Agenda – Council – December 15, 2004

Report - Executive Policy Committee – November 25, 2004

Item No. 2 Plan Winnipeg Amendment: Fort Rouge Yards
File EP-1.1 (PW 3/2004)

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 25, 2004, the Executive Policy Committee concurred in the administrative recommendation, as amended, and submits the following to Council:

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 Amended Map 1, Proposed Revision to Policy Plate A, from Industrial Policy Area to Neighbourhood Policy Area,

   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.

Agenda – Council – December 15, 2004

Report - Executive Policy Committee – November 25, 2004

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 25, 2004, the Executive Policy Committee concurred in the administrative recommendation with the following amendment:

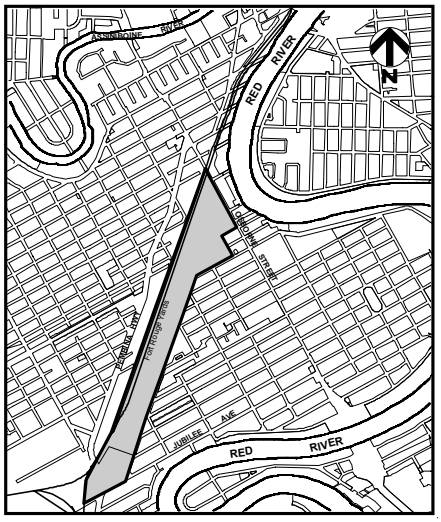
- Include amended Map 1 (filed as Exhibit 7) as revision to Policy Plate A to By-law No. 145/2004,

and submitted the matter to Council.

PUBLIC HEARING SUMMARY

File:	EP-1.1 (PW 3/2004)
Before:	Executive Policy Committee His Worship Mayor Katz, Chairperson Deputy Mayor Pagtakhan 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 shaded area from Industrial Policy Area to Neighbourhood Policy Area.



Exhibits Filed:

1. Application dated September 22, 2004
2. Council Decision of September 29, 2004; contains report from the Director of Planning, Property and Development dated September 17, 2004
3. First Reading of By-law No. 145/2004 by Council on September 29, 2004
4. Notification of Public Hearing to the Minister of Intergovernmental Affairs dated November 1, 2004
5. Advertising Notices dated November 10 and 17, 2004
6. Report from the Director of Planning, Property and Development dated November 16, 2004
7. Proposed Revision to Policy Plate A of By-law No. 145/2004 submitted by the Senior Planner, Planning, Property and Development Department

REPRESENTATIONS:

In Support:

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

Ken Douma, Redview Development Inc.
Councillor Gerbasi, Fort Rouge-East Fort Garry Ward
Guy Prefontaine

In Opposition:

Nil

For Information:

Jeff Lowe
Ken Oblik
Mark Olson

SUMMARIZATON OF REPRESENTATIONS AND SUBMISSIONS
MADE AT THE PUBLIC HEARING

Harry Finnigan, Director of Planning, Property and Development, Chris Knoll, Manager of Planning and Land Use and Michelle Richard, Senior Planner, Planning Property and Development Department, provided an overview, and displayed Map 1 with respect to the proposed Plan Winnipeg Amendment for the Fort Rouge Yards. Michelle Richard submitted a proposed revision to Policy Plate A to By-law No. 145/2004, filed as Exhibit 7.

Councillor Gerbasi, Fort Rouge-East Fort Garry Ward, appeared in support of the application.

Ken Douma, Redview Development Inc., appeared in support of the application. He advised that the Fort Rouge area has a good mix of residential development to multi-family developments.

Harry Finnigan, Director of Planning, Property and Development, Chris Knoll, Manager of Planning and Land Use and Michelle Richard, Senior Planner, Planning Property and Development Department summarized the application.

Exhibit "6" referred to in File EP-1.1 (PW 3/2004)

RE: PLAN WINNIPEG BY-LAW NO. 145/2004 – FORT ROUGE YARDS

For submission to: **Executive Policy Committee**

Submitted by: Planning, Property and Development Department

Report date: November 16, 2004

RECOMMENDATION(s):

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 Map 1 from *Industrial Policy Area* to *Neighbourhood Policy Area*

    be forwarded to Council for second reading.

REPORT SUMMARY

Key Issues:

- On September 29, 2004, Council gave first reading to By-law No. 145/2004, directing the Executive Policy Committee to schedule a public hearing (November 25, 2004) to consider amending Plan Winnipeg. Giving second reading to the proposed by-law will allow the proposed amendment to be forwarded to the Minister of Intergovernmental Affairs and Trade for approval, prior to a final approval and third reading of the by-law at Council.

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

- Planning, Property and Development Department supports re-designating the site to "Neighbourhood Policy Area" as it 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.

