SCHEDULE V

CORYDON OSBORNE PLANNED DEVELOPMENT OVERLAY 1 (PDO-1 Corydon Osborne)

Purpose

1. The purpose of this overlay is to implement the policies of the Corydon Osborne Area Plan.

Applicability

2. PDO-1 Corydon Osborne overlay district is shown on the attached map and identified as PDO-1 Corydon Osborne Principal Overlay Map (the "Principal Overlay Map").

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on the Principal Overlay Map.

Definitions

4. "**Parking, accessory"** means an area, structure, or facility where motor vehicles may be stored for the purpose of accessing a principal use on the same zoning lot.

Design Review

5. (1) Subject to subsection (2), within the boundaries shown on the Principal Overlay Map, all development, redevelopment, expansion, signage or exterior alteration visible from public rights-of way, is subject to urban design review and must be approved by the Director.

(2) Notwithstanding subsection (1), temporary structures (for events not exceeding 14 days) do not require urban design review and approval.

(3) An applicant may, in accordance with The City of Winnipeg Charter, appeal a decision by the Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

(4) This section does not apply to single-family dwellings.

Design Review Process

(5) Design Review applications must include site plans including landscaping, elevation drawings and all dimensions.

(6) Design Review applications must be submitted prior to or concurrently with a development application and approved by the Director prior to issuance of a development or building permit.

Design Review Considerations

(7) Review of development, redevelopment, expansion, signage or exterior alteration proposals is primarily intended to ensure the thoughtful integration of such proposals into their local context and consistency with the policies articulated in the Corydon-Osborne Area Plan.

(8) In making a decision concerning the approval or denial of approval of proposed development and redevelopment in the Corydon-Osborne Area Plan District pursuant to subsection (1) above, the Director must consider the extent to which the proposed development or redevelopment is consistent with the Corydon-Osborne Area Plan.

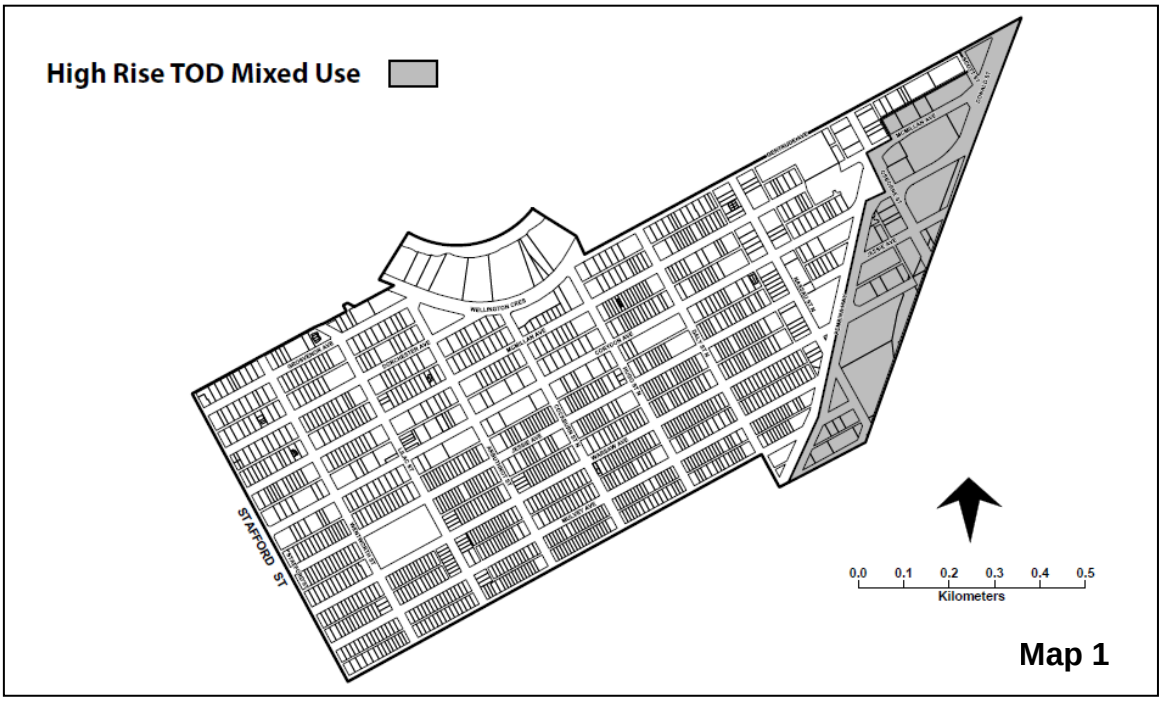
(9) In addition to serving as the basis for the Director's decision-making, the Design Guidelines set out in the Corydon-Osborne Area Plan:

(a) are provided to assist property owners, design professionals, administrators, decision-makers, and other parties involved in preparing, reviewing, or approving new developments, redevelopments, expansions, and exterior alterations; and

(b) provide a framework within which to exercise creative design approaches.

Area 1

6. **High Rise TOD Mixed Use Area**



Applicability

(1) The High Rise TOD Mixed Use Area is identified as the shaded area on Map 1.

Rationale

(2) See intent for the High Rise TOD Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;

(b) Amusement enterprise, outdoor;

(c) Auto/light truck/motorcycle, repair and service;

(d) Car wash;

(e) Drive-in or drive-through;

(f) Fleet services;

(g) Kennel;

(h) Pawnshop; and

(i) Fuel Sales.

Permitted Use Regulation

(4) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:

(a) Supermarket; and

(b) Parking, surface.

Permitted Accessory Uses

(5) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following accessory use is permitted:

(a) Parking, accessory.

Use Specific Standards

(6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:

(a) Drinking establishment:

(i) Drinking establishments are limited to a maximum of 5,000 square feet of gross floor area.

