

197 Osborne Street

Stakeholder Meeting #1

November 9th, 2020



Overview

- Who are we?
- What would we like to do?
- Planning Context
- Planning Process
- Engagement Process
- Timelines
- Next Steps
- Questions?



Who are we? What would we like to do?

AMS Ventures Ltd., a local developer, is currently working towards an application to rezone land so that it can eventually be developed as multi-family housing. AMS recognizes that nearby residents and stakeholders and may be interested in the redevelopment of this property.

NumberTEN Architects have been retained to lead the design of conceptual options for the site.

Landmark Planning & Design has been retained to lead this engagement process and planning process. We will introduce the planning process, timeline, and anticipated next steps. We would also like to receive your input, and address any concerns or questions you may have.



Site Context



The 26,961 sq. ft. site, made up of two parcels (currently zoned C-2), is located at 197 Osborne Street:

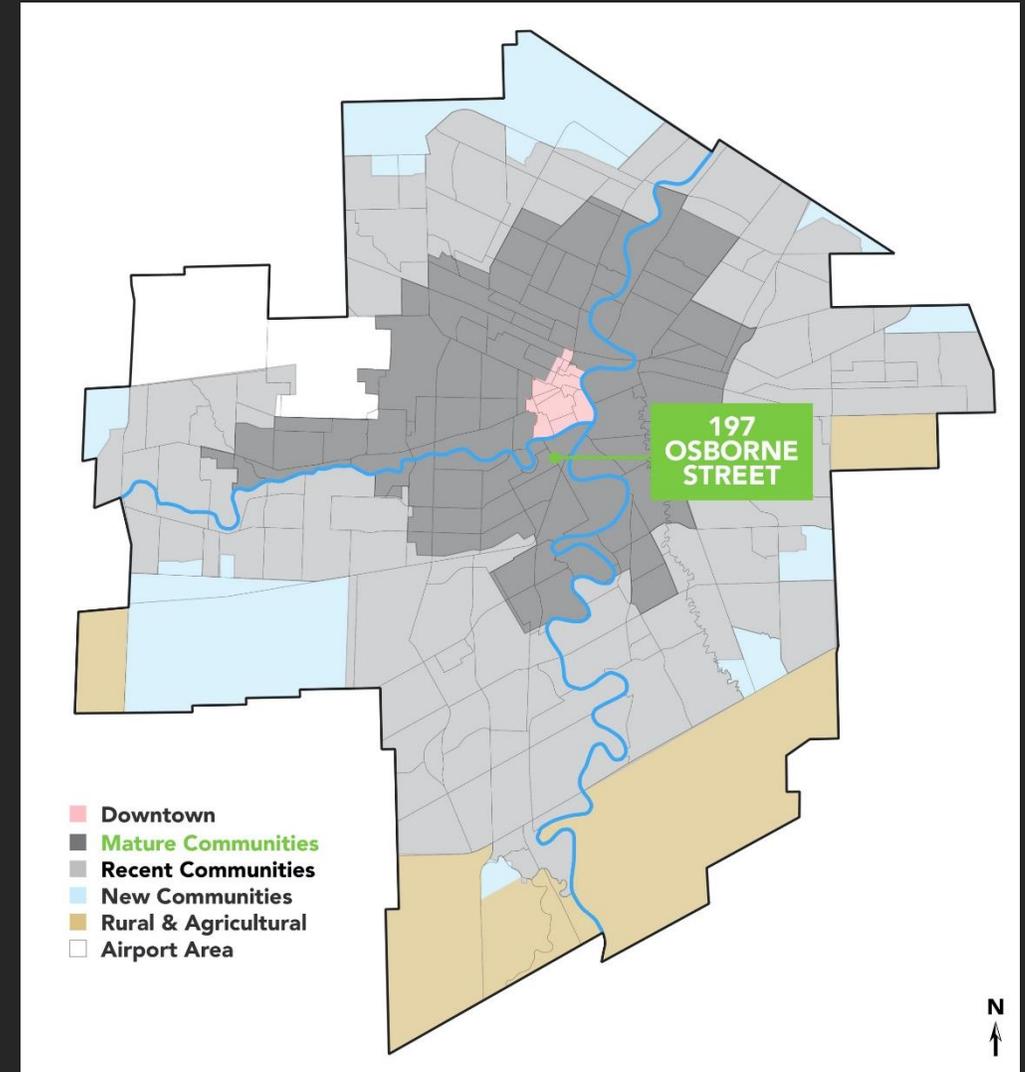
- Eastern boundary: Osborne Street
- Southern boundary: Wild Planet
- Western boundary: Rear Lane
- Northern boundary: Gertrude Avenue

Our Winnipeg – Planning Context

OurWinnipeg is the overall development plan for Winnipeg. Every piece of land in the City is designated for some form of land use.

