REPORTS

4. From the Director, Planning, Property and Development Department
Report 2002/04/25

Proposed Amendment to Plan Winnipeg By-Law No. 7630/2000 by redesignating lands located North of Portage Avenue and West of Camp Manitou Road from a Rural Policy Area to a Neighbourhood Policy Area
File EP-1.1 (PW) (Vol. 15)

Recommending

1. That *Plan Winnipeg* By-Law No. 7630/2000 be amended by redesignating lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet), bounded by the Winnipeg City limits to the West, and the existing *Plan Winnipeg Neighbourhood Policy Area* to the East from a *Rural Policy Area* to a *Neighbourhood Policy Area* as outlined in the attachment.

2. That in accordance with recommendation 1., the attached By-Law, amending By-Law 7630/2000 receive first reading.

3. That Executive Policy Committee be instructed to hold a public hearing in accordance with Sections 579(3) & 632 to 645 of the City of Winnipeg Act.

Re: PW 01/02 Proposed amendment to *Plan Winnipeg* By-Law no. 7630/2000 by redesignating lands located North of Portage Avenue and West of Camp Manitou Road from a *Rural Policy Area* to a *Neighbourhood Policy Area*

For submission to: **Executive Policy Committee**

Original report signed by: **Director of Planning, Property and Development**

Report date: April 17, 2002

In camera item: **No**

Recommendation(s):

1) That *Plan Winnipeg* By-Law no. 7630/2000 be amended by redesignating lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet), bounded by the Winnipeg City limits to the West, and the existing *Plan Winnipeg Neighbourhood Policy Area* to the East from a *Rural Policy Area* to a *Neighbourhood Policy Area* as outlined in the attachment;
2) That in accordance with recommendation 1), By-Law No. XXXX/2002 (attached), amending By-Law 7630/2000 receive first reading; and
3) That Executive Policy Committee be instructed to hold a public hearing in accordance with Sections 579(3) & 632 to 645 of the City of Winnipeg Act.

REPORT SUMMARY

KEY ISSUES:

- The subject lands were proposed for redesignation during the *Plan Winnipeg* review process when the Plan received second reading
- The purpose of the redesignation was to ensure consistency of land use as adjacent lands to the east were already designated *Neighbourhood*, developed and serviced, as well, land to the south within the City was also proposed to be redesignated to *Neighbourhood*. Land immediately to the West and South in the R.M. of Headingley are also designated *Commercial* under the R.M.'s Development Plan.
- Council redesignated the subject lands at second reading, after public hearings had been closed. The Minister of Intergovernmental Affairs required that such a redesignation be the subject of a separate public hearing, therefore the subject lands were returned to their original designation (as passed at first reading).
- The subject lands are now being brought forward for redesignation under the *Plan Winnipeg* amendment process.

IMPLICATIONS

General implications

☐ None
☐ For the organization overall and/or for other departments

X	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment:

- The subject lands are privately held and this redesignation will affect their ability to be developed.

Policy implications

	No (*There are no policy implications if the report is asking for a one-time decision.)*
X	Yes *(There are policy implications if the recommendation(s) is/are asking for a decision that will be used to guide decisions over time.)*

Comment:

- The recommendation asks for changes to *Plan Winnipeg Policy Plate A – Land Use*, the Policy Plate that guides land development for the City of Winnipeg

Financial implications

	Within approved current and/or capital budget
	Current and/or capital budget adjustment required
X	No financial implications

Comment:

- The proposed change is of a policy nature and is not anticipated to have financial implications for the organization

REPORT

RECOMMENDATION(S):

1) That *Plan Winnipeg* By-Law no. 7630/2000 be amended by redesignating lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet) bounded by the Winnipeg City limits to the West, and the existing *Plan Winnipeg Neighbourhood Policy Area* to the East from a *Rural Policy Area* to a *Neighbourhood Policy Area* as outlined in the attachment;
2) That in accordance with recommendation 1), By-Law No. XXXX/2002 (attached), amending By-Law 7630/2000 receive first reading; and
3) That Executive Policy Committee be instructed to hold a public hearing in accordance with Sections 579(3) & 632 to 645 of the City of Winnipeg Act.

REASON FOR THE REPORT:

At its meeting of October 25, 2000 Council gave second reading to *Plan Winnipeg* By-Law 7630/2000 which included an amendment to redesignate lands fronting Portage Avenue in the Assiniboia Downs Neighbourhood from a *Rural Policy Area* to a *Neighbourhood Policy Area*. This redesignation was subsequently reversed under the instructions of the Minister of Intergovernmental Affairs when *Plan Winnipeg* By-Law 7630/2000 received third reading on December 12, 2001. The Director of Planning, Property and Development Department has initiated this amendment process for consideration by **Executive Policy Committee** as the committee responsible for Plan Winnipeg.

