Minute No. 331
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 21, 2020

Item No. 7 **Amendment to the Precinct 'E' - Precinct Plan By-law No. 97/2014 for land generally located at 1206 Templeton Avenue - By-law No. 100/2019 (Old Kildonan Ward)**

COUNCIL DECISION:

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

1. That first reading be given to By-law No. 100/2019 to amend the Precinct 'E' – Precinct Plan By-Law No. 97/2014 by re-designating lands generally located at 1206 Templeton Avenue from Lower Density Residential to Higher Density Residential.

2. That the Lord Selkirk-West Kildonan Community Committee be directed to hold a public hearing with respect to the By-law and submit its recommendations on same 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 – May 21, 2020

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

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 May 22, 2020, 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 May 21, 2020, 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: Amendment to the Precinct 'E' - Precinct Plan By-law No. 97/2014 for land generally located at 1206 Templeton Avenue - By-law No. 100/2019

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

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

On November 5, 2019 the Urban Planning and Design Division received an application to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 (the "Plan"), proposing to re-designate approximately 5.5 acres of land with frontage on Templeton Avenue from Lower Density Residential to Higher Density Residential.

The proposed amendment will allow for the subject property to be rezoned in the future, permitting the establishment of two-family housing, townhouses or low rise apartments to a density of approximately 10 units per acre.

RECOMMENDATIONS

1. That Council give first reading to By-law No. 100/2019 to amend the Precinct 'E' – Precinct Plan By-Law No. 97/2014 by re-designating lands generally located at 1206 Templeton Avenue from Lower Density Residential to Higher Density Residential.

2. That the Lord Selkirk-West Kildonan Community Committee be directed to hold a public hearing with respect to the By-law and submit its recommendations on same to Council.

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

REASON FOR THE REPORT

A secondary plan by-law, including amendments, requires first reading at Council followed by a public hearing prior to second and third reading in accordance with subsection 234(3) of The City of Winnipeg Charter and The Development Procedures By-law No. 160/2011.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendation be concurred in, a public hearing on the proposed secondary plan by-law amendment will be conducted by the Lord Selkirk/West Kildonan Community Committee.

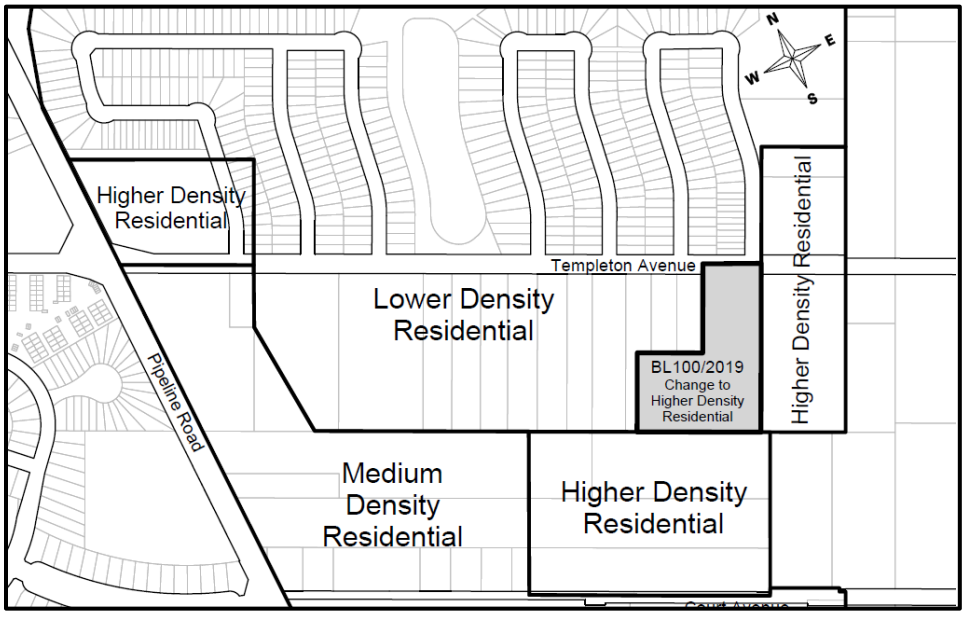
HISTORY/DISCUSSION

On December 10, 2014, Council adopted Precinct 'E' – Precinct Plan By-Law No. 97/2014.

