Minute No. 497
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022

Item No. 17 Secondary Plan Amendment – 1350 Templeton Avenue and 477 Pipeline Road (Old Kildonan Ward) File SPA 1/2022

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. 30/2022 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the By-law be returned directly to Council for second reading and third reading.

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

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – May 9, 2022

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 May 18, 2022, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 9, 2022, 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 May 2, 2022, 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 1/2022**

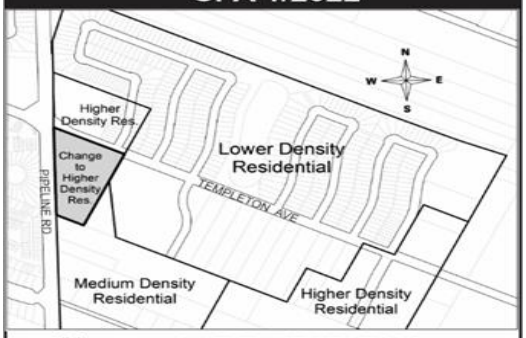
Before: Lord Selkirk-West Kildonan Community Committee
Councillor Santos, Chairperson
Councillor Eadie
Councillor Sharma

Public Hearing: May 2 2022
Council Building, 510 Main Street

Applicant: Landmark Planning and Design Inc. (Jeff Pratte)

Subject:

AMENDMENT to PRECINCT 'E' PLAN SPA 1/2022



N

LORD SELKIRK WEST KILDONAN COMMUNITY

Council will consider By-law No. 30/2022, which proposes to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 by re-designating the land generally located at 477 Pipeline Rd and 1350 Templeton Ave from "Medium Density Residential" to "Higher Density Residential" to allow for the potential future development of mid-rise apartments with local-scale commercial uses on the main floor. It also proposes text amendments to clarify development entitlements in the "Higher Density Residential" area.

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 more information, contact Michael Pyl, Planner, at 204-986-5595 or mpyl@winnipeg.ca.

Premises Affected:	1350 Templeton Avenue and 477 Pipeline Road
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:	May 3, 2022

Community Committee Recommendation:

On May 2, 2022, 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 first reading be given to By-law No. 30/2022 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the By-law be returned directly to Council for second reading and third reading.

3. 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. It is a very thorough report and very detailed and I have been following the conversations going back to 2020 when this first came about. The amendment, Madame Chair, really responds to Winnipeg's market, where the demand for new multi family and the demand for new commercial development is increasing. It allows for wider range of housing and will help achieve the goals of the Precinct E plan which encourages planning to be responsive to market conditions. The proposed introduction of local, commercial amenities, promotes and helps achieve goals found in OurWinnipeg and Complete Communities by providing an opportunity to satisfy market demand. The proposed text amendments will also align with the Precinct E plan with the incoming Complete Communities 2.0 which will promote consistency for future developments. These amendments do not result in a change to any existing development rights, as was noted by Landmark but they help this applicant get one step closer to their eventual goal which is to provide new housing and new commercial amenities.

2. The location of this specific property which is at a prominent intersection, close to schools and transit is a good location for us to consider new multi family housing and commercial development. The applicant, and I know this is all important to us, has undertaken a collaborative planning process in getting to this point. There was a public open house we heard in September 2020, and one more recently. Following that, there have been many discussions with the City Administration and a lot of collaboration to get to this point. There's a lot more work to do and the Committee will be hearing a rezoning application at a later date and will see the detailed drawings that will be submitted so I am very excited as the ward councillor to see their plans and what work they will be doing in this area.

Objections under the Charter:	Total number of **v**alid objections as per section 125(2) – 0 In accordance with section 236.1(1), the threshold for sufficient objection has not been met.
Exhibits Filed:	1. Application dated January 28, 2022 2. Notification of Public Hearing 3. Manitoba Status of Title(s) 2427488/1 and 2427490/1 4. Letter of authorization dated December 14, 2021 from John Henry Badz to Landmark Planning and Design Inc. 5. Letter of Intent dated January 21, 2022 from Jeff Pratte, Landmark Planning and Design Inc. 6. Title Plot: 477 Pipeline Road and 1350 Templeton Avenue 7. Land Use Policy Map from Precinct E Plan with Subject Site identified 8. Report from the Urban Planning Division dated April 6, 2022 9. Presentation/Documentation entitled Pipeline Road & Templeton Avenue Proposed Secondary Plan Amendment to the Precinct E "Court Avenue" Precinct Plan, submitted by the Applicant at the public hearing.