(b) Auto/light truck/motorcycle, sales and rental:

(i) All vehicle sales must be displayed and conducted within an enclosed building; and

(ii) Use Specific Standards 2, 3, and 7 in Part 4, Section 95 also apply.

(c) Parking, accessory:

(i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not

associated with the principal use, provided a parking management plan has been approved by the Director.

(7) Notwithstanding other provisions in this By-law, in the High Rise TOD Mixed Use Area, the following use specific standard is modified:

(a) Outdoor dining/drinking area:

(i) Outdoor dining/drinking areas are limited to a maximum of 1,000 square feet; and

(ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

(8) Notwithstanding other provisions in this By-law, the following uses shall be permitted with no use specific standards, where use specific standards would otherwise apply:

(a) Amusement enterprise, indoor; and

(b) Restaurant.

Development and Design Standards

Dimensional Standards

(9) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use area, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Minimum height of a principal building: 30 feet.

Yard Requirements

(b) Maximum front yard: 10 feet; and

(c) Notwithstanding subsection a, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

(d) Not applicable

Design Standards

(10) Notwithstanding other provisions of this By-law, in the High Rise TOD Mixed Use Area, development must comply with the design standards listed below.

Shadows and Wind

(a) For a proposed building exceeding 100 feet in height, the applicant shall submit, at the time of urban design approval, a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional.

Building Facades

(b) All buildings must provide a main entrance facing a street;

(c) For buildings taller than 7 stories, a minimum setback of 10 feet is required on the front façade for all storeys above the third storey. (See Illustration 1.)

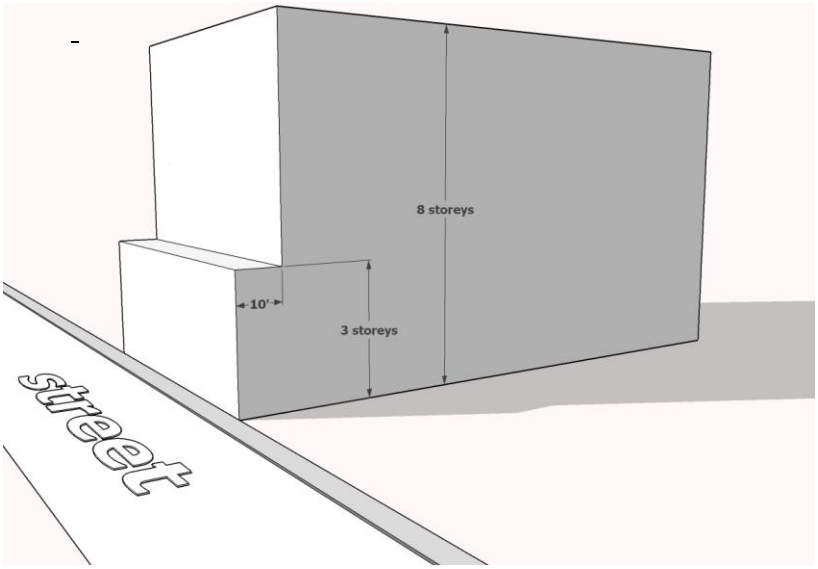


Illustration 1

Location of Parking

(d) Within 400 metres of a rapid transit station, any accessory parking must be located either below grade, above the first floor of a building, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

(e) Beyond 400 metres of a rapid transit station, parking shall not be permitted between the front façade of the building and the adjacent street.

(f) If parking is located to the side of the building, it is limited to a maximum of 25% of the street frontage and screened from view via landscaping and fencing treatments.

Signs

Sign Types

(11) The following sign types are not permitted:

(a) Free-standing greater than six (6) feet in height;

(b) Digital static copy;

(c) Digital static copy, 24 hour hold;

(d) Digital Reader Board; and

(e) Mobile sign.

Maximum number of signs

(12) Maximum number of free-standing signs permitted per lot is 1.

Maximum height of signs attached to a building

(13) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Building identification sign

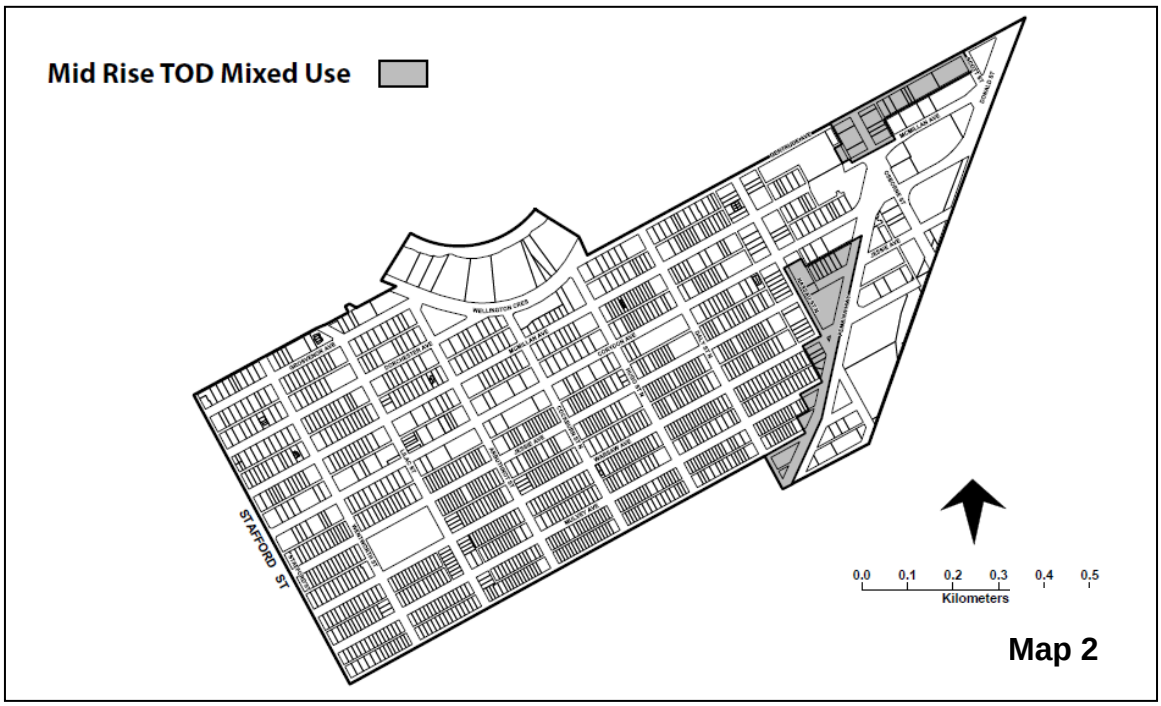
(14) (a) Each building is permitted one identification sign;

