Agenda – Council – September 30, 2015

Report – Standing Policy Committee on Property and Development – September 15, 2015

Item No. 8 Secondary Plan Amendment to the North Henderson Highway Secondary Plan By-law No. 1300/1976 – First Reading (1914 Henderson Highway) (North Kildonan Ward) File SPA 4/2015

STANDING COMMITTEE RECOMMENDATION:

On September 23, 2015, 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 Council give First Reading to By-law No. 81/2015, a proposed by-law amending the North Henderson Highway Secondary Plan By-law No. 1300/1976.

2. That the East Kildonan - Transcona Community Committee conduct a public hearing with respect to the proposed by-law and submit its report with respect to the proposed by-law to Council.

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 – September 15, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 23, 2015, 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 September 15, 2015, 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 4/2015 Secondary Plan Amendment to the North Henderson Highway Secondary Plan By-law No. 1300/1976 – First Reading (1914 Henderson Highway)

Critical Path: Standing Policy Committee on Property and Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	M. Pittet	N/A	M. Jack COO

RECOMMENDATIONS

1. That Council give First Reading to By-law No. 81/2015, a proposed by-law amending the North Henderson Highway Secondary Plan By-law No. 1300/1976.

2. That the East Kildonan - Transcona Community Committee conduct a public hearing with respect to the proposed by-law and submit its report with respect to the proposed by-law to Council.

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

This report is required because the proposed development at 1914 Henderson Highway cannot proceed without an amendment to the *North Henderson Highway Secondary Plan By-law No. 1300/1976* (the "Secondary Plan"). Pursuant to section 234(3) of the *City of Winnipeg Charter*, a by-law amending a secondary plan by-law must be given First Reading by Council before it is considered at a public hearing by the community committee. After the public hearing, Council may give the by-law Second and Third Reading, thereby approving the proposed amendment as requested or subject to amendments.

EXECUTIVE SUMMARY

A proposal to develop a vacant parcel of land, at 1914 Henderson Highway, into a 23 unit multi-family dwelling cannot proceed without:

- the *North Henderson Highway Secondary Plan By-law No. 1300/1976* being amended;
- Zoning By-law 200/2006 being amended; and
- certain requirements of Zoning By-law 200/2006 being varied.

The Development Procedures By-law identifies the East Kildonan – Transcona Community Committee as the body to hold a public hearing on applications for approval of the aforementioned amendments and variances.

A proposed amendment to a secondary plan cannot proceed to a public hearing until Council gives First Reading to the amending by-law.

The proposed development would raise the assessed value of the parcel of land at 1914 Henderson Highway and would create 23 additional dwelling units along Henderson Highway. The proposed development and the associated amendments and variances comply with *Complete Communities.*

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in and By-law No. 81/2015 is given First Reading, the East Kildonan-Transcona Community Committee will conduct a Public Hearing on the proposed secondary plan amendment and the other development applications that are required.

HISTORY

The subject property (1914 Henderson Highway) is located immediately west of Henderson Highway and south of Strood Avenue. It is 30,250 square feet in area and 100 feet wide, and is located in the Valhalla Neighbourhood of the North Kildonan Ward.

The property is located in a Low Density Residential Policy Area of the Secondary Plan, which stipulates that no more than 12 dwelling units per acre are allowed in this policy area. The density of the proposed development of the subject property would be 33.1 dwelling units per acre (23 dwelling units on 0.6944 ac.)

The property is also located in an "R1-E" Residential Single-Family (Estate) Zoning District and a Regional Mixed-Use Corridor of *Complete Communities.*

In addition to the application to amend the Secondary Plan, the proposed development cannot proceed without the subject property being rezoned to "RMF-M" Residential Multi-Family (Medium) Zoning District (File DASZ 17/2015) and associated proposed variances to the yard requirements and to a fencing requirement (File DAV 15-130129D). Public Works has recommended that, as a condition of approval of the application under file no. DASZ 17/2015, the applicant be required to widen the Henderson Highway Public Right-of Way.