REPRESENTATIONS:

In Support:

Jeff Pratte

In Opposition:

Nil

For Information:

Nil

For the City:

R. Hayer, Planner, Planning, Property and Development Department
S. Costello, Planner, Planning, Property and Development Department
M. Pyl, Planner, Planning, Property and Development Department

D. Trenchard, Land Development Engineer, Planning, Property and Development Department

Exhibit "8" referred to in File SPA 1/2022

ADMINISTRATIVE REPORT

Title: SPA 1/2022 (By-law No. 30/2022) Amendment to the Precinct 'E' – Precinct Plan By-law No. 97/2014 – Public Hearing

Critical Path: Lord Selkirk - West Kildonan Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	N/A	N/A	N/A

EXECUTIVE SUMMARY

On January 25, 2022, the Urban Planning and Design Division received an application to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014. If adopted by Council, the proposed amendment will:

- Re-designate the lands commonly referred to as 477 Pipeline Rd and 1350 Templeton Ave from "Medium Density Residential" to "Higher Density Residential" to allow for the potential future development of mid-rise apartments with local-scale commercial uses on the main floor; and
- Clarify development entitlements in the "Higher Density Residential" area.

The latter amendment will not result in the granting of additional entitlements but will align the interpretation of the Precinct E plan with definitions contained in Complete Communities 2.0.

RECOMMENDATIONS

1. That first reading be given to By-law No. 30/2022 (the "By-law", a draft of which is attached as Appendix "B" to this report) to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014 in accordance with this report.

2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the By-law be returned directly to Council for second reading and third reading.

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

An application has been received to amend the Precinct 'E' – Precinct Plan By-law No. 97/2014. If Council adopts the proposed by-law amendment, all future development applications within the plan area will need to conform to it.

A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with The City of Winnipeg Charter and The Development Procedures By-law No. 160/2011.

The Report is being submitted for the Committee's consideration of the development application at the public hearing.

Council approval is required to enact the proposed by-law amendment.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations of the Public Service are concurred in, the Precinct 'E' – Precinct Plan By-law No. 97/2014 will be amended in accordance with this report.

HISTORY/DISCUSSION

Plan history

- On December 10, 2014, Council adopted the Precinct 'E' – Precinct Plan as a secondary plan in accordance with By-law No. 97/2014. Council adoption of a plan for the area was a prerequisite to development as per the Complete Communities Direction Strategy By-law No. 68/2010.
- On September 30, 2020, Council amended the plan as per By-law No. 100/2019 to re-designate 1206 Templeton Ave from "Lower Density Residential" to "Higher Density Residential" to allow for the future development of two-family housing, townhouses, and/or low-rise apartments.

Application history

- In March 2020, the Urban Planning & Design Division provided comments in response to the applicant's Pre-Application.
- The applicant initially sought only to amend Figure 6.0 (Land Use Plan) of the Precinct 'E' Precinct Plan to allow for the granting of additional entitlements on the subject property. However, the Public Service identified inconsistencies in the definitions of low- and high-rise development between the precinct plan and Complete Communities 2.0 and requested text amendments to ensure alignment. The applicant was amenable to this request.

FINANCIAL IMPACT

Financial Impact Statement Date: April 22, 2022

Project Name:

SPA 1/2022 (By-law No. 30/2022) Amendment to the Precinct 'E' – Precinct Plan By-law No. 97/2014 – Public Hearing

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn April 22, 2022
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

- Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

01-1a, OurWinnipeg's Approach to City Building

- Promote compact urban form and manage the extension of municipal services for new growth.
- Enable the intensification of land uses through the development application process only when a full range of municipal services is provided

01-1b, Key Directions for the Entire City

- Recognize that New Communities will play an important role in accommodating the City's projected population growth.

01-1c Key Directions for Specific City areas

- New Communities will continue to play an important role in accommodating the City's projected population growth. These 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.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- 4.2 Ensure new areas of growth are designed according to the principles of complete communities.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

N/A

SUBMITTED BY

Department: Planning, Property, and Development
Division: Urban Planning and Design
Prepared by: Michael Pyl, MCIP, RPP
Date: April 6, 2022
File No: SPA 1/2022

Attachments:

