Appendix "D" - Recommended Second and Third Reading Alterations to the Precinct 'G' Secondary Plan (Revised)

1	Delete *"City of Winnipeg"* and replace with *"city of Winnipeg*" in the first paragraph under section *1.1 Context*.
2	Delete section *1.3 Authority of the Plan* and replace with the following: *The Precinct G Precinct Plan is a secondary plan enacted by by-law in accordance with the City of Winnipeg Charter (the Charter). Section 234 of the Charter provides the authority for the preparation and adoption of secondary plans for neighbourhoods, districts, or areas of the city of Winnipeg on any matter within the sphere of authority of The City of Winnipeg (the City), as Council considers necessary or advisable to address.* *As per the Charter, all development applications submitted with respect to any lands within the Planning Area identified in Figure 2 (Precinct G Boundaries) are to be reviewed for compliance with the policies of this Plan. In addition, as per the Charter, development applications must not be accepted unless they conform to the policies of this Plan.*
3	Delete *"or its designate"* in the first sentence under section *1.7 Amending the Plan*.
4	Delete the following wording under section *3 Land Use Policies*: *As per the Charter, applications to rezone and/or subdivide properties must not be accepted unless they conform to the policies of this Plan.* And replace with the following: *Under the Charter, development applications must not be accepted unless they conform to the policies of this Plan.*
5	Delete "*shall*" and replace with "*should*" in policy 3.1.3.
6	Delete the following policy under section *3.1 Low Density Residential Policy Areas*: *3.1.4 Ground-oriented multi-family dwellings should be supported by a public lane for vehicular access.* And replace with the following: *3.1.4 Ground-oriented multi-family dwellings should be supported by a public lane for vehicular access unless the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, and lighting to the satisfaction of the City of Winnipeg.*
7	Delete the following policy under section *3.1 Low Density Residential Policy Areas*: *3.1.5 The Net Density shall be a minimum of 7 units per acre in the Low Density Residential Policy Areas.* And replace with the following: *3.1.5 The minimum Net Density should be 7 dwelling units per acre over the entirety of the Low Density Residential Policy Areas.*

Appendix "D" – Con't

8	Delete the following policy under section *3.1 Low Density Residential Policy Areas*: *3.1.12 Residential development will not be permitted within 300 meters of the existing snow dump.* And replace with the following and renumber the relevant policies in this section accordingly: *3.1.12 Residential development located within 300 metres from the existing snow dump may be approved if* *(a) it is set back a minimum of 200 metres from the existing snow dump; and* *(b) the developer provides evidence, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development, that noise emanating from or related to the existing snow dump will not exceed a sound level, measured at the point of reception, of* *(i) 55 dBA between the hours of 7:00 a.m. and 9:00 p.m.; and* *(ii) 50 dBA between the hours of 9:00 p.m. and 7:00 a.m.* *The noise from activity at the snow dump is not considered to be exceeding the sound level unless the sound level produced measures 5 dBA in excess of the ambient sound level.* *3.1.13 Despite 3.1.12(a), residential development may be considered within 200 metres from the existing snow dump where the Director of Public Works and the Director of Planning Property and Development have approved an impact study in respect of the proposed residential development. The Director of Planning, Property and Development and the Director of Public Works must not approve an impact study unless the study demonstrates that* *(a) operations at the snow dump will be adequately mitigated in order to not pose a nuisance to proposed residential development located less than 200 metres from the snow dump to the satisfaction of the Director of Planning, Property and Development and the Director of Public Works;* *(b) operational changes will not be required in respect of the snow dump in order to ensure that activity at the snow dump will not pose a nuisance to the proposed residential development, and* *(c) any mitigation measures proposed by the impact study will be implemented at no cost to the City.*

