Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
High Rise TOD Mixed Use			
Density			
As a Town Centre, the TOD should support 35-100 units per acre and high access to downtown as a sub regional hub (3.5.2)	New Zoning District		New TOD zoning district, that will allow for greater density and height.
Heights			
Building heights range from 3 stories to 18+ stories (3.5.4)	PDO-1	Minimum building height of 30 feet.	New TOD zoning district, that will allow a maximum height of 200 feet. The PDO-1 will only set a minimum height.
Lot coverage			
The maximum lot coverage should be 90% and the minimum should be 80%	PDO-1	Urban design review	
Signage			
Signage shall be at the pedestrian scale and orientation	PDO-1	Pylon signs and EMC signs prohibited. Urban design review of all new signs	
Freestanding pylon signs and digital static copy signs should be discouraged	PDO-1	Pylon signs and EMC signs prohibited.	
Prohibit billboard advertising signs throughout the study area	PDO-1	Third party advertising signs prohibited	
Use			
The ground floor should be retail or commercial with retail or office on the second and third floors and office and residential on the upper floors (3.5.4)	PDO-1	Urban design review	
As a Town Centre, the TOD should support office, urban entertainment, mfd, and retail (3.5.3)	PDO-1	List of permitted uses includes these uses	
Large establishments and required parking should be integrated into mixed use buildings (3.5.7)	PDO-1	Urban design review	
Land uses that emphasize pedestrians should be located within 1/4 mile of the TOD and auto-oriented uses should be discouraged (3.5.9).	PDO-1	Auto oriented uses prohibited	
Auto related uses should be prohibited. Auto sales should be allowed if indoors or in the rear yard, subject to specific design guidelines/controls	PDO-1	Auto oriented uses prohibited.	
All auto accessed drive through facilities shall be prohibited in all areas	PDO-1	Drive-thrus prohibited	
Setbacks			
Building setbacks should enhance the public realm/pedestrian space	PDO-1	Maximum front yard setback of 10 feet	
Stepbacks			
Buildings over seven stories should have a setback on the commercial street façade of at least one storey in depth at an interval of at least three storeys	PDO-1	For buildings taller than 7 stories, a setback of a minimum of 10 feet is required on the front façade after the third storey	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
High Rise TOD Mixed Use			
Additional step backs should be provided at higher levels	PDO-1	Urban design review	
Patios			
Patios should be encouraged on Pembina Highway and the TOD adjacent to the sidewalk, subject to design guidelines/controls (3.5.8)	PDO-1	Allowable size is increased, if located in the front-between the building and the street	
A fence or vertical barrier must be used to delineate the perimeter of a patio, maximum height is 4 feet. Fences, screens, and barriers shall be properly and safely secured and able to be removed if needed. (3.5.39)	PDO-1	Urban design review	
The width of any opening in the barrier shall be a minimum of 1m and maximum 2m and oriented away from the building frontage	PDO-1	Urban design review	
Entrances			
Entrances should be accented and doors should be a minimum 75% transparent	PDO-1	Urban design review	
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street	
Facades			
Facades should be articulated to create private realm along the streetscape	PDO-1	Urban design review	
The façade should be composed to exhibit a clearly defined base	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of second floor; all entrances should be illuminated; additional accent lighting may be provided; all light should be cast down	PDO-1	Urban design review	
Awnings are encouraged, where architecturally appropriate, to delineate the ground floor, reinforce pedestrian scale and create shade	PDO-1	Urban design review	
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
The base should be a minimum 60% transparent window coverage on street or facades	PDO-1	Urban design review	
The commercial areas within the study area should offer a varied street wall with flexible setbacks to accommodate street uses, a contiguous streetscape pattern and materials and ground floor transparency with dominant street level windows.	PDO-1	Urban design review	
Building siting			
Buildings should be parallel to the street	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
High Rise TOD Mixed Use			
Buildings should be arranged to create courtyard spaces between buildings and integrated with surrounding park spaces.	PDO-1	Urban design review	
Buildings should protect access to sunlight at street level	PDO-1	Urban design review	
Commercial building sites should provide areas for gathering and socializing with appropriate amenities and facilities contiguous with the public realm.	PDO-1	Urban design review	
Buildings shall be functionally and visually oriented to the public and generally aligned to neighbouring buildings.	PDO-1	Urban design review	
Commercial buildings and access at intersections should be designed, oriented, and scaled to emphasize their location	PDO-1	Urban design review	
Screening			
Mechanical equipment should be screened and integrated into the rooftop building design so that it is not visible from adjacent public streets when viewed from the ground	PDO-1	Urban design review. Screening of mechanicals is already required, to some degree, in the Winnipeg Zoning By-law	
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
Roofs			
Low growth roof gardens could be allowed	PDO-1	Urban design review	
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Public Art			
In the provision of orientation and wayfinding, commercial buildings should employ public art, potentially working in partnership with the local arts community.	PDO-1	Urban design review	
Use			
At grade commercial uses should be flush with the grade and provide an active use at grade in order to promote pedestrian activity.	PDO-1	Urban design review	
Transit Amenities			
Transit amenities should be incorporated in new development adjacent to transit stops in the Corydon Osborne study area. Amenities should be incorporated into the design of new development where feasible	PDO-1	Urban design review	
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid Rise TOD Mixed Use			
Density			
As a Town Centre, the TOD should support 35-100 units per acre and high access to downtown as a sub regional hub (3.5.2)	New Zoning District		New TOD zoning district, that will allow for greater density and height.
