

**Minute No. 526**

**Report – Executive Policy Committee – September 21, 2020**

**Item No. 6                      By-Law 20/2020 – Amendment to Complete Communities Direction Strategy By-law  
– Major Redevelopment Site ‘I’ (Old Southwood Golf Course)  
(Waverley West Ward)**

**COUNCIL DECISION:**

Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1.        That first reading be given to By-law No. 20/2020 (the “By-law”), which amends the Complete Communities Direction Strategy By-law No. 68/2010 by adjusting the boundary of Major Redevelopment Site ‘I’ (Old Southwood Golf Course), a draft of which is attached to this report as Schedule “A”.
2.        That the Standing Policy Committee on Property and Development, Heritage, and Downtown Development 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 – Executive Policy Committee – September 21, 2020**

## DECISION MAKING HISTORY:

Moved by His Worship Mayor Bowman,

That the recommendation of the Executive Policy Committee be adopted by consent.

Carried

## EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2020, the Executive Policy Committee concurred in the recommendation of the Winnipeg Public Service and submitted the matter to Council.

## ADMINISTRATIVE REPORT

**Title:** By-Law 20/2020 – Amendment to Complete Communities Direction Strategy By-law – Major Redevelopment Site 'I' (Old Southwood Golf Course)

**Critical Path:** Executive Policy Committee – Council

### AUTHORIZATION

**EXECUTIVE SUMMARY**

| Author                     | Department Head | CFO | CAO                  |
|----------------------------|-----------------|-----|----------------------|
| V. Lawson (Acting Manager) | J. Kiernan      | N/A | M. Ruta, Interim CAO |

Major Redevelopment Site 'I' (the "MRS"), as shown in the Complete Communities Direction Strategy By-law No. 68/2010 ("Complete Communities"), was originally intended to include lands owned by the University of Manitoba exclusively. The Public Service has determined that the existing boundaries of the MRS include 3.8 acres of privately owned, and partially developed land (the "Subject Land"), which derives services directly from outside the MRS. Development applications for further development of the Subject Land will not be accepted until a secondary plan by-law has been adopted in respect of the MRS. The proposed amendment will remove the Subject Land from the MRS and allow for development to be considered on the Subject Land in advance of a secondary plan by-law being adopted for the MRS.

### RECOMMENDATIONS

1. That Council give first reading to By-law No. 20/2020 (the "By-law"), which amends the Complete Communities Direction Strategy By-law No. 68/2010 by adjusting the boundary of Major Redevelopment Site 'I' (Old Southwood Golf Course), a draft of which is attached to this report as Schedule "A".
2. That the Standing Policy Committee on Property and Development, Heritage, and Downtown Development 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.

## REASON FOR THE REPORT

Adjusting the boundary of Major Redevelopment Site 'I' (the "MRS") as provided in the Complete Communities Direction Strategy By-law No. 68/2010 requires a by-law amendment be considered by Council and that a public hearing be held between first and second reading.

## IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of this report are concurred in, the Standing Policy Committee on Property and Development, Heritage, and Downtown Development will conduct a public hearing on the proposed secondary plan by-law amendment.

