CORYDON OSBORNE AREA PLAN IMPLEMENTATION WORKBOOK

June 21, 2016



Please hand in the survey before you leave tonight or submit by July 4, 2016 to the following address:

Corydon Osborne Area Plan Implementation
c/o City of Winnipeg Urban Planning Division
15-30 Fort Street
Winnipeg, MB R3C 4X5

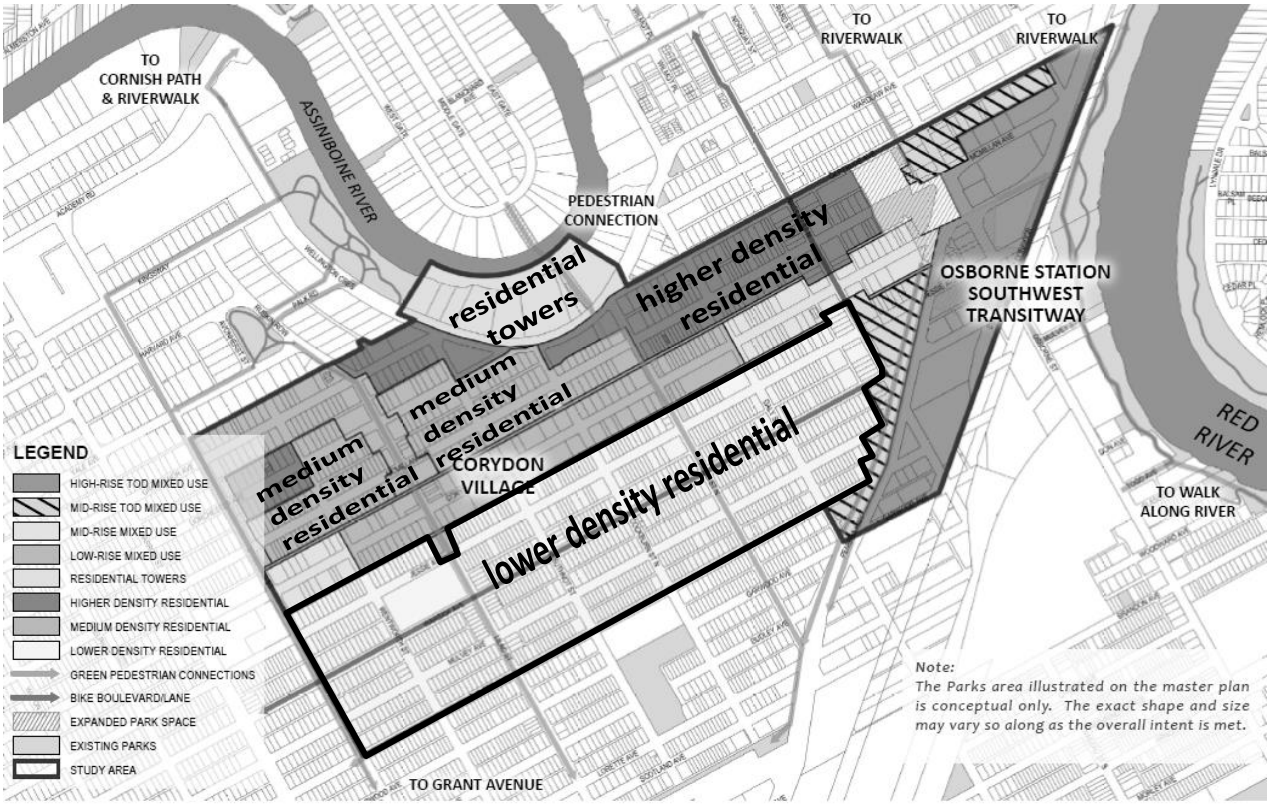
Winnipeg

Please tell us if you are here (check all that apply):

- ☐ as a resident
- ☐ as a non-resident property owner
- ☐ on behalf of a business
- ☐ representing a group or organization: _____

Please identify the location of your home or work based on the map below:

- ☐ Lower Density Residential Area (south of Corydon)
- ☐ Medium or High Density Residential Area (north of Corydon)
- ☐ Residential Towers (on Wellington Crescent)
- ☐ Mixed Use Areas (Corydon, Lilac, Grosvenor, Stafford, Pembina Highway, or any areas east of Osborne)
- ☐ Outside the boundaries of the Plan Area



Please indicate whether you live in a:

- ☐ single family building
- ☐ duplex or multi-family building

How did you find out about this consultation?

- ☐ letter from the City of Winnipeg
- ☐ email
- ☐ Facebook
- ☐ news media
- ☐ word of mouth
- ☐ other _____

Name (optional)_____

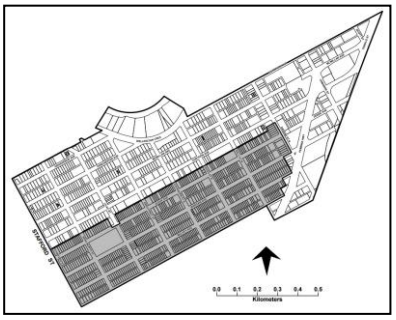
Address (optional)_____

Section 1
Adding a modest increase in density

TWO FAMILY HOUSING

In the Lower Density Residential Area:

The Corydon Osborne Plan, in Section 3.5.23, indicates that two-family development will be permitted subject to design guidelines/controls. With this in mind, please rate the following options for implementing this policy:



Options 1 though 5 relate to accommodating two-family housing in the Lower Density Residential Area.

