Agenda - Standing Policy Committee on Downtown Development - April 4, 2005

Moved by Councillor

That Rule 9.3 of the Procedure By-law be suspended in order that the following item, which was received too late to be placed on the regular agenda, may also be considered by Committee at this time.

ADDENDUM REPORTS

Item No. 4 Rezoning properties located east of Waterfront Drive to "Riverbank Sector" - Downtown Winnipeg Zoning By-Law No. 100/2004
File EZ-DAZ

ADMINISTRATIVE RECOMMENDATION:

1. That the Director of Planning, Property, and Development be instructed to initiate an application to rezone properties east of Waterfront Drive from "Downtown Living Sector" to "Riverbank Sector", under Downtown Winnipeg Zoning By-Law No. 100/2004;

2. That the public hearing for the rezoning application be scheduled before the Standing Policy Committee on Downtown Development in accordance with the Development Procedures By-Law requirements.

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On February 28, 2005, the Standing Policy Committee on Downtown Development recommended that the Director of Planning, Property, and Development Department be requested to submit a report to the Standing Policy Committee on Downtown Development for its meeting scheduled for April 4, 2005, relative to initiating an application to rezone properties east of Waterfront Drive, currently zoned 'Downtown Living Sector' under Downtown Winnipeg Zoning By-Law No. 100/2004, to 'Riverbank Sector".

Re: Rezoning properties located east of Waterfront Drive to "Riverbank Sector" (Downtown Winnipeg Zoning By-Law No. 100/2004)

For submission to: Standing Policy Committee on Downtown Development

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

Report date: March 21, 2005

Recommendations:

1. That the Director of Planning, Property, and Development be instructed to initiate an application to rezone properties east of Waterfront Drive from "Downtown Living Sector" to "Riverbank Sector", under *Downtown Winnipeg Zoning By-Law* No. 100/2004;
2. That the public hearing for the rezoning application be scheduled before Standing Policy Committee on Downtown Development in accordance with the *Development Procedures By-Law* requirements.

REPORT SUMMARY

Key Issues:

- *Downtown Winnipeg Zoning By-Law* No. 100/2004, which came into force and effect on June 23, 2004, established a "Downtown Living Sector" along both sides of Waterfront Drive;
- The City of Winnipeg owns all of the properties within that portion of the "Downtown Living Sector" east (river side) of Waterfront Drive;
- The "Downtown Living Sector" designation does not clearly align with Council policies and expectations for the properties located east of Waterfront Drive.

Implications of the Recommendation(s):

General implications:

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

Comment(s):

- The subject properties will be subject to more restrictive zoning regulations under the "Riverbank Sector" designation.

Policy implications:

X	**No**
	Yes

Comment(s):

- The "Riverbank Sector" regulations align with Council policies regarding riverbank properties.

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:
On February 28, 2005, Standing Policy Committee on Downtown Development requested that the Director of Planning, Property, and Development submit a report to committee's April 4, 2005 meeting regarding rezoning properties along the east side of Waterfront Drive, from "Downtown Living Sector" to "Riverbank Sector" (*Downtown Winnipeg Zoning By-Law* No. 100/2004).

Public hearings regarding rezoning applications in Downtown Winnipeg are required before Standing Policy Committee on Downtown Development.

HISTORY:
Following public forums (November, 2002) and facilitated workshop sessions (March, 2003), Planning, Property, and Development Department initiated application to replace the former downtown zoning by-law (No. 4800/88) with the new *Downtown Winnipeg Zoning By-Law* (No. 100/2004).

The properties along the east side of Waterfront Drive (from Galt Avenue to McDermot Avenue) were zoned "Downtown Living Sector" under the new *Downtown Winnipeg Zoning By-Law*. See Attachment 1—Current Zoning Map.

The public hearing on the new downtown zoning by-law was held before the new Standing Policy Committee on Downtown Development in June, 2004. Council subsequently approved the by-law and brought it into force and effect later that month.

DISCUSSION:
Planning, Property, and Development Department recommends the subject properties be rezoned to "Riverbank Sector" to align with Council's commitments and policies regarding the acquisition, use, and management of these specific riverbank properties and those city-wide. See Attachment 2 - Recommended Zoning Map.

