Minute No. 630
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 11, 2016

Item No. 4 Local Area Planning Initiatives for 2016-2017

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That this report be received as information.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – October 11, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On October 19, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On October 11, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Local Area Planning Initiatives for 2016-2017

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

This report is to provide an update on Local Area Planning endeavors since the previous report and outline current Local Area Planning Initiatives for 2016-2017.

RECOMMENDATIONS

1. That this report be received as information.

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

At its July 3, 2012 meeting, the then Standing Policy Committee on Property and Development resolved that the Winnipeg Public Service report back to its September 11, 2012 meeting with a list of secondary plan initiatives. Since that time, the Winnipeg Public Service has provided an annual update on this matter.

On September 25, 2013, Council directed that future Local Area Planning Initiatives reports be submitted concurrent with the annual Complete Communities Update (OurWinnipeg Urban Structure Update) report to Council.

IMPLICATIONS OF THE RECOMMENDATIONS

This report will have implications on the work undertaken by the Urban Planning Division in 2016-2017.

The current Local Area Planning Initiatives for 2016-2017 include:

Led by Winnipeg Public Service:

- Precinct E Concept Plan
- Corridor Planning
- Corydon Planned Development Overlay (PDO)
- Integrated Eastern Corridor Master Plan
- Waverley West Neighbourhood B Area Structure Plan
- Development of Infill Guidelines for Low Density Housing in Mature Communities
- Review of Existing Plans for Compliance with Complete Communities Direction Strategy
- Review of the North St. Boniface Secondary Plan and Provencher Boulevard Planned Development Overlay (PDO)
- Mission Industrial Local Area Plan
- Seine River Greenway

Collaborative Planning with other interested parties (i.e. not led by Winnipeg Public Service), which are the following:

- Tuxedo-Lafarge (Major Redevelopment Site)
- Old Southwood Golf Course (Major Redevelopment Site)
- Parker Lands (Major Redevelopment Site)
- Precinct R (Red River Ex)
- Precinct G (New Community)

Until the City completes the impending review of *OurWinnipeg*, the Winnipeg Public Service would not participate in any new collaborative Local Area Planning efforts. The Winnipeg Public Service would continue to participate in the collaborative Local Area planning efforts listed above.

HISTORY / DISCUSSION

A. WORK COMPLETED SINCE LAST SECONDARY PLAN PRIORITIES REPORT

Since the previous Local Area Planning Initiatives report was received for information by the Standing Policy Committee on Property and Development, Heritage and Downtown Development, the following plans have been completed (additional detail can be found in Appendices A & B).

- Assiniboia Downs Area Master Plan

B. CURRENT LOCAL AREA PLANNING INITIATIVES FOR 2016-2017

The following are the current Local Area Planning initiatives for 2016-2017:

Led by Winnipeg Public Service

- Precinct E Concept Plan

- Corridor Planning
- Corydon Planned Development Overlay (PDO)
- Integrated Eastern Corridor Master Plan
- Waverley West Neighbourhood B Area Structure Plan
- Development of Infill Guidelines for Low Density Housing in Mature Communities
- Review of Existing Plans for Compliance with Complete Communities Direction Strategy
- Review of the North St. Boniface Secondary Plan and Provencher Boulevard Planned Development Overlay (PDO)
- Mission Industrial Local Area Plan
- Seine River Greenway

Collaborative Planning with other interested parties (i.e. other than Winnipeg Public Service), which are the following:

- Tuxedo-Lafarge (Major Redevelopment Site)
- Old Southwood Golf Course (Major Redevelopment Site)
- Parker Lands (Major Redevelopment Site)
- Precinct R (Red River Exhibition Lands)
- Precinct G (New Community)

Precinct E Concept Plan

As directed by Council on December 10, 2014, the Winnipeg Public Service is currently engaged with local landowners and relevant stakeholders in the development of a concept plan for the area between Templeton Avenue and Court Avenue. It is anticipated that a concept plan will be ready for endorsement by the Lord Selkirk-West Kildonan Community Committee by the end of the calendar year.

