Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

Item No. 19 Transcona Yards Secondary Plan
File EP-1.2

STANDING COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That By-law No. 141/2005, the Transcona Yards Industrial Area Redevelopment Plan, referenced in the report from the Director of Planning, Property and Development dated July 8, 2005, be forwarded to Council for first reading.

2. That a Public Hearing before the East Kildonan-Transcona Community Committee be scheduled in accordance with The Development Procedures By-Law No. 5893/92 and Section 234(3) of The City of Winnipeg Charter.

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

Agenda - Council - July 27, 2005

Report - Standing Policy Committee on Property and Development - July 18, 2005

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 20, 2005, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 18, 2005, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: **TRANSCONA YARDS SECONDARY PLAN**

For submission to: **Standing Policy Committee on Property and Development**

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

Report date: July 8, 2005

Recommendation(s):

1. That By-law **No. xxxx/2005**, the **Transcona Yards Industrial Area Redevelopment Plan** be forwarded to Council for First Reading.
2. That the East Kildonan – Transcona Community Committee schedule a Public Hearing in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

REPORT SUMMARY

Key Issues:

- A collaborative and consultative planning process to create an Area Redevelopment (Secondary) Plan for the Transcona Yards Industrial Neighbourhood has been completed.
- A Secondary Plan with policies guiding the future development of the Transcona Industrial Yards has been prepared (see Attachment).
- The Secondary Plan accommodates the affected land-owner's redevelopment plans while respecting the immediate neighbourhood.
- The impacted land owners, including the Canadian National Railway Company (CN), and the community have had the opportunity to provide input to the Secondary Plan that directly impacts their neighbourhood.
- Civic departments have reviewed the Secondary Plan to ensure the appropriate conditions and requirements to accommodate growth have been included in the plan's policies.
- The adoption of the Secondary Plan as a by-law requires First Reading at Council and then a Public Hearing prior to Second and Third Reading at Council.
- The committee of council designated for the purpose of conducting the hearing respecting the proposed by-law is the East Kildonan – Transcona Community Committee.

Implications of the Recommendation(s):

General implications:

	None
X	**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 secondary plan allows existing industrial operations to continue, and implements design standards and controls to manage future industrial developments.
- The secondary plan encourages the orderly development of the planned area in consideration of the municipal infrastructure requirements and needs.

Policy implications:

	No
X	**Yes**

Comment(s):

- A secondary plan by-law for the Transcona Yards, if adopted, would set policy directions for redevelopment of the area.
- Design standards and controls requiring approval by the Director of Planning, Property and Development will be implemented.

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:
The Standing Policy Committee on Property and Development has the authority to forward the Secondary Plan By-Law to Council for First Reading.

HISTORY:
On June 23, 2004, Council adopted a motion to begin a collaborative and consultative planning process to create an Area Redevelopment (Secondary) Plan for the Transcona Yards Industrial Neighbourhood.

DISCUSSION:
Transcona Yards

The Transcona Yards is an industrial *Neighbourhood Characterization Area* comprised of more than 800 acres of industrially zoned land south of Pandora Avenue East, east of Plessis Road, north of Dugald Road and west of Ravenhurst Street. Most of the property is zoned "M3" Industrial District with approximately 80 acres at the northwest corner zoned "M2" Industrial District. The major user of the Transcona Yards is CN. Others include New Flyer Industries, the Freshwater Fish Institute, City of Winnipeg Police / Fire, Dominion Malting, Cargill Grains and Palliser Furniture. There are residential areas immediately to the north, west and south of the Transcona Yards.

The rail yards have always been an important part of the culture, heritage and economy of the Transcona community. Other uses, however, are not necessarily compatible with a residential community that has evolved around CN. Issues of compatibility, access, and infrastructure requirements must be considered prior to the devolution of CN land. This has become evident in the recent developments on CN lands north of Dugald that include Big Freight Hauling, Ken Paulson Rentals, Armtec, and Storageville. These developments have resulted in complaints from existing residents on the south side of Dugald. There is also growing concern from Civic Departments regarding the existing condition of infrastructure along Dugald Road and the possible future demands.

Secondary Plan

A Secondary Plan is the most effective tool to balance CN's development objectives with the interests of immediate neighbourhoods and the long-term infrastructure requirements for Transcona. This plan identifies and assists in managing future growth in the area, recognizing the needs and desires of all parties, including: business needs for growth, development, certainty and security; surrounding neighbourhood needs for quality of life, safety and enjoyment of private property; and the City of Winnipeg's needs, which include the efficient provision of infrastructure and services. The planning process for developing the secondary plan has been collaborative with local residents and business interests providing insight into their issues and interests within the area.

The Transcona Yards Industrial Area Redevelopment Plan policies provide support for the continuing heavy industrial uses, while encouraging a move to lighter, moderate

industrial/commercial activity at the periphery of the plan area. Design standards and controls are also required for the future industrial/commercial operations at the periphery and adjacent to the residential areas to mitigate the potential land-use conflicts. Building designs and site plans for new developments will require approval by the Director of Planning, Property and Development.

Public Hearing On Secondary Plan

A document with policies guiding the future development of the Transcona Yards Industrial Neighbourhood Area has been prepared as a by-law for consideration at a public hearing. Pursuant to the Development Procedures By-Law **No. 5893/92:**

5. (1) A proposed Secondary Plan By-law shall, after first reading and before second reading, be referred for conduct of a public hearing in accordance with the City of Winnipeg Charter:

(a) where the land to which the proposed Secondary Plan By-law applies is located in one community to the community committee for that community;

but if council deems it more appropriate it may by resolution designate either the executive policy committee or a standing committee to conduct the public hearing.

The Transcona Yards Industrial Neighbourhood Area is located in the ward of Transcona and within the boundaries of the East Kildonan – Transcona Community Committee.

Financial Impact Statement Date: July 7, 2005

COMMENTS:

The recommendations in this report are that By-law No. xxxx/2005, the Transcona Yards Industrial Area Redevelopment Plan, be forwarded to Council for First Reading and that the East Kildonan – Transcona Community Committee schedule a Public Hearing in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter. 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:

Development and Inspections Division, Planning, Property and Development

Engineering Division, Water and Waste

Legal Services Division, Corporate Services

Parks and Open Space Division, Public Works

Planning and Schedules Division, Transit

Transportation Division, Public Works

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning and Land Use
Prepared by: John S. Wintrup
PPD File #: SP 02/2005

Document name: o:\reports directive\planning and land use\urban planning reports\2005 reports\transcona yards secondary plan.doc

REFERENCE: FILE NO: SP 02/05

THE CITY OF WINNIPEG

BY-LAW NO. XXXX/2005

A By-law of **THE CITY OF WINNIPEG** to adopt a Secondary Plan for the Transcona Yards Neighbourhood.

THE CITY OF WINNIPEG, in Council assembled, hereby establishes the attached document entitled "Transcona Yards Industrial Neighbourhood Secondary Plan" as a secondary plan.

1. This By-Law shall be referred to as the **"Transcona Yards Industrial Area Redevelopment Plan".**

RECEIVED FIRST READING on this _____ day of _____ A.D., 2005.

RECEIVED SECOND READING on this _____day of _____ A.D., 2005.

RECEIVED THIRD READING on this _____day of _____ A.D., 2005.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2005.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

File No. SP 02/2005