Minute No. 259
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – February 12, 2021

Item No. 9 **Secondary Plan By-Law No. 21/2020 – Amendment to the North Henderson Highway Secondary Plan By-Law No. 1300/76 for Land Generally Located at 2000 Henderson Highway – First Reading (North 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. 21/2020 (the "By-law", a draft of which is attached as Appendix A to this report) to amend the North Henderson Highway Secondary Plan By-Law No. 1300/1976 in accordance with this report.

2. That the East Kildonan - Transcona Community Committee conduct 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 – February 12, 2021

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 February 17, 2021, 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 February 12, 2021, 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: Secondary Plan By-Law No. 21/2020 – Amendment to the *North Henderson Highway Secondary Plan By-Law No. 1300/76* for land generally located at 2000 Henderson Highway – 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
D. Jopling	J. Kiernan	N/A	M. Ruta, Interim CAO

EXECUTIVE SUMMARY

The subject property, located at 2000 Henderson Highway, is currently located within Sub-Area 4(c) of the North Henderson Highway Secondary Plan and is zoned Residential Single Family (R1-Estate).

The applicant seeks approval to amend the existing R1-Estate zone to Residential Multi-family Medium (RMF-Medium) in order to construct a five-storey multi-family residential building with 39 residential units.

The subject property is proposed to be re-designated from a low density to high density area. An amendment to the North Henderson Highway Secondary Plan By-law No. 1300/1976 is required in order to facilitate the proposed density of 50 units per acre from 12 units per acre.

If a subsequent subdivision and rezoning application is supported, this would permit the establishment of a 39-unit multi-family building.

The Public Service is supportive of the proposed amendments to the Plan and recommends that the amending by-law be given First Reading as the amendment complies with the *Complete Communities Direction Strategy* (*CCDS*).

RECOMMENDATIONS

1. That Council give First Reading to By-law No. 20/2020 (the "By-law", a draft of which is attached as Appendix A to this report) to amend the North Henderson Highway Secondary Plan By-Law No. 1300/1976 in accordance with this report.

2. That the East Kildonan - Transcona Community Committee conduct 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

This report is required because the proposed development at 2000 Henderson Highway cannot proceed without an amendment to the North Henderson Highway Secondary Plan By-law No. 1300/1976 (the "NHHSP"). Pursuant to subsection 234(3) of the *City of Winnipeg Charter*, a by-law amending a secondary plan by-law must be given First Reading before it is considered at a public hearing by the community committee. After the public hearing, Council may give the by-law Second and Third Reading, thereby approving the proposed amendment as requested or subject to amendments.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the East Kildonan - Transcona Community Committee will conduct a public hearing on the proposed Secondary Plan amendment.

A full analysis of the amendment, including a recommendation from the Public Service, will be provided in a subsequent report submitted as part of the agenda for the public hearing.

HISTORY/DISCUSSION

The NHHSP was passed by Council on January 19, 1977 and has statutory authority as a Secondary Plan. Since *OurWinnipeg* and *CCDS* came into force (August 2011), the NHHSP has been amended four times to allow for higher density residential development in areas designated Low Density Residential and adjacent to Henderson Highway (these amendments were supported by the Public Service).

Amending By-law	Address	Nature of Amendment	New max. density
Bylaw 81/2015	1914 Henderson HWY	Reclassified lands from a "Low Density Residential Area" to "High-Density Residential Area"	34 units per acre (1,281 sq. ft. lot area per dwelling unit)
Bylaw 43/2015	2090 Henderson HWY	Reclassified lands from a "Low Density Residential Area" to "Medium-Density Residential Area" and Quashed By-law 136/2012	30 units per acre (1,452 sq. ft. lot area per dwelling unit)
Bylaw 99/2013	1967 Henderson HWY; 230 Bonner Ave	Reclassified lands from a "Low Density Residential Area" and "Commercial" to "High-Density Residential Area".	No max. density
Bylaw 3/2013	Roll Number: 04002128500	Reclassified lands from a "Low Density Residential Area" to "High-Density Residential Area"	No max. density

Table 1: List of Secondary Plan amendments under *OurWinnipeg* and *CCDS*

On December 20, 2019 the Urban Planning and Design Division received an application to amend the NHHSP By-law No. 1300/76, proposing to amend the existing Residential Single Family (R1-Estate) site into Residential Multi-family Medium (RMF-Medium) in order to construct a five-storey multi-family residential building with 39 residential units. The proposal will permit a density of 50 units per acre instead of 12 units per acre (as per Sub-Area 4 (c)), on the property located at 2000 Henderson Highway.

