Attachment B

Error and omissions and other recommended changes

Complete Communities Direction Strategy 2.0

1.That By-law 119/2020, Complete Communities 2.0, be forwarded to Council for Second Reading with the following amendments:

A. The amendments identified in the attached spreadsheet

Edit #	Chapter	Draft Page #	Section	Change	Rationale for change
	Document wide				
1			Chapter numbers	Move the Major Open Space Chapter to G4 and renumber other chapters.	Stakeholder feedback
2			Maps	Renumber maps to account for Major Open Space moving to G4	Stakeholder feedback
	Introduction				
3		3	Table of Contents	Edit Table of Contents to account for shifts in page numbers based on edits	
4		5	Document Strucuture	Move Major Open Space to G4 Urban Structure Supports	Stakeholder feedback
5		11	Guiding documents	Add "Winnipeg Accessibility Design Standard"	Correction
6		11	Guiding documents	Change "Infrastructure Master Plan" to "Infrastructure Plan"	Correction
7		15	Figure 7	Delete infographic	This infographic shows feet of water pipe per person in the City of various time periods. The infographic provides accurate information on the total linear feet of pipes in the City but it does not distinguish between public, private, and abandoned pipes. It is not indicative of the City's maintenance responsibilities.

8		15	Text (1st paragraph)	After the word "household", add a new sentence - "In the 2010's, the population of Mature Communities started to grow again due to increasing rates of infill development, although numbers remain far short of 1971 levels.	On page 15 there is a narrative that discusses the decline in population in Mature Communities since 1971. It was critiqued for not indicating that most of the decline occurred in the 1970s and that Mature Communities more recently regained some of this population. While a significant amount of the population decline occurred in the 1970s, population decline continued up until 2011, when modest growth began to occur. The area's total population still falls short of its 1971 level. This decline is contextualized in the plan as being primarily derived from decreasing household sizes and not disinvestment. The Public Service agrees that it is important to acknowledge that Mature Communities has regained some of its population since 2011 and is recommending that the text be adjusted to reflect this.
	Urban Structure				
9		17	Map 1	In the text below the urban structure map, capitalize the word "nation".	Correction

10		17	Map 1	Add Kildonan Crossing shopping centre to Recent Communities (from Mature Communities)	The strip of land between Panet and Lagimodiere is primarily big box commercial, is comprised of super blocks, which is a more recent development pattern, and was developed post 1960.
11		17	Map 1	Add Mynarski neighbourhood to Mature Communities (from Recent Communities)	• Has a traditional grid pattern with back lanes, sidewalks, and boulevards that is clearly consistent with other earlier neighbourhoods in the ward. • It is well served by transit and adjacent to Corridors that have a range of uses.
12		17	Map 1	Add NE portion of Shaugnessy Park neighbourhood to Mature Communities (from Recent Communities)	• Only a small portion of the neighbourhood is Recent Communities currently • The neigbourhood is built on a grid pattern with back lanes, sidewalks, and boulevards. • It is well served by transit and adjacent to Corridors that have a range of uses.
13		17	Map 1	Add Jameswood neighbourhood to Recent Communities (from Mature Communities)	• The neighbourhood has a curvillienar street pattern with no back lanes or sidewalks • The neighbourhood was developed in the 1960’s

14		17	Map 1	Add Niakwa Park to Recent Communities (from Mature Communities)	· Curvillinear street pattern with no back lanes or sidewalks
15		17	Map 1	Other minor changes to the urban structure map provided as Edit #15 contained herein in Attachment B of the administrative report	Correction
	General Growth				
16		22	Policy 3.1.1	Modify policy - "High multifamily residential densities may be encouraged Downtown, ~~at existing rapid transit stations, and along corridors~~ **and in proximity to existing rapid transit stations and Corridors**. Support the highest densities in this range in closest proximity to transit stations."	Stakeholder feedback
17		22	Policy 3.1.2	Modify policy - "Medium multifamily residential densities may be encouraged ~~along~~ **in proximity to** the existing and planned Primary Transit Network. Support the highest densities in this range in closest proximity to transit stations."	Stakeholder feedback
18		26	Figure 10	Delete “Long range lands” and replace with “Long term lands”.	Correction
19		26	Figure 10	Remove "Remainder of Precinct G"	Correction
20		26	Policy 4.1	Modify policy - "Maintain ~~a three- to five-year~~ **five- to seven-year** supply of vacant serviced greenfield land."	Stakeholder feedback
21		26	New Policy 4.1.1	Add new policy: 4.1.1 **"Maintain a three- to five-year supply of vacant serviced greenfield land where all growth-enabling infrastructure is installed and the subdivision by-law is approved."**	Stakeholder feedback

22		26	New Policy 4.1.2	Add new policy **4.1.2 "Consider timelines for infrastructure planning, design, and construction in managing these targets."**	Stakeholder feedback
23		26	New Policy 4.2.3	Add new policy **4.2.3 "Consider timelines for the completion and approval of a growth-enabling secondary plan in managing this target."**	Stakeholder feedback
24		26	Policy 4.5.1	A. Change “a minimum 10-year supply of planned greenfield land” to “an approximate 10-year supply of planned greenfield land”	Correction
25		27	Map 3	Remove "Remainder of Precinct G"	Correction
26		27	Map 3	Remove the portions of "Remainder of Q" corresponding with DASZ 10/2013 and DASZ 53/2013.	Correction
27		28	Policy 5.2	Add a new letter d. and renumber. **d. Changes to conditions described in the table of greenfield development opportunities and constraints contained in Appendix "A"; and**	Stakeholder feedback
	Financing Growth				
28		31	Policy 1.1(a)	Modify policy 1.1(a) - "Benefits received: Benefit allocation should be determined using a methodology that allocates infrastructure costs ~~to~~ **of** growth **to existing and future** ~~existing~~ residents, **businesses**, and/or ~~regional~~ customers."	Internal review
29		31	Policy 1.1(b)	Modify policy 1.1(b) - "Fairness and Equity: Fairness and equity should be the primary considerations where determining benefit allocation and costs for existing and future **residents, businesses, and/or customers** ~~development~~."	Internal review
30		31	Policy 1.1(c)	Modify policy 1.1(c) - "The amount of ~~a~~ **any** fee or charge should be clear and understandable by all stakeholders."	Stakeholder feedback
31		31	Policy 2.1.1	Change "*Infrastructure Master Plan*" to "*Infrastructure Plan*"	Correction

