Minute No. 251
Report – Standing Policy Committee on Property and Development – February 19, 2013

Item No. 21 **Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading**
File SPA 5/2012

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. 3/2013, 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 – February 19, 2013

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 22, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2013, 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 5/2012 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. 3/2013, 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 owner of 1745 Henderson Hwy, which is currently occupied by a 12 storey, 110 unit multifamily building and accessory surface parking lot, intends to develop the vacant piece of land behind this property to a multifamily residential use to a similar density. Preliminary plans submitted with this application indicate a building that, at its maximum height, will be seven storeys. Shaped as an “L” against the north and west property lines, the building’s mass will then slope down towards the south and east property lines. The building will be contained within a 45 degree angular plane measured from these property lines (starting at a six foot height above grade).

The North Henderson Highway Secondary Plan designates the vacant property behind 1745 Henderson as “Low Density Residential” development, limiting the site’s density to a maximum of 12 units per acre. In order to accommodate the number of units proposed by the applicant, the subject property will need to be re-designated to “High Density Residential”, with which the secondary plan would not impose any density restrictions. It is worth noting that the property adjacent to the north is designated “Commercial” in the secondary plan.

A Secondary Plan by-law requires First Reading at Council and then a Public Hearing at the East Kildonan-Transcona Community Committee prior to Second and Third Reading at Council in accordance with the Development Procedures By-Law (160/11) and Section 234(3) of the City of Winnipeg Charter.

Preliminary analysis by the Administration has identified two major issues with a proposed rezoning. First, Fire and Paramedic Services has identified the need for a fire lane to provide access to the rear property with a minimum width of 6 metres, and a preferred width of 7.5 metres. Currently, such a width cannot be provided between the north building wall and property line. Second, additional consideration will have to be given to the density and massing of the proposed development given the close proximity of single family dwellings. Ultimately, the applicant's ability to obtain the support of the Urban Planning Division will largely depend on their ability to address these issues. That being said, the Urban Planning Division is comfortable recommending that a public hearing be conducted as it works in collaboration with the applicant to address these concerns.

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

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.

There have been a number of amendments to the North Henderson Highway Secondary 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
2090 Henderson (still pending Council approval)	136/2012	Medium Density Res	30

FINANCIAL IMPACT

Financial Impact Statement Date: January 17, 2013

Project Name:

SPA 5/2012 Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

In preparing this report there was consultation with:

Legal Services Department as to legal issues

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Michael Pyl
Date:	January 23, 2013
File No.:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2013 Reports\SPA 5 12 1745 Henderson - First Reading.doc

UD2013-007

ATTACHMENT "A"

THE CITY OF WINNIPEG

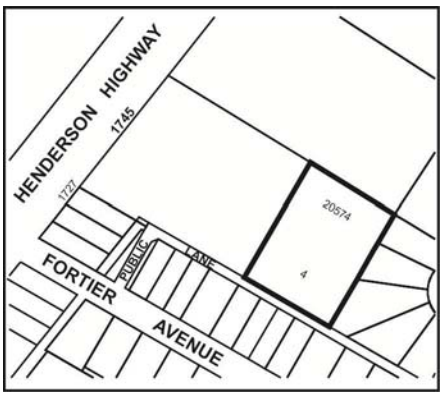
BY-LAW NO. 3/2013

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 in By-Law No. 1300/76, is amended by reclassifying the land identified below from a "LOW DENSITY RESIDENTIAL" proposed land use to a "HIGH DENSITY RESIDENTIAL" proposed land use.*



RECEIVED FIRST READING on this day of , 2013.

RECEIVED SECOND READING on this day of , 2013.

RECEIVED THIRD READING on this day of , 2013.

DONE AND PASSED this day of , 2013.