(b) Building identification signs must be on the building wall;

(c) Maximum size: 2% of the building wall area or 64 square feet, whichever is less.

Area 2

6. **Mid Rise TOD Mixed Use Area**



Map 2

Applicability

(1) The Mid Rise TOD Mixed Use Area is identified as the shaded area on Map 2.

Rationale

(2) See intent for the Mid Rise TOD Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;

(b) Amusement enterprise, outdoor;

(c) Auto/light truck/motorcycle, repair and service;

(d) Car wash;

(e) Drive-in or drive-through;

(f) Fleet services;

(g) Kennel;

(h) Pawnshop; and

(i) Fuel Sales.

(4) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following principal uses may be approved only as conditional use, where they are otherwise permitted:

(a) Supermarket;

(b) Contractor's establishment;

(c) Drinking establishment; and

(d) Parking, surface.

Permitted Accessory Uses

(5) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following accessory use is permitted:

(a) Parking, accessory.

Use Specific Standards

(6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:

(a) Auto/light truck/motorcycle, sales and rental:

(i) All vehicle sales must be displayed and conducted within an enclosed building; and

(ii) Use Specific standards 2, 3, and 7 in Part 4: Section 95 also apply.

(b) Parking, accessory surface:

(i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.

(7) Notwithstanding other provisions in this By-law, in the Mid Rise TOD Mixed Use Area, the following use specific standard is modified:

(a) Outdoor dining/drinking area:

(i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and

(ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Minimum height of a principal building: 30 feet.

Yard Requirements

(b) Maximum front yard: 10 feet; and

(c) Notwithstanding subsection a, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

(d) Not applicable

Design Standards

(9) Notwithstanding other provisions of this By-law, in the Mid Rise TOD Mixed Use Area, development must comply with the design standards listed below.

Shadows and Wind

(a) For a proposed building exceeding 100 feet in height, the applicant shall submit, at the time of urban design approval, a study on the impact of the proposed building on shadow and wind, prepared by a qualified architect or design professional.

Building Facades

(b) All buildings must provide a main entrance facing a street;

(c) A minimum setback of 10 feet is required on the front façade of the building for all storeys above the third storey. (See Illustration 2.)

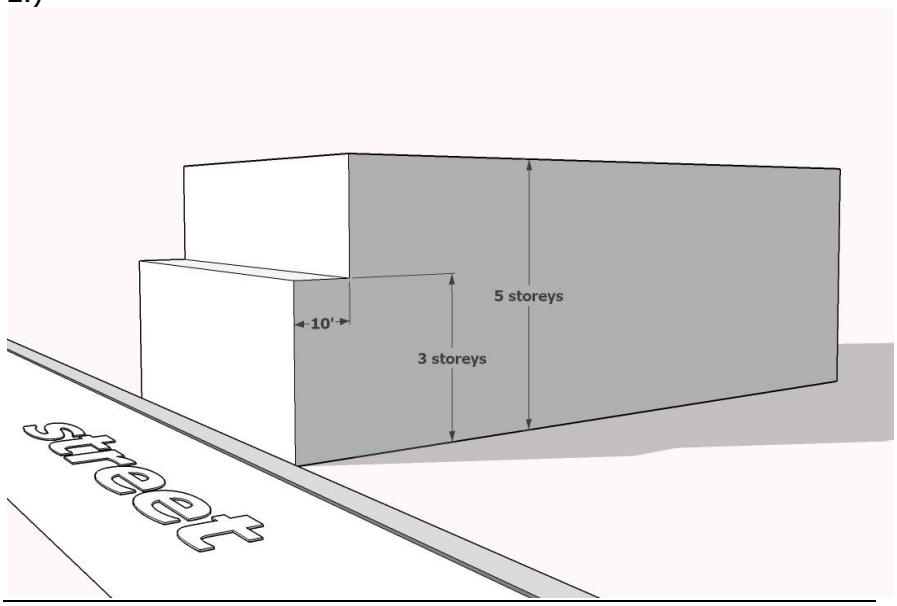


Illustration 2

Location of Parking

(d) Any accessory parking must be located either below grade, above the first floor of a building, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

(10) The following sign types are not permitted:

(a) Free-standing greater than six (6) feet in height;

(b) Digital static copy;

(c) Digital static copy, 24 hour hold;

(d) Digital reader board; and

(e) Mobile sign.

