Agenda – Council – October 24, 2012

Report – Standing Policy Committee on Property and Development – October 9, 2012

Item No. 7 Secondary Plan Amendment – North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading
File SPA 3/2012

STANDING COMMITTEE RECOMMENDATION:

On October 17, 2012, 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 By-law No. 136/2012, a by-law to amend the North Henderson Highway Secondary Plan (By-law 1300/76), be forwarded to Council for first reading to allow for the East Kildonan-Transcona 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 – October 9, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 17, 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 October 9, 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: SPA 3/2012 Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading

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

That By-law No. 136/2012, a by-law to amend the North Henderson Highway Secondary Plan (By-law 1300/76), be forwarded to Council for First Reading to allow for the East Kildonan-Transcona Community Committee to conduct a Public Hearing.

REASON FOR THE REPORT

The applicant intends to develop the subject property into a development of three storey townhouses. This will require the demolition of the existing single family dwelling. They intend to develop up to 13 or 14 units (final number still to be determined).

The *North Henderson Highway Secondary Plan* designates this property as “Low Density Residential” development, limiting the site’s density to a maximum of 12 units per acre. In order to accommodate up to 14 units on this property, this maximum density would have to be changed to 26 units per acre; the Public Service recommends a maximum density of 30 units per acre to provide the applicant with flexibility for immediate and future flexibility.

At the time of this report, the applicant is in the process of finalizing their development plans. Once these plans are finalized, they will make their DAZ application. This SPA application has been made in advance of this application to ensure this can proceed in a timely fashion. Depending on the timing of their DAZ application, it is possible for it to proceed in concurrence with the SPA Second Reading report.

IMPLICATIONS OF THE RECOMMENDATIONS

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

HISTORY

The *North Henderson Highway Secondary Plan* was passed by Council on January 19, 1977 with the intent to establish a land use plan for the improvement of the North Henderson Highway District in conformance with the City's development plan. There have been a number of amendments to this plan to allow for low-to-medium multifamily residential developments in Low Density Residential areas (max. density 12 units/acre) since the plan came into effect in 1977. These include:

Address	By-law no.	New designation	New max. density (u/a)
1900 Henderson	2274/79	Low Density Res	12.54
1820-50 Henderson	5048/88	High Density Res	No max. density
1970 Henderson	5220/89	High Density Res	No max. density
1950 Henderson	6682/95	Medium Density Res	30

Henderson Highway is designated as a "Regional Mixed Use Corridor" in the Complete Communities Direction Strategy. While corridors such as Henderson serve as major transportation routes, they serve the additional purpose of accommodating a mix of uses, functioning as vibrant urban places for Winnipeggers to live, work, and play. By offering high frequency and direct transit service to major Centres and the Downtown, Regional Mixed Use Corridors have sufficient opportunities to support long-term expansion through comprehensively planned intensification. Supporting Direction and Enabling Strategies include:

- Focus a broad mix of residential, employment, and retail development within strategic locations along corridors.
- Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential, and mixed use development are appropriate.
- Where appropriate, develop corridors in accordance with transit-oriented development principles.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 10, 2012

Project Name:

SPA 3/2012 Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading

COMMENTS:

The recommendation contained in this report is that By-law No. xxxx/2012, a by-law to amend the North Henderson Highway Secondary Plan (By-law 1300/76), be forwarded to Council for First Reading to allow for the East Kildonan-Transcona 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:	Urban Planning
Prepared by:	Michael Pyl
Date:	September 17, 2012
File No.:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2012\SPA 03 12 2090 Henderson - First Reading.doc

UD2012-071

ATTACHMENT "A"

THE CITY OF WINNIPEG

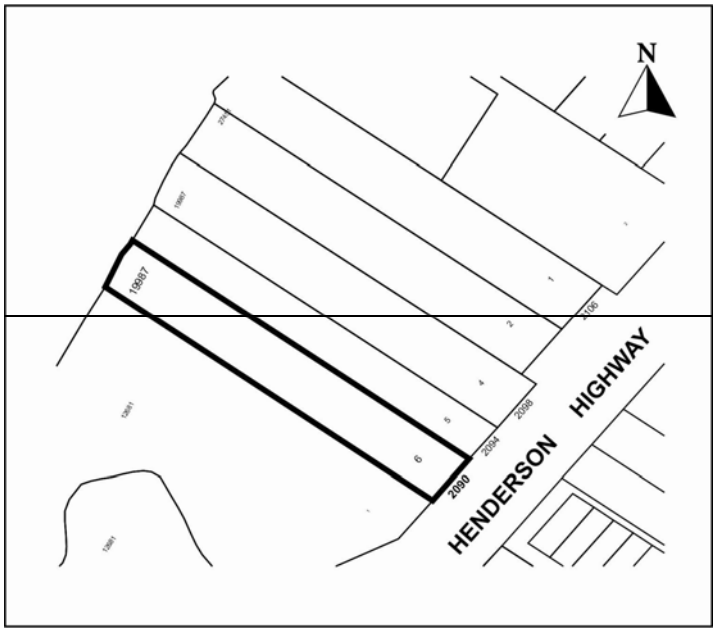
BY-LAW NO. 136/2012

A By-law of THE CITY OF WINNIPEG to amend the North Henderson Highway Secondary Plan By-law No. 1300/1976.

