Agenda – Council – September 30, 2015

Report – Standing Policy Committee on Property and Development – September 15, 2015

Item No. 9 Amendment to the Osborne Village Neighbourhood Plan By-law No. 220/06 – First Reading
File SPA 5/15

STANDING COMMITTEE RECOMMENDATION:

On September 23, 2015, 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 Council give first reading to a By-law which proposes to amend the Osborne Village Neighbourhood Plan By-Law No. 220/2006, a draft which is attached as Appendix "A".

2. That the City Centre Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting the proposed by-law to Council.

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 15, 2015

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 23, 2015, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On September 15, 2015, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service, contained in the report dated September 10, 2015, and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: SPA 5/2015 – Amendment to the *Osborne Village Neighbourhood Plan By-Law No. 220/2006* for 120 Scott Street – First Reading

Critical Path: Standing Policy Committee on Property and Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Smith	M. Pittet	N/A	M. Jack COO

RECOMMENDATIONS

1. That Council give first reading to a By-law which proposes to amend the *Osborne Village Neighbourhood Plan By-Law No. 220/2006*, a draft which is attached as Appendix "A".

2. That the City Centre Community Committee conduct a public hearing respecting the proposed by-law and submit its report respecting the proposed by-law to Council.

3. 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

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 (160/2011) and Section 234(3) of the City of Winnipeg Charter.

EXECUTIVE SUMMARY

The subject property, located at 120 Scott Street, is currently located within Village Medium Density Residential Area (V-MDR) of the Osborne Village Neighbourhood Plan. Within the V-MDR area, commercial development is permitted in specific areas only, which do not include this property.

The applicant seeks approval to accommodate commercial development on the ground floor of a new mixed use development.

Consequently, the applicant is requesting a secondary plan amendment to redesignate the subject property as Village Mixed Use Transition (V-MUT), which would accommodate a commercial use.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the City Centre Community Committee will conduct a public hearing on the proposed secondary plan amendment.

HISTORY

The Osborne Village Neighbourhood Plan By-law was adopted by Council on January 24, 2007.

There have been no previous Osborne Village Neighbourhood Plan amendments associated with the subject property.

The subject property currently contains a two-storey single family dwelling which was previously listed on the City of Winnipeg's List of Historical Resources. The designation was removed in 2014 when the Historical Buildings and Resources Committee deemed it not to possess adequate architectural or historic significance due to significant alterations which had been made to the building over time. The building has commemorative status but has no demolition or development restrictions.

The applicant intends to demolish this structure to accommodate the proposed new development.

FINANCIAL IMPACT

Financial Impact Statement Date: August 12, 2015

Project Name:

SPA 05/2015 – Amendment to the Osborne Village Neighbourhood Plan By-Law No. 220/2006 – First Reading

COMMENTS:

There are no financial implications associated with these recommendations.

"Original Signed By"
Mike McGinn
Controller

CONSULTATION

In preparing this report there was consultation with:

Legal Services, as to legal issues.

OURWINNIPEG POLICY ALIGNMENT

As per the *Complete Communities Direction Strategy,* the proposed development falls within Areas of Stability – Mature Communities policy area. Key policies guiding development within Areas of Stability relevant to this application include:

- Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.

By moderately increasing density and providing development in the River-Osborne neighbourhood in a manner that is complementary to the existing scale and built form, this proposed development complies with the intent of *Complete Communities*.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Michael Robinson, AICP, MCIP
Date:	September 10, 2015
File No.	SPA 05/2015

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List of Schedules and Attachments

- **Appendix "A" – Draft By-Law**
- **Appendix "B" – Aerial Photo of Subject Property**
- **Appendix "C" – Land Use Designations Map (Map 2.5) from the Osborne Village Neighbourhood Plan**
- **Appendix "D" – Map 2.5 Land Use Designation**

