Minutes – Executive Policy Committee – September 19, 2012

Minute No. 399
Report – Standing Policy Committee on Property and Development – September 11, 2012

Item No. 12 Local Area Planning Initiatives for 2012-2013

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That the Local Area Planning Initiatives for 2012-2013 be received as information.

2. That future Local Area Planning Initiatives reports be submitted concurrent with the annual OurWinnipeg Urban Structure Update report.

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

Minutes – Executive Policy Committee – September 19, 2012

Report – Standing Policy Committee on Property and Development – September 11, 2012

DECISION MAKING HISTORY:

The Chairperson called Deputy Mayor Swandel to the Chair and left the meeting.

Moved by Councillor Browaty,
That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

Councillor Havixbeck asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

Councillor Wyatt asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

STANDING COMMITTEE RECOMMENDATION:

On September 11, 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.

STANDING COMMITTEE RECOMMENDATION:

On July 3, 2012, the Standing Policy Committee on Property and Development passed the following motion:

WHEREAS on February 24, 2010, Council adopted a policy which requires the Winnipeg Public Service to annually submit for the information of the Standing Policy Committee on Property and Development on or before its February meeting date, a list of secondary plan initiatives for the upcoming calendar year which will form part of the Planning, Property and Development Department's annual work plan;

AND WHEREAS Council policy was not followed in 2011 and 2012 inasmuch as the Winnipeg Public Service had not reported on secondary plan initiatives since March 2, 2010;

THEREFORE BE IT RESOLVED THAT the Winnipeg Public Service report back to the September 11, 2012, meeting of the Standing Policy Committee on Property and Development with a list of secondary plan initiatives.

Minutes – Executive Policy Committee – September 19, 2012

Report – Standing Policy Committee on Property and Development – September 11, 2012

DECISION MAKING HISTORY (continued):

COUNCIL DECISION:

On February 24, 2010, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That a policy be adopted which requires the Winnipeg Public Service to annually submit for the information of the Standing Policy Committee on Property and Development on or before its February meeting date a list of secondary plan initiatives for the upcoming calendar year which will form part of the Planning, Property and Development Department's annual work plan; and

2. That the Winnipeg Public Service submit for the information of the Standing Policy Committee on Property and Development at its March meeting a list of secondary plan initiatives for 2010 which will form part of the Planning, Property and Development Department's 2010 work plan.

3. That the Proper Officers of the City be authorized to do all things necessary to implement

ADMINISTRATIVE REPORT

Title: ***Local Area Planning Initiatives for 2012-2013***

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

RECOMMENDATIONS

1. That the Local Area Planning Initiatives for 2012-2013 be received as information;

2. That future Local Area Planning Initiatives reports be submitted concurrent with the annual *OurWinnipeg Urban Structure Update* report.

REASON FOR THE REPORT

On July 3rd, 2012, the Standing Policy Committee on Property and Development moved that the Public Service report back to the September 11th, 2012 meeting of the Standing Policy Committee on Property and Development with a list of secondary plan initiatives.

IMPLICATIONS OF THE RECOMMENDATIONS

- This report reviews the current Local Area Planning Initiatives for 2012-2013 for the Planning, Property, and Development Department, Urban Planning Division. This report will have implications on the Urban Planning Division's 2012-2013 work plan;
- There is a need for a 'plain language' approach to area specific planning, as the current Secondary Planning term is commonly misunderstood, and implies a statutory plan based approach. 'Local Area Planning' will be utilized as an easily understood term that embraces a wide variety of planning tools.
- Local Area Planning will be a more focused tool under *OurWinnipeg* and the *Complete Communities Direction Strategy.* Local Area Planning priorities will be focused on Transformative Areas and enabling the types of development and urban form envisioned under *Complete Communities*.
- Future Local Area Planning Initiatives reports will be submitted for information concurrent with the annual *OurWinnipeg Urban Structure Update* report.