The subject property is located immediately west of Henderson Highway and Bonner Avenue. It is approximately 54,770 square feet in area 120 feet wide and is located in the Valhalla neighbourhood of the North Kildonan Ward.

The property is located in a Low Density Residential Policy Area of the NHHSP, which stipulates that no more than 12 dwelling units per acre are allowed. The density of the proposed development is 50 dwelling units per acre.

In addition to the application to amend the Secondary Plan, the proposed development cannot proceed without the subject property being rezoned to “RMF-M” Residential Multi-Family (Medium) Zoning District.

The proposed development would increase the assessed value of the parcel of land at 2000 Henderson Highway and create 39 additional dwelling units along Henderson Highway.

The proposed development complies with *CCDS* as outlined in the next section below.

Zoning and Policy Context

The subject property fronts onto Henderson Highway. Of the properties fronting on Henderson Highway roughly 75% are zoned either multi-family residential or commercial zoning districts under Zoning By-law 200/2006. The other 25% of the corridor is zoned “R1” Residential Single-family district.

The *OurWinnipeg and CCDS* review (currently underway) will provide an updated policy framework for Regional Mixed Use Corridors and Recent Communities, and this would provide a critical policy context to inform a more comprehensive review of the North Henderson Highway plan. The current process, although cumbersome and time consuming, allows new development along Henderson Highway and applications are evaluated on a case-by-case basis.

The entire planning area of the NHHSP is in a Recent Communities policy area of *OurWinnipeg* and *CCDS*. Properties in the planning area that are abutting Henderson Highway are also in the Henderson Highway Regional Mixed Use Corridor policy area of *OurWinnipeg* and *CCDS.*

Under *OurWinnipeg,* Henderson Highway is designated as a “Transformative Areas - Regional Mixed Use Corridor”. Transformative Areas are defined in *OurWinnipeg* as:

- *Areas where significant change is anticipated that presents the best opportunity for accommodating the most sustainable manner of significant growth and change.*

OurWinnipeg and *CCDS encourage* mixed use development such as higher density residential, employment, and retail along corridors, provided that developments are context sensitive and compatible with surrounding land uses.

Therefore, the Public Service supports the proposed development.

If the recommendations of this report are concurred in, and By-law No. 21/2020 is given First Reading, the East Kildonan - Transcona Community Committee will conduct a public hearing on the proposed Secondary Plan amendment and the other development applications that are required.

FINANCIAL IMPACT

Financial Impact Statement

Date: January 5, 2021

Project Name:

Secondary Plan By-Law No. 21/2020 – Amendment to the North Henderson Highway Secondary Plan By-Law No. 1300/76 for land generally located at 2000 Henderson Highway – First Reading

COMMENTS:

There are no financial implications associated with the report.

Mike McGinn January 5, 2021
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Office of Sustainability as to alignment with the Winnipeg Climate Action Plan

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg and *CCDS* designate Henderson Highway and the properties along it as a Regional Mixed Use Corridor.

The proposed amendments and variances comply with *OurWinnipeg* and *CCDS* because they would accommodate the intensification of residential uses along Henderson Highway in a manner that is compatible with the area, which is consistent with the Regional Mixed Use Corridor Policies.

CCDS directions and policies that support the proposed amendment to the Secondary Plan include:

- Direction 1 of Subsection 03-2b, which states: “Focus a broad mix of residential, employment, and retail development within strategic locations along corridors”;
- The second policy under Direction 1 of Subsection 03-2b, which states: “Promote the highest levels of intensification at significant intersections. Between each centre, lower intensities of commercial, residential, and mixed use development are appropriate; and
- Direction 1 of Subsection 03-2b, which states “Where appropriate, develop corridors in accordance with transit-oriented development principles”.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The proposed amendment is in accordance with the following Key Direction from pages 38 and 44 of *the Winnipeg Climate Action Plan:*

3.2 *Increase the Density of Urban Development Along Key Transit Corridors (Primary Responsibility: Planning, Property and Development Department).*

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: Jessica Lam, MCIP, RPP
Date: January 11, 2021
File: SPA 5/2019

Attachments:
Appendix A – Draft Amending By-Law
Appendix B – Site Map of Subject Property and Surrounding Neighbourhood
Appendix C – Existing North Henderson Highway Secondary Plan Map
Appendix D – Letter of Intent

Appendix B – Site Map of Subject Property and Surrounding Neighbourhood

2000 Henderson Highway



Appendix C – Existing North Henderson Highway Secondary Plan Map

