Agenda - Executive Policy Committee - September 22, 2004

REPORTS

Item No. 4 Plan Winnipeg Amendment: Fort Rouge Yards
File EP-1.1(PW)

ADMINISTRATIVE RECOMMENDATION:

1. That By-Law No. 145/2004, a proposal to amend Plan Winnipeg 2020 Vision By-Law No. 7630/2000 by:

   a. re-designating lands as identified on Attachment 1 from Industrial Policy Area to Neighbourhood Policy Area

be forwarded to Council for first reading to allow for a public hearing on this issue.

2. That Executive Policy Committee schedule a public hearing on this issue.

Re: PLAN WINNIPEG AMENDMENT: FORT ROUGE YARDS

For submission to: **Executive Policy Committee**

Submitted by: Planning, Property and Development Department

Report date: September 17, 2004

RECOMMENDATION(s):

2) That By-Law No. xxyy/2004, a proposal to amend *Plan Winnipeg 2020 Vision* By-Law No. 7630/2000 by:

   a. re-designating lands as identified on Attachment 1 from *Industrial Policy Area* to *Neighbourhood Policy Area*

   be forwarded to Council for first reading to allow for a public hearing on this issue.

2) That Executive Policy Committee schedule a public hearing on this issue.

REPORT SUMMARY

Key Issues:

- While part of the Fort Rouge Yards remain in operation as an active rail line, a strip of residual land, adjacent to the future Bus Rapid Transit (BRT) route right-of-way, has been sold to a private developer by Canadian National (CN). The residual lands are also adjacent to the existing Lord Roberts neighbourhood and are presently designated "Industrial Policy Area" in Plan Winnipeg.

- A re-designation to "Neighbourhood Policy Area" will prevent the establishment of inappropriate industrial uses and provide an opportunity for the City to explore redevelopment options such as residential, commercial or recreation uses that will be compatible with the Lord Roberts neighbourhood.

- A "Neighbourhood Policy Area" designation would best support the adjacent Lord Roberts neighbourhood and present an opportunity for infill development – concepts that are supported in Plan Winnipeg. The owner of the residual land supports re-designation to Neighbourhood Policy Area.

Implications of the Recommendation(s):

General implications:

	None
X	**For the organization overall and/or for other departments**
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

- The amendment will allow for the City to consider potential mixed-use redevelopment of the subject lands.

Policy implications:

	No
X	**Yes**

Comment(s):

- Change from Industrial to Neighbourhood Policy Area will allow for more appropriate redevelopment.

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

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REASON FOR THE REPORT:

Pursuant to the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg.

HISTORY:

The City recently initiated a preliminary study to examine and evaluate potential development options for the site. The site is situated between the Lord Roberts residential neighbourhood on the east and existing CN rail tracks on the west. The future BRT right of way runs along the east boundary of the active CN right of way.

The vacant property east of the CN right of way was recently sold to a private developer. Immediately adjacent to the south boundary of the site is a baseball diamond and grassed area that is leased to the City. The north boundary of the site is the Fort Rouge Transit Garage (main depot for Winnipeg Transit) and VIA Rail's maintenance station.

The site previously served as a train marshalling and maintenance centre for the CN. It contained railway tracks, blacksmith and repair facilities and a warehouse that stored the coal on the eastern portion of the property. In the mid 1960s, the CN began to scale back on site activities and removed a number of rail lines and buildings, leaving a portion of the property vacant where the old rail ties were piled.

DISCUSSION:

The proposed Plan Winnipeg amendment to designate the site as Neighbourhood Policy Area:

Presents an opportunity for Brownfield development:

- Plan Winnipeg encourages the reuse of obsolete industrial areas where the long-term industrial viability of such areas cannot be supported, provided that potentially contaminated sites have been evaluated and have met with remediation standards established by the Canadian Council of Ministers of the Environment.
- Preliminary environmental assessment indicates that contaminant levels across the site are low and generally below the levels that would be a potential concern for human health or the environment.

Presents an opportunity for mixed use, infill development:

- The site could be integrated into the adjacent neighbourhood by requiring, through a secondary planning process, compatibility of land use, built form, density, street patterns, streetscape and open spaces. A secondary planning process will involve extensive public input and will determine the site's ultimate uses and development.
- Plan Winnipeg encourages new development that is adjacent to, and compatible with, existing neighbourhoods. Future industrial development would not be compatible with the existing adjacent neighbourhood.

Financial Impact Statement Date: August 13, 2004

COMMENTS:

The recommendations included in this report are that a proposal to amend Plan Winnipeg 2020 Vision By-Law No. 7630/2000 by redesignating lands from Industrial Policy Area to Neighbourhood Policy Area be forwarded to Council for first reading to allow for a public hearing on this issue and that Executive Policy Committee schedule a public hearing on this issue. There are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

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 Division
Prepared by: Michelle Richard

Attachments:
1: Proposed by-law and map showing revision to Policy Plate A – Land Use

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Attachment 1:

REFERENCE: FILE NO: PW 01/04

THE CITY OF WINNIPEG

BY-LAW NO. XXXX/2004

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 in the City Centre Community of The City of Winnipeg, shown outlined on the map below and generally described as being situated between the Lord Roberts residential neighbourhood on the east and the existing CNR right of way on the west 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."

RECEIVED FIRST READING on this _____ day of _____ A.D., 2004.

RECEIVED SECOND READING on this _____day of _____ A.D., 2004.

RECEIVED THIRD READING on this _____day of _____ A.D., 2004.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2004.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

File No.

Proposed Revision to Plate A – Land Use