- The current Local Area Planning Initiatives for 2012-2013 include:
    - Corydon-Osborne Neighbourhood Plan (estimated completion Fall 2012 / Winter 2013)
    - Warehouse District Neighbourhood Plan (estimated completion Fall 2012 / Winter 2013)
    - Review of Existing Plans for Compliance with Complete Communities Direction Strategy (estimated completion Fall 2013)
    - Collaborative planning with other interests on the following:
        - Palliser Area Master Plan
        - Brady Resource Management Centre Plan
        - Waverley West Neighbourhood Area Structure Plan
        - Precinct Q (Ridgewood South) Precinct Plan
        - Precinct C (Waterford Green) Precinct Plan
        - Precinct R (Red River Ex) Precinct Plan
        - Precinct E Precinct Plan
        - Precinct I (North Transcona) Precinct Plan

- The following plan requests will be removed (additional detail in Appendix A):
    - Dawson Trail Area
    - Old Kildonan Area
    - Spence Neighbourhood

HISTORY

DISCUSSION:

A. RATIONALE FOR REPORT

This report is to provide an update to the Standing Policy Committee on Property and Development on Secondary Planning endeavors since the previous Secondary Plan Priorities report, and outline current Local Area Planning Initiatives for 2012-2013. This report is also in response to a July 3rd, 2012 motion from Standing Policy Committee on Property and Development requesting an update on Secondary Planning initiatives.

B. WORK COMPLETED SINCE LAST SECONDARY PLAN PRIORITIES REPORT

B.1 PLANS COMPLETED

Since the previous Secondary Plan Priorities report was received for information by the Standing Policy Committee on Property and Development, the following plans have been completed (additional detail can be found in Appendices A & B).

- *Waverley West North-West Neighbourhood Area Structure Plan (NASP) – By-Law No. 37/10*
- *Waverley West Area Town Centre Neighbourhood Area Structure Plan (NASP)– By-Law No. 38/10*
- *Complete Communities Direction Strategy – By-Law No. 68/10*
- *Yards at Fort Rouge Area Master Plan (AMP)*

B.2 ADDITIONAL WORK COMPLETED

In addition to the above plans, the following background studies, special projects, and support to the *OurWinnipeg* initiative have been conducted (additional detail can be found in Appendix A):

- *St. Norbert Main Street Planned Development Overlay (PDO)*
- *Downtown Transcona Planned Development Overlay (PDO)*
- *Academy Road Planned Development Overlay (PDO)*
- Support to *OurWinnipeg* initiative
    - *Transit Oriented Development (TOD) Handbook*
    - *Transportation Master Plan (TMP)*
    - *Downtown Parking Strategy*

C. LOCAL AREA PLANNNING

There is a need for a more 'plain language' terminology for the City's area specific planning program. The current term, 'Secondary Planning', is commonly misunderstood. Moreover, by its very term it applies a statutory plan approach, and does not embrace a wide variety of planning tools. As part of aligning area specific planning with *OurWinnipeg* and the *Complete Communities Direction Strategy,* the term 'Local Area Planning' will be utilized. Local area planning embraces a plain language approach that is easily understood, and embraces a wide range of planning tools, such as statutory and non-statutory plans, background studies, design guidelines, and others. A local area plan is any plan that addresses the issues and concerns of a portion of the City. Local area plans can range in scale from a dozens to thousands of acres – from the size of West Alexander-Centennial to Waverley West. Local area plans may cover a specific geographic area that has a cohesive or common set of characteristics.

D. OURWINNIPEG AND COMPLETE COMMUNTIES DIRECTION STRATEGY ALIGNMENT

Our Winnipeg and the *Complete Communities Direction Strategy* have prompted a significant change in approach in terms of local area planning. One of the challenges under the previous approach has been responding to a distinct lack of detail in regards to long range planning at the individual neighbourhood level. While *Plan Winnipeg 2020* contained broad policy language guiding development and redevelopment at the neighbourhood level, there was little to no direction on an individual neighbourhood basis between the *Policy Area* designations in the plan, and zoning at the individual site level. The City's previous approach to local area planning has in essence been to fill this 'gap' in the larger policy framework, by providing direction for development, redevelopment, and land use change at the individual neighbourhood level.

