**Minute No. 624**
**Report - Standing Policy Committee on Property and Development – September 14, 2010**

**Item No. 14** **Secondary Plan Amendment - South St. Boniface Area Structure Plan By-law No. 158/2005 – First Reading (St. Boniface Ward) File SPA 2/2010**

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, a by-law to amend the South St. Boniface Area Structure Plan (By-law No. 158/2005), be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

2. 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 14, 2010**

DECISION MAKING HISTORY:

Moved by Councillor Steeves,

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

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 15, 2010, 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 14, 2010, 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:** SPA 2/2010 REVISED Secondary Plan Amendment to the *South St. Boniface Area Structure Plan* (By-law 158/2005) – First Reading

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

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| P. Regan | D. Joshi | n/a | Phil Sheegl, Deputy CAO |

## RECOMMENDATIONS

That By-law No. xxxx/2010, a by-law to amend the *South St. Boniface Area Structure Plan* (By-law 158/2005), be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

## 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.

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 the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Riel Community Committee will conduct a Public Hearing on the proposed secondary plan amendment.

## HISTORY

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

On July 12, 2010, Riel Community Committee concurred in the recommendation to approve the subdivision and rezoning of phase 5 (DASZ 12/2010) of the Sage Creek Neighbourhood Development, which included the first of three school sites.

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

## FINANCIAL IMPACT

**Financial Impact Statement** **Date:** **September 2, 2010**

## Project Name:

**SPA 2/2010 SECONDARY PLAN AMENDMENT TO THE SOUTH ST. BONIFACE AREA STRUCTURE PLAN (BY-LAW 158/2005) - FIRST READING**

**COMMENTS:**

The recommendation contained in this report is that By-law No. xxxx/2010, a by-law to amend the South St. Boniface Area Structure Plan (By-law 158/2005), be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

There are no financial implications associated with this recommendation.

*"Original Signed By"*
Mike McGinn, CA
Manager of Finance

## CONSULTATION

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

Legal Services Department

## SUBMITTED BY

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

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**ATTACHMENT "A"**

**THE CITY OF WINNIPEG**

**BY-LAW NO. /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

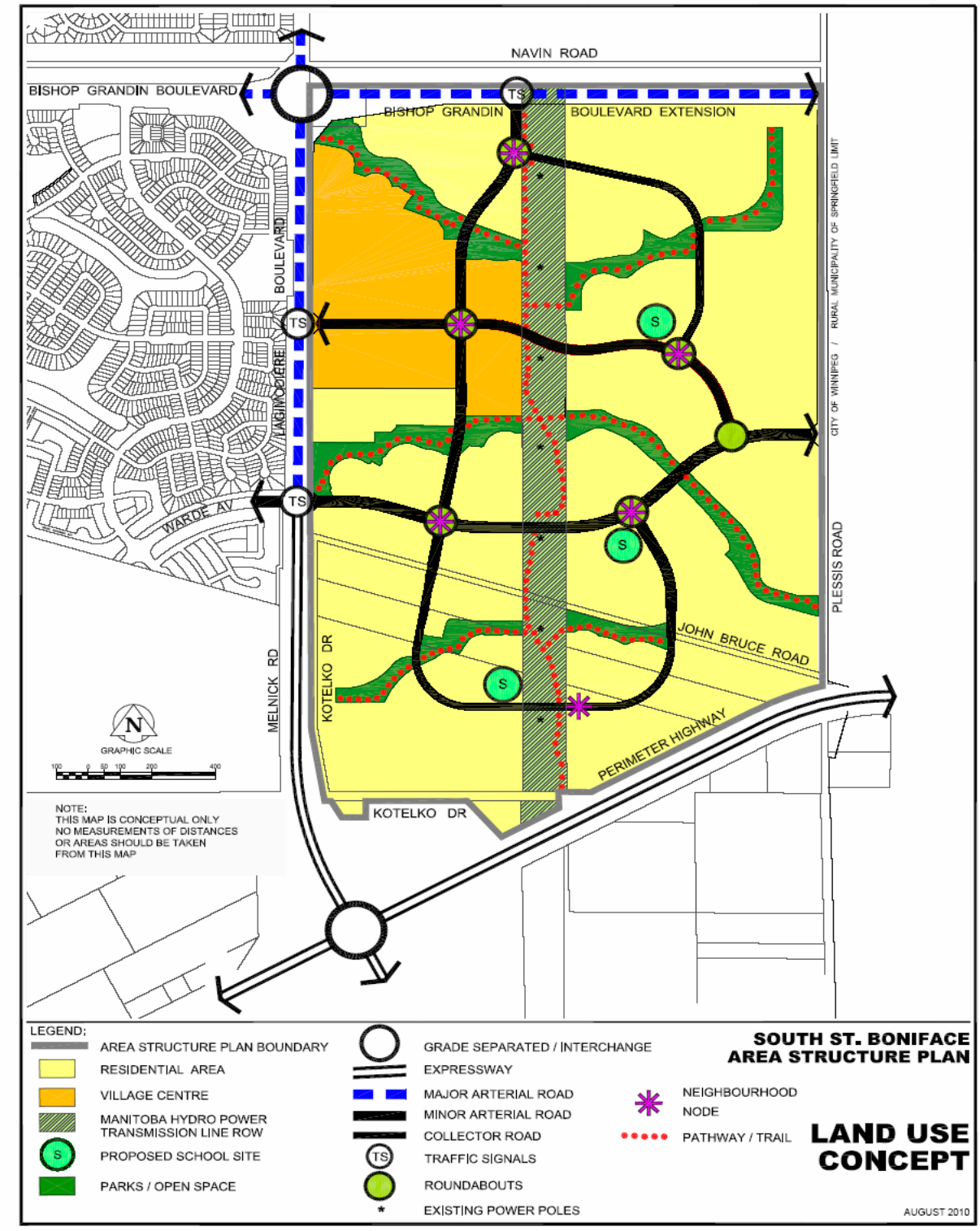
Approved as to form:

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

**ATTACHMENT "B"**



830 - Land Use Map [08.2010].pdf


NAVIN ROAD
BISHOP GRANDIN BOULEVARD
BISHOP GRANDIN BOULEVARD EXTENSION
TS
BOULEVARD
LAGIMODIERE
WARDE AV
MELNICK RD
KOTELKO DR
KOTELKO DR
JOHN BRUCE ROAD
PERIMETER HIGHWAY
PLESSIS ROAD
CITY OF WINNIPEG / RURAL MUNICIPALITY OF SPRINGFIELD LIMIT
S
N
GRAPHIC SCALE
100 0 50 100 200 400
NOTE:
THIS MAP IS CONCEPTUAL ONLY
NO MEASUREMENTS OF DISTANCES
OR AREAS SHOULD BE TAKEN
FROM THIS MAP
LEGEND:
AREA STRUCTURE PLAN BOUNDARY
RESIDENTIAL AREA
VILLAGE CENTRE
MANITOBA HYDRO POWER TRANSMISSION LINE ROW
PROPOSED SCHOOL SITE
PARKS / OPEN SPACE
GRADE SEPARATED / INTERCHANGE
EXPRESSWAY
MAJOR ARTERIAL ROAD
MINOR ARTERIAL ROAD
COLLECTOR ROAD
TRAFFIC SIGNALS
ROUNDABOUTS
EXISTING POWER POLES
NEIGHBOURHOOD NODE
PATHWAY / TRAIL
SOUTH ST. BONIFACE AREA STRUCTURE PLAN
LAND USE CONCEPT
AUGUST 2010