Heights			
Building heights range from 3 stories to 8 stories (3.5.5)	PDO-1	Minimum building height of 30 feet.	
Lot coverage			
The maximum lot coverage should be 90% and the minimum should be 70%	PDO-1	Urban design review	
Signage			
Signage shall be at the pedestrian scale and orientation	PDO-1	Pylon signs and EMC signs prohibited.	
Freestanding pylon signs and digital static copy signs should be discouraged	PDO-1	Pylon signs and EMC signs prohibited.	
Prohibit billboard advertising signs throughout the study area	PDO-1	Third party advertising signs prohibited.	
One sign should be allowed per business and should be placed no higher than the first floor; signs should be flush with the building	PDO-1	The maximum height of fascia signs is 10 feet, or the top of the first storey, whichever is greater	
Use			
The ground floor should be retail or office. Upper floors should be residential, office, or home based business (subject to discretionary review) (3.5.5)	PDO-1	Urban design review	
As a Town Centre, the TOD should support office, urban entertainment, mfd, and retail (3.5.3)	PDO-1	List of permitted uses includes these uses	
Large establishments and required parking should be integrated into mixed use buildings (3.5.7)	PDO-1	Urban design review	
Land uses that emphasize pedestrians should be located within 1/4 mile of the TOD and auto-oriented uses should be discouraged (3.5.9)	PDO-1	Auto oriented uses prohibited	
Auto related uses should be prohibited. Auto sales should be allowed if indoors or in the rear yard, subject to specific design guidelines/controls	PDO-1	Auto oriented uses prohibited	
All auto accessed drive through facilities shall be prohibited in all areas	PDO-1	Drive-thrus prohibited	
Setbacks			
Building setbacks should enhance the public realm/pedestrian space	PDO-1	Maximum front yard setback of 10 feet	
Parking should not be allowed in the front yard setback	PDO-1	Parking must be located behind buildings	
Patios			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid Rise TOD Mixed Use			
Patios should be encouraged on Pembina Highway and the TOD adjacent to the sidewalk, subject to design guidelines/controls (3.5.8)	PDO-1	Allowable size is increased, if located in the front - between the building and the street	
A fence or vertical barrier must be used to delineate the permieter of a patio, maximum height is 4 feet. Fences, screens, and barriers shall be properly and safely secured and able to be removed if needed. (3.5.39)	PDO-1	Urban design review	
The width of any opening in the barrier shall be a minimum of 1m and maximum 2m and oriented away from the building frontage	PDO-1	Urban design review	
Entrances			
Entrances should be accented and doors should be a minimum 60% transparent	PDO-1	Urban design review	
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street	
Facades			
Facades should be articulated and.or building facades staggered	PDO-1	Urban design review	
The façade should be composed to exhibit a clearly defined base, midsection, and crown	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of second floor; all entrances should be illuminated; all light should be cast down	PDO-1	Urban design review	
Awnings are encouraged to delineate the ground floor, reinforce pedestrian scale and create shade	PDO-1	Urban design review	
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
The base should be a minimum 60% to a maximum 70% window coverage	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid Rise TOD Mixed Use			
The commercial areas within the study area should offer a varied street wall with flexible setbacks to accommodate street uses, a contiguous streetscape pattern and materials and ground floor transparency with dominant street level windows.	PDO-1	Urban design review	
Windows should be transparent; all facades fronting streets should have windows	PDO-1	Urban design review	
Recessed balconies should be provided for residential units	PDO-1	Urban design review	
Stepbacks			
After the third storey, buildings should step back from the facade horizontally equal to the height of one storey	Urban Design Review	A setback of a minimum of 10 feet is required on the front façade of the building after the third storey	
Building siting			
Buildings should be parallel to the street	PDO-1	Urban design review	
Buildings should maintain the proximate alignment of horizontal elements of adjacent buildings	PDO-1	Urban design review	
Commercial building sites should provide areas for gathering and socializing with appropriate amenities and facilities contiguous with the public realm.	PDO-1	Urban design review	