Our Winnipeg, the *Complete Communities Direction Strategy* and the associated Urban Structure provides a much higher level of fidelity and detail at the individual neighbourhood level. This results in a need to refocus local area planning, and utilize different planning tools other than just statutory plans. Local area planning will be a much more focused tool under *Our Winnipeg*, with a focus on implementing *Complete Communities* and the Urban Structure. Priorities and approaches to Local Area Planning will focus on the following:

- *A Focus on Transformative Areas* – Local area planning should primarily be focused on Transformative Areas identified in the Urban Structure (see map in Appendix C), such as the Downtown, Centres & Corridors, Major Redevelopment Sites, and New Communities; or facilitating special initiatives that will assist in the implementation of *Complete Communities*.

- *Establishing an Enabling Framework* – It is critical that local area plans be developed and utilized in a manner that establishes an enabling high level framework for desired forms of growth and development consistent with *Complete Communities.*

- *Balancing local community context and aspirations with larger City-wide goals and civic responsibilities* -While each local area plan should meet the needs and aspirations of the local context, local area plans must be in alignment with larger City-wide goals, objectives, and vision for the future.

- *Implementing new and innovative approaches to delivery of local area plans* - In order to deliver local area plans in a timely and cost effective manner within existing resources, new and innovative approaches to service delivery must be pursued – one that is based not upon a strict dichotomy of City versus developer led planning efforts, but an evolution towards new approaches, such as a collaborative planning partnership approach.

As Local Area Planning is linked to the Urban Structure, future Local Area Plan Initiatives reports will be submitted concurrently with the annual *OurWinnipeg Urban Structure Update* report.

E. CURRENT LOCAL AREA PLANNING INITIAVES FOR 2012-2013

The following are the current Local Area Planning initiatives for 2012-2013 (see map in Appendix B):

- Corydon – Osborne Neighbourhood Plan (estimated completion Fall 2012 / Winter 2013)
- Warehouse District Plan (estimated completion Fall 2012 / Winter 2013)
- Review of Existing Plans for Compliance with Complete Communities Direction Strategy (estimated completion Fall 2013)
- Collaborative Planning with other interests on:
    - Palliser Area Master Plan (*Major Redevelopment Site*)
    - Brady Resource Management Centre Plan (Garbage and Recycling Master Plan)
    - Precinct Q (Ridgewood South) Precinct Plan (*New Communities*)
    - Precinct C (Waterford Green) Precinct Plan (*New Communities*)
    - Precinct R (Red River Ex) Precinct Plan (*New Communities*)
    - Precinct E Precinct Plan (*New Communities*)
    - Precinct I (North Transcona) Precinct Plan (*New Communities*)
    -

<u>Corydon – Osborne Neighbourhood Plan (NP)</u>

The City Centre Community Committee passed a resolution asking that a neighbourhood plan be developed for the Corydon Village area, which was concurred in by the Standing Policy Committee on Property and Development on January 10, 2006. Two background studies related to this area were completed: the *Corydon Village Pre-Plan Assessment*, and the *Corydon*

Avenue Drinking Establishments Study. Both studies contained a variety of recommendations and concluded that a secondary plan is warranted for this area. The Public Service delayed the start of the neighbourhood planning process until after the completion of the *OurWinnipeg* initiative to ensure consistency with the new municipal development plan. The *Complete Communities Direction Strategy* identifies Corydon Avenue as a *Community Mixed Use Corridor*, while the eastern portion of the plan area falls within a *Rapid Transit Corridor* (South West Rapid Transit Corridor & Osborne Station).

The formal planning process for the Corydon-Osborne area commenced in the Spring of 2011, and included a variety of public engagement opportunities, including design workshops, public open houses, and numerous meetings with the Community Planning Advisory Committee (CPAC). In response to stakeholder concerns, the Executive Policy Committee directed on July 11th, 2012 that the Public Service engage an independent third party to assist in the completion of the plan, review the membership of CPAC to ensure fair and appropriate representation, and report back to the Standing Policy Committee on Property and Development within 60 days with an updated strategy with the goal of completing the plan by the end of the year.

