AGENDA OF THE

CIVIC ENVIRONMENTAL COMMITTEE

LOCATION:	North Committee Room Council Building
DATE:	**Monday, June 13, 2005**
TIME:	**4:00 p.m.**
MEMBERS:	Councillor Gord Steeves, Chairperson Councillor Donald Benham Councillor Harvey Smith Annitta Stenning, Chief Administrative Officer Bob Foster Michele Kading Ken Klassen Rodney McDonald Ken MacKinnon Shannon Stunden Bower Terri Willard Tony Zienkiewicz
ADMINISTRATIVE PERSONNEL:	James Allum, Interim Environmental Coordinator Kristine Koster, Policy Assistant, Civic Environmental Committee
CLERK:	Krista Kunz

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NEW BUSINESS

ADOPTION OF MINUTES

moves that the minutes of the meeting held on May 9, 2005 be taken as read and confirmed.

DELEGATIONS

1. Councillor Russ Wyatt on behalf of the Rapid Transit Task Force, to be heard with respect to Task Force recommendations for a 'Made in Winnipeg' rapid transit solution. File E-7

(See Item No. 4 - page 5)

GENERAL BUSINESS

1. From Councillor Gord Steeves, Chairperson, Civic Environmental Committee
   Communication 2005/06/05

City Hall Reports
File E-7 (Vol. 1)

Providing for the Committee's consideration, the following Standing Committee report:

Report of the Standing Policy Committee on Downtown Development, dated June 9, 2005 – Pioneer and Waterfront Development Principles and Guidelines.
(See also, Item 3 - page 4)

2. From Gord Steeves, Chairperson, Civic Environmental Committee
   Communication 2005/06/05

Action on Reports
File E-7 (Vol. 1)

Submitting for Committee's information, an extract of the June 8, 2005 Executive Policy Committee Disposition of Items, with respect to the CEC's recommendation on the Recreation and Leisure Facilities Policy.

Extract of the Executive Policy Committee Disposition of Items – June 8, 2005

Minute	Subject/File	Recommendations	Action Required
375	Recreation and Leisure Facilities Policy Minute 37, CEC, 2005 05 09 PR-1	The Executive Policy Committee received as information the recommendation of the Civic Environmental Committee and referred same to the Administration.	Chief Administrative Officer

(See Attachment 1 – pages 7 - 9)

3. From Terri Willard, Committee Member
Communication 2005/06/05

Standing Policy Committee on Downtown Development – Pioneer & Waterfront Development Principles and Guidelines
File E-7 (Vol. 1)

With respect to the above-named document, the following is submitted for Committee's consideration:

In Section 2.2, Supporting Documents, include the following:

- Sustainable Winnipeg: A Comprehensive Environmental Strategy

In Section 3.2.10, strengthen the wording to read as follows:

Maintain a connection to the natural environment
The prominence of the Red and Assiniboine Rivers are primary attributes. Every effort should be made to sustain, enhance and preserve access to them, both physically and visually. Landscaping designs should be based on native plants of the region in order to regenerate the currently degraded river-bottom ecosystem.

(Note: 3.2.10 currently only maintains a "sense" of connection to the natural environment and lacks the last sentence on native plants. It's ironic that 3.2.8 condemns "historical imagery (fake old)" buildings but that equal consideration isn't given to fake nature. So far the Forks has done a pretty good job re: native plants in landscaping, but I'd like to see it codified in these development principles and guidelines for the future.)

Add the following section after 3.2.12:

3.2.13 Encourage green building practices
As an emerging hub of green building practice, both the economy and environment of the city can be fostered through a continued commitment to LEED standards in new developments. As a community meeting place, such standards also promote broader public understanding of green building."

(See Attachment 2 – pages 10 - 19 and
DMIS Attachment – Pioneer & Waterfront Development Principles and Guidelines)

4. From Councillor Russ Wyatt, Chairperson, Rapid Transit Task Force
Communication 2005/05/05

Rapid Transit Task Force Recommendations

File E-7 (Vol. 1)

Providing Committee with information on the Target Workplan of the Rapid Transit Task Force.

