Agenda – Council – September 27, 2017

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 19, 2017

Item No. 11 By-law 81/2017–Amendment to the Osborne Village Neighbourhood Plan By-Law No. 220/2006 for 281 River Avenue – First Reading (Fort Rouge-East Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On September 20, 2017, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That first reading not be given to a proposed By-law No. 81/2017 to allow for a public hearing to amend the Osborne Village Neighbourhood Plan By-Law No. 220/2006 to permit the construction of a 6 storey development at 281 River Avenue (draft amending by-law is attached as Appendix "A").

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – September 19, 2017

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On September 20, 2017, 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 September 19, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development did not concur in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council:

1. That first reading not be given to a proposed By-law No. 81/2017 to allow for a public hearing to amend the Osborne Village Neighbourhood Plan By-Law No. 220/2006 to permit the construction of a 6 storey development at 281 River Avenue (draft amending by-law is attached as Appendix "A").

ADMINISTRATIVE REPORT

Title: By-law 81/2017–Amendment to the Osborne Village Neighbourhood Plan By-Law No. 220/2006 for 281 River Avenue – First Reading

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

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	J. Kiernan	N/A	D. Wardrop A/CAO

EXECUTIVE SUMMARY

On June 29, 2017, the Urban Planning Division received an application to amend the Osborne Village Neighbourhood Plan By-law No. 220/2006 (the "Plan"), proposing to exempt the property located at 281 River Ave. from clause *4.1.4 C* which states that *"New development along River Avenue east of Osborne Street will have a minimum of three storeys, and a maximum height of five storeys.."*

The applicant is proposing to rezone the land at 281 River Ave. to enable the construction of a 6 storey, 110 unit multiple family residential building. In addition to the application for secondary plan amendment, the applicant has submitted applications for rezoning and variances in respect of the property located at 281 River Ave.

RECOMMENDATIONS

1. That Council give first reading to a proposed By-law No. 81/2017 to allow for a public hearing to amend the Osborne Village Neighbourhood Plan By-Law No. 220/2006 to permit the construction of a 6 storey development at 281 River Avenue (draft amending by-law is attached as Appendix "A").

2. That the City Centre Community Committee conduct a public hearing with respect to the by-law proposed in recommendation 1 and submit its report on same 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 No. 160/2011 and subsection 234(3) of The City of Winnipeg Charter.

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/DISCUSSION

The Osborne Village Neighbourhood Plan By-law No. 220/2006 (the "By-law") was adopted by Council on January 24, 2007. There have been no previous Osborne Village Neighbourhood Plan (the "Plan") amendments associated with the subject property.

The subject property is located in the *Village High Density Residential Policy Area* (V-HDR) of the Plan and is currently zoned as a Residential Multi-Family Medium (RMF-M) zoning district. There are currently five (5) two and a half-storey multi-family residential buildings located on the subject property. The applicant intends to demolish these structures to accommodate the proposed new development.

On March 21, 2017, the Urban Planning Division received a pre-application which proposed to rezone the property located at 281 River Ave. to enable the construction of a 6 storey, 110 unit multiple family residential building. An amendment to the By-law is required to enable the proposed six storey development. In addition to a by-law amendment, the applicant will need to apply for a rezoning of the subject property to a Residential Multi-Family Large (RMF-L) zoning district, and for variances in respect of parking and yard requirements, in order for the proposed development to proceed.

On May 5, 2017, the Urban Planning Division provided the applicant with written pre-application feedback which stated the Public Service would not support an amendment to the By-law to permit the construction of a six storey building at 281 River Ave. The Urban Planning Division did confirm the Public Service would support a rezoning to a RMF-L zoning district, as well as yard and parking variances, in respect of the subject property.

FINANCIAL IMPACT

Financial Impact Statement

Date: August 16, 2017

Project Name:

By-law 81/2017–Amendment to the Osborne Village Neighbourhood Plan By-Law No. 220/2006 for 281 River Avenue – First Reading

COMMENTS:

There are no financial implications associated with this report.

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

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

The subject property is located within the Areas of Stability – Mature Communities Policy Area as designated by the Complete Communities Direction Strategy.

Areas of Stability accommodate low to moderate change in a contextually suitable manner. Supporting Direction and Enabling Strategies for Areas of Stability 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.
- Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.

