Minute No. 556
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 17, 2020

Item No. 7 Secondary Plan Amendment – 1206 Templeton and Lot 12 Plan 3708 File SPA 4/2019

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 second and third reading to be given to By-law No. 100/2019.

2. 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 – September 17, 2020

DECISION MAKING HISTORY:

Moved by Councillor Gilroy,

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 September 21, 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 September 17, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Lord Selkirk-West Kildonan Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On September 17, 2020, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: **SPA 4/2019**

Before: Lord Selkirk-West Kildonan Community Committee
Councillor Sharma, Chairperson
Councillor Eadie
Councillor Santos

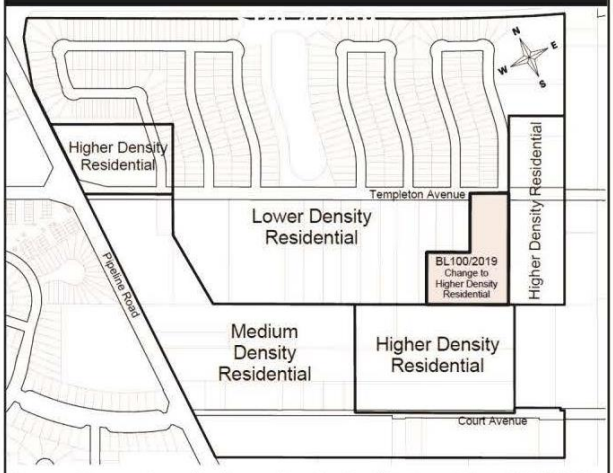
Public Hearing: September 8, 2020
Council Building, 510 Main Street

Applicant: McGowan Russell (Susan Russell)

Subject:

AMENDMENT to

PRECINCT 'E' SECONDARY PLAN



Council has given first reading to the By-Law No. 100/2019 which amends the Precinct 'E' Secondary Plan By-law No. 97/2014 by re-designating approximately 5.5 acres of land generally located at 1206 Templeton Avenue from Lower Density Residential to Higher Density Residential. The proposed amendment will allow for the subject land to be re-zoned to accommodate two-family housing, townhouses or low-rise apartments to a density of 10 units per acre. A Public Hearing (pursuant to Section 234(3) of the City of Winnipeg Charter) will be held before the Lord Selkirk-West Kildonan Community Committee. **For information, phone Mr. James Platt, Planner, at 204-986-6918.**

Premises Affected: 1206 Templeton Avenue and Lot 12 Plan 3708

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: P. Prinsloo, Senior Committee Clerk
Lord Selkirk-West Kildonan Community Committee

Report date: September 8, 2020

Community Committee Recommendation:

On September 8, 2020, the Lord Selkirk-West Kildonan Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Council give second and third reading to By-law No. 100/2019.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The Lord Selkirk-West Kildonan Community Committee provided the following supporting reasons for its recommendation:

1. Glad to hear that the area Councillor is supportive.

2. Sounds like a very thorough plan and I reviewed the conceptual plans and they look fantastic and I'm excited to see this moving forward.

Exhibits Filed:

1. Application dated November 7, 2020
2. Notification of Public Hearing
3. Council Decision of May 29, 2020; contains report from the Director of Planning, Property and Development dated April 15, 2020
4. First Reading of By-law No. 100/2019 by Council on May 29, 2020
5. Manitoba Status of Titles 2931722/1, 1480134/1, 2971718/1, 3024858/1, 3025307/1
6. Letter of authorization dated December 18, 2018 from Gary Thomas Karpyshin and Cherry Elizabeth Karpyshin to Waterside Development Corp.
7. Letter of authorization dated October 28, 2019 from Waterside Development Corp. to McGowan Russell
8. Letter of authorization dated October 28, 2019 from River Pointe Development Corp. to McGowan Russell
9. Plans (2 pages)
10. Report from the Urban Planning Division dated August 31, 2020
11. Inspection Report
12. Recording of Representations
13. Presentation submitted by the Applicant at the Hearing

REPRESENTATIONS:

In Support:

Susan Russell
Jackie Wilkie

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
J. Platt, Senior Planner, Planning, Property and Development Department

Exhibit "10" referred to in File SPA 4/2019

ADMINISTRATIVE REPORT (Supplementary)

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
D. Jopling	J. Kiernan		

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.