Buildings shall be functionally and visually oriented to the public and generally aligned to neighbouring buildings.	PDO-1	Urban design review	
Commercial buildings and access at intersections should be designed, oriented, and scaled to emphasize their location	PDO-1	Urban design review	
Corner lot buildings should address the corner with corner entrances	PDO-1	Urban design review	
Materials			
Three preimary construction materials may be used on facades including brick, stone, stucco, decorative concrete; all facades should be of the same material	PDO-1	Urban design review	
Screening			
Mechanical equipment should be screened and integrated into the rooftop building design	PDO-1	Urban design review. Screening of mechanicals is already required, to some degree, in the Winnipeg Zoning By-law	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid Rise TOD Mixed Use			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
Roofs			
Roof gardens should be encouraged	PDO-1	Urban design review	
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Roofs should be flat or mansard; flat rooflines should be delineated	PDO-1	Urban design review	
Public Art			
In the provision of orientation and wayfinding, commercial buildings should employ public art, potentially working in partnership with the local arts community.	PDO-1	Urban design review	
Use			
At grade commercial uses should be flush with the grade and provide an active use at grade in order to promote pedestrian activity.	PDO-1	Urban design review	
Transit Amenities			
Transit amenities should be incorporated in new development adjacent to transit stops in the Corydon Osborne study area. Amenities should be incorporated into the design of new development where feasible	PDO-1	Urban design review	
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid rise mixed use			
Heights			
Building heights range from 2 stories to 6 stories (3.5.11)	PDO-1	Minimum building height of 20 feet. Maximum building height of 60 feet.	
Lot coverage			
The maximum lot coverage should be 80% and the minimum should be 70%	PDO-1	Urban design review	
Signage			
Signage shall be at the pedestrian scale and orientation	PDO-1	Pylon signs and EMC signs prohibited. Urban design review of all signs	
Freestanding pylon signs and digital static copy signs should be discouraged	PDO-1	Pylon signs and EMC signs prohibited.	
Prohibit billboard advertising signs throughout the study area	PDO-1	Third party advertising signs prohibited.	
One sign should be allowed per business and should be placed no higher than the first floor; signs should be flush with the building	PDO-1	The maximum height for fascia signs is 10 feet, or the top of the first storey; whichever is greater.	
Use			
The ground floor should be retail or office. Upper floors should be residential, office, or home based business (subject to discretionary review) (3.5.11)	PDO-1	Urban design review	
Commercial development on the ground floor shall be encouraged along Corydon Avenue within the four blocks from Daly Street to Lilac Street (3.5.13)	PDO-1	Urban design review	
Large scale commercial buildings shall be guided by design controls in the Corydon Avenue area (3.5.15)	PDO-1	Urban design review	
Through discretionary review, drinking establishments on Corydon should be located in mixed use areas, require noise abatement and screening when facing a residential use (3.5.16)	PDO-1	Continue to have conditional use review for drinking establishments	
Auto related uses should be prohibited. Auto sales should be allowed if indoors or in the rear yard, subject to specific design guidelines/controls	PDO-1	Prohibit auto related uses	
All auto accessed drive through facilities shall be prohibited in all areas	PDO-1	Prohibit drive thru facilities	
Setbacks			
Building setbacks should enhance the public realm/pedestrian space	PDO-1	Maximum front yard setback of 10 feet	
Parking should not be allowed in the front yard setback	PDO-1	Parking must be located behind buildings	
Patios			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid rise mixed use			
Patios should be encouraged on Corydon Avenue on the four blocks from daly Street to Lilac Street. Patios in side yards, rear yards, and rooftops shall be subject to design guidelines/controls and discretionary approval (3.5.14)	PDO-1	Allowable size is increased if located in the front - between the building and the street	
A fence or vertical barrier must be used to delineate the permieter of a patio, maximum height is 4 feet. Fences, screens, and barriers shall be properly and safely secured and able to be removed if needed. (3.5.39)	PDO-1	Urban design review	
The width of any opening in the barrier shall be a minimum of 1m and maximum 2m and oriented away from the building frontage	PDO-1	Urban design review	