1. **City led rezoning of all "R1"Residential Single Family Zoning District properties to "R2" Residential Two Family Zoning District, which would allow two-family development as a permitted use, subject to design guidelines/controls.**

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
_____
_____
_____
_____

2. **Keep "R1" zoning and allow two-family development with a conditional use and public hearing requirement and design guidelines/controls.** (The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $600 for a two-family dwelling.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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3. **Keep "R1" zoning and allow two-family development with design guidelines/controls only through a rezoning to "R2" initiated by the property owner, which is subject to a public hearing.** (The timeline for a rezoning, from the point of application to a decision, is approximately 6 months. The current application fee is $11,250.)

1	2	3	4	5

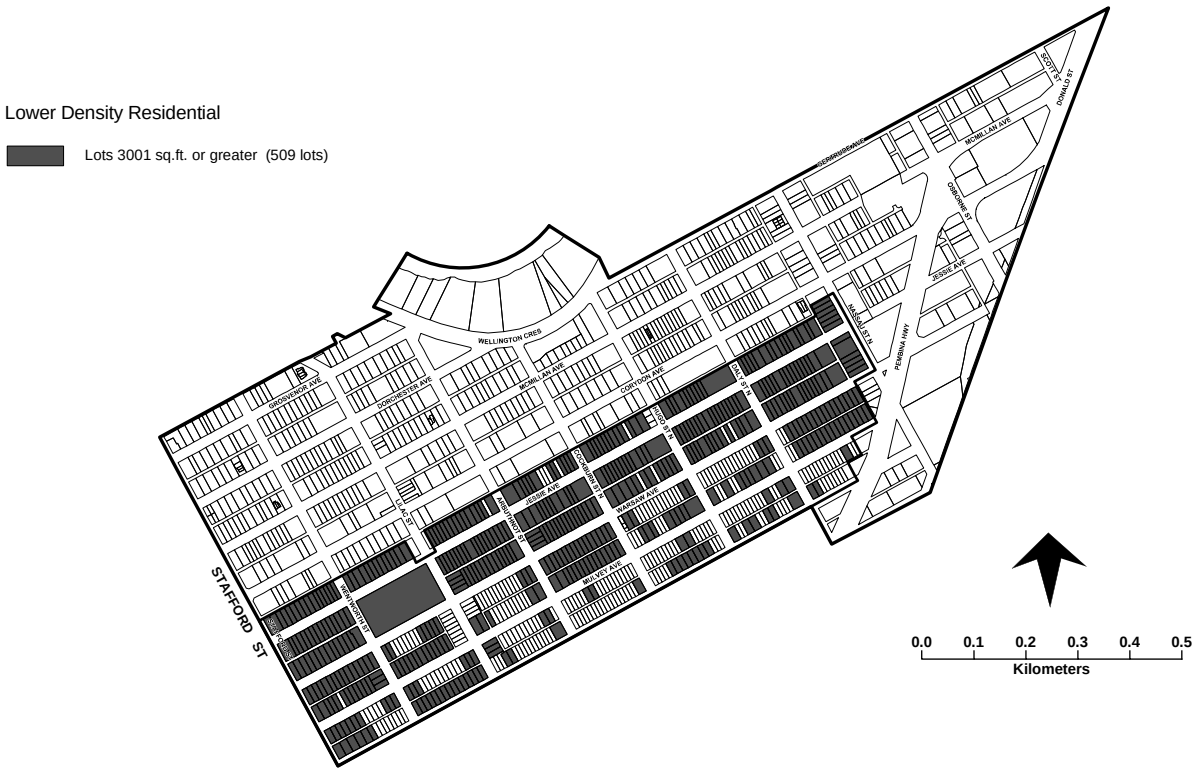
Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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The March Open House proposal was to allow a two-family dwelling on any lot that is 2,500 sq. ft. or larger. Of the 765 lots in the Lower Density Residential Area, 658 lots are 2,500 sq. ft. or larger.

An alternative is to only allow two-family developments on larger lots.

4. **Only allow two-family developments on lots that are at least 3,000 sq. ft.** (509 lots out of 765 lots are larger than 3,000 sq. ft.)



1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
_____
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5. **Only allow two-family developments on lots that are at least 3,500 sq. ft.** (231 lots out of 765 lots are larger than 3,500 sq. ft.)

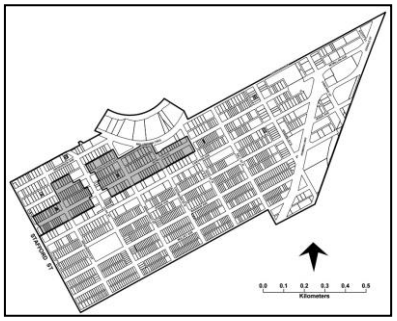


1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
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In the Medium Density Residential Area

The Corydon Osborne Plan, in Section 3.5.21, indicates that two-family development will be permitted subject to design guidelines/controls. With this in mind, please rate the following options for implementing this policy:



Options 6 through 9 relate to accommodating two family housing in the Medium Density Residential Area.

