Agenda – Council – February 25, 2021

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

Item No. 8 By-law No. 83/2020 – Amendment to the Transcona North Precinct Plan (Precinct I) By-law No. 1/2014 – First Reading (SPA 4/2020) (Transcona Ward)

STANDING COMMITTEE RECOMMENDATION:

On February 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That first reading be given to By-law No. 83/2020 (the "By-law", a copy of which is attached as Appendix A to this Report) to amend the Transcona North Precinct Plan (Precinct 'I') By-law No. 1/2014 in accordance with this report.

2. That the East Kildonan - Transcona Community Committee be directed to hold a public hearing with respect to the By-law and submit its recommendations on same 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, Heritage and Downtown Development – February 12, 2021

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 17, 2021, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 12, 2021, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: By-law No. 83/2020 – Amendment to the Transcona North Precinct Plan (Precinct I) By-law No. 1/2014 – First Reading (SPA 4-2020)

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
D. Jopling	J. Kiernan	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

On September 15, 2020 the Urban Planning and Design Division received an application to amend the North Transcona Precinct Plan By-Law No. 1/2014 (the "Plan"). The Plan area is identified as Precinct 'I' in the Complete Communities Direction Strategy. The changes proposed by this report relate to 159 acres of land east and west of Redonda Street, which is owned by Genstar, as of the application date. The changes being proposed are as follows:

(1) revisions to the Land Use Concept Map and Municipal Trunk Services Map;
(2) consolidation of several maps into one map;
(3) removal of highway sign images that are consistent with the layout of the existing land use plan; and
(4) text amendments to reflect the land use changes and various house-keeping items.

The land use changes and text amendments do not significantly alter the general intent of the Plan.

The Public Service is supportive of the proposed amendments to the Plan and recommends that the amending by-law be given first reading.

RECOMMENDATIONS

1. That Council give first reading to By-law No. 83/2020 (the "By-law", a copy of which is attached as Appendix A to this Report) to amend the Transcona North Precinct Plan (Precinct 'I') By-law No. 1/2014 in accordance with this report.

2. That the East Kildonan - Transcona Community Committee be directed to hold a public hearing with respect to the By-law and submit its recommendations on same to Council.

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

REASON FOR THE REPORT

A secondary plan by-law requires first reading at Council and then a public hearing prior to second and third reading at Council in accordance with subsection 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 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/DISCUSSION

- Complete Communities identifies the subject lands as 'Precinct I'
- The *North Transcona Precinct Plan By-Law* (No. 1/2014) was adopted by Council on July 16, 2014.
- In 2018, the proponent (Genstar) acquired the subject property, after which time the proponent met with the City numerous times to discuss modifications to 159 acres within the precinct plan area along the east and west sides of Redonda Street (See Appendix C). The proponent has named this area 'Summerlea'.
- On September 15, 2020 the Urban Planning and Design Division received an application to amend the Plan. A detailed list of the proposed amendments is included in the Letter of Intent (See Appendix B).
- The amendments relate to (1) Changes in the Land Use and Municipal Trunk Services maps, (2) consolidation of multiple land use and transportation maps into one map, (3) removal of detailed sign images, and (4) text amendments associated with these changes and other house-keeping items.

Changes to Maps

- The Proposed Amendment includes changes to the placement of retention basins, commercial / multi-family land uses, the transportation and pathway network, proposed parks, and residential land uses (See Appendix C).
    - The two proposed retention basins in the centre of the Plan area are of a different shape and are smaller in size than those depicted in the Plan as is it currently exists. A third retention basin is proposed along the south side of Gunn Road, east of Redonda Street.
    - The proposed amendment re-locates the commercial/multi-family area, south of its current location at the corner of Gunn Road and Redonda Street.
    - The proposed amendment includes an additional collector road intersection at the east side of Redonda Street, approximately 200 metres south of Gunn Road, and a local road intersecting Redonda Street at the west side. The collector road network east of Redonda Street is proposed to be depicted as a smaller circle than that currently represented.

