Minute No. 462
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016

Item No. 9 **Amendment to the Corydon-Osborne Area Plan By-Law No. 99/2014 – First Reading**
File SPA 1/2016

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That Council give first reading to an Amending By-law, a draft of which is attached as Schedule "A", which proposes to amend the *Corydon-Osborne Area Plan By-Law No. 99/2014*.

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, Heritage and Downtown Development – July 5, 2016

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 6, 2016, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: SPA 1/2016 – Amendment to the Corydon-Osborne Area Plan By-Law No. 99/2014 – First Reading

Critical Path: Standing Policy Committee on Property and Development, Heritage, and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Smith	J. Kiernan	B. Holsten-Boyer A/CFO	M. Jack COO

RECOMMENDATIONS

1. That Council give first reading to an Amending By-law, a draft of which is attached as Schedule "A", which proposes to amend the *Corydon-Osborne Area Plan By-Law No. 99/2014*.

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

In order to operationalize the Corydon-Osborne Area Plan and align it with the forthcoming Planned Development Overlay, there is a need for more precise mapping. This amendment proposes to substitute the master plan map with Attachment A.

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 No. 5893/92 and Section 234(3) of the City of Winnipeg Charter.

EXECUTIVE SUMMARY

This report introduces the need for an amendment to the master plan map for the Corydon-Osborne Area Plan in order to improve clarity around which policies apply to which properties. The intent is to add more precision without changing how the plan is to be administered.

Council must give first reading to the attached by-law before a public hearing can be scheduled.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendations are concurred in, the proposed amendment will be advertised in accordance with statutory requirements for a public hearing to be held at the City Centre Community Committee.

HISTORY/DISCUSSION

On December 10, 2014, Council adopted the Corydon-Osborne Area Plan (the "Plan") as By-law No. 99/2014. The master plan map in section 3.5 of that By-law illustrates the different policy areas in a conceptual way that conveys the general organization of the Plan. The shortcomings of the current master plan map became evident as the public service attempted to draft a new Planned Development Overlay for the area (Implementation Action #1 from section 4.3). The policy area boundaries as shown do not follow property lines and bisect a number of buildings and properties. The revised map in Attachment 'A' is consistent with the intent of individual policy areas, but those areas are delineated more precisely. This amendment will clarify exactly which policies apply to which properties.

FINANCIAL IMPACT

Financial Impact Statement **Date:** April 6, 2016

Project Name: **First Year of Program** **2016**

SPA 1/2016 – Amendment to the Corydon-Osborne Area Plan By-Law No. 99/2014 – First Reading

	2016	2017	2018	2019	2020
Capital					
Capital Expenditures Required	$ -	$ -	$ -	$ -	$ -
Less: Existing Budgeted Costs	-	-	-	-	-
Additional Capital Budget Required	$ -	$ -	$ -	$ -	$ -
Funding Sources:					
Debt - Internal	$ -	$ -	$ -	$ -	$ -
Debt - External	-	-	-	-	-
Grants (Enter Description Here)	-	-	-	-	-
Reserves, Equity, Surplus	-	-	-	-	-
Other - Enter Description Here	-	-	-	-	-
Total Funding	$ -	$ -	$ -	$ -	$ -
Total Additional Capital Budget Required	$ -				
Total Additional Debt Required	$ -				
Current Expenditures/Revenues					
Direct Costs	$ 3,700	$ -	$ -	$ -	$ -
Less: Incremental Revenue/Recovery	-	-	-	-	-
Net Cost/(Benefit)	$ 3,700	$ -	$ -	$ -	$ -
Less: Existing Budget Amounts	3,700	-	-	-	-
Net Budget Adjustment Required	$ -	$ -	$ -	$ -	$ -

Additional Comments: Direct costs in 2016 represent the costs related to holding a public hearing, assumed to be held in 2016 for the purpose of this analysis.

"original signed by"
Cheryl Turman, CPA, CA
Acting Controller

CONSULTATION

In preparing this Report there was consultation with:

Legal Services

Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Area Plan is intended to advance the Complete Communities Direction Strategy to accomplish the following key outcomes:

- Transit-Oriented Development (TOD) around Osborne Station;
- Improvement of the streetscapes and connections for an enhanced commercial area and circulation;
- Preservation of the character of the community.

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Kurtis Kowalke, Senior Planner
Date:	June 27, 2016
File No.	SPA 1/2016

Schedules & Attachments:

- Schedule “A” – Draft Amending By-Law
- Attachment “A” - Two-Dimensional Corydon-Osborne Master Plan

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Schedule "A" – Draft Amending By-Law

THE CITY OF WINNIPEG

BY-LAW NO. 55/2016

A By-law of THE CITY OF WINNIPEG to amend the Corydon-Osborne Area Plan By-Law No. 99/2014.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Corydon-Osborne Area Plan By-law amended

1 The Corydon-Osborne Area Plan By-Law No. 99/2014 is amended by this By-law.

Section 3.5 amended

2 Section 3.5 of the document entitled "Corydon-Osborne Area Plan" attached as Schedule 1 to the Corydon-Osborne Area Plan By-law No. 99/2014 is amended by replacing the map entitled "Two-Dimensional Corydon-Osborne Master Plan" with the attached document, identified as "Two-Dimensional Corydon-Osborne Master Plan".

RECEIVED FIRST READING this day of , 2016.

RECEIVED SECOND READING this day of , 2016.

RECEIVED THIRD READING this day of , 2016.

DONE AND PASSED this day of , 2016.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Approved as to form:

Acting Director of Legal Services and City Solicitor

Attachment "A" – Two-Dimensional Corydon-Osborne Master Plan

Attachment "A" to By-law No. 55/2016

Two-Dimensional Corydon-Osborne Master Plan

The following illustration demonstrates the proposed design elements and future land uses for Corydon-Osborne.

