Agenda – Executive Policy Committee – December 10, 2021

BUDGET REVIEW

Item No. 10 Point Douglas Secondary Plan
(Point Douglas Ward)

STANDING COMMITTEE RECOMMENDATION:

On November 30, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to the Executive Policy Committee:

1. That $300,000 be allocated for the creation of the Point Douglas neighbourhood Secondary Plan, to be funded from the $9.5 million allocated towards projects that support economic recovery throughout the City and specifically in under-served areas.

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

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1. That $300,000 be allocated for the creation of the Point Douglas neighbourhood Secondary Plan, to be funded from the $9.5 million allocated towards projects that support economic recovery throughout the City and specifically in under-served areas.

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 17, 2021, the Executive Policy Committee referred funding for a secondary plan in the Point Douglas neighbourhood in the amount of $300,000.00 to the 2022 Budget Review process.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 1, 2021, the Lord Selkirk-West Kildonan Community Committee passed the following motion:

WHEREAS Complete Communities 2.0 defines South Point Douglas as a Major Redevelopment site;

AND WHEREAS there are many landowners and developers in this area who desire to re-develop their properties to include mixed use, high residential density;

AND WHEREAS the current land use of South Point Douglas is mostly zoned for Industrial use and only 5% of the neighborhood is zoned for residential use;

AND WHEREAS Complete Communities 2.0 requires that most development be guided by a front-end inclusive planning process, which is the Secondary Plan;

AND WHEREAS the North and South Point Douglas neighborhoods are in walking and cycling distance from the downtown, and redevelopment of these neighborhoods is imperative to assist in the pandemic economic recovery plan;

DECISION MAKING HISTORY (continued):

COMMUNITY COMMITTEE RECOMMENDATION (continued):

AND WHEREAS a secondary plan to guide the development that will inevitably come with the Eastern Transit Corridor and expansion of downtown;

AND WHEREAS the Point Douglas neighbourhood is a mixed use residential and industrial area with large tracts of undeveloped land along the river. It also has large, undeveloped areas that exist near major business zones and residential areas such as Elmwood, St. Boniface, and Downtown;

AND WHEREAS the Point Douglas neighbourhoods have a long-standing history with First Nations and Métis peoples;

AND WHEREAS in the spirit of meaningful reconciliation, such a secondary plan would demonstrate in a meaningful way an appropriate level of respect for the sacred and historic nature of the land here and honour the contributions and culture of Indigenous Peoples;

THEREFORE BE IT RESOLVED that the Lord Selkirk-West Kildonan Community Committee recommend to the Executive Policy Committee that:

1. The Budget Working Group be requested to consider including funding in the 2022 Operating and Capital Budget to fund a secondary plan for the Point Douglas neighbourhood in the amount of $300,000.00.