6. **City led rezoning of all "R1"Residential Single Family Zoning District properties to "R2" Residential Two Family Zoning District, which would allow two-family development as a permitted use, subject to design guidelines/controls.**

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
_____
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7. **Keep "R1" zoning and allow two-family development with a conditional use and public hearing requirement and design guidelines/controls.** (The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $600 for a two-family dwelling.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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8. **Keep "R1" zoning and allow two-family development with design guidelines/controls only through a rezoning to "R2", initiated by the property owner, which is subject to a public hearing.** (The timeline for a rezoning, from the point of application to a decision, is approximately 6 months. The current application fee is $11,250.)

1	2	3	4	5

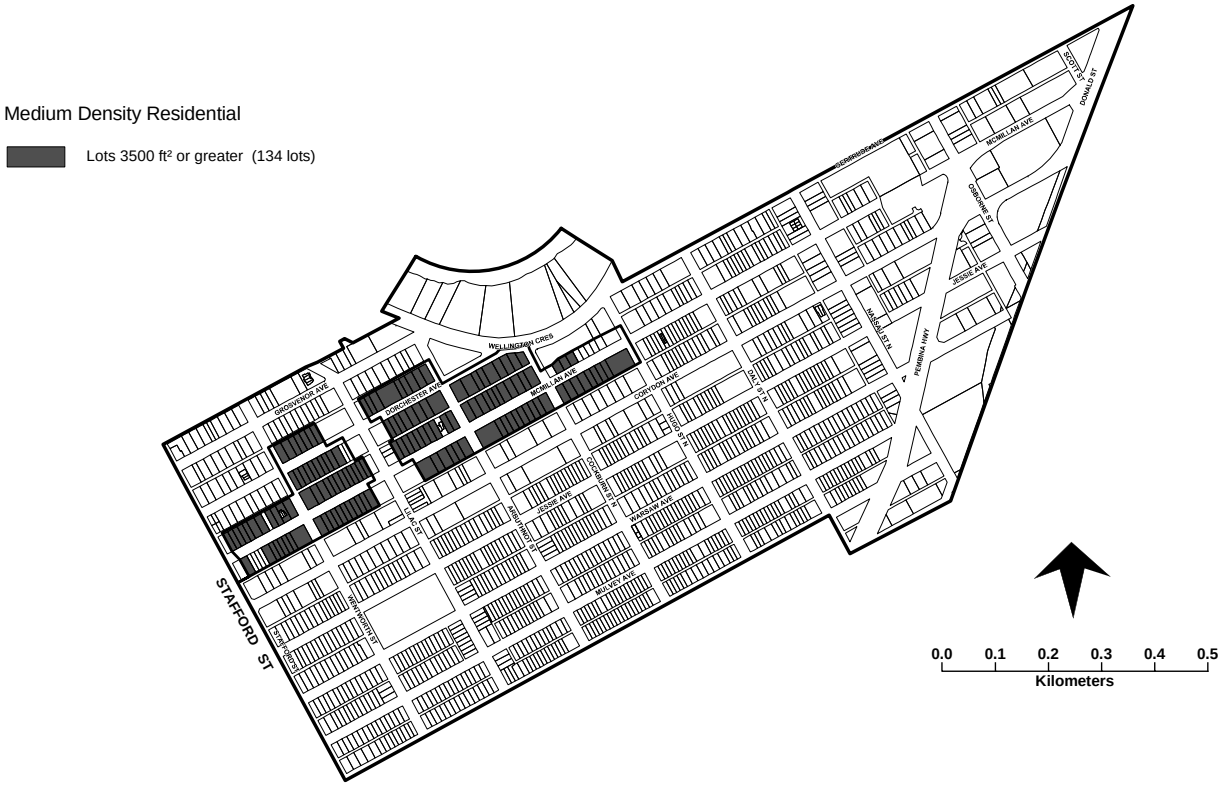
Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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The March Open House proposal was to allow a two-family dwelling on any lot that is 2,500 sq. ft. or larger. All 152 lots in this area are at least 2,500 sq. ft.

An alternative is to only allow two-family developments on larger lots.

9. **Only allow two-family developments on lots that are at least 3,500 sq. ft.** (134 lots out of 152 lots are larger than 3,500 sq. ft.)



1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
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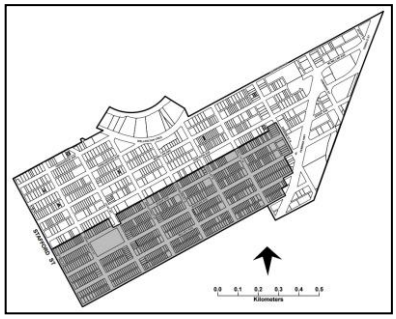
Please share any other thoughts on implementing the Plan policies for TWO-FAMILY HOUSING:

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SMALL MULTI-FAMILY HOUSING

Lower Density Residential Area

The Corydon Osborne Plan, in Section 3.5.23, indicates that small multi-family development (typically 3-4 units) may be accommodated on **corners**, subject to design guidelines/controls and the discretionary review process (conditional use). With this in mind, please rate the following options for implementing this policy:



Options 10 through 12 relate to accommodating small multi-family housing in the Lower Density Residential Area.

