Minute No. 451
Report – Standing Policy Committee on Property and Development – April 15, 2014

Item No. 18 **Secondary Plan Amendment to the South St. Boniface Area Structure Plan By-law No. 158/2005**
File SPA 8/2013 [c/r DASZ 45/2013]

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, an amendment to the South St. Boniface Area Structure Plan (By-law 158/2005), be forwarded to Council for second and third readings.

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 – April 15, 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 April 23, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2014, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Secondary Plan Amendment to the South St. Boniface Area Structure Plan By-law No. 158/2005**
File SPA 8/2013

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Rochelle Viray, Clerk**
Riel Community Committee

Report date: **April 9, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 7, 2014, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That By-law No. 2/2014, an amendment to the South St. Boniface Area Structure Plan (By-law 158/2005), be forwarded to Council for second and third readings.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

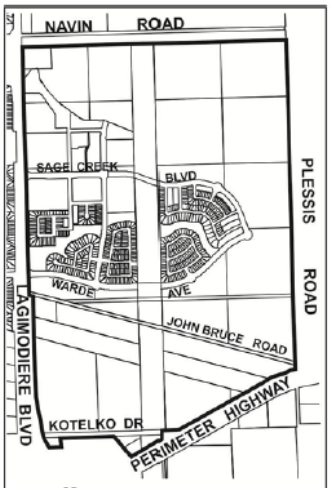
The Riel Community Committee provided the following supporting reason for its recommendation:

1. This is an issue that we've talked about several times in these chambers; amendments to the schools that are going to be eventually provided, and I know one of them has been confirmed, so this is something that's been planned for a while.

PUBLIC HEARING SUMMARY

File:	SPA 8/2013
Before:	Riel Committee Councillor Swandel, Chairperson Councillor Mayes Councillor Vandal
Public Hearing:	April 7, 2014 Council Building, 510 Main Street
Applicant:	Sage Creek Development Corporation (Jeff Pratte)

Subject:



APPLICANT : SAGE CREEK DEVELOPMENT CORPORATION
FILE : SPA 8/2013
PROPOSAL : Council has given First Reading to By-law No. 2/2014, which proposes to amend the South St. Boniface Area Structure Plan By-Law No. 158/2005 (subject area shown outlined above) by replacing the map titled "Land Use Concept" in Section 4.0 with a new map indicating the elimination of one of three school site locations and the relocation of one of the remaining two school sites. **For information, phone Mr. R. Kostiuk, Planner, at 986-7367.**
DEMANDEUR : SAGE CREEK DEVELOPMENT CORPORATION
N° DE RÉFÉRENCE : SPA 8/2013
PROJET : Le Conseil a adopté en première lecture le Projet de règlement no 2/2014 qui prévoit la modification du Règlement sur le Plan d'aménagement du secteur de Saint-Boniface Sud no 158/2005 (secteur indiqué ci-dessus) par substitution au Plan conceptuel d'utilisation des sols de l'article 4.0 d'un nouveau plan indiquant l'élimination de l'un des trois emplacements scolaires ainsi que le changement de l'un des deux emplacements qui restent. **Pour plus de renseignements, veuillez communiquer avec M. R. Kostiuk, urbaniste, au 986-7367.**

Premises Affected: Sage Creek Phase 9 & 10

Exhibits Filed:

1. Application dated November 28, 2013
2. Notification of Public Hearing dated March 3, 2014
3. Council Decision of February 26, 2014; contains report from the Director of Planning, Property and Development dated January 30, 2014
4. First Reading of By-law No. 101/2010 by Council on February 26, 2014
5. Manitoba Status of Titles 2605305/1, 2641322/1 and 2691255/1
6. Caveat No. 4207496/1
7. Report from the Urban Planning Division dated March 27, 2014
8. Inspection Report
9. Audio Recording of representations of public hearing

REPRESENTATIONS:

In Support:

Mike Armstrong
Eric Vogan

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. G. Jasper, Land Development Engineer, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "7" referred to in File SPA 8/2013

ADMINISTRATIVE REPORT

Title: SPA 8/2013 – Secondary Plan Amendment to the *South St. Boniface Area Structure Plan* By-law *No. 158/2005* (Secondary Plan)

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	B. Thorgrimson	N/A	

RECOMMENDATIONS

1. That By-law No. 2/2014, an amendment to the *South St. Boniface Area Structure Plan* (By-law 158/2005), be forwarded to Council for second and third readings.

2. 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, and the Public Schools Finance Board. The Louis Riel School Division has provided a letter confirming support of the changes proposed within the secondary plan amendment application (see Appendix "B").

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.

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 recommendations of the Urban Planning Division are concurred in, the Land Use Concept map shown in Section 4.0 of the *South St. Boniface Area Structure Plan* will be revised as proposed.

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.
- On February 26, 2013, Council gave fist reading to By-law No. 2/2014 to amend the South St. Boniface Area Structure Plan.

