Agenda – Council – February 26, 2014

Report – Standing Policy Committee on Property and Development – February 18, 2014

Item No. 17 Transcona North Precinct Plan, Precinct 'I' of Complete Communities – First Reading (Transcona Ward) File SP 6/2013

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2014, 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. 1/2014, the Transcona North Precinct Plan, be given first reading by Council 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 – February 18, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 19, 2014, 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 February 18, 2014, 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: SP 06/13 – Transcona North Precinct Plan, Precinct 'I' of Complete Communities – First Reading

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	D. Joshi A/CAO

RECOMMENDATIONS

1. That By-law No. 1/2014, the Transcona North Precinct Plan, be given first reading by Council for 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.

REASON FOR THE REPORT

An application has been received for the adoption of a statutory Precinct Plan (secondary plan) for the Transcona North Neighbourhood, Precinct 'I'. Any development application within Transcona North is considered premature and cannot be accepted until approval of a Precinct Plan for the neighbourhood.

IMPLICATIONS OF THE RECOMMENDATIONS

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

A full analysis of the Transcona North Precinct Plan, including a recommendation from the Planning, Property and Development Department, will be provided in a subsequent report submitted as part of the agenda for the public hearing.

HISTORY

- In December 2011, a DASZ application for the North Transcona Neighbourhood was submitted and then withdrawn by the Developer Team (consisting of North Grassie Properties, McGowan-Russell Group Inc. and Genivar) after being advised that a statutory Precinct Plan was required. The Developer Team submitted presentation boards for Technical Advisory Committee (TAC) review and comment in advance of an Open House event.

- Two Open House events were held in January 2012 to present preliminary plans for the North Transcona neighbourhood.

- In July 2012, concerns were raised over potential land use conflict between existing industrial facilities and proposed residential development.

- In August 2012, a draft Precinct Plan was submitted for TAC review and comment. Comments submitted by TAC were provided back to the Developer Team.

- In September 2012, it was determined that a revised approach was needed to properly address the potential for land use conflict between the proposed residential and existing industrial uses.

- In October 2012, the Development Team submitted a second draft of the Precinct Plan to the Planning Department. TAC comments on the second draft of the Precinct Plan included issues related to land drainage and fire flows.

- In November 2012, Standing Policy Committee of Property and Development directed the Public Service to engage an outside consultant to conduct a stakeholder and public consultation process to resolve the potential land use conflict between the proposed residential and existing industrial uses, and allow for community input into the development and refinement of the Precinct Plan. A consultant was hired in April 2013 to produce the above mentioned report (*North Transcona Consultation Report*).

- In June 2013, a third draft of the Precinct Plan was submitted, which addressed fire flow issues by excluding multi-family residential uses. The application was withdrawn to allow time for the *North Transcona Consultation Report* to be submitted and endorsed by the appointed Steering Committee.

- In November 2013, the fourth draft of the Precinct Plan was submitted to the Planning Department for TAC review and comment. Comments were provided back to the Developer Team and alterations were made to the fourth draft of the Precinct Plan.

- An Open House event was held on November 27th, 2013, to obtain public feedback on the altered fourth version of the Precinct Plan. The land use concept presented at the Open House incorporated the pending recommendations of the *North Transcona Consultation Report*.

- In December 2013, the *North Transcona Consultation Repor*t was submitted and endorsed by the Steering Committee.

- On December 18th, 2013, the Developer Team made application to have the fifth version of the *Transcona North Precinct Plan* adopted by the City of Winnipeg Council.

FINANCIAL IMPACT

Financial Impact Statement **Date:** January 14, 2014

Project Name:

SP 06/13 – Transcona North Precinct Plan, Precinct 'I' of Complete Communities – First Reading

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:

Public Works Department
Winnipeg Fire & Paramedic Services
Water & Waste Department
Winnipeg Transit
Parks
Legal Services Department (as to legal issues)

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	*January 17, 2014*
File No.	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2014 Reports\SP 06-13 (Precinct I) First Reading Rpt REVISED.DOC

List of Schedules and Attachments

Transcona North Precinct Plan – Precinct 'I' of Complete Communities, December 2013



Transcona North Precinct Plan.pdf

North Transcona Consultation Report, December 10, 2013



North Transcona Consultation Report

THE CITY OF WINNIPEG

BY-LAW NO. 1/2014

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for the Transcona North Neighbourhood.

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

1 This By-Law may be referred to as the **"Transcona North Precinct Plan By-law"**.

2 The document entitled "Transcona North Precinct Plan", attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for the Transcona North Neighbourhood.

3 *Winnipeg Zoning By-law No. 200/2006 is amended by adding the following to the list of adopted secondary plans in Schedule "A", section 1, as the next unused subsection:*

Transcona North Precinct Plan

RECEIVED FIRST READING on this day of , 2014.

RECEIVED SECOND READING on this day of , 2014.

RECEIVED THIRD READING on this day of , 2014.

DONE AND PASSED this day of , 2014.

_____
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