Agenda - Executive Policy Committee - October 20, 2004

REPORTS

Item No. 2 Request for Additional Plan Winnipeg Amendment: Polo Park
File EP-1.1(1/2003)

ADMINISTRATIVE RECOMMENDATION:

That an amendment to Plan Winnipeg to incorporate First Professional lands east of and adjacent to the existing Polo Park Wal-Mart site (Map 1) into the existing Area of Regional Commercial and Mixed Use Concentration not be initiated.

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2004, the Executive Policy Committee recommended that the Administration be requested to review and report back on the request from ND Lea Engineers and Planners Inc., Wood Bull, Barristers and Solicitors, and First Professional Management Inc., to amend Plan Winnipeg By-law No. 7630/2000 by re-designating from industrial to commercial the First Professional Shopping Centre lands located east of and adjacent to the existing Wal-Mart site (said lands bounded on the north by Sargent Avenue, on the east by residential development, on the south by Ellice Avenue, and on the west by the Wal-Mart shopping centre and the CPR La Riviere rail line).

Re: Request for Additional Plan Winnipeg Amendment: Polo Park

For submission to: Executive Policy Committee

Original report signed by: Director of Planning, Property and Development

Report date: June 28, 2004

Recommendation(s):

That an amendment to Plan Winnipeg to incorporate First Professional lands east of and adjacent to the existing Polo Park Wal-Mart site (Map 1) into the existing Area of Regional Commercial and Mixed Use Concentration not be initiated.

REPORT SUMMARY

Key Issues:

- First Professional properties that are subject of this report are located in a Neighbourhood Policy Area, zoned M1B Light Industrial District, are subject to development and performance standards, and are adjacent to single-family homes.

- It is appropriate to have a buffer between the Area of Regional and Mixed Use Concentration and the residential neighbourhood. The rail tracks create an obvious separation between the Area of Regional and Mixed Use Concentration and the buffer zone.

- The Planning Division is currently working on a secondary plan for the Polo Park Area that will include stakeholder consultation and a public hearing. Once completed, the administration will be in a position to recommend any additional amendments to Plan Winnipeg if and where appropriate.

Implications of the Recommendation(s):

General implications:

- [X] **None**
- [ ] **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):

-

Policy implications:

- [X] **No**
- [ ] **Yes**

Comment(s):

-

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):

-

REASON FOR THE REPORT:

Under the City of Winnipeg Charter, Executive Policy Committee is the designated hearing body responsible for Plan Winnipeg. On December 3, 2003, Executive Policy Committee requested that the Administration review and report back on First Professional's request for a Plan Winnipeg amendment to have their lands, east of and adjacent to the existing Wal-mart site, also incorporated into the *Area of Regional Commercial and Mixed Use Concentration*.

HISTORY:

On November 19, 2002, Standing Policy Committee on Property and Development directed the Administration to prepare a strategy to initiate a land use plan for the Polo Park Area in the Planning Division's 2003 work plan.

The Administration began research toward an Area Redevelopment Plan for Polo Park in 2003. Research revealed that much of the Polo Park commercial area was designated Industrial Policy Area and that the current regional-scale commercial activity was much broader than provided for under an Industrial Policy Area designation. Since the level of activity did not support Plan Winnipeg's Industrial Designation, a Plan Winnipeg amendment was initiated to address these issues. The amendment included changing some of the Industrial Policy Area to Neighbourhood Policy Area and expanding the *Area of Regional Commercial and Mixed Use Concentration* surrounding Polo Park.

Executive Policy Committee, upon conclusion of a public hearing, gave Second Reading of by-law (141/2003) on December 3, 2003. At this time, they also requested a review and report back on First Professional's request to have their properties, east of and adjacent to the existing Wal-mart site, also incorporated into the *Area of Regional Commercial and Mixed Use Concentration*. On February 25, 2004, Council gave third reading to the Plan Winnipeg amendment.

DISCUSSION:

The properties east of the tracks (which includes First Professional properties - Map 1) act as a transitional area or buffer zone between the existing *Area of Regional Commercial and Mixed Use Concentration* and the residential neighbourhood to the east. Presently, the properties are zoned "M1-B" Industrial District and are designated Neighbourhood Policy Area in Plan Winnipeg. Permitted uses in a "M1-B" Industrial District are less intensive and are subject to higher standards than other industrial zoning categories ensuring a fit with surrounding neighbourhoods (ie. requiring operations to take place in an enclosed building, similar setbacks from the street as residential development and landscaping).

The buffer or transitional area is not appropriate for regional-scale retail commercial development found in an *Area of Regional Commercial and Mixed Use Concentration*. The area

is suitable for commercial, industrial or mixed-use development that is compatible with the residential neighbourhood.

The Administration has been completing the background research necessary for a secondary plan for the Polo Park area. An area redevelopment plan, adopted as a secondary plan, can provide more predictability to development. Any further area amendments to Plan Winnipeg should be identified through the stakeholder and public consultation process associated with a secondary plan.