## HISTORY/DISCUSSION

- In 2011, the *Complete Communities Direction Strategy By-law No. 68/2010 (Complete Communities)* was adopted by Council.
- *Complete Communities* identifies Major Redevelopment Sites as *transformative opportunities for the development of complete communities with significant residential and employment densities and attractive urban design, capitalizing on vacant or underutilized sites within the existing urban fabric.*
- The former Southwood Golf Course lands, now owned by the University of Manitoba, are identified as Major Redevelopment Site 'I' of *Complete Communities*.
- Development within a Major Redevelopment Site (MRS) is to include a *proactive and collaborative planning process that includes working with landowners and other stakeholders to establish local goals and objectives... this could include minimum and maximum density targets.* (*Complete Communities* – Section 03 Transformative Areas - Direction 1).
- The University of Manitoba is currently in the process of preparing a secondary plan for MRS 'I'. The plan will provide policy direction for the future servicing and development of the lands within the MRS. Proposals for development within MRS 'I' will not be accepted until the Plan has been adopted by Council.
- In addition to land owned by the University of Manitoba, the MRS 'I' boundary includes 3.8 acres of partially developed land (the "Subject Land") with frontage on Snow Street owned by a private entity (See Attachment C – Zoning and Existing Development).
- In 2005, the subject land was rezoned to RM-3 Multiple-Family District (BL 171/2005) to allow for the development of a multi-story apartment building. The RM-3 Zoning District was renamed 'RMF-M' Multi-Family District when the current City-wide Zoning By-law (BL 200/2006) was adopted.
- In 2007, a 5 storey, 16,379 ft<sup>2</sup> addition with underground parkade was added to the subject land as phase 2 of development.
- The subject land obtains services (i.e. public road access, sewer, water and drainage) from Snow Street, west of the MRS.
- A portion of the subject land remains undeveloped and could potentially accommodate additional multi-family residential development. Further development of the Subject Land will obtain services from Snow Street and not from future services developed within the MRS.
- The secondary plan being developed by the University of Manitoba for the MRS will not include analysis related to the development of the subject land.
- The proposed amendment will adjust the boundaries of MRS 'I' to exclude the subject land from the MRS. This will allow for development of the subject land to be considered in advance of a secondary plan being adopted for the MRS.
- Adoption of the proposed amendment will result in the subject land being designated 'Area of Stability'. Future development of the subject land will be subject to the following Key Direction from *OurWinnipeg*:

*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population (OurWinnipeg, p 39)*

|                         |
|-------------------------|
| <b>FINANCIAL IMPACT</b> |
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**Financial Impact Statement**Date: [July 14, 2020](#)

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**Project Name:**

**By-Law 20/2020 – Amendment to Complete Communities Direction  
Strategy By-law – Major Redevelopment Site 'I' (Old Southwood Golf  
Course)**

**COMMENTS:**

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

*Mike McGinn July 14, 2020*

Mike McGinn, CPA, CA  
Manager of Finance

## CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)  
Water & Waste Department – Office of Sustainability

## OURWINNIPEG POLICY ALIGNMENT

*OurWinnipeg* Section 01; Direction 2 defines 'Areas of Stability' as:

*Areas where moderate change is anticipated that present some of the best opportunities to accommodate infill development and to increase the range of housing for families and individuals within areas that take advantage of existing infrastructure, transit and amenities such as local retail, schools, parks and community services.*

*OurWinnipeg* provides the following Key Direction for development in Areas of Stability:

*Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

*OurWinnipeg* provides the following Additional Directions for development in Areas of Stability:

*Support the completion of Areas of Stability.*

*Develop and apply indicators to identify reinvestment areas, which will be targeted for new investment, including public investment in areas like housing and recreation.*

*Support opportunities to enhance complete community objectives in Emerging Communities.*

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Not Applicable

## SUBMITTED BY

Department: Planning, Property and Development  
Division: Urban Planning  
Prepared by: James Platt, RPP, MCIP  
Date: July 21, 2020

Attachments:

Attachment A – Draft By-law No. 20/2020  
Attachment B – Letter of Intent  
Attachment C – Zoning and Existing Development