APPENDIX 'A' – Planning Discussion

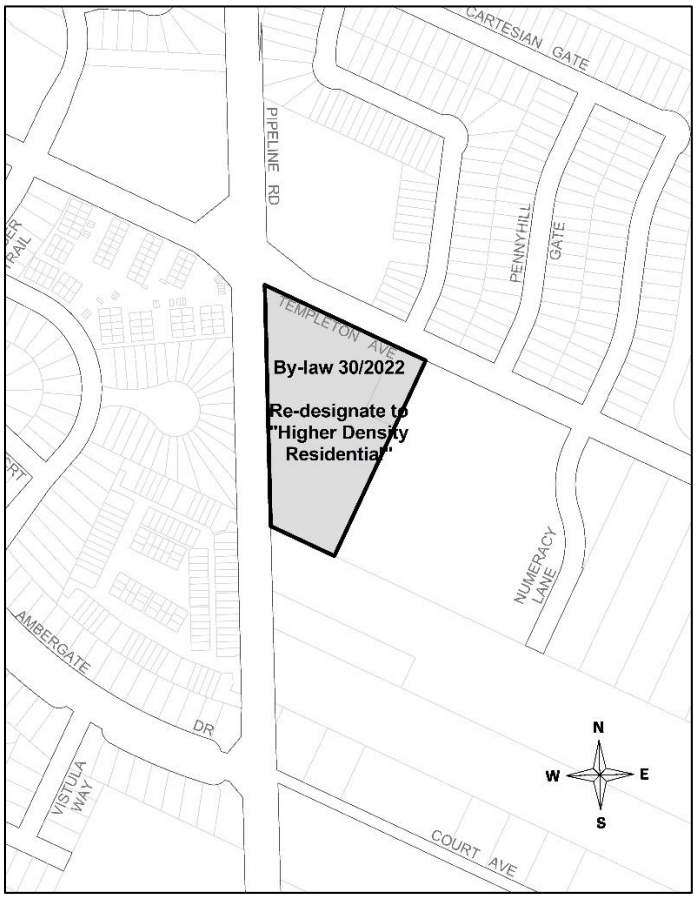
DATE: March 14, 2022

FILE: SPA 1/2022 (By-law no. 30/2022)
RELATED FILES:

COMMUNITY: Lord Selkirk – West Kildonan
NEIGHBOURHOOD #: 3.326 (Leila North)

SUBJECT: Proposed amendment to the Precinct 'E' - Precinct Plan (Secondary Plan By-Law No. 68/2010)

LOCATION: 1350 Templeton Ave & 477 Pipeline Rd



APPLICANT: Landmark Planning & Design Inc. (Jeff Pratte)
298 Waterfront Dr
Winnipeg, MB R3B 0G5

OWNER: John Henry Badz
1350 Templeton Ave

Winnipeg, MB R2P 2T1

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located at the southeast corner of the intersection of Templeton Ave and Pipeline Rd in the Leila North neighbourhood of the Old Kildonan ward.
- The lot is 212,224 sq. ft. (4.9 ac) in area, with approximately 420 ft. (128 m) of frontage along Templeton and 715 ft. (218 m) along Pipeline. It is currently vacant.
- The site is located within an area designated as “New Communities” in the Complete Communities Direction Strategy, and “Recent Communities” in Complete Communities 2.0. It is designated as “Medium Density Residential” in the Precinct ‘E’ Precinct Plan, and it is zoned “R1-E” Residential Single Family district.

SURROUNDING LAND USE & ZONING

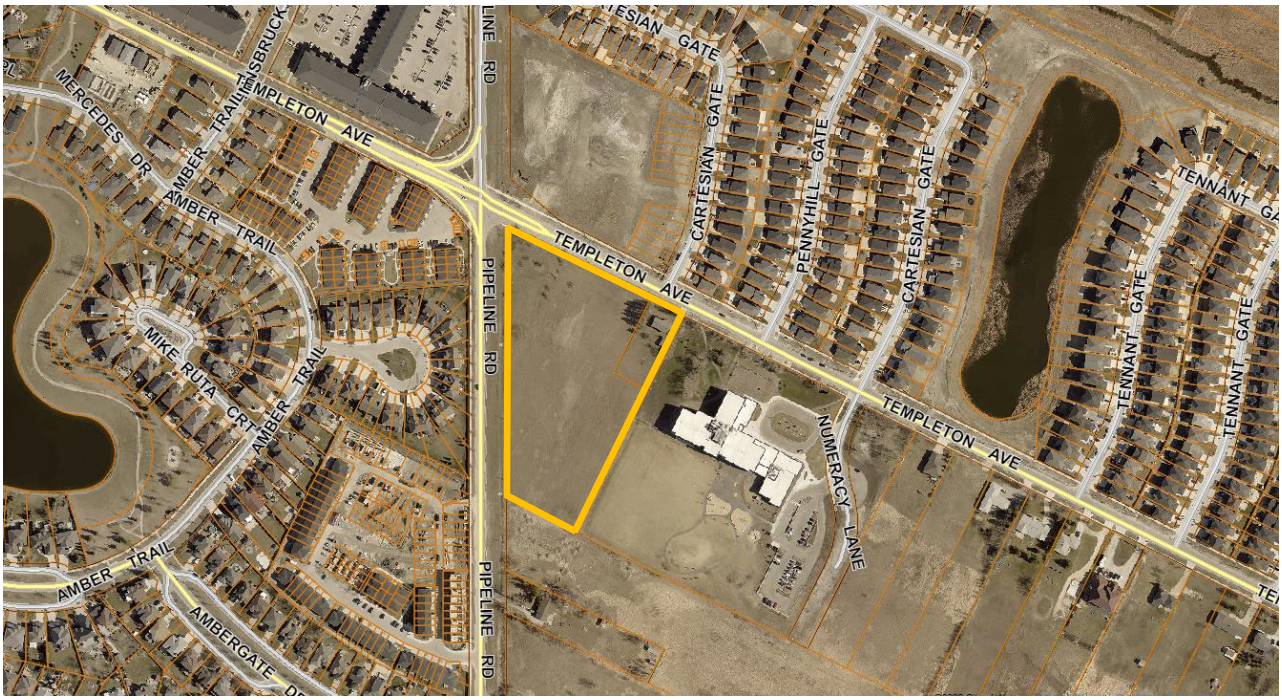


Figure 1: Aerial map of subject property and surrounding area



Figure 2: Zoning map of subject property and surrounding area

North: A vacant lot designated “Higher Density Residential” in the Precinct ‘E’ Precinct Plan and zoned “RMF-L” Residential Multi Family district.