Action – The Public Service is currently developing an updated strategy for this planning process in conjunction with a steering committee, and will report back to the Standing Policy Committee on Property and Development in September 2012 via separate report. The Public Service will continue with the planning process in accordance with the updated strategy, with the aim of completing the process by the end of 2012.

Warehouse District Neighbourhood Plan (NP)

Following the *Planning Assessment*, the Public Service commenced a neighbourhood planning process for this area in June 2009. The Neighbourhood Plan will guide redevelopment and adaptive re-use within the Warehouse area, and to ensure new development is in keeping with the area's unique history, built form, and architectural character. The plan will consist of several 'precinct' areas, which include the Exchange District National Historic Site, Chinatown, the Waterfront Drive area, the Arts & Culture district area, the area immediately to the west of the Exchange District, and the Red River College – Civic Hall area. The *Exchange District National Historic Site of Canada Commemorative Integrity Statement* is being reviewed in conjunction with the Federal Government as part of the *Warehouse (Exchange) Neighbourhood Plan* process. The plan is substantially complete, and has been delayed due to ongoing stakeholder consultations.

Action – The Public Service will continue to work on this Neighbourhood Plan in conjunction with area stakeholders, with the goal of completing the plan by end of 2012 / early 2013.

Review of Existing Adopted Plans for Compliance with Complete Communities Direction Strategy

As a best practice, plans are reviewed approximately every five years to ensure alignment to market realities, changing conditions, and new policy direction. There are a number of plans in excess of five years old, and seven plans that were adopted at least ten years ago. In light of the City's new municipal development plan, *OurWinnipeg,* there is a need to review existing plans for compliance with *OurWinnipeg* and the *Complete Communities Direction Strategy*. Plans will be reviewed for compliance with *Complete Communities Direction Strategy* and the Urban Structure, and recommendations made as to whether a plan should be monitored, minor

amendments made, major amendments made, repealed or replaced with a new plan. These plans include, at minimum:

- Wilkes South Secondary Plan
- St. Vital Perimeter South Secondary Plan
- North St. Boniface Secondary Plan
- Henderson Highway Corridor Secondary Plan
- North Henderson Highway Secondary Plan
- Kil-Cona Park Area (West) Secondary Plan
- Airport Area West Structure Plan

Collaborative Planning

An implementation component of the *Complete Communities Direction Strategy* is the concept of collaborative planning. This concept involves the Public Service assisting and participating with other interests (land owners, developers, organizations, etc) in a collaborative and iterative manner to deliver local area plans and development projects. This approach recognizes the strengths of the private sector and other interests in shaping development, and the proactive role that Public Service can play in terms of ensuring development concepts that are enabling and consistent with *Complete Communities,* by participating in the planning process in a collaborative manner from the beginning to the conclusion of the project. This permits other interests to move forward to capitalize on opportunities, while allowing the Public Service to be responsive, maximize resources, and enable development consistent with *Complete Communities*.

At present the Public Service is engaged in collaborative planning process on the following local area plans:

- Palliser Area Master Plan (*Major Redevelopment Site*)
- Brady Resource Management Centre Plan (Garbage and Recycling Master Plan)
- Waverley West - West Neighbourhood Area Structure Plan (*Emerging Communities*)
- Precinct Q (Ridgewood South) Precinct Plan (*New Communities*)
- Precinct C (Waterford Green) Precinct Plan (*New Communities*)
- Precinct R (Red River Ex) Precinct Plan (*New Communities*)
- Precinct E Precinct Plan (*New Communities*)
- Precinct I (North Transcona) Precinct Plan (*New Communities*)

FINANCIAL IMPACT

Financial Impact Statement Date: August 17, 2012

Project Name:

Local Area Planning Initiatives for 2012-2013

COMMENTS:

The recommendations contained in this report are that the Local Area Planning Initiatives for 2012-2013 be received as information and that future Local Area Planning Initiatives reports be submitted concurrent with the annual OurWinnipeg Urban Structure Update report.

