

Consultation Summary

The following is a summary of consultation received to August 29, 2016. Further consultation detail will be included in the Consultation Report that will be submitted along with the Administrative Report for the public hearings.

1. Introduction

In addition to the engagement that was part of the development of the Corydon-Osborne Area Plan from 2011- 2014, the Public Service offered additional opportunity for engagement in this follow-up initiative, which was focused on implementation of the Plan. The goal was to provide stakeholders and residents with the chance to have their say on the following zoning adjustments:

- A proposed Planned Development Overlay (PDO) and design review for new development,
- Proposed property rezonings to align with the Plan
- A proposed Transit Oriented Development (TOD) Zoning District

These zoning adjustments are components of the implementation of the Corydon-Osborne Area Plan (Section 4), which was adopted by Council on December 10, 2014.

The initial phases of engagement for the Corydon-Osborne Area Plan (2011- 2014), serve as a backdrop to the present implementation engagement process. Those earlier phases of engagement led to the creation of the policies of the Corydon-Osborne Area Plan, which the present initiative is intended to align with. The following are some key highlights of those earlier phases:

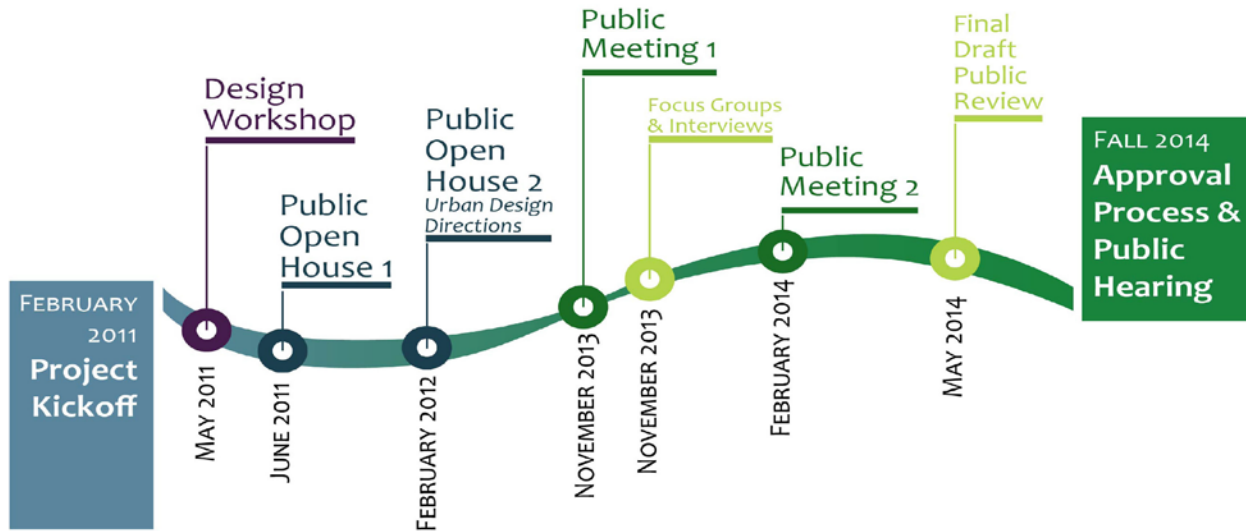
2. Corydon-Osborne Area Plan Engagement 2011-2014

More than 500 stakeholders, participants and groups were engaged, through a wide range of engagement events. These included:




- ➔ 2011-2012: Community Planning Advisory Committee, Public Design Workshop (May 2011), Public Open House (June 2011), Public Open House (February 2012), Self-guided Walking Tour with staff (August 2011), two meetings with Technical Advisory Committee Transportation Subgroup, as well as the following external stakeholder meetings:
 - City Water and Waste Department
 - Winnipeg Arts Council
 - Manitoba Liquor Control Commission
 - Active Transportation Advisory Committee
 - Winnipeg Police Service
 - Manitoba Hydro
 - Access Advisory Committee
 - Shindico (property management)
 - City Real Estate Division
 - City Parks Planning and Urban Design
 - Heritage Winnipeg
 - Environmental Groups
 - Terracon (developers)
 - River Osborne Community Garden
 - Winnipeg School Division #1

- 2013-2014: Local Residents Focus Group (November 2013), Local Business and Real Estate Development Focus Group (November 2013), Transportation Focus Group (November 2013), two public meetings (November 2013 and February 2014), one public open house (May 2014).

The image below chronicles the engagements held from 2011-2014:



The following were the main themes that were derived from the 2011-2014 engagements. More information can be found in the Appendix of the Corydon-Osborne Area Plan, available on winnipeg.ca.