Maximum number of signs

(11) Maximum number of free-standing signs permitted per lot is 1; and

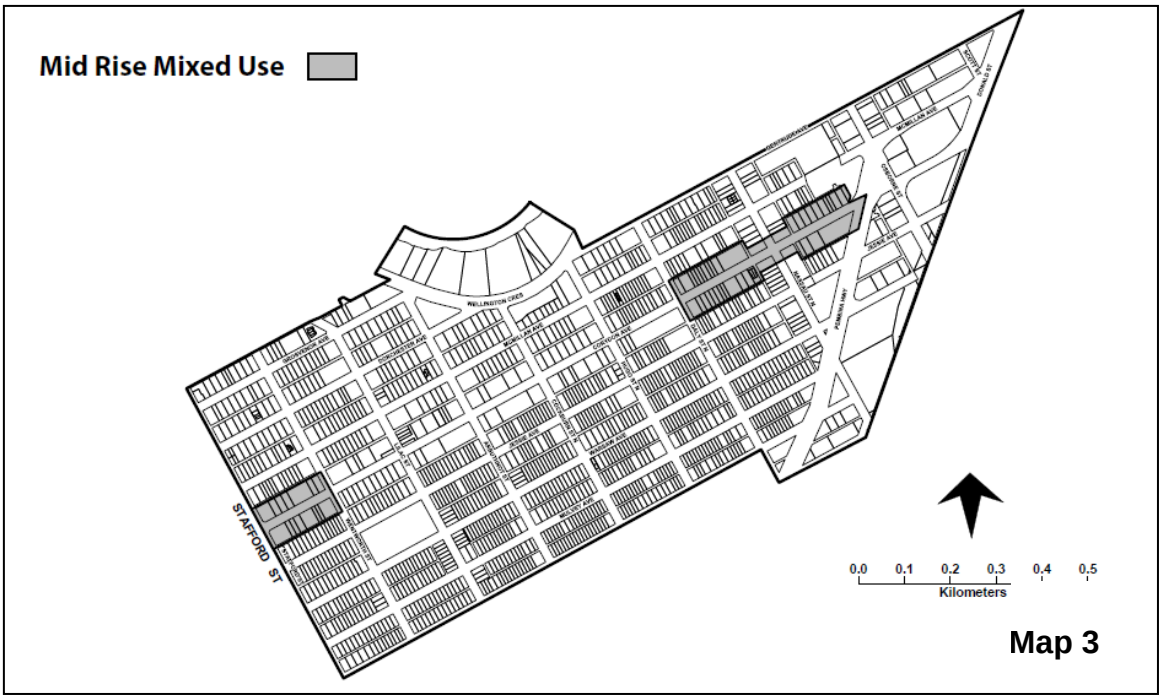
(12) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

(13) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 3

7. **Mid Rise Mixed Use Area**



Map 3

Applicability

(1) The Mid Rise Mixed Use Area is identified as the shaded area on Map 3.

Rationale

(2) See intent for the Mid Rise Mixed Use Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;

(b) Amusement enterprise, outdoor;

(c) Auto/light truck/motorcycle, repair and service;

(d) Car wash;

(e) Drive-in or drive-through;

(f) Fleet services;

(g) Kennel;

(h) Pawnshop;

(i) Fuel Sales;

(j) Supermarket; and

(k) Auto/light truck/motorcycle, sales and rental.

Permitted Use Regulation

(4) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:

(a) Contractor's establishment;

(b) Drinking establishment;

(c) Hotel; and

(d) Parking, surface.

Permitted Accessory Uses

(5) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following accessory use is permitted:

(a) Parking, accessory.

Use Specific Standards

(6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order.

(a) The following uses are limited to the specified amount of gross floor area per building:

(i) Amusement enterprise, indoor: 2,500 sq. ft.

(ii) Medical/dental/optical/counseling clinic: 5,000 sq. ft.

(iii) Restaurant: 2,500 sq. ft.

(iv) Retail sales (unless otherwise listed): 5,000 sq. ft.

(v) Studio, radio/TV/motion picture broadcast and production: 5,000 sq. ft.

(vi) Personal services (unless otherwise listed): 5,000 sq. ft.

(b) Parking, accessory surface:

(i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.

(7) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following use specific standard is modified:

(a) Outdoor dining/drinking area:

(i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and

(ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Minimum height of a principal building: 20 feet

(b) Maximum height of a principal building: 60 feet

Yard Requirements

(c) Maximum front yard: 10 feet;

(d) Notwithstanding subsection c, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

(e) Not applicable.

Design Standards

(9) Notwithstanding other provisions of this By-law, in the Mid Rise Mixed Use Area, development must comply with the design standards listed below.

Building Facades

(a) All buildings must provide a main entrance facing a street;

(b) For buildings taller than 4 stories, a minimum setback of 10 feet is required on the front façade for all storeys above the third storey. (See Illustration 3.)

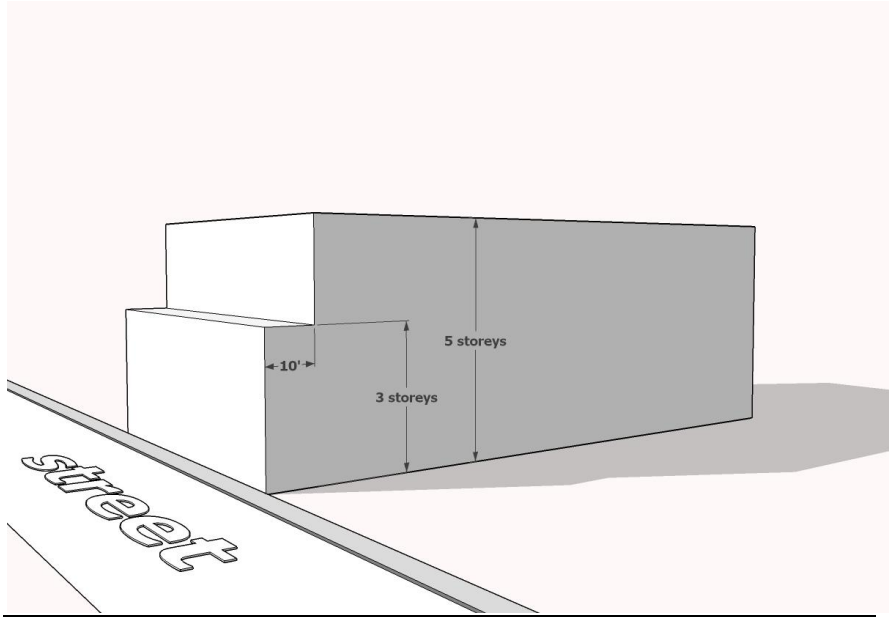


Illustration 3

Location of Parking

(c) any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

(10) The following sign types are not permitted:

(a) Free-standing;

(b) Digital static copy;

(c) Digital static copy, 24 hour hold;

(d) Digital reader board; and

(e) Mobile sign.