There are no financial implications associated with these recommendations.

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

CONSULTATION

In preparing this report there was consultation with:
N/A

SUBMITTED BY

Department:	Planning, Property, and Development
Division:	Urban Planning
Prepared by:	David Marsh
Date:	September 6, 2012
File No.	PL 217.90

Appendix:
A. Local Area Planning Work Completed Since Previous Report
B. Local Area Planning Map – as of August 2012
C. Complete Communities Direction Strategy Urban Structure Map – as of August 2012

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UD2012-057

APPENDIX A: LOCAL AREA PLANNING WORK COMPLETED SINCE PREVIOUS REPORT

OURWINNIPEG INITIATIVE SUPPORT

Considerable support was given to the *OurWinnipeg* initiative during this reporting period. No new local area plans were initiated by the City during the *OurWinnipeg* process, and staff resources normally allocated towards local area plans & other activities were redirected to support the production the following *OurWinnipeg* initiative deliverables:

- *Complete Communities Direction Strategy*
- *Transit Oriented Development (TOD) Handbook*
- *Transportation Master Plan (TMP)*
- *Downtown Parking Strategy*

PLANS COMPLETED

Since the previous Priorities report was received for information by the Standing Policy Committee on Property & Development, the following plans has been completed. As of August, 2012, there are currently 19 adopted statutory plans, and one adopted non-statutory plan (see map in Appendix B).

Waverley West North West Neighbourhood Area Structure Plan (NASP) – By-Law No. 37/10

This plan provides direction for the development of the third Waverley West neighbourhood, an approximately 300 acre area west of the Kenaston Boulevard extension, and south of Whyte Ridge. The Neighbourhood Area Structure Plan provides a higher level of policy direction in terms of land use, infrastructure, transportation, and open space, and builds upon the policies and visions established in the Waverley West Area Structure Plan. The plan was given final approval by Council on July 21st, 2010.

Waverley West Town Centre Neighbourhood Area Structure Plan (NASP) – By-Law No. 38/10

This plan provides direction for the development of the fourth Waverley West neighbourhood, an approximately 134 acre area between the north – south couplet of Kenaston Boulevard extension, immediately southwest of the Bridgwater Forest (Waverley West North East) neighbourhood. The Town Centre is envisioned as a mixed use, higher density neighbourhood core for the overall Waverley West development, and will feature a mix of townhouse, multiple family residential, commercial, employment, and mixed use development. The Neighbourhood Area Structure Plan provides a higher level of policy direction in terms of land use, infrastructure, transportation, and open space, and builds upon the policies and visions established in the Waverley West Area Structure Plan. The plan was given final approval by Council on July 21st, 2010.

Complete Communities Direction Strategy (CCDS) – By-Law No. 68/10

As part of the *OurWinnipeg* initiative, the *Complete Communities Direction Strategy* was adopted as a secondary plan by City Council on July 20th, 2011. *Complete Communities* provides the overall land use and urban form plan for the City of Winnipeg, and is based upon the concepts of 'complete communities' and the Urban Structure. The Urban Structure identifies areas most able to accommodate substantive growth and development (Transformative Areas) and those areas that are largely built out and may accommodate more modest context sensitive infill development (Areas of Stability).

Yards at Fort Rouge Area Master Plan (AMP)

This plan provides direction for the redevelopment of the old Fort Rouge rail yards adjacent to the Lord Roberts neighbourhood. The plan and associated rezoning & subdivision were the result of a collaborative planning process between the City of Winnipeg and the private developer, and was featured as an *OurWinnipeg* demonstration project. The development will feature approximately 900 – 1200 multi-family residential units at mid-to-high densities and mixed use located immediately adjacent to Phase I of the South West Rapid Transit Corridor. The project is the largest infill development in Winnipeg's history, the first Transit Oriented Development (TOD) based project in the City, and the first substantive development project to occur under *OurWinnipeg* and the *Complete Communities Direction Strategy*. The plan was endorsed by City Council as a non-statutory plan on December 15th, 2010.