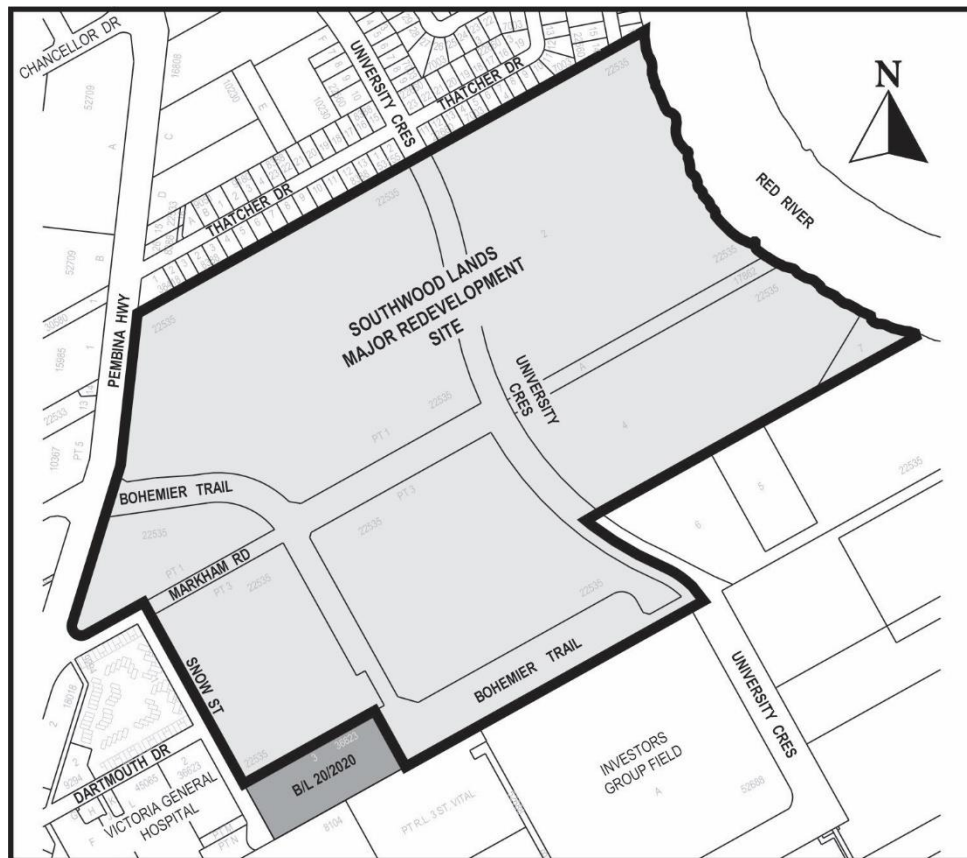
Attachment A – Draft By-law No. 20/2020

**THE CITY OF WINNIPEG**  
**BY-LAW NO. 20/2020**

A By-law of THE CITY OF WINNIPEG to amend the Complete Communities Direction Strategy By-law No. 68/2010 to better define the boundaries of Major Redevelopment Site “I” (Old Southwood Golf Course).

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

**1** Figure 03f of the Complete Communities Direction Strategy By-law No. 68/2010 is amended by amending the boundaries of Major Redevelopment Site “I” (Old Southwood Golf Course) in accordance with the below map:



RECEIVED FIRST READING on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

RECEIVED SECOND READING on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

RECEIVED THIRD READING on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**DONE AND PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Mayor

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City Clerk

**Approved as to content:**

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Director of Planning, Property and Development

**Legally reviewed and certified as to form:**

*Sarah Rentz – June 15, 2020*

for Director of Legal Services  
and City Solicitor

## Attachment B – Letter of Intent



January 13, 2020

City of Winnipeg  
Planning, Property and Development Department  
Zoning and Permits Branch  
31-30 Fort Street  
Winnipeg, Manitoba R3C 4X7

**RE: COMPLETE COMMUNITIES DIRECTION STRATEGY BY-LAW AMENDMENT –MAJOR REDEVELOPMENT SITE 'I' BOUNDARY ADJUSTMENT (LETTER OF INTENT)**

Major Redevelopment Site 'I' (Old Southwood Golf Course), as provided in the *Complete Communities Direction Strategy By-law 68/2010*, is meant to include lands owned by the University of Manitoba exclusively. It has come to our attention that the boundary of Major Redevelopment Site 'I' (Old Southwood Golf Course), includes ~3.8 acres of land owned by entities outside of the University of Manitoba. This land (the subject land) contains two existing apartment buildings and an undeveloped area with Snow Street addresses (80, 84 and 88 Snow Street respectively). The subject land derives no services from the land within Major Redevelopment Site 'I'. The proposed amendment will remove the subject lands from Major Redevelopment Site 'I' (see Attachment 'A' – Proposed Boundary Adjustment).