Corridor Planning

Winnipeg's Regional and Community Mixed Use Corridors provide exceptional opportunities for the intensification of residential and other uses. These corridors provide the best levels of transit service in the city, and in many cases, development and redevelopment can capitalize on existing infrastructure. The development and implementation of a corridor planning program will help promote development that aligns with the vision and directions of *Complete Communities* along Regional and other strategic Community and Neighbourhood Mixed Use Corridors. It is anticipated that this work will run concurrently with the upcoming *OurWinnipeg* review process and ultimately inform the development of updated corridor policy in *OurWinnipeg* and *Complete Communities*.

Corydon Planned Development Overlay (PDO)

The Corydon-Osborne Area Plan was adopted by Council in December 2014. The Implementation section of the plan includes action items that the Winnipeg Public Service would advance following the adoption of the Plan. One such item is to replace the Neighbourhood Main Streets Planned Development Overlay (PDO) for this area with a new PDO.

Integrated Eastern Corridor Master Plan

The continued development of the rapid transit network outlined in the Transportation Master Plan identifies the Eastern Rapid Transit Corridor as the next phase of rapid transit to be considered. This work will include a route selection study to determine a conceptual alignment

for a rapid transit line from downtown to eastern Winnipeg. The project is multi-disciplinary in nature integrating land use and associated transportation network planning and analyses. It is anticipated that this project will take approximately 18 months to complete.

Waverley West B

On November 25, 2015, Council allocated $350,000 from the 2014 "Recreation Facility Replacement - New Infrastructure" capital program budget for: (A) conceptual site planning to be jointly initiated by the Planning, Property and Development and Community Services Departments; (B) a Secondary Planning process to be initiated by Planning, Property and Development, and; (C) consultant support to coordinate key stakeholders collaborating in the development of a conceptual site plan and partnership agreement. The development of a secondary plan for the Waverley West B area is a critical step in the development of the proposed south Winnipeg recreation campus.

Development of Infill Guidelines for Low Density Housing in Mature Communities

On June 11, 2013, the then Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and directed the Winnipeg Public Service to develop infill guidelines for low density housing in mature communities and report back to the Standing Policy Committee on Property and Development. The Winnipeg Public Service has undertaken a significant amount of background research, and has drafted materials for public consultation.

Review of Existing Adopted Plans for Compliance with Complete Communities Direction Strategy

As a best practice, plans are reviewed approximately every five years to ensure alignment to market realities, changing conditions, and new policy direction.

Review of the North St. Boniface Secondary Plan and the Provencher Boulevard Planned Development Overlay (PDO)

In the fall of 2015, the Winnipeg Public Service has initiated a review of the North St. Boniface Secondary Plan as well as the Provencher Boulevard PDO to ensure they remain current and align with the policies in *Complete Communities*. The review process has included input from area residents, local business owners, other community stakeholders, and members of the public. A Public Hearing and final consideration by Council are anticipated in the winter of 2016/17.

Mission Industrial Local Area Plan

On November 6, 2012, the then Standing Policy Committee on Property and Development requested that the Winnipeg Public Service research and analyze planning approaches (including a potential new secondary plan) for mitigating conflicts between residential and heavy industrial uses, with a focus on the Mission Industrial Neighbourhood, in order to promote safe and orderly development. In October 2013 the Standing Policy Committee concurred with a report which recommended that the Winnipeg Public Service initiate a Local Area Planning process.

Seine River Greenway

On June 16, 2014, the Riel Community Committee passed a resolution asking that the Winnipeg Public Service initiate the development of a Local Area Plan for a portion of the Seine River

Greenway. On July 6, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development approved the development of a Regional Parks Capital Improvement Strategy for the City of Winnipeg. As the Regional Parks Capital Improvement Strategy may provide context for the Seine River Greenway project, it is recommended that the development of a Local Area Plan for the Seine River Greenway commence following the delivery of the recommendations for the Regional Parks Capital Improvement Strategy. When the Seine River project is formally initiated, the City of Winnipeg will work collaboratively with key stakeholders in the development of said plan.