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

1 The North Henderson Highway Secondary Plan By-law No. 1300/1976 is amended by this By-law.

2 *The North Henderson Highway District Plan – Proposed Land Use map is amended by reclassifying the land identified below from a "LOW DENSITY RESIDENTIAL" proposed land use to a "MEDIUM DENSITY RESIDENTIAL" proposed land use.*



RECEIVED FIRST READING on this day of , 2012.

RECEIVED SECOND READING on this day of , 201 .

RECEIVED THIRD READING on this day of , 201 .

DONE AND PASSED this day of , 201 .

Mayor

City Clerk

Approved as to planning details:

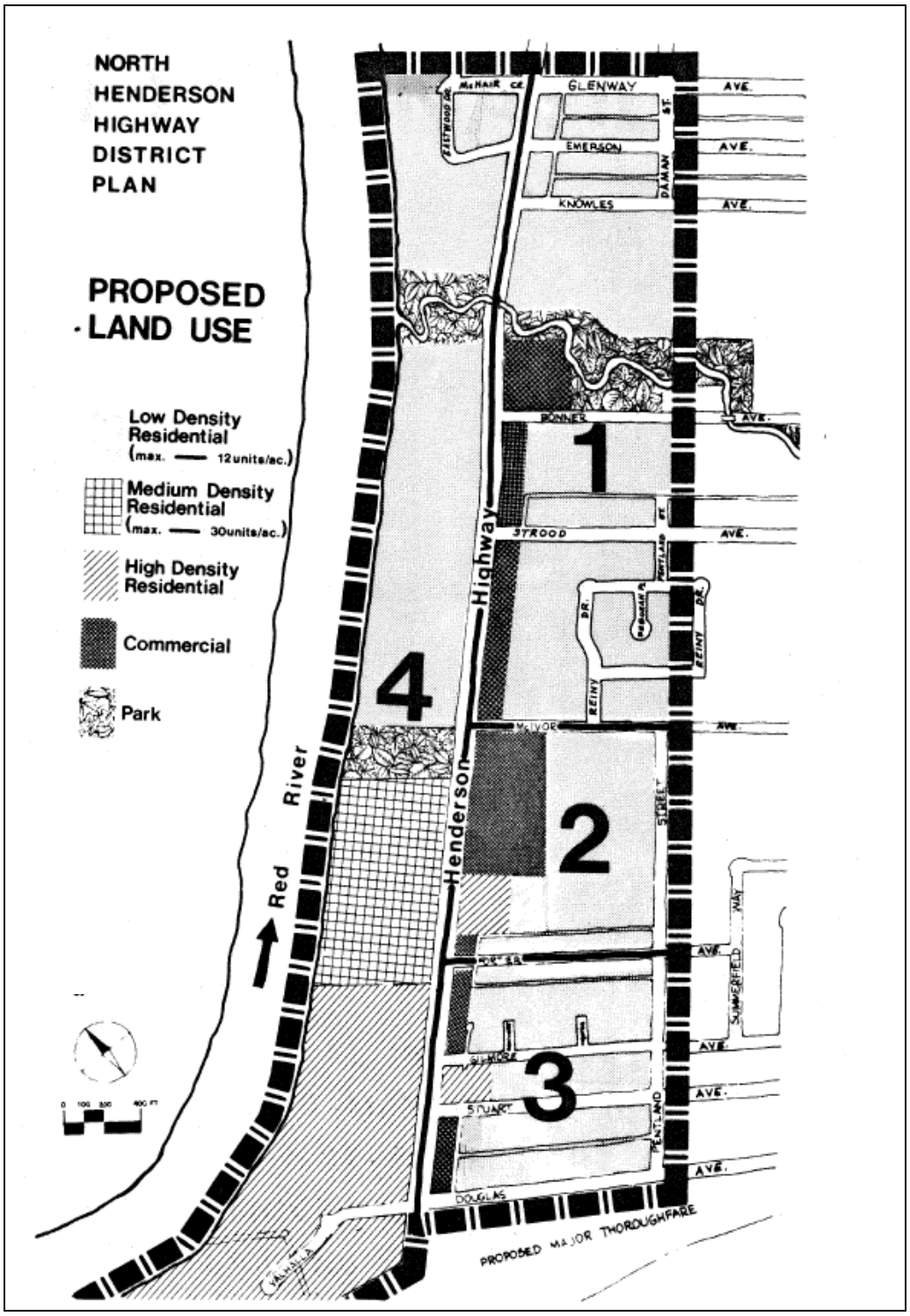
for Director of Planning, Property and Development

Approved as to form:

for Director of Legal Services and City Solicitor

ATTACHMENT “B”

Proposed Land Use Map, by-law no. 1300/76



ATTACHMENT “C”

Site map of subject property and surrounding neighbourhood