Development within Major Redevelopment Site 'I' is subject to the adoption of a secondary plan prepared on behalf of the University of Manitoba. Further development of the subject land will be done independently of the adjacent properties. Adjusting the Major Redevelopment Site 'I' boundary accordingly will allow for development of the subject land to proceed in advance of a plan being prepared and submitted for the University of Manitoba lands for Council adoption as a secondary plan by-law.

The proposed amendment will require that the boundary of Major Redevelopment Site 'I' be adjusted accordingly in the following *Complete Communities* figures:

Figure 02a – Winnipeg's Urban Structure

Figure 03a – Transformative Areas

Figure 03f – Major Redevelopment Sites

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**Office of the Director**

3<sup>rd</sup> Floor, 65 Garry St., Winnipeg, MB R3C 4K4

**Bureau du directeur**

65, rue Garry, troisième étage, Winnipeg (Manitoba) R3C 4K4

**T. | Tél. : 204-986-8165**

**F. | Fax : 204-947-2284**

**winnipeg.ca/ppd**

Attachment B – Letter of Intent Con't



It should also be acknowledged that a major review of *Complete Communities*, which considers such matters as boundary corrections, is currently underway. However, the timeline for completion of this review continues to be subject to change. The proposed amendment can be expected to be adopted by Council far in advance of the completion of the *Complete Communities* review.

