PROPOSED SECONDARY PLAN AMENDMENT

AIRPORT VICINITY PROTECTION AREA SECONDARY PLAN - PDO 1

APRIL 24, 2019
SUBMITTED BY TOWERS REALTY GROUP
PREPARED BY MOIR INFORMED DECISIONS



STATEMENT OF INTENT

Towers Realty Group is a commercial, multi-family and condominium property management and development firm with a focus in Manitoba and Saskatchewan.

We are award winning developers and professionals that want to work with the City of Winnipeg to create complete communities, and for the purpose of this proposal, specifically help facilitate multi-use development within the St. James area of Winnipeg.



We manage 18 properties along St. James alone

APPLICATION RATIONAL

The area along St. James is a mixture of new commercial development and vacant land. When we consider the economic trends and cost-benefit of further commercial development we know that mixed-use development is competitive and can fit while working towards the objectives of OurWinnipeg and Complete Communities.

We understand that this amendment from Airport Vicinity Protection Area Secondary Plan - PDO 1 to PDO 2 will require further land use approval processes, such as rezoning and possible subdivisions. Any servicing requirements or transportation modifications would be addressed during these processes.

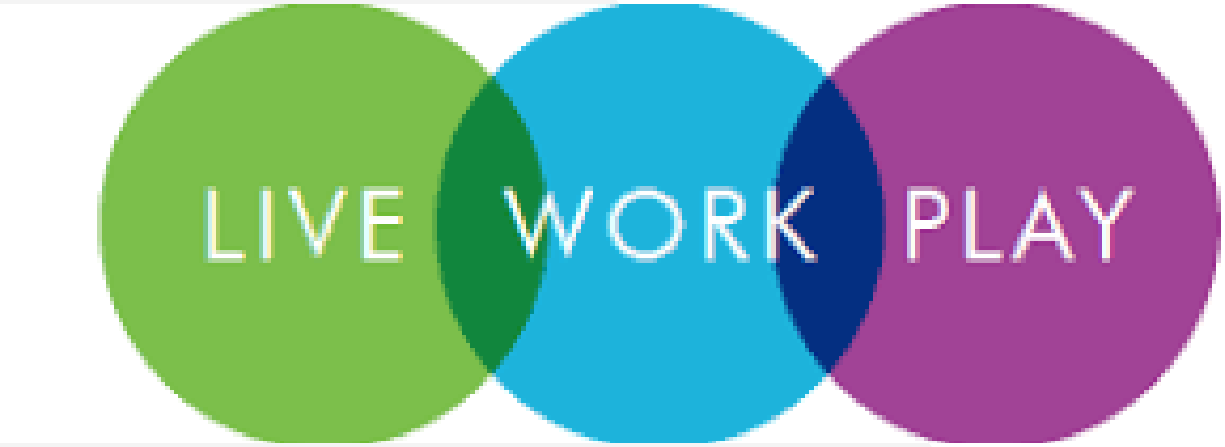
Prior to making this application we did meet with the City of Winnipeg Planning Staff, discussed our proposal with the Winnipeg Airport Authority, and adjacent neighbours about the possibility of multi-family housing west of St. James Street. We are aware of the Airports concerns and their economic contribution to the City of Winnipeg and area. We look forward to continuing to work collaboratively with all parties to ensure both areas remain competitive economic drivers for the city.



VISION

We know that there is a need for high quality rental accommodation in the St. James area. We have expertise in development and property management. Not only are we prepared to design with the airport concerns for noise in mind, but we are also commercial property managers and know the value of live, work and play in order to create a complete community.

We envision an area that has the capacity for residents of Winnipeg employed by the service sector and surrounding businesses to walk to work or utilize the public transit in the area. We envision them being able to work, live and enjoy the entertainment industry in the St. James area.



SITE DESCRIPTION

While we can only apply for a PDO amendment that includes gave us authorization, we believe that the City of Winnipeg would benefit from considering the entire area for an amendment to create a complete community.

