**Minute No. 40**
**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016**

**Item No. 3 Rezoning – Corydon Osborne Planned Development Overlay 1 (Fort Rouge – East Fort Garry Ward)**
**File DAZ 213/2016 [c/r SPA 1/2016]**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and adopted the following:

1. That Winnipeg Zoning By-law No. 200/2006 be amended by adding Schedule "V", the Corydon Osborne PDO-1, attached as Appendix "B", with the following amendments:

   A. Under 'Area 7', delete section 12, subsection 3 in its entirety

   B. Under 'Area 8', delete section 13, subsection 4 in its entirety.

2. That Winnipeg Zoning By-law No. 200/2006 be amended by deleting Corydon Avenue and the portion of Osborne Street south of Gertrude Avenue from the Neighbourhood Main Streets PDO-1, attached as Appendix "C".

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

**Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – November 8, 2016**

DECISION MAKING HISTORY:

Moved by Councillor Orlikow,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On November 9, 2016, 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 November 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following to Recommendation 1 after the words “Appendix “B”

  “, with the following amendments:

  A. Under ‘Area 7’, delete section 12, subsection 3 in its entirety

  B. Under ‘Area 8’, delete section 13, subsection 4 in its entirety.”

and forwarded to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

**RE:** **Rezoning – Corydon Osborne Planned Development Overlay 1**
**File DAZ 213/2016**

**For submission to:** **The Standing Policy Committee on Property and Development, Heritage and Downtown Development**

**Prepared by:** **Kate McMillan, Committee Clerk**
**City Centre Community Committee**

**Report date:** **October 17, 2016**

COMMUNITY COMMITTEE RECOMMENDATION:

On October 13, 2016, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That Winnipeg Zoning By-law No. 200/2006 be amended by adding Schedule "V", the Corydon Osborne PDO-1, attached as Appendix "B"***, with the following amendments:***

   ***A. Under 'Area 7', delete section 12, subsection 3 in its entirety***

   ***B. Under 'Area 8', delete section 13, subsection 4 in its entirety.***

2. That Winnipeg Zoning By-law No. 200/2006 be amended by deleting Corydon Avenue and the portion of Osborne Street south of Gertrude Avenue from the Neighbourhood Main Streets PDO-1, attached as Appendix "C".

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

***Note: The wording in bold and italics denotes amendments made by the Community Committee.***

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. This plan provides significant protection for the neighbourhood in terms of design standards, in terms of different types of zoning – transit oriented zoning, high and medium density and specifying what can happen, where we're going to be seeing significant increases in density as well as modest increases at corners and such – it's all spelled out there.

2. The public has spoken and they want to have a full rezoning process for single family and they want to see that protected. I hope that they feel listened to because they have been in the initial attempt, the initial proposal of the R2 zoning was clearly not accepted and continuing through the process of dialogue, we've come to the conclusion that's what the neighbourhood wants and I hope that there will be some happiness and excitement about the plan in our neighbourhood and that we can move forward.

## PUBLIC HEARING SUMMARY

File: DAZ 213/2016

Before: City Centre Community Committee
Councillor Orlikow, Chairperson
Councillor Gerbasi
Councillor Gilroy

Public Hearing: October 13, 2016
Council Building, 510 Main Street

Applicant: The City of Winnipeg
(Director of Planning, Property and Development)

Subject:




**APPLICANT :** CITY OF WINNIPEG
**FILE :** DAZ 213/2016
**PROPOSAL :**

1. To amend the Neighbourhood Main Streets Planned Development Overlay 1 (Schedule "G" to the Winnipeg Zoning By-law) to remove the lands shown shaded on the above map.
2. To amend the Winnipeg Zoning By-law to adopt the Corydon-Osborne Planned Development Overlay 1 for the land shown outlined in bold on the above map.