South: A vacant 8.3 ac lot zoned “R1-M” and, beyond that, a single family dwelling, both designated “Medium Density Residential” in the Precinct ‘E’ Precinct Plan and zoned “R1-E”

East: An existing school Ecole Templeton, designated “Lower Density Residential” in the Precinct ‘E’ Precinct Plan and zoned “R1-S” Residential Single Family

West: Rowhouse and semi-detached dwellings across Pipeline zoned “RMF-S” Residential Multi Family district. At the northwest corner of Templeton and Pipeline is a 155-unit, four-storey apartment dwelling zoned “RMF-M” Residential Multi Family district. Both are located outside of the boundaries of the Precinct ‘E’ Precinct Plan.

DESCRIPTION OF THE PROPOSED AMENDMENT

- The applicant is proposing to re-designate the subject property from “Medium Density Residential” to “Higher Density Residential” in the Precinct E Precinct Plan to allow for the future development of multifamily housing that could include apartment-style buildings as well as local commercial uses. The applicant is proposing this re-designation to capture cited changes in market conditions favouring increased multifamily densities.
- While the applicant notes that a detailed development proposal will be provided in a future DASZ application, a conceptual development scheme was provided indicating four- and six-storey apartment dwellings with some local commercial uses on the ground floor.

- The applicant is also proposing text amendments to align definitions of low- and mid-rise residential development in the Precinct 'E' Precinct Plan with Complete Communities 2.0. Specifically, within the "Higher Density Residential Area", it will clarify that:
    - Low-rise apartments will be limited to four storeys or less; and
    - Mid-rise apartments will be permitted and defined as "generally six storeys or less", with consideration for a maximum of eight storeys provided "the scale and design of the proposed development is compatible with surrounding existing and proposed land uses and there is existing or planned infrastructure to accommodate the proposed use".

POLICY CONTEXT

OurWinnipeg

- OurWinnipeg is the City's development plan. As prescribed by the City of Winnipeg Charter, it sets out the City's long term plans and policies respecting its purposes, its physical, social, environmental, and economic objectives, and sustainable land use and development.
- As per section 01-1b, OurWinnipeg directs the City to accommodate growth and change in Transformative Areas, recognizes that New Communities will play an important role in accommodating forecasted population growth, and recommends a well-distributed land supply to ensure a competitive market.
- On July 22, 2021, Council gave second reading to OurWinnipeg 2045, intended to replace OurWinnipeg as the City's development plan in accordance with requirements for periodic review as prescribed by the Charter. Given that this application was made prior to it receiving third reading and coming into force, it was not used to evaluate this application. However, applicable policies are noted in Appendix 'C' below for information.

Complete Communities Direction Strategy

- The Complete Communities Direction Strategy is one of four direction strategies supporting OurWinnipeg and has statutory authority as a secondary plan. The strategy guides land use and development in Winnipeg.
- The subject property is designated as "New Communities" in Complete Communities' Urban Structure map. New Communities are large, undeveloped areas identified for future urban development. It also designates the larger area as "Precinct E", which requires the adoption of a guiding plan as a prerequisite to urban-scale development.
- Direction 3 of the New Communities section indicates that these areas will increase opportunities to live, work, learn, and play in the same neighbourhood. Applicable policies include:
    - 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.
- On July 22, 20221, Council gave second reading to OurWinnipeg 2045 and Complete Communities 2.0. At the time of this application, Complete Communities 2.0 was being held in abeyance while OurWinnipeg was being reviewed by the Province, with the intent that they would come into force concurrently. Given that this application was made prior to it receiving third reading and coming into force, it was not used to evaluate this application. However, applicable policies are noted in Appendix 'C' below for information.

Precinct 'E' Precinct Plan

- The Precinct 'E' Precinct Plan was approved by Council on December 10, 2014, with the purpose of ensuring development within the area occurs in a logical, integrated manner.
- Plan goals include:
  - To accommodate existing and anticipated demand for urban housing.
  - To provide a framework for the creation of a planned neighbourhood that fulfills market demands and needs.
  - To accommodate a diversity of housing types.
  - To ensure that residential development occurs within an acceptable density range in order to reduce land consumption and servicing costs, and promote transit use.
- The subject property is currently designated "Medium Density Residential". As prescribed in section 5.2, applicable policies include:
  - Two family housing and townhouses (three storeys or less) shall be the predominant use of land within the medium density residential areas. Single family housing may also be allowed.
  - It is expected that these areas will develop to approximately 10 units per gross developable hectare (four units per gross developable acre) or greater.
  - Multifamily housing units should be located to allow for transit servicing to be provided at a walking distance of no more than 200 metres.
  - Of note is that the Medium Density Residential area does not include provisions to accommodate local commercial development.
- The applicant has proposed to re-designate the subject property to "Higher Density Residential". As prescribed in section 5.3, applicable policies include:
  - Two family housing, townhouses, and low rise apartments shall be the predominant use of land within this policy area.
  - It is expected that these areas will develop to approximately 24.7 units per gross developable hectare (10 units per gross developable acre) or greater.
  - Multifamily housing units should be located to allow for transit servicing to be provided at a walking distance of no more than 200 metres.
  - Local scale commercial uses should be permitted on the main floor of buildings within this policy area.