10. City led rezoning of corner properties from"R1" to "R2" which would allow:

- **a. two-family development as a permitted use, subject to design guidelines/controls;**
- **b. small multi-family development on corners that are a minimum of 3,750 sq. ft. (as required by the Plan) as a conditional use and public hearing, subject to design guidelines/controls.** (The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $2,500 for a multi-family dwelling.)

(There are currently 91 corner properties in the Lower Density Area, 39 of which are greater than 3,750 sq. ft.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
_____
_____
_____
_____

11. City led rezoning of <u>corner properties over 3,750 sq. ft. only</u>, which would allow small multi-family development on corners that are a minimum of 3,750 sq. ft. (as required by the Plan), as a conditional use and public hearing, subject to design guidelines/controls. (The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $2,500 for a multi-family dwelling.)

(There are 39 corner properties that are <u>≤</u> 3,750 sq. ft. *See the map that follows*.)



1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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12. Keep "R1" zoning and only allow multi-family development with design guidelines/controls on <u>corners</u> through a rezoning to "R2", initiated by the property owner, which is subject to a public hearing.
(The timeline for a rezoning, from the point of application to a decision, is approximately 6 months. The current application fee is $11,250.)

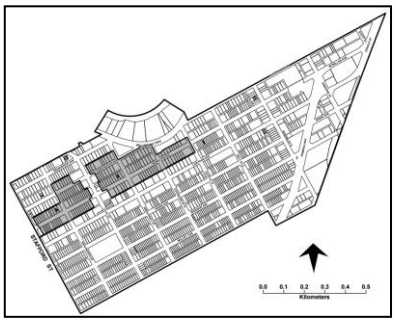
1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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Medium Density Residential Area

The Corydon Osborne Plan, in Section 3.5.21 indicates that small multi-family development will be accommodated, subject to design guidelines and the discretionary review process (conditional use). With this in mind, please rate the following options for implementing this policy:



Options 13 through 15 relate to accommodating small multi-family development in the Medium Density Residential Area.

13. City led rezoning of all properties zoned "R1" to "R2", which would allow

- **a. two-family development as a permitted use, subject to design guidelines/controls;**
- **b. small multi-family development <u>on mid-block properties</u> and small or medium multi-family <u>on corner properties</u> with a conditional use and public hearing requirement, as well as design guidelines/controls.**

(The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $2,500 for a multi-family dwelling.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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14. City led rezoning only of <u>corner properties</u> zoned "R1" to "R2", which would allow small or medium multi-family on <u>corner properties</u> only with a conditional use and public hearing requirement, as well as design guidelines/controls. (The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $2,500 for a multi-family dwelling.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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15. **Keep "R1" zoning and only allow small multi-family with design guidelines/controls <u>on mid-block properties</u> and small or medium multi-family with design guidelines/controls <u>on corner properties</u>, through a rezoning, initiated by the property owner, which is subject to a public hearing.** (The timeline for a rezoning, from the point of application to a decision, is approximately 6 months. The current application fee is $11,250.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
_____
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Please share any other thoughts on implementing the Plan policies for SMALL MULTI-FAMILY HOUSING:
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SECONDARY SUITES

The Corydon Osborne Plan, in Section 3.5.28, indicates that "secondary suites or granny flats should be allowed as a contiguous component of the primary dwelling unit (attached to the home)."

Currently, both attached and detached secondary suites require a conditional use approval. (The timeline for a conditional use, from the point of application to a decision, is approximately 4 - 6 weeks. The current fee for a conditional use is $250 for an attached secondary suite, and $600 for detached secondary suites.)

With this in mind, please rate the following options for implementing this policy:

Options 16 and 17 are about secondary suites**.**

Attached Secondary Suites

16. Allow an attached secondary suite as a permitted use.

1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
_____
_____
_____
_____

Detached Secondary Suites

17. Allow a detached secondary suite as a permitted use.

1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
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Please share any other thoughts on implementing the Plan policies for SECONDARY SUITES:

_____
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Section 2
Neighbourhood Character and Design

LOT COVERAGE

The design guidelines contained in the Plan for the Lower Density Residential Area and the Medium Density Residential Area state that "*Residential development should have consideration for "light, view and privacy of adjacent buildings and areas."*

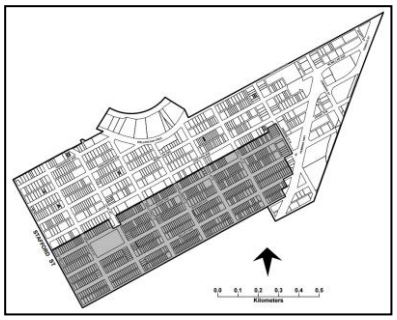
Such considerations can be achieved by maintaining physical space between buildings on adjacent properties and limiting the relative size of building footprints.

In the Winnipeg Zoning By-law, two-family and multi-family residential zoning districts do not currently have a maximum lot coverage requirement. Single-family residential (R1-S) has a maximum lot coverage of 45%.

With this in mind, please rate the following options:

Options 18 through 21 are about lot coverage.

Lower Density Residential Area



18. The maximum lot coverage requirement for R1-S (45%) should also be required for any two-family residential development in the Lower Density Residential Area.