5. From Councillor Gord Steeves, Chairperson, Civic Environmental Committee

French Idle Free Signs

File E-7

Providing for Committee's consideration, a motion to financially support the printing of French idle free signs for City of Winnipeg facilities.

6. From Bob Foster, Committee Member

Progress Report - Land Use Sub-Committee

File E-7

Providing for Committee's information, a progress report of the Land Use Sub-Committee comprised of Michelle Kading, Terri Willard, Shannon Stunden Bower, Bob Foster and Councillor Steeves.

7. From Ken MacKinnon, Committee Member

Progress Report - Green Buildings Sub-Committee

File E-7

Providing for Committee's information, a progress report of the Green Buildings Sub-Committee comprised of Ken Klassen, Rodney McDonald and Ken MacKinnon.

8. From Councillor Gord Steeves, Chairperson, Civic Environmental Committee

Chairperson's Monthly Report
File E-7

Submitting for Committee's information, the Chairperson's monthly report.

9. From Kristine Koster, Policy Assistant, Civic Environmental Committee

Policy Assistant's Monthly Report
File E-7

Submitting for Committee's information, the Policy Assistant's monthly report.

moves that the rule be suspended and that the following items be considered.

On motion of , the meeting adjourned at p.m.

Attachment 1 (Item 2) – Recreation and Leisure Facilities Policy

Agenda – Executive Policy Committee – June 8, 2005

REPORTS

Item No. 2 Recreation and Leisure Facilities Policy
File PR-1

CIVIC ENVIRONMENTAL COMMITTEE RECOMMENDATION:

On May 9, 2005, the Civic Environmental Committee recommended as follows:

1. That the proposed new community facilities policy include a requirement that any new recreation or leisure buildings or major renovations projects funded by the City of Winnipeg must be designed and constructed to minimize energy use and operating costs, greenhouse gas emissions and impact on the environment to greatest extent that is practical and cost-effective;

2. That this requirement will be deemed to be satisfied if the building or renovation project achieves a minimum of LEED silver certification from the Canada Green Building Council plus at least one of the following:
   - Power Smart designation from Manitoba Hydro; or
   - CBIP (Commercial Building Incentive Program) contribution from Natural Resources Canada

Agenda – Executive Policy Committee – May 18, 2005

DECISION MAKING HISTORY:

COUNCIL DECISION:

On May 18, 2005, Council concurred in the recommendation of the Executive Policy Committee and adopted the following:

1. That the document entitled "The City of Winnipeg Recreation, Leisure, and Libraries Facilities Policy" attached as Appendix 'A' be adopted as City Policy.

2. That an additional $50,000.00 operating grant be provided to the General Council of Winnipeg Community Centres (GCWCC) as interim funding for 2005.

3. That an increase of $150,000.00 to General Council of Winnipeg Community Centre's annual operating grant for 2006 and beyond be referred to the 2006-2008 budget process subject to GCWCC's provision of a business plan approved by Council.

CIVIC ENVIRONMENTAL COMMITTEE RECOMMENDATION:

On May 9, 2005, the Civic Environmental Committee submitted the following resolution to the Executive Policy Committee, namely:

WHEREAS the City of Winnipeg has made a commitment to environmentally responsible decision-making (Plan Winnipeg Policies 2B-01 and 5A-01); to reduce greenhouse gas emissions (Police 2B-02); and to encourage energy efficiency and lower operating costs in civic buildings (Policy 5A-04);

AND WHEREAS Council has approved in principle the CEC's (Civic Environmental Committee's) report Sustainable Winnipeg: A Comprehensive Environmental Strategy which recommends that the City adopt a green building standard for new civic buildings and externally-tendered projects;

AND WHEREAS Council has adopted the Administration document Embracing Sustainability: An Environmental Priority and Implementation Plan for the City of Winnipeg 2004-2006 that makes the incorporation of green building technology in new buildings and major retrofit projects an ongoing priority initiative;

DECISION MAKING HISTORY (continued):