Sincerely,

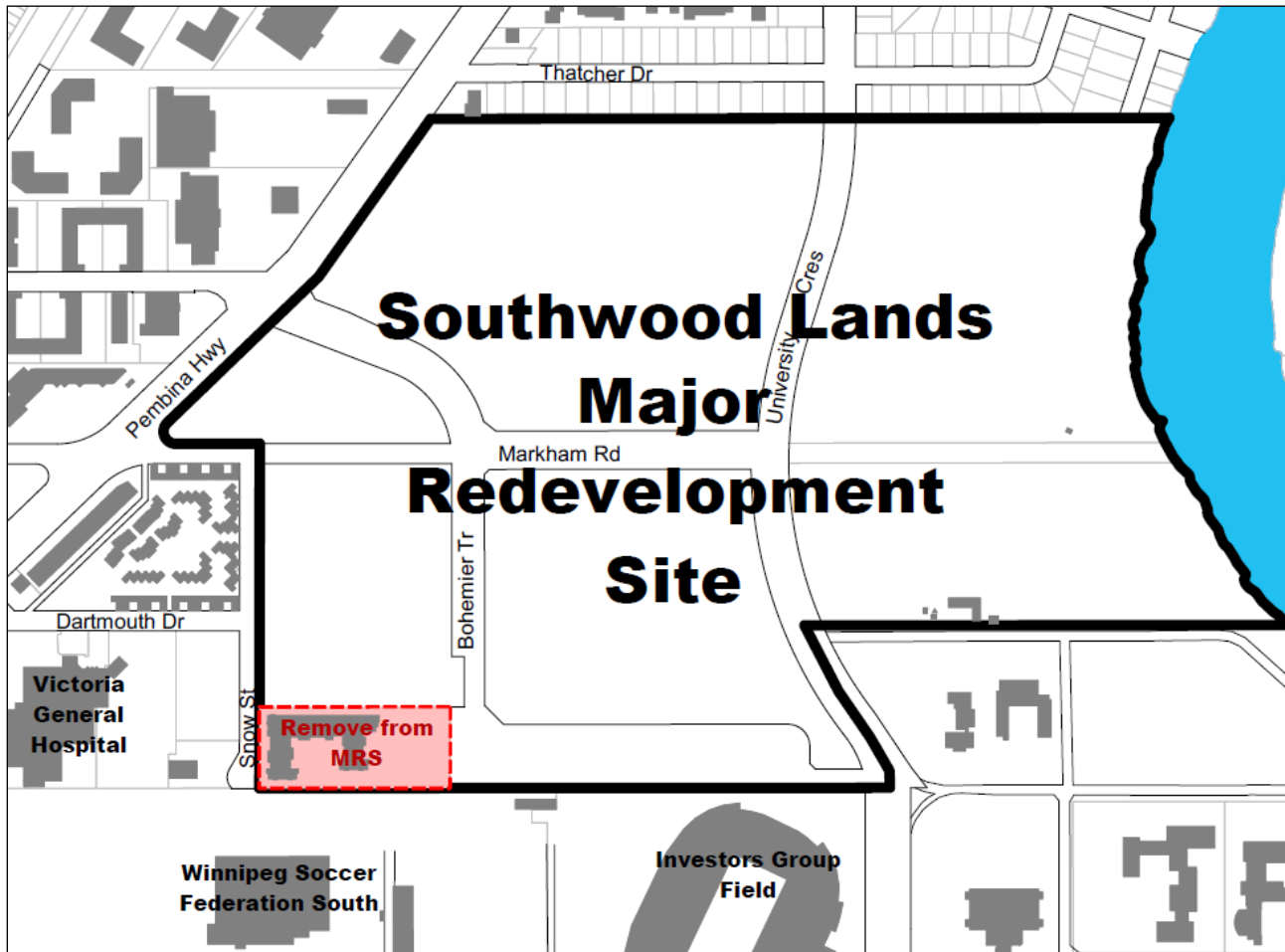
Signed by John Kiernan

John Kiernan  
Director

Attachments:

- A - Proposed Boundary Adjustment
- B – CCDS Figures to be Amended

## Attachment A - Proposed Boundary Adjustment



# Attachment B - Complete Communities Direction Strategy Figures to be Amended

## URBAN STRUCTURE

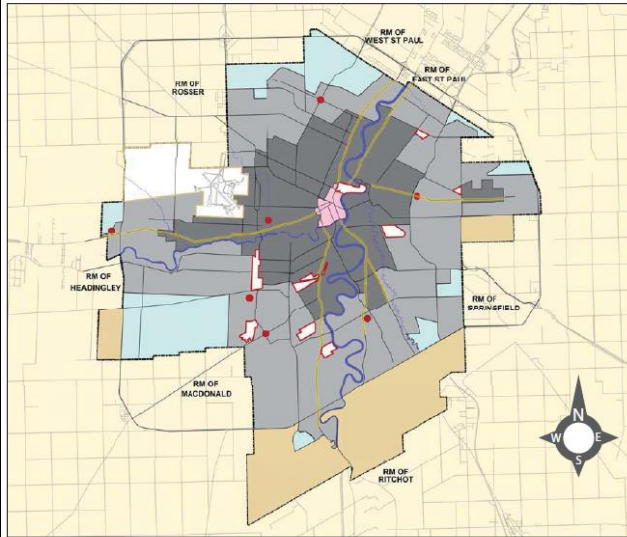


figure 02a  
Winnipeg's urban structure.