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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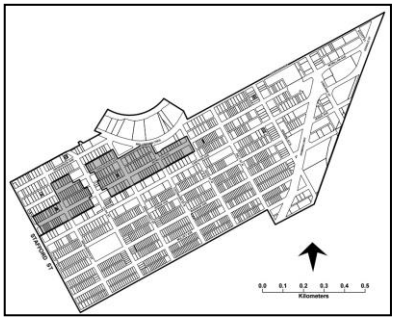
19. The maximum lot coverage requirement for R1-S (45%) should also be required for small multi-family residential (on corners only).

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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Medium Density Residential



20. The maximum lot coverage requirement for R1-S (45%) should also be required for any two-family residential development in the Medium Density Residential Area.

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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21. Lot coverage for small multiple-family buildings should be determined through the conditional use process and the design guidelines. (The timeline for a conditional use, from the point of application to a decision, is approximately 4 - 6 weeks. The current fee for a conditional use is $600 for two-family dwellings.)

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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Please share any other thoughts on implementing the Plan policies for LOT COVERAGE:

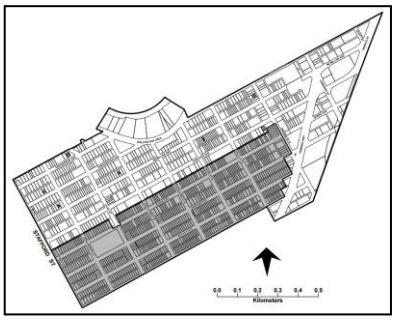
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HEIGHT

Options 22 and 23 are about height.

Lower Density Residential Area

The Corydon Osborne Plan, in Section 3.5.23, indicates that the maximum building height in this area is 3 stories. This is consistent with the Winnipeg Zoning By-law, which sets the maximum building height in the "R1" and "R2" District is 35 feet. **No changes to the maximum building height are proposed.**



With this in mind, please rate the following statement:

22. The existing maximum building height of 35 feet is appropriate for the Lower Density Residential Area.

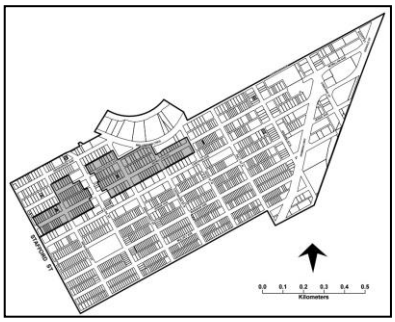
1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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Medium Density Residential Area

The Corydon Osborne Plan, in Section 3.5.21, indicates that the maximum building height in this area is 3 stories. On corners, the maximum building height should be 4 stories.



With this in mind, please rate the following statement:

23. The proposed maximum height on corners of 4 storeys (45 feet) is appropriate for Medium Density Residential Area.

1	2	3	4	5

Strongly Disagree **Strongly Agree**

Other
Comments/Ideas_____
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Please share any other thoughts on implementing the Plan policies for HEIGHT:

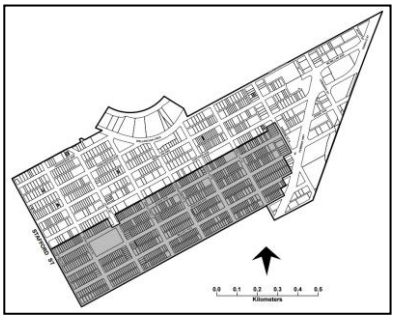
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DESIGN GUIDELINES

Options 24 and 25 are about design guidelines for two-family and small multi-family development.

Lower Density Residential Area

Design also plays an important role in whether the height of a building appears to fit the context. For the Lower Density Residential Area, there are design guidelines in the Corydon Osborne Plan which speak to building massing and compatibility of building elements, including rooflines, with surrounding buildings. These guidelines are provided below:



"Roofs should be pitched"

"Façade elements such as doors, windows, rooflines, etc. should be generally aligned with those elements on adjacent buildings, in instances where accessibility determines finished floor level, proportion and scale of façade elements should be consistent with the proportion and scale of those elements on adjacent buildings."

"Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings."

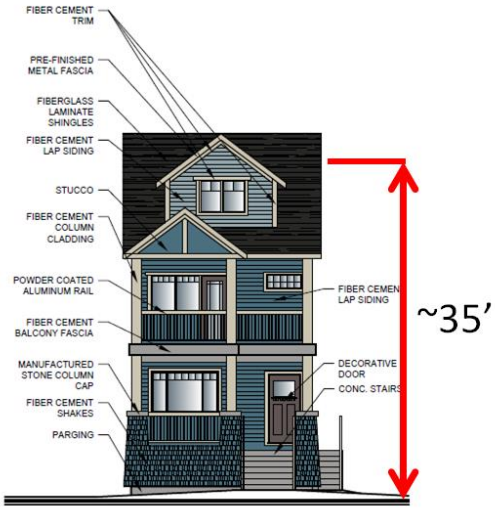


Image: snh Architecture Inc.

Example of a new two-family development that meets the design guidelines. Image: snh Architecture Inc.