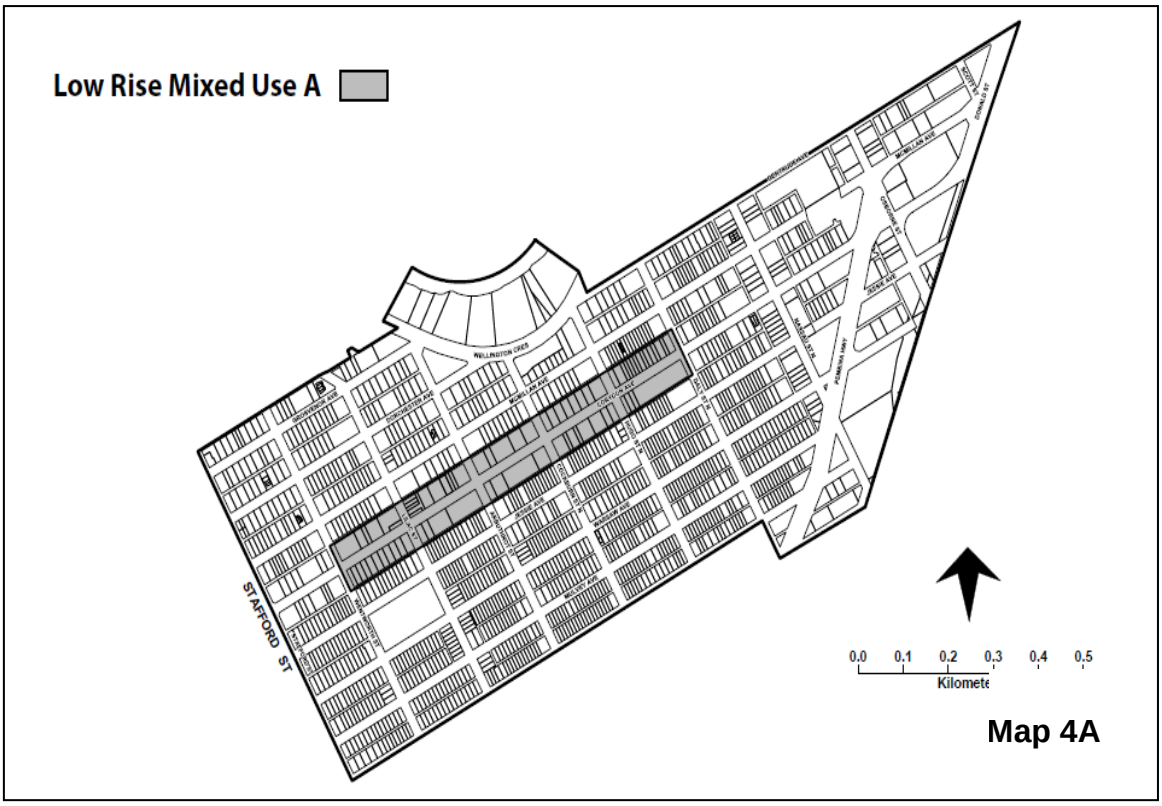
Maximum number of signs

(11) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

(12) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 4A



Map 4A

8. **Low Rise Mixed Use Area A**

Applicability

(1) The Low Rise Mixed Use Area A is identified as the shaded area on Map 4A.

Rationale

(2) See intent for the Low Rise Mixed Use Area A in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Billboard, Digital Moving copy/Billboard, Digital Static Copy/Billboard, Poster;

(b) Amusement enterprise, outdoor;

(c) Auto/light truck/motorcycle, repair and service;

(d) Car wash;

(e) Drive-in or drive-through;

(f) Fleet services;

(g) Kennel;

(h) Pawnshop;

(i) Fuel Sales;

(j) Supermarket; and

(k) Auto/light truck/motorcycle, sales and rental.

Permitted Use Regulation

(4) Notwithstanding other provisions in this By-law, in the Low Rise Mixed Use Area A, the following principal uses may be approved only as a conditional use, where they are otherwise permitted:

(a) Contractor's establishment;

(b) Drinking establishment;

(c) Hotel; and

(d) Parking, surface.

Permitted Accessory Uses

(5) Notwithstanding other provisions in this By-law, in the Mid Rise Mixed Use Area, the following accessory use is permitted:

(a) Parking, accessory.

Use Specific Standards

(6) Regardless of whether a use is allowed as a permitted or conditional use, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order.

(a) The following uses are limited to the specified amount of gross floor area per building:

(i) Amusement enterprise, indoor: 2,500 sq. ft.

(ii) Medical/dental/optical/counseling clinic: 5,000 sq. ft.

(iii) Restaurant: 2,500 sq. ft.

(iv) Retail sales (unless otherwise listed): 5,000 sq. ft.

(v) Studio, radio/TV/motion picture broadcast and production: 5,000 sq. ft.

(vi) Personal services (unless otherwise listed): 5,000 sq. ft.