Key Themes of Participation	How Themes are Addressed
Appreciation for Corydon-Osborne <ul style="list-style-type: none"> • Desirable Lifestyle • Social Destination • Neighbourly • Mixed-use • Diverse People & Places • Walkable and Accessible • Active Transportation 	 <p>Specific policies and design recommendations to enhance the existing quality of Corydon-Osborne that provides its distinct character.</p>
Need for Circulation Improvements <ul style="list-style-type: none"> • Sidewalk Conditions (size & quality) • Bicycle Routes & Facilities • Confusion Corner Impedes Connectivity / Potential for Pedestrian Space • Better Connectivity • Parking Concerns 	 <p>The development of a long term master plan that includes circulation and streetscape improvement recommendations.</p>
Development and Preservation of the Study Area <ul style="list-style-type: none"> • Need to Increase Development Potential of the Area • Need to Maintain the Character and Scale of the Residential Neighbourhood 	 <p>Recommendations for targeting primary areas of intensification only in specific locations within the study area.</p>

Feedback gathered was used to develop the content of the Plan, including land uses, context-appropriate built form & development, design guidelines, pedestrian & cycling connections, public spaces, streetscaping, and other elements.

The Corydon-Osborne Area Plan is a vision to guide future growth and change in the area while applying principles from OurWinnipeg, the City's long range development plan. The Plan also outlines the City's commitments and priorities over next 20 years for land use, transportation, services and parks and open space in the area.

3. Corydon-Osborne Area Plan Implementation - Engagement 2016

The Corydon-Osborne Area Plan identified zoning adjustments needed to help implement the Plan. As noted above, these include:

- Planned Development Overlay (PDO) and design review
- Property rezonings to align with the Plan
- Transit Oriented Development (TOD) zoning district

The following is a summary of the engagement process conducted for the recommended zoning adjustments.

a. Approach

The engagement process for the Corydon-Osborne Area Plan implementation combined in-person and online opportunities.

Invitations to participate in the open house, workshop and at winnipeg.ca were emailed to stakeholders, sent by mail to property owners impacted by the proposed rezoning, included in a news release, in the Office of Public Engagement email newsletter, and through City of Winnipeg Facebook and Twitter accounts, and published in the Winnipeg Metro and the Sou-Wester on February 24, 2016.

Corydon-Osborne Neighbourhood Plan Emails

- o 1382 groups and individuals

Office of Public Engagement Email Newsletter Emails

- o 4609 groups and individuals

City of Winnipeg Twitter

- o 50,550 followers

City of Winnipeg Facebook

- o 11,000 likes

b. Key engagement opportunities

Public Open House

- Who: 49 recorded attendees
- What: Display Boards, face to face discussions, maps and images, detailed information, surveys, note pads, email lists.
- Where: Gladstone School
- When: March 9, 4:30pm – 8:30pm

Public Workshop

- Who: 115 attendees (estimated)
- What: Presentation, open commenting, surveys, note pads, email lists.
- Where: Earl Grey Community Centre
- When: June 21, 2016, 6:30pm – 8:30pm

Surveys

- Who: 164 respondents: 137 online (Survey Monkey); 27 hard copy
- What: Level of support and open comments regarding proposed amendments
- Where: Public open house, winnipeg.ca/ppd/corydon/
- When: February 23 – March 30, 2016

c. Key Messages: 'What We Heard'

Common themes (commonly repeated responses) from surveys, open house & workshop, emails

Surveys	
<u>Supportive of the initial proposal</u>	
<u>Message</u>	<u>Response</u>

Like the design guidelines	Comment noted
Increase density further	The zoning adjustments align with the Corydon-Osborne Area Plan, which sets target densities for each area contained within the Plan. The City recommends that the densities should remain within the proposed limits. Note that higher densities can be employed close to Pembina Highway and Osborne Rapid Transit Station, and at Wellington Crescent.
Like the proposed densities	Comment noted
<u>Concerns about the initial proposal</u>	
Parking is an issue	The PDO provides enhanced parking through the ability to share parking spaces between lots, with an approved parking management plan, in the High Rise and Mid Rise TOD Mixed Use Areas; and the Mid Rise Mixed Use area and Low Rise Mixed Use Area A. In the residential districts, there is no change from the parking requirement in the Zoning By-Law.
Leave density as is	The zoning adjustments align with the Corydon-Osborne Area Plan, which sets target densities for each area contained within the Plan. The City is no longer recommending that residential properties in the neighbourhood be rezoned to "R2".
Height is an issue	There is no change proposed to the existing maximum building height in the Lower Density Residential Area. In the Medium and Higher Density Residential Areas, a modest increase in height will be permitted on corners, which is already common in the neighbourhood.
Absentee landlords are an issue	The most common concern with absentee landlords is that the property they own is not being properly maintained and is negatively impacting surrounding properties. The Neighbourhood Livability By-law (By-law 1/2008) has specific standards for the maintenance of properties. Residents are encouraged to contact the City via 311 within any concerns about the maintenance of specific properties. The City will investigate if they are notified of a potential violation.
Need green space	The Corydon-Osborne Plan includes recommendations to develop more public green space within the neighbourhood.