Our properties are bordered in yellow below, which is what we are applying for the PDO amendment to PDO 2. However, we believe the red boundary would create a more complete community in conjunction with adjacent PDO amendment application for lands to the southeast.

Subject Lands



Legend

SubjectLands

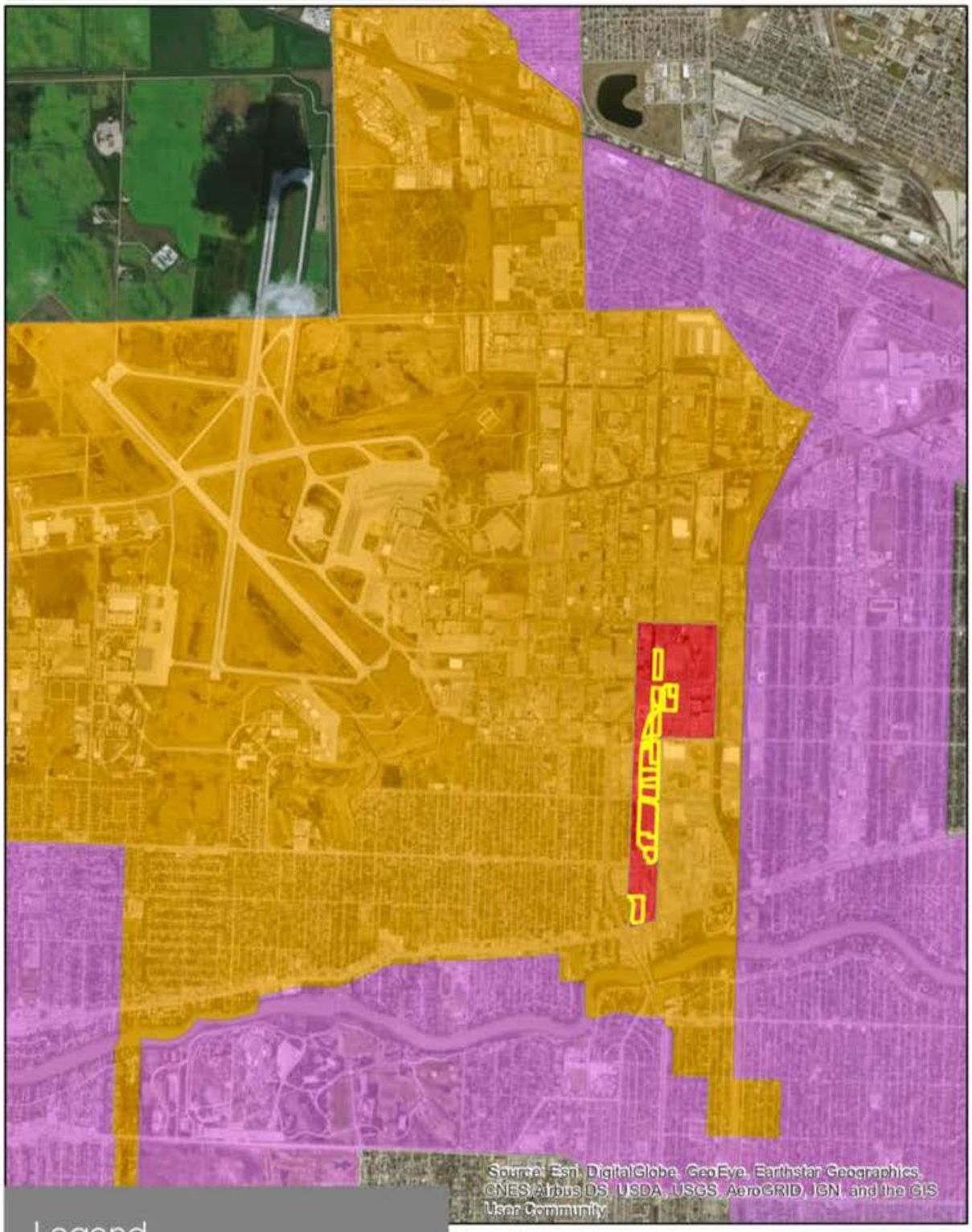
Roads

Projection: NAD83, UTM Zone 14 N
Data Source: City of Winnipeg, ESRI
Date Created: June 3, 2019

