Agenda – Council – September 25, 2013

Report – Standing Policy Committee on Property and Development – September 10, 2013

Item No. 14 Secondary Plan Amendment to the Transcona West Area Structure Plan (By-law 215/2006)
File SPA 3/2013

STANDING COMMITTEE RECOMMENDATION:

On September 18, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, and submitted the following to Council:

1. That By-law No. 94/2013, a by-law to amend the Transcona West Area Structure Plan (By-law 215/2006), be forwarded to Council for first reading to allow for the East Kildonan-Transcona Community Committee to conduct a public hearing.

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

Report – Standing Policy Committee on Property and Development – September 10, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 18, 2013, 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 September 10, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: SPA 2/2013 Secondary Plan Amendment to the Transcona West Area Structure Plan (By-law 215/2006) – First Reading Report

Critical Path: Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	P. Sheegl

RECOMMENDATIONS

That By-law No. 94/2013, a by-law to amend the Transcona West Area Structure Plan (By-law 215/2006), be forwarded to Council for first reading to allow for the East Kildonan-Transcona Community Committee to conduct a public hearing.

REASON FOR THE REPORT

A development concept (Park City Plaza) has been prepared for the subject site, which proposes a mix of higher density residential, as well as commercial and institutional uses. An amendment to the Transcona West Area Structure Plan is required in order to enable the proposed development concept.

An amendment to a secondary plan by-law requires first reading at Council and then a public hearing at the East Kildonan-Transcona Community Committee prior to second and third Reading at Council in accordance with the Development Procedures By-Law (160/11) and Section 234(3) of the City of Winnipeg Charter.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the East Kildonan-Transcona Community Committee will conduct a public hearing on the proposed secondary plan amendment.

DISCUSSION

The approximately 40-acre site located at the intersection of Ravelston Avenue West and Plessis Road is designated as a Major Redevelopment Site in *Complete Communities* and zoned M1 – Manufacturing Light. The site, which is City-owned, was formerly home to a Public Works yard and on June 28, 2006, Council declared the lands as surplus to the needs of the City.

A development concept (Park City Plaza) has been prepared for the subject site, which proposes a mix of higher density residential, as well as commercial and institutional uses. An amendment to the *Transcona West Area Structure Plan* is required in order to enable the proposed development concept. The subject property currently has a split designation in the Plan – a portion of the site is designated "Proposed Residential Mixed Use" and the remainder is designated "Proposed Commercial" (see Attachment "B"). In order to align the *Transcona West Area Structure Plan* with the proposed development concept, the lands identified on the land use concept map as "Proposed Commercial" require a re-designation to "Proposed Residential Mixed Use". Lands designated "Proposed Residential Mixed Use" are intended to accommodate higher-density residential uses, as well as, potentially, institutional, recreational and local commercial uses. Lands designated "Proposed Commercial" are intended to accommodate a variety of retail, commercial, office, and institutional uses.

A rezoning / subdivision application (DASZ) and associated street opening and closing applications have been submitted by the City of Winnipeg, Planning, Property and Development Department, concurrently with this application in order to facilitate the development of the subject site. The DASZ seeks to rezone the entire site to RMU – Residential Mixed Use. It is recommended that the East Kildonan-Transcona Community Committee would hold a combined hearing to consider all applications, including the proposed amendment to the Transcona West Area Structure Plan By-law.

There is merit in considering an amendment to the *Transcona West Area Structure Plan* as the subject site is located within an area designated as a "Major Redevelopment Site" in *Complete Communities*. These areas provide transformative opportunities for the development of complete communities with significant residential and employment densities, capitalizing on vacant or underutilized sites within the existing urban fabric.

FINANCIAL IMPACT

Financial Impact Statement Date: August 19, 2013

Project Name:

SPA 2/2013 Secondary Plan Amendment to the Transcona West Area Structure Plan (By-law 215/2006) – First Reading Report

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

In preparing this report there was consultation with:

Legal Services Department (as to legal issues)

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	August 20, 2013
File No.:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2013 Reports SPA 03 13 1500 Plessis - First Reading\.doc

UD2013-086

Attachment "A"

THE CITY OF WINNIPEG

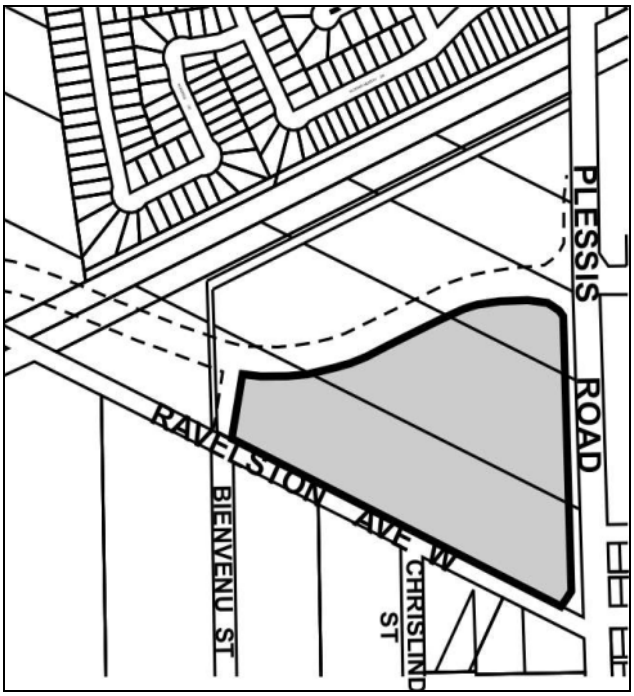
BY-LAW NO. 94/2013

A By-law of THE CITY OF WINNIPEG to amend the Transcona West Area Structure Plan By-law No. 215/2006.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1 The Transcona West Area Structure Plan By-law No. 215/2006 *is amended by this By-law.*

*2 The Land Use Concept Map (Map 3) is amended by redesignating the land shown outlined on the map below from "*PROPOSED COMMERCIAL*" to "*PROPOSED RESIDENTIAL MIXED USE*".*



RECEIVED FIRST READING on this day of , 2013.