(b) Parking, accessory surface:

(i) If a principal use on the same zoning lot has parking available outside of its regular operating hours, accessory parking spaces may be made available to users not associated with the principal use, provided a parking management plan has been approved by the Director.

(7) Notwithstanding other provisions in this By-law, in the Low Rise Mixed Use Area A, the following use specific standard is modified:

(a) Outdoor dining/drinking area:

(i) Outdoor dining and drinking areas are limited to a maximum of 500 square feet; and

(ii) If the outdoor dining/drinking area is over 100 square feet, it must be located between the front façade of the building and the front property line.

Development and Design Standards

Dimensional Standards

(8) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Minimum height of a principal building: 20 feet;

(b) Maximum height of a principal building: 45 feet.

Yard Requirements

(c) Maximum front yard: 10 feet;

(d) Notwithstanding subsection c, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Floor area ratio

(e) Not applicable.

Design Standards

(9) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area A, development must comply with the design standards below.

Building Facades

(a) All buildings must provide a main entrance facing a street.

Location of Parking

(b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

(10) The following sign types are not permitted:

(a) Free-standing;

(b) Digital static copy;

(c) Digital static copy, 24 hour hold;

(d) Digital reader board; and

(e) Mobile sign.

Maximum number of signs

(11) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

(12) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 4B

9. **Low Rise Mixed Use Area B**



Applicability

(1) The Low Rise Mixed Use Area B is identified as the shaded area on Map 4B.

Rationale

(2) See intent for the Low Rise Mixed Use Area B in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

(3) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area B, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Minimum height of a principal building: 20 feet;

(b) Maximum height of a principal building: 45 feet.

Yard Requirements

(c) For properties with commercial or mixed use zoning only:

(i) Maximum front yard: 10 feet;

(ii) Notwithstanding subsection i, for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity, up to 50% of the length of the ground floor façade of any building, to a maximum contiguous length of 25 feet, may have a maximum front yard of 15 feet.

Design Standards

(6) Notwithstanding other provisions of this By-law, in the Low Rise Mixed Use Area B, development must comply with the design standards listed below.

Building Facades

(a) All buildings must provide a main entrance facing a street.

Location of Parking

(b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by commercial or residential uses. Loading and service areas must be located behind a building.

Signs

Sign Types

(7) The following sign types are not permitted:

(a) Free-standing;

(b) Digital static copy;

(c) Digital static copy, 24 hour hold;

(d) Digital reader board; and

(e) Mobile sign.

Maximum number of signs

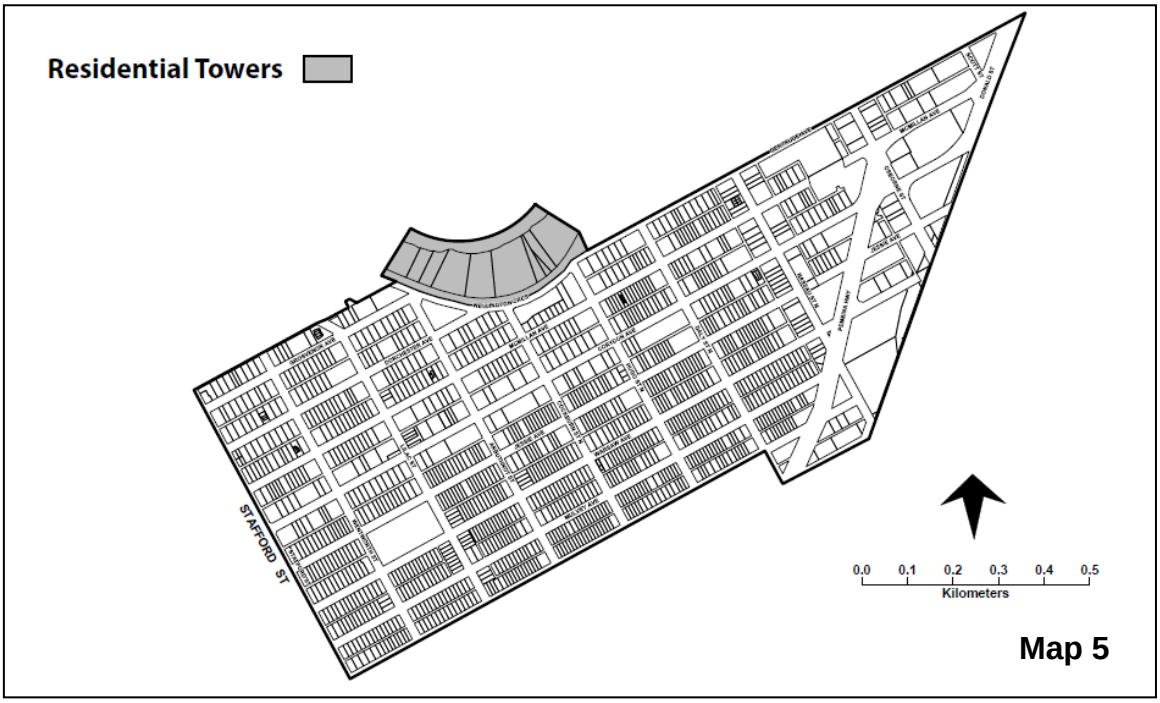
(8) Maximum number of fascia signs permitted per tenant is 1.

Maximum height of signs attached to a building

(9) The maximum height of signs attached to a building is 10 feet above grade, or the top of the first storey, whichever is greater.