Entrances			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	Urban Design Review	Requirement that all buildings provide a main entrance facing the street	
Entrances should be accented and doors should be a minimum 60% transparent	PDO-1	Urban design review	
Facades			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
The commercial areas within the study area should offer a varied street wall with flexible setbacks to accommodate street uses, a contiguous streetscape pattern and materials and ground floor transparency with dominant street level windows.	PDO-1	Urban design review	
Facades should be articulated and.or building facades staggered	PDO-1	Urban design review	
The façade should be composed to exhibit a clearly defined base, midsection, and crown	PDO-1	Urban design review	
The base should be a minimum 60% to a maximum 70% window coverage	PDO-1	Urban design review	
Windows should be transparent; all facades fronting streets should have windows	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid rise mixed use			
Recessed balconies should be provided for residential units	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of second floor; all entrances should be illuminated; all light should be cast down	PDO-1	Urban design review	
Awnings are encouraged to delineate the ground floor, reinforce pedestrian scale and create shade	PDO-1	Urban design review	
Stepbacks			
After the third storey, buildings should step back from the facade horizontally equal to the height of one storey	PDO-1	For buildings over 4 stories, a setback of a minimum of 10 feet is required on the front façade of the building after the third storey	
Building siting			
Commercial building sites should provide areas for gathering and socializing with appropriate amenities and facilities contiguous with the public realm.	PDO-1	Urban design review	
Commercial buildings and access at intersections should be designed, oriented, and scaled to emphasize their location	PDO-1	Urban design review	
Buildings should be parallel to the street	PDO-1	Urban design review	
Buildings should maintain the proximate alignment of horizontal elements of adjacent buildings	PDO-1	Urban design review	
Corner lot buildings should address the corner with corner entrances	PDO-1	Urban design review	
Materials			
Three preimary construction materials may be used on facades including brick, stone, stucco, decorative concrete; all facades should be of the same material	PDO-1	Urban design review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	Urban Design Review	Urban design review	
Mechanical equipment should be screened and integrated into the rooftop building design	Urban Design Review	Urban design review. Screening of mechanicals is already required, to some degree, in the Winnipeg Zoning By-law	
Roofs			
Roof gardens should be encouraged	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Mid rise mixed use			
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Roofs should be flat or mansard; flat rooflines should be delineated	PDO-1	Urban design review	
Public Art			
In the provision of orientation and wayfinding, commercial buildings should employ public art, potentially working in partnership with the local arts community.	PDO-1	Urban design review	
Use			
At grade commercial uses should be flush with the grade and provide an active use at grade in order to promote pedestrian activity.	PDO-1	Urban design review	
Transit Amenities			
Transit amenities should be incorporated in new development adjacent to transit stops in the Corydon Osborne study area. Amenities should be incorporated into the design of new development where feasible	PDO-1	Urban design review	
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use A			
Heights			
Building heights range from 2 stories to 4 stories (3.5.12)	PDO-1	Minimum building height of 20 feet and maximum building height of 45 feet.	
Lot coverage			
The maximum lot coverage should be 75% and the minimum should be 60%	PDO-1	Urban design review	
Signage			
Signage shall be at the pedestrian scale and orientation	PDO-1	Pylon signs and EMC signs prohibited. Urban design review of all signs	
Freestanding pylon signs and digital static copy signs should be discouraged	PDO-1	Pylon signs and EMC signs prohibited.	
Prohibit billboard advertising signs throughout the study area	PDO-1	Third party advertising signs prohibited.	
One flush sign should be allowed per storefront and should be placed no higher than the first floor	PDO-1	The maximum height for fascia signs is 10 feet, or the top of the first storey; whichever is greater.	