## TRANSFORMATIVE AREAS

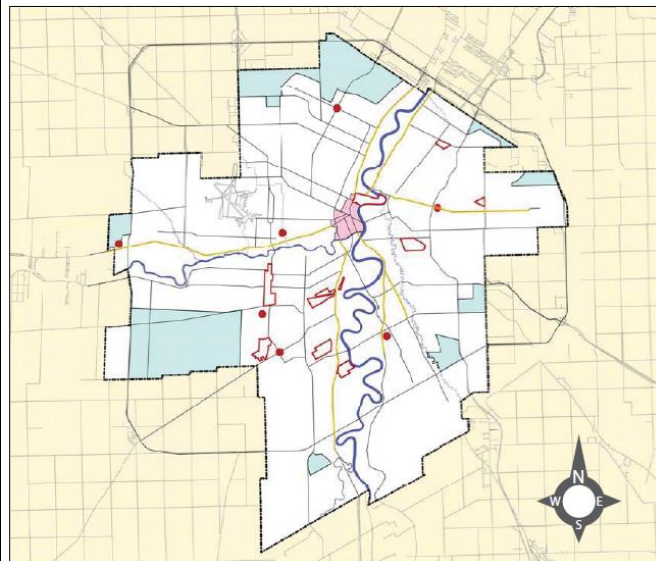
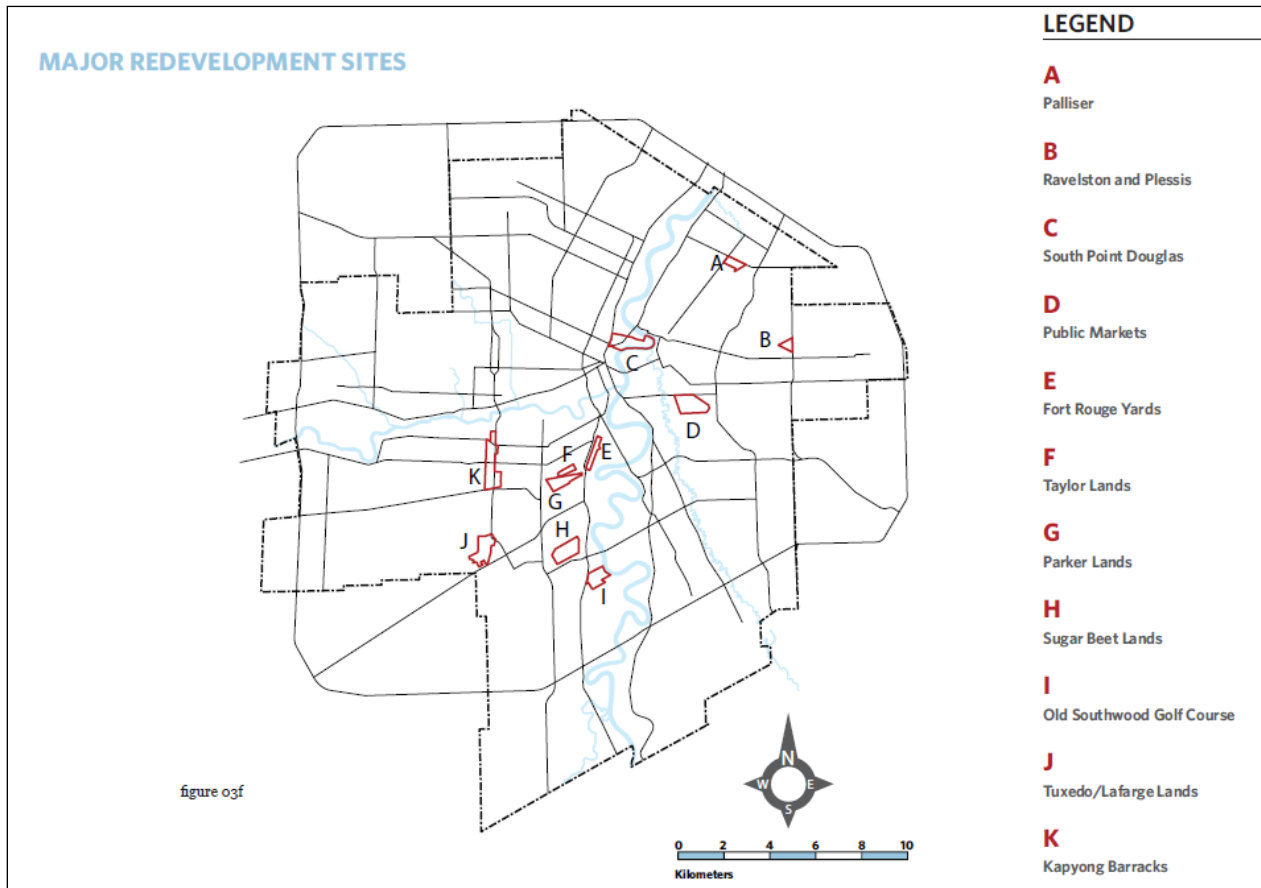


Figure 03a

## Attachment B Continued



Attachment C – Zoning and Existing Development