Collaborative Planning

An implementation component of the *Complete Communities Direction Strategy* is the concept of collaborative planning. This concept involves the Winnipeg Public Service assisting and participating with other interests (land owners, developers, organizations, etc) in a collaborative and iterative manner to deliver local area plans and development projects. This approach recognizes the strengths of the private sector and other interests in shaping development, and the proactive role that Winnipeg Public Service can play in terms of ensuring development concepts that are enabling and consistent with *Complete Communities,* by participating in the planning process in a collaborative manner from the beginning to the conclusion of the project. This permits other interests to move forward to capitalize on opportunities, while allowing the Winnipeg Public Service to be responsive, maximize resources, and enable development consistent with *Complete Communities*.

At present the Winnipeg Public Service is engaged in collaborative planning on the local area plans listed earlier in this report.

FINANCIAL IMPACT

Financial Impact Statement **Date:** August 23, 2016

Project Name:

Local Area Planning Initiatives for 2016-2017

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

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

OURWINNIPEG POLICY ALIGNMENT

As part of aligning area specific planning with *OurWinnipeg* and *Complete Communities,* the term 'Local Area Planning' has been used to embrace a wide range of planning tools, such as statutory and non-statutory plans, background studies, design guidelines, and others. A local area plan is any plan that addresses the issues and concerns of a portion of the City, ranging in scale from dozens to thousands of acres – from the size of West Alexander-Centennial to Waverley West.

Priorities and approaches to Local Area Planning will focus on the following:

- *A Focus on Transformative Areas* – Local area planning should primarily be focused on Transformative Areas identified in the Urban Structure (see map in Appendix B), such as the Downtown, Centres & Corridors, Major Redevelopment Sites, and New Communities; or facilitating special initiatives that will assist in the implementation of *Complete Communities*.

- *Establishing an Enabling Framework* – It is critical that local area plans be developed and utilized in a manner that establishes an enabling high level framework for desired forms of growth and development consistent with *Complete Communities.*

- *Balancing local community context and aspirations with larger City-wide goals and civic responsibilities* – While each local area plan should meet the needs and aspirations of the local context, local area plans must be in alignment with larger City-wide goals, objectives, and vision for the future.

- *Implementing new and innovative approaches to delivery of local area plans* – In order to deliver local area plans in a timely and cost effective manner within existing resources, new and innovative approaches to service delivery must be pursued – one that is based not upon a strict dichotomy of City versus developer led planning efforts, but an evolution towards new approaches, such as a collaborative planning partnership approach.

SUBMITTED BY

Department:	Planning, Property, and Development
Division:	Urban Planning
Prepared by:	Brett Shenback
Date:	August 23, 2016
File No.	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2016 Reports\Local Area Planning Initiatives for 2016 2017 - RIS report 160822

Appendix:
A. Local Area Planning Work Completed Since Previous Report
B. Local Area Planning Map – as of August 8, 2016

APPENDIX A: LOCAL AREA PLANNING WORK COMPLETED SINCE PREVIOUS REPORT

Plans Completed

As of August 8, 2016 there are 25 adopted statutory plans and nine non-statutory plans (see map in Appendix B). Since the previous Priorities report was received for information by the Standing Policy Committee on Property & Development, the following plan has been completed:

- Assiniboia Downs Area Master Plan

Assiniboia Downs Area Master Plan
The Assiniboia Downs Area Master Plan presents a general land use concept, complete with objectives and policies, to guide development of the existing Assiniboia Downs lands. The plan supports intensifying development of the 143 acre Assiniboia Downs site in the creation of a regional 'Racing and Entertainment Centre' destination. The plan was give final approval by Council on February 24, 2016.