OurWinnipeg designates this area of town as a “Mature Community”. The plan describes Mature Communities as:

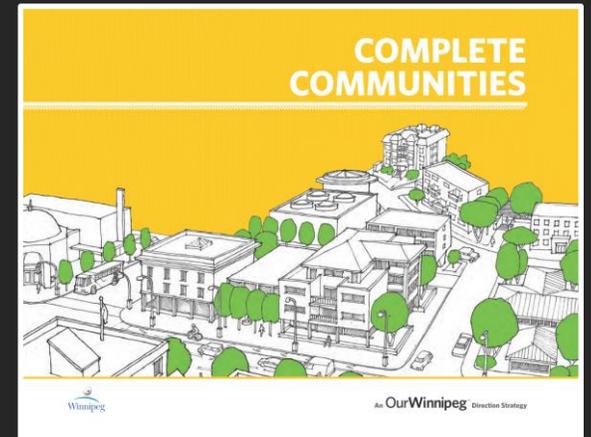
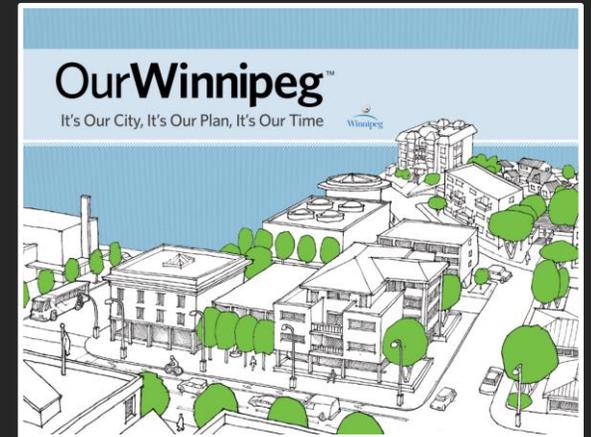
- Winnipeg’s early suburbs, mostly developed before the 1950s. Key features are a grid road network with back lanes and sidewalks, varying densities, and a fine grained mix of land uses along commercial streets. Many of these communities have a full range of municipal services.
- These communities present some of the best opportunities for infill development.



Our Winnipeg – Policy Context

These are policies that support or promote a project like this one:

- Promote *compact urban form* and manage the extension of municipal services for new growth
- Enable the *intensification of land-uses* through the development application process
- Support new developments that are contiguous with existing developments to *minimize the spatial use of land* and the extension of services
- Accommodate intensification within existing communities in a sensitive manner that *recognizes the existing form* and the character of its location
- Support the creation of a *range of sizes, forms and tenures of housing*
- Support *contextually-sensitive infill development* that builds complete and inclusive communities
- Encourage *mixed-use* developments