32		31	Policy 2.2	Modify policy - "Categorize and prioritize capital projects based on ~~their growth-enabling infrastructure or growth-supportive infrastructure status~~ **a holistic evaluation of its benefits including, but not limited to, how it enables and/or supports growth**."	Internal review
33		32	Policy 3.1.1	Modify policy - "Use ~~an impact fee~~ **any fee or charge** to cover the growth-related share of the City's capital costs of infrastructure **in a way that proportionately attributes project costs to existing and future residents, businesses, and/or customers**."	Internal review and stakeholder feedback
34		32	Policy 3.3	Modify policy- "Require proponents to submit a fiscal impact analysis for a development proposal to permit the City to evaluate the proposal's financial implications to the City and inform decision-making, where the City determines such analysis to be necessary. **Where the City determines such analysis to be necessary, it may require proponents to submit a fiscal impact analysis to evaluate a development proposal's financial implications to the City and to inform decision-making."**	Stakeholder feedback
35		32	New Policy 3.3.1	Add new policy **3.3.1 "Review the City's expectations for this analysis, including how the tool will be applied, in consultation with stakeholders."**	Stakeholder feedback
36		32	Renumber Existing Policy 3.3.1	Renumber existing Policy 3.3.1 as 3.3.2	
	Downtown				
37		38	Supporting documents	Change to "Winnipeg Accessibility Design Standard"	Correction
38		45	Policy 7.4	Add "offices" after "public buildings" and before "parks and open spaces"	Stakeholder feedback
	Corridors				
39		55	Policy 3.1	Modify policy - "Ensure that development on Urban Mixed Use Corridors is intended to prioritize a comfortable pedestrian environment and attractive public realm ~~by~~ **through the use of design elements which may include, but are not limited to the following:"**	Stakeholder feedback

40		56	Policy 3.7	Modify policy - "Encourage development of Regional Mixed Use Corridors to enable a comfortable pedestrian environment and attractive public realm through **the use of design elements, which may include, but are not limited to the following:"**	Stakeholder feedback
	Commercial Areas and Mixed Use Centres				
41		70	Policy 1.5b	Modify policy - "Impacts on existing commercial areas, including designated Mixed Use Centres, will be minimal and will not undermine or detract from their planned function. Impacts may include contributing to store closures, loss of vitality, and/or diminishment of their role and function, **and will be considered in relation to the scale of the proposed development and future residential growth expected to be served by it."**	Stakeholder feedback
42		70	Policy 1.6	Modify policy - "**Where the City determines such analysis to be necessary, it may retain, at the applicant's expense**, ~~Retain, at the applicant's expense~~ an independent, third-party consultant to peer review the proponent's proposal and provide professional analysis and recommendations to the City, if there is concern that approved development is of a scale that may create significant negative impacts on existing on commercial areas ~~and where the City determines such analysis to be necessary."…~~	Stakeholder feedback
43		70	New Policy 1.7	Add new policy **1.7 The City should endeavour to assess impacts on existing commercial areas in advance of the subdivision and rezoning stage during a secondary plan process, where possible.**	Stakeholder feedback
44		70	Existing Policy 1.7	Existing Policy 1.7 becomes 1.8	
	New Communities				
45		83	Policy 1.1i	Modify policy - "i. ~~Preferred locations for antennae systems~~ **Criteria for siting antennae systems."**	Stakeholder feedback
46		85	Policy 1.6.1	Modify policy - "Align these secondary plans with the policies in this By-law through future reviews and amendments, **where required."**	Stakeholder feedback

47		86	Policy 3.8	Modify policy - "Promote a comfortable pedestrian environment and attractive public realm ~~by~~ **through consideration of the following, where appropriate:"**	Stakeholder feedback
	Established Neighbourhoods				
48		91	Introduction (2nd paragraph)	Change "support the viability of local schools" to "enhance local schools"	Councillor feedback
49		96	Policy 1.12 g	Change to "Increase population levels to enhance neighbourhood schools, community centres, commercial areas, and main streets (i.e. Urban Mixed Use Corridors);	Councillor feedback
50		97	Policy 2.7	Modify policy - "Single-family buildings should relate to the street on which they are located through~~, but not limited to the following~~ **the use of design elements, which may include, but are not limited to, the following:"**	Stakeholder feedback
51		97	Policy 2.8	Modify policy - "Buildings with commercial uses should be designed to support pedestrian activity by providing building elements that create visual interest ~~such as~~ **which may include, but are not limited to, the following:"**	Stakeholder feedback
52		97	Policy 2.9	Modify policy - "Buildings with multi unit residential uses should be designed to support pedestrian activity and reinforce the public realm through thoughtful use of architectural features ~~including~~ **which may include, but are not limited to the following:"**	Stakeholder feedback
53		98	Policy 2.13	Modify policy - "**Where appropriate,** taller buildings should use step backs and roof design to mitigate negative impacts on adjacent properties and provide a more comfortable pedestrian environment."	Stakeholder feedback
54		99	Policy 4.5	Modify policy - ~~New Major Retail uses will not be permitted in Established Neighbourhoods.~~ "**New Major Retail uses will be permitted as per applicable policies in the Commercial Areas and Mixed Use Centres section."**	Stakeholder feedback

55		101	New Policy 7.2.1	Add policy: **7.2.1 "Secondary plans may be led by either the City of Winnipeg or external parties in collaboration with the City. This will be determined by the Director of Planning, Property, and Development."**	Stakeholder feedback
	Employment Lands				
56		105	Introduction (1st Paragraph)	Modify text - **"As the largest partner of the Manitoba Capital Region, the City of Winnipeg must accommodate its share of forecasted employment growth to promote the competitiveness of the larger region. In doing so, the City will also enhance the diversity and resiliency of its own tax base and enable people to live closer to their place of work.** ~~In order to promote economic diveristy and competitiveness, the City must accommodate forecasted employment growth.~~ Employment Lands are a vital component of the Urban Structure and are integral to accommodating this growth."	Stakeholder feedback
57		105	Introduction (4th Paragraph)	Modify text - "Due to the fact that industrial land is typically assessed at a lesser value than commercial or residential land, it is often targeted for conversion to other more profitable land uses. Once conversion occurs, there is no longer a viable business case to convert these lands back. **While there is little value in maintaining this designation where employment uses may no longer be viable, such requests should be assessed carefully and with due diligence.** Employment Lands need to be considered as a finite resource of regional importance in need of protection to allow for **our** ~~the City's~~ continued prosperity."	Stakeholder feedback
58		108	Goal 2	Modify policy - "Protect and support Employment Lands to ensure City **and regional** competitiveness."	Stakeholder feedback
59		108	Goal 4	Modify policy - "Protect ~~the City's~~ existing and future employment lands."	Stakeholder feedback
60		108	Policy 4.2	Modify policy - ~~"Strongly~~ **Generally** discourage the conversion of Employment Lands to other designations."	Stakeholder feedback and internal review
	Rural and Agricultural				