HISTORY:

In 1995 *Plan Winnipeg* was amended to redesignate a portion of the lands located West of the Perimeter Highway, North of Portage Avenue from a *Rural Policy Area* to a *Neighbourhood Policy Area*. These lands have since been serviced with a full range of municipal services and developed as the Pointe West Auto Park. During the recent *Plan Winnipeg* review process lands in the Assiniboia Downs Neighbourhood located south of Portage Avenue were also redesignated from *Rural Policy Area* to *Neighbourhood Policy Area* as there was a need for an additional supply of residential land to meet demand in the westernmost part of the City and, the lands could be serviced with a full range of municipal services.

After the Public Hearing on *Plan Winnipeg*, and prior to third reading, a proposal came forward from the landowner with the support of the area councillor to also redesignate the remaining frontage along the North side of Portage Avenue to *a Neighbourhood Policy Area*. The **Executive Policy Committee** considered this proposal and chose to include this redesignation in the amended *Plan Winnipeg* that went forward to Council and received second reading. This amended Plan was sent to the Minister of Intergovernmental Affairs for comment and approval.

The Minister regarded that significant changes in land-use designation should not occur after public hearings have been closed and directed Council to return the subject property to its original designation.

DISCUSSION:

The subject property is located on the North side of Portage Avenue, adjacent to the Pointe West Auto Park to the East. Lands immediately to the South and West are in the R.M. of Headingley and designated for Commercial Development under their development plan. The redesignation of the subject property along the Portage Avenue frontage would ensure consistency of land use for the immediate area. This land is suitable for highway commercial development and can be readily serviced with the full range of municipal services as required by *Plan Winnipeg Policy 3B-02 - Guide the Development of New and Existing Residential Areas*.

Under this *Plan Winnipeg* amendment process, the redesignation of these lands will be advertised and be the subject of a public hearing, thus addressing the concerns of the Minister of Intergovernmental Affairs. As the lands will remain zoned A – Agricultural, their development will also require a rezoning where any detailed concerns such as servicing and access can be dealt with more thoroughly.

Financial Impact Statement

Date: 23-Apr-02

COMMENTS:

As the recommendations of this report relate to legal/administrative elements only, it is anticipated that there will be no material financial impact to the City in their implementation.

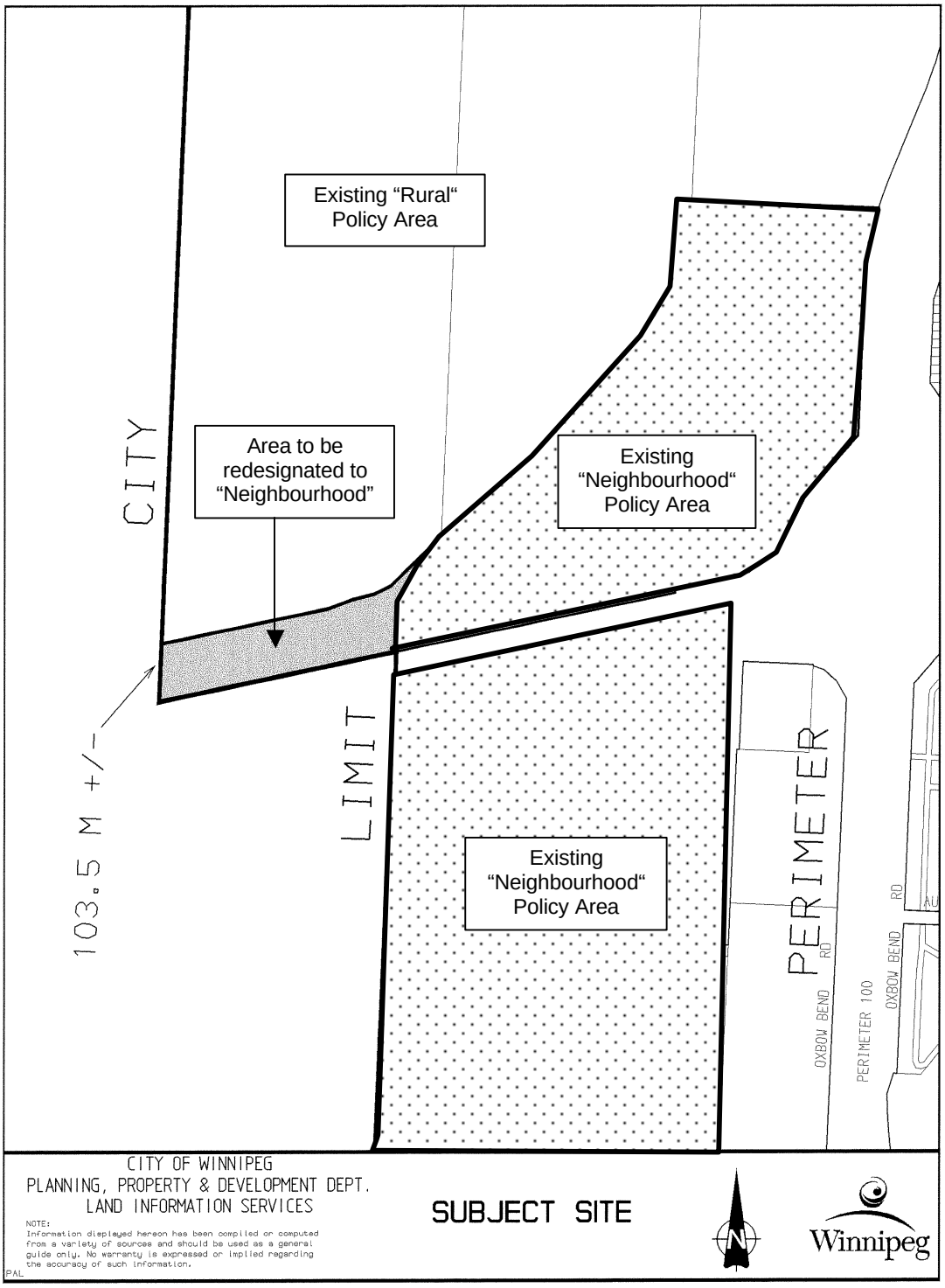
Gord Courage, Manager
Support Services Division

