Agenda – Council – December 10, 2014

Report – Standing Policy Committee on Property and Development – November 25, 2014

Item No. 8 Secondary Plan – Amendment to the Osborne Village Neighbourhood Plan By-law No. 220/06 (Fort Rouge-East Fort Garry Ward) File SPA 4/2014

STANDING COMMITTEE RECOMMENDATION:

On December 3, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That By-law No. 100/2014, an amendment to the Osborne Village Neighbourhood Plan By-Law No. 220/2006, be forwarded to Council for second and third readings.

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

Agenda – Council – December 10, 2014

Report – Standing Policy Committee on Property and Development – November 25, 2014

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 3, 2014, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the City Centre Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 25, 2014, the Standing Policy Committee on Property and Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Secondary Plan – Amendment to the Osborne Village Neighbourhood Plan By-law No. 220/06**
File SPA 4/2014

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Ms K. McMillan, Committee Clerk**
City Centre Community Committee

Report date: **November 14, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On November 12, 2014, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

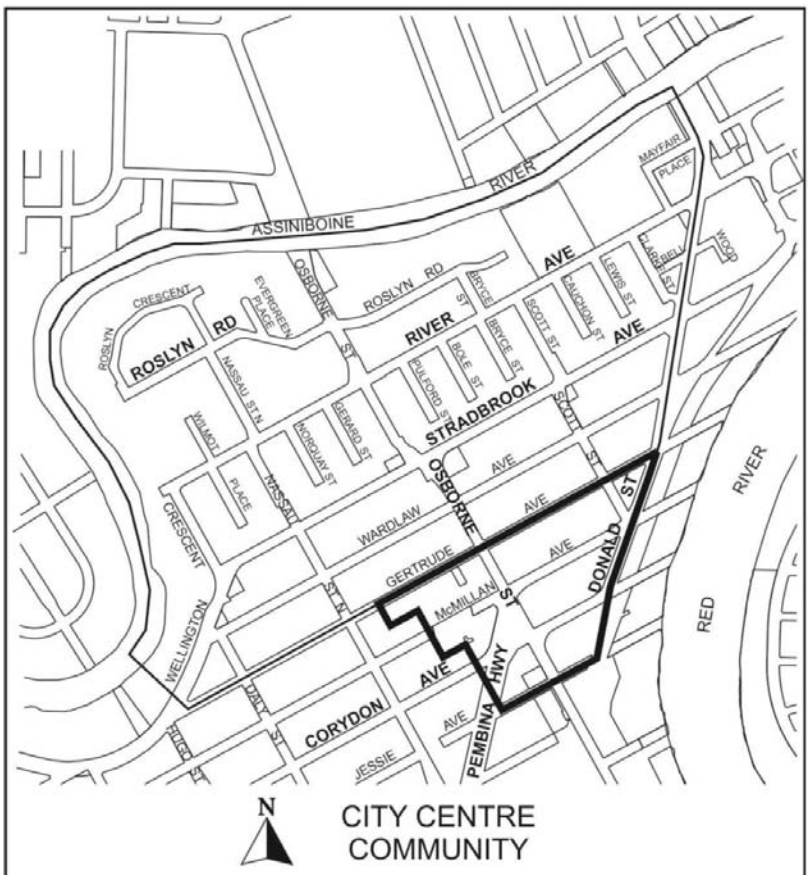
1. That By-law No. 100/2014, an amendment to the *Osborne Village Neighbourhood Plan By-Law No. 220/2006*, be forwarded to Council for second and third readings.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

The City Centre Community Committee provided the following supporting reason for its recommendation:

1. This is eliminating duplication or overlap of the two plans, and is essentially a housekeeping matter.

PUBLIC HEARING SUMMARY

File:	SPA 4/2014
Before:	City Centre Community Committee Councillor Orlikow, Chairperson Councillor Gerbasi Councillor Gilroy
Public Hearing:	November 12, 2014 Council Building, 510 Main Street
Applicant:	The City of Winnipeg (Director of Planning, Property and Development)
Subject:	 **APPLICANT :** CITY OF WINNIPEG, PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT **FILE :** SPA 4/14 **PROPOSAL :** Council has given first reading to By-law No. 100/2014, which proposes to amend the Osborne Village Neighbourhood Plan By-Law No. 220/06 by removing lands that overlap with the Corydon-Osborne Area Plan. Specific changes include a revised boundary on all maps, and deletion of text references to the areas being removed. **For information, contact Mr. Kurtis Kowalke, Planner, at 204-986-5917.**