Use			
Auto related uses should be prohibited. Auto sales should be allowed if indoors or in the rear yard, subject to specific design guidelines/controls	PDO-1	Prohibit auto related uses	
All auto accessed drive through facilities shall be prohibited in all areas	PDO-1	Prohibit drive thru facilities	
Setbacks			
Parking should not be allowed in the front yard setback	PDO-1	Parking must be located behind buildings	
Patios			
Patios should be encouraged on Corydon Avenue on the four blocks from daly Street to Lilac Street. Patios in side yards, rear yards, and rooftops shall be subject to design guidelines/controls and discretionary approval (3.5.14)	PDO-1	Allowable size is increased if located in the front - between the building and the street	
A fence or vertical barrier must be used to delineate the permieter of a patio, maximum height is 4 feet. Fences, screens, and barriers shall be properly and safely secured and able to be removed if needed. (3.5.39)	PDO-1	Urban design review	
The width of any opening in the barrier shall be a minimum of 1m and maximum 2m and oriented away from the building frontage	PDO-1	Urban design review	
Entrances			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use A			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street	
Entrances should be accented and doors should be a minimum 30% transparent	PDO-1	Urban design review	
Facades			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
The commercial areas within the study area should offer a varied street wall with flexible setbacks to accommodate street uses, a contiguous streetscape pattern and materials and ground floor transparency with dominant street level windows.	PDO-1	Urban design review	
Facades should be articulated and/or building facades staggered with respect to setback, to create variety and/or private realm along the streetscape	PDO-1	Urban design review	
The façade on buildings over 3 stories should be composed to exhibit a clearly defined base, midsection, and crown	PDO-1	Urban design review	
The base should be a minimum 50% window coverage	PDO-1	Urban design review	
Facades fronting streets/alleys should have transparent windows	PDO-1	Urban design review	
Balconies should be provided for residential units	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of first floor; all entrances should be illuminated; all light should be cast down	PDO-1	Urban design review	
Awnings are encouraged to delineate first floor, reinforce pedestrian scale, and create shade	PDO-1	Urban design review	
Stepbacks			
Building siting			
Commercial building sites should provide areas for gathering and socializing with appropriate amenities and facilities contiguous with the public realm.	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use A			
Commercial buildings and access at intersections should be designed, oriented, and scaled to emphasize their location	PDO-1	Urban design review	
Buildings should be parallel to the street	PDO-1	Urban design review	
Building setbacks should maximize contiguous pedestrian space	PDO-1	Urban design review	
Buildings should maintain the proximate alignment of horizontal elements of adjacent buildings	PDO-1	Urban design review	
Corner lot buildings should address the corner with corner entrances to provide greater pedestrian space	PDO-1	Urban design review	
Materials			
In addiiton to windows, two primary construction materials may be used on street facades, including brick, stone, stucco, or wood siding	PDO-1	Urban design review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
Mechanical equipment should be screened	PDO-1	Urban design review. Screening of mechanicals is already required, to some degree, in the Winnipeg Zoning By-law	
Roofs			
Roofs could be pitched or flat; flat rooflines should be delineated	PDO-1	Urban design review	
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Public Art			
In the provision of orientation and wayfinding, commercial buildings should employ public art, potentially working in partnership with the local arts community.	PDO-1	Urban design review	
Use			
At grade commercial uses should be flush with the grade and provide an active use at grade in order to promote pedestrian activity.	PDO-1	Urban design review	
Transit Amenities			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use A			
Transit amenities should be incorporated in new development adjacent to transit stops in the Corydon Osborne study area. Amenities should be incorporated into the design of new development where feasible	PDO-1	Urban design review	
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use B			
Heights			
Building heights range from 2 stories to 4 stories (3.5.12)	PDO-1	Minimum building height of 20 feet and maximum building height of 45 feet.	
Lot coverage			
The maximum lot coverage should be 75% and the minimum should be 60%	PDO-1	Urban design review	
Signage			
Signage shall be at the pedestrian scale and orientation	PDO-1	Pylon signs and EMC signs prohibited. Urban design review of all signs	
Freestanding pylon signs and digital static copy signs should be discouraged	PDO-1	Pylon signs and EMC signs prohibited.	
Prohibit billboard advertising signs throughout the study area	PDO-1	Third party advertising signs prohibited.	
One flush sign should be allowed per storefront and should be placed no higher than the first floor	PDO-1	The maximum height for fascia signs is 10 feet, or the top of the first storey; whichever is greater.	
Use			
Auto related uses should be prohibited. Auto sales should be allowed if indoors or in the rear yard, subject to specific design guidelines/controls	PDO-1	Prohibit auto related uses	
All auto accessed drive through facilities shall be prohibited in all areas	PDO-1	Prohibit drive thru facilities	
Setbacks			
Parking should not be allowed in the front yard setback	PDO-1	Parking must be located behind buildings	