On December 11, 2018, the Lord Selkirk-West Kildonan Community Committee endorsed the Special Planning Area Concept Plan to help guide future subdivision and rezoning applications within the area between Templeton and Court Avenues.

On October 17, 2019, the proponent held a public engagement event to present, discuss and receive feedback on the development of the subject land. The proponent's Public Engagement Report is attached to this report as Attachment C.

On November 5, 2019 the Urban Planning and Design Division received an application to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 (The "Plan"), proposing to re-designate approximately 5.5 acres of land with frontage on Templeton Avenue from Lower Density Residential to Higher Density Residential as provided in the following map.



The proposal also updates the alignment of the proposed North-South collector road, which was undetermined when the Plan was adopted in 2014.

Materials submitted as part of the application include a Letter of Intent (Attachment B) and a Public Engagement Report (Attachment C).

Land adjacent to the south and east of the subject land is designated as Higher Density Residential which allows for two-family housing, townhouses and/or low rise apartments to a density of 10 units per acre (gross) or greater.

A future subdivision and rezoning application will be required prior to development occurring on the subject land. In addition, any future subdivision and rezoning application will have to demonstrate how the proposed development can be accommodated within the Special Planning Area Concept Plan.

FINANCIAL IMPACT

Financial Impact Statement Date: April 14, 2020

Project Name:

By-Law No. 100/2019 – Amendment to the Precinct 'E' – Precinct Plan By-Law No. 97/2014 for land generally located at 1206 Templeton

COMMENTS:

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

CONSULTATION

This Report has been prepared in consultation with:

Office of Sustainability
Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

Precinct 'E' is designated as a "New Community" in both *OurWinnipeg* (By-law 67/2010) and the *Complete Communities Direction Strategy* (By-law 68/2010). "New Communities" are large areas of undeveloped land identified for future urban development that are not currently served by the full range of municipal services. Policies guiding development of New Communities states:

"…New Communities will be planned as complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction and management."

Adoption of the Precinct 'E' – Precinct Plan By-Law No. 97/2014 fulfilled the *OurWinnipeg* and *Complete Communities* policy requirement that the precinct area be "planned as complete from the outset." Amendments to the Plan will be expected "to continue to achieve a high standard of sustainability in planning, design, construction and management."

The proposed amendment is supported by the following *Complete Communities* policies:

03-4 New Communities

Direction 1: *New Communities will be developed in a sustainable manner.*

- *Only approve new development when a full range of municipal services, as defined in OurWinnipeg, can be provided in an environmentally-sound, economical and timely manner.*
- *Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land.*

Direction 3: *New Communities will increase opportunities to live, work, learn and play in the same neighbourhood.*

- *Encourage higher residential density in areas adjacent to commercial and employment lands, especially where the area is served by transit, services and other community amenities. These locations should be identified through the planning process.*
- *Encourage New Communities to include a mixture of residential, commercial, employment and institutional uses that are supported by multiple transportation options for residents.*
- *Encourage greater choices in housing type, density, style and tenure.*

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed amendment is in accordance with the following Key Direction from page 44 of *the Winnipeg Climate Action Plan:*

4.2 *Ensure new areas of growth are designed according to the principles of Complete Communities (Primary Responsibility: Planning, Property and Development Department).*

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning
Prepared by: James Platt, MCIP, RPP
Date: April 15, 2020
File No:

Attachments:

Attachment A – By-law No. 100/2019

Attachment B – Proposal

Attachment C – Public Engagement Report

ATTACHMENT A – By-law No. 100/2019

THE CITY OF WINNIPEG

BY-LAW NO. 100/2019

A By-law of THE CITY OF WINNIPEG to amend the Precinct "E" – Precinct Plan By-law to redesignate lands generally located at the address commonly referred to as 1206 Templeton Avenue as a Higher Density Residential land use policy area.

