Winnipeg

CITY OF WINNIPEG POLICY NO. PD - 023

POLICY TITLE *Railside at the Forks – Concept Plan*	**ADOPTED BY** *City Council*	**EFFECTIVE DATE** *December 13, 2017*
ORIGIN / AUTHORITY *Standing Policy Committee on Property and Development, Heritage and Downtown Development*	**CITY POLICY NO** *PD - 023*	**MOST RECENT CONSOLIDATION** *XXX-XXX*

1. Purpose:

The Forks Renewal Corporation (FRC) has submitted a request to amend the Railside at the Forks Concept Plan (the Concept Plan) to provide for more flexibility as building design proposals are considered. The Concept Plan currently states that development is limited to the lesser of 6 storeys or 65 feet in height and it is acknowledged that six storey buildings can come in over 65 feet in height. FRC has also requested that the Director of Planning, Property and Development be delegated the authority to approve buildings up to eight storeys in height where the overall intent of the plan can still be met.

2. Amendment to Railside at the Forks Concept Plan Policy

A. That Massing and Scale policy 6.1 be amended

a. by deleting the words “developed as a number of smaller parcels and projects, with development sizes ranging from 15,000 square feet to 50,000 square feet to encourage”;

b. under 6.1.1(1), by deleting the words “the lesser of” and “or 65 feet”;

c. by adding the following clause:

“3. Notwithstanding Clause 1, selected sites may allow for buildings up to eight storeys where:

- the site is located on the north side of a planned courtyard;
- the shadow impacts on adjacent sites are managed/mitigated; and
- there is a demonstrated community benefit associated with the proposed project to justify the additional height.

Requests to approve any buildings exceeding six storeys shall be submitted by The Forks Renewal Corporation to the Director for approval.”

B. That Squares and Alleys policy 7.1.1(2) be amended by replacing “75%” with “60%”.

C. That Energy Conservation policy 9.3.1 be amended

a. under 9.3.1(4), by replacing “shall” with “should” wherever it occurs;

b. under 9.3.1(10), by replacing “shall” with “should”;

c. by striking out clause (11) and replacing it with “Railside shall enable and support opportunities for local food production such as community gardens, green roofs, etc.”

D. That Stormwater Management policy 9.5.1(5) be amended by replacing “south” with “north”.

E. That Access for Emergency Vehicles policy 10.3.1(2) be amended by adding “where required by the applicable building code” after “connections”.