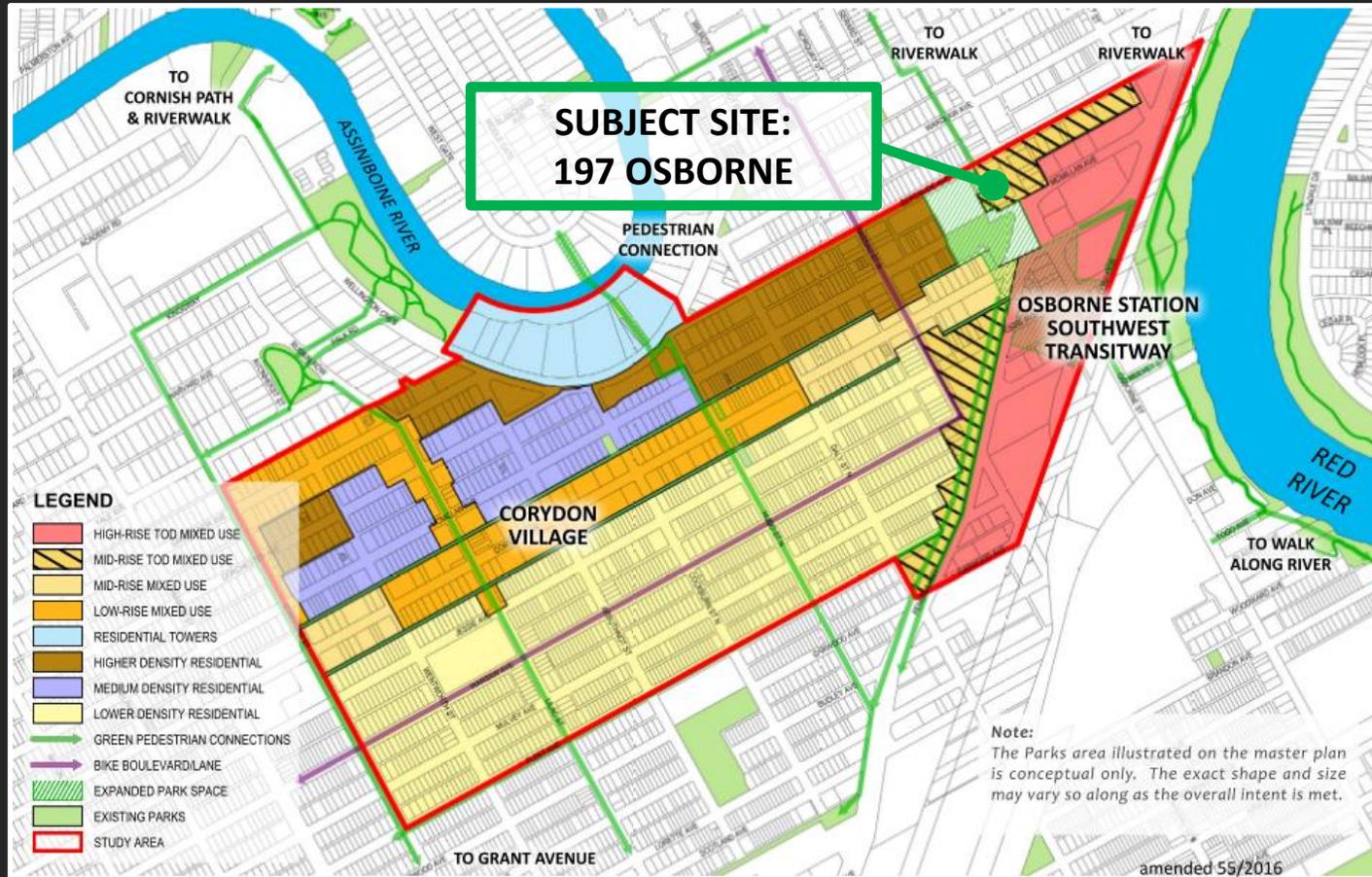


Corydon-Osborne Secondary Plan – Policy Context

The vision and supporting objectives of the Corydon-Osborne Secondary Plan include:

- Intensify land uses and densities in proximity to Osborne Station and encourage transit oriented development
- Facilitate mixed-use infill development
- Provide a full range of housing options
- Design pedestrian-oriented buildings that enhance the public realm
- Promote strong urban design and architectural design
- Encourage multi-modal transportation options

Corydon-Osborne Secondary Plan – Policy Context



- The subject site is located within the **Mid-Rise TOD Mixed-Use Policy Area** of the Secondary Plan
- This Policy Area is intended to accommodate mixed-use buildings up to 8-storeys in height, preferably with commercial on the lower floors and residential above

Osborne Village Context



- Close proximity to Osborne Station and transit options
- Desire for additional residential housing options
- Additional residents can support local retail, restaurants, services, and schools
- Opportunity for additional density at the south end of Osborne Village

Zoning Context



In terms of zoning:

- The parcels in orange are zoned R2 (residential two-family)
- The parcels in brown are zoned RMF (residential multi-family)
- The parcels in red are zoned as Commercial
- The property is currently zoned C2.

