Agenda – Council – April 26, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – April 11, 2017

Item No. 10 North St. Boniface Secondary Plan
(St. Boniface Ward)

STANDING COMMITTEE RECOMMENDATION:

On April 19, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the North St. Boniface Secondary Plan By-law No. 30/2017, a proposed secondary plan by-law to replace the existing North St. Boniface Secondary Plan (By-law No. 965/1975), be read a first time.

2. That the Riel Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting 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, Heritage and Downtown Development – April 11, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On April 19, 2017, 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.

Further on April 19, 2017, the Executive Policy Committee received communications (2) from Réal Rioux with respect to the matter.

STANDING COMMITTEE RECOMMENDATION:

On April 11, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Community Committee and submitted the matter to the Executive Policy Committee and Council.

Further on April 11, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development received submissions in opposition from the following:

- Andre Vermette, dated April 10, 2017.
- Réal Rioux, dated April 11, 2017.
- Lucille Cenerini, dated April 10, 2017.
- Tom Scott, dated April 10, 2017.
- Daryl Kuhl, dated April 11, 2017.

ADMINISTRATIVE REPORT

Title: SP 1/2017 -- North St. Boniface Secondary Plan (First Reading)

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

Desirable neighbourhoods in close proximity to the downtown often need a strategy to help guide infill development in a context-sensitive way. Secondary Plans can do this by outlining detailed policies for a specific part of the city.

The current North St. Boniface Secondary Plan was created in 1976 with only one major revision in 2005. The Plan is out of date and needs to be updated to respond to current conditions. This report proposes replacing the existing North St. Boniface Secondary Plan By-law (No. 965/1975) with the proposed North St Boniface Secondary Plan By-law (No. 30/2017), which provides clarification on how the City would like development to occur in the North St Boniface neighbourhood.

The proposed Plan (By-law No. 30/2017) improves on the existing Plan (By-law No. 965/1975) by defining policy areas for low, medium and high residential uses, as well as mixed use, commercial and industrial uses.

The proposed Plan promotes low-to-moderate increases in residential density which expands housing options and supports commercial investment in the area, thereby increasing the "completeness" of the neighbourhood and aligning the North St. Boniface Plan with *OurWinnipeg* and *Complete Communities*.

RECOMMENDATIONS

1. That Council give first reading to the North St. Boniface Secondary Plan By-law No. 30/2017, a proposed secondary plan by-law to replace the existing North St. Boniface Secondary Plan (By-law No. 965/1975).
2. That the Riel Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting 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

On June 26, 2015, The Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and directed the Winnipeg Public Service to initiate a review of the *North St. Boniface Secondary Plan* (the existing Plan).

Only Council can enact a by-law.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the Riel Community Committee will conduct a public hearing on the proposed Plan.

A full analysis of the proposed Plan, including a recommendation from the Planning, Property and Development Department, along with any supporting background information will be provided in a subsequent report and submitted for the public hearing.

HISTORY/DISCUSSION

On January 21, 1976, Council adopted the North St. Boniface Secondary Plan (By-law No 965/1975) (the existing Plan), to establish specific land development policies for the improvement of North St. Boniface, within the broad framework of the *Greater Winnipeg Development Plan*.

Council amended the existing Plan 14 times between 1976 and 2005. These amendments were repealed in 2005 and replaced with amendment By-laws initiated by the Planning, Property and Development Department, including:

- By-law No. 179/2005 (December 14, 2005), which included text amendments to the existing Plan and the Proposed Land Use Map; and
- By-law No. 181/2007 (February 20, 2008), which modified the densities on regional roads (namely Boulevard Provencher), collector roads (namely, Rue Taché and St. Joseph Street), railway lines and public transportation corridors up to a maximum of 55 units per acre net (136 units per hectare). One exception was the property at the northeast corner of Rue Taché and Rue La Vérendrye, with a maximum density of 76 units per acre (188 units per hectare).

The existing Plan (By-law No. 965/1975) has not been updated since 2008, nor has a significant review been initiated since the adoption of *Complete Communities Direction Strategy* (By-law No. 68/2010).

Policies within the existing Plan require the document to be continuously monitored to “ensure the secondary plan remains contemporary and continues to provide adequate land development and redevelopment guidance”.

On June 26, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and directed the Winnipeg Public Service to initiate a review of the existing Plan. This review complemented a previous May 13, 2014 motion to initiate a review of the Boulevard Provencher Planned Development Overlay 1 (PDO-1), which overlaps with the boundaries of the North St Boniface Neighourhood.

On March 1, 2016, Urban Planning Division staff met with the board of the Old St. Boniface Residents Association to discuss the scope of the Plan review and the Provencher Boulevard PDO-1 review. Staff also attended the 2016 Old St. Boniface Residents Association annual general meeting to discuss the same information.

