Minute No. 278
Report – Standing Policy Committee on Property and Development – February 18, 2014

Item No. 11 **Secondary Plan Amendment to the South St. Boniface Area Structure Plan By-law No. 158/2005 (Secondary Plan) – First Reading**
File SPA 8/2013
(St. Boniface Ward)

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. 2/2014, a by-law to amend the South St. Boniface Area Structure Plan (By-law 158/2005), be approved and submitted to Council for first reading.

2. That the Riel Community Committee be directed to conduct a public hearing respecting the by-law.

3. 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 18, 2014

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 19, 2014, 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 18, 2014, 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 8/2013 Secondary Plan Amendment to the *South St. Boniface Area Structure Plan* By-law *No. 158/2005* (Secondary Plan) – 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 A/CAO

RECOMMENDATIONS

1. That By-law No. 2/2014, a by-law to amend the *South St. Boniface Area Structure Plan* (By-law 158/2005), be approved for first reading by Council.
2. That the Riel Community Committee be directed to conduct a public hearing respecting the by-law.
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The Sage Creek Development Corporation is requesting an amendment to the *South St. Boniface Area Structure Plan* (By-law No. 158/2005) that would eliminate one of the three school sites in the Plan area and relocate one of the remaining two. Although school site locations are shown in the *South St. Boniface Area Structure Plan* Land Use Concept Map, the decision to develop the school sites with schools ultimately rests with the School Division, which in this case is Louis Riel. The Louis Riel School Division has provided a letter confirming support of the changes proposed within the secondary plan amendment application (see Attachment “B”). Both the developer and School Division should consult with the South St. Boniface community prior to the plan amendment public hearing date.

The applicant (Sage Creek Development Corporation) has provided a revised Land Use Concept map (Attachment “A”) to replace the Land Use Concept map in the Plan. The proposed

Land Use Concept Map shows that the site in the northern portion of the plan area will remain in place, but the school site at the corner of Warde Avenue and Robert Bockstael Drive will be removed and the southernmost school site will be relocated to the corner of Warde Avenue and Des Hivernants Boulevard. There are no other changes proposed besides the number of schools and locations. With the proposed changes, the Land Use Concept map would still comply with the existing school sites policies found in section 5.4 of the Plan.

The amendment application comes as a result of the proposed changes to the minimum land area requirements for school sites as required by the Province and the Public Schools Finance Board (PSFB). At the time Council adopted the Area Structure Plan (2005), the minimum acceptable land area requirements for K-8 sites were approximately 4-5 acres depending on the specific location of the site (i.e. whether or not a site was located next to a park where a joint use agreement could be formulated between the City and School Division). Through the proposed changes by the Province and PSFB, K-8 sites will now be required to be larger in area. The applicant notes that although the number of sites is being reduced, the actual acreage for the school sites will remain similar: 12 acres for the three sites under the previous concept and 11.5 acres for the two proposed sites.

This will be the second proposed amendment to the school sites within the plan area. However, the previous amendment occurred prior to changes being initiated by the Province with respect to school sites.

In accordance with subsection 234(3) of The City of Winnipeg Charter and the Development Procedures By-law, a by-law adopting or amending a secondary plan requires first reading by Council and then a public hearing prior to second and third reading by Council.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Riel Community Committee will conduct a public hearing on the proposed secondary plan amendment.

HISTORY

- On November 23, 2005, Council passed By-law 158/2005, the *St. Boniface Area Structure Plan.*
- On July 12, 2010, Riel Community Committee concurred in the recommendation to approve the subdivision and rezoning of phase 5 (DASZ 12/2010) of the Sage Creek Neighbourhood Development, which included the first of three school sites.
- On December 15, 2010, Council approved application no. SPA 2/2010 and passed By-law 101/2010, which amended the locations of the school sites in the South St. Boniface Area Structure Plan (Secondary Plan). The original Land Use Concept Map showed two school sites in the northern portion of plan area and one in the south. After the amendment, two school sites were located in the south with one site in the northern portion of the plan.

FINANCIAL IMPACT

Financial Impact Statement **Date:** January 14, 2014

Project Name:

SPA 8/2013 Secondary Plan Amendment to the South St. Boniface Area Structure Plan (By-law 158/2005) – 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 & Development
Division:	Urban Planning
Prepared by:	Robert Kostiuk, MCIP
Date:	*January 30, 2014*
File No.	SPA 8/2013

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THE CITY OF WINNIPEG

BY-LAW NO. 2/2014

A By-law of THE CITY OF WINNIPEG to amend the South St. Boniface Area Structure Plan By-law No. 158/2005.

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

1 *The South St. Boniface Area Structure Plan By-law No. 158/2005* is *amended as follows:*

2 *In section 4.0, the map titled "*Land Use Concept*", is repealed and replaced with Attachment "A".*

RECEIVED FIRST READING on this day of , 2014.

RECEIVED SECOND READING on this day of , 2014.

RECEIVED THIRD READING on this day of , 2014.

DONE AND PASSED this day of , 2014.

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 "A"



830 - Land Use Map [10 .2013].pdf

ATTACHMENT "B"



Louis Riel Letter.PDF