- The subject property falls within the boundaries of a Special Planning Area as prescribed by section 4.2 of the plan. The plan requires that a concept plan must be approved by Community Committee before applications to rezone and/or subdivide land in the area between Templeton Ave and Court Ave can be considered. On December 11, 2018, the Lord Selkirk-West Kildonan Community Committee endorsed such a plan. It prescribes parameters to guide the redevelopment of Precinct E land between Templeton Ave and Court Ave that provide for flexibility in implementation as individual land owners seek to redevelop their properties at different times. It identifies a need for collector and local roads and provides guidance on their alignment, a need for an east-west bike or AT path, and a need for a minimum of one drainage pond. It also prescribes restrictions on direct private accesses. Concept plan direction applicable to the development of the subject property includes:
    - Additional direct private access onto Pipeline Rd will not be permitted.
    - No development in the Special Planning Area can be approved without a drainage pond. All properties in the area will contribute to the cost of the pond based on the Trunk Service Rate.

Winnipeg Transit Master Plan

- On April 29, 2021, Council approved the Winnipeg Transit Master Plan as the long-range strategic plan for public transit in the City of Winnipeg. It presents a 25-year vision for transit service and infrastructure, resulting in a simpler and more efficient, effective, and accessible system. It is based on two main service classes. The first is a Primary Network of frequent and direct routes whose permanence is intended to inform people's decisions on where to live or locate a business, if access to high frequency transit is important to them. The second is the Feeder Network that connects neighbourhoods to the Primary Network and local services at less frequent intervals.
- The Long Term Network Plan identifies Templeton Ave as a Community Route, which is part of the future Feeder Network that contemplates service every 15-60 minutes. Court Ave, approximately 225m (~ 3 minute walk) from the south property line of the subject property, is identified as a Connector Route, also part of the Feeder Network that contemplates service every 15-30 minutes. It should be noted that, unlike the Primary Network, the Feeder Network proposed in the Winnipeg Transit Master Plan is not final and has not been approved by Council. The nearest Primary Network route is Leila Ave, which is just under 500m (~ 6 minute walk) away, while McPhillips St is over 1km (~ 14 minute walk) away.