NORTH

0 0.125 0.25 0.5 Kms

Airport PDO Boundary Proposed Adjustment



Legend

- SubjectLands
- PDO Area 1
- PDO Area 2
- Proposed Adjustment Zone

Projection: NAD83, UTM Zone 14 N
Data Source: City of Winnipeg, ESRI
Date Created: February 25, 2019

NORTH

0 0.5 1 2 Kms

LAND USE INFORMATION

The subject lands are primarily along the west side of St. James Street, south of Sargent Ave., and north of Portage Ave. The east border of the proposed PDO Area amendment is Empress Ave. The properties are included in the OurWinnipeg Plan By-Law No. 67/2010 and Complete Communities Direction Strategy By-law No. 68/2010.

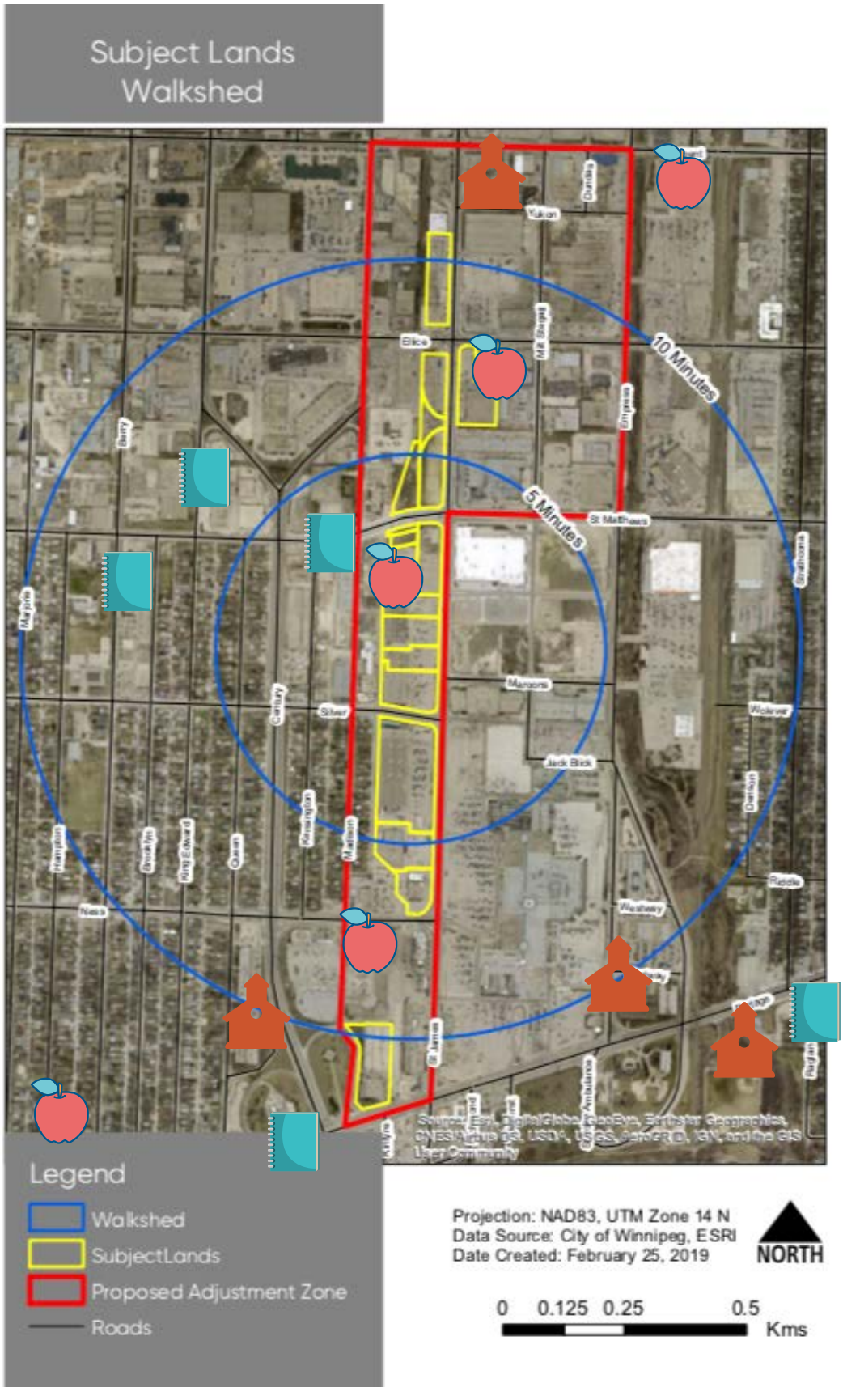
In the OurWinnipeg plan it discusses that the City of Winnipeg is expected to grow by 180,000 residents by 2031. On Page 8 of OurWinnipeg it specifically states that to accommodate this growth the city must plan for sustainability.