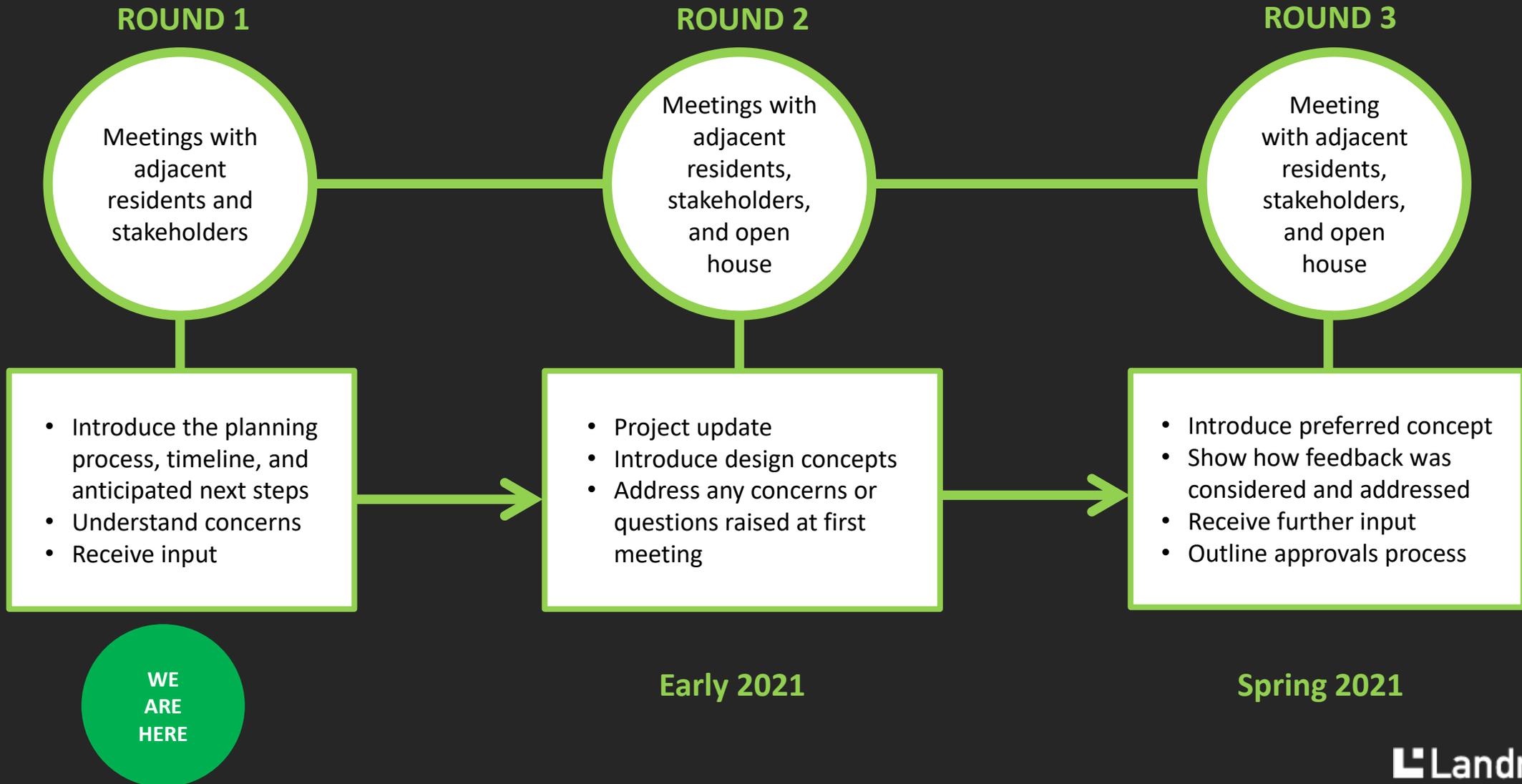
Transit Service

The site is extremely well-served by Winnipeg Transit routes, with ten bus routes within a three-minute walk of the site:

- Route 16
- Route 18
- Route 47
- Route 58
- Route 60
- Route 65
- Route 66
- Route 68
- Route 635
- Blue Line



Public Consultation & Stakeholder Engagement



Next Steps

The next steps in the planning process are likely to include:

- Review comments and feedback
- Work with City Departments (Planning, Public Works, Water & Waste)
- Prepare preliminary design concepts
- Host Round 2 meetings with residents and stakeholders, as well as a Public Open House
- Further due diligence (including traffic study, parking study, and shadow study)
- Host Round 3 meetings with residents and stakeholders, as well as a Public Open House
- Make an application to rezone the property

Thank you for attending today's session. Your input is important to our planning process.

Thank You! Questions?



If you have any further questions,
please contact:

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[https://www.surveymonkey.com/r/
197OsborneStreet](https://www.surveymonkey.com/r/197OsborneStreet)

Thank you!