Council's vision for these properties is expressed collectively in the following policies and guidelines:

- *Plan Winnipeg: 2020 Vision*;
- *CentrePlan: Vision & Strategies*:
- *CentrePlan: Development Framework*;
- *Downtown Winnipeg Urban Design Guidelines*;
- *Priorization of Development for a City-wide Riverbank Parkway System*; and
- *Ad Hoc Committee on Riverbank Acquisition, Policy and Priorities, Management, and Land Use*.

Together, these policies and guidelines foresee an interconnected linear parkway system. The parkway system provides public access along the riverbanks, integrated with the adjacent neighbourhoods via streets and pathways linked to the rivers at a number of activity nodes. These nodes have many forms and encourage public gathering at a variety of intensities—

ranging from casual viewpoints to programmed public activity areas such as The Forks. The Alexander Docks site is envisioned as a key focal point for inviting visitors into the Exchange District and connecting Exchange District denizens to the North Winnipeg Parkway System.

None of these policies and guidelines prevents or prohibits development of riverbank properties in general or the Alexander Docks site in particular. On the other hand, they do encourage development of the subject properties to be of a form and function that strengthens public access opportunities to, from, and along the Red River and that its operations have a clear connection to its riverbank location.

The subject properties are located along the west bank of the Red River. These properties are a portion of the North Winnipeg Parkway System. The site has a long history of river-related and public gathering uses.

The *Downtown Winnipeg Zoning By-Law* includes four zoning sectors -"Multiple-Use Sector", "Character Sector", "Downtown Living Sector", and "Riverbank Sector". The "Riverbank Sector" Intent Statement (downtown zoning by-law, Part 6) reads:

> *"This sector is intended primarily for the use and enjoyment of the public. Uses supportive of and accessory to a continuous linear parkway and public gathering nodes are encouraged. In order to ensure that views and access to and from the Red and Assiniboine rivers are enhanced, urban design review in this sector will encourage modestly-scaled buildings and structures, as well as high-quality built form."*

Rezoning the subject properties from the current "Downtown Living Sector" designation to "Riverbank Sector" accommodates a more limited range of uses and reduced built forms (i.e. building height, density, yards) representative of Council's commitments to riverbank sites in Downtown Winnipeg.

Financial Impact Statement Date: March 17, 2005

COMMENTS:

The recommendations are that the Director of Planning, Property, and Development be instructed to initiate an application to rezone properties east of Waterfront Drive from "Downtown Living Sector" to "Riverbank Sector", under Downtown Winnipeg Zoning By-Law No. 100/2004 and that the public hearing for the rezoning application be scheduled before Standing Policy Committee on Downtown Development in accordance with the Development Procedures By-Law requirements. There are no financial implications associated with these recommendations.

