Minutes - Executive Policy Committee – November 25, 2004

PUBLIC HEARINGS

Minute No. 47 Plan Winnipeg Amendment: Kenaston / McGillivray Boulevards Area of Regional and Mixed Use Concentration File EP-1.1 (PW 2/2004)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the administrative recommendation and recommends to Council:

1. That By-law No. 135/2004, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by:

   A. Re-designating lands as identified on Map 1 from Industrial Policy Area to Neighbourhood Policy Area, and;

   B. Expanding the Area of Regional Commercial and Mixed-Use Concentration, as identified on Map 1,

   be forwarded to Council for second reading.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

DECISION MAKING HISTORY:

The Administration advised that all statutory requirements with respect to this application have been complied with.

Moved by Councillor Eadie,
That the administrative report be taken as read.

Carried

Moved by Councillor Eadie,
That the receipt of public representations be concluded.

Carried

Moved by Councillor Clement,
That the administrative recommendation be concurred in and forwarded to Council.

Carried

Moved by Councillor Clement,
That the following supporting reasons be provided, namely:

1. The Executive Policy Committee agreed with the administrative comments contained in the Report from the Director of Planning, Property and Development dated November 17, 2004.

2. The re-designation of the subject lands will allow development along Kenaston Boulevard to be finished in a logical manner, and will blend the two residential communities of Whyte Ridge and Lindenwoods.

Carried

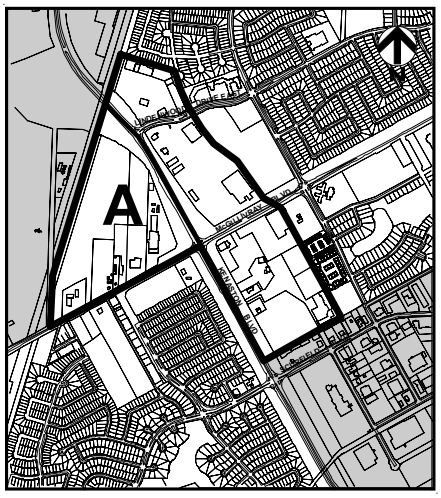
Moved by Councillor Clement,
That the public hearing with respect to this application be concluded.

Carried

PUBLIC HEARING SUMMARY

File:	EP-1.1 (PW 2/2004)
Before:	Executive Policy Committee Deputy Mayor Pagtakhan, Chairperson Councillor Clement Councillor Eadie Councillor De Smedt Councillor Steeves Councillor Thomas
Public Hearing:	November 25, 2004 West Committee Room Council Building, 510 Main Street
Applicant:	Director of Planning, Property and Development
Subject:	A proposal to amend Plan Winnipeg By-law No. 7630/2000 by:

1. Re-designating the defined area "A" from Industrial Policy Area to Neighbourhood Policy Area and Area of Regional Commercial and Mixed Use Concentration



Exhibits Filed:

1. Application dated September 14, 2004
2. Council Decision of September 29, 2004; contains report from the Director of Planning, Property and Development dated September 14, 2004
3. First Reading of By-law No. 135/2004 by Council on September 29, 2004

4. Notification of Public Hearing to the Minister of Intergovernmental Affairs dated November 1, 2004
5. Notification of Public Hearing to the Rural Municipality of MacDonald dated November 10, 2004
6. Advertising Notices dated November 10 and 17, 2004
7. Report from the Director of Planning, Property and Development dated November 17, 2004
8. Communication dated November 22, 2004 from Kevin Pshebniski, President, Hopewell Development Corporation in support of the application
9. Retail Portfolio of Hopewell Development Corporation and a bound Overview of Hopewell Group of Companies, submitted by Patrick Hamilton, Stevenson Real Estate Group, Ken Pshebniski, President, and James Gillies, Senior Vice President, Hopewell Development Corporation at the public hearing

REPRESENTATIONS:

In Support:

Harry Finnigan, Director of Planning, Property and Development
Chris Knoll, Manager of Planning and Land Use, Planning, Property and Development Department
Martin Grady, Senior Planner (Plan Winnipeg), Planning, Property and Development Department
Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development Department

Michelle Constant
James Gillies, Senior Vice President, Hopewell Development Corporation
Patrick Hamilton, Stevenson Real Estate Group on behalf of Hopewell Development Corporation
Ken Pshebniski, President, Hopewell Development Corporation
Ken Yee

In Opposition:

Rick McMillan, Whyte Ridge Residents' Association
Charles Robertshaw

For Information:

Marjorie Jaman

SUMMARIZATON OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Harry Finnigan, Director of Planning, Property and Development and Martin Grady, Senior Planner (Plan Winnipeg), Planning Property and Development Department, provided an overview of the application and Map 1 for the proposed re-designation of Industrial Policy Area to Neighbourhood Policy Area and Expansion of the Area of Regional Commercial and Mixed Use Concentration for the Kenaston/McGillivray Boulevards area.

Patrick Hamilton, Stevenson Real Estate Group, accompanied by Ken Pshebniski, President, Hopewell Development Corporation and James Gillies, Senior Vice President, Hopewell Development Corporation, appeared in support of the application, and submitted a Retail Portfolio of Hopewell Development Corporation and a bound Overview of Hopewell Group of Companies, filed as Exhibit 9.

Ken Pshebniski provided an overview of the proposed development – Kenaston Common – including that the land would be developed with architectural controls and would enhance the streetscaping along Kenaston and McGillivray Boulevards.

Harry Finnigan, Director of Planning, Property and Development and Martin Grady, Senior Planner (Plan Winnipeg), Planning Property and Development Department summarized the application.