SUBMITTED BY

Department:	Planning Property and Development
Division:	Urban Planning
Prepared by:	Dylan Harris (MCP)
Date:	August 15, 2017
File No:	O:\Reports Directive\Planning and Land Use\Urban Planning Reports\2017 Reports\170814 RIS Report for By-law 81 2017 SPA to OVNP 220 2006 first reading.docx

Attachments:

List of Schedules and Attachments

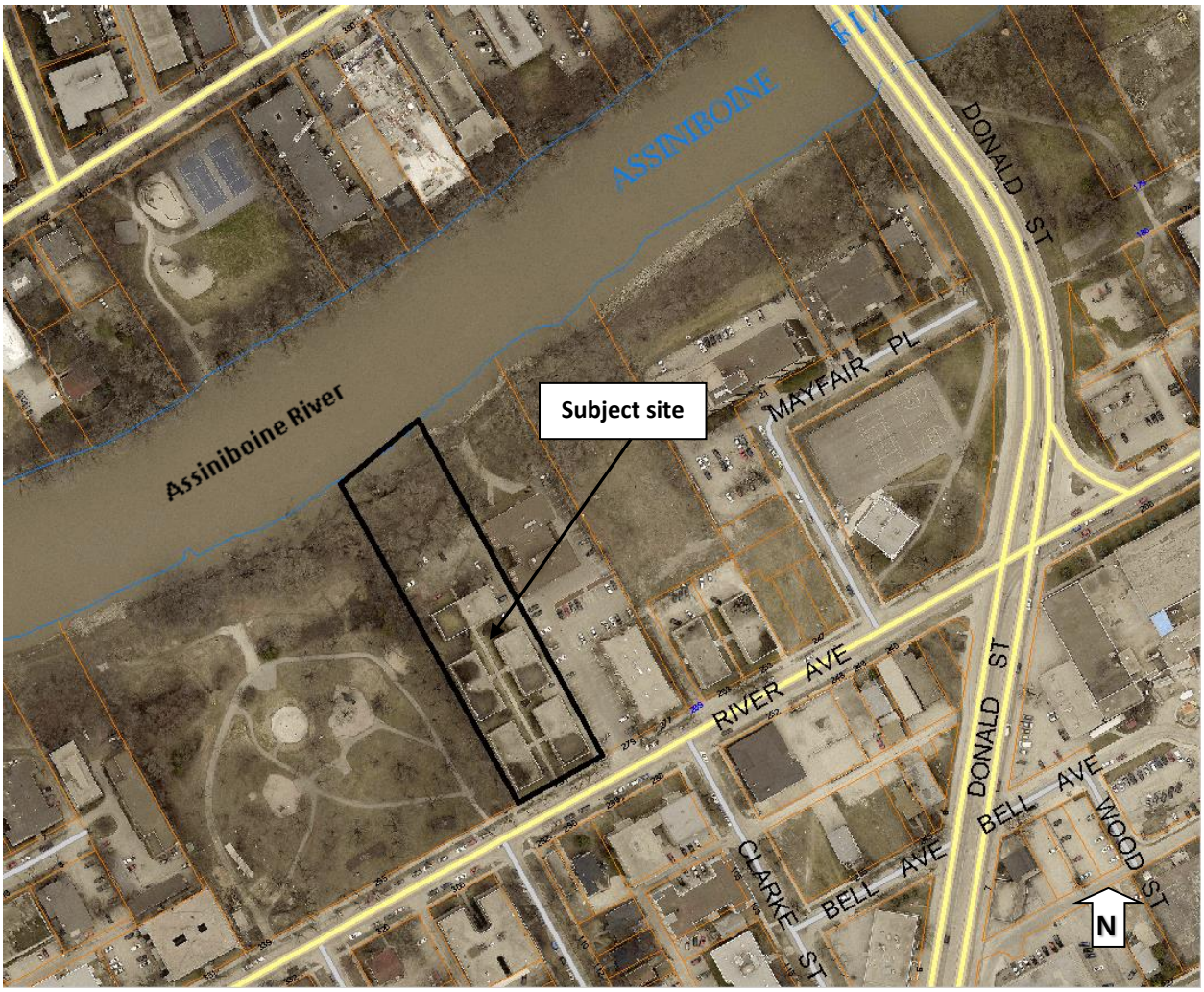
- **Appendix "A" – Draft By-Law**
- **Appendix "B" – Aerial Photo of Subject Property**
- **Appendix "C" – Land Use Designations Map (Map 2.5) from the Osborne Village Neighbourhood Plan**

Appendix "A" – Draft By-Law



Amending By-law -
Osborne Village Secor

Appendix "B": Aerial photo of subject property



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