**For more information, phone Mr. M. Robinson, Senior Planner, 204-986-3213**

Premises Affected: Corydon – Osborne area

Exhibits Filed:

1. Application dated July 29, 2016
2. Notification of Public Hearing dated August 17, 2016
3. Report from the Urban Planning Division dated October 6, 2016
4. Communication dated October 10, 2016, from Violet Budge and Amber Martens in opposition to the application
5. Communication dated October 10, 2016, from Robin Cordray with respect to the application
6. Communication dated October 11, 2016, from Russ Enns and Sarah Swires in opposition to the application
7. Communication dated October 10, 2016, from Christine Chisholm in opposition to the application
8. Communication dated October 10, 2016, from Ken Beattie in opposition to the application
9. Communication dated October 10, 2016, from Deborah Beattie in opposition to the application
10. Communication dated October 10, 2016, from Christopher Beattie in opposition to the application
11. Communication dated October 8, 2016, from Lisa Hobbs in opposition to the application
12. Communication dated October 10, 2016, from Zana Lutfiyya with respect to the application
13. Communication dated October 11, 2016, from Janice Venier in opposition to the application
14. Communication dated October 11, 2016, from John Wintrup, Richard Wintrup & Associates with respect to the application
15. Communication dated October 11, 2016, from Jocelyn McGuire in opposition to the application
16. Communication dated October 12, 2016, from Sheila and Tim Duprey in opposition to the application
17. Communication dated October 12, 2016, from Deborah and George Grigaitis in opposition to the application
18. Communication dated October 12, 2016, from Kenneth M. McLean in opposition to the application
19. Communication dated October 12, 2016, from Clinton Roberts and Fabiana Li in opposition to the application
20. Communication dated October 12, 2016, from Laurie Marshall and Damon Rondeau in opposition to the application
21. Communication dated October 12, 2016, from Hua Yan in opposition to the application
22. Communication dated October 12, 2016, from Brenda and Darren May in opposition to the application

23. Communication dated October 12, 2016, from Neil Einarson in opposition to the application
24. Communication dated October 12, 2016, from Nancy Lange in opposition to the application
25. Communication dated October 13, 2016, from Ruth Gledhill in opposition to the application
26. Communication dated October 13, 2016, from Dale Gledhill in opposition to the application
27. Communication dated October 13, 2016, from Nicola Gledhill in opposition to the application
28. Communication dated October 13, 2016, from Robert Lautaoja in opposition to the application
29. Communication dated October 13, 2016, from Bev Pike in opposition to the application
30. Communication dated October 11, 2016, from Dennis and Jan Swayze in opposition to the application
31. Communication dated October 12, 2016, from Jocelyn Dunstan in opposition to the application
32. Communication dated October 12, 2016, from Herman Thorvaldson in opposition to the application
33. Communication dated October 13, 2016, from Robert Nicol, on behalf of Corydon-Osborne Community Voice in opposition to the application
34. Communication dated October 13, 2016, from Geraldine Krone in opposition to the application
35. Communication dated October 13, 2016, from Chris Moszynski in opposition to the application
36. Communication dated September 14, 2016, from Ken Neufeld with respect to the application
37. Communication dated October 13, 2016, from Nicola Spasoff in opposition to the application
38. Communication dated October 13, 2016, from Marion Chyzzy in opposition to the application
39. Presentation in opposition to the application submitted by Shirley Forsyth at the public hearing
40. Presentation in opposition to the application submitted by Marion Chyzzy at the public hearing
41. Recording of Representations

REPRESENTATIONS:

In Support:

Michael Robinson
Andrew Ross
Andre Silva
Orly Linovski

In Opposition:

Violet Budge
Amber Martens
Robin Cordray
Russ Enns
Sarah Swires
Christine Chisholm
Deborah Beattie
Christopher Beattie
Lisa Hobbs
Zana Lutfiyya
Janice Venier
Jocelyn McGuire
Sheila Duprey
Tim Duprey
Kenneth M. McLean
Clinton Roberts
Fabiana Li
Laurie Marshall
Brenda May
Darren May
Neil Einarson
Nancy Lange
Ruth Gledhill
Dale Gledhill
Nicola Gledhill
Robert Lautaoja
Bev Pike
Jocelyn Dunstan
Herman Thorvaldson
Chris Moszynski
Nicola Spasoff