The rise in new residents are anticipated to be net migration (i.e. new to the City, not moving throughout the city) (p. 9). On page 11 of OurWinnipeg it states that through the SpeakUp Winnipeg process residents expressed a desire for complete communities where they can live, work and play in their neighbourhoods.

The St. James area is the first residential neighbourhood immigrants will see when they land at the Winnipeg International Airport. It has the elements of a complete community with public transportation, employment opportunities, shopping, education facilities, and religious services. However, there is a need for multi-family rental accommodation in the area to make it a complete community.

The following page shows a map of the subject area and walkability to schools, grocery stores and religious facilities in the St. James area.

.



Grocery

School

Religious facility

LIVE WORK PLAY IN ST. JAMES

COMPLETE COMMUNITIES

MATURE COMMUNITIES



DIRECTION 1

IDENTIFY COMMUNITY MIXED USE CENTRES AS HIGHER DENSITY DESTINATIONS SUPPORTED BY MULTI-MODAL TRANSPORTATION OPTIONS.

Encourage moderate to high density housing and higher intensity commercial and mixed use development focused on sustainable transportation.

As described in Complete Communities Direction Stategies By-law No. 68/2010 the properties along St James Street west are both Mature Communities and Regional Mixed-Use Centre.

The diagram below is an example from the strategic plan that shows how commercial development can be intensified with higher-density housing to offer a sustainable form of development.

Our subject properties have development that support both the local and greater community. There is some new development along St. James, as well as some vacant land poised for development. Higher density development can further support the regional transportation and multi-modal transportation initiatives of the City.