- **Appendix “A” – Draft By-Law**



Microsoft Word Document

Appendix “B”
Aerial photo of subject property

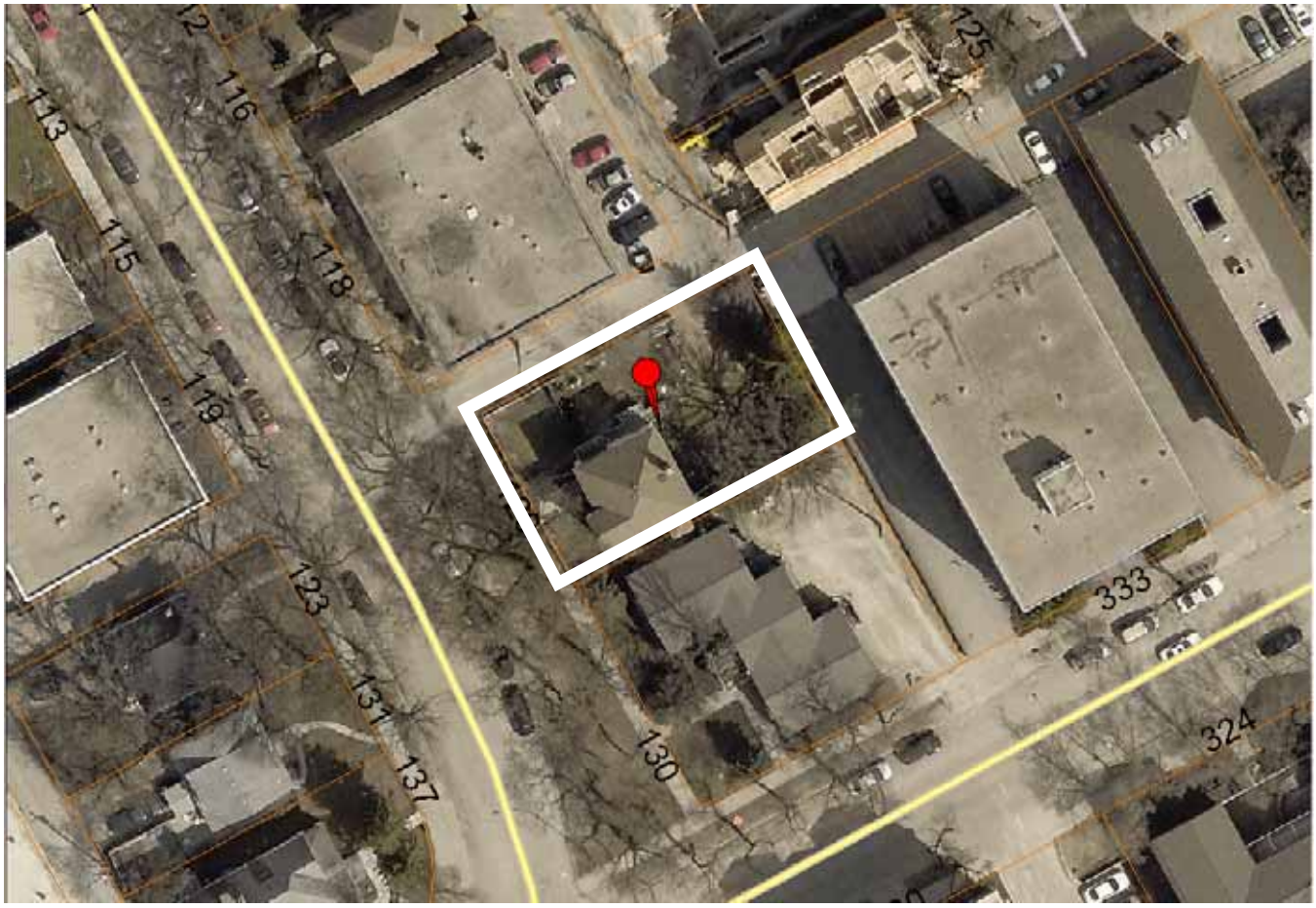
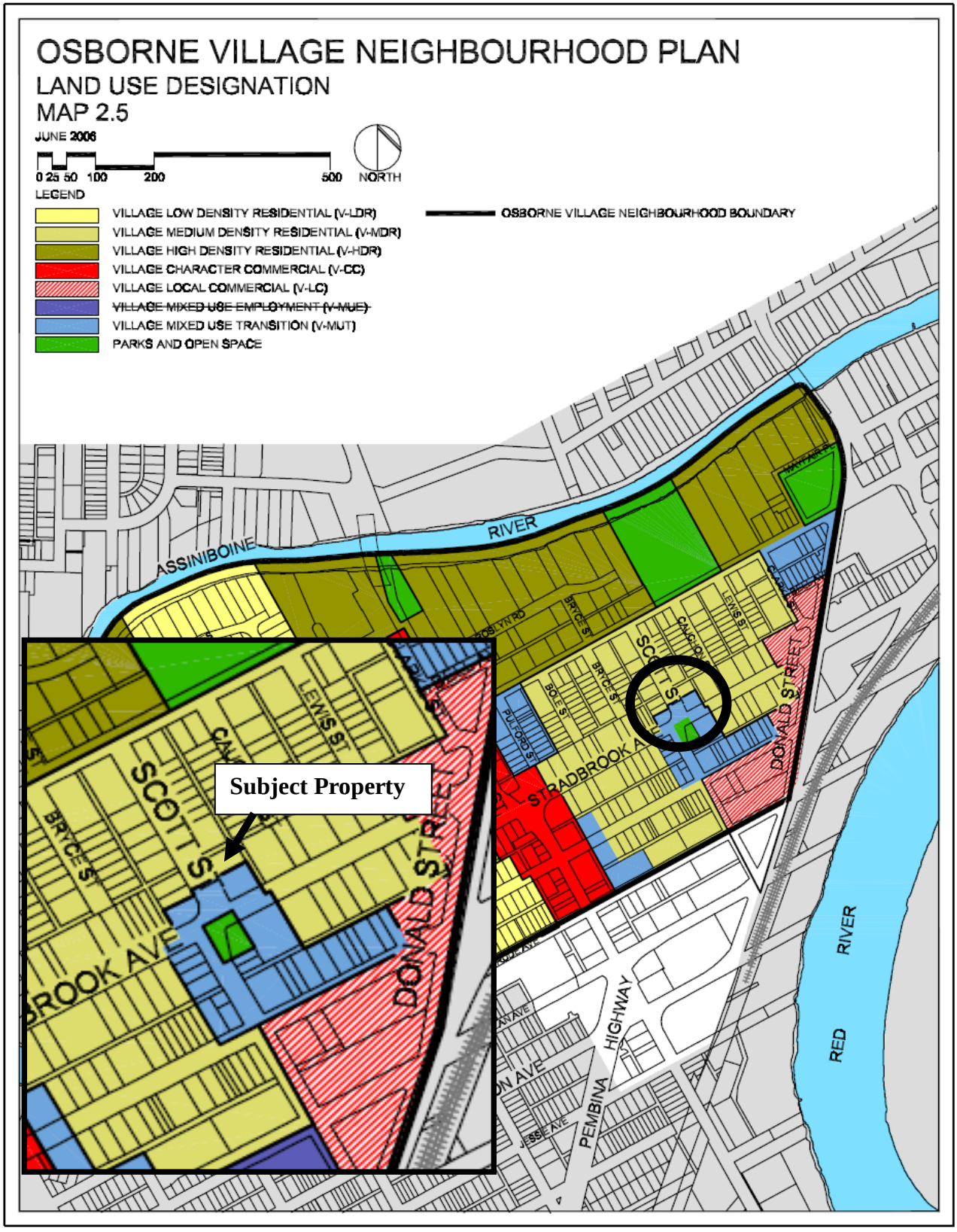


Figure 1: Aerial Photo (Flown in 2014)

Appendix “C”
Land Use Designations Map (map 2.5) from the Osborne Village Neighbourhood Plan





2.5 land use
designation rev - revi

Appendix “D”