Patios			
Patios should be encouraged on Corydon Avenue on the four blocks from daly Street to Lilac Street. Patios in side yards, rear yards, and rooftops shall be subject to design guidelines/controls and discretionary approval (3.5.14)	PDO-1	Allowable size is increased if located in the front - between the building and the street	
A fence or vertical barrier must be used to delineate the permieter of a patio, maximum height is 4 feet. Fences, screens, and barriers shall be properly and safely secured and able to be removed if needed. (3.5.39)	PDO-1	Urban design review	
The width of any opening in the barrier shall be a minimum of 1m and maximum 2m and oriented away from the building frontage	PDO-1	Urban design review	
Entrances			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use B			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street	
Entrances should be accented and doors should be a minimum 30% transparent	PDO-1	Urban design review	
Facades			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
The commercial areas within the study area should offer a varied street wall with flexible setbacks to accommodate street uses, a contiguous streetscape pattern and materials and ground floor transparency with dominant street level windows.	PDO-1	Urban design review	
Facades should be articulated and/or building facades staggered with respect to setback, to create variety and/or private realm along the streetscape	PDO-1	Urban design review	
The façade on buildings over 3 stories should be composed to exhibit a clearly defined base, midsection, and crown	PDO-1	Urban design review	
The base should be a minimum 50% window coverage	PDO-1	Urban design review	
Facades fronting streets/alleys should have transparent windows	PDO-1	Urban design review	
Balconies should be provided for residential units	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of first floor; all entrances should be illuminated; all light should be cast down	PDO-1	Urban design review	
Awnings are encouraged to delineate first floor, reinforce pedestrian scale, and create shade	PDO-1	Urban design review	
Stepbacks			
Building siting			
Commercial building sites should provide areas for gathering and socializing with appropriate amenities and facilities contiguous with the public realm.	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use B			
Commercial buildings and access at intersections should be designed, oriented, and scaled to emphasize their location	PDO-1	Urban design review	
Buildings should be parallel to the street	PDO-1	Urban design review	
Building setbacks should maximize contiguous pedestrian space	PDO-1	Urban design review	
Buildings should maintain the proximate alignment of horizontal elements of adjacent buildings	PDO-1	Urban design review	
Corner lot buildings should address the corner with corner entrances to provide greater pedestrian space	PDO-1	Urban design review	
Materials			
In addiiton to windows, two primary construction materials may be used on street facades, including brick, stone, stucco, or wood siding	PDO-1	Urban design review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
Mechanical equipment should be screened	PDO-1	Urban design review. Screening of mechanicals is already required, to some degree, in the Winnipeg Zoning By-law	
Roofs			
Roofs could be pitched or flat; flat rooflines should be delineated	PDO-1	Urban design review	
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Public Art			
In the provision of orientation and wayfinding, commercial buildings should employ public art, potentially working in partnership with the local arts community.	PDO-1	Urban design review	
Use			
At grade commercial uses should be flush with the grade and provide an active use at grade in order to promote pedestrian activity.	PDO-1	Urban design review	
Transit Amenities			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Low Rise Mixed Use B			
Transit amenities should be incorporated in new development adjacent to transit stops in the Corydon Osborne study area. Amenities should be incorporated into the design of new development where feasible	PDO-1	Urban design review	
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Higher Density Residential			
Heights			
The maximum building height is 3 storeys, except on corners, where the maximum building height is 4 stories.	PDO-1	Maximum height of 35 feet, 45 feet on corners	
Grosvenor and the south side of Wellington Crescent have a maximum height of 4 stories	PDO-1	Maximum height of 45 feet for all properties	
Lot coverage			
Lot coverage in residential areas should be proportionally similar to surrounding homes and shall include attached and detached garages	PDO-1	Maximum lot coverage of 45%	
Corner lots may have greater lot coverage	PDO-1	Lot coverage is not applicable on corner lots	
Design			
Design within Areas of Stability should be context sensitive maintaining the character of the neighbourhood by reflecting existing setbacks, materials, roof lines, and mass to preserve and reflect existing character	PDO-1	Urban design review	
Use			
Up to 2 units will be permitted. Medium multi-family may be accomodated subject to the discretionary review process.		Density per the Winnipeg Zoning By-law	
Secondary suites or granny flats should be an allowed dwelling unit accessory to the principal dwelling unit	Zoning By-law 200/2006	Secondary suites will continue to be a conditional use, per the Winnipeg of Zoning By-law 200/2006	
Setbacks			
Building setbacks should be within 5 feet of the average of the two adjacent buildings setbacks		Reviewed on a case by case basis. A variance would be required	
Patios			
Entrances			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street and that parking be located in either behind, within, or below a building.	