CONSULTATION

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

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Robert Kostiuk, MCIP
Date:	March 27, 2014
File No.	SPA 8/2013

List of Schedules and Attachments

1. Appendix “A” Planning Discussion
2. Schedule “A” By-Law No. 2/2014
3. Attachment “A” Revised Land Use Concept
4. Appendix “B” Letter of Support for the Proposed Plan Amendment from the Louis Riel School Division

APPENDIX 'A'

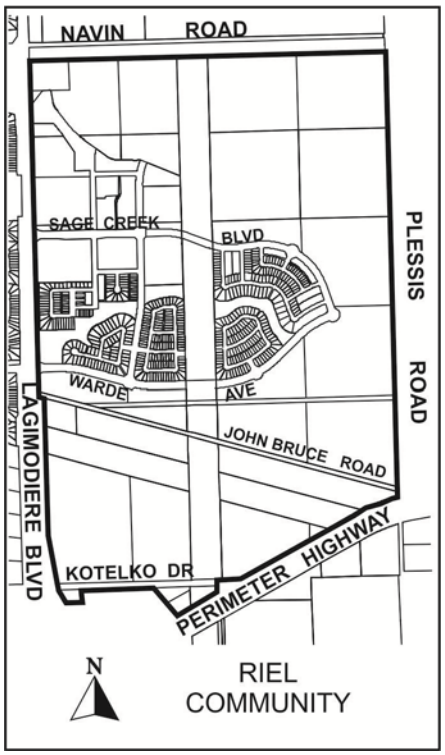
DATE: March 27, 2014

FILE: SPA 8/2013
RELATED FILES: SP 3/2005 (By-law 158/2005)

COMMUNITY: Riel

SUBJECT: To amend the *South St. Boniface Area Structure Plan* (By-law 158/2005) by replacing the map titled "Land Use Concept" in Section 4.0 with a new map that eliminates one of the three school sites in the Plan area and relocates one of the remaining two school sites.

LOCATION: South St. Boniface (Sage Creek)



APPLICANT: Sage Creek Development Corporation
One Dr. David Friesen Drive
Winnipeg MB R3X 0G8

OWNERS: Same as above

RECOMMENDATION: Approval

THE AREA

- The area covered by the *South St. Boniface Area Structure Plan* is generally known as Sage Creek and is located in the St. Boniface Ward.
- The total land area is approximately 364 hectares (900 acres).
- The neighbourhood includes multiple zoning categories to allow for single-family and multi-family residential use, commercial, and park uses in accordance with the Land Use Concept plan.



Figure 1: Aerial photograph showing the approximate area included in the South St. Boniface Area Structure Plan (2012)

DESCRIPTION OF THE PROPOSED AMENDMENT

- The Sage Creek Development Corporation is applying to amend the 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, and the Public Schools Finance Board. The Louis Riel School Division has provided a letter confirming support of the changes proposed within the secondary plan amendment application (see Appendix "B").
- 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 (see SPA 2/2010). However, the previous amendment occurred prior to changes being initiated by the Province with respect to school sites.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the Complete Communities Direction Strategy the subject area is a Recent Community. The key relevant policy guiding development is:
    - *Improve sustainability of recent residential neighbourhoods by promoting better walking, cycling and transit access to retail, employment and community facilities.*
- The proposed changes to Land Use Concept map will result in a school site that will continue to have direct access to the neighbourhood greenway system via the Manitoba Hydro transmission line right-of-way. As per the Land Use Concept provided in Section 4 of the South St. Boniface Area Structure Plan, the pathway in the transmission corridor connects pedestrians and cyclists north/south through Sage Creek and to the east/west linear parkways.

SOUTH ST. BONIFACE AREA STRUCTURE PLAN

- The goals of the Plan are:
  - creating a viable and cohesive community,
  - developing a vital core commercial center,
  - providing local employment opportunities,
  - fostering a sense of neighbourhood,
  - accommodating a diversity of housing types,
  - meeting active and passive recreational needs of residents,
  - providing suitable sites for educational facilities,
  - accommodating essential community services,
  - creating an interconnected and efficient road network while facilitating alternative transportation mode choices,
  - promoting the use of public transit,
  - encouraging walking and cycling, and
  - supplying necessary utility infrastructure.
- Specific policies for school sites found in section 5.4.2 of the Plan are:

  (1) Size of School Sites

  The size of School Sites should be determined pursuant to discussions with Riel School Division.

  (2) Location of School Sites

  (a) A School Site shall be suitably located in relation to its student catchment area and have frontage on a collector road or greater standard.

  (b) In order to comply with subsection 5.4.2(2)(a), a School Site shown on the Land Use Concept map may be relocated to the opposite side of an adjacent collector road or minor arterial road within a Development Application without requiring an amendment to the map.

  (c) School sites are proposed sites only and may not be developed for school purposes. School Sites shall initially be zoned residential in the event that the School Board does not require the site for school purposes.

- The school sites illustrated on the original Land Use Concept were located adjacent to the principal greenspace system (which includes the transmission corridor). The revised location will also be adjacent to public open space.

- School locations are conceptually mapped in the Land Use Concept of the Area Structure Plan. Development applications (rezoning, conditional use, etc.) must be consistent with the Plan.
- The proposed changes to the school sites on the Land Use Concept Map are consistent with the school sites policies of the Plan under section 5.4.2.
- 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, and the Public Schools Finance Board. The Louis Riel School Division has provided a letter confirming support of the proposed changes within the secondary plan amendment application (see Attachment "B").

RECOMMENDATION

The Winnipeg Public Service supports the amendment to the *South St. Boniface Area Structure Plan* Land Use Concept map:

- The Louis Riel School Division supports the number of schools being reduced from three to two sites in the *South St. Boniface Area Structure Plan*. The School Division also supports the proposed new location for the school site in the south end of *South St. Boniface Area Structure Plan.* The new school site will now be located at the Warde Avenue/Des Hivernants intersection instead of the Warde Avenue/Robert Bockstael intersection.
- The proposed school location does not conflict with the goals and policies within the Area Structure Plan for school placement.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Robert Kostiuk, MCIP
PPD File # SPA 8/2013

Schedule "A"

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* i*s 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" – REVISED LAND USE CONCEPT



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

APPENDIX "B" – LETTER OF SUPPORT FOR THE PROPOSED PLAN AMENDMENT FROM THE LOUIS RIEL SCHOOL DIVISION


Louis Riel Letter.PDF