The following plan amendments were also completed during this period:

Plan Amendment:	*By-Law No.:*	*Council Approval:*	*Plan:*	*Reason:*
SPA 3/2009	41/2010	22-Sept-2010	West Alexander Centennial NP	To permit non-accessory parking lot at 129 Dagmar Street
SPA 1/2010	102/2010	15-Dec-2010	West Alexander Centennial NP	To permit non-accessory parking lot at 408 Elgin Ave.
SPA 2/2010	101/2010	15-Dec-2010	South St. Boniface ASP	Relocation of school site
SPA 3/2010	130/2010	27-Apr-2011	Airport Vicinity Protection Area Secondary Plan	Change in AVP 1 boundary to reflect removal of rail corridor & permit development in River Heights

ADDITIONAL WORK COMPLETED

In addition to the above local area plans, plan amendments, and support to the *OurWinnipeg* initiative, the following background studies & special projects were also completed:

St Norbert Planned Development Overlay (PDO)

On March 25th, 2008, the Standing Policy Committee on Property and Development passed a resolution asking that the Public Service initiate a preliminary review, analysis, and recommendations regarding a secondary plan or other planning interventions for the St Norbert area. The Public Service conducted a Background Study for the area from May to November, 2009, which determined that a secondary plan was not warranted for the area due to an absence of substantive land use conflicts and the lack of indications of neighbourhood decline. The study did recommended a number of discrete interventions including the development of a Planned Development Overlay (PDO) for the commercial area of St. Norbert along Pembina Highway. The development of a Planned Development Overlay for the 'downtown' area of St Norbert was commenced in December, 2009. The adopted PDO focuses on an urban form-based approach for enabling desired growth in the commercial area of St. Norbert in a manner that respects and reinforces the character of the area. The PDO was approved by City Council on July 21st, 2010.

Downtown Transcona Planned Development Overlay (PDO)

The East Kildonan-Transcona Community Committee passed a resolution requesting that the Public Service work in conjunction with the Transcona BIZ to develop a PDO for the downtown Transcona area, which was concurred with by the Standing Policy Committee on Property & Development on March 3rd, 2009. The adopted PDO focuses on an urban form-based approach, enhancing the existing main street village characteristics which gives Downtown Transcona its unique identity, while concurrently enabling and encouraging development of residential, commercial, and mixed-use land use which will revitalize this historic neighbourhood. The PDO was approved by City Council on September 22nd, 2010.

Academy Road Planned Development Overlay (PDO)

The City Centre Community Committee passed a resolution requesting that the Public Service initiate a preliminary review, analysis, and recommendations regarding a planning study, Planned Development Overlay (PDO), or secondary plan for the Academy Road area, coincident with the boundaries of the Academy Road Business Improvement Zone. This request was concurred with by the Standing Policy Committee on Property & Development on September 8th, 2009. Upon initial analysis it was determined to proceed with a PDO for the commercial areas of Academy Road. The adopted PDO focuses on an urban form-based approach, enhancing the existing main street village characteristics while enabling growth in the commercial areas of Academy Road. The PDO was approved by City Council on November 16th, 2011.

Outstanding Plan Requests

The Public Service has been previously directed to initiate the following local area planning processes:

South Point Douglas Area Master Plan

The Public Service commenced a planning process for this area in December 2008. An Area Master Plan will guide redevelopment of the South Point Douglas area from its current industrial heritage into a substantive mixed-use community, and will address land use, transportation, infrastructure, heritage, transit, and riverbank stabilization issues in the area. The area was designated *Industrial Policy Area* under *Plan Winnipeg*, and is designated as a *Major Redevelopment Site* under the *Complete Communities Direction Strategy.*

This planning process was placed on hold due to a variety of issues. These include lack of development partners, significant and complex infrastructure challenges, and the potential for the Eastern Rapid Transit Corridor (ERTC) to go through the area as opposed to North St. Boniface, which would result in a significant change in redevelopment potential. It is anticipated that the ERTC Alignment Study will commence in the near future.

