Minute No. 39
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016

Item No. 2 Secondary Plan Amendment – Corydon-Osborne Area Plan
File SPA 1/2016 [c/r DAZ 213/2016]

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 By-law No. 55/2016, an amendment to the Corydon-Osborne Area Plan By-law 99/2014, 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.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 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 November 9, 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 November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown 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 October 13, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

RE: **Secondary Plan Amendment – Corydon-Osborne Area Plan**
File SPA 1/2016

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

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

Report date: **October 17, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That By-law No. 55/2016, an amendment to the Corydon-Osborne Area Plan By-law 99/2014, 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 reasons for its recommendation:

1. It’s basic alignments that there have been no concerns expressed about.

PUBLIC HEARING SUMMARY

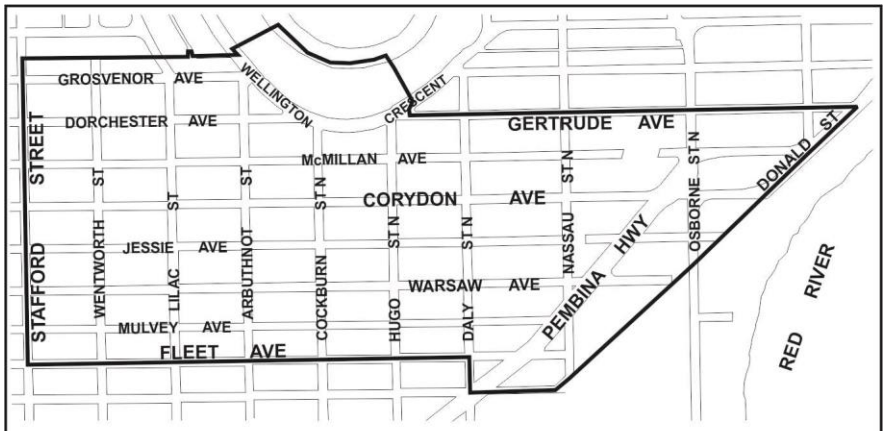
File: SPA 1/2016

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi
Councillor Gilroy

Public Hearing: October 13, 2016
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:



APPLICANT : CITY OF WINNIPEG
FILE : SPA 1/2016
PROPOSAL : To amend the Corydon-Osborne Area Plan By-law No. 99/2014 to replace the "Two-Dimensional Corydon-Osborne Master Plan" in section 3.5 (which covers the land shown outlined in bold on the above map) with a more precisely illustrated "Two-Dimensional Corydon-Osborne Master Plan" which covers the same land.
For more information, phone Mr. K. Kowalke, Senior Planner, 204-986-5917

Premises Affected: Corydon-Osborne

Exhibits Filed:

1. Application dated April 4, 2016
2. Notification of Public Hearing dated August 17, 2016
3. First Reading of By-law No. 55/2016 by Council on July 13, 2016
4. Report from the Urban Planning Division dated September 9, 2016
5. Communication dated October 10, 2016, from Violet Budge and Amber Martens in opposition to the application
6. Communication dated October 10, 2016, from Robin Cordray with respect to the application
7. Communication dated October 11, 2016, from Russ Enns and Sarah Swires in opposition to the application
8. Communication dated October 10, 2016, from Christine Chisholm in opposition to the application
9. Communication dated October 10, 2016, from Ken Beattie in opposition to the application
10. Communication dated October 10, 2016, from Deborah Beattie in opposition to the application
11. Communication dated October 10, 2016, from Christopher Beattie in opposition to the application
12. Communication dated October 8, 2016, from Lisa Hobbs in opposition to the application
13. Communication dated October 10, 2016, from Zana Lutfiyya with respect to the application
14. Communication dated October 11, 2016, from Janice Venier in opposition to the application
15. Communication dated October 11, 2016, from John Wintrup, Richard Wintrup & Associates with respect to the application
16. Communication dated October 11, 2016, from Jocelyn McGuire in opposition to the application
17. Communication dated October 12, 2016, from Sheila and Tim Duprey in opposition to the application
18. Communication dated October 12, 2016, from Deborah and George Grigaitis in opposition to the application
19. Communication dated October 12, 2016, from Kenneth M. McLean in opposition to the application
20. Communication dated October 12, 2016, from Clinton Roberts and Fabiana Li in opposition to the application
21. Communication dated October 12, 2016, from Laurie Marshall and Damon Rondeau in opposition to the application