Beate Abrahams-Bolen
Elaine Anderson
David Ash
Linda Ash
Ken Beattie
Marion Chyzzy
Franca De Grazia
Shirley Forsyth
Karen Gardner
Jocelyn Greenwood
Deborah Grigaitis
George Grigaitis
Elaine Henderson
Cheryl Hobbs
Patricia Holbrow
Geraldine Krone
Kenton Larson
Robert A. MacDonald
Diane McMillan
Carolee Neufeld
Ken Neufeld
Robert Nicol
Tracey Olafson
Damon Rondeau
Dennis Swayze
Janet P. Swayze
Caroline Traweger
Elizabeth Turnbull
Fred Vainsdal
Hua Yan

For Information:

John Wintrup, Richard Wintrup & Associates

For the City:

K. Kowalke, Senior Planner, Planning, Property and Development Department

Exhibit "3" referred to in File DAZ 213/2016

# ADMINISTRATIVE REPORT

**Title:** DAZ 213/2016 – Corydon Osborne Planned Development Overlay 1 and Neighbourhood Main Street Planned Development Overlay 1

**Issue:** For consideration at the public hearing for Winnipeg Zoning By-law 200/2006 text amendments

**Critical Path:** City Centre Community Committee as per the Development Procedures By-law and *The City of Winnipeg Charter.*

## AUTHORIZATION

| Author | Division Head | CFO | CAO |
|---|---|---|---|
| M. Robinson MCIP | B. Smith MCIP | n/a | |

## RECOMMENDATIONS

1. That Winnipeg Zoning By-law No. 200/2006 be amended by adding Schedule "V", the Corydon Osborne PDO-1, attached as Appendix "B".
2. That Winnipeg Zoning By-law 200/2006 be amended by deleting Corydon Avenue and the portion of Osborne Street south of Gertrude Avenue from the Neighbourhood Main Streets PDO-1, attached as Appendix "C".
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

Under subsection 4(2.01) of the Development Procedures By-law, a proposed Zoning By-law which would establish or amend the text of a Zoning By-law (including establishing or amending a planned development overlay district) without changing the zoning classification of any land and would affect land in only one community shall be referred to the community committee for the community in which the land is located to conduct the public hearing. This report proposes to amend the text of the Winnipeg Zoning By-law to create a Planned Development Overlay specific to the Corydon Osborne Plan area.

## IMPLICATIONS OF THE RECOMMENDATIONS

**Policy implications** – The PDO-1 is based on policy direction from the Corydon Osborne Area Plan and its purpose is to implement this plan through zoning regulations.

**Regulatory implications** – Creates a new set of customized development and building rules in the Corydon Osborne plan area. Existing uses that do not comply with the new rules will maintain a non-conforming right to continue, but will be subject to application of the new rules upon redevelopment, renovation, expansion or change of use.

**General implications** – All new development within the PDO area will be subject to development and design standards to respect the unique character of the area. Adoption of a Planned Development Overlay will make the City's and community's expectations for development more transparent and predictable.

## HISTORY

The Corydon-Osborne Area Plan is a vision to guide future growth and change in the area. It helps apply principles from OurWinnipeg, the City's long range development plan, at the neighbourhood level, such as requiring infill development to take into consideration the specific characteristics of the neighbourhood. The Plan outlines the City's commitments and priorities over next 20 years for land use, transportation, services, and parks and open space in the area.

The Plan was adopted as a By-law by City Council on December 10, 2014.

In the Corydon Osborne Plan, the implementation action section identifies the need for the development of a Planned Development Overlay (PDO-1), to implement the policies of the plan through zoning.

*Section 4.3 Implementation Actions*
*Action 1 – Replace the Neighbourhood Main Streets PDO on Corydon Avenue and Osborne Street with a new PDO for the whole plan area. Include design controls per the recommendations in the plan and require plan approval for any new development other than single-family.*

## CONSULTATION

In preparing this Report there was internal consultation with:
Legal Services (as to legal issues)