Windows and entrances should be articulated	PDO-1	Urban Design Review	
Facades			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban Design Review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Higher Density Residential			
Façade lighting should be wall mounted luminaries no higher than top of first floor; all entrances should be illuminated; all light should be cast down and fully shielded	PDO-1	Urban Design Review	
Multiple family building should have a variable setback across the façade	PDO-1	Urban Design Review	
Building siting			
Buildings shall be functionally and visually oriented to the public and generally aligned to neighbouring buildings.	PDO-1	Urban Design Review	
Buildings should be parallel to the street frontage property line	PDO-1	Urban Design Review	
Multiple lot development may be contiguous but should articulate,at a minimum, the appearance of the original lot line	PDO-1	Urban Design Review	
Residential development should maintain the existing pattern of detached garages rather than attached garages	PDO-1	Urban Design Review	
Residential development should ensure pedestrian access is a predominant feature in site design	PDO-1	Urban Design Review	
Materials			
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	PDO-1	Urban Design Review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban Design Review	
All parking lots should provide appropriate screening to preserve the residential character of the surrounding area	PDO-1	Urban Design Review	
Residential development should provide pedestrian access at the street level and locate parking, loading, and services at the rear of buildings	PDO-1	Urban design review	
Roofs			
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban Design Review	
Roofs should be pitched unless adjacent buildings are flat roofed	PDO-1	Urban Design Review	
General			
Multi-family buildings should reflect the surrounding residential building character	PDO-1	Urban Design Review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Higher Density Residential			
Residential development should have consideration for light, view, and privacy of adjacent buildings and areas	PDO-1	Urban Design Review	
Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	PDO-1	Urban Design Review	
Residential design should strongly encourage the incorporation of concepts of CPTED into building, streetscape, and site design	PDO-1	Urban Design Review	
Fences			
Front yard fences and walls should not be allowed	PDO-1	Urban Design Review	Will apply to solid fences only. Semi-transparent fencing, such as picket fences or wooden slat fences will be permitted
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban Design Review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Medium Density Residential			
Heights			
The maximum building height is 3 storeys. On corner, the maximum height is 4 stories.	PDO-1	The maximum height is 35 feet, except on corner lots, where the maximum height is 45 feet.	
Lot coverage			
Lot coverage in residential areas should be proportionally similar to surrounding homes and shall include attached and detached garages	PDO-1	For single-family and two-family dwellings, the maximum lot coverage is 45%	
Corner lots may have greater lot coverage	PDO-1	Lot coverage on corner lots is not applicable	
Design			
Design within Areas of Stability should be context sensitive maintaining the character of the neighbourhood by reflecting existing setbacks, materials, roof lines, and mass to preserve and reflect existing character	PDO-1	Urban design review	
Use			
Up to 2 units will be permitted. Small multi-family development may be accomodated, subject to the discretionary review process. On corners, medium multi-family development may be accomodated subject to the discretionary review process.	PDO-1	Two-family development will require a conditional use approval and a public hearing. Multi-family development will require a rezoning and public hearing. The maximum density is 1,250 sq. ft per dwelling unit on interior lots and 800 sq. ft. on corner lots.	
Secondary suites or granny flats should be an allowed dwelling unit accessory to the principal dwelling unit	Zoning By-law 200/2006	Secondary suites will continue to be a conditional use, per the Winnipeg of Zoning By-law 200/2006	
Setbacks			
Building setbacks should be within 5 feet of the average of the two adjacent buildings setbacks	PDO-1	Reviewed on a case by case basis. A variance would be required	
Entrances			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street and that parking be located in either behind, within, or below a building.	
Windows and entrances should be articulated	PDO-1	Urban design review	
Facades			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of first floor; all entrances should be illuminated; all light should be cast down and fully shielded	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Medium Density Residential			
Multiple family building should have a variable setback across the façade	PDO-1	Urban design review	
Building siting			
Buildings shall be functionally and visually oriented to the public and generally aligned to neighbouring buildings.	PDO-1	Urban design review	
Buildings should be parallel to the street frontage property line	PDO-1	Urban design review	
Multiple lot development may be contiguous but should articulate,at a minimum, the appearance of the original lot line	PDO-1	Urban design review	
Residential development should maintain the existing pattern of detached garages rather than attached garages	PDO-1	Urban design review	
Residential development should ensure pedestrian access is a predominant feature in site design	PDO-1	Urban design review	
Materials			
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	PDO-1	Urban design review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
All parking lots should provide appropriate screening to preserve the residential character of the surrounding area	PDO-1	Urban design review	
Residential development should provide pedestrian access at the street level and locate parking, loading, and services at the rear of buildings	PDO-1	Urban design review	
Roofs			
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Roofs should be pitched unless adjacent buildings are flat roofed	PDO-1	Urban design review	
General			
Multi-family buildings should reflect the surrounding residential building character	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Medium Density Residential			
Residential development should have consideration for light, view, and privacy of adjacent buildings and areas	PDO-1	Urban design review	
Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	PDO-1	Urban design review	
Residential design should strongly encourage the incorporation of concepts of CPTED into building, streetscape, and site design	PDO-1	Urban design review	
Fences			
Front yard fences and walls should not be allowed	PDO-1	Urban Design Review	Will apply to solid fences only. Semi-transparent fencing, such as picket fences or wooden slat fences will be permitted
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Lower Density Residential			
Heights			
The maximum building height is 3 storeys	PDO-1	The maximum height in the "R2" District is 35 feet. This will not change.	