RECEIVED SECOND READING on this day of , 201 .

RECEIVED THIRD READING on this day of , 201 .

DONE AND PASSED this day of , 201 .

Mayor

City Clerk

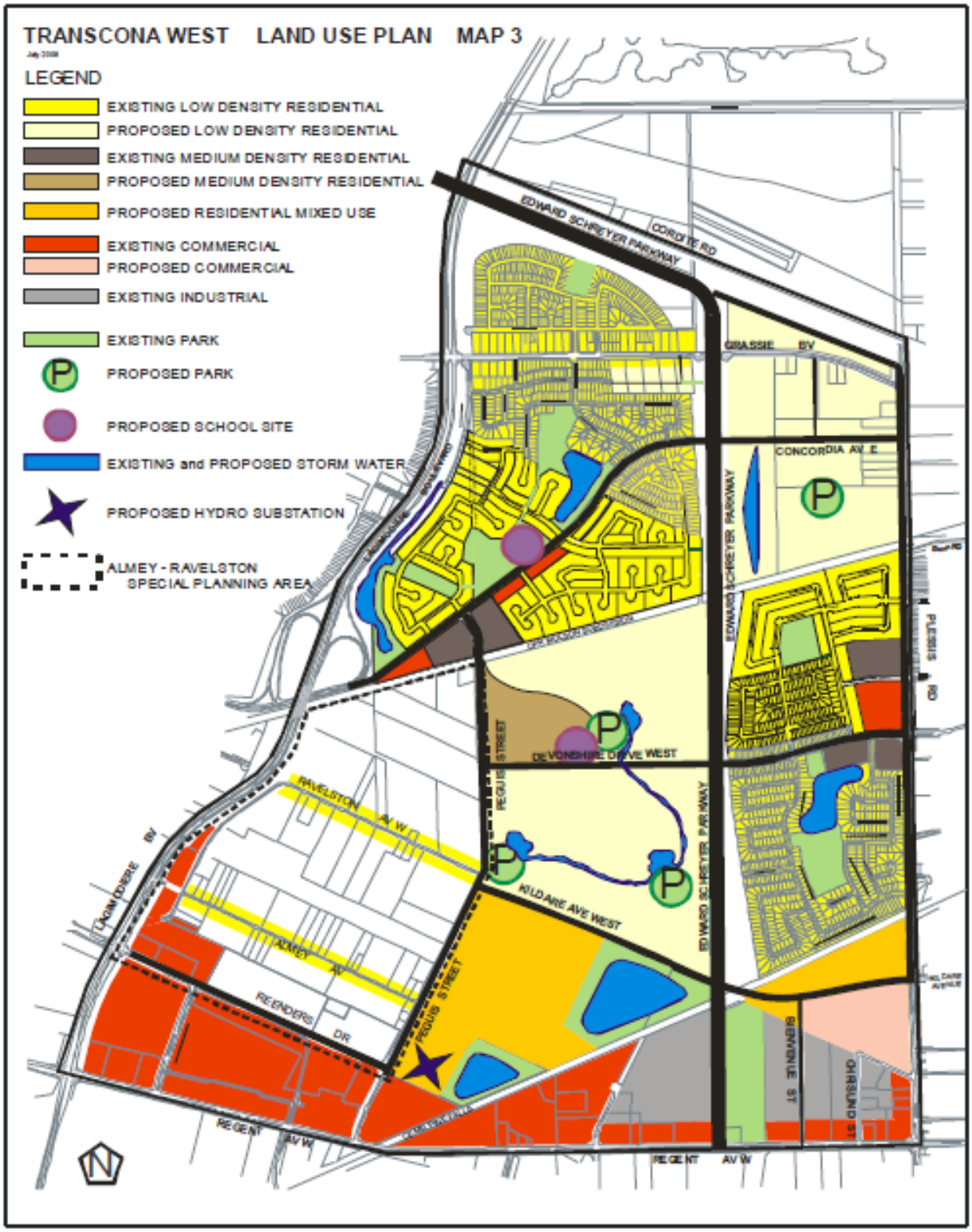
Approved as to planning details:

for Director of Planning, Property and Development

Approved as to form:

James Carter
for Director of Legal Services and City Solicitor

ATTACHMENT "B"
Transcona West Area Structure Plan - Land Use Concept Map


TRANSCONA WEST LAND USE PLAN MAP 3
LEGEND
EXISTING LOW DENSITY RESIDENTIAL
PROPOSED LOW DENSITY RESIDENTIAL
EXISTING MEDIUM DENSITY RESIDENTIAL
PROPOSED MEDIUM DENSITY RESIDENTIAL
PROPOSED RESIDENTIAL MIXED USE
EXISTING COMMERCIAL
PROPOSED COMMERCIAL
EXISTING INDUSTRIAL
EXISTING PARK
PROPOSED PARK
PROPOSED SCHOOL SITE
EXISTING and PROPOSED STORM WATER
PROPOSED HYDRO SUBSTATION
ALMEY - RAVELSTON SPECIAL PLANNING AREA
EDWARD SCHREYER PARKWAY
CORDITE RD
GRASSIE BV
CONCORDIA AV E
DEVONSHIRE DRIVE WEST
KILDARE AVE WEST
RAVELSTON AV W
ALMEY AV
REENDERS DR
REGENT AV W
PEGUS STREET
LAGIMODIERE BV
PLESSIS RD
REDWOOD ST
ORRSUND ST