Minute No. 845
Report - Standing Policy Committee on Property and Development - September 19, 2006

Item No. 15 Osborne Village Neighbourhood Plan
File SP 2/2006

COUNCIL DECISION:

Council concurred in the recommendations of the Standing Policy Committee on Property and Development and adopted the following:

1. That By-law No. 220/2006, the Osborne Village Neighbourhood Plan, as outlined in Appendix "A" to the report from the Director of Planning, Property and Development dated September 12, 2006, be forwarded to Council for First Reading.

2. That the City Centre Community Committee schedule a Public Hearing in accordance with The Development Procedures By-Law No. 5893/92 and Section 234(3) of The City of Winnipeg Charter.

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 - September 19, 2006

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,
That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 21, 2006, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 19, 2006, the Standing Policy Committee on Property and Development concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

RE: OSBORNE VILLAGE NEIGHBOURHOOD PLAN

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: September 12, 2006

RECOMMENDATION:

1. That By-law **No. 220/2006**, the **Osborne Village Neighbourhood Plan,** attached as Appendix "A", be forwarded to Council for First Reading.
2. That the City Centre Community Committee schedule a Public Hearing in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

Report Summary

Key Issues:

- A collaborative and consultative planning process to create a Neighbourhood (Secondary) Plan for the Osborne Village area has been completed.
- A Secondary Plan with policies guiding the future development and redevelopment of the Osborne Village area has been prepared (see Attachment B).
- The Secondary Plan has been prepared by the Planning, Property, and Development Department in close consultation with other Departments, area residents, and business owners.
- Residents and business owners within the plan area have been directly consulted and attended an open house to view the proposed secondary plan.
- Civic departments have reviewed the Secondary Plan to ensure the appropriate conditions and requirements to accommodate redevelopment have been included in the plan's policies.
- The adoption of the Secondary Plan as a by-law requires First Reading at Council and then a Public Hearing prior to Second and Third Reading at Council.
- The committee of council designated for the purpose of conducting the hearing respecting the proposed by-law is the City Centre Community Committee.

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

( ) Involves a multi-year contract

Comment(s):

- The Secondary Plan provides policy to guide the development and redevelopment within the Osborne Village area over a 20-year time frame.

Policy Implications

( ) No

(X) Yes

Comment(s):

- Policies in the Osborne Village Neighbourhood Plan (NP) specify the location, type and form of future redevelopment within the planning area

Regulatory Implications

(X) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

- These development policies support the interpretation of Zoning requirements and the evaluation of development applications.

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):

Report

REASON FOR THE REPORT:
The Standing Policy Committee on Property and Development has the authority to forward the Secondary Plan By-Law to Council for First Reading.

HISTORY:
On July 5th, 2001, the Standing Policy Committee on Property & Development directed the Department of Planning, Property, and Development to prepare a Secondary Plan for the Osborne Village area.

The Planning, Property, and Development Department developed the Secondary Plan through a collaborative planning process with area residents and business owners. This process also included close consultation with all affected City departments to address any issues related to development and redevelopment in Osborne Village, and to ensure that the City's requirements were incorporated into the plan's policies.

DISCUSSION:
Plan Winnipeg

Osborne Village is in the central area of the City, immediately to the south of the Downtown, and comprises approximately 93 hectares (231 acres) of land. The area is designated Neighbourhood Policy Area by Plan Winnipeg 2020 Vision which allows for a "residential mix together with a variety of educational, recreational, institutional, commercial and possibly industrial uses, at a scale and density compatible with each other."

Section 3B-02 of Plan Winnipeg 2020 Vision provides for the protection of existing neighbourhoods and, where warranted, for the adoption of secondary plans to guide development.

The Osborne Village Neighbourhood Plan was prepared in order to provide direction for development in this unique neighbourhood and as a means to implement the broader strategic directions expressed through the policies of Plan Winnipeg 2020 Vision.