61		114	Introduction (second paragraph)	Modify text - "The establishment of new residential properties will be considered in areas covered by an applicable statutory plan that allows for their creation (See Policy 2.3). **These areas include St Vital Perimeter South, Wilkes South, and Kil-Cona Park Area (West)."** ~~Currently, St. Vital Perimeter South, Wilkes South, and Kil-Cona Park area (west) are designated as Rural and Agricultural and are covered by an adopted plan. In these areas, infill development and the subdivision or conversion of land, in conformance with the adopted plan, will be considered for properties with existing frontage on an improved right-of-way and that are consistent with the immediately prevailing densities.~~	Stakeholder feedback
62		117	Policy 4.1	Modify policy - ~~Livestock operations will continue to be considered a conditional use in the Winnipeg Zoning By-law only in the Rural and Agricultural designated areas and will be prohibited in all other areas of the city.~~ "**New livestock operations shall not be permitted."**	Stakeholder feedback and internal review
63		117	Existing Policy 4.1.2	Change to 4.2 and modify policy - **"Expansion of existing livestock operations may be accommodated through conditional use approval only in Rural and Agricultural designated areas.** ~~Within the Rural and Agricultural designated area livestock operations~~ Livestock operations will not be allowed to exceed a size of 50 animal units."	Stakeholder feedback and internal review
64		117	Existing Policy 4.1.3	Change to 4.2.1 and modify policy - **"Expansion of existing** livestock operations will be required to maintain separation distances as established in the City of Winnipeg zoning By-law in order to ensure compatibility between existing land uses and new or expanded livestock operations. These separation distances will generally be set at double the provincial minimum separation requirements. Council may consider variation of these separation distances."	Stakeholder feedback and internal review
65		117	Renumber existing policy 4.1.4	Renumber 4.1.4 as 4.2.2	

66		118	Existing Policy 4.1.5	Renumber to 4.2.3 and modify policy - ~~Additional buffering is considered appropriate for the Red, LaSalle, Seine, and Assiniboine rivers and Bunns, Truro, Omands, and Sturgeon creeks. A minimum separation distance of 1,000 feet (304.8 metres) shall be maintained between the ordinary high water mark of the river or creek and any proposed livestock operation.~~ "Existing facilities located within **1,000 feet (304.8 metres) of the Red, LaSalle, Seine, and Assiniboine rivers and Bunns, Truro, Omands, and Sturgeon creeks** ~~this distance~~ may **only** be expanded subject to the provisions of the Zoning By-law, provided that no portion of the expanded facility will be located within 330 feet (100 metres) of the ordinary high water mark **of the river or creek**."	Stakeholder feedback and internal review
67			Existing Policy 4.1.6	Renumber to 4.2.4 and modify policy: ~~New or expanded~~ "Livestock operations will not be permitted **to expand** on soils determined by detailed soil survey acceptable to the Province, with a scale of 1:50,000 or better, to have an agricultural capacity of Class 6, or 7, or that have unimproved organic soils as described under the Canada Land inventory. If detailed soil survey information is not available for the area in which a new or expanded livestock operation is proposed, the applicant may be required to provide a detailed soil survey for the site, acceptable to the Province at a scale of 1:50,000 or better."	Stakeholder feedback and internal review
68			Existing Policy 4.1.7	Renumber 4.1.7 as 4.2.5	
69		118	New Policy 5.1.1	Add policy: -**5.1.1 "Sector plans may be led by either the City of Winnipeg or external parties in collaboration with the City. This will be determined by the Director of Planning, Property, and Development."**	Stakeholder feedback
	Major Open Space				
70		119-124	Entire Chapter	See text changes contained herein in Attachment B of the administrative report	Stakeholder feedback
	Capital Region				
71		132	Policy 3.3	Modify policy - ~~Work towards maintaining or increasing Winnipeg's share of regional population and economic growth.~~ **"Plan to accommodate Winnipeg's share of regional population and economic growth."**	Stakeholder feedback

	Mobility				
72		136	Policy 4.2	Add letter i. "Proximity to bike share stations"	Stakeholder feedback
73		137	Policy 6.1	Change : 6.1 ~~Incorporate minimum pedestrian, bicycle, and transit system connection into the plan approval process~~. **Pedestrian, bicycle, and transit system connections should be incorporated into the plan approval process where present, planned, or appropriate.**	Stakeholder feedback
	Strategic Infrastructure and Resources				
74		139	Goal 1 (1.0)	Delete “be developed” and replace with “is constructed”.	Correction
75		139	Goal 1.1	Add "and compatibility" after "safety"	Clarification
76		139	1.1.1	Add "and compatibility" after "safety" twice	Clarification
77		139	1.2	Delete policy	Rather than create a by-law to regulate noise and vibration, it is more likely that the City will require noise or vibration studies through the redevelopment process in association with any future guidelines.
	Parks and Recreation				
78		144	Policy 1.2.3	Modify policy - "Increase recreation, parks and natural feature provisions to **align with provision targets outlined in the *Parks Strategy*** and keep pace with population growth."	Stakeholder feedback and internal review
	Housing				

79		149	Policy 1.4	Modify policy - "Support the creation of affordable housing by giving priority in the disposal of City-owned lands to projects that include affordable housing and related housing priorities. The minimum percentage of affordable units shall be no less than 25% of the total number of units created."	The policy was meant to deal specifically with affordable housing. We received feedback that the policy was confusing with the inclusion of accessibility. Accessible housing is covered in other policy (OurWinnipeg policy City Building 6.33.)
	Urban Design				
80		152	Policy 1.4	Modify policy - "Support exemplary winter city design through site planning and building techniques that encourage year-round use of streets and civic spaces, facilitate walking and cycling, maximize sun exposure, minimize wind, and facilitate snow **storage and** removal."	Stakeholder feedback
81		153	Policy 3.3	Modify policy - "In areas with a high concentration of pedestrian activity, encourage new buildings that engage the street through **elements that may include, but are not limited to:"**	Stakeholder feedback
82		155	Policy 4.7	Modify policy - ~~4.7 Strengthen requirements for new developments and addtions to existing buildings to retain mature trees, replace lost trees, and plant new trees if non were there originally.~~ **"4.7 In reviewing development applications, strongly encourage the retention of mature trees, where feasible.** **4.7.1 Strengthen requirements for the replacement of lost trees and the planting of new trees."**	Stakeholder feedback
	Implementation				
83		162-167	Implementation table	Edit implementation table order to account for the Major Open Space chapter moving to G4	Stakeholder feedback
84		163	Financing Growth	Change from "development procedures By-law" to "Development Agreement Parameters"	Correction
	Glossary				
85		174	Glossary	Change "Planned Greenfield Land" to "Greenfield Land, Planned"	Correction

86		168	Glossary	Add "Accessible Housing": The construction or modification (such as through renovation) of housing to enable independent living for persons with diverse abilities. Accessibility is achieved through architectural design, but also by adding accessibility features such as modified furniture, shelves and cupboards that improve the overall ability to function in a home.	Feedback
87		168	Glossary	Change the definition of affordable housing to - "This refers to housing that falls within the financial means of a household living in either market or non-market dwellings. Housing is generally considered affordable if all costs related to shelter, including rent or mortgage payment (principal, interest and a 10% down payment), taxes, insurance and utilities require 30% or less of gross annual household income. Housing affordability is also influenced by household income, (e.g. the concept of housing hardship that considers if a household can afford basic non-housing expenses like food and transportation after paying for housing) as well as housing cost and supply."	Consistency with OurWinnipeg 2045
88		169	Glossary	Change the definition of Commercial Site to: "For the purposes of measuring a Major Retail use or Community Mixed Use Centre, a commercial site is a site that consists of either one legal property or multiple legal properties **occupied by principal commercial uses, or with commercial zoning where vacant**, that function as a single site."	Stakeholder feedback
89		174	Glossary	Add "Must": When used in policy direction, that direction will be complied with and/or enforced without compromise.	Correction
90		175	Glossary	Add "Public Major Open Space": City-owned municipal golf courses,regional parks and nature parks, and other parks spaces with areas over 40 hectares (100 acres) within city limits, that provide public use and enjoyment.	Correction
91		175	Glossary	Add "Private Major Open Space": "Areas over 40 acres (100 acres) that are privately owned but serve a public function and provide important ecological functions and/or recreational opportunities to the community. Examples include private golf courses and Fort Whyte Alive."	Correction

