

Appendix B: Amendment Summary

TRANSCONA WEST SECONDARY PLAN			
#	Amendment Type	Existing Policy	Revised and/or Updated Policy
1	CCDS Alignment	5.0 Land Use Policy Areas 5.1 Proposed Residential Areas 5.1.2 Policies (1) Composition of Proposed Residential Areas (a) Subject to the policies of this Plan, (i) single family, two family, triplex, and fourplex residential uses shall be the predominant use of land within the Residential Area.	5.0 Land Use Policy Areas 5.1 Proposed Residential Areas 5.1.2 Policies (1) Composition of Proposed Residential Areas (a) Subject to the policies of this Plan, (i) single family, two family, triplex, and fourplex residential uses shall be the predominant use of land within the Residential Area. ~~Low-rise apartment buildings may be permitted along collectors where compatible with the surrounding area.~~
2	Updating Density Policies	6.0 Density Policies 6.1 Residential Density 6.1.1 Purpose The purpose of these policies is to ensure that residential development in the community occurs within an acceptable density range in order to reduce land consumption and servicing costs and to promote transit use. Accordingly, the policies establish a target density range for Transcona West. Compliance with this target density range will be evaluated at the Development Application stage.	~~6.0 Density Policies~~ ~~6.1 Residential Density~~ ~~6.1.1 Purpose~~ ~~The purpose of these policies is to ensure that residential development in the community occurs at or above within an acceptable minimum density range in order to reduce land consumption and servicing costs and to promote transit use. Accordingly, the policies establish a target density range for Transcona West. Compliance with this target density range will be evaluated at the Development Application stage.~~
3	Updating Density Policies	6.0 Density Policies 6.1 Residential Density 6.1.2 Policies (1) Low Density Residential Areas (a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).	~~6.0 Density Policies~~ ~~6.1 Residential Density~~ ~~6.1.2 Policies~~ ~~(1) Low Density Residential Areas~~ ~~(a) The required residential density to be achieved within the low density residential areas shall be a minimum of 10.0 units per gross developable hectare (4 units per gross developable acre) and a maximum of 17.3 units per gross developable hectare (7.0 units per gross developable acre).~~

4	Updating Density Policies	6.0 Density Policies 6.1 Residential Density (2) Medium Density Residential Areas (a) The required residential density to be achieved within the medium density residential areas shall be a minimum of 24.7 units per gross developable hectare (10 units per gross developable acre).	~~6.0 Density Policies~~ ~~6.1 Residential Density~~ ~~(2) Medium Density Residential Areas~~ ~~(a) The required residential density to be achieved within the medium density residential areas shall be a minimum of 24.7 units per gross developable hectare (10 units per gross developable acre).~~
5	Updating Density Policies	6.0 Density Policies 6.1 Residential Density (3) Application of Density Range (a) At the Development Application stage, the density requirements of subsection 6.1.2(1) shall apply to: (i) Each ownership area in the community comprising no less than 35 acres, unless two or more land owners enter into a satisfactory arrangement that ensures the density requirements will be met through a transfer of units among the ownership areas; and (ii) Each Development Application submission in the community unless a developer can demonstrate that any inconsistency with the density requirements can be addressed through a future Development Application submission in the community.	~~6.0 Density Policies~~ ~~6.1 Residential Density~~ ~~(3) Application of Density Range~~ ~~(a) At the Development Application stage, the density requirements of subsection 6.1.2(1) shall apply to:~~ ~~(i) Each ownership area in the community comprising no less than 35 acres, unless two or more land owners enter into a satisfactory arrangement that ensures the density requirements will be met through a transfer of units among the ownership areas; and~~ ~~(ii) Each Development Application submission in the community unless a developer can demonstrate that any inconsistency with the density requirements can be addressed through a future Development Application submission in the community.~~