	<p>For individual lots, building setbacks are required and in the PDO, a maximum lot coverage (45%) is required for all single-family, two-family, and multi-family development in the Lower Density Residential Area and for all single-family and two-family development in the Medium Density Residential Area.</p> <p>In neighbourhoods without a PDO, there is no lot coverage maximum for two-family and multi-family development.</p>
Small lots an issue	<p>The PDO includes a minimum lot size of 2,500 sq. ft. for any two-family development. In addition, the PDO includes a maximum lot coverage of 45% for buildings in the following cases: In the Medium Density Residential Area, the maximum applies to single-family and two-family development; and in the Lowed Density Residential Area, it applies to Single family, two-family, and multiple family development.</p> <p>In neighbourhoods without a PDO, there is no lot coverage maximum for two-family and multi-family development.</p>
No to "R2" rezoning	The City is no longer recommending that residential properties in the neighbourhood be rezoned to "R2".
Against rentals	OurWinnipeg supports diverse housing options in every neighbourhood in the city. The zoning recommendations do not deal with tenure of housing. The proposed design guidelines help ensure that regardless of tenure, housing designs are sensitive to the community context.

Open house and workshop	
<u>Message</u>	<u>Response</u>
Need senior housing	The proposed zoning options do not have a direct positive or negative impact on the provision of senior housing. Dedicated housing for older adults may be accommodated at a small multifamily scale on lots that accommodate multifamily.
Like the pedestrian bridge	Comment noted
Support the retention of private trees	The City currently does not have a tree protection By-law for private property. However, the City will encourage the protection of existing trees through the design review process when properties are redeveloped.
Need heritage protections	Comment forwarded to City's Heritage Branch

Community needs to be involved	The City is now recommending that a public hearing be required for duplexes in the Lower Density and Medium Density Residential Areas. This is in addition to the requirement for a public hearing for all multi-family development, which was in the initial proposal. The public hearing will provide an opportunity for the community to be involved in the process.
Property taxes	<p>The City is no longer recommending that residential properties in the neighbourhood be rezoned to “R2”.</p> <p>Because assessed value is based on market value and there is no way to accurately predict the market, there is no way to definitively state whether market values will change.</p> <p>Based on past experience however, the City of Winnipeg Taxation and Assessment Division indicates that they believe that there is little or no change to market value or assessed value based solely on a change from “R1” to “R2” zoning.</p>
How is density defined	Density is the number of dwelling units per lot, or a ratio of dwelling units per square feet of lot area.
Treat north and south of Corydon the same	The City is no longer recommending that residential properties in the neighbourhood – neither north nor south of Corydon Avenue - be rezoned to “R2”.

Emails	
<u>Theme</u>	<u>Response</u>
Retention of single-family	All neighbourhoods are expected to accommodate growth and change (per OurWinnipeg). Secondary suites fulfill a particular niche within a complete community but are not suited to a wide spectrum of residents and family types. The Corydon-Osborne Area Plan identifies different scales of infill for each area of the plan. In response to concerns raised, the zoning recommendation going to public hearing will be revised to ensure an opportunity for public input through a public hearing for any two-family development in the lower and medium density areas.

Survey results

Please note that data from surveys always includes an inherent bias in that the most interested parties tend to be most represented in the results.

SOURCE	Surveys – hard copy and online	
FEEDBACK	RESPONSES	
Residents	73%	
Business owners	4%	
Property owners	24%	
Single family	78%	
Duplex or multi-family	22%	
Community group or cultural group	95%	
Institution (school, daycare, church etc.)	5%	

“I have received the information that I was looking for, either at the open house or online”	Yes 66.4% No 33.6%
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	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE
<i>“I agree with the proposal to rezone “R1” properties within the Plan Area to ‘R2’”</i>	13.3%	12.5%	5%	10%	59.2%
	25.8%			69.2%	
<i>“I support the creation of a Transit- Oriented Development (TOD) zoning district, that would allow greater height and density adjacent to rapid transit stations”</i>	26%	17.9%	13%	15.4%	27.6%
	43.9%			43%	
<i>“The Planned Development Overlay (PDO) reflects the intent of the Corydon- Osborne Plan”</i>	12.1%	17.2%	19.8%	19%	31%
	29.3%			50%	