- The recreational pathway network is reconfigured, forming a grid around the central retention basins. The connection to the Hydro corridor towards the south is removed.
- The Proposed Park space surrounding the central retention basins has changed with the reconfigured retention basins, including some added Park space to the east and south of the proposed retention basin along the south side of Gunn Road. The park space, to the south along the east side of Redonda Street has been removed.
- The residential land in the proposed amendment comprises the remaining portion of the Summerlea area, the boundaries of which are altered to accommodate the proposed adjustments mentioned above.
- The proposed Municipal Trunk Services map reflects the changes to the retention basins, as well as an alternate drainage flow, which is directed along Redonda Street, and then east along Gunn Road, instead of towards the Cordite Drain

Consolidated Maps

- Figures 3, 4, 7, and 8 are consolidated into Figure 3, which is the Land Use Plan. This map includes all land use elements within the former Figures 4, 7, and 8.

Removal of Sign Figures

- Figures 6a and 6b outline signs that the developer is to install, which include detailed street and building outlines. Both of these figures are removed in the amendment.

Text Amendments

- Text amendments include the following changes:
  - Updating references to figures to reflect the consolidation of figures 3, 4, 7, and 8, and to reflect the removal of Figures 6a and 6b
  - Removal of any reference to the former owner ‘North Grassie Properties Lands’ or ‘NGP’, and replace with ‘Private Landowner’, or ‘the developer’
  - References to specific locations of land uses that have been altered in the revised policy map (sections 5.1.2 and 5.3.2)
  - Removal of the specified order of phasing in Section 5.1.3, policy 2.a and in Section 7.1.2
  - Correction of two spelling errors (Sections 6.2.2 and 6.3.3) and a reference to a renamed park

FINANCIAL IMPACT

Financial Impact Statement

Date: January 7, 2021

Project Name:

By-law No. 83/2020 – Amendment to the Transcona North Precinct Plan (Precinct I) By-law No. 1/2014 – First Reading (SPA 4-2020)

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Jan. 7, 2021
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Office of Sustainability as to alignment with the Winnipeg Climate Action Plan

OURWINNIPEG POLICY ALIGNMENT

Under the *Complete Communities Direction Strategy* (CCDS) the proposed development is within the Precinct 'I' area, which is identified in the New Communities section. The proposed Plan does not clearly deviate from any of the above directions outlined in the New Communities section of CCDS:

- New Communities will be developed in a sustainable manner.
- New Communities will be established through a planning process.
- New Communities will increase opportunities to live, work, learn and play in the same neighbourhood.
- New Communities will be developed with completed streets, enabling safe and convenient spaces for pedestrians, bicyclists, public transit ridership and motorists to promote physical activity, health and active transportation.
- Encourage green development and conserve natural areas to develop new communities in a sustainable manner.
- Reflect local heritage in the development of new communities.

The west side of the Plan includes a General Manufacturing area, *Employment Lands* policy area. With regard to this proposal, the key policies guiding the development of Employment Lands include:

- Maximize the economic development potential of existing and future employment lands.
- Ensure that employment areas are well-planned, sustainable over the long term and fit the community context.

The proposed changes in the Plan maintain the same protections to the General Manufacturing area that were afforded in the current Plan, including a 4,000 feet buffer centered on the Griffin Wheel manufacturing facility, within which no new residential development is to occur.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed amendment is in accordance with the following Key Directions from page 44 of *the Winnipeg Climate Action Plan:*

4.2 Ensure New Areas of Growth are Designed According to the Principles of Complete Communities (Primary Responsibility: Planning, Property and Development Department)

SUBMITTED BY

Department: Planning Property and Development
Division: Urban Planning
Prepared by: Mike Lennon
Date: January 11, 2021
File No: SPA 4-2020

Attachments:

Appendix A – Draft Amending By-Law

Appendix B – Letter of Intent

Appendix C – Revised Maps