transcona
alliance church

Presentation to Executive Policy Committee
May 5, 2004

OUR REQUEST BEFORE EXECUTIVE POLICY COMMITTEE

We are asking EPC to accept the interim use of a private pump out tank and well as a means of approximately satisfying the Plan Winnipeg requirements for full servicing for our intended development until such a time as full services become available. It is understood that any interim private servicing would comply with City of Winnipeg Waste and Water regulations.

OUR PROPOSED DEVELOPMENT

A multi-functional facility that will serve as a church / community center – to address physical, social, emotional and spiritual needs in the Transcona community.

There is presently an absence of other places of worship in the area with the nearest one located approximately 2 km's to the west, and 7 km's to the east, and nothing to the north or south.

OUR PRESENCE IN THE COMMUNITY

- Children's programming
  - Bi-weekly kids club (Kidz Quest)
  - Mom's and pre-schoolers drop in – twice weekly (Fun Zone)
  - Weekly children's Christian education (TACK Adventure)
  - Summer children's camp – about 200 children from our community - VBS
- Youth programming
  - Weekly youth events
  - Weekly sports program
  - Weekly Bible study / support group
- Adult programming
  - Wellness & weight-loss program for ladies (First Place)
  - Weight room / exercise gym (open 3-4 times a week)
  - Aerobics class (weekly for women)
  - Men's support group
  - Mom's Time Out (scrap-booking & craft days)
  - Community classes (Drug Proofing Your Kids, Parenting classes, etc.)

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With average Sunday morning attendance of over 235 people (and growing) we have outgrown our existing facilities and are currently meeting in a school gymnasium.

OUR VISION & GOAL:

- To be a practical, relevant church for the community in the truest sense
- Plan to build a multi-functional; multi purpose facility which will allow us to meet physical, emotional, educational and spiritual needs within the East side of Transcona
    - Year round recreational facility
        - Sports leagues and recreational opportunities for all ages
    - Youth Drop-In Center
    - Children's Clubs
    - Day Care Center
    - Support Groups
        - Divorce recovery, addictions counseling & support , etc.
    - Educational opportunities
        - ESL, financial planning, tutoring, computer courses, CPR & First Aid, baby sitting course, etc.
    - Continued Spiritual emphasis in our community through relevant, practical and contemporary worship services and children's, youth, and adult programming

OUR FIT WITH "PLAN WINNIPEG 2020 VISION"

On the basis of Plan Winnipeg and discussions with the local Senior City Planner, it is clear that a church (or place of worship) is an integral part of any healthy, vital community.

We believe without doubt that what we are presently doing and what we desire to do in the future with our new facility fits perfectly within "Plan Winnipeg 2020 Vision." Whether the City of Winnipeg is "planning for growth and change" or "promoting vitality and culture" – we believe that we fit the bill to help towards this end. We want to be part of "meeting leisure needs" by "providing easily accessible recreational services with an emphasis on year-round participation" in the East side of Transcona. We will continue to strive to be a community church and community center open seven days a week – meeting the needs of the people in our area.

DEFINING THE PROBLEM

A residential development is actively taking place approximately 500m to the north of our proposed development. City of Winnipeg Water and Waste has confirmed however that this new development does not have capacity to service our intended development, and that future

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servicing would have to come from South Transcona along Dugald Highway. This is presently in excess of 5+ km's away and the timeframe for development to progress along this stretch of highway could possibly be 20-25 years on the horizon. This cannot be completed in a timely or economical fashion.
The land is zoned Agricultural A5.1. Our intended development is recognized within this type of zoning through a conditional zoning application and public hearing process.

Unfortunately we cannot enter into this process. A letter of response from the city planner dated February 2, 2004 concludes the following:

"Since the Transcona Alliance Church is proposing to develop their facility without providing municipal services, any application for a development permit made with respect to the project would be deemed to be contrary to Plan Winnipeg Policy. As such, pursuant to the Winnipeg Charter, the application would be refused without a hearing."

We respectfully request that you would consider the following facts:

- We as a church will not be involved with "the development of residential areas designated as Neighborhood on Policy Plate A" but simply build a multi-functional church/community center as conditionally permitted under the present zoning.
  (Plan Winnipeg 2020 Vision – p.32)

- Based on discussions with city planners, the future development along Dugald Road of municipal services could possibly be 20-30 years on the horizon.
  - We feel that this is not in compliance with the "timely manner" which Plan Winnipeg 2020 Vision states as a criteria for land designated Neighborhood
    (Plan Winnipeg 2020 Vision – pp. 32-34)

- The City shall support its major institutions… by recognizing and allowing within these institutions a mix of land uses that are complimentary to their operations.
  (Plan of Winnipeg 202 Vision – p. 32)

- We are willing to provide to the city a "Letter of Intent" regarding our desire to connect into the municipal services as soon as they become available to us.

In conclusion, we would ask that EPC apply their judgment in our favor and accept the interim use of a private pump out tank and private well as a means of approximately satisfying the Plan Winnipeg requirements for full servicing for our intended development until such a time as full services become available. It is understood that any interim private servicing would comply with City of Winnipeg Waste and Water regulations.

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