## SUBMITTED BY

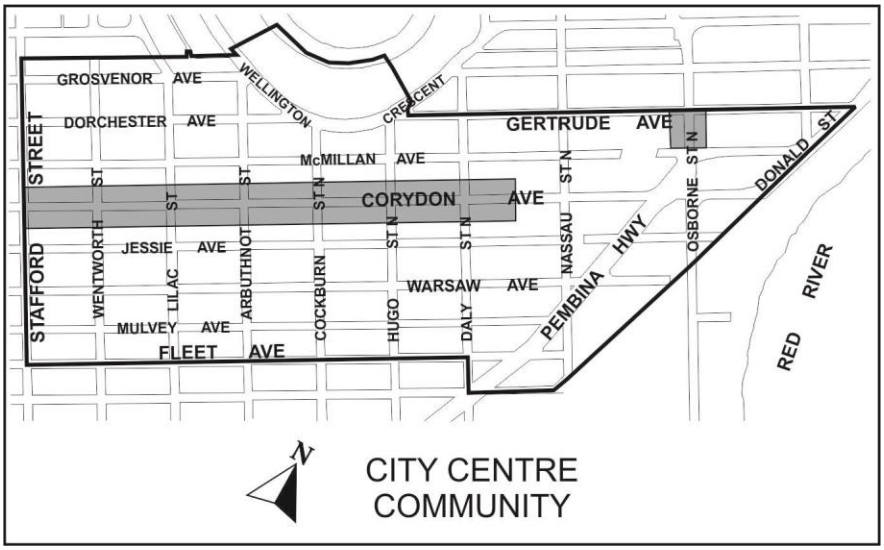
| | |
|---|---|
| Department | Planning, Property and Development |
| Division | Planning and Land Use |
| Prepared by | Michael Robinson, MCIP |
| Date: | October 6, 2016 |
| File No. | DAZ 213/2016 |

**APPENDIX 'A'**

**DATE:** October 6, 2016
**FILE:** DAZ 213/2016
**RELATED FILES:** DAZ 215/2016
**COMMUNITY:** City Centre Community
**NEIGHBOURHOOD #:** various neighbourhoods

**SUBJECT:** To amend the Winnipeg Zoning By-law 200/2006 by adding Schedule "V", the Corydon Osborne PDO-1 and by deleting Corydon Avenue and Osborne Street south of Gertrude Street from the Neighbourhood Main Streets PDO-1.

**LOCATION:** see map




**APPLICANT:** City of Winnipeg

**RECOMMENDATION:** **Approval**

**DESCRIPTION OF THE PROPOSED DEVELOPMENT**

*Overview of Planned Development Overlays (PDOs)*

The Winnipeg Zoning By-law provides for the creation of Planned Development Overlays (PDOs). A Planned Development Overlay (PDO) is a zoning tool that modifies land uses and/or development standards in an area. It is applied in unique or special circumstances, in order to achieve local planning objectives in specially designated areas. PDO's are most often based on local area plans.

***Corydon Osborne PDO-1***

The PDO has a section for each area defined in the Corydon-Osborne Area Plan. The regulations are specific to each of these areas and are intended to implement the policies of the Plan. In general, the PDO modifies regulations dealing with land use, dimensional standards, signage, and parking. In addition, the PDO requires plan approval for any new development

other than single-family. The following is a summary of key regulations in the PDO for each area of the Plan.

*All areas*
Design review for all new development, redevelopment, expansion, signage, and/or exterior alteration visible from public rights-of-way.

*High Rise TOD Mixed Use Area*
The intent of the PDO for this area, which is immediately adjacent to the Osborne RT station, is to facilitate transit oriented development. The PDO prohibits certain uses that are incompatible with a pedestrian oriented environment, such as auto repair and drive-thrus, and reduces or removes restrictions on certain uses that enhance these areas, such as restaurants and outdoor patios.

The PDO includes a provision for shared parking and includes modifications to dimensional standards and design provisions, to ensure that buildings address the street and are at an appropriate scale, and that parking is hidden from view, whenever possible.

There are also several modifications to signage regulations, in keeping with a pedestrian oriented environment.

*Mid Rise TOD Mixed Use Area*
This area is identical to the High Rise TOD Mixed Use Area, except for the following key differences:

- Drinking establishments are a conditional use
- Restaurants follow the same requirements as the Winnipeg Zoning By-law. For "C2" zoned properties, restaurants over 5,000 sq. ft. require a conditional use.
- Patios are permitted up to 500 sq. ft., provided that they are between a building and the street. Patios over 500 sq. ft. will require a conditional use approval.