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9	Delete the following policy under section *3.2 Medium Density Neighbourhood Policy Areas*: *3.2.2 Medium Density Neighbourhood Policy Areas shall achieve a minimum net density of 20 units per acre.* And replace with the following: *3.2.2 Medium Density Neighbourhood Policy Areas shall achieve a minimum net density of 15 dwelling units per acre.*
10	Delete the following policy under section *3.2 Medium Density Neighbourhood Policy Areas*: *3.2.3 Single-family housing is discouraged, but may be accommodated when it has been demonstrated that a net density of 20 units per acre can be achieved throughout the Medium Density Neighbourhood Policy Area.* and replace with the following: *3.2.3 Single-family housing is discouraged, but may be accommodated when it has been demonstrated that a net density of 15 dwelling units per acre can be achieved.*

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11	Delete the following policy under section *3.2 Medium Density Neighbourhood Policy Areas*: *3.2.13 Residential development will not be permitted within 300 meters of the existing snow dump.* And replace with the following: *3.2.13 Residential development located within 300 metres from the existing snow dump may be approved if* *(a) it is set back a minimum of 200 metres from the existing snow dump; and* *(b) the developer provides evidence, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development, that noise emanating from or related to the existing snow dump will not exceed a sound level, measured at the point of reception, of* *(i) 55 dBA between the hours of 7:00 a.m. and 9:00 p.m.; and* *(ii) 50 dBA between the hours of 9:00 p.m. and 7:00 a.m.* *The noise from activity at the snow dump is not considered to be exceeding the sound level unless the sound level produced measures 5 dBA in excess of the ambient sound level.* *3.2.14 Despite 3.2.13(a), residential development may be considered within 200 metres from the existing snow dump where the Director of Public Works and the Director of Planning Property and Development have approved an impact study in respect of the proposed residential development. The Director of Planning, Property and Development and the Director of Public Works must not approve an impact study unless the study demonstrates that* *(a) operations at the snow dump will be adequately mitigated in order to not pose a nuisance to proposed residential development located less than 200 metres from the snow dump to the satisfaction of the Director of Planning, Property and Development and the Director of Public Works;* *(b) operational changes will not be required in respect of the snow dump in order to ensure that activity at the snow dump will not pose a nuisance to the proposed residential development, and* *(c) any mitigation measures proposed by the impact study will be implemented at no cost to the City.*
12	Add the following policy under section *3.2 Medium Density Neighbourhood Policy Areas*: *3.2.15 Principal buildings on lots that abut a collector road in the Medium Density Neighbourhood Policy Areas shall either front or flank onto the collector road, excepting Murray Avenue between Fernbank Avenue and Ferrier Street, but not including the lands adjacent and in proximity to those respective intersections.*

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13	Delete "*are*" and replace with "*shall be*" in policy 3.3.3.
14	Delete "*will*" and replace with "*shall*" in policy 3.3.7.
15	Delete the following policy under section *3.3 Commercial and Mixed Use Policy Areas*: *3.3.8 Residential development will not be permitted within 300 meters of the existing snow dump.* And replace with the following and renumber the relevant policies in this section accordingly: *3.3.8 Residential development located within 300 metres from the existing snow dump may be approved if* *(a) it is set back a minimum of 200 metres from the existing snow dump; and* *(b) the developer provides evidence, to the satisfaction of the Director of Public Works and the Director of Planning, Property and Development, that noise emanating from or related to the existing snow dump will not exceed a sound level, measured at the point of reception, of* *(i) 55 dBA between the hours of 7:00 a.m. and 9:00 p.m.; and* *(ii) 50 dBA between the hours of 9:00 p.m. and 7:00 a.m.* *The noise from activity at the snow dump is not considered to be exceeding the sound level unless the sound level produced measures 5 dBA in excess of the ambient sound level.* *3.3.9 Despite 3.3.8(a), residential development may be considered within 200 metres from the existing snow dump where the Director of Public Works and the Director of Planning Property and Development have approved an impact study in respect of the proposed residential development. The Director of Planning, Property and Development and the Director of Public Works must not approve an impact study unless the study demonstrates that* *(a) operations at the snow dump will be adequately mitigated in order to not pose a nuisance to proposed residential development located less than 200 metres from the snow dump to the satisfaction of the Director of Planning, Property and Development and the Director of Public Works;* *(b) operational changes will not be required in respect of the snow dump in order to ensure that activity at the snow dump will not pose a nuisance to the proposed residential development, and* *(c) any mitigation measures proposed by the impact study will be implemented at no cost to the City.*
16	Delete "*will*" and replace with "*shall*" in policy 3.4.5.