On May 29. 2020, Council gave first reading to the subject By-law No. 100/2019 and directed that the Lord Selkirk-West Kildonan Community Committee hold a public hearing and submit its recommendations on same to Council.

RECOMMENDATIONS

1. That Council give second and third reading to By-law No. 100/2019.

2. 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.

This report is supplemental to the administrative report prepared for SPA 4-2019 (BL 100-2019) and considered by Council on May 29, 2020 (http://clkapps.winnipeg.ca/DMIS/permalink.asp?id=A20200529(RM)C-73). The purpose of this report is to communicate the Public Service recommendations for the public hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendation be concurred in, Council will give second and third reading to By-law No. 100/2019, and proposals to rezone the subject land to allow for higher density residential development may be accepted.

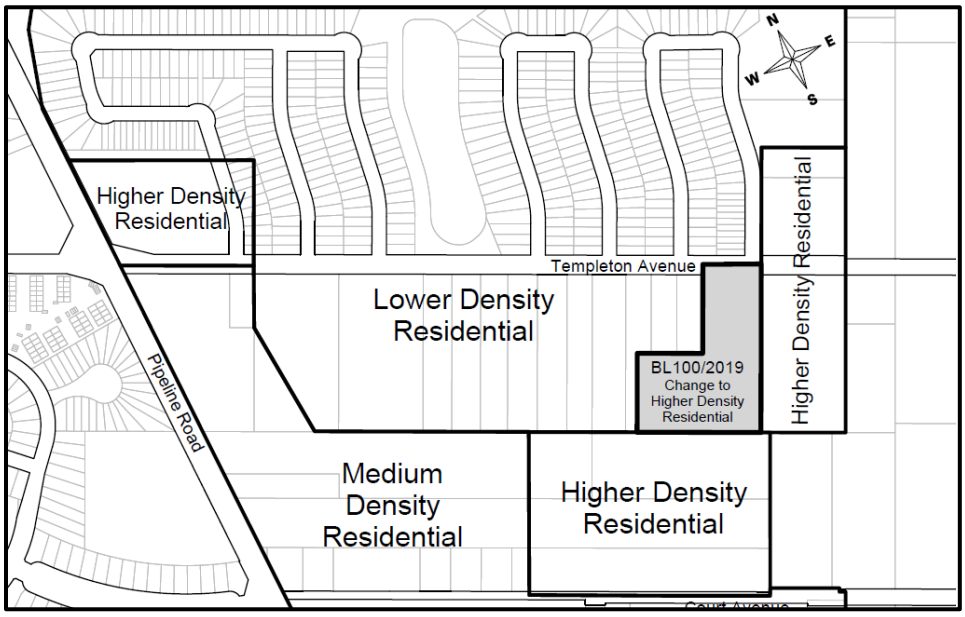
HISTORY/DISCUSSION

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 'B'.

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 'A') and a Public Engagement Report (Attachment 'B').

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.

On May 29. 2020, Council gave first reading to the subject By-law No. 100/2019 and directed that the Lord Selkirk-West Kildonan Community Committee hold a public hearing and submit its recommendations to Council.

CONSULTATION

This Report has been prepared in consultation with:

- Office of Sustainability
- Public Works
- Water and Waste

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: August 31, 2020
File No: SPA 4-2019

Attachments:

Attachment 'A' – Proposal

Attachment 'B' – Public Engagement Report

ATTACHMENT 'A' - Proposal

M c G O W A N · R U S S E L L

October 29, 2019

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

RE: PROPOSED SECONDARY PLAN AMENDMENT FOR PRECINCT "E" – TEMPLETON AVENUE FOR STATUS OF TITLES 2931722/1, 2971718/1, 1480134/1 AND 3024858/1

McGowan Russell Group on behalf of Waterside Development Corporation are hereby requesting approval for an Amendment to Figure 6: Precinct E Land Use Plan of the Precinct "E" Secondary Plan. We would request that the designation for a portion of the Lower Density Residential area be amended to a Higher Density Residential as illustrated on the attached Proposed Modifications to Figure 6: Precinct E Land Use Plan.

