

## APPENDIX C – PLANNING REPORTS IN STUDY AREA

The proposed study area is quite large extending from downtown to eastern Winnipeg. Over the last ten years, a fair amount of planning work has occurred within the study area by multiple City departments, with this work adopted by Council as plans covering neighbourhoods or sections of the study area. The current project should build on the body of background work already in place. Descriptions of this work have been broken down below into three groupings based on geography.

### *Downtown/Point Douglas area*

- **Downtown North Pre-Plan Assessment.** Prepared in late 2008, this document serves as a “plan to plan”; it was intended to develop a preliminary understanding of the dynamics of the study area to outline the breadth and depth of planning work that may be needed. Its area of study was cast quite large, ranging from Dagmar St to the west, the Red River to the east, Logan Av to the north, and Notre Dame Av to the south. It concluded that future planning for the study area be undertaken through a series of smaller initiatives rather than through a single comprehensive process. As such, it served as a predecessor to the Warehouse District Neighbourhood Plan, a secondary plan that is currently underway.
- **South Point Douglas Background Study.** In 2008, the Planning and Land Use Division undertook a background study for the South Point Douglas area to help assess the need for a secondary plan. It identified a number of reasons why the City should eventually support such as a process. These reasons include:
  - Insufficient land drainage and wastewater sewer capacities
  - Impacts of future transportation projects such as the replacement of the Louise Bridge and a potential rapid transit corridor.
  - Land contamination issues
  - Consultation and integration with the existing Aboriginal community
  - Preventing the displacement of existing residents
- **South Point Douglas Pre-Consultation.** In 2008, a process was initiated to gather issues and stories from the community of South Point Douglas and is summarized in a report prepared by Bridgman Collaborative and McKay Finnigan called South Point Douglas Pre-Consultation .
- **South Point Douglas Neighbourhood: Neighbourhood Inventory.** This report, completed in 2008, provides basic planning background information for use for a future Secondary Plan for the area and a change to its industrial policy designation. The Planning, Property and Development Department of the City of Winnipeg, in consultation with staff from other City departments, local residents, community stakeholders, and other levels of government have contributed information and analysis toward the preparation of the SPD Neighbourhood Inventory.
- **Go... to the Waterfront.** Another planning initiative that included - but was not limited to – the Downtown was the Go... to the Waterfront planning report. Sponsored by The Forks North Portage Partnership, it states that it, “Represents Winnipeg’s 20 year vision for its downtown waterfront”. It illustrates how the city may reorient itself towards its rivers over time in its downtown and shoulder neighbourhoods such as Armstrong’s Point, Osborne Village, St. Boniface, Norwood/Riverview, and Point Douglas/Elmwood. It was endorsed in principle by Council on January 29, 2014 as a tool to support waterfront development in Winnipeg.

### *Transcona*

- In July 2008, Council adopted the **Transcona West Area Structure Plan** with the aim of guiding the development of 1500 acres of land located roughly between Lagimodiere Blvd to the west, Plessis Rd to the east, Regent Av W to the south, and Cordite Rd to the north. It established projected land uses and densities within the plan area.
- More recently, 2013 saw a flurry of development applications within the Transcona West area, including nearly 400 acres of residential developments both east (DASZs 10, 11, and 12 of 2013) and west (DASZ 15/13) of Peguis St, including higher density residential developments south of Ravelston Av W abutting the CPR mainline and along Peguis. It also saw the proactive rezoning (DASZ 39/13) of the City-owned Ravelston/Plessis triangle (identified as a Major Redevelopment Site in Complete Communities) for high density residential mixed use and community/institutional

development, following which the City released an Expression of Interest for its sale and redevelopment.

- Beyond Transcona West, in December 2010, Council approved the “**Downtown Transcona Planned Development Overlay 1**” to Zoning By-law No. 200/06 to protect and enhance the character of Downtown Transcona as the city centre of Transcona. The intent of this PDO is to promote and enhance Transcona’s historic main street by encouraging the intensification of commercial businesses with a neighbourhood focus, to ensure that all development conforms to the urban form and character of the area, and to create a vital and safe pedestrian environment on Regent Av. It does so via urban-oriented bulk standards, permitted use regulations, and use-specific standards.

#### *St. Boniface*

- In 2005, Council approved amendments to the **North St. Boniface Secondary Plan** to serve as updates to the plan that was originally introduced in the mid-1970s. Largely, it establishes permitted land uses and maximum permitted residential densities for the area north of Provencher Blvd, west of Archibald Rd.
- Also guiding development in the area is the **Boulevard Provencher Planned Development Overlay 1**, applicable to the first two blocks of Provencher between Tache Rd and Langevin Rd. It is largely design-based, with an urban design review process and guidelines as well as urban-oriented dimensional standards, most notably including height restrictions of 80 ft. on the north side and 30 ft. on the south side.