Premises Affected:	Bounded by Gertrude Avenue to the north, the Southwest Rapid Transit to the east and Jessie Avenue to the south, the western extent of Gladstone School (500 Gertrude Avenue), the River Osborne Community Centre (101 Pembina Highway) and the Pembina Highway constitute the western boundary of the affected lands.
Exhibits Filed:	1. Application dated September 10, 2014 2. Council Decision of September 24, 2014; contains report from the Director of Planning, Property and Development dated August 19, 2014 3. First Reading of By-law No. 100/2014 by Council on September 24, 2014 4. Report from the Urban Planning Division dated November 5, 2014 5. Inspection Report

REPRESENTATIONS:

In Support:

Mr. K. Kowalke, Senior Planner, Planning, Property and Development Department
Lanny Silver
Yaron Walter

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. M. Robinson, Senior Planner, Planning, Property and Development Department
Mr. A. Ross, Planner, Planning, Property and Development Department

Exhibit "4" referred to in File SPA 4/2014

ADMINISTRATIVE REPORT

Title: SPA 04/14 – Amendment to the *Osborne Village Neighbourhood Plan By-Law No. 220/06* Public Hearing

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That By-law No. 100/2014, an amendment to the *Osborne Village Neighbourhood Plan By-Law No. 220/06*, be forwarded to Council for second and third readings.

2. 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

Because the Osborne Village Neighbourhood Plan and the draft Corydon-Osborne Area Plan include overlapping land, it is recommended that those lands be removed from the Osborne Village Neighbourhood Plan. The intent has always been that the newer Corydon-Osborne Area Plan, which includes transit-oriented development policies, would replace the older policies for the Osborne Station area in the Osborne Village Neighbourhood Plan.

A Secondary Plan by-law requires First Reading at Council and then a Public Hearing prior to Second and Third Reading at Council in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter. Council gave first reading to By-Law No. 100/2014 on September 24, 2014.

IMPLICATIONS OF THE RECOMMENDATIONS

This amendment will ensure we do not have conflicting secondary plan policies for these areas upon adoption of the Corydon-Osborne Area Plan. The amending by-law proposes to update all the maps and delete text references to the areas being removed.

HISTORY

- **January 24, 2007**, Council adopted the *Osborne Village Neighbourhood Plan By-Law No. 220/2006*.
- **July 20, 2011**, OurWinnipeg and the Complete Communities Direction Strategy received third reading at City Council.
- **February 22, 2012**, the Transit Oriented Development Handbook was endorsed by Council.
- **September 24, 2014**, Council gave first reading to By-Law 100/2014 to amend the *Osborne Village Neighbourhood Plan By-Law No. 220/06*.

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Kurtis Kowalke
Date:	November 5, 2014
File No.	SPA 4/2014

List of Schedules and Attachments

- Schedule “A” - By-Law XX/2014
- Attachment “A” – Map 2.1 Boundaries
- Attachment “B” - Map 2.2 Context and Location
- Attachment “C” - Map 2.3 Riverbanks & Natural Areas

- Attachment “D” - Map 2.4 Current Land Use Pattern
- Attachment “E” - Map 2.5 Land Use Designation
- Attachment “F” - Map 4.1 Residential
- Attachment “G” - Map 5.1 Commercial
- Attachment “H” - Map 6.1 Mixed Use Transition & Mixed Use Employment
- Attachment “I” - Map 8.1 Parks and Open Space
- Attachment “J” - Map 8.2 South Assiniboine Parkway and River Access
- Attachment “K” - Map 9.1 Heirarchy of Streets
- Attachment “L” - Map 9.2 Public Transit Routes & South West Transit Corridor
- Attachment “M” - Map 9.3 Pedestrian Routes, Nodes & Linkages

APPENDIX 'A'