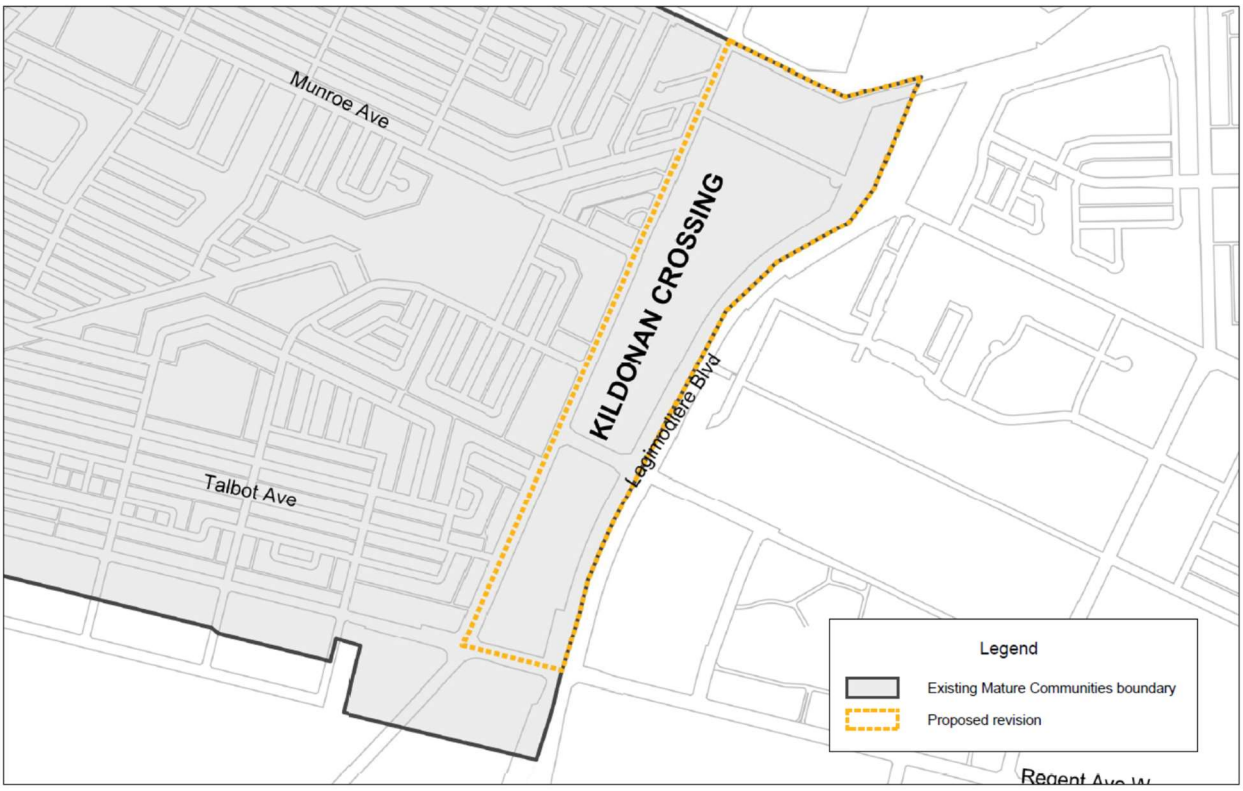
92		175	Glossary	Add "Regional Mixed Use Corridors": "Major regional arterial roads throughout the City that link Downtown and one or more Mixed Use Centres or major activity areas."	Correction
93		176	Glossary	Add "Specialized agriculture": The production of high value, lower volume, intensively managed agricultural products that do not require the large parcel sizes typically associated with annual crop production and livestock operations. Operations may include greenhouse production, honey production and processing, and horticultural products such as fruit and vegetables.	Stakeholder feedback
94		176	Glossary	Change universal design definition: "Refers to the design of inclusive environments, products, services, and communications that can be accessed, understood and used to the greatest extent possible - regardless of a person's age, size, ability, or disability. It follows the seven principles of equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance of error, low physical effort, and size and space for approach and use. The human-centered approach to design that Universal Design supports is user-friendly and convenient, as well as respectful of user dignity, rights and privacy."	Consistency with OurWinnipeg 2045
95		177	Glossary	Change sustainable transportation definition to: "A resilient transportation system that supports the efficient and effective movement of people and goods; improves the quality of life for all by being integrated; is affordable and reliable; manages traffic congestion and stimulates choice of mode; maintains infrastructure investments; protects our environment and champions targets for net zero carbon emissions thus improving air quality and health; capitalizes on new technology and innovation."	Consistency with OurWinnipeg 2045 and the Transportation Master Plan
96		177	Glossary	Change urban forest definition to: "The sum total of all trees and associated vegetation, soil, natural processes and cultural elements on public and private land in and around towns, cities and other communities."	Consistency with OurWinnipeg 2045 and the Urban Forest Strategy
97		181-182	Glossary	Change “Photo Credits” to “Photo and Graphics Credits” and adjust page numbers for credits as required to account for a shift in page numbers between drafts	Caused by a shift in page numbers between drafts
	Appendix				

98			Create Appendix "A"	Insert "Greenfield Development Opportunities and Constraints" table into the plan as Figure 1 in the Appendix. This table is provided as Edit #98 contained herein in Attachment B of the administrative report.	Stakeholder feedback

