Proposed Amendment to Plan Winnipeg By-Law No. 7630/2000 by Re-designating Lands Located North of Portage Avenue, West of Camp Manitou from a Rural Policy Area to a Neighbourhood Policy Area

File EP-1.1 (PW) (Vol. 15)

4. On October 25, 2000, Council gave second reading to Plan Winnipeg By-Law No. 7630/2000, which included an amendment to re-designate lands fronting Portage Avenue in the Assiniboia Downs Neighbourhood from a Rural Policy Area to a Neighbourhood Policy Area. This re-designation was subsequently reversed under instructions from the Minister of Intergovernmental Affairs when Plan Winnipeg By-Law No. 7630/2000 received third reading on December 12, 2001. The Director of Planning, Property and Development Department has initiated the amendment process for consideration by Executive Policy Committee as the committee responsible for Plan Winnipeg.

In 1995 Plan Winnipeg was amended to re-designate 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 re-designated 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 re-designate 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 re-designation in the amended Plan Winnipeg that went forward to Council and received second reading. The amended Plan was sent to the Minister of Intergovernmental Affairs for comment and approval. The Minister felt that significant changes in land use designation should not occur after public hearings had been closed and directed Council to return the subject property to its original designation.

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 Rural Municipality of Headingley and designated for Commercial Development under their development plan. The re-designation 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 for the Development of New and Existing Residential Areas.

Under the Plan Winnipeg amendment process, the re-designation 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.

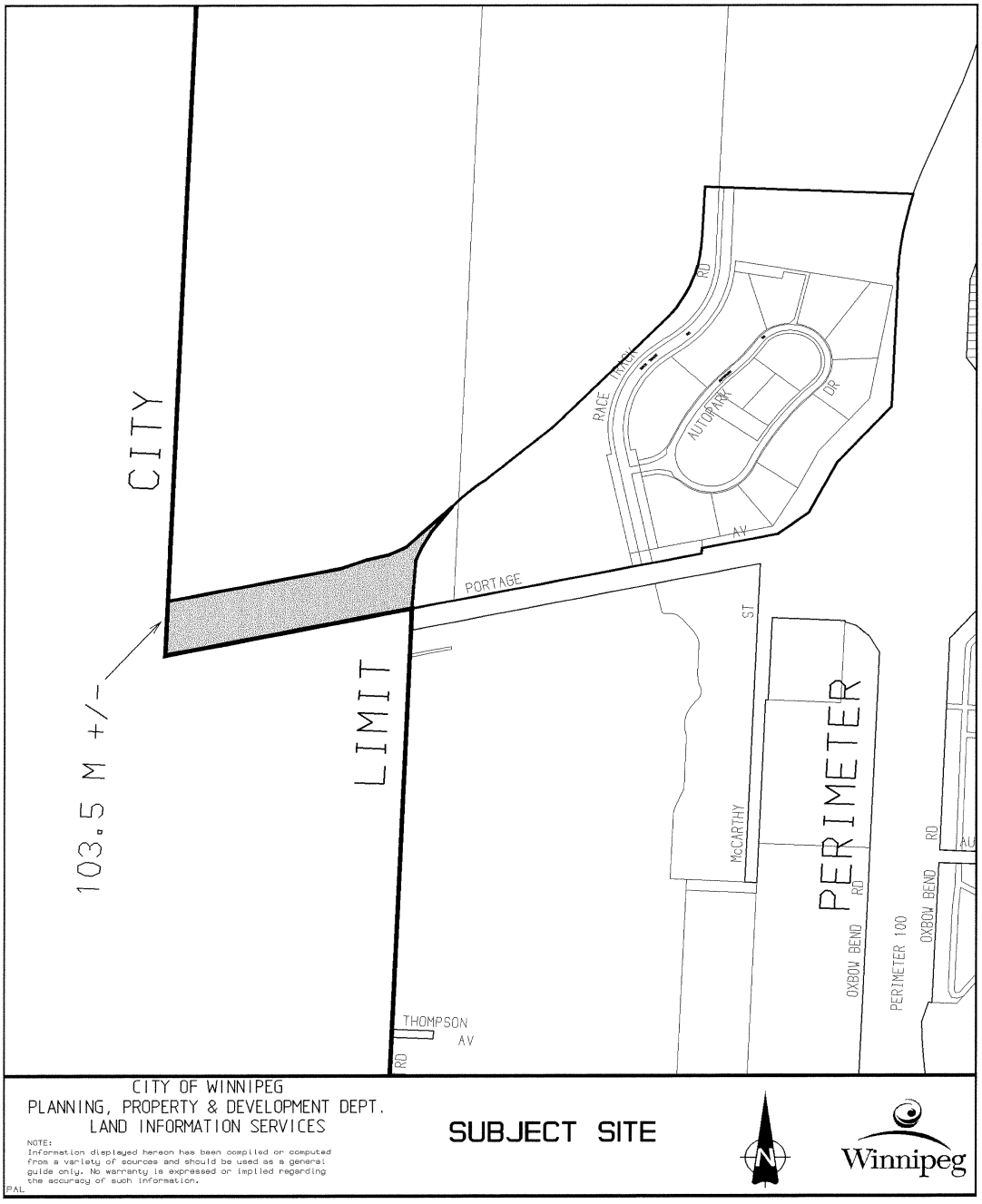
The Executive Policy Committee recommends:

I. That Plan Winnipeg By-Law No. 7630/2000 be amended by re-designating 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 on Attachment "A".