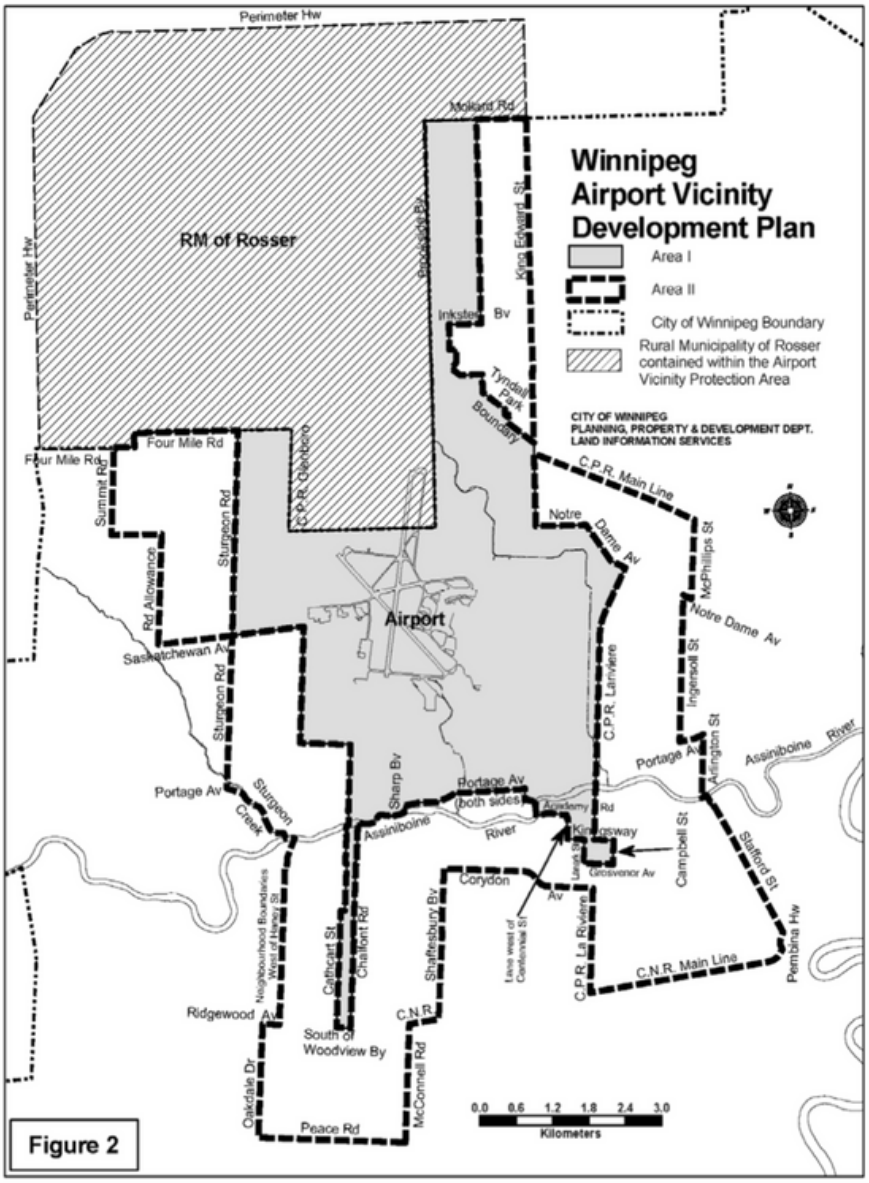
The 18 properties included in this application are capable of major transformative change, well connected to major intersections, and are a city and regional destination. The lands can strategically support employment, high-frequency transit, and have adquate land base for intensification.

We look forward to working collaboratively with the City and Winnipeg Airport Authority in a. proactive process to work towards making the St. James Ave. area a livable, complete community.

AIRPORT VICINITY PROTECTION AREA SECONDARY PLAN 6378/94

The PDO was created in 1997 with the purpose of protecting the airport operations and prevent conflict with new residential development in the area. While there are ample short term accommodations within proximity to the airport, these are typically hotels providing lodging for travellers.

The PDO designates the subject lands as "Area 1" meaning no new, multiple family residential dwellings are allowed to be established on our properties. We are requesting the lands to be re-designated as PDO Area 2.



amended 130/2010

ZONING BY-LAW 200/2006

Area Zoning Map



Our 18 properties are primarily zoned C3 - Commercial corridor. However, we have one property that is also zoned M1 - Manufacturing Light, and C2 - Commercial Community.

C3 - Commercial Corridor is intended to provide commercial goods and services for residents in the community but are automobile dependent. They must provide attractive appearance, adequate parking, and serviced by controlled traffic infrastructure.

C2- Commercial Community is intended to provide commercial goods and services for the residents of the immediate community.

M1 - Manufacturing Light is intended for processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

As mentioned, rezoning applications may be required should the PDO amendment be approved.



ECONOMIC TRENDS

Google or research economic trends of shopping malls and big box stores and you will see countless examples across North America of mixed-use redevelopment.