B. On Page 17, change the urban structure map (Map 1) and on Page 89, change the Established Neighbourhoods map (Map 11) as follows:

c/r Edit #10 in spreadsheet

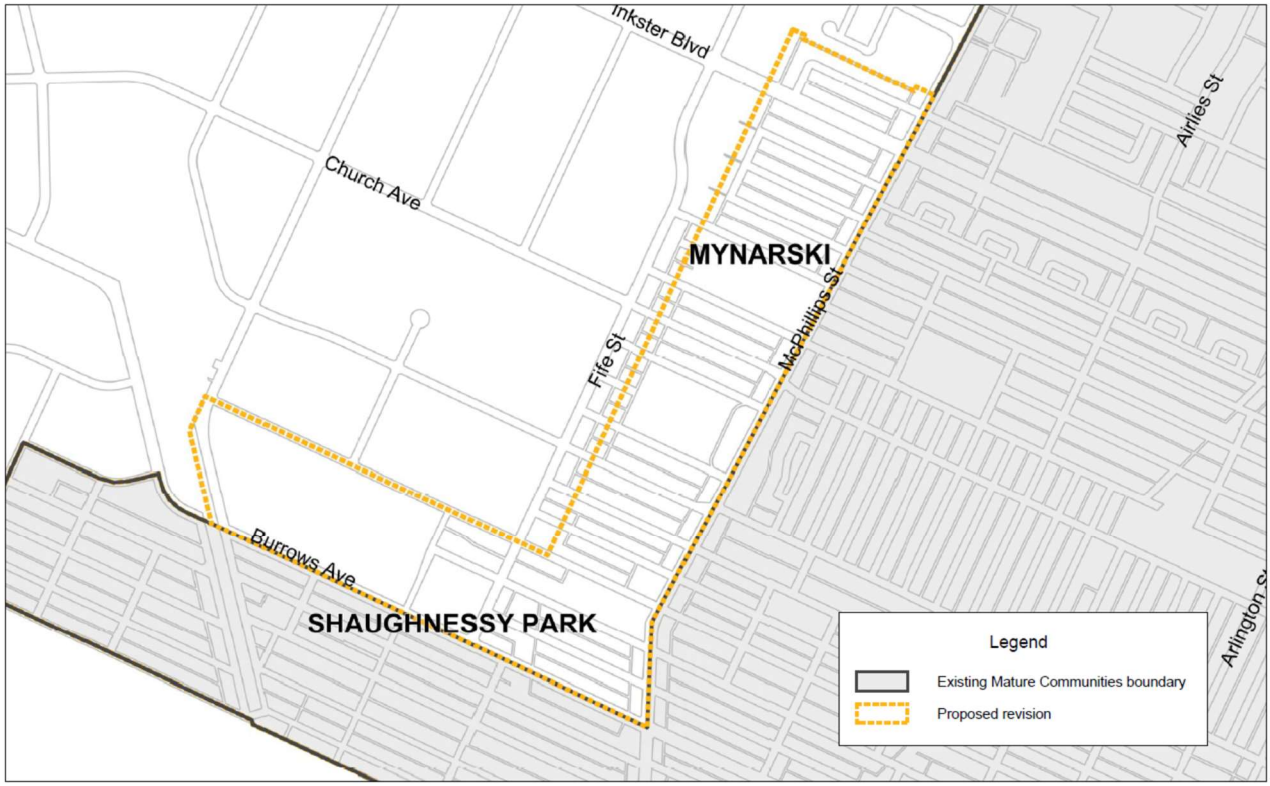
ii. Change the Kildonan Crossing neighbourhood (Elmwood-East Kildonan ward) from “Mature Communities” to “Recent Communities”



c/r Edits #11 and #12 in spreadsheet

iii. Change the portion of the Shaugnessy Park neighbourhood (Pt. Douglas ward) that is currently in “Recent Communities” to “Mature Communities”

iv. Change the Mynarski neighbourhood (Mynarski ward) from “Recent Communities” to “Mature Communities.”



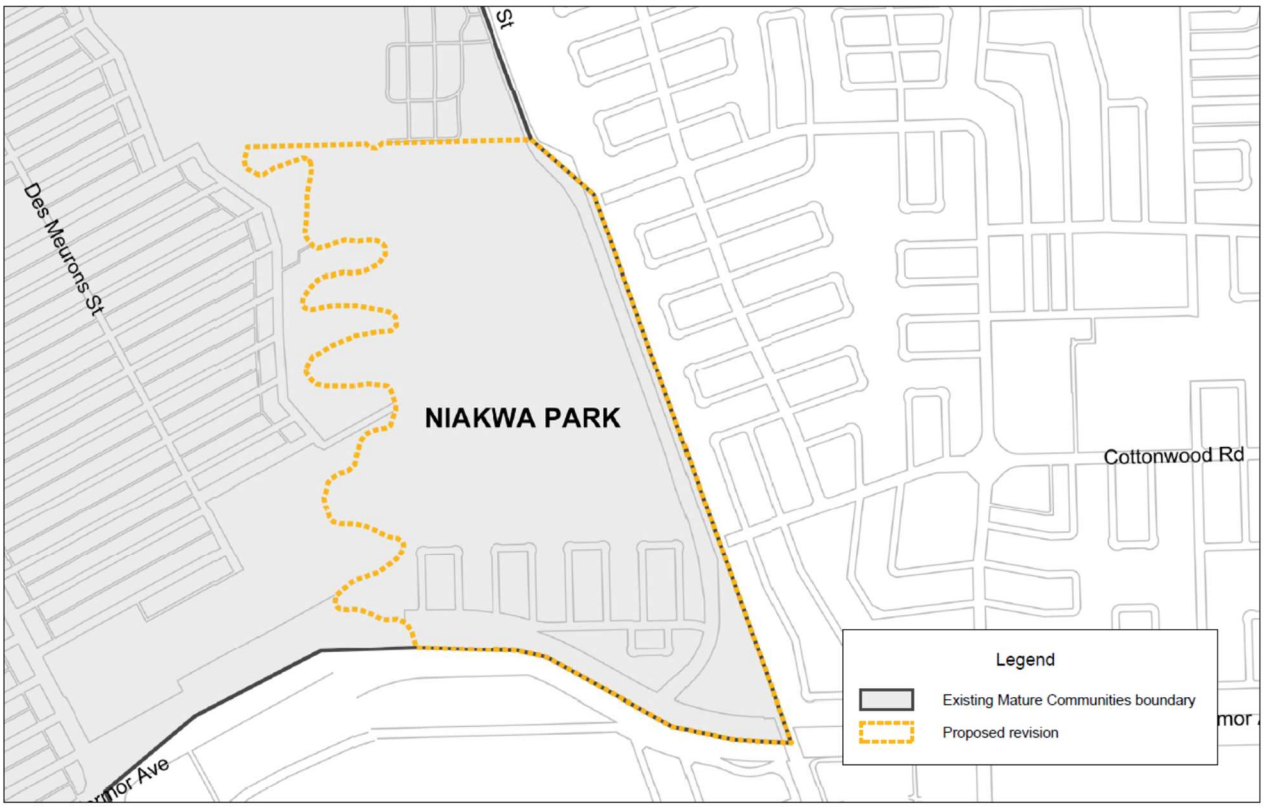
c/r Edit #13 in spreadsheet

v. Change the Jameswood neighbourhood (St. James ward) from “Mature Communities” to “Recent Communities”