The following plan amendments were also completed during this period:

Plan Amendment:	*By-Law No.:*	*Council Approval:*	*Plan:*	*Reason:*
SPA 1/2015	43-2015	September 30, 2015	North Henderson Highway Secondary Plan 1300/76	Change Low Density Residential to Medium Density Residential (2090 Henderson Hwy)
SPA 4/2015	81/2015	January 27, 2016	North Henderson Highway Secondary Plan	Change Low Density Residential to High Density Residential (1914 Henderson Highway)
SPA 5/2015	91/2015	December 9, 2015	Osborne Village Neighbourhood Plan 220/06	120 Scott Street – Rezoning from RMF-M (Residential multi-family Medium) to RMU (Residential Mixed Use) to allow for the development of a mixed-use building
SPA 3/2016	Not a By-law (Council Policy)	Endorsed July 13, 2016	Bishop Grandin Crossing Area Secondary Plan	Realign road network and accommodate site drainage requirements

Outstanding Plan Requests

The WINNIPEG PUBLIC SERVICE has been previously directed to initiate the following local area planning processes:

West Broadway Neighbourhood

The City Centre Community Committee passed a resolution asking that the Winnipeg Public Service initiate a preliminary review, analysis, and recommendations regarding a plan for the West Broadway neighbourhood, which was concurred by the Standing Policy Committee on Property and Development on May 5th, 2009. This plan is intended to address the evolving character of this inner City community, encouraging the type and scale of development appropriate to a mature neighbourhood with a diversity of land uses. The neighbourhood is designated as a *Mature Community (Area of Stability)* under the *Complete Communities Direction Strategy,* with two streets (Sherbrook and Broadway) conforming to the characteristics of a *Community* or *Neighbourhood Mixed Use Corridor*. The neighbourhood is experiencing land use change, redevelopment, and reinvestment; however, substantive land use conflicts have not been noted at this time.

Action – The Winnipeg Public Service will continue to monitor this area.

Henderson Highway

The East Kildonan-Transcona Community Committee passed a resolution asking that the WP S initiate a preliminary review, analysis, and recommendations for a planning study or secondary plan for the Henderson Highway area, which was concurred by the Standing Policy Committee on Property and Development on June 7th, 2011. The Henderson Highway area is currently covered by two adopted plans: the *Henderson Highway Corridor Secondary Plan* (adopted in 1983); and the *North Henderson Highway Secondary Plan* (adopted in 1977). Henderson Highway is designated as a *Regional Mixed Use Corridor* under the *Complete Communities Direction Strategy*, while the surrounding neighbourhoods are designated as *Mature* and *Recent Communities.*

Action – The Winnipeg Public Service is currently embarking on the development of a Corridor Strategy for the City of Winnipeg. It is recommended that the Henderson Highway review commence following the delivery of recommendations for the Corridor Strategy as the Corridor Strategy will provide critical context for the Henderson Highway review.

Glenelm and Chalmers Area

On July 12, 2016 the East Kildonan-Transcona Community Committee requested that the Winnipeg Public Service consider the inclusion of the Glenelm and Chalmers area for a Neighbourhood Plan in the upcoming 2016/2017 Local Area Planning Initiatives report. The Area is Designated as Mature Community (*Area of Stability)* under the *Complete Communities Direction Strategy,* with Henderson Highway designated as a Regional Mixed Use Corridor. It should be noted that the Glenelm neighbourhood and portions of Chalmers fall within the *Henderson Highway Corridor Secondary Plan* (adopted in 1983). As noted above, there had been a request from the East Kildonan-Transcona Community Committee to review this plan. Overall the Glenelm and Chalmers area is experiencing land use change, redevelopment, and reinvestment; however, substantive land use conflicts have not been noted at this time.

Action – No action is planned at this time. The Winnipeg Public Service will continue to monitor this area.

South Transcona

On July 20th, 2011 the Standing Policy Committee on Property and Development requested that the Winnipeg Public Service report back within 90 days on the establishment of a secondary plan for the South Transcona area. The area is designated as *Rural and Agricultural* under the *Complete Communities Direction Strategy*. The area had been proposed as a *New Community* during the *OurWinnipeg* initiative; however, the area was removed as a *New Community* and changed to a *Rural and Agricultural* designation via motion by Council during the 2nd reading of the *Complete Communities Direction Strategy* by-law on July 21st, 2010.

On December 15, 2014, the East Kildonan-Transcona Community Committee passed a resolution asking that a secondary plan for the South Transcona area be made a priority.