Action – This planning process is currently on hold pending development interest, and results of the ERTC Alignment Study. Due to the potential transformative nature of this area, and its *Major Redevelopment Site* designation, this planning process should be considered a priority when land owner(s) are ready to proceed and the results of Alignment Study are known.

West Broadway Neighbourhood

The City Centre Community Committee passed a resolution asking that the Public Service initiate a preliminary review, analysis, and recommendations regarding a plan for the West

Broadway neighbourhood, which was concurred by the Standing Policy Committee on Property and Development on May 5th, 2009. This plan is intended to address the evolving character of this inner City community, encouraging the type and scale of development appropriate to a mature neighbourhood with a diversity of land uses. The neighbourhood is designated as a *Mature Community (Area of Stability)* under the *Complete Communities Direction Strategy,* with two streets (Sherbrook and Broadway) conforming to the characteristics of a *Community* or *Neighbourhood Mixed Use Corridor*. The neighbourhood is experiencing land use change, redevelopment, and reinvestment; however, substantive land use conflicts have not been noted at this time.

Action – The Public Service will continue to monitor this area.

Parker Lands

On July 22nd, 2009, City Council approved a motion requiring a developer-led secondary plan for the Parker Lands area, with appropriate public consultations as part of the secondary planning process. The approximately 60 acre site is currently undeveloped, crossed by several high-tension transmission lines, and is currently designated a *Major Redevelopment Site* under the *Complete Communities Direction Strategy*.

Action – The Public Service will work collaboratively with the land owner(s) in the formulation of an Area Master Plan for this area. Due to the potential transformative nature of this area, and its *Major Redevelopment Site* designation, this planning process should be considered a priority when land owner(s) are ready to proceed.

Henderson Highway

The East Kildonan – Transcona Community Committee passed a resolution asking that the Public Service initiate a preliminary review, analysis, and recommendations for a planning study or secondary plan for the Henderson Highway area, which was concurred by the Standing Policy Committee on Property and Development on June 7th, 2011. The Henderson Highway area is currently covered by two adopted plans: the *Henderson Highway Corridor Secondary Plan* (adopted in 1983); and the *North Henderson Highway Secondary Plan* (adopted in 1977). Henderson Highway is designated as a *Regional Mixed Use Corridor* under the *Complete Communities Direction Strategy*, while the surrounding neighbourhoods are designated as *Mature* and *Recent Communities.*

Action – The review of these adopted plans will occur as part of the Public Service's review of existing plans for compliance with the *Complete Communities Direction Strategy*.

South Transcona

On July 20th, 2011 the Standing Policy Committee on Property and Development requested that the Public Service report back within 90 days on the establishment of a secondary plan for the South Transcona area. The area is designated as *Rural and Agricultural* under the *Complete Communities Direction Strategy*. The area had been proposed as a *New Community* during the *OurWinnipeg* initiative; however, the area was removed as a *New Community* and changed to a *Rural and Agricultural* designation via motion by Council during the 2nd reading of the *Complete Communities Direction Strategy* by-law on July 21st, 2010.

Action – No action is planned at this time. Potential development of this area would require an *OurWinnipeg* amendment (with Provincial approval), a Complete *Communities Direction Strategy* amendment from a *Rural and Agricultural* designation to a *New Communities*

designation, and the development and approval of a *Precinct Plan* for the area in collaboration with area land owners.

