Minutes - Executive Policy Committee - April 13, 2005

PUBLIC HEARINGS

Minute No. 277 Plan Winnipeg Amendment - North of Swailes Avenue Right-of-Way File EP-1.1 (PW 6/2004) [c/r DASZ 53/2004]

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

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

1. That By-law No. 46/2005, a proposal to amend Plan Winnipeg 2020 Vision By-law No. 7630/2000 by re-designating lands identified on Attachment 1 in the administrative report dated April 6, 2005, 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.

DECISION MAKING HISTORY:

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

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

Carried

Moved by Councillor Clement,
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 April 6, 2005.

2. The Community is supportive of residential development in this area.

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 6/2004)

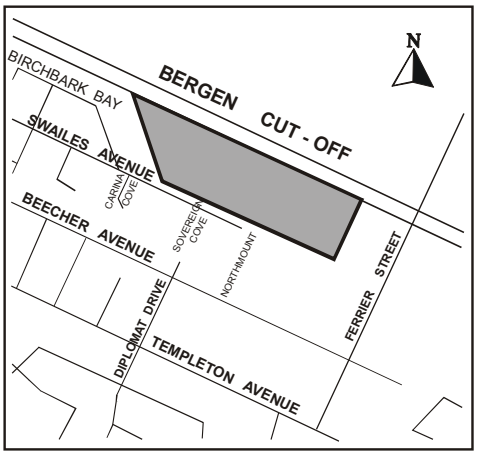
Before: Executive Policy Committee
His Worship Mayor Katz, Chairperson
Deputy Mayor Pagtakhan
Councillor Clement
Councillor Eadie
Councillor De Smedt
Councillor Steeves
Councillor Thomas

Public Hearing: April 13, 2005
West Committee Room
Council Building, 510 Main Street

Applicant: North Grassie Properties Inc.

Subject: A proposal to amend Plan Winnipeg By-law No. 7630/2000 by:

1. Re-designating the shaded area from Industrial Policy Area to Neighbourhood Policy Area.



Exhibits Filed:

1. Application dated November 9, 2004
2. Council Decision of March 23, 2005; contains report from the Director of Planning, Property and Development dated February 25, 2005
3. First Reading of By-law No. 46/2005 by Council on March 23, 2005

4. Notification of Public Hearing to the Minister of Intergovernmental Affairs and Rural Municipality of West St. Paul dated March 24, 2005
5. Advertising Notice
6. Report from the Director of Planning, Property and Development dated April 6, 2005
7. Communication dated April 12, 2005, from Doug Henne, Doug Henne Planning Services on behalf of North Grassie Properties Inc., with respect to the application

REPRESENTATIONS:

In Support:

Norm Boyle, Marketing Agent, North Grassie Properties Inc.
Doug Henne, Doug Henne Planning Services on behalf of North Grassie Properties Inc.
Andrew Hretzay, Anson Development
Krista Magdic
Lou Anna Roberts
John Wiebe, North Grassie Properties Inc.

In Opposition:

Wesley Dueck
Ann Gay
John and Marilia Sousa
Christine and Kevin Steinke

For Information:

Warren Earl, DWE Holdings Inc.
Alvin Kleinsasser
Councillor Mike O'Shaughnessy, Old Kildonan Ward
James Sosak

For the City:

Michelle Richard, Senior Planner (Plan Winnipeg), Planning, Property and Development Department

David Marsh, Planner, Planning, Property and Development Department
Kim Raban, Services Development Engineer, Water and Waste Department
Ernie Carriere, Land Development Engineer, Planning, Property and Development Department
John Kiernan, Coordinator Parks, Riverbanks and Community Initiatives, Planning, Property and Development Department
Neil Myska, Streets Planning Engineer, Public Works Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE COMBINED PUBLIC HEARING FOR PLAN WINNIPEG AMENDMENT FILE PW 6/2004 AND SUBDIVISION / REZONING FILE DASZ 53/2004

Doug Henne, Doug Henne Planning Services on behalf of North Grassie Properties Inc., appeared in support of the applications, provided an overview of the applications and submitted his presentation, filed as Exhibit 7 to PW 6/2004 and Exhibit 10 to DASZ 53/2004. Mr. Henne indicated concurrence in the recommendations contained in the administrative report from the Director of Planning, Property and Development dated April 6, 2005 and the Administrative Coordinating Group report dated March 29, 2005, with the following exceptions:

- That Recommendation 3 of the administrative report from the Director of Planning, Property and Development be amended to provide for the rezoning of the land to an "R1-3.5" Residential District.