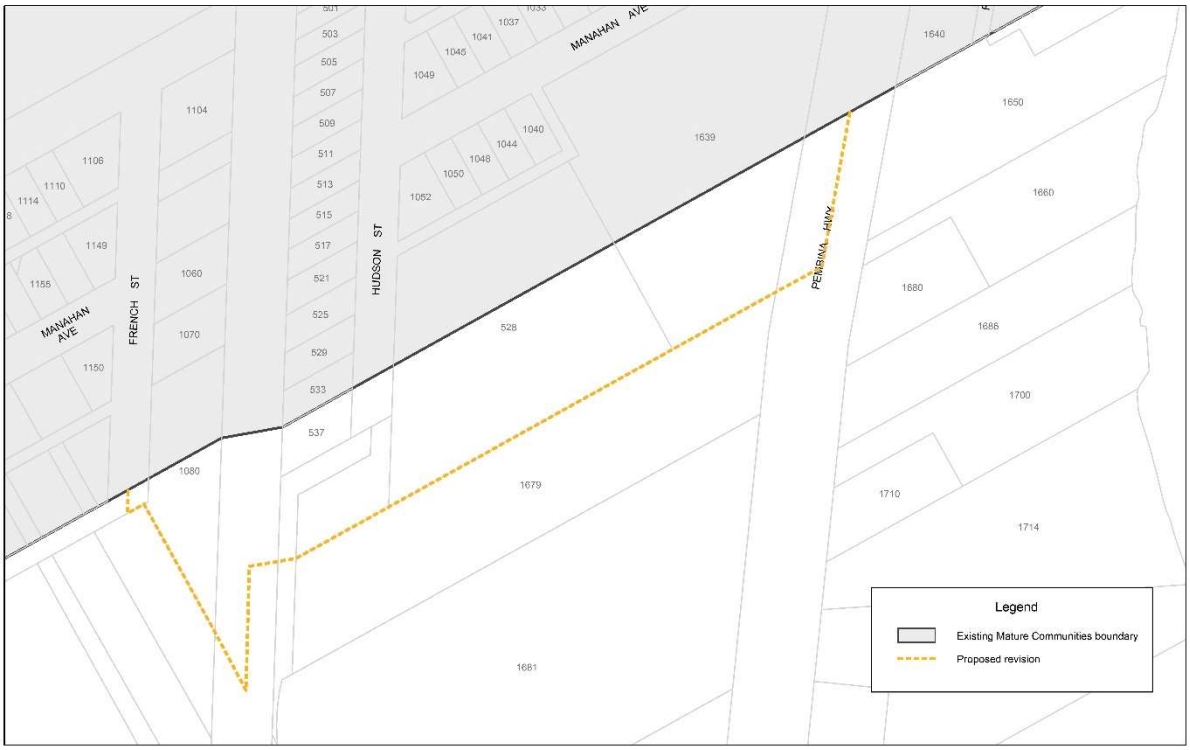


c/r Edit #14 in spreadsheet

vi. Change the Niakwa Park neighbourhood (St. Boniface ward) from “Mature Communities” to “Recent Communities.”



vii. Adjust the Mature Communities boundary as noted in the maps below:

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Legend
Existing Mature Communities boundary
Proposed revision

C. Adjust the Major Open Space chapter as follows:

c/r Edit #70 in attached spreadsheet

~~E3~~ **G4** Major Open Space

INTRODUCTION

The Major Open Space designation highlights large contiguous open space areas within the City (not including cemeteries) that **serve** ~~currently have~~ a "public function" and that provide an aesthetic, recreational and/or ecological significance to the **C**ity as a whole. The valued natural features and habitats these sites contain enable **people** ~~citizens~~ to experience nature close to home, thus contributing to improved **physical and mental** health, well-being and quality of life. Efforts to preserve and protect these areas align with the City's **Recreation, Parks, and Ecologically Significant Natural Lands Strategies, as well as with the City's** commitment to climate action **and environmental resilience,** by enhancing the connectivity of green spaces and parks throughout Winnipeg to support biodiversity and natural systems.

~~Because their scale and character can make Major Open Space lands attractive for development,~~ **T**his section strives to ensure a higher level of review underlies any pressures or ~~intentions~~ **interest** to transition these lands to another use. **This section also directs that** any proposed changes to Major Open Spaces must consider potential impacts on adjacent land uses**,** ~~and~~ the broader community **and the city as a whole.**

Major Open Space has been divided into two designations, differentiated by public vs. private ownership:

- Public Major Open Space
- Private Major Open Space

Public Major Open Space

Public Major Open Space includes **all regional parks and natural parks (as defined in the Parks Strategy),** City-owned municipal golf courses, ~~regional parks and nature parks (as defined in the *Parks Strategy*)~~ and other parks space with areas over 40 hectares (approx. 100 acres), within the city limits, that provide public use and enjoyment. **It should be noted that all City-owned parks and open space sites are also governed by policies in the Parks and Recreation section of *Complete Communities 2.0*. The added designation as Major Open Space recognizes specific parks within the Urban Structure, highlighting them as significant land uses.**

Private Major Open Space

Private Major Open Space includes areas over 40 hectares (approx. 100 acres) that are privately owned but serve a public function and provide important ecological functions and/or recreational opportunities to the community such as private golf courses and valued ecological lands. This designation should not be construed as implying these areas are free and open to the general public or that they shall be purchased by the City.

~~It should be noted that all City-owned parks and open space sites are also governed by policies in the Recreation, Parks and Open Space section of *Complete Communities 2.0*. The added designation as Major Open Space recognizes specific parks within the Urban Structure, highlighting them as significant land uses. The associated Major Open Space policies are most relevant if and when there is a proposal to convert any of the Major Open Space land to another use.~~

Managing Requests for Conversion of Major Open Space

The Major Public Open Space designation is intended to first and foremost prioritize retention of these significant parcels of land for continued public use and enjoyment. ~~**However**~~, **I**n the event that Council wishes to consider conversion of any of these lands to another use, in accordance with legislation in the City of Winnipeg Charter regarding the disposal of park land, the policies in this chapter set out a multistep process **to determine whether or not this could occur and the process by which it would** ~~for how this would~~ occur to ensure a formal review and analysis informs the process and provides for orderly planning and the protection of important recreational and ecological areas. ~~on the site. Proposals to repurpose a Major Open Space will also require the proponent to demonstrate that a robust public engagement process has occurred.~~

For Public Major Open Space the intent is to ensure park and ecological priorities are identified and valued lands set aside, protected, and retained for public benefit, in a comprehensive and collaborative manner, before any of the lands can be considered for repurposing. Most important is they are not governed by any predetermined caps or limits, but instead by what is required to maintain productive and functional recreational, ecological and cultural areas and corridors. Maintaining access to natural areas, especially waterways, riverbank lands and their associated habitats, and connective corridors will figure prominently **but is not the only consideration. Retention and preservation of these lands for any possible park and recreation needs will be evaluated based on the current strategies and standards for provisioning and enhancements to service.**

Private Major Open Spaces are privately owned and may be **considered by their owners for redevelopment** ~~redeveloped~~ in the future. If that happens, the intent **of this policy** is to preserve and protect the most valued areas for continued public use and enjoyment. If the landowner of one of these properties decides to convert the property to another use, the policies **outlined in Goal 3.0 of this section indicate** ~~below outline~~ a multi-step process for how this would occur.

This section is supported by the following document:
• *Ecologically Significant Natural Lands Strategy and Policy*

This section is also supported by the development of additional implementation documents, including:
• *Parks Strategy*
• *Recreation Strategy*
• *Comprehensive Urban Forest Strategy*

VISION

The Major Open Space designation will identify distinctive areas of city-wide importance that have important natural features and habitat and provide for passive nature oriented activities as well as variety of active recreation areas

Goal 1
1.0 ~~Prioritize the preservation of~~ **Preserve and Protect** Public Major Open Space.