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17	Delete the following policy under section *3.4 Limited Development Policy Area* *3.4.6 The boundary of the Limited Development Policy Area in sub-area 4a will be consistent with that of the Future Chief Peguis Trail right-of-way once the alignment of the Chief Peguis Trail has been approved by Council.* And replace with the following: *3.4.6 The boundary of the Limited Development Policy Area in sub-area 4a will be consistent with that of the Future Chief Peguis Trail right-of-way once the alignment of the Chief Peguis Trail has been approved by Council. Once the Chief Peguis Trail right-of-way alignment has been approved by Council, lands previously designated as Limited Development shall be designated as Low Density Residential.*
18	Add the following policy under section *3.4 Limited Development Policy Area*: *3.4.8 Any new land uses proposed in a Limited Development Policy Area should be complementary, compatible, and supportive of the adjacent land uses to minimize land use conflicts.*

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19	Delete the following policies under section *3.5 Parks and Open Space*: *3.5.2 The location, size, and configuration of the parks and open spaces will be determined at the Development Application stage.* *3.5.3 A minimum of one small park (0.5-acre minimum) should be provided per sub-area, and a minimum of one large park (15 or more acres) or two smaller (7 acres or more) community-scale parks shall be provided for organized sports in the Precinct.* And replace with the following and renumber the relevant policies in this section accordingly: *3.5.2 The location, size, and configuration of the parks and open spaces will be determined at the Development Application stage in accordance with the following expectations:* *a) A minimum of one neighbourhood-scale small park (0.5-acre minimum) should be provided per sub-area, and a minimum of one large (15 or more acres) or two smaller (7 acres or more), community-scale park(s) shall be provided to accommodate organized sports.* *b) Size, orientation, configuration and location of parks shall be appropriate for the intended use.* *c) Parks should be distributed to achieve a 400 metre walking distance to most residences.* *d) Community-scale parks should generally be located on a collector street.* *e) Neighbourhood parks should generally be located on local streets.*
20	Delete the following policy under section *3.5 Parks and Open Space*: *3.5.6 Subdivision designs within the Precinct will include provision for a continuous and integrated walking and cycling network that connects neighbourhoods and other community features within the Precinct, such as naturalized lakes, parks and retained natural areas wherever possible, as conceptually illustrated in Figure 5 of this Plan.* And replace with the following: *3.5.6 Subdivision designs within the Precinct should integrate and capitalize on park placement as a network itself, and as part of the continuous and integrated walking and cycling network to enhance connectivity between key features (including but not limited to schools, commercial areas, existing walking and cycling paths) within and beyond the Precinct.*

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21	Delete the following policy under section *3.5 Parks and Open Space*: *3.5.7 All retention ponds will allow for limited public access.* And replace with the following: *3.5.7 All retention ponds should allow for limited public access. Where park space is established in association with a retention pond, it shall be only along one side and shall incorporate a path along its length.*
22	Delete "*city*" and replace with "*City*" in policy 3.6.3.
23	Delete "*will*" and replace with "*shall*" in policy 4.1.1.
24	Delete the following policy under section *4.1 Road Network*: *4.1.2 All public roads and lanes shall be constructed to the standards and specifications of the City of Winnipeg at the Development Application stage.* And replace with the following: *4.1.2 All public roads and lanes shall be constructed to the standards and specifications of the City of Winnipeg at the time of development.*
25	Delete "*will*" and replace with "*shall*" in policy 4.1.5.
26	Delete "*will*" and replace with "*shall*" in policy 4.1.6.
27	Delete the following policy under section *4.1 Road Network*: *4.1.14 Residential lots with narrow lot widths (i.e. approximately 35 feet or less) may need to be supported by a back lane, as determined by Public Works.* And replace with the following: *4.1.14 Where the size of a residential lot or a series of contiguous residential lots may result in difficulties with respect to snow storage, on-street parking, sidewalk access, and lighting, design solutions may be required to address these matters.*
28	Delete the following policy under section *4.1 Road Network*: *4.1.15 Future rail crossings will be considered through consultation with the appropriate rail company.* And replace with the following: *4.1.15 Future rail crossings will be considered at Red River Boulevard and Fernbank Avenue, as well as changes to the existing rail crossing at Murray Avenue through consultation with the appropriate rail company.*
29	Delete *"Grade Design Standards*" and replace with "*Grade Crossing Standards*" in policy 4.1.16.