With this in mind, please rate the following statement:

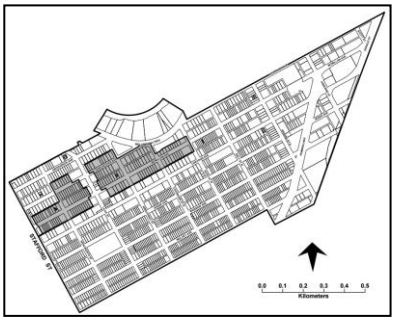
24. The design guidelines, in combination with the maximum building height stated above, are adequate to protect community character and to ensure that buildings do not appear out of scale with the neighbourhood in the Lower Density Residential Area.

1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
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Medium Density Residential Area

For the Medium Density Residential Area, there are also design guidelines in the Corydon Osborne Plan which speak to building massing and compatibility of building elements, including rooflines, with surrounding buildings. These guidelines are provided below:



"Roofs should be pitched unless adjacent buildings are flat roofed"

"Residential development should ensure the use of building design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings."

With this in mind, please rate the following statement:

25. The design guidelines, in combination with the maximum building height stated above, are adequate to protect community character and to ensure that buildings do not appear out of scale with the neighbourhood in the Medium Residential Density Area.

1	2	3	4	5
Strongly Disagree				Strongly Agree

Other
Comments/Ideas_____
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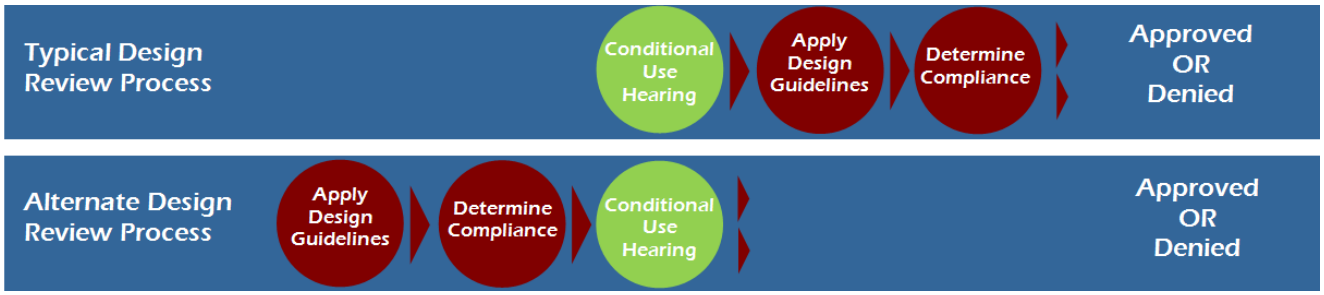
Please share any other thoughts on implementing the Plan policies for DESIGN GUIDELINES:

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DESIGN REVIEW

In Winnipeg, design review is typically handled by Planning Property and Development Department staff after a development has received approval at a public hearing. This can sometimes make it difficult to ensure that specific design details are achieved and fully integrated into the development. The City is recommending that for the Corydon Osborne Plan area, design review be incorporated into the initial application review process to ensure that design standards are applied early and are confirmed as part of the public hearing.

This is being recommended in response to the high importance that the community voiced regarding design, during the Corydon Plan engagement process.



With this in mind, please rate the following statement:

Option 26 is about DESIGN REVIEW.

26. I support design review being required as part of the public hearing process.

1	2	3	4	5
Strongly Disagree				**Strongly Agree**

Other
Comments/Ideas_____
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Please share any other thoughts on implementing the Plan policies for DESIGN REVIEW:

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Section 3
Public Engagement Evaluation

A. Did this public engagement event follow up in a meaningful way to concerns you may have raised at the Open House held in March?

☐ Yes
☐ No

If no, please specify what could be improved:

_____
_____
_____
_____
_____

B. Were there any other issues that you had hoped would be addressed at tonight's workshop?

☐ Yes
☐ No

If yes, please specify:

_____
_____
_____
_____
_____

C. Was the information presented at the meeting and/or in the workbook understandable?

☐ Yes
☐ No

If no, please specify what could be improved:

_____
_____
_____
_____
_____

D. Did this workshop and/or the workbook provide you an opportunity to be heard?

☐ Yes
☐ No

If no, please specify what could be improved:

_____
_____
_____
_____
_____

DEFINITONS & RESOURCES

Planned Development Overlay (PDO) - 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.

Conditional Use - A use which may have unique or widely varying operating characteristics, potential operational or other impacts on adjacent properties, or may have unusual site development demands. For this reason, this type of use requires an extra layer of scrutiny.

Some types of conditional uses are reviewed and approved by the Planning, Property, and Development Department and a public hearing is only required at Appeals Committee if a decision of the Department is appealed.

Other types of conditional uses automatically require a public hearing at City Hall before a committee called the Board of Adjustment. Their decision can be appealed to the Appeals Committee.

Public notice is posted-on site. If there is a public hearing, the materials, including plans, are posted online and any member of the public is allowed to attend the public hearing and to make representation to the committee, either orally at the hearing, or in writing.

The timeline for a conditional use, from the point of application to a decision, is approximately 6 weeks. The current fee for a conditional use is $600 for a two-family dwelling and $2,500 for a multi-family dwelling.