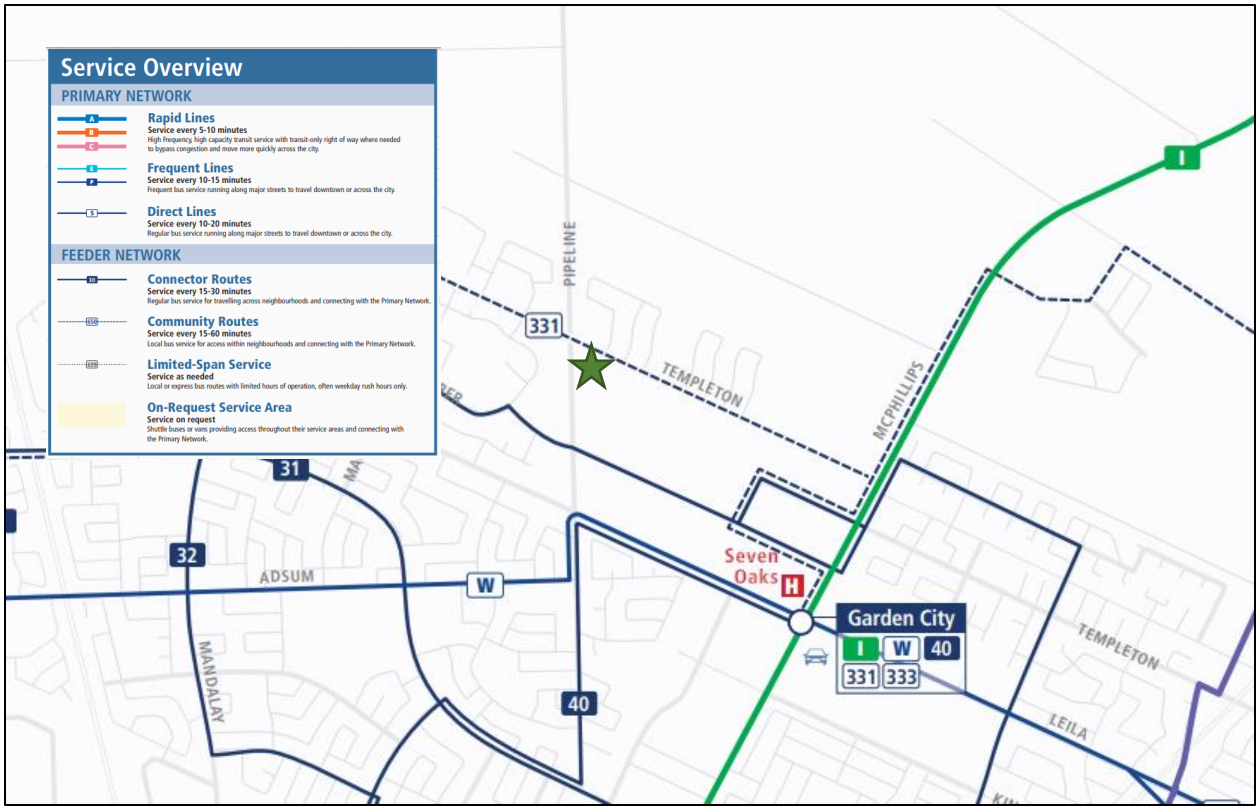


Figure 3: Winnipeg Transit Master Plan Long Term Network Plan

PROCESS CONSIDERATIONS EMANATING FROM BILL 37

- On May 20, 2021, the Planning Amendment and City of Winnipeg Charter Amendment Act, also referred to as Bill 37, was passed by the Manitoba Legislative Assembly and proclaimed on October 29, 2021. Consequently, development approval processes have been modified accordingly.
- A secondary plan amendment by-law is subject to the same approval process as a zoning by-law amendment in that a public hearing now occurs prior to Council giving first reading to the by-law.
- If, after the hearing, Council proposes to alter the by-law beyond minor alterations that do not change its intent, a second hearing must be held to receive representations on the alterations prior to the by-law receiving first reading.
- Following first reading, any person who made submissions at the hearing may file an objection. If the City receives sufficient objections, which is defined in the Charter as 25 voters or 50% of the total number of registered owners of land located within 100m of the subject property, the City must refer the proposed by-law to the Municipal Board before Council gives second reading where a hearing will be conducted within 120 days. The Municipal Board must then submit a report, with recommendations, to Council in respect of the proposed by-law. Council must not pass a by-law unless it conforms with the Municipal Board's recommendations, to which any changes would be made without an additional hearing at second reading. If the City does not receive sufficient objections, it may proceed to give second and third reading to the by-law concurrently.

SERVICING CONSIDERATIONS

- The Administrative Coordinating Group did not indicate concerns with the proposed application.
- It is expected that a transportation impact study and a servicing study will be required in a future subdivision and rezoning application to enable the proposed development.

ANALYSIS AND ISSUES

Subject property re-designation – proposed residential entitlements

- The subject property's current "Medium Density Residential" designation allows for three storey rowhouses as the densest allowable residential dwelling type, while the proposed "Higher Density Residential" designation would allow for multifamily apartments up to eight storeys in height.
- Between Complete Communities and the Precinct 'E' Precinct Plan, there are two main reasons to support the proposed re-designation of the subject property. First, two of the goals of the precinct plan encourage a dynamic planning framework responsive to market conditions, specifically directing the City to:
    - Accommodate existing and anticipated demand for urban housing; and
    - Provide a framework for the creation of a planned neighbourhood that fulfills market demands and needs.
- Over the last decade, market interest in multifamily development, and especially apartments, has accelerated. Since 2011, the share of new single detached dwelling units relative to all other dwelling types has decreased from 53% to 25% in 2021. More specifically, apartment dwellings are becoming larger. In 2016, apartment units in buildings four storeys or less comprised 38% of all new dwelling units, while apartment units in buildings greater than four storeys comprised 9%. By 2021, these numbers have increased to 22% and 44% respectively. In greenfield areas specifically, they have gone from 27% and 0% in 2016 to 18% and 14% in 2021. It appears as though the proposed re-designation is being driven by these market factors.
- Second, applicable planning policies strongly encourage a mix of dwelling types and uses. New Communities policies in Complete Communities encourage greater choices in housing type and density, particularly where the area is served by transit. Similarly, precinct plan goals encourage a diversity of housing types. Notably, it encourages multifamily housing to be located no more than 200 metres from transit. The subject property is well-suited to accommodate apartment development given its location along Templeton Ave, which is identified in the Winnipeg Transit Master Plan as a Community Route, which contemplates frequencies of 15-60 minutes. The compatibility of future development can be ensured through careful site and building design addressed through a future subdivision and rezoning application.

Subject property re-designation – proposed local commercial entitlements

- The Complete Communities Direction Strategy is broadly supportive of a mix of land uses in New Communities; proximity to daily needs is a key tenet of the complete communities concept by facilitating sustainable modes of transportation.
- One of the goals of the Precinct E Precinct Plan is to provide a framework for the creation of a neighbourhood to fulfill market demands and needs; enabling local commercial uses will provide an opportunity to satisfy market demands.