22. Communication dated October 12, 2016, from Hua Yan in opposition to the application
23. Communication dated October 12, 2016, from Brenda and Darren May in opposition to the application
24. Communication dated October 12, 2016, from Neil Einarson in opposition to the application
25. Communication dated October 12, 2016, from Nancy Lange in opposition to the application
26. Communication dated October 13, 2016, from Ruth Gledhill in opposition to the application
27. Communication dated October 13, 2016, from Dale Gledhill in opposition to the application
28. Communication dated October 13, 2016, from Nicola Gledhill in opposition to the application
29. Communication dated October 13, 2016, from Robert Lautaoja in opposition to the application
30. Communication dated October 13, 2016, from Bev Pike in opposition to the application
31. Communication dated October 11, 2016, from Dennis and Jan Swayze in opposition to the application
32. Communication dated October 12, 2016, from Jocelyn Dunstan in opposition to the application
33. Communication dated October 12, 2016, from Herman Thorvaldson in opposition to the application
34. Communication dated October 13, 2016, from Robert Nicol, on behalf of Corydon-Osborne Community Voice in opposition to the application
35. Communication dated October 13, 2016, from Geraldine Krone in opposition to the application
36. Communication dated October 13, 2016, from Chris Moszynski in opposition to the application
37. Communication dated September 14, 2016, from Ken Neufeld with respect to the application
38. Communication dated October 13, 2016, from Nicola Spasoff in opposition to the application
39. Communication dated October 13, 2016, from Marion Chyzzy in opposition to the application
40. Presentation in opposition to the application submitted by Shirley Forsyth at the public hearing
41. Presentation in opposition to the application submitted by Marion Chyzzy at the public hearing
42. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Robinson
Andrew Ross
Andre Silva
Orly Linovski

In Opposition:

Violet Budge
Amber Martens
Robin Cordray
Russ Enns
Sarah Swires
Christine Chisholm
Deborah Beattie
Christopher Beattie
Lisa Hobbs
Zana Lutfiyya
Janice Venier
Jocelyn McGuire
Sheila Duprey
Tim Duprey
Kenneth M. McLean
Clinton Roberts
Fabiana Li
Laurie Marshall
Brenda May
Darren May
Neil Einarson
Nancy Lange
Ruth Gledhill
Dale Gledhill
Nicola Gledhill
Robert Lautaoja
Bev Pike
Jocelyn Dunstan
Herman Thorvaldson
Chris Moszynski

Nicola Spasoff
Beate Abrahams-Bolen
Elaine Anderson
David Ash
Linda Ash
Ken Beattie
Marion Chyzzy
Franca De Grazia
Shirley Forsyth
Karen Gardner
Jocelyn Greenwood
Deborah Grigaitis
George Grigaitis
Elaine Henderson
Cheryl Hobbs
Patricia Holbrow
Geraldine Krone
Kenton Larson
Robert A. MacDonald
Diane McMillan
Carolee Neufeld
Ken Neufeld
Robert Nicol
Tracey Olafson
Damon Rondeau
Dennis Swayze
Janet P. Swayze
Caroline Traweger
Elizabeth Turnbull
Fred Vainsdal
Hua Yan

For Information:

John Wintrup, Richard Wintrup & Associates

For the City:

K. Kowalke, Senior Planner, Planning, Property and Development Department

Exhibit "4" referred to in File SPA 1/2016

ADMINISTRATIVE REPORT

Title: SPA 1/2016, Amendment to the *Corydon-Osborne Area Plan By-law 99/2014*

Critical Path: City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter*

AUTHORIZATION

Author	Division Head	CFO	CAO/COO
K. Kowalke	B. Smith	N/A	

RECOMMENDATIONS

1. That By-law No. 55/2016, an amendment to the *Corydon-Osborne Area Plan By-law 99/2014*, 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

In order to operationalize the Corydon-Osborne Area Plan (the "Plan") and align it with the proposed 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*. Council gave first reading to By-Law No. 55/2014 on July 13, 2016.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no human resource, environmental or financial implications of the proposed amendments. The amendments will ensure there is alignment between the secondary plan, the proposed Planned Development Overlay and the location of property lines and buildings.

CONSULTATION

In preparing this report, there was consultation with:

- N/A

SUBMITTED BY

Department: Planning Property and Development Department
Division: Urban Planning Division
Prepared by: Kurtis Kowalke
Date: September 9, 2016
File No. SPA 1/2016

Schedules & Attachments:

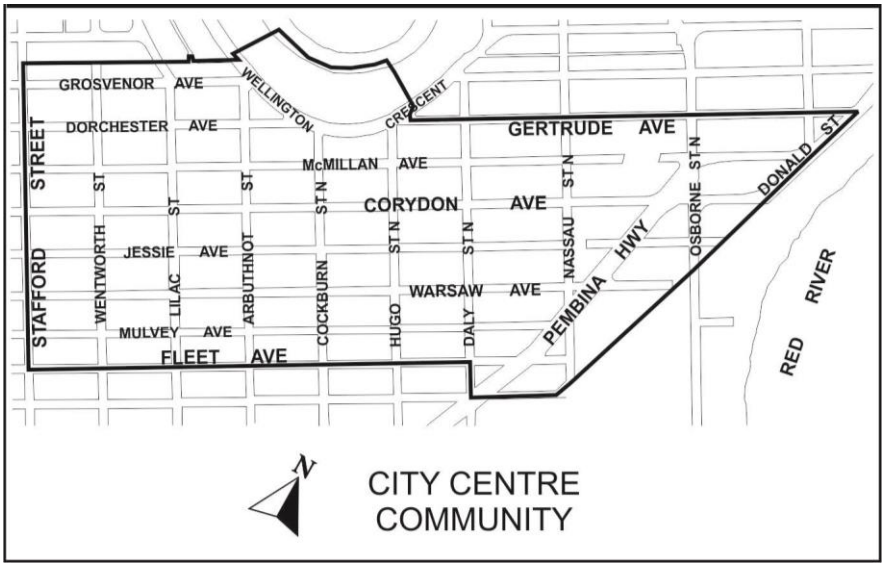
- Appendix A: Planning Discussion
- Schedule “A” – Draft Amending By-Law
- Attachment “A” - Two-Dimensional Corydon-Osborne Master Plan

APPENDIX A: PLANNING DISCUSSION

DATE: September 9, 2016
FILE: SPA 1/2016
RELATED FILES: DAZ 213/2016
COMMUNITY: City Center Community
NEIGHBOURHOOD #:

SUBJECT: Corydon-Osborne Area Plan amendment

LOCATION: South of the Assiniboine River between Stafford Street and the CNR Rivers line



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

RECOMMENDATION: **Approval**

SITE DESCRIPTION

- The Plan area includes the Corydon commercial corridor, west to Stafford Street, and the area around the Osborne Rapid Transit Station. The extent north and south of Corydon is approximately 400 metres - about a five minute walk. The railway track serves as the eastern boundary.
- The Plan area is approximately 1.1 square kilometers (270 acres).



Figure 1: Aerial photograph showing Plan area (2014)

HISTORY

On December 10, 2014, Council adopted the Corydon-Osborne Area Plan as By-law No. 99/2014.

DESCRIPTION OF THE PROPOSAL

Reason for application

The Plan identifies a number of implementation actions beginning with a new Planned Development Overlay (PDO). The proposed PDO (DAZ 213/2016) includes sub-areas that correspond to the policy areas shown on a map in section 3.5 of the Plan. In drafting the PDO, it became evident that the policy areas illustrated in the Plan were not accurate enough for the

PDO. They did not follow property lines and they bisected a number of buildings and properties. As the maps for the PDO were being created, it made sense to make the corresponding adjustments to the master plan policy map.

Specific changes proposed

- The Low-rise Mixed Use policy area along Stafford is adjusted at Dorchester where it bisected a building.
- Along Lilac Street, the Low-rise Mixed Use policy area is adjusted to align with property lines such that only properties fronting on or flanking Lilac would be included in the mixed use policy. Section 3.5.12 of the Plan indicates that the exact boundary would be determined through the creation of the PDO. Future changes to the PDO may allow for additional property to be consolidated into the Low-rise Mixed Use area without requiring an amendment to the Plan.
- Benson Park on Cockburn was omitted from the original master plan map. It is now added under Existing Parks.
- The Mid-rise Mixed Use policy area in the vicinity of Corydon and Nassau is edited down so that only properties fronting on or flanking Corydon are included.
- The Mid-rise TOD Mixed Use policy area in the vicinity of Pembina and Mulvey is edited down so that only properties fronting on Pembina are included. Section 3.5.5 of the Plan indicates that the exact boundary would be determined through the creation of the PDO. Future changes to the PDO may allow for additional property to be consolidated into the Mid-rise TOD Mixed Use policy area without requiring an amendment to the Plan.
- Commercial properties on the west side of Osborne at McMillan are now labeled as Mid-rise TOD Mixed Use policy with a Parks policy overlay. This addresses any misconception that development rights are being suppressed, while still flagging the area for possible Parks acquisition in the future.
- “Parks” areas between Pembina and the rapid transit corridor are now labeled as High-rise TOD Mixed Use policy with a Parks policy overlay. This addresses any misconception that development rights are being suppressed, while still flagging the area for possible Parks acquisition in the future.

RECOMMENDATION

It is recommended that the Plan amendments be approved for the following reasons:

- The master plan map in section 3.5 of the Plan currently illustrates the different policy areas in only a conceptual way that conveys the general organization of the Plan. This amendment will clarify exactly which policies apply to which properties. All changes maintain the original intent of the Plan.

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

Report Prepared by: Kurtis Kowalke
PPD File # SPA 1/2016

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.