The Osborne Village Neighbourhood Plan is the first secondary plan pertaining to redevelopment in established mature neighbourhoods prepared pursuant to the direction provided by Plan Winnipeg 2020 Vision and is part of an integrated hierarchy of plans. (See Attachment C: Planning and Development Framework)

The Osborne Village Neighbourhood Plan

The Neighbourhood Plan (NP) will guide and direct specific land uses, urban form, residential densities, road and servicing infrastructure, subdivision and development decisions that collectively will determine the form of the future community. (See Attachment B: The Osborne Village Neighbourhood Plan). The Plan will promote high quality urban development and redevelopment in Osborne Village in a manner that supports and enhances the neighbourhood. The Plan will ensure that new development and redevelopment within the plan area reinforces the appeal of the neighbourhood, discourages suburban-style development, and manages the impact of regional traffic.

To accomplish this, the NP provides a framework that includes a future-oriented vision of the community, a land use and urban form concept, and a series of policies designed to collectively achieve the plan.

The objectives of the NP are:

- Protect and reinforce the pedestrian orientation and village character of the plan area;
- Maintain a balance of complementary land uses;
- Create and reinforce a well designed, livable, integrated community;
- Encourage building design, site layouts, and urban design features which contribute to a unique community;

- Encourage mixed-use developments with active uses at ground level in appropriate locations;
- Protect, maintain, and encourage conservation of heritage buildings;
- Provide clarity, certainty, and consistency to the community and developers on land use and planning issues in Osborne Village; and
- Provide for meaningful community participation in the development review and approval process.

The policies of the NP provide the necessary mechanisms to achieve the plan's objectives and will ensure that new development and redevelopment respect and reinforce the unique urban form and character of the Osborne Village area.

Public Hearing on Secondary Plan

The Osborne Village Neighbourhood Plan is a secondary plan that has been prepared as a by-law for consideration at a public hearing. Pursuant to the Development Procedures By-Law **No. 5893/92:**

5. (1) A proposed Secondary Plan By-law shall, after first reading and before second reading, be referred for conduct of a public hearing in accordance with the City of Winnipeg Charter:

(a) where the land to which the proposed Secondary Plan By-law applies is located in one community to the community committee for that community;

but if council deems it more appropriate it may by resolution designate either the executive policy committee or a standing committee to conduct the public hearing.

The Osborne Village Neighbourhood Plan area is located in the ward of Fort Rouge – East Fort Gary and within the boundaries of the City Centre Community Committee. (See Attachment D: Secondary Plan Approval Process.)

Financial Impact Statement Date: September 5, 2006

Project Name:

OSBORNE VILLAGE NEIGHBOURHOOD PLAN

COMMENTS:

The recommendations included in this report are that By-law No. xxxx/2006, the Osborne Village Neighbourhood Plan, attached as Appendix "A", be forwarded to Council for First Reading and that the City Centre Community Committee schedule a Public Hearing in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

There are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
Water and Waste

Public Works

Transit

Public Works

Community Services

Winnipeg Parking Authority (SOA)

External Consultation With:

N/A

THIS REPORT SUBMITTED BY:

Department: Planning, Property and Development
Division: Planning and Land use
Prepared by: David Marsh and John McNairnay
PPD File No.: SP 02/2006

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Attachment "A"

REFERENCE: FILE NO: SP 02/06

THE CITY OF WINNIPEG

BY-LAW NO. 220/2006

A By-law of **THE CITY OF WINNIPEG** to adopt a Secondary Plan for the Osborne Village Neighbourhood.

THE CITY OF WINNIPEG, in Council assembled, hereby establishes the attached document entitled "Osborne Village Neighbourhood Plan" as a secondary plan.

1. This By-Law shall be referred to as the **"Osborne Village Neighbourhood Plan".**

RECEIVED FIRST READING on this _____ day of _____ A.D., 2006.

RECEIVED SECOND READING on this _____day of _____ A.D., 2006.

RECEIVED THIRD READING on this _____day of _____ A.D., 2006.