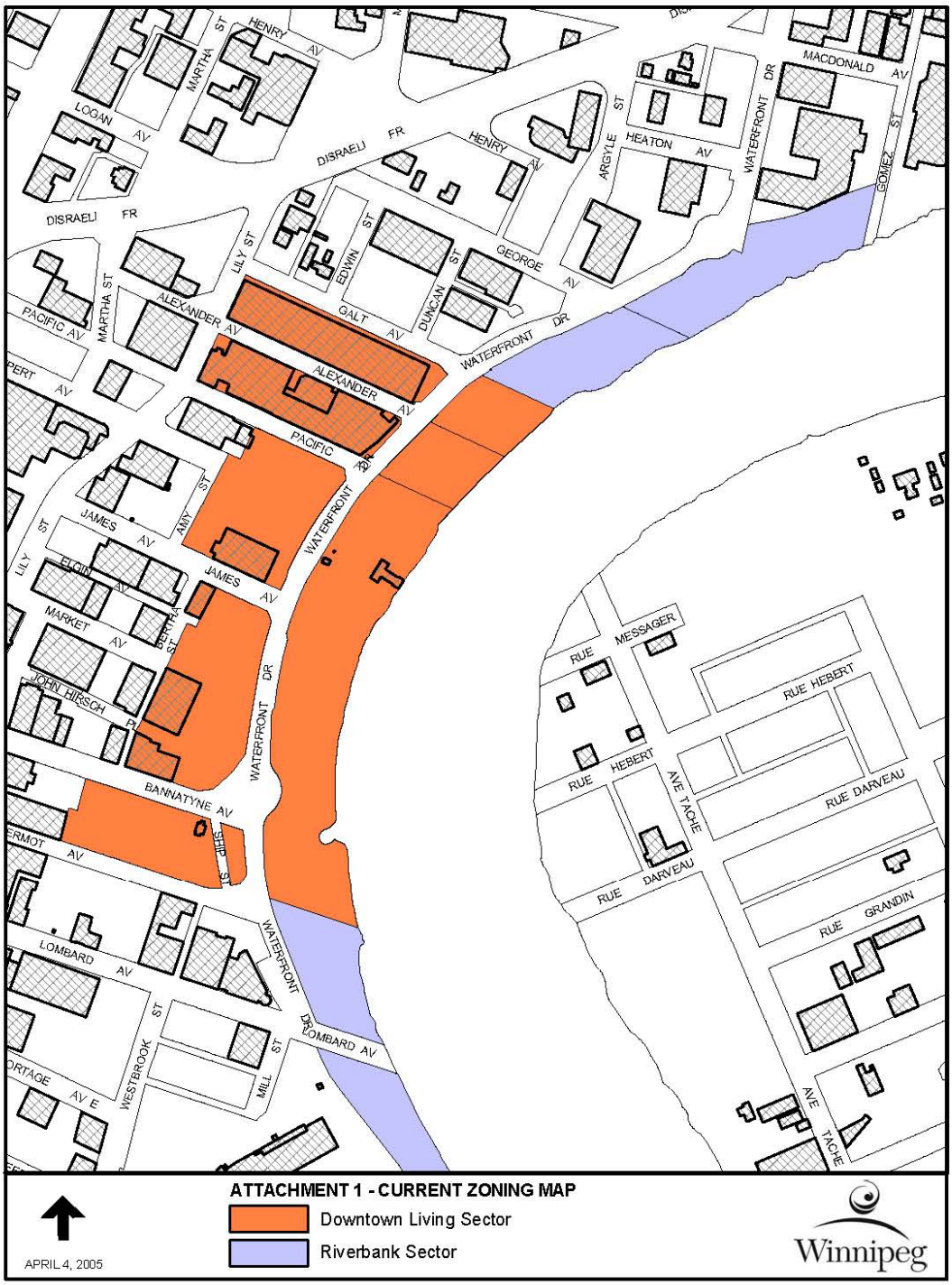
"Original Signed By"
Mike McGinn, CA
Manager of Finance

