Minute No. 787
Report – Standing Policy Committee on Property and Development – September 16, 2014

Item No. 10 **Secondary Plan for Precinct 'E' of Complete Communities – First Reading**
(Old Kildonan Ward)
File SP 04/2014

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That Council give first reading to By-law No. 97/2014, a proposed secondary plan by-law for Precinct 'E' in the Complete Communities Direction Strategy By-law No. 68/2010.

2. That the Lord Selkirk/West Kildonan 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 – September 16, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 17, 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 September 16, 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 04/2014 – Secondary Plan for Precinct 'E' 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	M. Jack A/CAO

RECOMMENDATIONS

1. That Council give first reading to By-law No. 97/2014, a proposed secondary plan by-law for Precinct 'E' in the Complete Communities Direction Strategy By-law No. 68/2010.

2. That the Lord Selkirk/West Kildonan 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 'E' of the *Complete Communities Direction Strategy*. Any development application within Precinct 'E' is considered premature and cannot be accepted until approval of a Precinct Plan.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Lord Selkirk/West Kildonan Community Committee will conduct a public hearing on the proposed Precinct Plan.

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

HISTORY

- **2010** – A land development company, Seymour Pacific, considers developing multi-family residential uses on property adjacent to Court Avenue. Landmark Planning & Design is engaged to produce a Plan for Precinct 'E' as required by the *Complete Communities Development Strategy* By-law.
- **2011** – Landmark Planning & Design produces a Draft Plan for comment. The Draft Plan is circulated to TAC members and feedback is provided (**March 11, 2011**).
- **February 28, 2012** - Public Open House held at CanadInns Garden City (2100 McPhillips St). Twenty One (21) of the approximately fifty (50) participants filled out a survey. Documentation of the event is included in the *Public Consultation Report*.
- **May 2012** – Seymour Pacific decides to abandon the development project and the Plan for Precinct 'E' is shelved prior to application being made.
- **December 2013** – Genstar Developments expresses interest in developing ~90 acres of land north of Templeton Avenue and engages Landmark Planning & Design to continue with the Plan shelved a year previous.
- **April 23, 2014** – Landmark Planning & Design makes application to have the Precinct 'E' Secondary Plan adopted by City of Winnipeg Council and provides a draft Plan for comment in advance of submitting the Plan to Council for consideration.
- **April 24, 2014** – The proposed draft Plan is circulated to the Technical Advisory Committee (TAC) members for review and comment. Comments received from TAC were provided to the Developer Team on **June 26, 2014.**
- **July 4, 2014** – The Developer Team meets with the Urban Planning Division of PP&D to discuss specific comments provided as a result of the TAC circulation.
- **August 15, 2014** – The Developer Team submits a final draft of the Secondary Plan to be submitted to Council for consideration.

FINANCIAL IMPACT

Financial Impact Statement **Date:** **August 15, 2014**

Project Name:
SP 04/2014 – Secondary Plan for Precinct 'E' 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
Water & Waste Department
PP&D – Land Development
Parks
Winnipeg Fire & Paramedic Services
Winnipeg Transit
GCWCC (General Council of Winnipeg Community Centres)
Seven Oaks School Division
Division Scholaire Franco-Manitobaine
Manitoba Hydro
Legal Services Department (as to legal issues)

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	James Platt
Date:	*August 18, 2014*
File No.	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2014 Reports\97-2014 (Precinct E)\SP 04-14 (Precinct E) First Reading Rpt.doc

List of Schedules and Attachments

Precinct 'E' – Precinct Plan, August, 2014



Precinct 'E' – Plan Figures



Precinct 'E' – Public Consultation Report, June 2014



THE CITY OF WINNIPEG

BY-LAW NO. 97/2014

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for Precinct 'E' 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 'E' - Precinct Plan By-law".*

2 *The document entitled* "Precinct 'E' – The Court Avenue Precinct", *attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for Precinct 'E' 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 'E' - Precinct Plan

RECEIVED FIRST READING on this day of , 2014.

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