Action – No action is planned at this time. Potential development of this area would require an *OurWinnipeg* amendment (with Provincial approval), a Complete *Communities Direction Strategy* amendment from a *Rural and Agricultural* designation to a *New Communities* designation, and the development and approval of a *Precinct Plan* for the area in collaboration with area land owners. It is recommended that no action be undertaken at this time and that South Transcona be considered as part of the upcoming review of *OurWinnipeg* and *Complete Communities*.

Kapyong Barracks (Canadian Forces Base Kenaston)

The Kapyong Barracks area is designated as a *Major Redevelopment Site* under the *Complete Communities Direction Strategy*.
This site is currently subject to an ongoing court challenge in regards to outstanding Treaty Lands Entitlement (TLE) claims, and ultimate ownership of the lands.

Action – Upon resolution of the outstanding land ownership issues, the Winnipeg Public Service will work collaboratively with the land owner(s) in the formulation of an Area Master Plan for this area. Due to the potential transformative nature of this area, and its *Major Redevelopment Site* designation, this planning process should be considered a priority upon resolution of the land ownership issue.

Wildwood Park

On September 7th, 2010, the City Centre Community Committee requested that the Winnipeg Public Service act as a technical resource for the community of Wildwood Park in the development of a planning analysis and potential background study. On September 14th, 2010, the Standing Policy Committee on Property and Development referred this request to the Winnipeg Public Service for inclusion in the report on Secondary Planning initiatives.

Action – The Winnipeg Public Service will provide technical assistance to the community of Wildwood Park on this matter as required. The community has held several open house events, has conducted a community survey, and has met with the Winnipeg Public Service on several occasions since this request has been made.

South Osborne

On November 6, 2012 The Standing Policy Committee on Property and Development directed the Urban Planning Division to consider the inclusion of the South Osborne area for a Neighbourhood Plan in any future Local Area Planning Initiatives report. The area is designated as *Mature Community (Area of Stability)* under the *Complete Communities Direction Strategy,* with Osborne Street conforming to the characteristics of a *Community* or *Neighbourhood Mixed Use Corridor*. The neighbourhood is experiencing land use change, redevelopment, and reinvestment; however, substantive land use conflicts have not been noted at this time.