A Neighbourhood meeting was held on October 17th, 2019 to gauge Community support for the proposed amendments. The proposed amendments received 80% support/neutral (20% disagreed with the proposed amendment) from the Community. The Public Engagement Summary Report as been attached for reference.

Please contact the undersigned should you have any questions or require additional information.

Yours truly,

MCGOWAN RUSSELL GROUP INC.

S. Russell

Susan Russell, M.A.L.A., C.S.L.A.
President

Strategic Planning • Landscape Architecture • Urban Design
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McGowan Russell Group Inc.

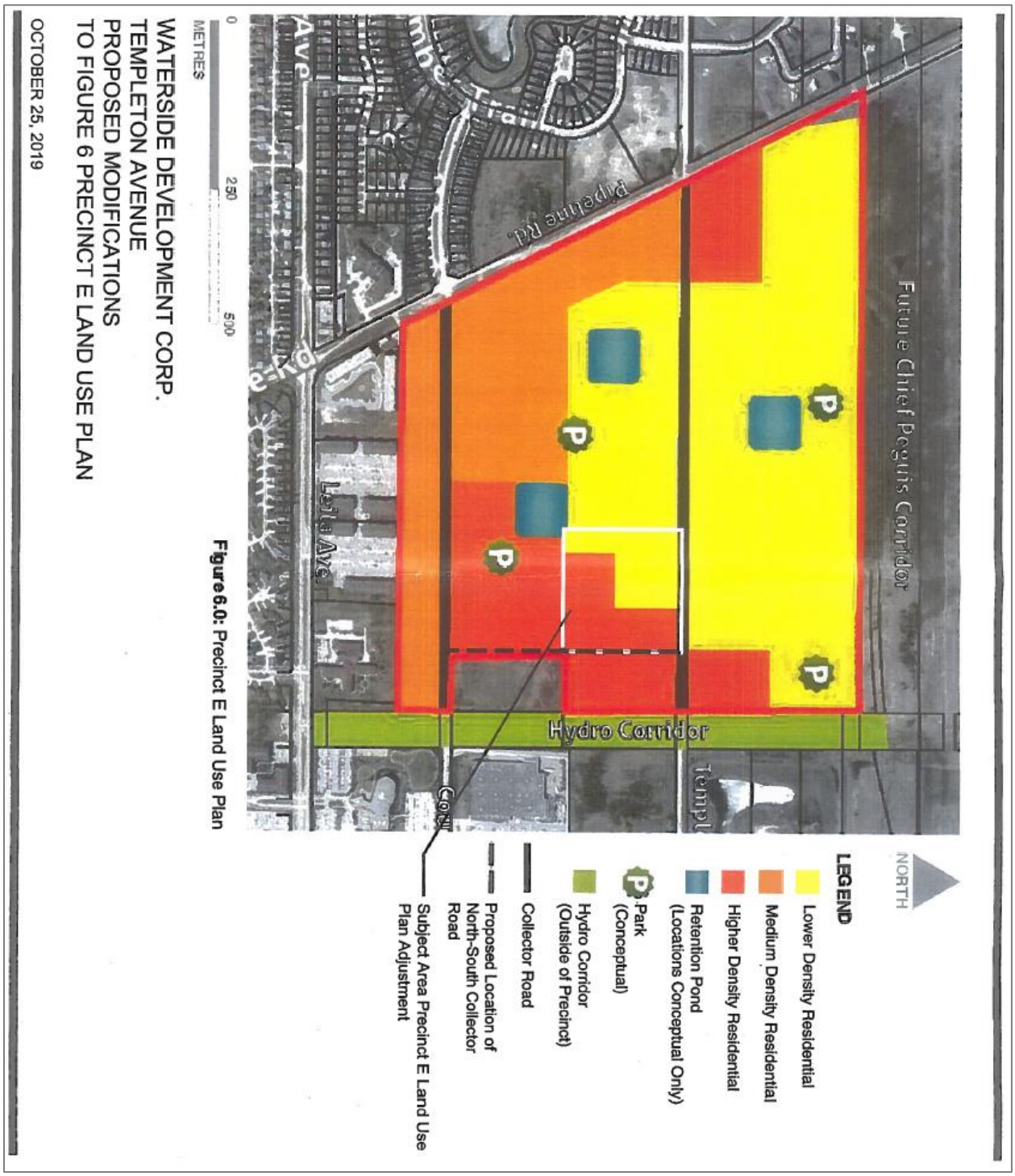


Figure 6.0: Precinct E Land Use Plan

WATERSIDE DEVELOPMENT CORP.
TEMPLETON AVENUE
PROPOSED MODIFICATIONS
TO FIGURE 6 PRECINCT E LAND USE PLAN

OCTOBER 25, 2019

ATTACHMENT 'B' – Public Engagement Report

PUBLIC ENGAGEMENT REPORT

PROPOSED RESIDENTIAL DEVELOPMENT COMMUNITY INFORMATION MEETING

PRECINCT "E"

OCTOBER 17, 2019

PREPARED BY McGOWAN RUSSELL

01 OVERVIEW

October 17, 2019 a Community Information Meeting was held at the Wellness Centre on Leila for the purpose of providing interested community members with information and to seek their input on:

- Proposed subdivision and rezoning of the 5 acre parcel designated "High Density Residential" in the Precinct "E" Land Use Plan.
- Proposed adjustments to the Collector Road found in Figure 6 in the Precinct "E" Land Use Plan.

