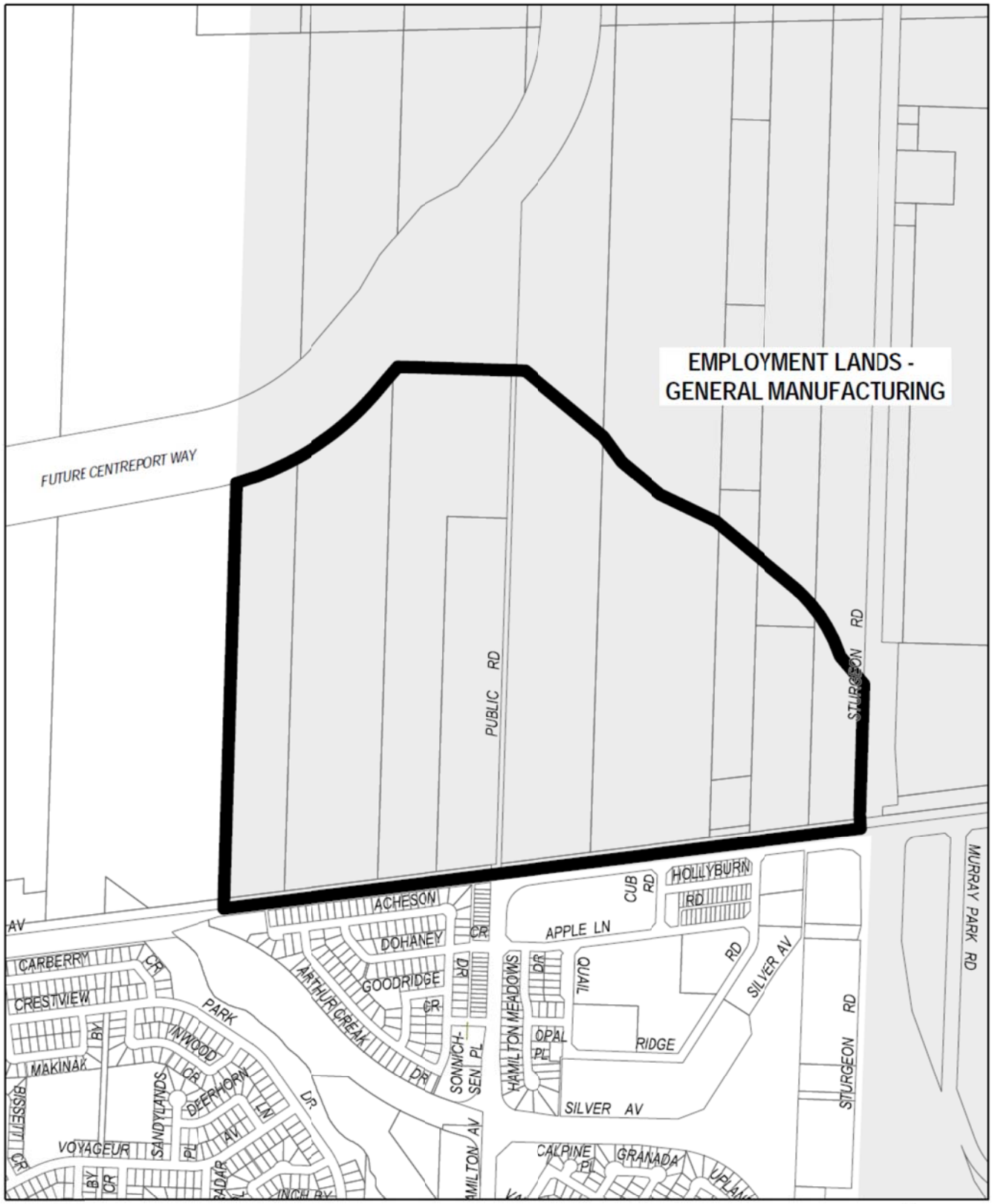


City of Winnipeg
Planning Property & Development Dept.
Land Information Services

COMPLETE COMMUNITIES AMENDMENT

Complete Communities Amendment
Removal of Employment Lands - General Manufacturing Designation

THE CITY OF WINNIPEG

BY-LAW NO. 121/2013

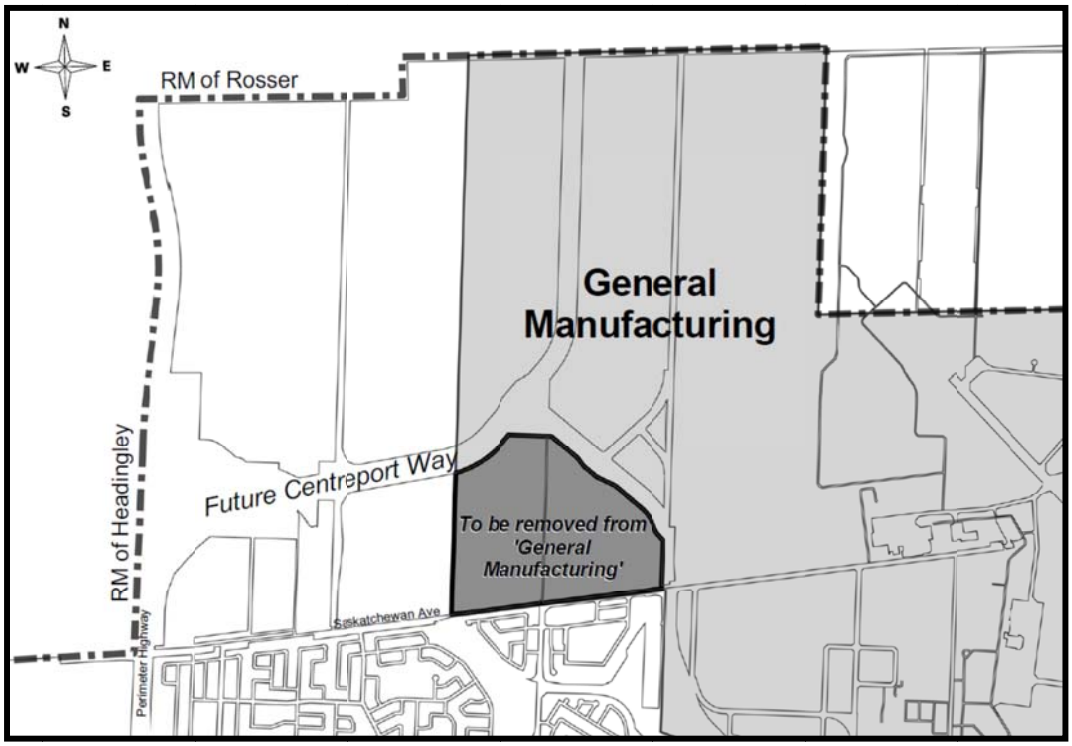
A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy By-law No. 68/2010.

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 with darker shading 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.)



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