The Secondary Plan was adopted by Council on January 19, 1977, with the intent to establish a land use plan to improve the North Henderson Highway District in conformance with the City's development plan at that time. There have been several amendments to this plan in order to allow for multi-family

residential development on properties in a Low Density Residential Policy Area of the Secondary Plan. Table 1, below, lists these amendments.

Table 1: Select Amendments to the *North Henderson Highway Secondary Plan*			
Henderson Hwy. Address	**By-law no.**	**New Designation**	**New Maximum Density (dwelling units/ac.)**
1900	2274/1979	Low Density Residential	12.54
1820 & 1850	5048/1988	High Density Residential	N/A
1970	5220/1989	High Density Residential	N/A
1950	6682/1995	Medium Density Residential	30
1745	3/2013	High Density Residential	N/A

On July 20, 2011, Council approved, as a secondary plan, the *Complete Communities Direction Strategy*, one of four direction strategies supporting *OurWinnipeg*, the development plan of the City. *Complete Communities* designates Henderson Highway as a "Regional Mixed Use Corridor." These corridors are identified as transformative areas, which provide opportunities to accommodate growth and change throughout the city by allowing and encouraging the intensification of land use.

FINANCIAL IMPACT

Financial Impact Statement Date: August 5, 2015

Project Name:

SPA 1/2015 Secondary Plan Amendment to the North Henderson Highway Secondary Plan (By-law 1300/76) – First Reading

COMMENTS:

There are no financial implications associated with the recommendations contained in this report.

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

CONSULTATION

In preparing this report there was consultation with the Legal Services Department regarding legal matters.

OUR WINNIPEG POLICY ALIGNMENT

OurWinnipeg and *Complete Communities* designate Henderson Highway and the properties along it as a Regional Mixed Use Corridor.

The proposed amendments and variances comply with *OurWinnipeg* and *Complete Communities* because they would accommodate the intensification of residential uses along Henderson Highway in a manner that is compatible with the area, which is consistent with the Regional Mixed Use Corridor Policies.

Complete Communities'' directions and policies that support the proposed amendment to the Secondary Plan include:

- Direction 1 of Subsection 03-2b of *Complete Communities*, which states: "Focus a broad mix of residential, employment, and retail development within strategic locations along corridors";
- the second policy under Direction 1 of Subsection 03-2b, which states: "Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential, and mixed use development are appropriate; and
- Direction 1 of Subsection 03-2b, which states "Where appropriate, develop corridors in accordance with transit-oriented development principles."

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Glen Doney
Date:	August 5, 2015
File No.:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2015 Reports\SPA 04 15 1914 Henderson Hwy - First Reading.doc

Attachments

Attachment "A", By-law 81/2015

Attachment "B", North Henderson Hwy. Secondary Plan, Proposed Land Use Map, By-law No. 1300/76

Attachment "C", 2014 Aerial Photography of the Subject Property and Vicinity

Attachment "D", Lots, Blocks and Plans, Subject Property and Vicinity

ATTACHMENT “A”

THE CITY OF WINNIPEG

BY-LAW NO. 81/2015

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

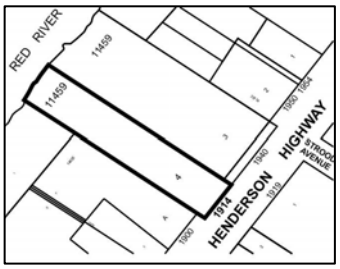
THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

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

2 The Proposed Land Use Map of the North Henderson Highway Secondary Plan By-law No. 1300/1976 is amended by reclassifying the land identified below from a “LOW DENSITY RESIDENTIAL” proposed land use to a “HIGH DENSITY RESIDENTIAL” proposed land use.

3 Schedule “A” is amended by adding the following after Sub-Area 4, subclause (c)(i):

(ii) Notwithstanding anything elsewhere contained in this By-law, Lot 4 Plan 11459 WLTO is hereby reclassified for high density residential development with a maximum density of 34 units per acre.



RECEIVED FIRST READING on this day of , 2015.