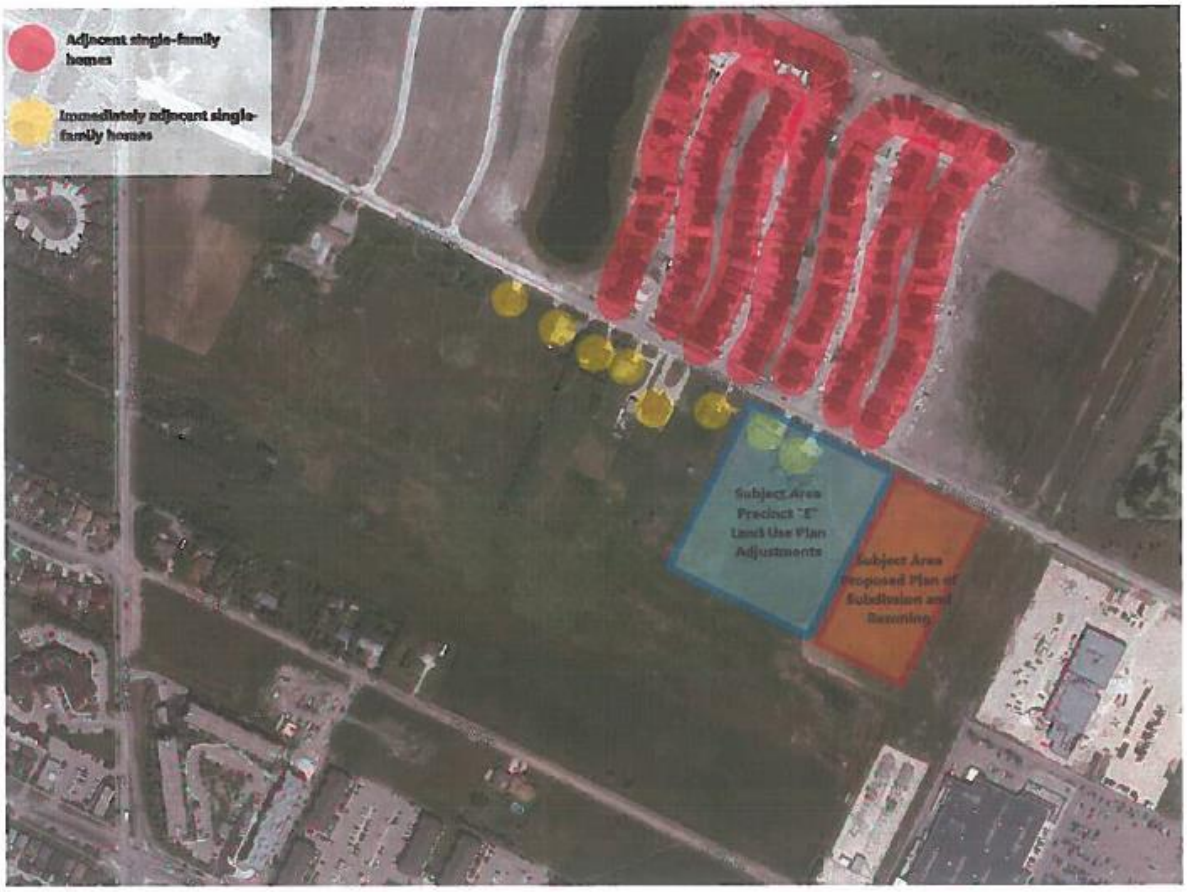
02 FORMAT

NEIGHBOURHOOD MEETING

Functioning as an informal, all are welcomed, drop-in style meeting, stakeholders were given the opportunity to engage with the project team on the proposed applications and to discuss any issues and opportunities to be relayed back to the developer and planning team for consideration.

PRIOR TO THE MEETING

This round of engagement was advertised to ensure that everyone within the immediate and adjacent vicinity (over 160 homes) were contacted with one weeks notice, by hand delivered flyers **(figure 1).**

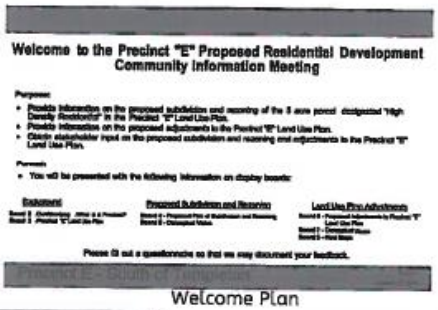


03 FORMAT

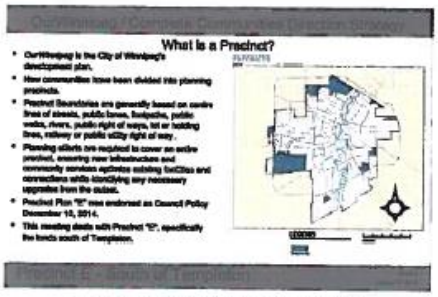
DISPLAY BOARDS AND SURVEY

Display boards were drafted to give a brief summary the city's guiding planning document OurWinnipeg and how a Precinct is