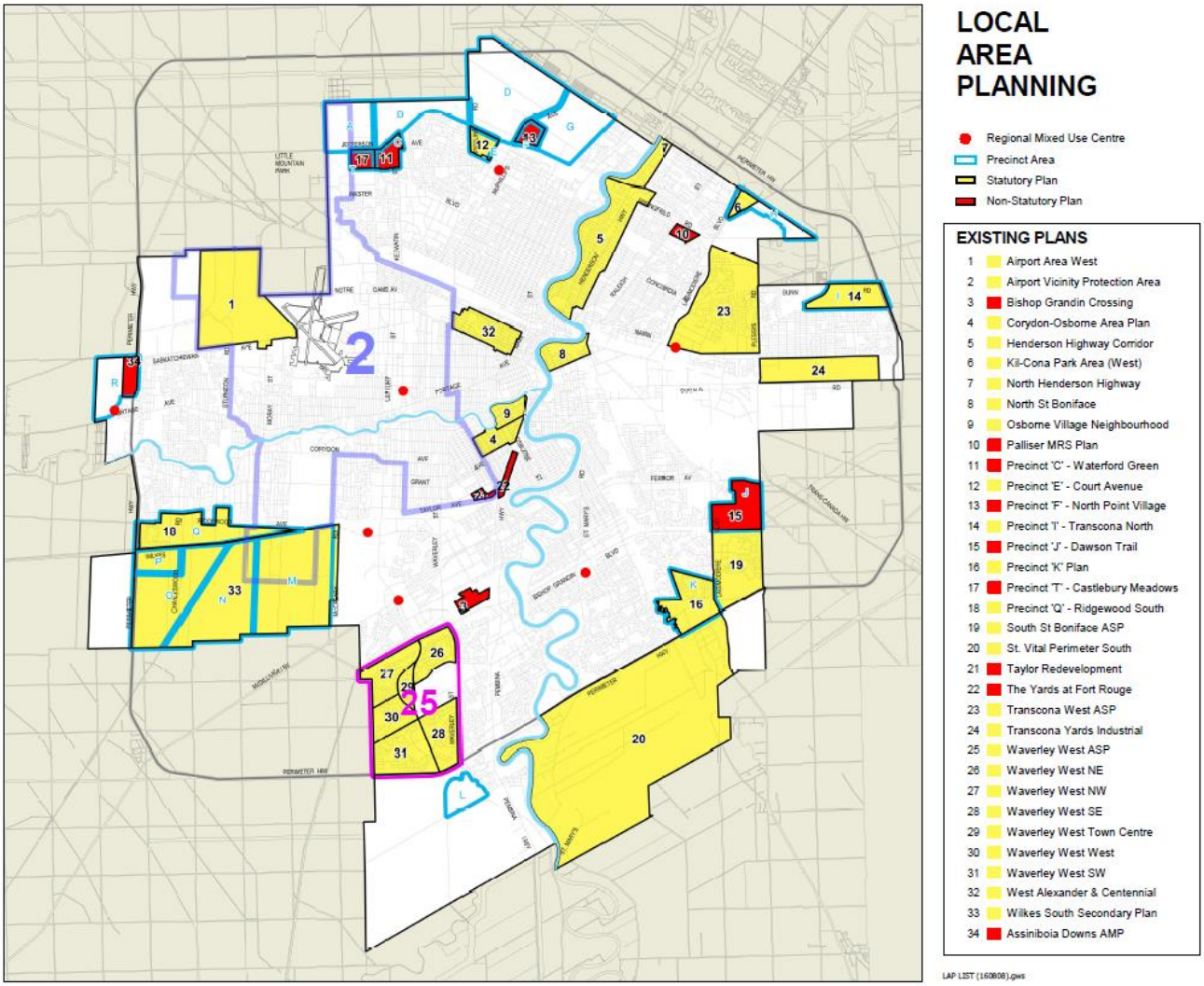
Action – No action is planned at this time. The Winnipeg Public Service will continue to monitor this area.

Polo Park Area Regional Mixed Use Centre Planning

At its December 10, 2014 meeting, Council concurred in the recommendation of the Executive Policy Committee and directed the Planning, Property and Development Department to recommend additional planning processes that may be required to ensure the orderly development of the Polo Park Area Regional Mixed Use Centre in a manner that is consistent with *OurWinnipeg* and *Complete Communities Direction Strategy*. It is recommended that a planning process, including the formulation of a plan for this Regional Mixed Use Centre, be undertaken.

Action – No action is planned at this time.

APPENDIX B: LOCAL AREA PLANNING MAP


LOCAL AREA PLANNING
Regional Mixed Use Centre
Precinct Area
Statutory Plan
Non-Statutory Plan
EXISTING PLANS
1 Airport Area West
2 Airport Vicinity Protection Area
3 Bishop Grandin Crossing
4 Corydon-Osborne Area Plan
5 Henderson Highway Corridor
6 Kil-Cona Park Area (West)
7 North Henderson Highway
8 North St Boniface
9 Osborne Village Neighbourhood
10 Palliser MRS Plan
11 Precinct 'C' - Waterford Green
12 Precinct 'E' - Court Avenue
13 Precinct 'F' - North Point Village
14 Precinct 'I' - Transcona North
15 Precinct 'J' - Dawson Trail
16 Precinct 'K' Plan
17 Precinct 'T' - Castlebury Meadows
18 Precinct 'Q' - Ridgewood South
19 South St Boniface ASP
20 St. Vital Perimeter South
21 Taylor Redevelopment
22 The Yards at Fort Rouge
23 Transcona West ASP
24 Transcona Yards Industrial
25 Waverley West ASP
26 Waverley West NE
27 Waverley West NW
28 Waverley West SE
29 Waverley West Town Centre
30 Waverley West West
31 Waverley West SW
32 West Alexander & Centennial
33 Wilkes South Secondary Plan
34 Assiniboia Downs AMP
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