DONE AND PASSED in Council assembled this _____ day of _____ A.D., 2006.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Planning, Property & Development

Certified as to Form:

_____
for City Solicitor/Manager of
Legal Services

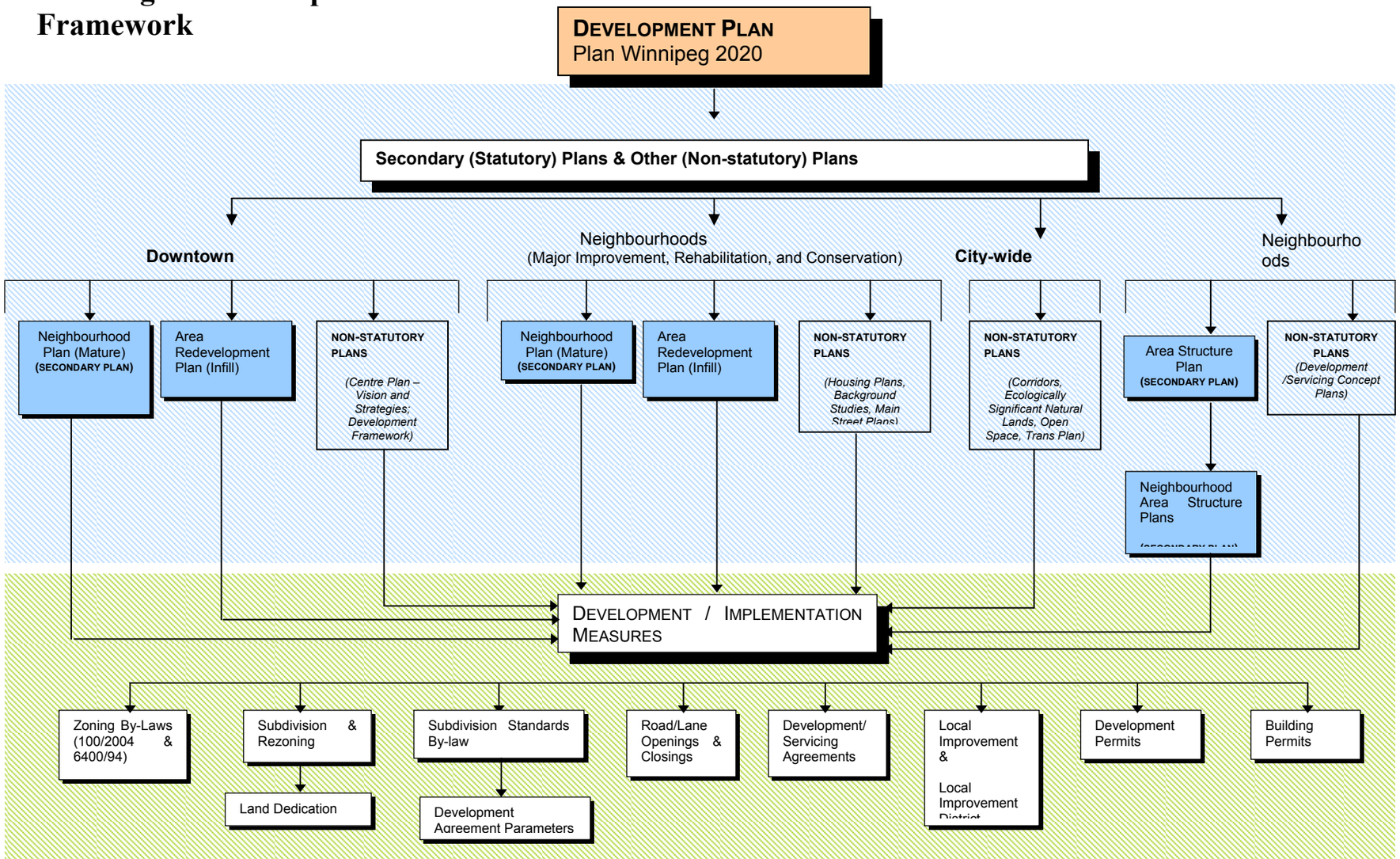
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Attachment B: The Osborne Village Neighbourhood Plan

See Separate Adobe Attachment

Attachment C: The Planning and Development Framework

Winnipeg Planning and Development Framework



Attachment D: Secondary Plan Approval Process

