Agenda – Council – May 27, 2014

Report – Standing Policy Committee on Property and Development – May 13, 2014

Item No. 15 Secondary Plan for Precinct 'K' of Complete Communities – First Reading
(St. Boniface Ward)
File SP 3/2014

STANDING COMMITTEE RECOMMENDATION:

On May 21, 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. 48/2014, a proposed secondary plan by-law for Precinct 'K' in the Complete Communities Direction Strategy By-law No. 68/2010, be given first reading.

2. That the Riel Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting the proposed by-law to Council.

3. 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 – May 13, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 21, 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 May 13, 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 3/2014 – Secondary Plan for Precinct 'K' 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 Council give first reading to By-law No. 48/2014, a proposed secondary plan by-law for Precinct 'K' in the Complete Communities Direction Strategy By-law No. 68/2010.

2. That the Riel Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting the proposed by-law to Council.

3. 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 Precinct 'K' of the *Complete Communities Direction Strategy*. Any development application within Precinct 'K' is considered premature and cannot be accepted until approval of a Precinct Plan.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Riel Community Committee will conduct a public hearing on the proposed Precinct Plan.

A full analysis of the Precinct 'K' Plan, including a recommendation from the Planning, Property and Development Department, along with the supporting background engineering studies will be provided in a subsequent report submitted as part of the agenda for the public hearing.

HISTORY

- On **October 9th, 2013,** the Developer Team, consisting of MMM Group and Genstar Development Company (Genstar), met with representatives of the City of Winnipeg to discuss their intentions to produce a Precinct Plan for the Precinct 'K' area of the *Complete Communities Direction Strategy.*
- On **November 27th, 2013**, MMM Group held a meeting with stakeholders at Le Centre Scolaire Leo-Remillard (1095 St Anne's Road). All landowners within the precinct were invited along with representatives from Qualico Land Development and Save Our Seine (SOS). The session opened with separate presentations by both the City and MMM Group. Approximately 30 people were in attendance.
- On **December 18th, 2013**, MMM Group hosted a meeting with SOS to discuss opportunities and constraints related to incorporating the Seine River corridor into the plan. Representatives from Genstar and the City of Winnipeg also attended the meeting.
- On **January 8th, 2013**, the Developer Team held a Landowner Workshop. Representatives from SOS, the City of Winnipeg and residents associations from Island Lakes and Royalwood participated along with landowners from precinct 'K'.
- On **February 12th, 2014**, MMM Group submitted a draft Precinct Plan to the Planning Department for TAC review and comment. The draft Plan was accompanied by a Transportation Study and Servicing Report.
- On **March 5th, 2014,** the Developer Team held an Open House at Le Centre Scolaire Leo-Remillard to solicit feedback on a draft plan. The event was attended by ~100 people throughout the evening, many of whom provided feedback by submitting a survey form at the event, or in the days following using a website survey tool.
- On **March 13th, 2014**, TAC members met to review issues related to the draft Plan. A list of TAC comments was provided to the Developer Team on **March 19th, 2014**. The Development Team met with TAC representatives the list of TAC comments on **March 24th and 26th**.
- On **April 7th, 2014**, the Developer Team made application to have the Precinct K – Precinct Plan adopted by the City of Winnipeg Council.

FINANCIAL IMPACT

Financial Impact Statement

Date: April 16, 2014

Project Name:

SP 3/2014 – Secondary Plan for Precinct 'K' 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

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: Brett Shenback
Date: *April 17, 2014*
File No. O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2014 Reports\48-2014 (Precinct K)\First Reading\SP 03-14 (Precinct K) First Reading Rpt.doc

List of Schedules and Attachments

Precinct 'K – Precinct Plan, April, 2014



THE CITY OF WINNIPEG

BY-LAW NO. 48/2014

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for Precinct 'K' of the Complete Communities Direction Strategy By-law No. 68/2010.

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

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

2 *The document entitled* "Precinct 'K' - Precinct Plan", *attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for Precinct 'K' of the Complete Communities Direction Strategy By-law No. 68/2010*.

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:*

Precinct 'K' - 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