**Minute No. 75**
**Report - Standing Policy Committee on Property and Development – December 6, 2010**

**Item No. 21** **Secondary Plan Amendment – South St. Boniface Area Structure Plan – SPA 2/2010**
**(St. Boniface Ward)**

COUNCIL DECISION:

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

1. That By-law No. 101/2010, an amendment to the South St. Boniface Area Structure Plan (By-law 158/2005), be amended as follows:

   A. That the southernmost school site be returned to its original location (east of the Manitoba Hydro Power Transmission Line Row) as shown on Attachment "C" - Original Land Use Concept Map

   and forwarded to Council for second and third readings.

2. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.

**Report - Standing Policy Committee on Property and Development – December 6, 2010**

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 December 8, 2010, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On December 6, 2010, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee, and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 8, 2010, the Riel Community Committee concurred in the recommendation of the recommendation of the Winnipeg Public Service, with the following amendment, namely:

- That the southernmost school site be returned to its original location (east of the Manitoba Hydro Power Transmission Line Row) as shown on Attachment "C" - Original Land Use Concept Map

and forwarded the matter to the Standing Policy Committee on Property and Development.

**RE:** **Secondary Plan Amendment – South St. Boniface Area Structure Plan File SPA 2/2010**

**For submission to:** **The Standing Policy Committee on Property and Development**

**Prepared by:** **Marc Pittet, Senior Committee Clerk**
**Riel Community Committee**

**Report date:** **November 9, 2010**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 8, 2010, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That By-law No. 101/2010, an amendment to the *South St. Boniface Area Structure Plan* (By-law 158/2005)***, be amended as follows:***

   ***A. That the southernmost school site be returned to its original location (east of the Manitoba Hydro Power Transmission Line Row) as shown on Attachment "C" - Original Land Use Concept Map.***

   and forwarded to Council for second and third readings.

2. That the Proper Officers of the City of Winnipeg be authorized to do all things necessary to implement the intent of the foregoing.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

The Riel Community Committee provided the following supporting reason(s) for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated September 28, 2010.

## PUBLIC HEARING SUMMARY

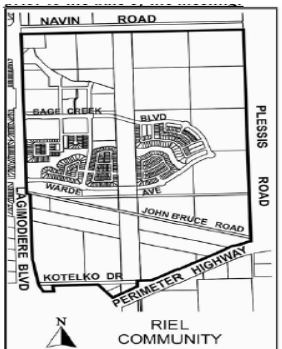
File: SPA 2/2010

Before: Riel Community Committee
Councillor Vandal, Chairperson
Councillor Steeves
Councillor Swandel

Public Hearing: November 8, 2010
Council Chamber
Council Building, 510 Main Street

Applicant: Sage Creek Development Corporation

Subject:




**APPLICANT :** SAGE CREEK DEVELOPMENT CORPORATION
**FILE :** SPA 2/2010
**PROPOSAL** : Council has given First Reading to By-law No. 101/2010, which proposes to amend the South St. Boniface Area Structure Plan By-Law No. 158/2005 (subject area shown outlined above) by replacing the map titled "Land Use Concept" in Section 4.0 with a new map indicating revised school site locations. **For information, phone Mr. K. Kowalke, Planner, at 986-5917.**
**DEMANDEUR :** SAGE CREEK DEVELOPMENT CORPORATION
**N° DE RÉFÉRENCE :** SPA 2/2010
**PROJET :** Le Conseil a adopté en première lecture le Projet de règlement no 101/2010 qui prévoit la modification du Règlement sur le Plan d'aménagement du secteur de Saint-Boniface Sud no 158/2005 (secteur indiqué ci-dessus) par substitution au Plan conceptuel d'utilisation des sols de l'article 4.0 d'un nouveau plan révisé indiquant les emplacements scolaires. **Pour plus de renseignements, veuillez communiquer avec M. K. Kowalke, urbaniste, au 986-5917.**

Exhibits Filed:

1. Notification of Public Hearing dated September 29, 2010
2. Council Decision of September 22, 2010; contains report from the Director of Planning, Property and Development dated September 2, 2010
3. First Reading of By-law 101/2010 by Council on September 22, 2010
4. Report from the Planning and Land Use Division dated September 28, 2010
5. Inspection Report
6. Communication with respect to the application dated November 8, 2010, from Terry D. Borys, Superintendent of Schools and CEO, Louis Riel School Division
7. Audio Recording of representations

REPRESENTATIONS:

In Support:

Eric Vogan

In Opposition

Joseph Broda
Russell Joseph Broda

For the City:

Mr. D. Marsh, Planner, Planning, Property and Development Department

Exhibit "3" referred to in File SPA 2/2010

# ADMINISTRATIVE REPORT

**Title:** SPA 2/2010 – South St. Boniface Area Structure Plan

**Issue:** For consideration at the public hearing of the application to amend the *South St. Boniface Area Structure Plan to* allow for a change in school site locations.