Kapyong Barracks (Canadian Forces Base Kenaston)

The Public Service has had preliminary discussions with the Federal Government Agency (Canada Lands) which may be charged with the responsibility of developing the former CFB Kenaston site. The former Canadian Forces Base is divided into two components: Kapyong Barracks proper, with is approximately 180 acres in size and has been declared surplus; and the Permanent Military Quarters (PMQ) section, which may be declared surplus in the near future, and is approximately 80 acres in size. Canada Lands and their consultants have held discussions with the Public Service to define appropriate development parameters addressing the City's transportation needs (Kenaston Blvd), the need to effectively integrate with the surrounding neighbourhood and the potential for this to be an innovatively designed predominately residential mixed-use neighbourhood. This area was identified under the Secondary Plan Priorities 2006-2007 report. The Kapyong Barracks area is designated as a *Major Redevelopment Site* under the *Complete Communities Direction Strategy*.

This site is currently subject to an ongoing court challenge in regards to outstanding Treaty Lands Entitlement (TLE) claims, and ultimate ownership of the lands.

Action – Upon resolution of the outstanding land ownership issues, the Public Service will work collaboratively with the land owner(s) in the formulation of an Area Master Plan for this area. Due to the potential transformative nature of this area, and its *Major Redevelopment Site* designation, this planning process should be considered a priority upon resolution of the land ownership issue.

Wildwood Park

On September 7th, 2010, the City Centre Community Committee requested that the Public Service act as a technical resource for the community of Wildwood Park in the development of a planning analysis and potential background study. On September 14th, 2010, the Standing Policy Committee on Property and Development referred this request to the Public Service for inclusion in the report on Secondary Planning initiatives.

Action – The Public Service continues to provide technical assistance to the community of Wildwood Park on this matter. The community has held several open house events, has conducted a community survey, and has met with the Public Service on several occasions since this request has been made.

Removal from Local Area Planning Initiatives

The Public Service has removed the following local area planning requests identified in previous Priorities reports:

Dawson Trail Area

A single land owner owns about 100 acres of agricultural land south of Fermor and east of Lagimodiere, which is part of an approximately 300 acre area adjacent to the South St Boniface Area Structure Plan lands. The developer has previously analyzed the servicing costs to develop these lands, had determined that it is not cost effective, and has elected in the past not to proceed. The area is designated *New Communities* (*Precinct J)* under the *Complete Communities Direction Strategy.*

Rationale – Given a lack of development interest in this area since 2006, and the area's *New Communities* designation, the Public Service has removed this item. Should any landowners elect to proceed at a future date, the Public Service will work collaboratively with them on the development of a *Precinct Plan* for the area, as identified in the *Complete Communities Direction Strategy*

Old Kildonan

This area was identified in 2004 for a possible secondary plan in anticipation of a pending development proposal. The Old Kildonan area was designated *Rural Policy Area* under *Plan Winnipeg*; and is now designated as *New Communities* (*Precincts D,F,G)* under the *Complete Communities Direction Strategy.* No significant development activity or interest in the area has occurred since 2004, with the exception of recent interest in *Precinct F*.

Rationale – Given the area's *New Communities* designation, and general lack of development interest, the Public Service has removed this item. Should any landowners elect to proceed at a future date in any of the precinct areas, the Public Service will work collaboratively with them on the development of a *Precinct Plan*, as identified in the *Complete Communities Direction Strategy*

Spence Neighbourhood

The City Centre Community Committee passed a resolution asking that a neighbourhood plan be developed for the Spence neighbourhood. On June 6, 2006, the Standing Policy Committee on Property and Development referred this resolution to the Public Service. The neighbourhood is experiencing modest land use change and reinvestment; however, substantive land use conflicts have not been noted at this time. The neighbourhood is designated as a *Mature Community (Area of Stability)* under the *Complete Communities Direction Strategy*

Rationale – No substantive land use pressures or conflicts have been noted in this area for some time. At present, the policies contained in the *Complete Communities Direction Strategy* are sufficient to guide local planning decisions and enable redevelopment in this area.

APPENDIX B: LOCAL AREA PLANNING MAP



Local Area All Plans - Aug 2012.pdf

APPENDIX C: COMPLETE COMMUNITIES DIRECTION STRATEGY URBAN STRUCTURE MAP



Urban Structure plus Precincts large map 3