AND WHEREAS several recently completed 'green' building projects in Winnipeg including Mountain Equipment Co-op, Red River College Princess Street Campus, Smith Carter Building and Dalnavert Museum Visitor's Centre demonstrate that buildings that significantly reduce energy use, greenhouse gas emissions and impact on the natural environment can be built at little or no additional cost;

AND WHEREAS the Government of Canada, numerous regional and local governments as well as private organizations across Canada and the United States now require their building projects become certified under LEED (Leadership in Energy and Environmental Design), a voluntary, consensus-based national standard for developing high-performance, sustainable buildings;

THEREFORE BE IT RESOLVED that the proposed new community facilities policy include a requirement that any new recreation or leisure buildings or major renovations projects funded by the City of Winnipeg must be designed and constructed to minimize energy use and operating costs, greenhouse gas emissions and impact on the environment to greatest extent that is practical and cost-effective;

AND BE IT FURTHER RESOLVED that this requirement will be deemed to be satisfied if the building or renovation project achieves a minimum of LEED silver certification from the Canada Green Building Council plus at least one of the following:

- Power Smart designation from Manitoba Hydro; or
- CBIP (Commercial Building Incentive Program) contribution from Natural Resources Canada

Agenda - Civic Environmental Committee – June 13, 2005

Attachment 2 (Item 3) – Pioneer & Waterfront Development Principles &Guidelines

Agenda - Standing Policy Committee on Downtown Development - June 9, 2005

REPORTS

Item No. 1 Pioneer and Waterfront Development Principles and Guidelines
File EP-1.2.1

ADMINISTRATIVE RECOMMENDATION:

That Standing Policy Committee on Downtown Development endorses the Pioneer and Waterfront Development Principles and Guidelines as a guide to development decision making for lands around the Pioneer Avenue and Waterfront Drive intersection.

Re: Pioneer & Waterfront Development Principles and Guidelines

For submission to: Standing Policy Committee on Downtown Development

Original report signed by: Director of Planning, Property and Development

Report date: December 13, 2004

Recommendation(s):

That Standing Policy Committee on Downtown Development endorses the Pioneer & Waterfront Development Principles and Guidelines as a guide to development decision making for lands around the Pioneer Avenue and Waterfront Drive intersection.

REPORT SUMMARY

Key Issues:

- The Pioneer & Waterfront Development Principles and Guidelines document will function as a flexible and practical guide for future development within the plan area. It is not intended to be a Secondary Plan with the legal status of a by-law. Alternatively, it will act as a policy document used by the City of Winnipeg and The Forks Renewal Corporation when evaluating and guiding future development proposals in this area;
- This development framework plan was prepared in collaboration with the Forks Renewal Corporation and following consultation with key stakeholders and technical advisors. Ownership of these lands is divided between the City of Winnipeg and The Forks Renewal Corporation;

Implications of the Recommendation(s):
General implications:

	None
X	**For the organization overall and/or for other departments**
X	**For the community and/or organizations external to the City of Winnipeg**
	Involves a multi-year contract

Comment(s):

- The adoption and implementation of the Pioneer & Waterfront Development Principles and Guidelines will provide the City of Winnipeg, The Forks Renewal Corporation and the development community with a consistent and integrated planning and design framework that will assist in development decision-making for this key area.

Policy implications:

	No
X	**Yes**

Comment(s):

- The Pioneer & Waterfront Development Principles and Guidelines will guide decision-making on development proposals in this area.

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

X	**Within approved current and/or capital budget**
	Current and/or capital budget adjustment required

Comment(s):

-

REASON FOR THE REPORT:

Standing Policy Committee on Downtown Development is mandated to establish and implement policies that will assist in guiding development in the Downtown area.