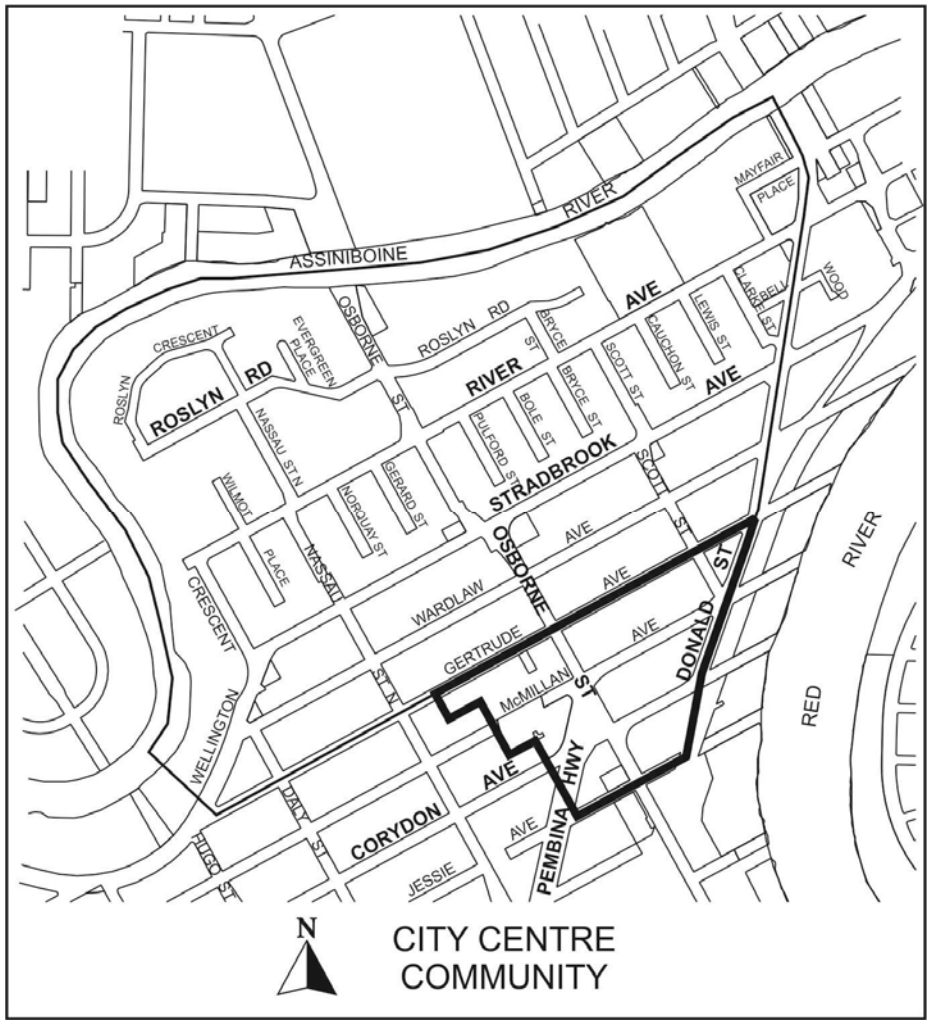
DATE: November 5, 2014

FILE: SPA 4/2014
RELATED FILES: SP 2/2014

COMMUNITY: City Centre

SUBJECT: Osborne Village Neighbourhood Plan Amendment

LOCATION: Lands south of Gertrude Avenue within the Osborne Village Neighbourhood Plan area, as shown below.



APPLICANT: City of Winnipeg
Planning, Property and Development Department
65 Garry Street
Winnipeg, MB

SITE DESCRIPTION

- The area proposed to be deleted from the Osborne Village Neighbourhood Plan spans between Gertrude Avenue and Jessie Avenue, east to rail tracks, and extending west up to and including Gladstone School, River Osborne Community Centre and Pembina Highway.
- The affected area is approximately 0.1 square kilometers (25 acres).



Figure 1: Aerial photograph showing affected area (2014)

ANALYSIS AND ISSUES

A key objective of the Corydon-Osborne Area Plan was to set out a vision for transit-oriented development in accordance with the Complete Communities Direction Strategy (CCDS) and the Transit-Oriented Development Handbook. Gertrude Avenue is within 400 metres (approximately a five minute walk) of Osborne Station, and therefore the area affected by this amendment is considered part of the immediate rapid transit corridor catchment area, and is targeted to transit-oriented development.

OurWinnipeg and Complete Communities Direction Strategy

CCDS identifies the following characteristics of rapid transit corridors:

- *Nodal rather than linear development.*
- *Medium to high density development that is greater than the community average.*
- *A mix of uses.*
- *Compact, high quality pedestrian-oriented environment.*
- *An active, defined centre.*
- *Innovative parking strategies*

Transit-Oriented Development Handbook

The TOD Handbook recommends that this type of station area accommodate office centres, retail, commercial, and residential. Net residential densities should be in the range of 40-100 units per acre. The public realm should be a high quality, pedestrian-oriented environment with an active defined centre and gathering space.

Osborne Village Neighbourhood Plan

Under the Osborne Village Plan, the area affected by this application includes primarily *Village Character Commercial* and *Village Mixed Use Employment* policy areas, which support small-scale mixed use development (generally 2-4 storeys).

Corydon-Osborne Area Plan

Under the Corydon-Osborne Plan, this area will be comprised of both Mid Rise and High Rise Mixed Use policy areas, which encourage a much greater density of development (generally 3-8 storeys for Mid Rise and 3-18 storeys for High Rise). New development will also be subject to more detailed design recommendations and forthcoming design controls/guidelines to ensure that the intents of the Transit-Oriented Development Handbook will be met. In accordance with TOD policies, the City will seek opportunities for the creation of public gathering space as well as increased landscaping and other amenities such as public art.

RECOMMENDATION

The Planning and Land Use Division recommends approval.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Kurtis Kowalke
PPD File # SPA 4/2014

- **Schedule “A” - By-Law XX/2014**

Attachments A – M