*Mid Rise Mixed Use Area*
The intent for this area is to maximize the potential of this area as a mixed use/commercial node while creating a gateway to the core area. Land use regulations for this area closely follow the existing Neighbourhood Main Streets PDO-1. A key change is that patios are now permitted up to 500 sq. ft., provided that they are between a building and the street. Patios over 500 sq. ft. will require a conditional use approval.

The PDO also includes a provision for shared parking (businesses can allow other businesses to use their parking when it is not occupied) and includes modifications to dimensional standards and design provisions, to ensure that buildings address the street and are at an appropriate scale, and that parking is hidden from view, whenever possible. The minimum height is 20 feet and the maximum height is 60 feet.

There are also several modifications to signage regulations, in keeping with a pedestrian oriented environment.

*Low Rise Mixed Use Area A*
This area is identical to the Mid Rise Mixed Use Area, with the following exception:

- The maximum height is 45 feet.

*Low Rise Mixed Use Area B*
This area is identical to the Low Rise Mixed Use Area A, with the following exception:

- Maximum building setbacks do not apply to residential buildings

*Residential Towers Area*
The PDO does not modify the underlying zoning district for this area. The only modification is that design review will apply to all new development and exterior alterations in this area.

*Higher Density Residential Area*
In this area, the maximum height for interior lots is 35 feet and 45 feet for corner lots. On Grosvenor Avenue and on the south side of Wellington Crescent, the maximum height is 45 feet. All lots have a maximum density of 800 sq. ft. of lot area per dwelling unit.

The PDO also includes a lot coverage maximum for single and two-family development, larger side yard requirements for multi-family development, and a requirement that building entrances face the street and that parking be hidden from view of the public street.

*Medium Density Residential Area*
The PDO accommodates two-family development with a conditional use approval in this area. It also regulates multi-family development by limiting the density to a maximum of 1,250 sq. ft. of lot area per dwelling unit for interior lots and 800 sq. ft. of lot area per dwelling unit for corner lots, subject to approval of a rezoning application.

*Lower Density Residential Area*
The PDO accommodates two-family development, with a conditional use approval, in this area. It also regulates multi-family development on corner lots, limiting the density to a maximum of 1 unit per 1,250 sq. ft. of lot area, subject to approval of a rezoning application.

The PDO also includes a maximum lot coverage, and a requirement that building entrances face the street and that parking be hidden from view of the public street.

***Neighbourhood Main Streets PDO-1***
Corydon Avenue and a portion of Osborne Street, south of Gertrude Avenue, are currently covered by the Neighbourhood Main Streets PDO-1 (Schedule G of the Winnipeg Zoning By-law). These streets will now be covered by the Corydon-Osborne PDO-1, as they fall within the Corydon-Osborne Plan area. Consequently, it is being recommended that these streets be removed from the Neighbourhood Main Streets PDO-1, and that the map be amended to reflect this change.

***Other***

*Public Consultation*

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

This engagement included an open house, a community meeting, and online engagement tools, including a survey.

A detailed consultation report is provided in the Appendix.

*Non-conforming rights*

Existing uses that do not comply with the new PDO rules will maintain a non-conforming right to continue, but will be subject to application of the new rules upon redevelopment, renovation, expansion
or change of use. Generally the following principles apply:

- Any use within the PDO area which complies at the time of adoption of the PDO may continue as a non-conforming use. Where a non-conforming use is discontinued for 12 consecutive months, the land or building may not be used unless it is brought into conformity with the by-law.
- In general, the expansion of a non-conforming use is not allowed.
- Expansion of a non-conforming structure must be in compliance with the Zoning By-law and the
  new PDO regulations.

**ANALYSIS AND ISSUES**

As stated earlier in the report, the PDO-1 is based on policy direction from the Corydon-Osborne Area Plan and its purpose is to implement this plan through zoning regulations. A companion document which shows the Corydon-Osborne Area Plan policies and how they are applied in the PDO is attached in the Appendix.