HISTORY:

- *In early June 2004 the Planning and Land Use Division commenced the development of a plan, in partnership with the Forks Renewal Corporation, for the lands along Pioneer Avenue between the Provencher Bridge and the High Line and Waterfront Drive between the High Line and The Forks.*
- *The timing for such a plan was deemed appropriate due to potential development interest within the plan area, resulting from the completion and initiation of several significant projects within the vicinity, including: the completion of Waterfront Drive, new Provencher Bridge and Esplanade Riel; the proposed Canadian Museum for Human Rights; the recent Canwest Global Park expansion and the request for mixed-use development proposals along Waterfront Drive.*
- *In July 2004 a Steering Committee was established, consisting of stakeholder representatives from key downtown organizations and major land interests in the area as well as technical advisors from various City Departments, to assist with the development of the plan. Following the formation of the Steering Committee, Planning and Land Use Division and Forks Renewal Corporation staff conducted a series of meetings with the Steering Committee to discuss the scope and intent of the plan, as well as to identify key issues, assets, opportunities and a vision for the future.*
- *In October 2004 a first draft of the plan was presented to the members of the Steering Committee for their review and comment.*
- *Based on comments received from the Steering Committee regarding the first draft, the Planning and Land Use Division and The Forks Renewal Corporation undertook revisions to the draft in November 2004.*
- *The final draft of the Pioneer & Waterfront Development Principles and Guidelines was completed in December 2004.*
- *Concurrent with the Standing Policy Committee on Downtown Development's review, the plan is being reviewed by The Forks Renewal Corporation Board.*

DISCUSSION:

What is it?

The Planning and Land Use Division, in partnership with The Forks Renewal Corporation and other key stakeholders have prepared a policy plan for the area surrounding the intersection of Pioneer Avenue and Waterfront Drive. Referred to as the Pioneer & Waterfront Development Principles and Guidelines, its aim is to establish a policy and design framework that will be utilized by the City of Winnipeg and the Forks Renewal Corporation when evaluating and guiding future development proposals in this area. The central objectives of this plan include:

- *To serve as a predictable development guide that will provide the City of Winnipeg and The Forks Renewal Corporation with a basis to assess the appropriateness and compatibility of new development on parcels within the plan area;*

- *To provide guidance and advice to potential development proponents or future businesses in their preliminary development decision-making;*
- *To promote a consistent and integrated planning and design approach for a key area within Winnipeg's Downtown; and*
- *To build upon the Forks Renewal Corporation's* Focus On The Future: Concept and Financial Plan 2001 – 2010*, which was completed and adopted by The Fork's Shareholders in the fall of 2001.*

Why prepare a plan?

Potential development along Pioneer Avenue and Waterfront Drive is guided by general policies found within Plan Winnipeg and CentrePlan Vision and Strategies. In addition, somewhat more specific direction is provided by the CentrePlan Development Framework, the new Downtown Zoning By-law, The Forks Concept Plan and The Forks Design Guidelines. None of these, however, provide sufficient direction to guide the type of specific developments that are now being proposed or that is anticipated on the lands abutting this significant link between St. Boniface, The Exchange District National Historic Site and the remainder of the Downtown to the west.

Recent initiatives and proposals within and adjacent to the plan area, would suggest this land is ready for development. Accordingly, it seems appropriate at this time for the City, in collaboration with The Forks Renewal Corporation and key stakeholders, to define and develop clear expectations for the future development of these lands. Some of the recent initiatives and proposals creating the impetus for this plan include:

- *The recent completion of Waterfront Drive – this project involved the realignment of Pioneer and Water Avenue which resulted in changes to area traffic patterns and property configurations.*
- *The proposed Canadian Museum for Human Rights – this signature project will be a major attraction in the downtown, impacting the form, character and transportation patterns of the area.*
- *The recent construction of the new Provencher Bridge and Esplanade Riel. Included in this project was a substantial investment in the streetscape between the bridge and CN High Line.*
- *The Canwest Global Park expansion has brought more visitors to the area, while increasing the demand for parking.*
- *The City has leased the north west corner of Waterfront Drive and Pioneer Avenue to Canwest Global Park, with the understanding that a building will be constructed on the site.*
- *The Winnipeg Art Advisory Committee has suggested locating public art near the Waterfront / Pioneer intersection.*

What has been the Process?