defined and what this means for planning and development in those areas. The following boards were used to outline each proposed change and to provide a related conceptual vision. Finally, a board dedicated to next steps provided information on the proposed application process and where the project team currently stands.

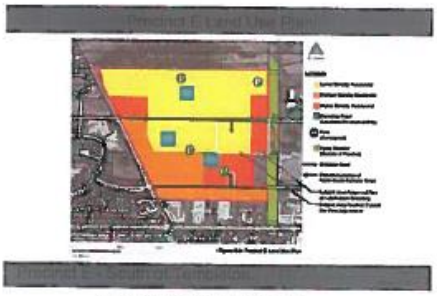
Surveys were distributed to attendees with questions specific to the proposed subdivision and rezoning and changes to the Precinct "E" Land Use Plan and the corresponding boards **(figure 2)**.



Welcome Plan



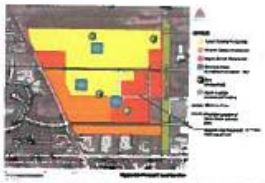
OurWinnipeg - What is a Precinct



Precinct 'E' Land Use Plan

Proposed Plan of Subdivision and Rezoning

Conceptual Vision



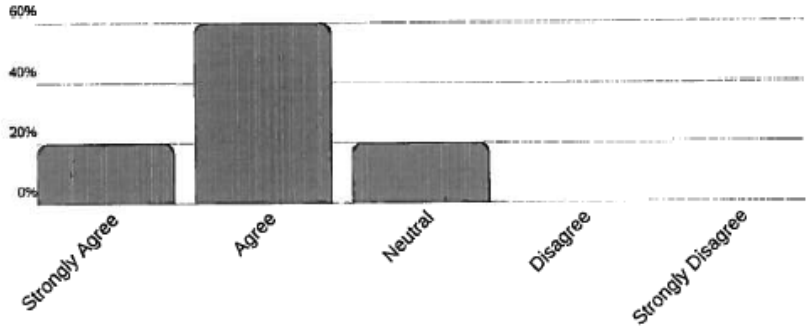
Proposed Adjustments to Precinct 'E" Land Use Plan