- A "Neighbourhood Policy Area" designation best supports the adjacent Lord Roberts neighbourhood and presents 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):

-

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:

Planning, Property and Development supports re-designation of the site to Neighbourhood Policy Area for the following reasons:

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: November 12, 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 second reading, which will allow the proposed amendment to be forwarded to the Minister of Intergovernmental Affairs and Trade for approval, prior to a final approval and third reading of the by-law at Council. 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:

Transit Department
Water and Waste Department

THIS REPORT SUBMITTED BY:

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

Attachments:

Map 1: Proposed Re-designation to Neighbourhood Policy Area

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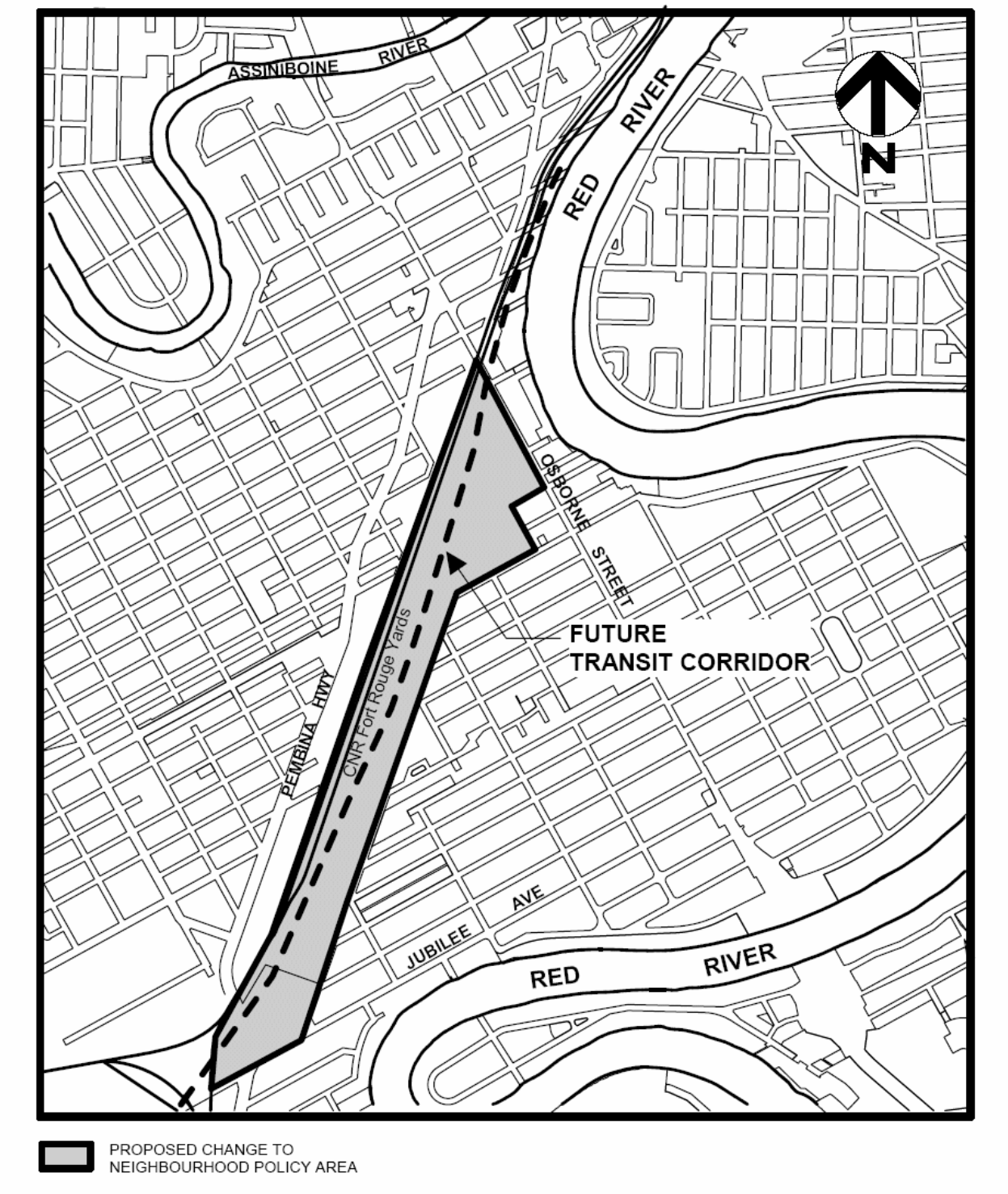
Map 1: Proposed Re-designation to Neighbourhood Policy Area



Amended Map 1 - Proposed Revision to Policy Plate A