Rezoning - An application to change the zoning district of a property. This process requires a public hearing at City Hall before a committee called the City Centre Community Committee, which includes the local ward councillor. **Their decision cannot be appealed.**

Public notice is posted-on site and advertised in the newspapers. Similar to the conditional use, the public hearing materials include plans that are posted online and any member of the public is allowed to attend the public hearing and to make representation to the committee, either orally at the hearing, or in writing.

The timeline for a rezoning, from the point of application to a decision, is approximately 6 months. The current application fee for rezoning is $11,250

Two-family development (Duplex) - A building containing two individual dwelling units. A duplex can include a house having a complete dwelling unit on each floor and also side-by-side dwelling units on a single lot that share a common wall. Unlike a single-family home with a secondary suite, each dwelling unit in a duplex may have separate ownership.

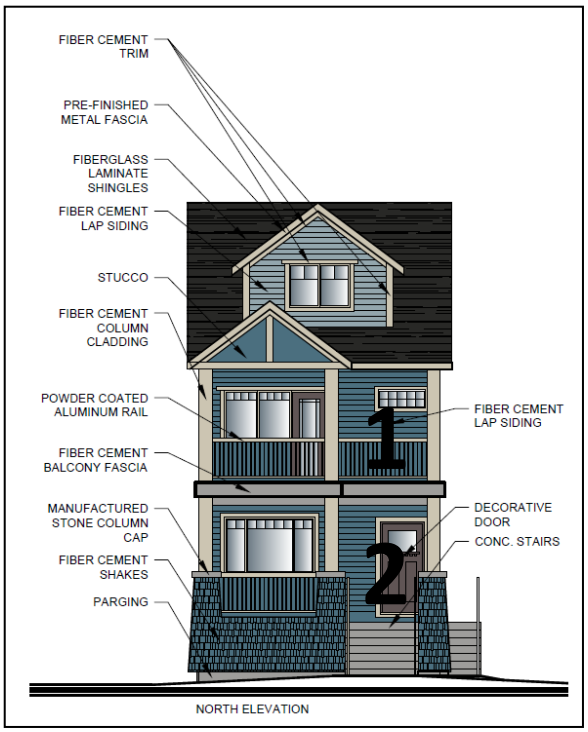


Illustration of a new up down duplex that meets the Corydon Osborne Plan design guidelines



Illustration of a side by side duplex

Small multi-family development - In the Corydon Osborne Plan, this represents 1 unit per 1,250 square feet of lot area. This would typically equate to 3-4 units, depending on the lot size.



Example of a small multi-family building with four units

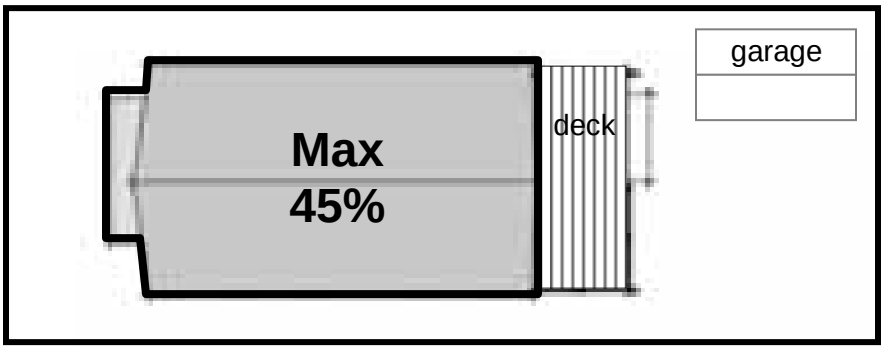
Medium multi-family development

In the Corydon Osborne Plan, this represents 1 unit per 800 square feet of lot area. This would allow up to 4 story apartment or condo buildings.