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:

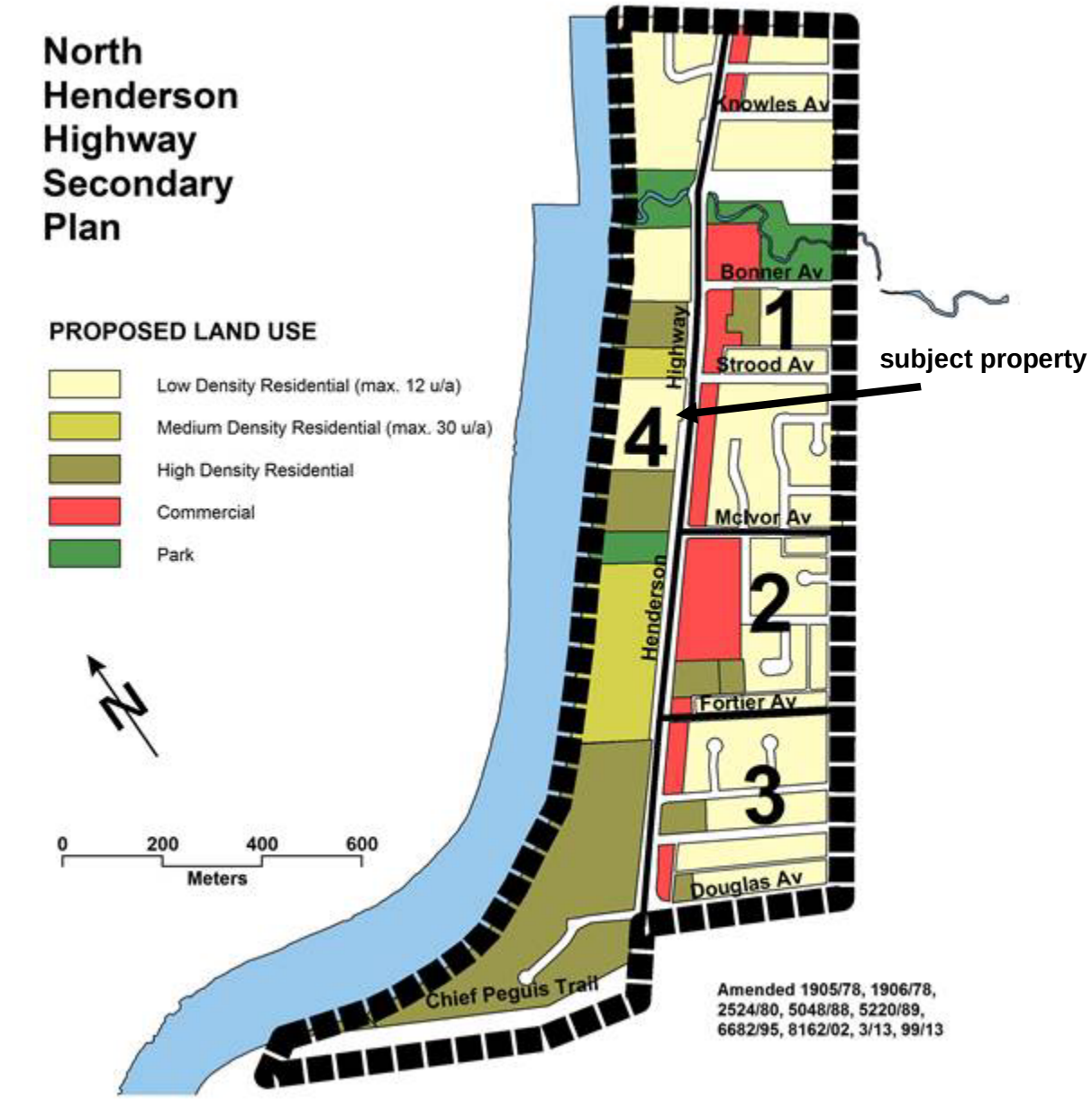
Approved as to form:

for Director of Planning, Property and Development

for Director of Legal Services and City Solicitor

ATTACHMENT “B”

North Henderson Highway Secondary Plan, Proposed Land Use Map, By-law No. 1300/76



ATTACHMENT “C”

2014 Aerial Photography of the Subject Property and Vicinity



ATTACHMENT “D”

Lots, Blocks and Plans, Subject Property and Vicinity

