Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 8 Amendment to the Bishop Grandin Crossing Area Master Plan (River Heights – Fort Garry Ward) File SPA 3/2016

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That the amendments to the Bishop Grandin Crossing Area Master Plan presented in Attachment B be endorsed.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 7, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

ADMINISTRATIVE REPORT

Title: SPA 3/2016, Amendment to the Bishop Grandin Crossing Area Master Plan

Issue: The property owner is proposing to make minor amendments to the Area Master Plan approved by Council in 2014 to reflect a realignment of the road network and to accommodate all drainage requirements on-site.

Critical Path: City Centre Community Committee as per The Development Procedures By-law and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Division Head	CFO	CAO/COO
V. Lawson, MCIP	B. Smith	N/A	

RECOMMENDATIONS

1. That the amendments to the Bishop Grandin Crossing Area Master Plan presented in Attachment B be endorsed.
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

The Bishop Grandin Crossing Area Master Plan ("Area Master Plan") is a non-statutory plan (i.e., Council policy) for the Sugar Beets Major Redevelopment Site as identified in the *Complete Communities Direction Strategy*. Amendments to the Area Master Plan are being submitted for endorsement as amendments to the existing Council policy. Area Master Plans do not require a Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no human resource, environmental or financial implications of the proposed amendments.

CONSULTATION

In preparing this report, there was consultation with:

- Internal consultation: Public Works, Water and Waste, Winnipeg Transit, Winnipeg Fire Paramedic Service
- External consultation: Manitoba Hydro

SUBMITTED BY

Department: Planning Property and Development Department
Division: Urban Planning Division
Prepared by: Valdene Lawson, MCIP
Date: June 1, 2016
File No. SPA 3/2016

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List of Appendices:

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2. Appendix B: Amendments to Area Master Plan
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   Figure 18: Waste Water Infrastructure
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   Figure 21: Conceptual Master Plan
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APPENDIX A: PLANNING DISCUSSION

DATE:	June 1, 2016
FILE:	SPA 3/2016
RELATED FILES:	DASZ 3/2014
COMMUNITY:	City Center Community
NEIGHBOURHOOD #:	1.653
SUBJECT:	Bishop Grandin Crossing Area Master Plan amendment
LOCATION:	South of Chevrier, West of Manitoba Hydro and CN Rail rights-of-way, North of Bishop Grandin Boulevard, East of Waverley
LEGAL DESCRIPTION:	Parts of Plan Nos. 13721, 47348 and 51681across Part of River Lots 15 to 23 (both inclusive), Parish of St. Vital

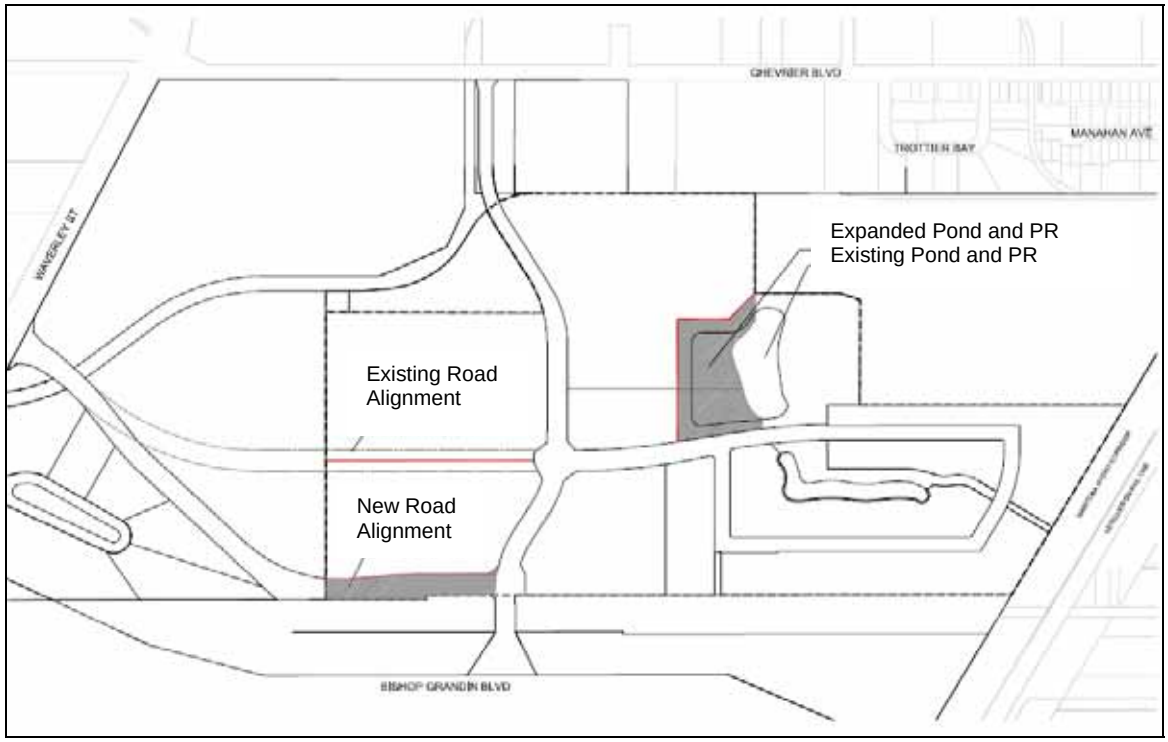

Figure 1: Bishop Grandin Crossing Site Location and Context, showing proposed amendments

APPLICANT:	McGowan Russell Group (Susan Russell), on behalf of owner
OWNER:	Hopewell (Bishop Grandin) Development Inc. (“Hopewell”)
RECOMMENDATION:	**Approval**

SITE DESCRIPTION
The subject property is located south of Chevrier, west of Manitoba Hydro and CN rail rights-of-way, north of Bishop Grandin Boulevard, east of Waverley in the River Heights-Fort Garry ward.