Policies
Intent
1.1 Designate and retain lands identified as Public Major Open Space for recreational use, ~~and the preservation of natural features and habitats.~~ **to contribute to the health and wellness of the community, preserve natural features and ecological habitats, and support environmental resiliency.**

1.2 Restrict non-park and recreation related uses in Public Major Open Space.

Goal 2
2.0 Ensure that proposals to redesignate Public Major Open Space are guided by a comprehensive review, are well planned, and preserve areas of ecological and recreational value.

Policies
~~Re-designating Public Major Open Space~~
~~2.1 Require a *Complete Communities 2.0* amendment to re-designate Public Major Open Space to another use.~~

~~Secondary plan~~
~~2.2 If re-designation of a Public Major Open Space occurs, require a secondary plan for the subject lands, as specified in policies 2.1 through 2.3 of this section.~~

~~Exceptions~~
~~2.3 Re-designating or repurposing areas that are comprised of less than one acre of Public Major Open Space may be processed without requiring a *Complete Communities 2.0* amendment, or necessitating a formal secondary plan process, but must be accompanied by a report containing all the requirements outlined in Policy 3.2 of this section.~~

~~2.3.1 To prevent incremental re-designation of a Public Major Open Space, exceptions will only be permitted once every five years.~~

Satisfy Park and Recreation Needs
2.1 Requests to redesignate Major Public Open Space lands to any non-park or non-public recreation use will first be assessed by the City and shall only be considered for redesignation if any of the land is deemed residual to park or recreation needs. This determination shall be made after ensuring sufficient lands have been retained to maintain productive and functional recreational, ecological, and cultural areas and corridors, based on evaluating the following:

- **a) Natural features, important habitats and ecological areas, including but not limited to, waterways, riverbank lands and their associated vegetation are identified for protection, supported by a natural area and tree preservation assessment, comprising steps a through c of Policy 3.3 of this section;**

b) Appropriate buffers are provided around existing areas identified in 2.1 a, to protect them from potential damage from drainage, encroachments and active uses;
c) Land to preserve and facilitate recreational and ecological linkages;
d) Lands requiring protection from flooding, erosion and bank instability are retained.
e) Sufficient upland areas are allocated for pathway provision: to ensure paths can be established beyond flood-prone areas and on alignments that don't disturb natural vegetation or significant trees;
f) Important cultural and heritage areas or features are identified and appropriate access and acknowledgement can be accommodated;
g) Sufficient access to and connectivity between natural areas, and other park or recreation requirements can be accommodated;
h) Park land, natural area, connection, and amenity provision gaps have been fully satisfied, and City parkland service level targets have been achieved, in accordance with the Parks Strategy; and
i) Lands needed to support recreation service provision, or accommodate facility needs, as outlined in the Recreation Strategy, are set aside;

Complete Communities Amendment
2.2 Require a *Complete Communities 2.0* amendment to redesignate Public Major Open Space to another use.

Secondary plan
2.3 The redesignation of Major Public Open Space must be guided by a secondary plan for the subject lands, as specified in policies 3.2 through 3.4 of this section.

Exception
2.3.1 Redesignating or repurposing areas that are comprised of less than one acre of Public Major Open Space may be processed without necessitating a secondary plan, but must be accompanied by a report containing all the requirements outlined in Policy 3.3 of this section, and must not impact existing natural areas.

2.3.2 To prevent incremental re-designation of a Public Major Open Space, exceptions will only be permitted once every five years.

Goal 3
3.0 Ensure any redevelopment of Private Major Open Space is well planned and preserves natural features and habitats.

Policies
Secondary plan
3.1 Require the redevelopment of Private Major Open Space to be guided by a secondary plan.

Secondary plan contents
3.2 Require that a secondary plan shall be submitted in respect of Major Open Spaces that provides for the following information, where appropriate:

a) A natural features and habitats inventory coupled with a preliminary natural area and tree preservation report, as outlined in Policy 3.3 of this section;

b) A vision for the area;
c) Anticipated population at full build-out;
d) The alignment of the Primary Transit Network and the location of its stations, where applicable;
e) Infrastructure alignment, including the arterial and collector road network, pedestrian and cycling routes, alignment of the transit feeder network, and water, wastewater, and land drainage facilities;
f) Land use policies, including the location of specific designations;
g) Existing provisions on-site and in adjacent neighbourhoods for parks and open space, highlighting any service provision gaps;
h) Urban design principles;
i) Building density, height, setback, and size ranges and the areas where they apply;
j) External and internal mobility connections (e.g. streets, rear lanes, sidewalks, and cycle paths);
k) Key gateways and streets with active edges;
l) Transitions to adjacent areas and uses;
m) Public realm improvements;
n) Servicing requirements, including green infrastructure qualities such as landscaping features and storm water management;
o) Identification of City-borne growth-enabling and growth-supportive infrastructure and their approximate costs;
p) Phasing of development and anticipated subdivisions;
q) Implementation strategy, including roles and responsibilities for implementation; ~~and~~
r) Other policies or context specific guidelines as deemed appropriate; **and**
s) A comprehensive public and stakeholder engagement process.

Natural area and tree preservation report

3.3 Require the preparation and submission of a natural area and tree protection report**,** ~~as a component of development applications in a Major Open Spaces~~ which includes:

a) Details of the existing native habitat and tree species, including location, size and condition **of all native habitat and tree species located within, abutting, or potentially impacted by the area of redesignation**;
b) Details of any associated significant vegetation worthy of protection and preservation in accordance with the *Ecologically Significant Land Strategy and Policy* or *Comprehensive Urban Forestry Strategy*;
c) Recommendations for natural area and tree protection or preservation;
d) A description of tree preservation and protection measures (before, during and after construction) for all trees that are to be preserved on-site;
e) Details of all natural area and/or trees proposed for removal;
f) Details of tree pruning (crown and roots), as applicable;
g) Appraised value of City-owned natural areas and trees affected by the application. This valuation will be conducted by the City of Winnipeg Naturalist Services and Urban Forestry Branch in accordance with their respective appraisal and removal guidelines; and
h) A schedule for site inspection and status reporting to the City by qualified arborists throughout construction.