**Critical Path:** Riel Community Committee → Standing Policy Committee on Property and Development → Executive Policy Committee → Council

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| P. Regan | n/a | n/a | |

## RECOMMENDATIONS

That By-law No. 101/2010, an amendment to the *South St. Boniface Area Structure Plan* (By-law 158/2005), be forwarded to Council for second and third readings.

## REASON FOR THE REPORT

Upon further review of the overall development plan for South St. Boniface (Sage Creek Neighbourhood) and direct consultation with the Louis Riel School Division, the Sage Creek Development Corporation (Qualico) is requesting an amendment to the *South St. Boniface Area Structure Plan* that will revise the locations of the remaining two proposed school sites. The application intends to provide improved distribution of school sites throughout the community and will allow for future zoning and subdivision per the revised layout (not yet applied for). The applicant has provided a revised Land Use Concept map (attached) to replace the original Land Use Concept map in the Plan. There are no changes other than the school locations.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Winnipeg Public Service are concurred in, the developer can proceed with a subdivision and rezoning application for subsequent phases based on the Land Use Concept map (Attachment "B").

## HISTORY

On November 23, 2005, Council passed By-law 158/2005, the *South St. Boniface Area Structure Plan.*

On August 13, 2010, the Sage Creek Development Corporation (Qualico) made an application for a secondary plan amendment to revise the two of the three school site locations on the Land Use Concept plan.

On September 22, 2010, Council gave first reading to By-law 101/2010 to amend the *South St. Boniface Area Structure Plan.*

On September 22, 2010, Council concurred in the recommendation to approve the subdivision and rezoning of phase 5 (DASZ 12/2010) of the Sage Creek Neighbourhood, which included the first of three school sites.

## CONSULTATION

### In preparing this report there was consultation with:

N/A

## SUBMITTED BY

| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Planning and Land Use |
| Prepared by | Kurtis Kowalke |
| Date: | September 28, 2010 |
| File No. | SPA 2/10 |

**List of Schedules and Attachments**

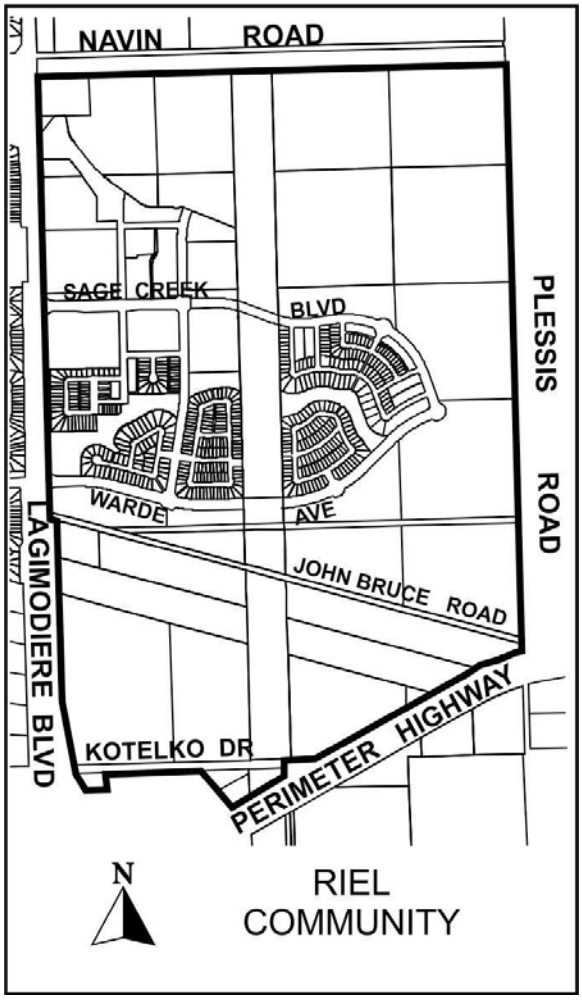
1. Appendix "A" – Planning Discussion
2. Attachment "A" – By-law No. 101/2010
3. Attachment "B" – Revised Land Use Concept Map
4. Attachment "C" – Original Land Use Concept Map
5. Attachment "D" – Sage Creek Masterplan draft May 5, 2010

**APPENDIX 'A'**

**DATE:** September 28, 2010
**FILE:** SPA 2/10
**RELATED FILES:** SP 3/05
**COMMUNITY:** Riel

**SUBJECT:** To amend the *South St. Boniface Area Structure Plan* (By-law 158/2005) to allow for revised school site locations.

