Minutes – Executive Policy Committee – November 13, 2024

PUBLIC HEARINGS

Item No. 1 **Secondary Plan Amendment – 474 and 494 Panet Road (Elmwood-East Kildonan Ward) File SPA 5/2024 [c/r DASZ 31/2024 and DAV 160322/2024D]**

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee did not hear any representation on the application and adjourned the public hearing to its meeting on Wednesday, December 4, 2024 at 9:30 a.m. in the Council Building at 510 Main Street.

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That no representation be heard on the application, and the public hearing be adjourned to the Executive Policy Committee meeting on December 4, 2024.

Carried

PUBLIC HEARING SUMMARY

File: SPA 5/2024

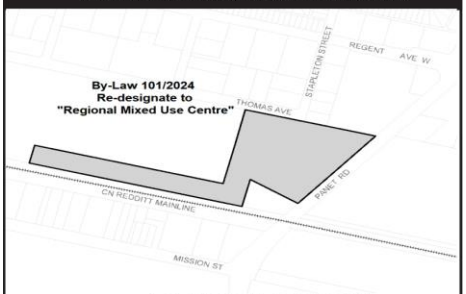
Before: Executive Policy Committee
His Worship Mayor Gillingham, Chairperson
Councillor Browaty
Councillor Duncan
Councillor Lukes
Councillor Rollins
Councillor Santos

Hearing: November 13, 2024
Council Building, 510 Main Street

Applicant: MMP Architects (Aaron Simoes)

Subject:

AMENDMENT TO COMPLETE COMMUNITIES DIRECTION STRATEGY BY-LAW NO. 119/2020 - SPA 5/2024



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EAST KILDONAN TRANSCONA COMMUNITY

APPLICANT : MMP Architects Inc. (Aaron Simoes)
FILE : SPA 5/2024
PROPOSAL : An application to amend the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 by re-designating the land shown above to "Regional Mixed Use Centre" policy area. The proposed secondary plan amendment will facilitate the establishment of a major retail centre at the proposed location.

A public hearing (pursuant to Section 234(3) of the City of Winnipeg Charter and in accordance with the Development Procedures By-law No. 104/2020) will be held before the Executive Policy Committee.

For information, phone E. Allan, Planner at 204-986-0533

Premises Affected:	474 and 494 Panet Road
Legal Description:	LOTS 1, 2 AND 4, PLAN 16198 WLTO IN RL 72, 73 AND 74 PARISH OF ST. BONIFACE, hereinafter called "the land"
Property Zoned:	"M2 PDO-1 Warman Road" (Manufacturing General, Planned Development Overlay District) Proposed "C3" (Commercial Corridor District)
Nature of Application:	Secondary Plan Amendment to the Complete Communities Development Plan Strategy 2.0 to reclassify the subject lands from General Industrial Employment Lands to Regional Mixed-Use Centre in order to permit C3 Zoning and a principal use of Retail Sales.
Exhibits Filed:	1. Application dated June 27, 2024 2. Notification of Public Hearing 3. Manitoba Status of Titles 3156555/1, 3156556/1 and 3156558/1 4. Letter of authorization dated March 19, 2024 from Marc Tallman, Vice-President, West Panet Properties Ltd., to MMP Architects Inc. 5. Surveyor's Building Location Certificate and sketch dated November 2, 2023 6. Caveats 81-92036/1, 81-92038/1, 1001141/1, and 5467370/1 7. Title Plot Sketch 8. Proposed Plan of Subdivision Sketch 9. Site Plan 10. Initial Infrastructure Assessment 11. Princess Auto Flagship Store Conceptual Master Plan and Campus Conceptual Master Plan 12. Traffic Memo, SBC Servicing Memo and Public Engagement Summary dated April 12, 2024 13. Plans (10 pages) 14. Report from the Urban Planning Division dated November 4, 2024 15. Inspection Report

Exhibit "14" referred to in File SPA 5/2024

ADMINISTRATIVE REPORT

Title: 474 - 494 Panet Road - SPA 5/2024 (By-law No. 101/2024) Amendment to the Complete Communities Direction Strategy By-law No. 119/2020 – Public Hearing

Critical Path: Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

On June 26, 2024, the Urban Planning and Design Division received an application to amend the *Complete Communities Direction Strategy 2.0 By-law No. 119/2020* ("CCDS 2.0"). If adopted by Council, the proposed amendment will re-designate the lands located at 474 and 494 Panet Road from "Employment Lands – General Industrial" to "Regional Mixed Use Centre" to allow for the potential future development of a major retail use.

Inaccurate information was listed on a poster displayed on the site, resulting in improper posting of the proposed development. As a result, the Urban Planning and Design Division is recommending the application be adjourned to the December 4, 2024, meeting of the Executive Policy Committee.

RECOMMENDATIONS

1. That the application for a Secondary Plan Amendment SPA 5/2024 (By-law No. 101/2024) be adjourned to the December 4, 2024, meeting of the Executive Policy Committee due to improper posting.

REASON FOR THE REPORT

An application has been received to amend the *Complete Communities Direction Strategy 2.0 By-law No. 119/2020*. If Council adopts the proposed by-law amendment, all future development applications within the plan area will need to conform to the amendment.

A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter and The Development Procedures By-law No. 104/2020*.

This report is being submitted for the Committee's consideration of the development application at the public hearing. Council approval is required to enact the proposed by-law amendment.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in, the hearing will be adjourned.

HISTORY/DISCUSSION

REASONS FOR RECOMMENDATION

- Inaccurate information was listed on the poster displayed on site, and the requirement that a proposal be posted for 14 days prior to the public hearing was not met, resulting in improper posting of the proposed development

- The poster shows the East Kildonan – Transcona Community Committee as the hearing body. This is inaccurate, as the hearing body is the Executive Policy Committee.

- The poster was not placed on the site for the required 14 day posting period.

- The Public Service acknowledges that both errors noted above are a result of the Public Service providing inaccurate posting information to the applicant.

- As a result, an adjournment is required to enable the site to be reposted with correct information.

- This item will be heard at the December 4, 2024 Executive Policy Committee meeting.

SUMMARY

The Urban Planning Division recommends **adjournment** for the following reasons:

- Inaccurate information was listed on the poster displayed on site, and the requirement that a proposal be posted for 14 days prior to the public hearing was not met, resulting in improper posting of the proposed development.

RECOMMENDATION

The Urban Planning Division recommends this application be adjourned to the December 4, 2024, meeting of the Executive Policy Committee.

FINANCIAL IMPACT

Financial Impact Statement

Date: November 1, 2024

Project Name:

474 - 494 Panet Road - SPA 5/2024 (By-law No. 101/2024) Amendment to the Complete Communities Direction Strategy By-law No. 119/2020 – Public Hearing

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Nov. 1, 2024
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services, as to legal issues

OURWINNIPEG POLICY ALIGNMENT

N/A

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

N/A

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property, and Development
Division: Urban Planning and Design
Prepared by: Evan Allan, RPP, MCIP
Date: November 4, 2024
File No: SPA 5/20