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30	Delete the following policy under section *4.2 Walking and Cycling Network*: *4.2.1 Subdivision designs within the Precinct shall include provisions for pathways and sidewalks generally located within the walking and cycling network concept as outlined in Figure 5 of this Plan. Pathways shall be designed to minimize mid-block crossings.* And replace with the following: *4.2.1 Subdivision designs within the Precinct shall include provisions for pathways generally located within the walking and cycling network concept as outlined in Figure 5 of this Plan. The pathway network design:* *a) shall not include mid-block pedestrian crossings or encourage demand for unsafe pedestrian crossings of arterial roads;* *b) should not include mid-block pedestrian crossings or encourage demand for un-safe pedestrian crossings of collector roads; and* *c) shall minimize mid-block crossings on local roads.* *This can be achieved by coordination between street network design and the location and design of parks and retention ponds.*
31	Delete the following policy under section *4.2 Walking and Cycling Network*: *4.2.12 The following collector rights-of-way, also found on **Figure 5**, shall be of an adequate width to accommodate a sidewalk on one side and a 3.5 metre wide multi-use path on the other side, including but not limited to:* • *Ferrier Street* • *Murray Avenue* • *Fernbank Avenue from the Chief Peguis Trail multi-use path connection to Murray Avenue* • *Red River Boulevard from the CP Winnipeg Beach Subdivision to the Ferrier Street intersection.* And replace with the following: *4.2.12 The following road rights-of-way, also found on **Figure 5**, shall be of an adequate width to accommodate a City standard sidewalk on one side and a multi-use path on the other side, including but not limited to:* • *Ferrier Street* • *Murray Avenue* • *Fernbank Avenue* • *McPhillips Street between Ferrier Street and Murray Avenue* • *Red River Boulevard from the CP Winnipeg Beach Subdivision to the Ferrier Street intersection* • *The collector that connects to Balgona Road between McPhillips Street and Fernbank Avenue.*

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32	Delete "*Multi-family areas*" and replace with "*Multi-family sites in the Low Density Residential Policy Areas*" in policy 4.2.13.
33	Delete "*has been*" and replace with "*shall be*" in policy 4.3.1.
34	Delete "*will*" and replace with "*shall*" in the last sentence of policy 5.1.1.
35	Delete "*will*" and replace with "*shall*" in policies: 5.2.1; 5.2.2; 5.3.1; 5.4.1; 5.4.2; 5.4.3; and, 5.4.5.
36	Delete the following policy under section *6.2 Cost Sharing*: *6.2.4 Development within Precinct G requires the provision of land for road rights-of-way, parks, open space and natural areas. These items may be considered as part of an area charge as part of phase 1 of development in the Precinct.* • *Costs associated with the construction of the future connection of Ferrier Street to Chief Peguis Trail, including but not limited to traffic control structures, may be funded through the establishment of an area charge.* And replace with the following: *6.2.4 Development within Precinct G requires the provision of land for road rights-of-way, parks, open space and natural areas. These items may be considered as part of an area charge during the initial stages of development.*

Appendix "D" - Recommended Second and Third Reading Alterations to the Precinct 'G' Secondary Plan (Revised)