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: Dianne Johnson
PPD File #: PW 01/02

Document name: o:\reports directive\planning and land use\urban planning reports\pw021-report.doc


Existing "Rural" Policy Area
Area to be redesignated to "Neighbourhood"
Existing "Neighbourhood" Policy Area
Existing "Neighbourhood" Policy Area
CITY LIMIT
103.5 M +/-
PERIMETER
OXBOW BEND RD
PERIMETER 100
OXBOW BEND RD
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
NOTE:
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PAL
SUBJECT SITE
N
Winnipeg

REFERENCE: FILE NO: XXX.X.X (PW 01/02)

THE CITY OF WINNIPEG

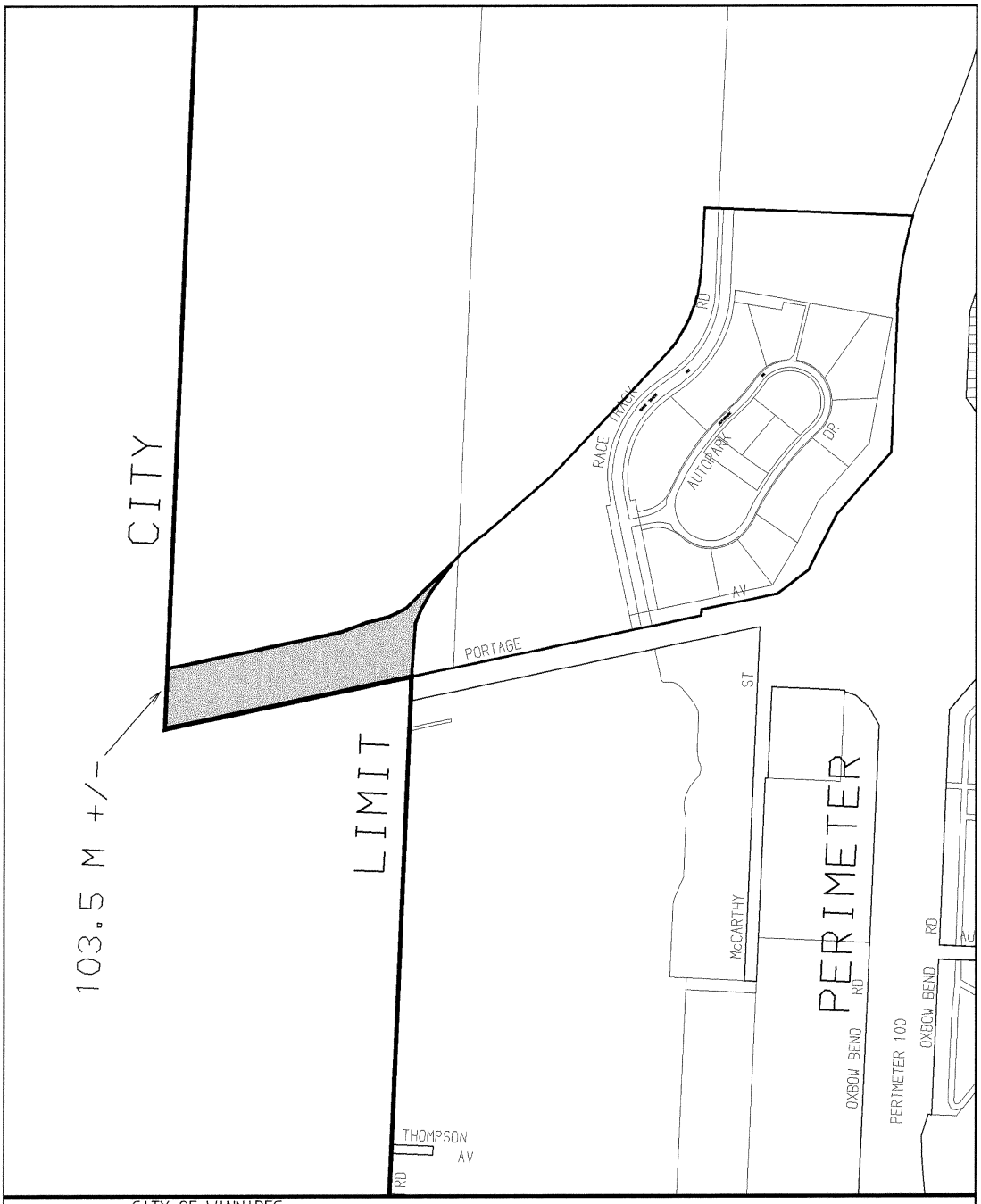
BY-LAW NO. /2002

A By-law of **THE CITY OF WINNIPEG** to amend By-law No. 7630/2000, a By-law establishing **PLAN WINNIPEG**, being a statement of the City's policy and general proposals in respect of development or use of land in the City.

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

1. The map titled "POLICY PLATE A, LAND USE, PLAN WINNIPEG 2020 VISION", attached to and forming part of By-law No. 7630/2000 is hereby amended as follows:

"Lands located on the North side of Portage Avenue to a depth of approximately 103.5 metres (340 feet), bounded by the Winnipeg City limits to the West, and the existing Plan Winnipeg Neighbourhood Policy Area to the east in the Assiniboine Park-Fort Garry Community of The City of Winnipeg, shown outlined on the map below, are hereby designated as "NEIGHBOURHOOD" Policy Area and the said Plan Winnipeg Policy Area Map shall hereafter be read and construed as though the said lands were indicated thereon as "NEIGHBOURHOOD" Policy Area."



CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES

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PAL

SUBJECT SITE

N

Winnipeg

RECEIVED FIRST READING on this _____ day of _____ A.D., 2002.