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

1 The Precinct "E" – Precinct Plan By-law No. 97/2014 is amended by replacing Figure 6.0 with the map attached as Schedule "A" to this By-law.

RECEIVED FIRST READING this day of , 2020;

RECEIVED SECOND READING this day of , 2020;

RECEIVED THIRD READING this day of , 2020;

DONE AND PASSED this day of , 2020.

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

SCHEDULE "A"

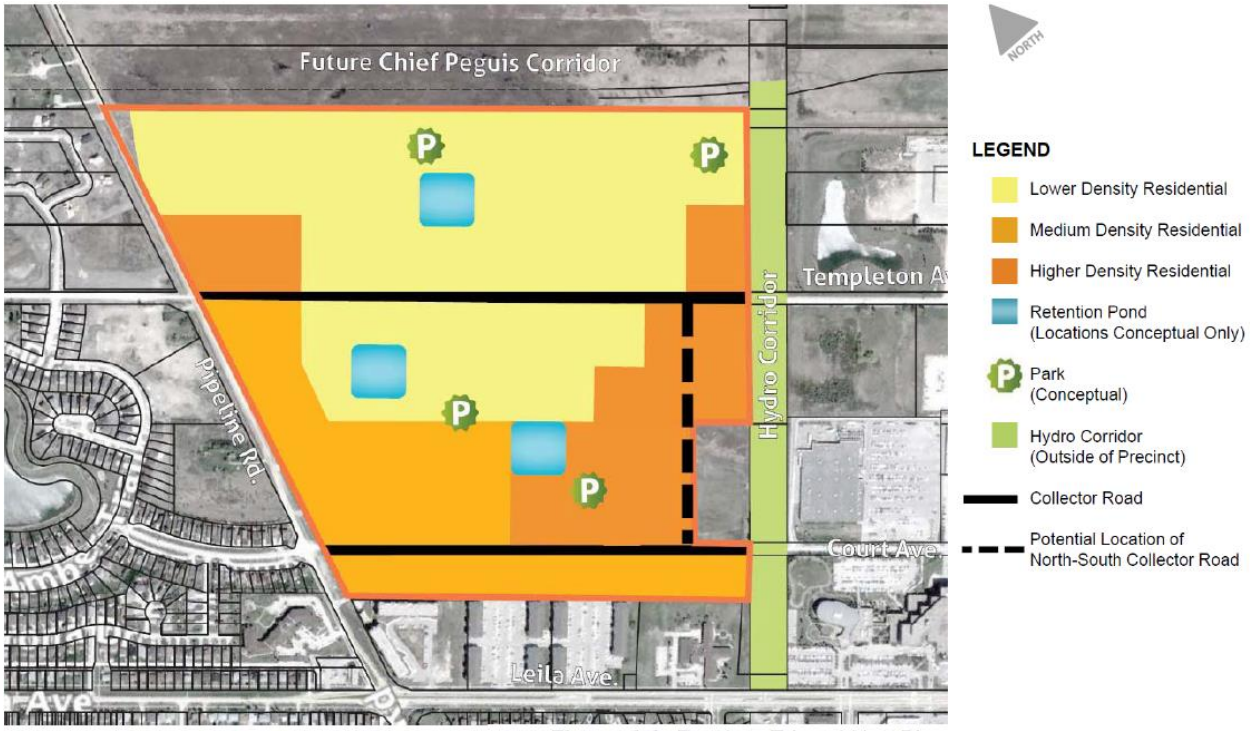


Figure 6.0: Precinct E Land Use Plan