Mayor

City Clerk

Approved as to planning details:

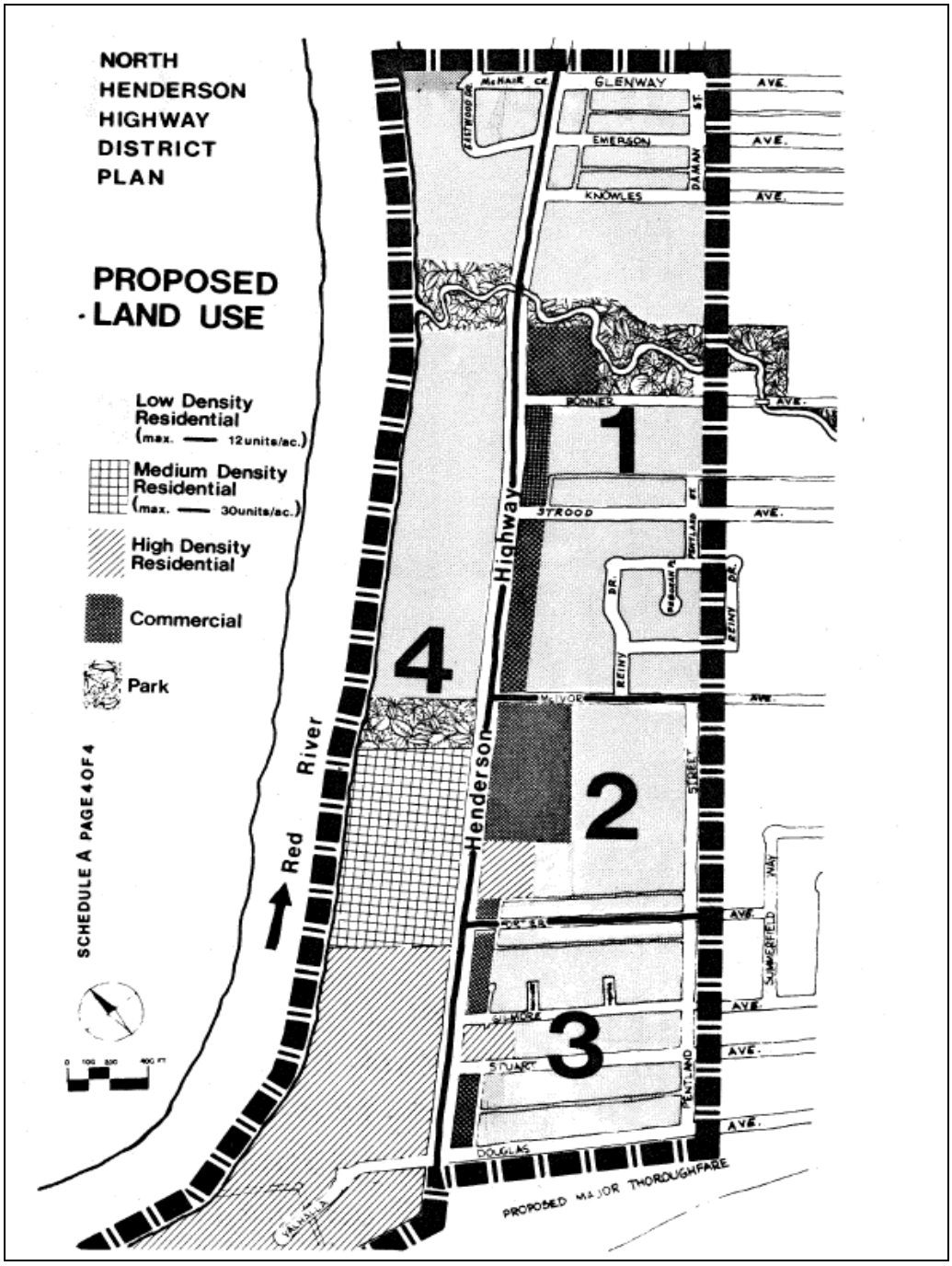
for Director of Planning, Property and Development

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