RECEIVED SECOND READING on this _____day of _____ A.D., 2002.

RECEIVED THIRD READING on this _____day of _____ A.D., 2002.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2002.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Chief Administrative Officer

Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

File No.

PROPOSED AMENDMENT TO PLAN WINNIPEG BY-LAW NO. 7630/2000 BY REDESIGNATING LANDS LOCATED NORTH OF PORTAGE AVENUE AND WEST OF CAMP MANITOU ROAD FROM A "RURAL" POLICY AREA TO A "NEIGHBOURHOOD" POLICY AREA

File PW 01/02

PROPOSED SCHEDULE

April 11/02	Application Filed
May 8/02	Report and draft by-law considered by EPC and forwarded to Council
May 22/02	Council considers report, gives Plan Winnipeg by-law first reading, and instructs EPC to hold a public hearing (Sections 579(3) & 632 to 645 CW Act)
May 23/02	EPC Clerk sends out notice of public hearing to Minister and affected parties
June 6/02	First ad of Public Hearing appears in newspapers (not less than 21 days prior to hearing – Section 579 (3) and 632 to 645 CW Act)
June 13/02	Second ad appears in newspapers (must appear for 2 consecutive weeks)
June 26/02	EPC conducts public hearing and forwards report and by-law to Council for 2nd reading
June 27/02	EPC advises those persons who made representation at public hearing of when Council will be considering its report and by-law
July 17/02	Council gives 2nd reading to Plan Winnipeg By-law (Section 579(4) CW Act)
July 18/02	EPC sends letter to Minister of Urban Affairs and all persons making representation requesting objections to be filed with the Minister by August 2, 2002
September 18/02*	EPC considers Minister's response and forwards Plan Winnipeg by-law to Council for 3rd reading
September 25/02*	Council gives 3rd reading to Plan Winnipeg By-Law

* Subject to change pending response from the Minister of Intergovernmental Affairs