The finished floor level should be the average of the adjacent buildings	PDO-1	Urban design review	
Lot coverage			
Lot coverage in residential areas should be proportionally similar to surrounding homes and shall include attached and detached garages	PDO-1	The maximum lot coverage is 45%	
Corner lots may have greater lot coverage	PDO-1	The maximum lot coverage is 45%. Higher lot coverage will be considered on a case by case basis. A variance would be required.	
Design			
Design within Areas of Stability should be context sensitive maintaining the character of the neighbourhood by reflecting existing setbacks, materials, roof lines, and mass to preserve and reflect existing character	PDO-1	Urban design review	
Use			
Up to 2 units will be permitted. Small multi-family development may be accomodated on corners, subject to the discretionary review process.	PDO-1	Two-family development will require a conditional use approval and a public hearing. Multi-family development, with a maximum density of 1 unit per 1,250 sq. ft. of lot area, may be accomodated on corners through a rezoning and public hearing	
Secondary suites or granny flats should be an allowed dwelling unit accessory to the principal dwelling unit	Zoning By-law 200/2006	Secondary suites will continue to be a conditional use, per the Winnipeg of Zoning By-law 200/2006	
Setbacks			
Building setbacks should be within 5 feet of the average of the two adjacent buildings setbacks	PDO-1	Reviewed on a case by case basis. A variance would be required	
Patios			
Entrances			
Principal building entrances shall be oriented to the public street and secondary entrances to rear parking areas or lanes.	PDO-1	Requirement that all buildings provide a main entrance facing the street and that parking be located in either behind, within, or below a building.	
Building should include architectural appurtenances such as front porches, covered stoop, etc consistent with building materials	PDO-1	Urban design review	
Windows and entrances should be articulated	PDO-1	Urban design review	
Facades			

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Lower Density Residential			
High quality architectural design reinforcing the sense of place and relating to the street and pedestrian environment should be promoted including active first floor storefronts with windows, awnings, architectural features and landscaping.	PDO-1	Urban design review	
Façade lighting should be wall mounted luminaries no higher than top of first floor; all entrances should be illuminated; all light should be cast down and fully shielded	PDO-1	Urban design review	
Compatible small scale multi-family buildings should have a variable setback across the façade	PDO-1	Urban design review	
General			
Compatible small scale multi-family buildings should reflect the surrounding residential building character	PDO-1	Urban design review	
Residential development should have consideration for light, view, and privacy of adjacent buildings and areas	PDO-1	Urban design review	
Residential development should ensure sensitive design that clearly defines public, semi-private, and private space	PDO-1	Urban design review	
Residential design should strongly encourage the incorporation of concepts of CPTED into building, streetscape, and site design	PDO-1	Urban design review	
Building siting			
Buildings shall be functionally and visually oriented to the public and generally aligned to neighbouring buildings.	PDO-1	Urban design review	
Buildings should be parallel to the street frontage property line	PDO-1	Urban design review	
Multiple lot development may be contiguous but should articulate,at a minimum, the appearance of the original lot line	PDO-1	Urban design review	
Residential development should maintain the pattern of detached garages rather than attached garages	PDO-1	Urban design review	
Residential development should ensure pedestrian access is a predominant feature in site design	PDO-1	Urban design review	
Materials			
Multiple lot development should reflect the rhythm, massing, materials, and proportions of the adjacent residential buildings	PDO-1	Urban design review	

Alignment between Corydon-Osborne Area Plan and the proposed Planned Development Overlay (PDO)

Policy	Implementation type	Regulation	Comments
Lower Density Residential			
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	PDO-1	Urban design review	
Screening			
Buildings should minimize the intrusion of elevated viewing spaces overlooking private recreational/outdoor space	PDO-1	Urban design review	
All parking lots should provide appropriate screening to preserve the residential character of the surrounding area	PDO-1	Urban design review	
Residential development should provide pedestrian access at the street level and locate parking, loading, and services at the rear of buildings	PDO-1	Requirement that all buildings provide a main entrance facing the street and all parking must be located behind the building	
Roofs			
Roof lines should reflect the surrounding context and be energy efficient. Roof gardens should be encouraged on low rise and mid rise buildings only.	PDO-1	Urban design review	
Roofs should be pitched	PDO-1	Urban design review	
Landscaping			
Front yards should consist of soft landscaping, a minimum of 60% of the area	PDO-1	Urban design review	
Fencing			
Front yard fences and walls should not be allowed	PDO-1	Urban Design Review	Will apply to solid fences only. Semi-transparent fencing, such as picket fences or wooden slat fences will be permitted
Trees			
Encourage preservation of existing mature canopy shade trees and natural areas through good design	PDO-1	Urban design review	