II. That in accordance with recommendation I, By-Law No. 8030/2002, outlined on Attachment "B", amending By-Law No. 7630/2000 receive first reading.

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

Attachment “A” referred to in Clause 4 of the Report of the Executive Policy Committee dated May 8, 2002



Attachment "B" referred to in Clause 4 of the Report of the Executive Policy Committee dated May 8, 2002

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

THE CITY OF WINNIPEG

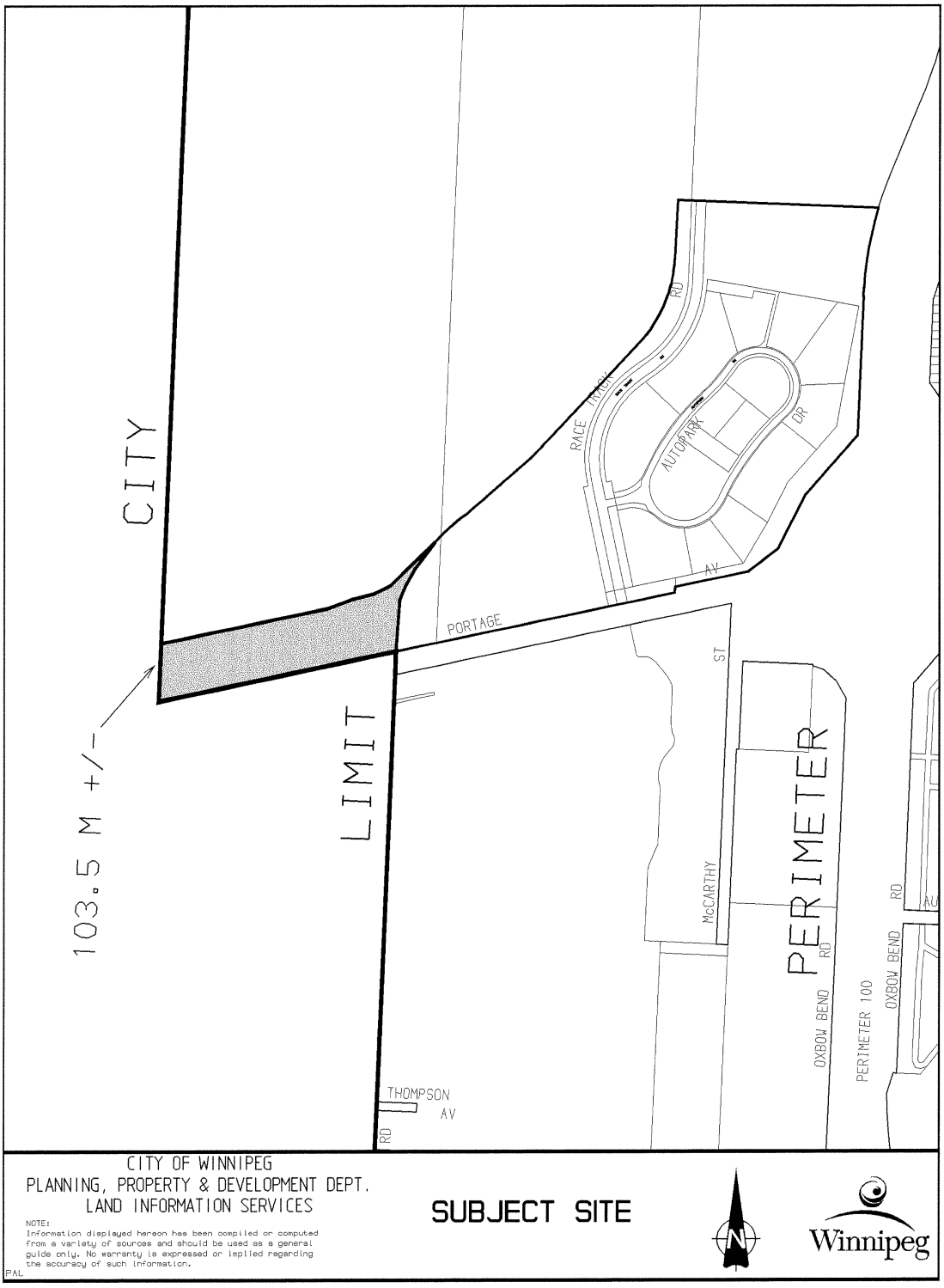
BY-LAW NO. /2002

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
LIMIT
103.5 M +/-
PORTAGE
AV
RACE TRACK
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AUTOPARK
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OXBOW BEND
RD
THOMPSON
AV
RD
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
LAND INFORMATION SERVICES
NOTE:
Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
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.