Conceptual Vision

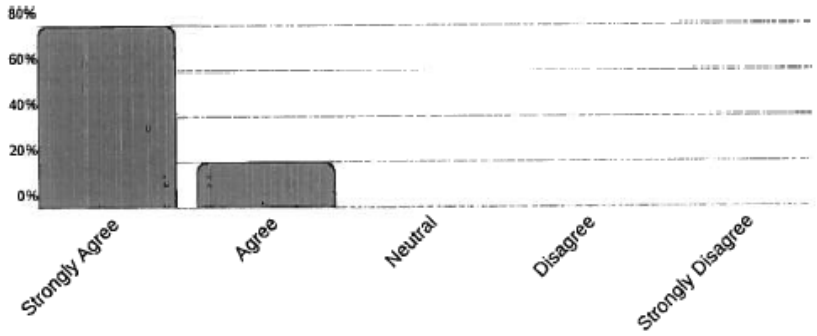
Next Steps

04 RESULTS

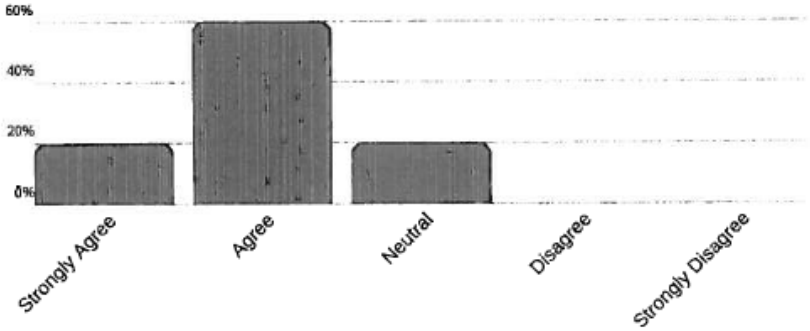
Attendees of the meeting were asked to fill out a survey in which they would rank from "strongly agree" to "strongly disagree". While the amount of people in attendance to the meeting was not sufficient enough to produce a representative sample of the community, key stakeholders or those immediately adjacent the proposed project, were the majority of people in attendance. Overall, support for rezoning, proposed park areas and the conceptual visions was supportive. Only one respondent disagreed when asked about the change in density in response to the change in location of the North - South Collector road.



Do you support the proposed rezoning of the 5-acre parcel (designated "Higher Density Residential" in the Precinct "E" Land Use Plan) to Residential Multi-Family (RMF-L) consistent with the Higher Density Residential Land Use Policies and the existing RMF-L parcel north of Templeton?

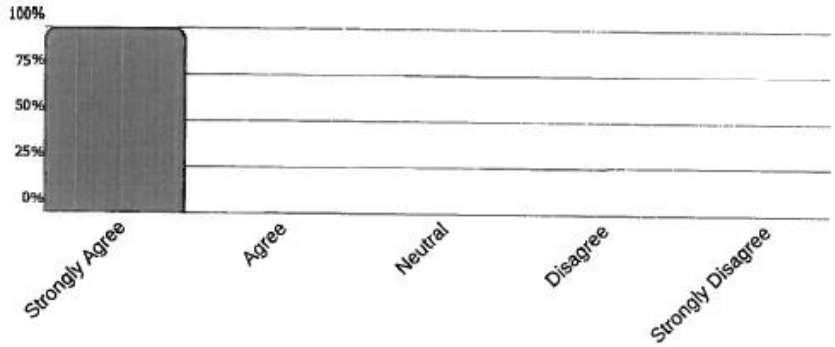


Do you support the proposed Park Areas (proposed PR zoning)?