Financial Impact Statement Date: June 25, 2004

COMMENTS:

The recommendation in this report requests EPC to consider no further Plan Winnipeg amendments in the Polo Park Area until the current work toward a secondary plan for the Polo Park Area is completed and presented to Standing Policy Committee on Property and Development for their consideration. The is no financial impact associated with this recommendation.

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

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development
Division: Planning and Land Use Division
Prepared by: Michelle Richard

Attachments:

A: Map 1 – Requested Addition to Existing Area of Regional Commercial and Mixed Use Concentration

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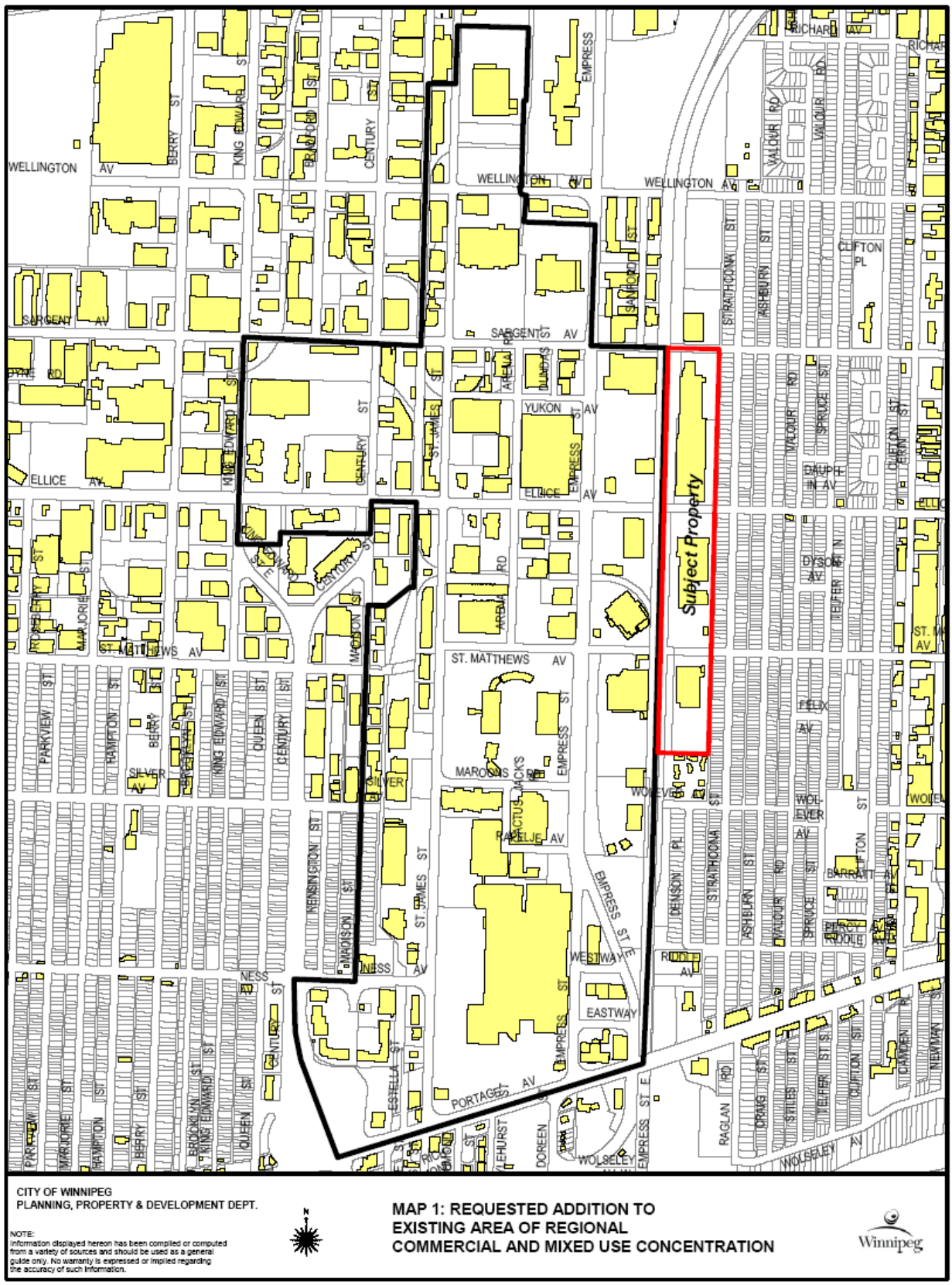
MAP 1:


Subject Property
WELLINGTON AV
SARGENT AV
ELLICE AV
YUKON ST
ST. MATTHEWS AV
SILVER AV
MAROONS RD
RACHEL AV
WESTWAY
EASTWAY
EMPRESS ST E
PORTAGE AV
WOLSELEY AV
CITY OF WINNIPEG
PLANNING, PROPERTY & DEVELOPMENT DEPT.
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.
MAP 1: REQUESTED ADDITION TO EXISTING AREA OF REGIONAL COMMERCIAL AND MIXED USE CONCENTRATION
Winnipeg