37	Delete *Figure 4 "Land Use Policy Area Map"* and replace with the following:

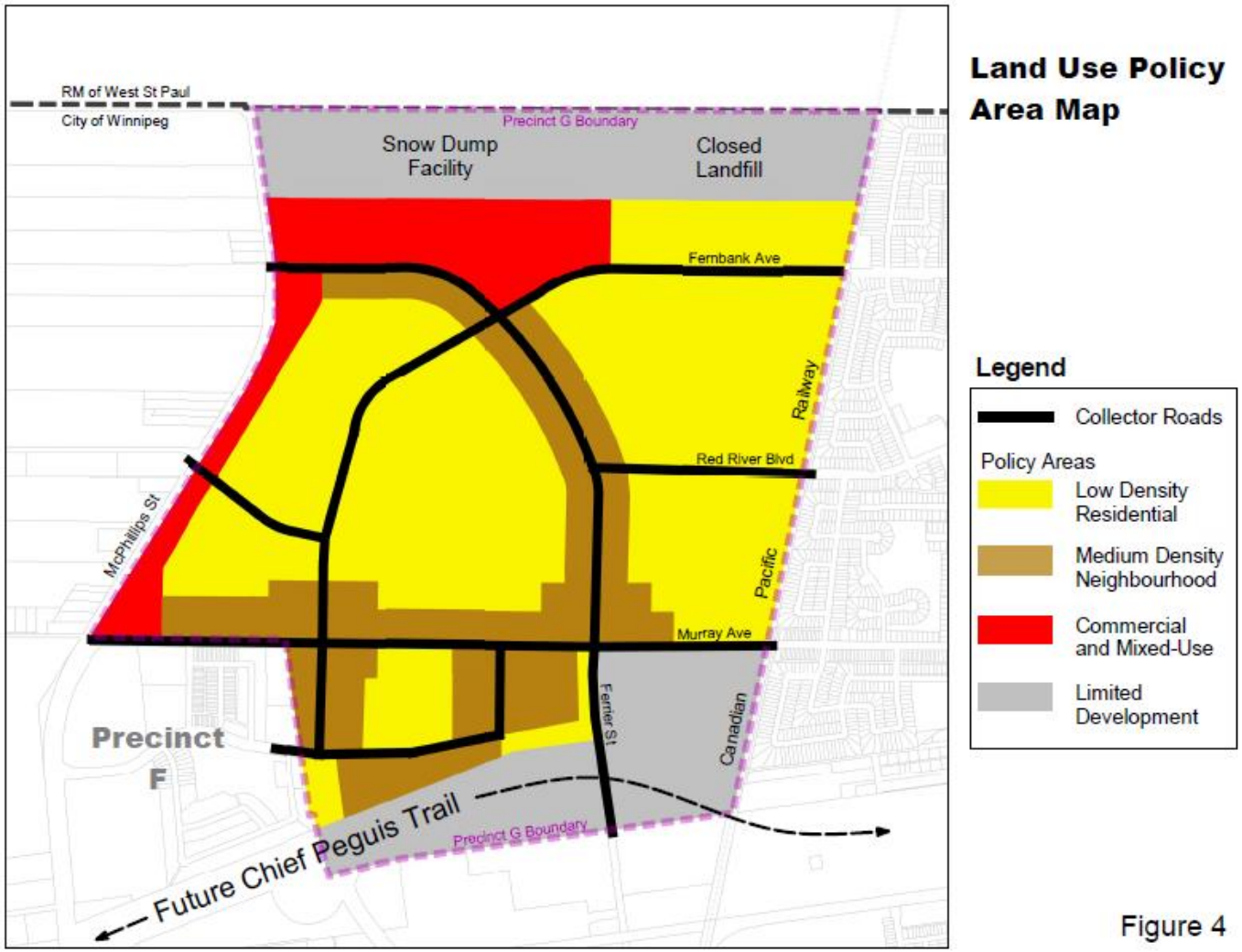


Figure 4

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38	Delete *Figure 5 "Transportation Map"* and replace with the following:

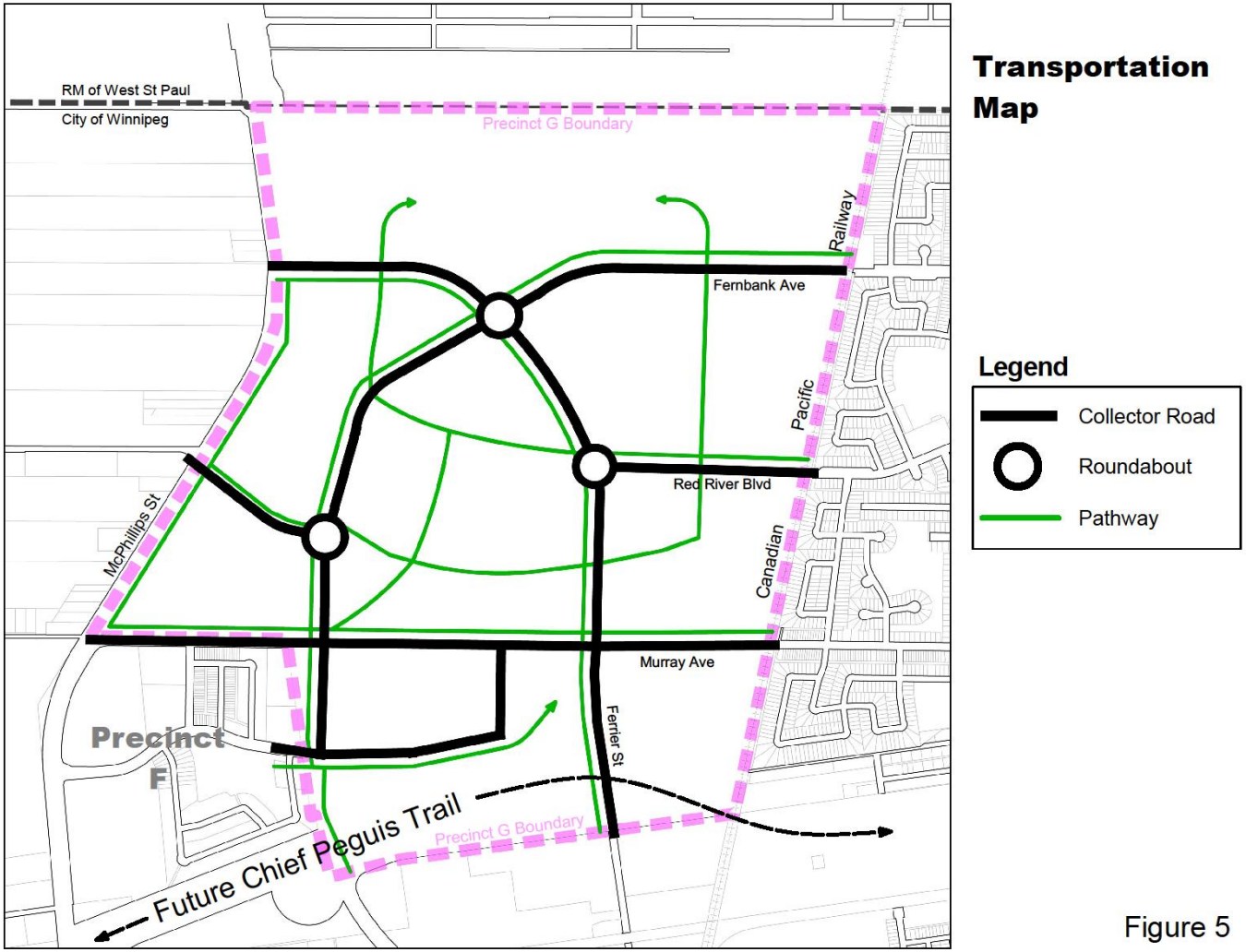


Figure 5