The formation of this plan has been a collaborative effort between the Planning and Land Use Division and The Forks Renewal Corporation. Another important aspect to the planning process was the establishment of a Steering Committee involving stakeholder representatives from key downtown organizations and major land interests in the area. The role of the Steering Committee was to provide input and advice on the principles and guidelines within the plan. The Steering Committee consisted of representatives from the following organizations:

- *The Downtown BIZ*
- *The Exchange District BIZ*
- *Parks Canada*
- *CentreVenture Development Corporation*
- *Canwest Global Park*
- *The Canadian Museum for Human Rights*
- *Entreprises Riel*

To further assist the planning team, a Technical Advisory Committee (consisting mainly of representatives from various City Departments) was also formed to provide advice on detailed matters relating to Real Estate, infrastructure, transportation and transit, parking and public art.

The planning team and project partners began working on the development principles and guidelines in early July 2004 and continued over a five-month period. Over this time, several meetings were conducted to discuss the scope and intent of the plan, as well as to help identify key issues, assets, opportunities and a vision for the future of this area. Following these initial meetings, planning staff from the City and The Forks Renewal Corporation worked together to prepare a draft plan, which was then presented to the Steering Committee for their review and feedback. As a result of the stakeholder consultation a final draft of the plan was then completed.

What are the key elements?

Key elements of this plan include:

1. *<u>Broad Planning and Design Principles:</u>*

- *Twelve broad and fundamental planning principles that could be applied throughout the entire framework are identified:*
  - *i. Establish a diversity of uses, activities and sizes of development*
  - *ii. Foster physical continuity*
  - *iii. Ensure the public nature of the plan and reinforce the sense of public ownership*
  - *iv. Reinforce the unique character already established within The Forks*
  - *v. Create a hierarchy of transportation that begins with pedestrians*
  - *vi. Encourage intense street level activity*
  - *vii. Encourage a vibrant cultural atmosphere*
  - *viii. Recognize meaningful heritage*
  - *ix. Encourage public art*
  - *x. Maintain a sense of connection to the natural environment*

xi. Encourage the preservation of important view corridors

xii. Parking should be viewed as a collective issue

2. <u>Public Realm Guidelines:</u>

- *The treatment of the public realm is key to the overall development of the plan area. It provides important linkages between and through the development, while also providing connections beyond the plan area, to the intersection of Portage and Main, St. Boniface and The Exchange District. Accordingly, the plan identifies guidelines relating to various elements of the public realm, including streets and plazas, signage and public art.*

3. <u>Parking:</u>

- *Parking is one component of a multifaceted transportation strategy for improving access to the plan area for visitors. Recommendations regarding parking, including the adoption of an area-shared model as well as the location and form of parking structures have been identified within the plan.*

4. <u>Development Opportunity Sites:</u>

- *The provision of detailed redevelopment strategies pertaining to five (5) Development Opportunity Sites located within the plan area. These strategies focus upon three (3) principal planning elements – preferred land uses, built form and transportation/parking. The Development Opportunity Sites also provide illustrative redevelopment concepts that help to visualize how this area may develop, based upon the plan's recommended redevelopment strategies.*

Conclusion:

The preparation of the Pioneer & Waterfront Development Principles and Guidelines was undertaken through a partnership between the Planning and Land Use Division and The Forks Renewal Corporation. Included in the planning process was consultation and input by key stakeholders. This plan is intended to be utilized as a guide for the City of Winnipeg and The Forks Renewal Corporation when assessing, reviewing and providing feedback on future development proposals within the plan area. It also establishes a planning and design framework that harmonizes a number of different policy initiatives in a single, concise and user-friendly document.

Financial Impact Statement

Date: December 8, 2004

COMMENTS:

The recommendation in this report is that Standing Policy Committee on Downtown Development endorse the Pioneer & Waterfront Development Principles and Guidelines as a guide to development decision making for lands around the Pioneer Avenue and Waterfront Drive intersection. There are no financial implications related to this recommendation.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Preparation of the Pioneer & Waterfront Development Principles & Guidelines occurred in partnership with The Forks Renewal Corporation and in consultation with the following City Departments: Planning, Property and Development, Public Works, Water and Waste and Winnipeg Transit.

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department
Division: Planning, Property & Development Department
Prepared by: Randy Humble
PPD File #: N/A

Appendix 1 – Plan Area Boundaries