Protection **and enhancement** of natural features and habitats
3.4 Require that any redevelopment recognize the diversity and connectivity of natural features and that long-term
ecological function and biodiversity of natural features and habitats should be protected, preserved, restored, and
where possible, improved.

a) **Protect valued natural features and habitats as determined through the natural area and tree preservation report, using tools identified in the *Ecologically Significant Natural Lands Strategy and Policy*;**
b) **Preserve riverbanks, and areas that promote ecological and recreational linkages; and**
c) **Ensure that additional park provisioning is in accordance with approved land dedication procedures.**

~~3.4.1 For Public Major Open Space lands, priority areas to be retained for public use and enjoyment will not be governed by any pre-determined limit but shall be retained as needed to fulfill the following requirements:~~

~~a. To maintain productive and functional recreational, ecological, and cultural areas and corridors, preservation efforts should be focused towards natural features, especially waterways, riverbank lands and their associated habitats, as determined through the natural area and tree preservation report; and~~
~~b. Additional parks and open spaces lands as necessary to:~~
~~i. Buffer the existing natural features;~~
~~ii. Provide access to and connectivity between natural areas;~~
~~iii. Further protect lands subject to flooding, erosion or bank instability;~~
~~iv. Facilitate pathway provision in flood-proof areas and on alignments that don't disturb natural vegetation or significant trees; and~~
~~v. Address any parkland, natural area, connection, or amenity provision gaps.~~
~~3.4.2 For Private Major Open Space areas:~~
~~a. Protect valued natural features and habitats as determined through the natural area and tree preservation report, using tools identified in the *Ecologically Significant Natural Lands Strategy and Policy*;~~
~~b. Preserve riverbanks, and areas that promote ecological and recreational linkages; and~~
~~c. Ensure that additional park provisioning is in accordance with approved land dedication procedures.~~

Goal 4
4.0 Promote and encourage the protection and responsible management of trees in Major Open Spaces.

Policies
Tree protection
4.1 ~~Develop policies to project significant trees or groupings of trees within Major Open Spaces.~~
Until such time as a city-wide tree protection by-law is adopted, ensure significant trees or groupings of trees within Major Open Spaces are protected.

4.1.1 (A) Develop a tree protection bylaw for Major Open Spaces that identifies categories of trees to be designated for protection, specific protections to be provided to these trees, and penalties for non-compliance.

D. Insert the following as Figure 1 in the Appendix:

c/r Edit #98 in attached spreadsheet

Greenfield Development Opportunities and Constraints

This table is intended to summarize greenfield development opportunities and constraints, including an understanding of key infrastructure investments required to help guide future land use planning priorities. It is a tool to help communicate and implement greenfield phasing policies under Goal 4.0 of the General Growth section and the associated map.

The table will be updated on an annual basis as conditions may change as per Policy 5.2 of the General Growth section. Changing conditions may include, but are not limited to, refined supply forecasts, changes to infrastructure projects, refined project costs, change in infrastructure priority, completion of local area planning, changes to the framework for financing growth, and pertinent information provided by stakeholders.

The most recent annual report should be referenced for the most accurate source of this information.

	Short-to-medium term								Long term		
	AA West residential	**Waverley West B**	**Precinct K south**	**Remainder Precinct Q**	**South Transcona**	**Fort Whyte**	**Precinct D**	**Precinct B**	**Wilkes South**	**St. Vital Perim. S.**	**St. Norbert**
Quadrant	West	Southwest	Southeast	Southwest	Northeast	Southwest	Northwest	Northwest	Southwest	Southeast	Southwest
Potential Units	3,300 to 3,700	2,800 to 3,400	1,600 to 1,800	3,000 to 3,200	3,300 to 3,900	700 to 900	11,300 to 13,500	3,700 to 4,400	32,900 to 39,100	14,100 to 16,700	17,100 to 20,200
Precinct plan status	Precinct plan underway	Precinct plan approved	Precinct plan approved	Precinct plan approved	Precinct plan required	Precinct plan required	Precinct plan required	Precinct plan required	Precinct plans required	Precinct plans required	Precinct plans required
Sector plan status	-	-	-	-	-	-	-	-	Sector plan required	Sector plan required	Sector plan required
Precinct plan priority	-	-	-	-	1	1	2	3	4	4	5
Sector plan priority	-	-	-	-	-	-	-	-	1	1	2
Servicing priority	1	1	2	4	2	2	3	4	5	5	6
Anticipated growth-enabling infrastructure	- Wastewater forcemain and pump station (2021) - Water feedermain (2021)	- Share of Southwest interceptor (2023)	- Share of Warde Ave extension	- Share of Clement Parkway (Grant to Wilkes)	None	- Wastewater interceptor - Share of Southwest interceptor (2023)	- Share of Chief Peguis Trail (2027) - Wastewater interceptor	- Share of Chief Peguis Trail (2027) - Wastewater interceptor	- Share of Clement Parkway (Wilkes to McGillivray) - Wastewater interceptor - Water feedermain	- Wastewater interceptor - Water feedermain	- Wastewater interceptor - Water feedermain
Anticipated growth-supportive infrastructure	- Share of Silver Ave extension	- Share of community centre/library - Share of fire station - Share of Kenaston Blvd improvements (2020)	- Share of community centre - Share of Marion underpass - Share of St Mary's widening (2028) - Share of Osborne underpass/widening (2025)	None	- Community centre - Fire station - Share of Schreyer Parkway (2025) - Share of Marion underpass - Share of Louise Bridge (2024) - Share of Mission combined sewer relief	None	- Share of community centre - Share of library - Fire station - Share of Arlington Bridge (2020)	- Share of community centre - Share of library - Share of Arlington Bridge (2020)	- Two community centres - Library - Fire station - Sterling Lyon extension	- Community centre - Share of library - Fire station - Share of Marion underpass - Share of St Mary's widening (2028) - Share of Osborne underpass/widening (2025)	- Community centre - Library - Share of Kenaston Blvd improvements (2020)
Anticipated avg. City costs per unit	Below average	Average	Below average	Below average	Above average	Below average	Above average	Above average	Average	Below average	Average
Site dependencies	None	None	None	Wilkes South sector plan needed before Clement Parkway can be planned as per Council motion Dec. 13, 2017	None	None	Precinct G is first - Chief Peguis Trail and wastewater extended from east.	Precinct D is first - Chief Peguis Trail and wastewater extended from east.	Precinct Q is first - Clement Parkway extended from north.	None	St. Vital Perim. S. is first - wastewater extended from South End treatment plant.
Land assembly requirement	Some assembly	More assembly	More assembly	More assembly	More assembly	Assembled	Some assembly	Some assembly	More assembly	More assembly	Some assembly
Primary Transit Network	No planned connection	Planned connection	Planned connection	No planned connection	Planned connection	Planned connection	Planned connection	No planned connection	Planned connection	Planned connection	Planned connection
Decision-making guidance	Subdivision and rezoning applications may be submitted following completion of a precinct plan. Build-out may be limited by the need for growth-enabling infrastructure.				These sites will be the next priorities for precinct planning. Noted growth-enabling infrastructure is a prerequisite for development.				Completion of sector plans are required before precinct planning. Noted growth-enabling infrastructure is a prerequisite for development.		

Infrastructure comments:

- Recommended year of detailed design and authorization as per Infrastructure Plan indicated in parentheses.
- Many identified projects benefit larger areas beyond those listed in this table. The extent to which project costs should be allocated to individual sites warrants further analysis and refinement, including in consultation with affected stakeholders. As a result, listed projects and "Anticipated avg. City costs per unit" may be subject to change.
- Identified infrastructure projects may be subject to change through the refinement of project need.