In cities, big box retailers like Walmart and Home Depot are anchoring to multi-family residential development as a way of growing up versus growing out. Reubranist.com discussed how this is not only a sustainable way of developing, but also a way of commercial businesses attracting new customers and keeping on trend. One example is Totem Lake Mall in Seattle is being redeveloped into a small community mixed-use development with several hundred housing units proposed (Seattle Business Magazine, August 20).



This retail real estate revolution is termed as the "amazon effect" with online retail being a trend. Retailers need to be innovative to maximize their prime real estate and unique opportunity to offer a true livable community close to all the amenities residents want.

The increased density can maximize revenue, reduce ecological footprint, and offer the cultural experience residents seek.

HOUSING TRENDS

46% of the housing in Winnipeg is multi-family with 29% of that apartments (Statistics Canada, 2016). Towers Realty is proud to be an established rental manager of multi-family housing in Winnipeg, and the main land-use manager of properties on the west side of St. James Street. We consistently have requests for two bedroom rental accommodations close to bus routes and commercial services. We believe the lands we manage on St. James Ave. West and area have the desirable location for multi-use development.

Winnipeg anticipates the demand for multi-family housing to grow with a steady rate of housing starts per year. Affordable, age-friendly housing options are good planning practices and cornerstones for liveable, sustainable communities.

St. James area has unfortunately been limited in the development of multi-family housing starts due to the PDO and land use polices. In order to bring the complete community strategies and land use planning policies into fruition collaborative and innovative development is necessary. Tower's Realty is willing to partner with the City, Airport Authority and adjacent neighbours to create this vision.



KEY FACTS

* Winnipeg has 21.9 million square feet of retail. Tuxedo is the fastest growing area for retail in the City which is putting pressure on the economic viability of St. James Street.

*The population of Winnipeg is aging; in particular 14.7% growth occurred in the 55-74 age bracket from 2011-2016 (Statistics Canada, 2016).

* There are existing high-frequency transit services in the area, with ample walking and vehicular traffic system in place to connect the area to the city as a whole.

*The only existing senior housing development in the area is 299 Queen Street and it was developed in 1978. The aging multi-family development in the area may become a planning issue in the future unless consideration is given to bringing the complete communities to fruition.

* We are confident we can address any concerns from the Airport Operations while achieving a livable, sustainable complete community by re-designating the subject lands to Area-2 in the PDO. This includes construction materials and real estate disclosure.



TITLE PLOT MAP

1016-1038 St. James St.
Owner(s) Marvin Investment Ltd.
Title No. 2265840

1440-1450 Ellice Ave.
Owner(s) Barcoga Holdings
Title No. 2747207

1000 St. James St.
Owner(s) Oxbow Holdings Ltd.
Title No. 1707452

914 St. James St.
Owner: Owbox Holdings Ltd.
Title No. 2772182, 2991713/1,
2991718/1, 2991719/1

980 St. James St.
Owner(s) Ranch Asset
Manamgent
Title No. 2631060

690-694 St James St.
Owner(s) Alloway Investment
Title No. 2783620/1

710 St James St.
Owner(s) Alloway Investment
Title No. 2783619/1

720-750 St James St.
Owner(s) Alloway Investment
Title No.2783618/1

810 St James St.
Owner(s) Oxbow Holdings Ltd.
Title No. 2783627

830 St James St.
Owner(s) Oxbow Holdings Ltd.
Title No. 2783626/1

840 St James St.
Owner(s) Oxbow Holdings Ltd.
Title No. 2783625

850 -860 St. James St
Owner(s) Oxbow Holdings Ltd.
Title No. 2783620

900 St James St.
Owner(s) Oxbow Holdings Ltd.
Title Nos. 2991714/1 and
2991715/1

1661 Portage ave.
Owner(s) Towers Ltd.
Title Nos. 1345072/1,
1345074/1, 1345077/1,
1345078/1, 134580/1

