Agenda – Council – November 20, 2013

Report – Standing Policy Committee on Property and Development – November 5, 2013

Item No. 5 Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading
File SPA 6/2013

STANDING COMMITTEE RECOMMENDATION:

On November 13, 2013, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That By-law No. 99/2013, 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 – November 5, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 13, 2013, 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 November 5, 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 6/2013 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
B. Smith	B. Thorgrimson	N/A	D. Joshi

RECOMMENDATIONS

That By-law No. 99/2013, 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 subject property is T-shaped, with frontages on both Henderson and Bonner and access to the existing rear lane north of Strood Ave., and is 79,140 sq. ft. in area. It is currently zoned “R1-L” Residential Single Family district and is located in the River East neighbourhood of the North Kildonan ward.

The applicant intends to develop the subject property to allow for a commercial and multi-family residential development. He intends to build a four storey, 72-unit multi-family building at the rear of the site up against 238 Bonner on a lot 67,077 sq. ft. in area while reserving a portion of its Henderson frontage for new office and/or retail development on a 12,625 sq. ft. lot.

The North Henderson Highway Secondary Plan designates the entire frontage on the east side of Henderson between McIvor Ave. and Bonner Ave. as “Commercial” to a depth of 220 ft. The balance of the site is designated “Low Density Residential”, which limits the site’s density to a maximum of 12 units per acre. Based on a proposed lot area of 67,077 sq. ft., this would limit the development to a maximum of 18 units. Conversely, the plan’s “Medium Density Residential” designation would limit the total number of units to a maximum of 46 (maximum density of 30 units per acre). This development would require a re-designation to “High Density Residential” (no density restrictions) for the proposed multi-family residential lot.

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. It is intended that this public hearing would be conducted in concurrence with the applicant's expected DASZ application.

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 multi-family 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	136/2012	Medium Density Res	30
1745 Henderson	3/2013	High Density Res	No max. density

On September 25, 2013, Council received the Local Area Planning Initiatives report for 2013-14 as information. The intent of this report was to inform Council as to the Urban Planning Division's Local Area Planning endeavours over the last 12 months and to outline current initiatives for the coming year. This report identifies a need to review a number of older, existing secondary plans for compliance with OurWinnipeg and the Complete Communities Direction Strategy. The North Henderson Highway Secondary Plan was listed among these plans.

FINANCIAL IMPACT

Financial Impact Statement Date: September 30, 2013

Project Name:

SPA 6/2013 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:	October 8, 2013
File No.:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2013 Reports\SPA 6 13 1967 Henderson - First Reading.doc

UD2013-111

ATTACHMENT "A"

THE CITY OF WINNIPEG

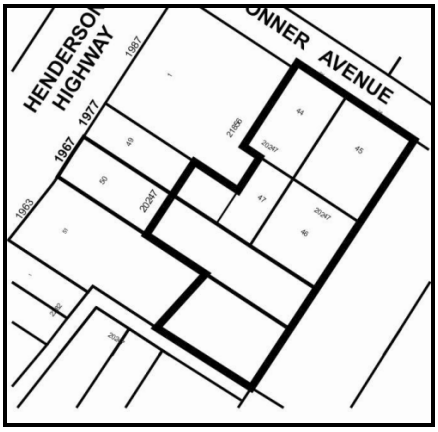
BY-LAW NO. 99/2013

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 "COMMERCIAL" proposed land use and "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:

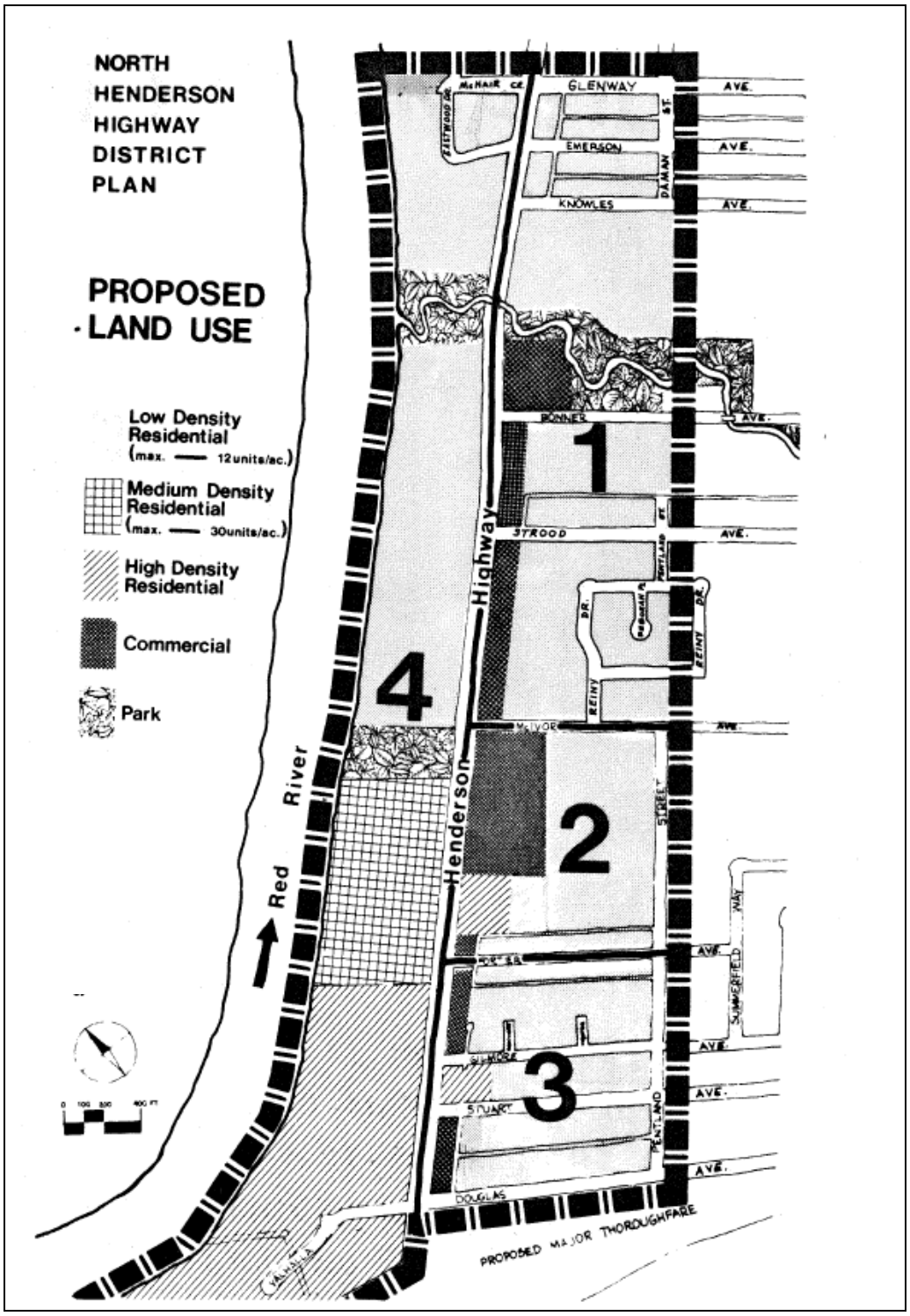
for Director of Planning, Property and Development

Approved as to form:

James Carter
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