- That Recommendation 8 of the Administrative Coordinating Group report be amended to read: "The Developer shall, at no expense to the City, construct a portland cement concrete sidewalk to a width of 1.5 m by 100mm in thickness on the west side of the proposed street extending northerly from Swailes Avenue to the first intersection north thereof, as determined by and to the satisfaction of the Director of Public Works."

Discussion ensued between the applicant, the administration and members of the Executive Policy Committee with respect to the following: adding a condition to limit the total number of lots in the development to 117, the rationale behind the proposal for an "R1-4" Residential District as opposed to an "R1-3.5" Residential District and an additional condition proposed by the administration to ensure that the development being considered would not become land-locked.

Andrew Hretzay, Anson Development, appeared in support of the applications. In particular, Mr. Hretzay voiced his support for the extension of McGregor Street and the potential development of the City-owned land located to the east of said extension.

Lou Anna Roberts appeared in support of the proposed Plan Winnipeg amendment and in opposition to the proposed Subdivision and Rezoning, submitted photographs (Exhibit 11 to DASZ 53/3004) and read in to the record a petition opposing the Subdivision and Rezoning purporting to contain the signatures of twenty-eight (28) area residents, filed as Exhibit 12 to DASZ 53/2004. Ms. Roberts also commented on the lack of park space in the vicinity of the

proposed residential development, and submitted a diagram outlining proportion of park to residential development for the area, filed as Exhibit 13 to DASZ 53/2004.

David Marsh, Planner, Planning, Property and Development Department addressed the issue of access and advised that the subject lands will be developed in phases and that a second access will have to be established prior to the start of the second phase of the development.

Krista Madgic appeared in support of the proposed Plan Winnipeg amendment and in opposition to the proposed Subdivision and Rezoning application. Ms. Madgic asked that consideration be given to set aside greenspace for area residents and that Home Depot may be willing to fund a play structure on said greenspace.

Wesley Dueck appeared in opposition to the applications, voiced his support for residential development and reiterated concerns regarding greenspace.

John and Marilia Sousa appeared in opposition to the Subdivision and Rezoning application due to concerns regarding access, traffic and light pollution. They advised they were not opposed to residential development in this area.

Kevin and Christine Steinke appeared in opposition to the Plan Winnipeg amendment and Subdivision and Rezoning application. Mr. Steinke cited concerns that ensuing road reconfigurations would likely result in their home being surrounded by roadways on the east, west and south sides of their property.

Anne Gay appeared in opposition to the Plan Winnipeg amendment and Subdivision and Rezoning application and submitted a petition in opposition to the application purporting to contain the signatures of twenty-nine (29) area residents, filed as Exhibit 14 to DASZ 53/2004. Ms. Gay stated that she was opposed to the applications for the following reasons:

- Increased traffic on Beecher Avenue;
- Concerns with the possibility of the establishment of a bus route on Beecher Avenue;
- Snow Removal;
- Negative impacts on drainage.

Warren Earl, DWE Holdings Ltd., appeared in opposition to the Subdivision and Rezoning and submitted a map of the area, filed as Exhibit 15 to DASZ 53/2004. Mr. Earl stated he was opposed to Recommendation 2(b) of the Administrative Coordinating Group report dated March 29, 2005, as it did not include a condition whereby the developer would be required to pay a portion of the cost of the land drainage sewer that was installed along Ferrier Street, between Templeton and Beecher Avenues.

Councillor O'Shaughnessy, Old Kildonan Ward, appeared for informational purposes. Councillor O'Shaughnessy stated that the proposed lot sizes were in character with similar developments throughout the city. Councillor O'Shaughnessy further stated that traffic on Swailes Avenue was not a problem nor would it be exasperated by the proposed development.

Councillor O'Shaughnessy further stated that the development would alleviate drainage concerns in the area.

Bernhard Goertzen appeared for information and offered commentary on an application for residential development that he submitted to the Planning, Property and Development Department for an area adjacent to the proposed subdivision/rezoning.

The applicant, Doug Henne, returned in rebuttal and addressed the following concerns, namely: access to the Bergen Cut-Off; creation of additional greenspace including tot lots; ingress and egress to the proposed development via the roadways Swailes, Beecher and Ferrier; increased traffic volumes; and, land drainage issues.