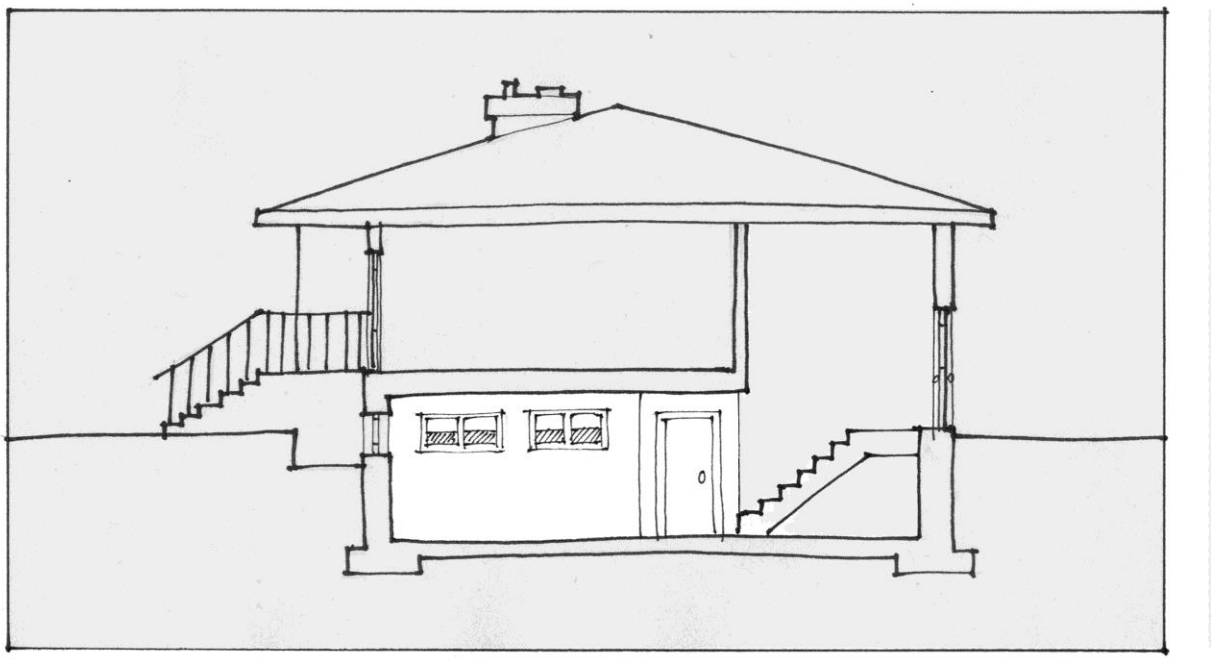


Example of medium multi-family development

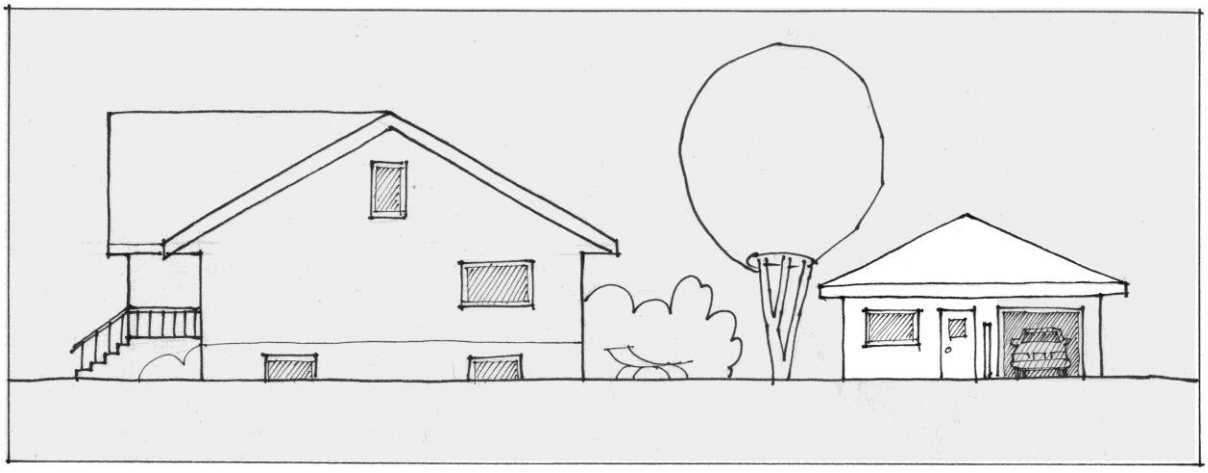
Lot Coverage - Lot coverage is measured as the percentage of the total lot area covered by the main building. It is calculated by dividing the square footage of building cover by the square footage of the lot.



Attached secondary suite - An accessory dwelling unit added to or created within a single-family residence that provides basic requirements for living, sleeping, cooking, and sanitation. Only one secondary suite, either attached or detached, is permitted per zoning lot.



Detached secondary suite- A dwelling unit that is accessory to, but not attached to a single-family residence and provides basic requirements for living, sleeping, cooking, and sanitation. Only one secondary suite, either attached or detached, shall be allowed per zoning lot.



Comparison of Existing and Proposed Zoning/PDO Regulations

Zoning Regulations	Existing Zoning By-law	Previous Proposal, Corydon Planned Development Overlay (PDO)	
		Medium Density Area	Lower Density Area
R1-Small Residential Single Family Zoning District			
Single family dwelling	Permitted	Permitted	Permitted
Two family dwelling	Not permitted		
Multi-family dwelling	Not permitted	Conditional	Conditional on corner lots
Secondary suite (attached and detached)	Conditional	Permitted	Permitted
Maximum Lot Coverage	45%	45%	45%
Minimum Lot Area	2500 sq ft		2500 sq ft
Maximum Height	35’	35’	35’
Maximum Height on corners	35’	45’	35’

R2 Residential Two Family Zoning District			
Single family dwelling	Permitted	Permitted	Permitted
Two family dwelling	Permitted	Permitted	Permitted
Multi-family dwelling	Conditional	Conditional	Conditional on corner lots
Secondary suite (attached and detached)	Conditional	Permitted	Permitted
Maximum Lot Coverage	N/A	45% (single and two family; multi-family TBD through the Conditional Use process)	45%
Minimum Lot Area	5000 sq ft (2500 sq ft per dwelling unit for two family; 800 sq ft per dwelling unit for multi-family)	2500 sq ft (minimum 1250 sq ft per dwelling unit; 800 sq ft per dwelling unit for corner lots)	2500 sq ft (minimum 1250 sq ft per dwelling unit)
Maximum Height	35’	35’	35’
Maximum Height on corners	35’	45’	35’