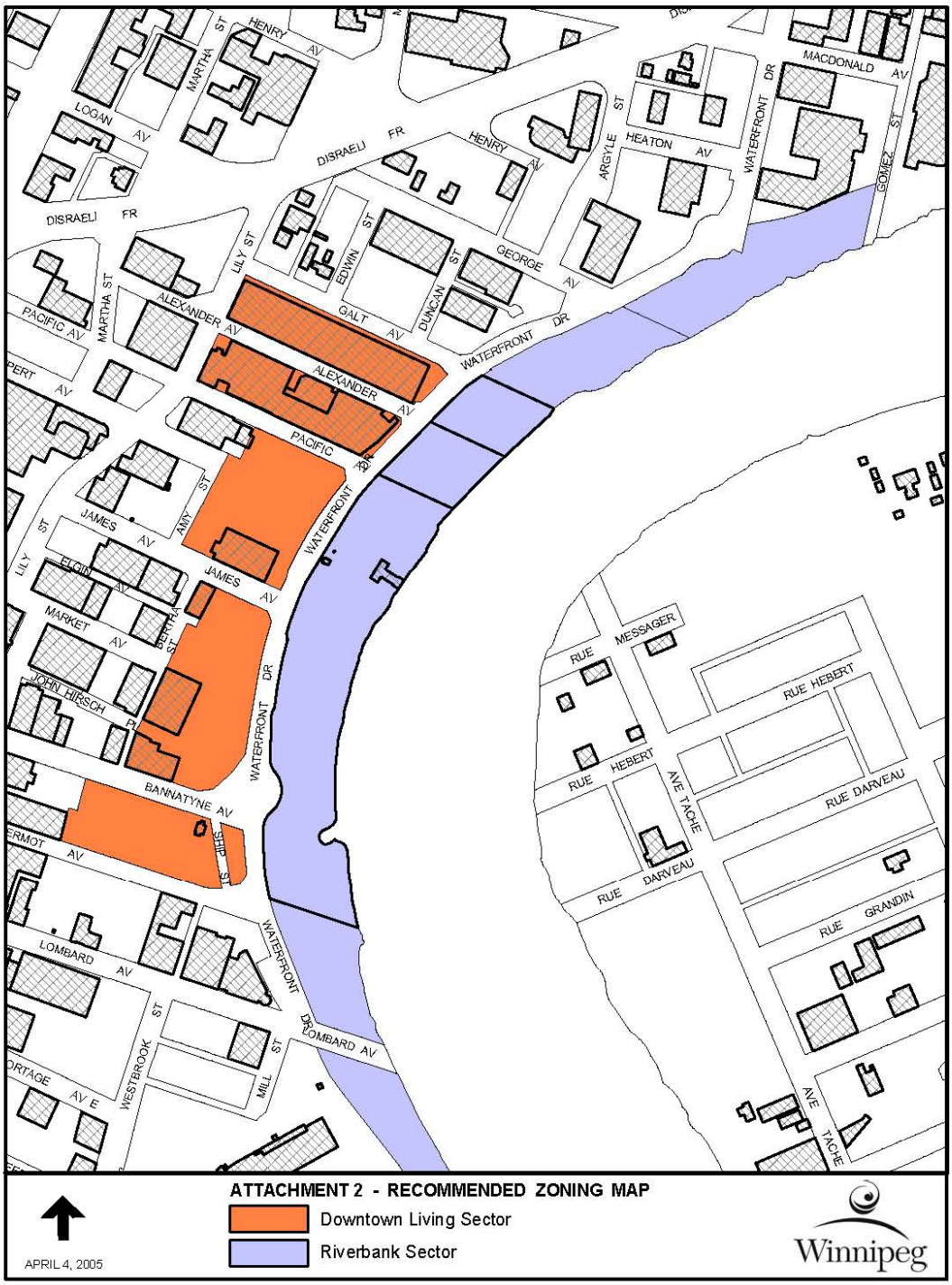
IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning & Land Use
Prepared by: M. Sandhurst
PPD File #:

Document name: O:/Reports Directive/Planning and Land Use/Downtown Planning Branch/2005 Reports/waterfrontrezone.march05.doc


ATTACHMENT 1 - CURRENT ZONING MAP
Downtown Living Sector
Riverbank Sector
APRIL 4, 2005
Winnipeg
HENRY AV
MARTHA ST
LOGAN AV
DISRAELI FR
HENRY AV
ARGYLE ST
HEATON AV
WATERFRONT DR
MACDONALD AV
GOMEZ ST
LILY ST
EDWIN ST
GEORGE AV
DUNCAN ST
GALT AV
ALEXANDER AV
PACIFIC AV
MARTHA ST
WATERFRONT DR
PACIFIC AV
JAMES AV
AMY ST
LILY ST
ELGIN AV
JAMES AV
MARKET AV
ALBERT ST
JOHN HIRSCH PL
WATERFRONT DR
BANNATYNE AV
SHIP ST
LOMBARD AV
WATERFRONT DR
LOMBARD AV
WESTBROOK ST
MILL ST
PORTAGE AV E
RUE MESSAGER
RUE HEBERT
RUE HEBERT
AVE TACHE
RUE DARVEAU
RUE DARVEAU
RUE GRANDIN
AVE TACHE


ATTACHMENT 2 - RECOMMENDED ZONING MAP
Downtown Living Sector
Riverbank Sector
APRIL 4, 2005
Winnipeg
HENRY AV
MARTHA ST
LOGAN AV
DISRAELI FR
LILY ST
EDWIN ST
GEORGE AV
ARGYLE ST
HEATON AV
WATERFRONT DR
MACDONALD AV
GOMEZ ST
ALEXANDER AV
GALT AV
DUNCAN ST
PACIFIC AV
PACIFIC DR
JAMES AV
AMY ST
ELGIN AV
MARKET AV
ERIN ST
JOHN HIRSCH PL
BANNATYNE AV
SHIP ST
LOMBARD AV
WESTBROOK ST
MILL ST
PORTAGE AV E
RUE MESSAGER
RUE HEBERT
AVE TACHE
RUE DARVEAU
RUE GRANDIN