Minute No. 249
Report - Standing Policy Committee on Property and Development – February 14, 2012

Item No. 8 Transit Oriented Development Handbook

COUNCIL DECISION:

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

1. That the Winnipeg Transit Oriented Development Handbook (Appendix 1) be endorsed in principle.

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 – February 14, 2012

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 February 15, 2012, 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 February 14, 2012, 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: **Transit Oriented Development (TOD) Handbook**

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

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That Council endorse in principle the Winnipeg Transit Oriented Development Handbook (Appendix 1).

REASON FOR THE REPORT

On July 22nd, 2011 City Council gave third reading to *OurWinnipeg* and the *Complete Communities Direction Strategy*. The Transit Oriented Development (TOD) Handbook was identified as an Implementation Document under the *Complete Communities Direction Strategy* to assist in its implementation and guide development along rapid transit corridors.

IMPLICATIONS OF THE RECOMMENDATIONS

This report responds to Council's direction under *OurWinnipeg* and the *Complete Communities Direction Strategy* that a Transit Oriented Development (TOD) Handbook be developed for the City of Winnipeg.

The TOD Handbook will help fulfill the directions contained in *OurWinnipeg*, the city's new development plan, and the *Transformative Areas* sections of the *Complete Communities Direction Strategy*.

There are no immediate financial implications with respect to endorsement in principle of the TOD Handbook. Specific reports and financial analyses regarding projects supported by the TOD Handbook will be submitted for Council's consideration as they occur.

DISCUSSION

OurWinnipeg and the *Complete Communities Direction* Strategy provide a proactive blueprint on how our City will grow and develop over the next twenty-five years. With the advent of rapid transit, a portion of our future growth can be accommodated in our Rapid Transit and high frequency "Quality" Transit Corridors – which are identified as Transformative Areas. This recognizes that investments in transit are not just investments in transportation infrastructure, but investments in city building and economic development. One of the key concepts that can assist in this approach is Transit Oriented Development (TOD). TOD involves mixed-use, higher density pedestrian-oriented infill development within a five to ten minute (400m – 800m) walk of a transit station.

The TOD Handbook is a high-level framework document that guides and facilitates mixed-use, pedestrian-oriented infill development along rapid transit corridors and high-frequency transit corridors. This is based on best practices, lessons learned from other jurisdictions, and contains multiple case studies. This document is one of the 'implementation documents' identified in the *Complete Communities Direction Strategy*, and assisted in its development.

The TOD Handbook is a synthesis of "best practice" TOD principles to assist policymakers, developers, the Public Service, and members of the public in Winnipeg to facilitate the broader implementation of TOD. The Handbook is organized into three main sections:

- Overview of TOD - What TOD is, presents benefits and challenges of TOD, and discusses the relationship of the transit station to the surrounding land uses.

- Core Principles of TOD - Presents the six key principles every successful TOD should include. Supporting each principle is a best practice case study. These six principles directly influence the land use, circulation, urban form and overall performance of a place.

- Tools for Implementing TOD - Builds on the core principles and presents tools that can be used to make TOD a reality. These include:
    - Considerations for Locating TOD
    - Components that should be included in TOD Station Area Plans
    - Implementation Toolbox
    - TOD types or 'typologies', and
    - Parks & open space typologies to consider in TOD

The TOD Handbook project was conducted by PB PlaceMaking, a leading consulting firm in TOD, and a multi-departmental technical advisory committee consisting of members of Planning, Property and Development, Public Works, Water and Waste, Winnipeg Transit, Winnipeg Parking Authority, and others. Public and stakeholder engagement for this project included:

- Public Open Houses on October 8-9, 2009 & June 17-18, 2010
- Multiple stakeholder sessions On October 8-9, 2009 and June 17-18, 2010 with representatives from:
    - The development industry (UDI, Chamber of Commerce, Winnipeg Real Estate Board, Manitoba Home Builders Association, and others)
    - Development related professional associations (MPPI, MAA, MALA, ITE Manitoba, APEGM)
    - Special interest groups (BIZs, Rapid Transit Coalition, Bike to the Future)

The TOD Handbook supports *OurWinnipeg* and the Transformative Areas sections of the *Complete Communities Direction Strategy*, both of which took effect on August 17th, 2011, as well as the *Sustainable Transportation Direction Strategy*, which was endorsed by Council on July 22nd, 2011. The TOD Handbook also supports the City's *Transportation Master Plan*.

FINANCIAL IMPACT

Financial Impact Statement **Date:** January 17, 2012

Project Name:

Transit Oriented Development (TOD) Handbook

COMMENTS:

There are no immediate financial implications with respect to endorsement in principle of the TOD Handbook. Specific reports and financial analyses regarding projects supported by the TOD Handbook will be submitted for Council's consideration as they occur.

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

CONSULTATION

In preparing this report there was consultation with:

Internal Consultation:
Winnipeg Parking Authority
Winnipeg Transit
Water and Waste Department
Public Works Department

External Consultation:
Urban Development Institute (UDI)
Manitoba Home Builders Association (MHBA)
Winnipeg Real Estate Board (WREB)
Winnipeg Chamber of Commerce
Manitoba Professional Planners Institute (MPPI)
ITE Manitoba
Manitoba Architects Association (MAA)
Manitoba Association of Landscape Architects (MALA)
Association of Professional Engineers and Geoscientists Manitoba (APEGM)

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	David Marsh AICP MCIP
Date:	January 18, 2012
File No.	

Attachments:
Appendix 1 – Winnipeg Transit Oriented Development (TOD) Handbook

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Appendix 1 – Winnipeg Transit Oriented Development (TOD) Handbook



TOD Handbook 2011