The initial zoning proposal from the City in March 2016 recommended that all "R1" properties in the Plan area be rezoned to "R2" Two-Family Residential. However, based on the feedback received throughout the consultation process, the City made significant changes to that proposal. The changes are:

1. The City is no longer be recommending a rezoning of "R1" properties to "R2". "R1" properties will remain "R1".

2. Two-family development may be accommodated on "R1" properties in the Lower Density and Medium Density Residential areas with a conditional use approval and public hearing for each

***Two-family residential***

*Policy basis*

Many residents provided feedback to the City indicating that they do not support accommodating two-family development in the Plan area without a rezoning application. Despite this opposition, City policy provides clear direction to the contrary.

*Corydon Osborne Area Plan*

The Corydon-Osborne Area Plan identifies the need to support modest increases in density where appropriate. This includes zoning to support two-family residential in the Lower Density and Medium Density Residential Areas, provided that design guidelines are adhered to.

*Complete Communities Direction Strategy*

The Corydon area is a mature community. All mature communities in the City are identified by the Complete Communities Direction Strategy for modest increases in density. The Corydon area was first identified for a community plan about 10 years ago and is one of the first to undergo a planning process.

*Rationale for two-family residential*

There are a number of reasons why the Corydon-Osborne Area Plan and Complete Communities recommend zoning to support two-family residential.

<u>Population changes</u>

Population in the Earl Grey Neighbourhood has declined 31% since 1971, mostly due to decreased household size. Two-family residential housing can assist some properties in returning the area to earlier population levels and densities that the neighbourhood was originally built to support. An additional benefit to increasing population in the area is that it can improve the viability of local businesses.

<u>Housing access</u>

Since 2000, housing prices have been increasing in the area and it has been becoming less accessible for some families to purchase a single family home. Two-family homes can offer an affordable entry point for families.

Income options
Homeowners can benefit from the option to convert a home or build a duplex as a source of income or as a mortgage helper.

Housing Diversity
This area has always exhibited a mix of single family, two-family and multi-family residential. From a city and neighbourhood perspective, this is positive. It provides options for different generations and demographics. More housing options provides for more flexibility for older members of the community who may be looking to downsize and stay in the community.

Balance in housing types
While zoning support for two-family residential may result in some conversions and new construction, it often doesn't result in a high rate of conversion and construction of two-family homes. An example of this type of community in Winnipeg would be Wolseley.

While Wolseley differs from the Corydon-Osborne area in some ways, it is worth noting that in Wolseley, 89% of properties that have been zoned for two-family since at least the 1980s - are still single-family homes.

*Conditional Use approval*
Throughout the consultation process, residents indicated they would like to be involved in the approval process for new residential development with increased density, such as two-family development, where permitted by the Corydon-Osborne Area Plan.

As a result of this feedback, the recommendation now includes a requirement for conditional use approval for two-family residential developments in the Lower Density and Medium Density areas. A conditional use application requires a public hearing at the Board of Adjustment. Any member of the public may appear and make representation at these hearings. Board of Adjustment decisions may be appealed to Appeals Committee, on which sits a rotating group of city councilors.

*Text Amendment*
In order to implement the recommendation in the PDO to accommodate two-family development in the "R1" District as a conditional use, a text amendment to the Winnipeg Zoning By-law is required as well. That item is scheduled for a public hearing by the Standing Policy Committee on Property and Development, Heritage, and Downtown Development at their November meeting.

***Multi-family residential***
With the deletion of the previous proposal to rezone all "R1" properties to "R2", any multi-family development (3 units or more) in the Lower Density and Medium Density Residential areas will require a rezoning.

*Benefit of the Plan and the PDO - Managing density*
Without the Corydon Osborne Plan and the PDO, anyone could make an application to rezone any property within the Medium and Lower Density Areas to multi-family at any density or height.

The Plan and PDO, on the other hand, provide limits on where multi-family can be developed, as well as how much density and height can be built.

*Lower Density Residential Area*
In this area, multi-family development may be accommodated on corners only, to a maximum height of 35 feet (which is the same as single-family and two-family residential) and a maximum density of 1 unit per 1,250 sq. ft. of lot area. The typical density in "R2" in the Winnipeg Zoning By-law is much higher (1 unit per 800 sq. ft. of lot area). As previously mentioned, all multi-family developments will require a rezoning application and are subject to design guidelines.