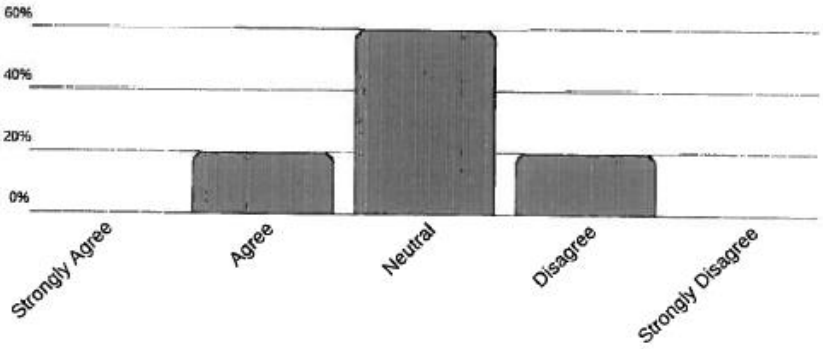


Do you support the Conceptual Vision for this area as illustrated on Board 5?

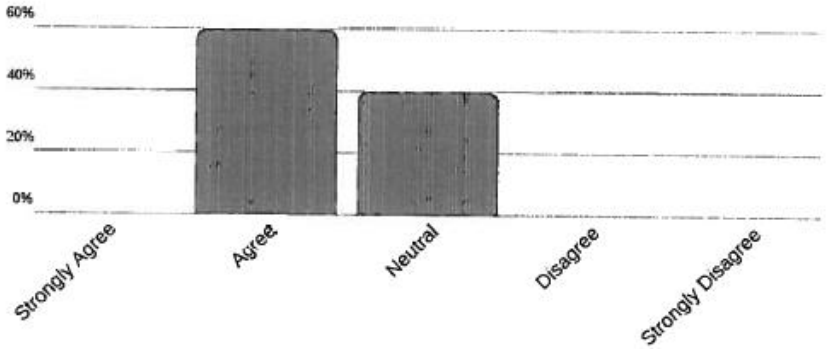
05 RESULTS



Do you support the proposed adjustments to the Potential Location of the North-South Collector Road to reflect the LS-WK Community Committee approved Special Planning Area Concept Plan to improve connectivity and access to the Higher Density Residential?



Do you support the proposed adjustment to the housing type on the west side of the North-South Collector to Higher Density Residential in response to its new location on the new N/S Collector Street?



Do you support the Conceptual Vision for this area illustrated on Board 7?

06 RESULTS

COMMENTS

4. Please provide us with any additional comments or suggestions you may have.

We want a buffer zone on the east and west side and south side of our home of single family or side by side homes. (x2)

We would like developer to install permanent fencing between our home and new development. (x2)

Buffer Zone ± 100 feet from existing residences to remain

Prefer two-family homes on the west side of the North-South Collector

Figure 1

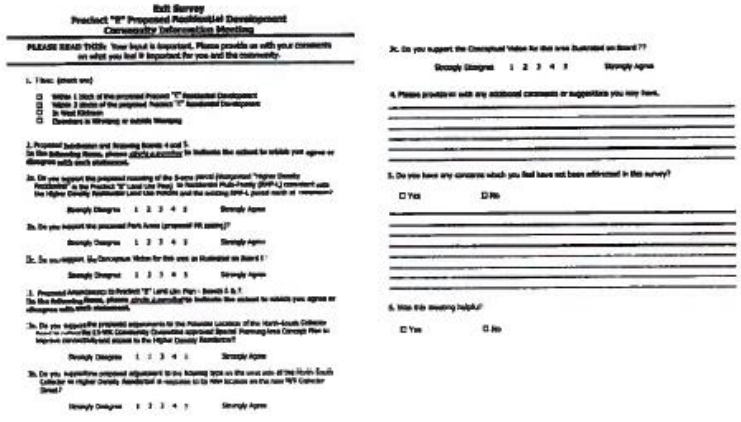


Figure 2