The site is designated as a Major Redevelopment Site and General Manufacturing under the Complete Communities Direction Strategy and is zoned M2 Manufacturing General.

SURROUNDING LAND USE AND ZONING
North: Industrial development on the south side of Chevrier zoned M2 Manufacturing General.
South: Lot 16 drain and Bishop Grandin Boulevard zoned A Agricultural.
East: Manitoba Hydro and CN rail rights-of-way zoned A Agricultural and M2 Manufacturing General and future Southwest Rapid Transit Corridor and Plaza Drive Station. Commercial and multi-family development on the west side of Pembina Highway zoned C3 Commercial Corridor and RMF-M Residential Multi-Family.
West: Manitoba Hydro storage yard and Waverley Autopark zoned M2 Manufacturing General.

DESCRIPTION OF THE PROPOSED DEVELOPMENT
The applicant has submitted an application on behalf of Hopewell for an amendment to the Bishop Grandin Crossing Area Master Plan ("Area Master Plan"), originally approved by Council in May 2014. The Area Master Plan is a non-statutory plan that articulates Hopewell's vision for the Sugar Beets Major Redevelopment Site (MRS) as identified in the *Complete Communities Direction Strategy*. As a non-statutory plan, there is no requirement for a public hearing. If approved, the amendment would be endorsed as Council policy.

The applicant has indicated that an intent of the application is to request a change to the alignment of the Scurfield Boulevard Extension. Hopewell would like to use the existing, right-of-way (ROW), and no longer requires the realignment of the ROW further north that was endorsed by Council as part of the Area Master Plan under SP 1/2014 (see Figure 1 above). In addition, Hopewell would like to 'widen' the proposed stormwater retention pond to the west, north of Ballantrae Drive (PR "A"). The pond has now been sized accordingly to accommodate on-site storage requirements.

The proposed change to the roadway alignment comes about due to an issue experienced in acquiring land for the westerly extension of Ballantrae Drive to Waverley Boulevard. The original Area Master Plan contemplated a four-legged intersection at Newmarket and Ballantrae, however, lands west of the Sugar Beets site are owned by Manitoba Hydro and contain an active storage yard. Hydro was not willing, at this time, to release these lands for redevelopment, exchange and the roadway extension. As a result, Hopewell is proposing to revert to the option of the existing Scurfield right-of-way which is legally available, but not currently opened or constructed as a street along the south boundary of the MRS.

In the future, the westerly extension of Ballantrae at Newmarket is proposed to be a private street serving adjacent development. For the time being, the intersection would function as T-intersection. A new roundabout is proposed at the intersection of Scurfield and Newmarket with size and actual location to be determined as part of the detailed engineering work.

The proposed change to the retention pond and associated park lands north of Ballantrae Drive is necessitated by the need to accommodate all drainage requirements on-site rather than acquiring additional lands outside the site to the west for a third retention pond. Expansion of

the northerly pond was viewed as the best option to consolidate land drainage facilities and maximize infrastructure efficiencies while at the same time enhancing open space, pathways and recreational uses in the vicinity. The required expansion of the pond reduces the developable area of the site by about 5 acres and extends into land formerly designated as industrial and commercial mixed use. The additional impoundment lands will be dedicated to the City as Public Reserve through the subdivision process (under separate application). Pathways will now extend around the full expanse of the pond.

The proposed amendments affect eleven Figures in the Area Master Plan. Changes to the road alignment and pond/park expansion are reflected on each of the revised Figures attached in Appendix B. These amended Figures will replace the respective Figures in the Area Master Plan. No text amendments are required to the Area Master Plan.

The application for amendments to the Area Master Plan will trigger corresponding changes to the Planned Development Overlay (PDO) zoning district which will be the subject of a future, separate report. Another related report will request that the road opening/closing by-law that was adopted by Council in 2014, be rescinded.

ANALYSIS AND ISSUES

The Sugar Beets MRS maintains the dual designation of General Manufacturing and Major Redevelopment Site under the *Complete Communities Direction Strategy*. The two proposed amendments do not significantly alter the original development vision and arrangement of land uses for the site. Review and analysis by the Winnipeg Public Service indicates that the proposed amendments to the Area Master Plan generally comply with the City's policy and planning framework. Approval of the proposed amendments would ensure consistency between the policy area boundaries in the Area Master Plan, property lines and the district boundaries in the BGC Planned Development Overlay.

RECOMMENDATION

It is recommended that the Area Master Plan amendments be approved for the following reasons:

1. The proposed amendments do not significantly alter the original development vision and arrangement of land uses for the site.
2. The proposed amendments generally comply with the City's policy and planning framework.
3. Approval of the proposed amendments would ensure consistency between the policy area boundaries in the Area Master Plan, property lines and the district boundaries in the BGC Planned Development Overlay.

This Report Submitted by:
Planning Property and Development Department
Urban Planning Division

Report Prepared by: Valdene Lawson, MCIP
PPD File # SPA 3/2016

APPENDIX B – AMENDMENTS TO AREA MASTER PLAN


Figure 17 - Water Infrastructure.pdf


Figure 18 - Waste Water Infrastructure.p


Figure 19 - Land Drainage Infrastructur


Figure 21 - Conceptual Master Pla


Figure 24 - Land Use Concept Map.pdf


Figure 26 - Green Network Concept Map


Figure 28 - Building Heights Concept Map.


Figure 29 - Build-To Lines and Active Edge


Figure 31 - Proposed Road Network Concep


Figure 33 - Pedestrian and Cyclin


Figure 34 - Conceptual Transit Ro