**LOCATION:** South St. Boniface area east of Lagimodiere Boulevard between Bishop Grandin Boulevard and Kotelko Drive




**APPLICANT:** Sage Creek Development Corporation (Lyne Jones)
1 Dr. David Friesen Drive
Winnipeg, MB R3X 0G8

**OWNER:** as above

**RECOMMENDATION:** Approval

**REPORT SUMMARY**

Upon further review of the overall development plan for South St. Boniface (Sage Creek Neighbourhood) and direct consultation with the Louis Riel School Division, the Sage Creek Development Corporation (Qualico) is requesting an amendment to *the South St. Boniface Area Structure Plan* that will revise the locations of the remaining two proposed school sites. The application intends to provide improved distribution of school sites throughout the community and will allow for future zoning and subdivision per the revised layout (not yet applied for). The applicant has provided a revised Land Use Concept map (attached) to replace the original Land Use Concept map in the Plan. There are no changes other than the school locations.

**THE AREA**

- The area covered by the *South St. Boniface Area Structure Plan* is currently known as the Sage Creek Neighbourhood and is located in the St. Boniface Ward.
- The total land area is approximately 364 hectares (900 acres).
- A small portion of the neighbourhood has been zoned for single, two family and multi-family development as well as commercial development in accordance with the Land Use Concept plan.
- Building permits have been issued for approximately 450 sites within those areas to date.
- The balance of the land remains under a rural zoning designation (RR5).

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

- School locations are conceptually mapped in the Area Structure Plan and development applications (rezonings) must be consistent with the Land Use Concept illustrated in the Plan. A School Site shown on the Land Use Concept map may be relocated to the opposite side of an adjacent collector road or minor arterial road without requiring an amendment to the Area Structure Plan. The changes proposed by this application, however, are more substantive.
- Initially, two of the three school sites were slated for the northern section of the neighbourhood (north of Sage Creek Boulevard). The one fronting on Sage Creek Boulevard will remain. This is consistent with DASZ 12/2010, approved by Council on September 22, 2010. The other site is still under rural zoning, but will eventually be rezoned and developed as a residential neighbourhood area, consistent with the Plan.
- Two school sites are now proposed to be located in the southern part of the neighbourhood (south of Warde Avenue), where originally only one school site was proposed. One will be near the intersection of Red Lily Road and Warde Avenue. The other will be near the future crossing of Boulevard Des Hivernants and the hydro transmission corridor.
- None of the lands south of Warde Avenue have been developed – there has not been any application yet to rezone these areas from their rural residential zoning designation.
- There are no changes other than the school locations associated with this secondary plan amendment.

**ANALYSIS AND ISSUES**

*SOUTH ST. BONIFACE AREA STRUCTURE PLAN*

The goals of the Plan are:

- creating a viable and cohesive community,
- developing a vital core commercial center,
- providing local employment opportunities,
- fostering a sense of neighbourhood,
- accommodating a diversity of housing types,
- meeting active and passive recreational needs of residents,
- providing suitable sites for educational facilities,
- accommodating essential community services,
- creating an interconnected and efficient road network while facilitating alternative transportation mode choices,
- promoting the use of public transit,
- encouraging walking and cycling, and
- supplying necessary utility infrastructure.

Where feasible, it is intended that school sites be

- adjacent to major transit routes,
- incorporated into the greenspace, parks and playground network,
- suitably located in relation to its student catchment area, and
- located on a collector road.

The school sites illustrated on the original Land Use Concept (attachment "C") were located adjacent to the principal greenspace system (which includes the transmission corridor). The revised locations will also be adjacent to public open space. Although some of those open space areas are not illustrated on the Land Use Concept (attachment "B"), the more detailed draft masterplan provided by the applicant (attachment "D") does illustrate the intended pairing of schools and major public open space.

The draft masterplan (attachment "D") will be a point of reference when applications are received to subdivide and rezone lands in future phases of Sage Creek. At the development application stage, the Winnipeg Public Service will be looking to confirm that both the school sites and the public open spaces are of adequate size, and that their configuration is able to accommodate a variety of recreational opportunities for both the school and the community.