Proposed text amendments

- Since the Precinct 'E' Precinct Plan came into force in 2014, it has allowed for "low rise apartments" in the area designated as Higher Density Residential.
- The plan does not define "low rise apartments", but has been interpreted to allow for development up to seven storeys in height. For example, permits have been issued for the construction of seven storey, 178-unit multifamily apartments at 25 and 55 Daylan Marshall Gate.
- Complete Communities 2.0 defines "low rise residential" as residential buildings four storeys or less in height, while "mid rise residential" are residential buildings between five and eight storeys in height. The existing Complete Communities does not define these terms.
- The Public Service is concerned how the Precinct E plan may be interpreted in the future in light of the plan's lack of definitions of these terms, coupled with the incoming definitions of Complete Communities 2.0, with implications for both City decision-making processes as well as potential future appeals to the Manitoba Municipal Board now enabled as per Bill 37. As a result, it requested that the applicant include text amendments to align these plans and promote greater clarity; these amendments will not result in any change to existing development entitlements across the plan area. The applicant was amenable to this request.

RECOMMENDATION

The Public Service recommends that the proposed amendment be approved for the following reasons:

- By allowing for greater residential densities and a wider range of dwelling types, the proposed re-designation of the subject property will help achieve the goals of the Precinct 'E' Precinct Plan that encourage a dynamic planning framework responsive to market conditions. It will also help achieve goals found in OurWinnipeg, Complete Communities, and the precinct plan that encourage housing diversity.
- The proposed introduction of local commercial uses promotes complete communities by facilitating sustainable transportation and will provide an opportunity to satisfy market demand.
- The proposed text amendments will align terminology in the Precinct 'E' Precinct Plan with definitions in the incoming Complete Communities 2.0, thereby promoting greater consistency and clarity in its future interpretation. These amendments will not result in any change to existing entitlements across the plan area.

APPENDIX 'B' – Draft By-law

By-law No. 30/2022

THE CITY OF WINNIPEG

BY-LAW NO. 30/2022

A By-law of THE CITY OF WINNIPEG to amend the Precinct "E" – Precinct Plan By-law No. 97/2014 to re-designate lands generally located at the address commonly referred to as 477 Pipeline Road as a "Higher Density Residential" land use policy area.

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

Precinct "E" – Precinct Plan By-law No. 97/2014 amended

1 The Precinct "E" – Precinct Plan By-law No. 97/2014 is amended by this By-law.

Section 5.3 amended

2 Section 5.3 is amended by

(a) Replacing clause 5.3(a) with the following:

a. Two family housing, townhouses, low rise apartments (four storeys or less), and mid-rise apartments (generally six storeys or less) shall be the predominant use of land within this policy area.

(b) Adding the following clause 5.3(a.1) after clause 5.3(a):

a.1 Mid-rise apartment uses up to a maximum of eight storeys may be considered through the development application process provided the scale and design of the proposed development is compatible with surrounding existing and planned land uses, and there is existing or planned infrastructure to accommodate the proposed use.

Figure 6.0 amended

3 Figure 6.0: Precinct E Land Use Plan is amended by re-designating the lands shown on the map attached as Schedule "A" to this By-law as "Higher Density Residential".

DRAFT

By-law No. 30/2022

RECEIVED FIRST READING this day of , 2022;

RECEIVED SECOND READING this day of , 2022;

RECEIVED THIRD READING this day of , 2022;

DONE AND PASSED this day of , 2022.

Mayor

City Clerk

Approved as to Content:

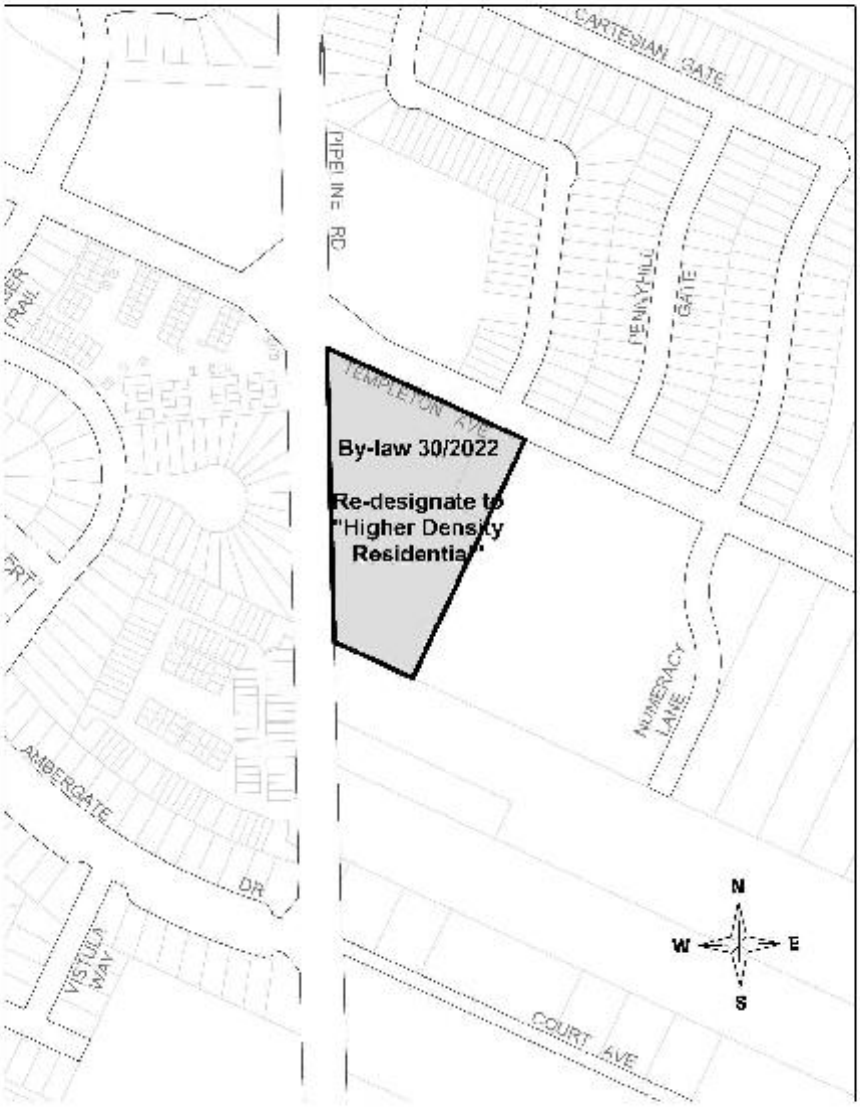
Director of Planning, Property
and Development

Legally Reviewed and Certified as to Form:

for Director of Legal Services
and City Solicitor

By-law No. 30/2022

SCHEDULE "A"



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APPENDIX 'C' – OurWinnipeg 2045 and Complete Communities 2.0 policies

With this application having been received prior to OurWinnipeg 2045 and Complete Communities 2.0 coming into force, it would be premature to apply their policies in its evaluation. However, applicable policies are noted below for information. These policies are based on the versions of these plans that were given second reading by Council on July 22, 2021.

OURWINNIPEG 2045

- Applicable OurWinnipeg 2045 policies would include:
    - 2.4 Facilitate compact, dense, complete, and physically and virtually connected communities through integrated land use, transportation, and infrastructure planning, to achieve climate change mitigation and adaptation goals and objectives, and greenhouse gas emissions reduction targets.
    - 6.3 Complete Communities must prescribe land use development policy in detail to guide growth and development in the city through the Urban Structure.
    - 6.33 Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms, and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and sustainable transportation options.

COMPLETE COMMUNITIES 2.0

- The General Growth section of Complete Communities 2.0 provides a general framework for accommodating development. Applicable policies would include:
    - 1.1.4 Accommodate market demand for new housing.
    - 1.1.5 Optimize existing infrastructure and services.
- The subject property is designated as "Emerging Communities" within the "Established Neighbourhoods" section of the plan. Emerging Communities are primarily residential areas that have been very recently planned and are still under development. They are typically characterized as low to medium density residential neighbourhoods containing single family housing, smaller pockets of multifamily housing, and locally oriented retail. Applicable policies would include:
    - 1.1 Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development.
    - 1.4 Support up to mid-rise residential development in Established Neighbourhoods that is compatible with neighbourhood context.
    - 3.1 Encourage a variety of housing types and tenures within Established Neighbourhoods to meet lifecycle housing needs and affordability ranges.
    - 3.2 Encourage a mix of types, tenures, and unit sizes within residential developments. Make provisions for unit sizes that can accommodate varying family sizes and multi-generational households.
    - 3.6 Encourage new development that incorporates housing types that enable "aging in place" in Established Neighbourhoods.

- 4.1 Support commercial development where residential neighbourhoods are not well served by local and community commercial amenities.
- 4.2 In order to protect the vitality and viability of existing commercial areas, encourage the redevelopment and infill of existing commercial areas as the preferred method of accommodating new commercial development.
- 4.3 Only approve new locations for commercial development where existing commercial areas cannot accommodate expansion and where the location of new commercial uses are in close proximity to transit.
- 4.4 New commercial development should be complementary and context sensitive to nearby uses.

- The Commercial Areas and Mixed Use Centres section provides direction with regards to accommodating new commercial uses throughout the city. Applicable policies would include:
  - 1.1 Encourage the redevelopment, infill, and expansion of existing commercial areas as the preferred method of accommodating new commercial development, while still providing local commercial opportunities in new neighbourhoods.
  - 1.5 Approve applications for new commercially zoned land where:
    - The proposed commercial use is compatible with surrounding land uses;
    - Impacts on existing commercial areas, including designated Mixed Use Centres, will be minimum 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;
    - Existing nearby commercial areas cannot accommodate expansion;
    - The street network can accommodate associated traffic volumes at full build-out; and
    - Transit service can be provided in an economically efficient manner relative to the scale of the proposed development.