**THE CITY OF WINNIPEG**

**BY-LAW NO. 14/2024**

**A By-law of THE CITY OF WINNIPEG to amend the Osborne Village Neighbourhood Plan By-Law No. 220/2006**

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

**1** The Osborne Village Secondary Plan By-law No. 220/2006 is amended by this By-law.

**2** Section 4.1.4 is deleted in its entirety and replaced with:

4.1.4 Village High Density Residential (V-HDR) Policies:

4.1.4.A. Encourage medium and high-rise multiple-family development;

4.1.4.B. Mixed-use buildings combining residential with low-intensity office or commercial uses on the ground floor may be approved on River Avenue and Wellington Crescent;

4.1.4.C. New development along River Avenue east of Osborne Street will have a minimum of three storeys, and a maximum height of eight storeys, provided the sixth floor and above are set back from public streets;

4.1.4.D. New development along River Avenue east of Osborne Street without frontage on River Avenue may exceed eight storeys with submission of a sun/shadow study;

4.1.4.E. New high-density development should consider the height, scale, prevailing densities, and design characteristics of surrounding land uses;

4.1.4.F. Encourage preservation of existing single-family residences through conversion to low-intensity office uses;

RECEIVED FIRST READING this 22nd day of February, 2024.

RECEIVED SECOND READING this 22 day of February, 2024.

RECEIVED THIRD READING this 22nd day of February, 2024.

**DONE AND PASSED** this day of , 2024.

Mayor

City Clerk

Approved as to content:

*"H. Borys"* (February 1, 2024)
Director of Planning, Property and Development

Legally reviewed and certified as to form:

*"A. Bellhouse"* (February 1, 2024)
for Director of Legal Services
and City Solicitor