Area 5

10. **Residential Towers Area**



Applicability

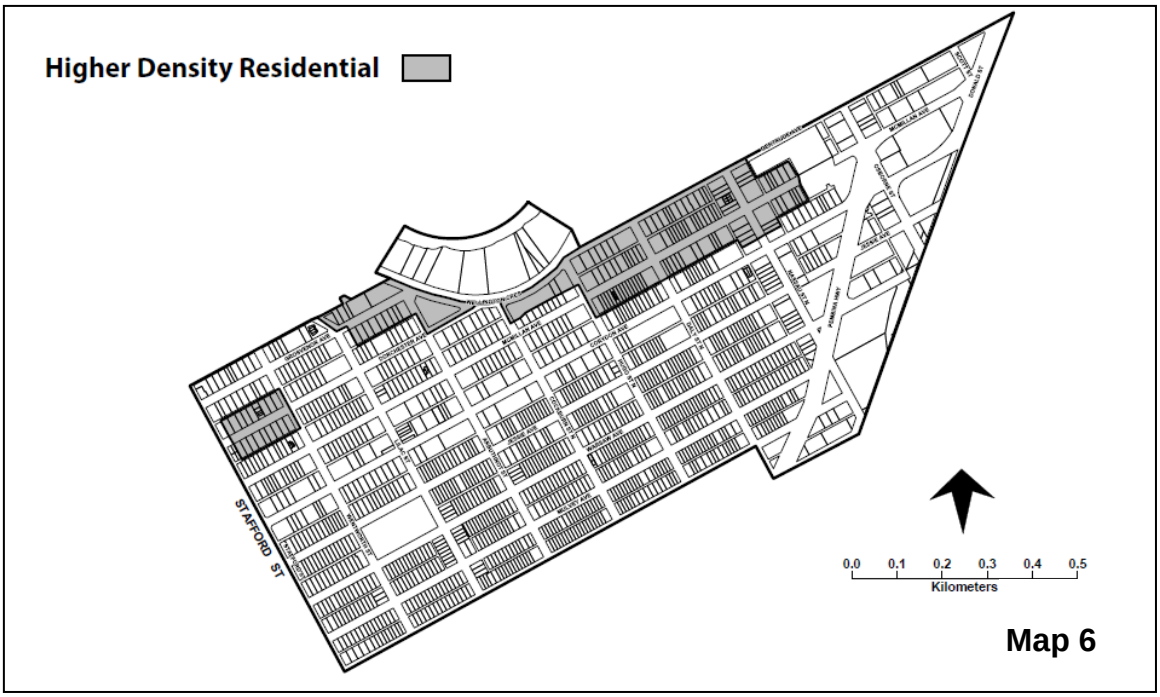
(1) The Residential Towers Area is identified on Map 5. Only Section 5 *Design Review* applies to this area.

Rationale

(2) See intent for the Residential Towers Area in Section 3.5 of the Corydon Osborne Area Plan.

Area 6

11. **Higher Density Residential Area**



Map 6

Applicability

(1) The Higher Density Residential Area is identified on Map 6.

Rationale

(2) See intent for the Higher Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

(3) Notwithstanding other provisions of this By-law, in the Higher Density Residential Area, development must comply with the dimensional standards listed below.

Height of Buildings

(a) Maximum height of a principal building: 35 feet;

(b) Maximum height of a principal building on corner lots: 45 feet;

(c) Maximum height of a principal building on Grosvenor Avenue and the south side of Wellington Crescent: 45 feet.

Lot coverage

(d) Maximum lot coverage for single-family and two-family dwellings: 45%;

(e) For multiple-family dwellings, lot coverage is not applicable.

Yard Requirements

(f) For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.

Design Standards

(4) Notwithstanding other provisions of this By-law, in the Higher Density Residential Area, development must comply with the design standards listed below.

Building Facades

(a) All buildings must provide a main entrance facing a street.

Location of Parking

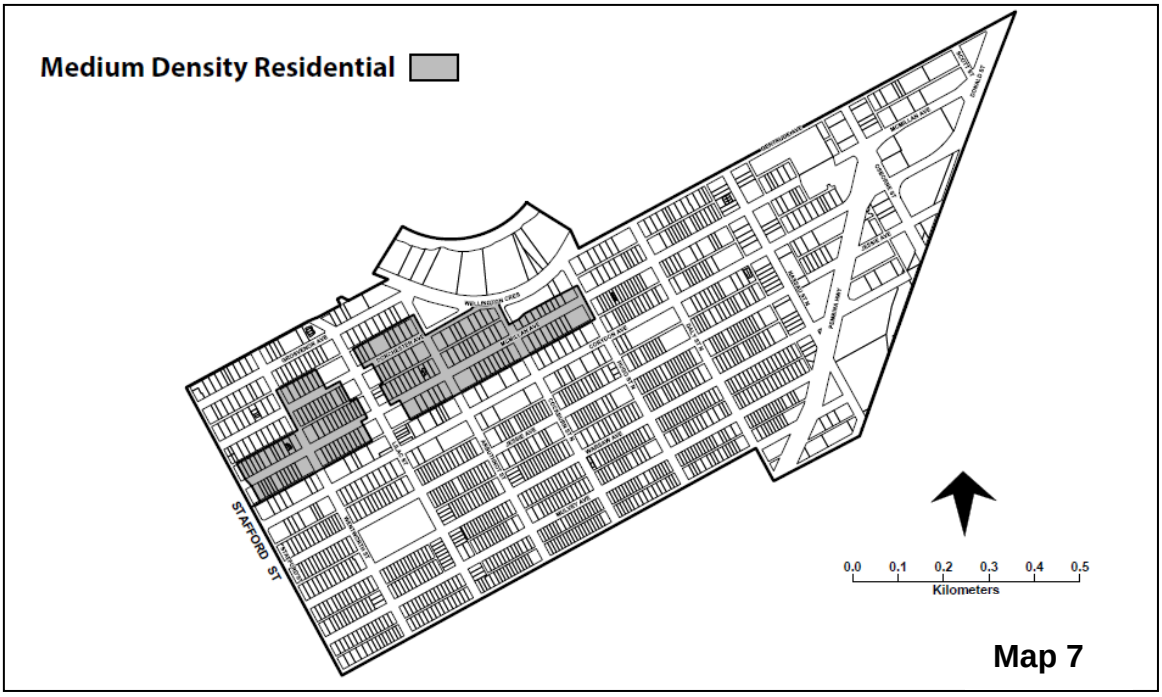
(b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Area 7

12. **Medium Density Residential Area**

Applicability

(1) The Medium Density Residential Area is identified on Map 7.