Medium Density Residential Area
In this area, multi-family may be accommodated on interior lots, to a maximum height of 35 feet and a maximum density of 1 unit per 1,250 sq. ft. of lot area. Corner lots may be developed to a maximum height of 45 feet and a maximum density of 800 sq. ft. of lot area. All multi-family developments will require a rezoning application and are subject to design guidelines.

Consequently, the PDO provides additional protections to maintain neighbourhood character by limiting densities for future multi-family development.

***Summary***
Significant time and effort was put into the development of the Corydon-Osborne Area Plan. The Plan document is a vision to guide future growth and change in the area, such as requiring new development to take into consideration the specific characteristics of the neighbourhood.

The PDO is intended to implement the specific vision of the Plan through zoning regulations. The PDO will accomplish the following objectives:

- Align zoning regulations with the Corydon-Osborne Area Plan policies
- Make the City's and community's expectations for development more transparent and predictable.
- Give residents an opportunity to be involved in the approval process for new residential development with increased density, such as two-family development, where permitted by the Corydon-Osborne Area Plan.
- Enable compatible mixed use developments along major corridors and near the rapid transit station
- Ensure compatible development by setting specific limits on the size and location of multi-family residential development within the Plan area
- Ensure compatible design by requiring plan approval for all new development and exterior alterations other than single-family residential

**RECOMMENDATION**
For the above reasons, it is recommended that the Corydon Osborne PDO-1 be approved and that the Neighbourhood Main Streets PDO-1 be amended by deleting Corydon Avenue and the portion of Osborne Street south of Gertrude Avenue.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Michael Robinson, MCIP
PPD File # DAZ 213/2016

Attachments:
Appendix A – Planning Report
Appendix B – Corydon Osborne Planned Development Overlay (PDO-1)
Appendix C – By-law 107/2016 to amend the Winnipeg Zoning By-law 200/2006
Appendix D – By-law 108/2016 to amend the Winnipeg Zoning By-law 200/2006
Appendix E – Consultation report
Appendix F – Alignment between the Corydon-Osborne Area Plan and the Corydon Osborne PDO-1
Appendix G – Workbook (for informational purposes only)

**APPENDIX B**
**Corydon Osborne PDO-1**


Corydon Osborne PDO.doc

**APPENDIX C**

**THE CITY OF WINNIPEG**

**BY-LAW NO. 107/2016**

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law No. 200/2006

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

1 The Winnipeg Zoning By-law No. 200/2006 is amended by adding the attached document, identified as 'Schedule "V" Corydon Osborne Planned Development Overlay 1 (PDO-1 Corydon Osborne)', as Schedule "V".

RECEIVED FIRST READING on this day of , 2016.

RECEIVED SECOND READING on this day of , 2016.

RECEIVED THIRD READING on this day of , 2016.

**DONE AND PASSED** this day of . 2016.

Mayor

City Clerk

Approved as to planning details:

*for* Director of Planning, Property & Development

Legally reviewed and approved as to form:

*for* Director of Legal Services and City Solicitor

**APPENDIX D**

**THE CITY OF WINNIPEG**

**BY-LAW NO. 108/2016**

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law 200/2006

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

1 Schedule G to the Winnipeg Zoning By-law No. 200/2006 is amended by replacing the map entitled “Neighbourhood Main Streets Planned Development Overlay Map” with the attached document, identified as “Neighbourhood Main Streets Planned Development Overlay Map”.

RECEIVED FIRST READING on this day of , 2016.

RECEIVED SECOND READING on this day of , 2016.

RECEIVED THIRD READING on this day of , 2016.

**DONE AND PASSED** this day of . 2016.

Mayor

City Clerk

Approved as to planning details:

*for* Director of Planning, Property & Development

Legally reviewed and approved as to form:

*for* Director of Legal Services and City Solicitor




Neighbourhood Main Streets
Planned Development Overlay Map

**APPENDIX E – Consultation report**

Consultation report final.doc

**APPENDIX F – Alignment between the Corydon Osborne Plan and the PDO**

Explanation of alignment between C

**APPENDIX G - Workbook**

The attached workbook was prepared for the community meeting that was held on June 21, 2016. Due to changes in the agenda that happened at the meeting, this document was never used as part of the consultation for this project. It is being presented here for informational purposes only.

Workbook June 20.doc