**RECOMMENDATIONS**

The Winnipeg Public Service supports the amendment to the *South St. Boniface Area Structure Plan* Land Use Concept map:

- Sage Creek Development Corporation has provided a letter from Louis Riel School Division indicating their support for the revised school site locations.
- The proposed school locations do not conflict with the goals in the Area Structure Plan for school placement.
- School locations all occur in undeveloped areas of the neighbourhood and therefore the change will not have a substantial impact on neighbourhood residents.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Kurtis Kowalke
PPD File # SPA 2/10

**ATTACHMENT "A"**

**THE CITY OF WINNIPEG**

**BY-LAW NO. 101/2010**

A By-law of THE CITY OF WINNIPEG to amend the South St Boniface Area Structure Plan By-law No. 158/2005.

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

1 *The South St Boniface Area Structure Plan By-law No. 158/2005* i*s amended as follows:*

2 *In section 4.0, the map titled "*Land Use Concept*", is repealed and replaced with Attachment "B".*

RECEIVED FIRST READING on this day of , 2010.

RECEIVED SECOND READING on this day of , 2010.

RECEIVED THIRD READING on this day of , 2010.

**DONE AND PASSED** this day of , 2010.

Mayor

City Clerk

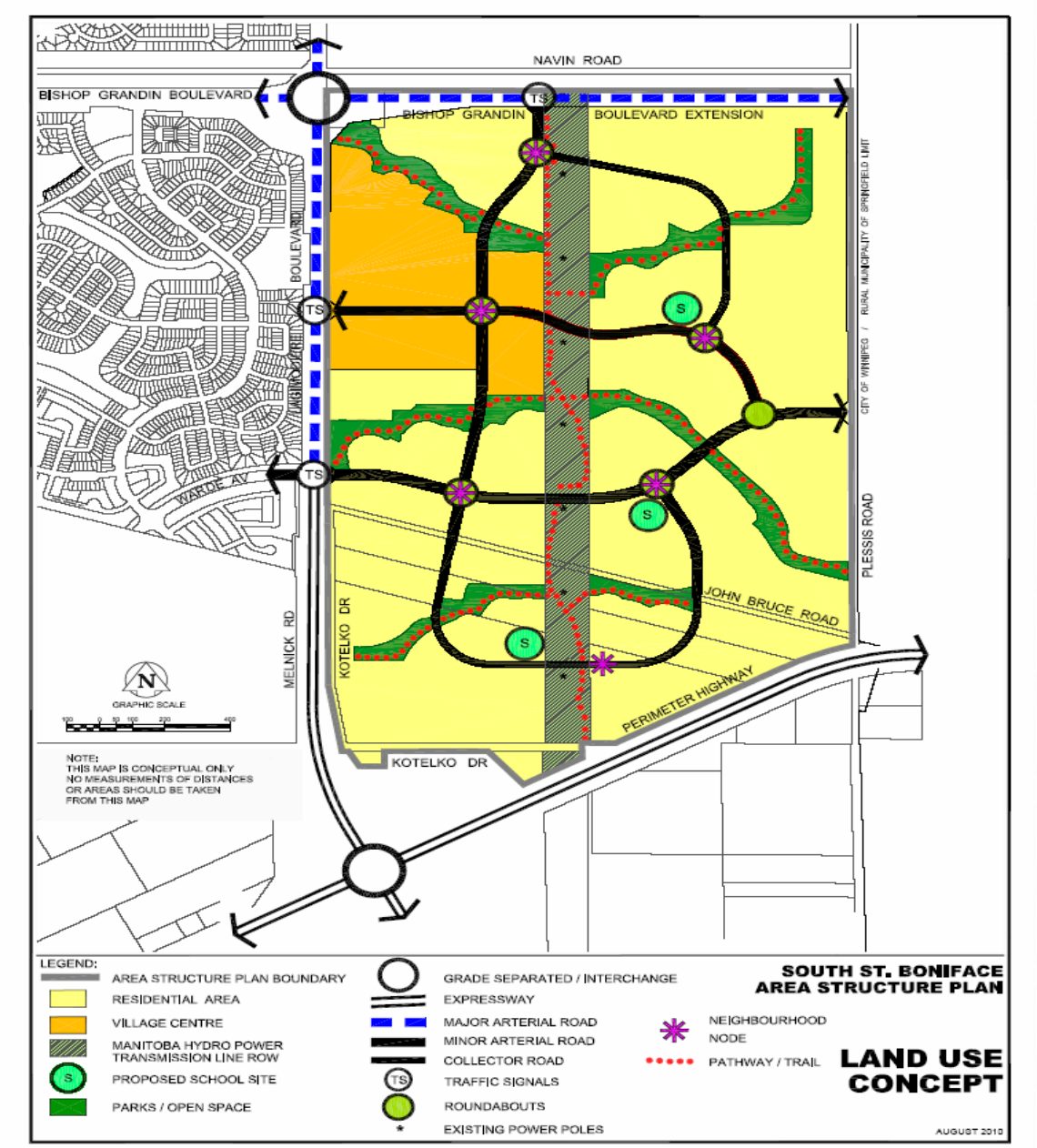
Approved as to planning details:

*for* Director of Planning, Property & Development

Approved as to form:

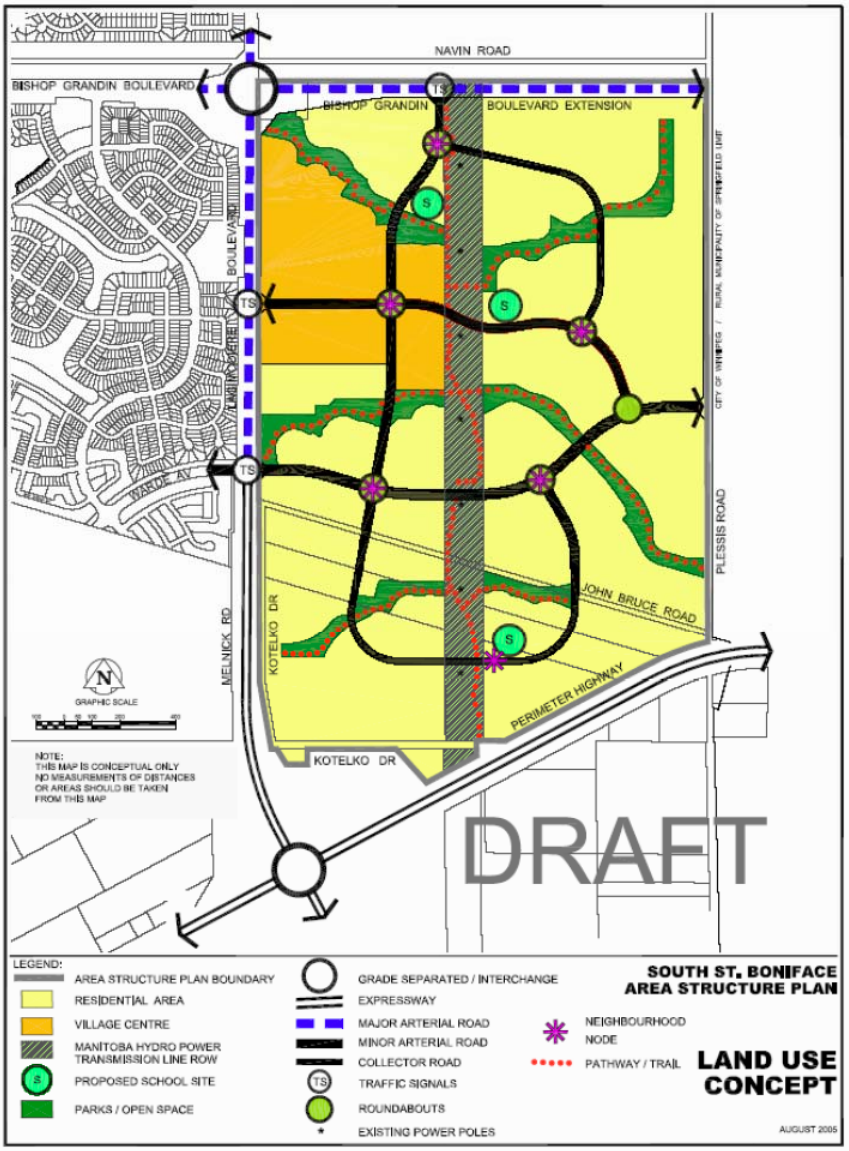
*Samantha Owen*
*for* Director of Legal Services and City Solicitor

**ATTACHMENT "B" – Revised Land Use Concept Map**



## ATTACHMENT "C" – Original Land Use Concept Map

SOUTH ST. BONIFACE AREA STRUCTURE PLAN



**ATTACHMENT "D" – Sage Creek Masterplan Draft May 5, 2010**