Map 7

Rationale

(2) See intent for the Medium Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Development and Design Standards

Dimensional Standards

(3) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, development must comply with the dimensional standards below.

Height of Buildings

(a) Maximum height of a principal building: 35 feet;

(b) Maximum height of a multi-family principal dwelling on corner lots: 45 feet.

Lot coverage

(c) Maximum lot coverage for single-family and two-family dwellings: 45%;

(d) For multiple-family dwellings, lot coverage is not applicable.

Lot Area per Dwelling Unit

(e) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, the following minimum lot area per dwelling unit applies:

(i) 1,250 sq. ft. per dwelling unit;

(ii) Corner lots: 800 sq. ft. per dwelling unit.

Yard Requirements

(f) For multi-family dwellings, the required interior side yard is a minimum of 4 feet and increases 2 feet per storey above the second storey.

Design Standards

(4) Notwithstanding other provisions of this By-law, in the Medium Density Residential Area, development must comply with the design standards listed below.

Building Facades

(a) All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.

Location of Parking

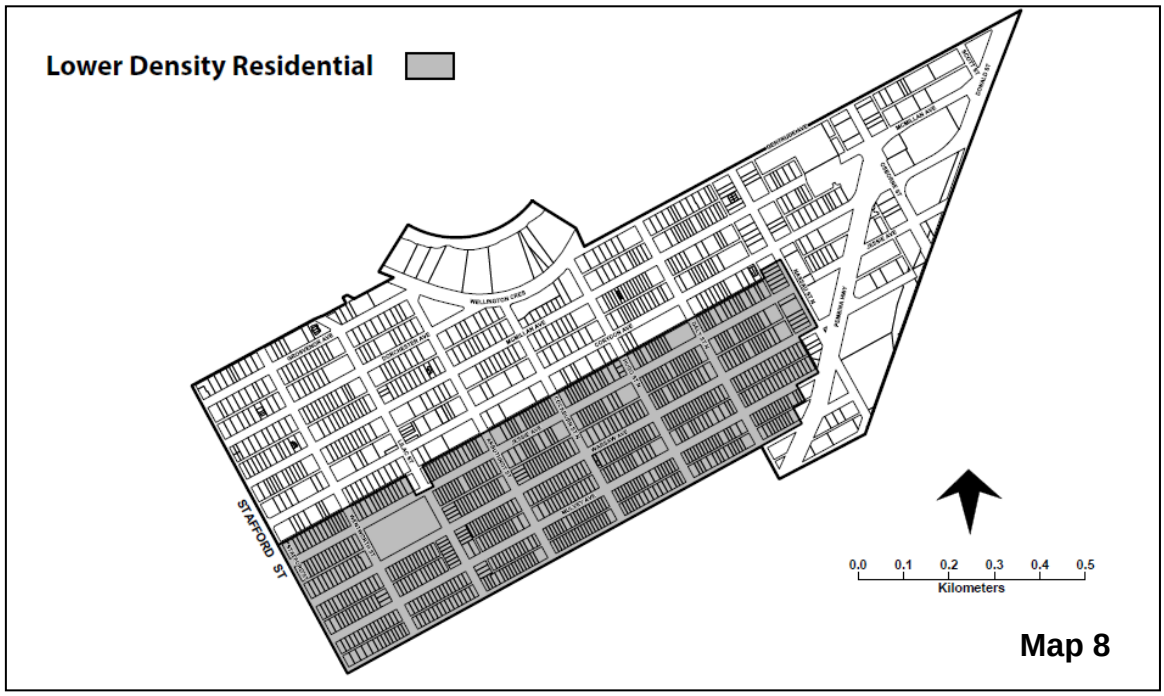
(b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Area 8

13. **Lower Density Residential Area**

Applicability

(1) The Lower Density Residential Area is identified on Map 8.



Map 8

Rationale

(2) See intent for the Lower Density Residential Area in Section 3.5 of the Corydon Osborne Area Plan.

Prohibited Use Regulations

(3) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, the following principal uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses:

(a) Dwelling, multi-family not on a corner lot.

Development and Design Standards

Dimensional Standards

(4) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, development must comply with the dimensional standards below.

Lot coverage

(a) Maximum lot coverage: 45%.

Lot area

(b) Minimum lot area: 2,500 sq. ft.

Lot Area per Dwelling Unit

(c) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, the following minimum lot area per dwelling unit applies:

(i) 1,250 sq. ft. per dwelling unit.

Design Standards

(5) Notwithstanding other provisions of this By-law, in the Lower Density Residential Area, development must comply with the design standards listed below.

Building Facades

(a) All buildings must provide a main entrance facing a street, on a portion of the façade closest to the street.

Location of Parking

(b) Any accessory parking must be located either below grade, behind a building, or within a building such that parking is separated from public right-of-ways (other than public lanes) by residential uses. Loading and service areas must be located behind a building.

Corydon-Osborne PDO
Principal Overlay Map

Corydon-Osborne PDO

1- High Rise TOD Mixed Use

2- Mid Rise TOD Mixed Use

3- Mid Rise Mixed Use

4- Low Rise Mixed Use

5- Residential Towers

6- Higher Density Residential

7- Medium Density Residential

8- Lower Density Residential