The Urban Planning Division hosted three stakeholder meetings (March 23 and 24, 2016) to discuss the proposed Plan and the Provencher Boulevard PDO-1 reviews. Representatives from 10 community groups/organizations attended the stakeholder meetings. In addition to community groups, representatives from local businesses and land developers were also included in discussions. During the meetings, key issues were identified and comments/feedback was provided on the project direction.

On May 19, 2016, a project website was added to the City of Winnipeg website to provide project materials and updates.

On June 7, 2016, Urban Planning Division staff led a community open house at École Taché. A total of 123 people attended, most of whom live in North St. Boniface. Residents provided comments in person and through a bilingual questionnaire, of which 100 were completed. The questionnaire was also available through an online survey tool. A hand-out of the information boards was also provided in both French and English.

Feedback obtained from the stakeholder engagement sessions was used in the creation of the proposed Plan. The proposed Plan provides direction on the use and development of land within the North St Boniface neighbourhood. It reflects local community needs and priorities to be considered when making land use planning decisions. In accordance with *the City of Winnipeg Charter*, all future development within the North St Boniface Neighbourhood must be consistent with the policies of the proposed Plan.

The proposed Plan identifies planning objectives and policies for each of seven policy areas including: Low, Medium and High Density Residential, Commercial, Industrial, Mixed Use and Parks & Open Space policy areas. The proposed Plan also provides guidance on the design review process, and includes infrastructure policies related to transportation, municipal services and utilities, and historical buildings and places.

FINANCIAL IMPACT

Financial Impact Statement

Date: March 7, 2017

Project Name:

SP 1/2017 -- North St. Boniface Secondary Plan (First Reading)

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services, as to legal issues.

OURWINNIPEG POLICY ALIGNMENT

- One of the main goals of the North St. Boniface Secondary Plan review was to align the Plan with *OurWinnipeg* and *Complete Communities* policy directions.

- *OurWinnipeg* and *Complete Communities* identify the North St. Boniface neighbourhood as an 'Area of Stability'. A Key Direction for 'Areas of Stability' is to "Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population."

- *Complete Communities* also identifies the North St. Boniface neighbourhood as a 'Mature Community.' Key Direction and Enabling Strategies include:
    - *Encourage conservation and upgrading of existing housing in mature areas and expand housing opportunities through infill development.*
    - *Support the rehabilitation of existing housing stock where required.*
    - *Upgrade and maintain infrastructure for aging residential areas to encourage maintenance of housing.*
    - *Support a mix of uses within buildings located on commercial streets.*
    - *Build upon the local heritage of mature neighbourhoods, including the sustainable reuse of existing building stock and other historic elements.*
- *Complete Communities* identifies the Boulevard Provencher portion of the North St. Boniface neighbourhood as a 'Neighbourhood Mixed Use Centre'. The following Enabling Strategies apply:
    - *Encourage moderate intensification through the development of a mix of uses and a broad range of ground-oriented and mid-density housing.*
    - *Reinvest in Neighbourhood Mixed Use Centres, managing and devoting care and attention to their urban form and streetscapes, including local heritage.*
- The low to moderate increases in allowable residential density included in the proposed Plan expands housing options and supports further commercial investment in the area, thereby increasing the 'completeness' of the neighbourhood and better aligning the North St. Boniface Secondary Plan with *OurWinnipeg and Complete Communities*.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: James Platt, Senior Planner, MCIP, RPP
Date: March 8, 2017
File No: O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2017 Reports\SP 1-2017\North St Boniface (SP1-2017) RIS Report 170306.docx

Attachments:

- By-law No. 30/2017
- Schedule 'A' to By-law No. 30/2017 (North St. Boniface Secondary Plan)



170306 SP 1-2017 N St B Plan - First Readi

THE CITY OF WINNIPEG

BY-LAW NO. 30/2017

A By-law of THE CITY OF WINNIPEG to approve a Secondary Plan for the North St. Boniface neighbourhood.

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

1 This By-law shall be known as the "North St. Boniface Secondary Plan By-law".

2 The document attached to this By-law and identified as "*North St. Boniface Secondary Plan (Schedule 'A' of By-Law 30-2017)*" is hereby adopted as the North St. Boniface Secondary Plan.

3 North St. Boniface Secondary Plan By-law No. 965/75 is hereby repealed.

RECEIVED FIRST READING on this day of , 2017;

RECEIVED SECOND READING on this day of , 2017;

RECEIVED THIRD READING on this day of , 2017.

DONE AND PASSED, this day of , 2017.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property and Development

Legally reviewed and certified as to form:

for Director of Legal Services and City Solicitor

DRAFT