Appendix B: Amendments to Existing Planned Development Overlays (PDOs)

PDO	Section & Existing Text	Proposed Amendment
PDO-1 West Alexander & Centennial (Schedule L)	4(4) Height of Principle Buildings (a) 40 feet for buildings fronting or flanking on the following streets: i) William Avenue; ii) Bannatyne Avenue; iii) McDermot Avenue; 2. 35 feet for all other streets	Replace existing wording with: (a) Subject to Schedule AC, the maximum height for principal buildings is: (i) 40 feet for buildings fronting or flanking on William Avenue, Bannatyne Avenue or McDermot Avenue; and (ii) 35 feet for all other streets.
PDO-1 Downtown Transcona (Schedule M)	Design Review 6(8) This section does not apply to single-family dwellings and two-family dwellings	Replace existing wording with: 6(8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
PDO-1 St. Norbert (Schedule N)	Design Review 7(8) This section does not apply to single-family dwellings and two-family dwellings.	Replace existing wording with: 7(8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
PDO-1 Corydon Osborne (Schedule W)	Design Review 5(4) This section does not apply to single-family dwellings.	Replace existing wording with: 5(4) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.
	Higher Density Residential Area 11(3) Height of Buildings (a) Maximum height of a principal building: 35 feet;	Replace existing wording with: (a) Subject to Schedule AC, maximum height of a principal building: 35 feet;
	Higher Density Residential Area 11(3) 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.	Replace existing wording with: (f) Subject to Schedule AC, 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
	Medium Density Residential Area 12(3) Height of Buildings (a) Maximum height of a principal building: 35 feet;	Replace existing wording with: (a) Subject to Schedule AC, maximum height of a principal building: 35 feet

PDO	Section & Existing Text	Proposed Amendment
PDO-1 Corydon Osborne (continued)	Lower Density Residential Area 13 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.	Delete 13(3) in its entirety
Mature Communities PDO-1 (Schedule Y)	1. Definitions "3-unit multi-family dwelling" means a multi-family dwelling that contains 3 or fewer dwelling units; "Area 1" means those lands identified as Area 1 on Map 1; "Area 2" means those lands identified as Area 2 on Map 1; "Guidelines" means the Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities, being Item No. 8 of the Report of the Standing Policy Committee on Property and Development dated June 8, 2021, adopted by Council resolution on June 24, 2021; "Map 1" means the map attached to this PDO and identified as Map 1: Areas 1 & 2 PDO-1 Mature Communities Overlay Map;	Delete "3-unit multi-family dwelling", Area 1, Area 2, and "Guidelines" definitions. Replace definition for Map 1 with: "Map 1" means the map attached to this PDO and identified as Map 1: PDO-1 Mature Communities Overlay Map;
	2. Purpose The purpose of the Mature Communities PDO-1 (the "PDO") is to implement the Guidelines in respect of new construction, redevelopment, or expansion of single-family detached dwellings, two-family dwellings, semi-detached dwellings and 3-unit multi-family dwellings within R1, R2, or RMF-S zoning districts in Area 1 and Area 2.	Replace section 2 with the following: 2.The purpose of the Mature Communities PDO-1 (the "PDO") is to enable and guide the new construction and expansion of single-family detached dwellings within R1, R2 or RMF-S
	3. Applicability This PDO applies to every lot located within the PDO Area with an R1, R2 or RMF-S zoning designation.	Replace section 3 with the following: 3. This PDO applies to every lot located within the PDO Area with an R1, R2 or RMF-S zoning designation where a new principal structure is to be constructed or where expansion of an existing principal structure is being proposed.

PDO	Section & Existing Text	Proposed Amendment
Mature Communities PDO-1 (continued)	5. Design Review 5(1) For any lot to which this PDO applies, urban design review is required and must be approved by the Director in respect of the new construction, redevelopment or expansion of any: (a) single-family detached dwelling; (b) two-family dwelling; (c) semi-detached dwelling; or (d) 3-unit multi-family dwelling. 5(2) An application for urban design review may be submitted by: (a) the owner of the site affected by the application; or (b) any person on behalf of the owner with the owner's permission. 5(3) An application for urban design review must include: (a) fully dimensioned site plans; (b) fully dimensioned landscaping plans; and (c) fully dimensioned elevation drawings. 5(4) Where urban design review is required, an application for urban design review in respect of a lot or site must be: (a) submitted prior to or in conjunction with an application for a Development Permit application for that lot or site; and (b) approved by the Director prior to submission of an application for a building permit for that lot or site. 5(5) A decision by the Director to reject an application for urban design approval may be appealed by the owner of the subject site to the Standing Policy Committee on Property and Development in accordance with the Charter.	Delete section 5 in its entirety

PDO	Section & Existing Text	Proposed Amendment
Mature Communities PDO-1 (continued)	Design Review Considerations 6(1) Urban design review under this PDO is intended to ensure the thoughtful integration of such proposals into their local context and to ensure that development or redevelopment is consistent with the Guidelines, this PDO, this By-law and any other relevant City by-law or policy. 6(2) When making a decision in respect of urban design review under this PDO, the Director must consider the extent to which the proposed development or redevelopment is consistent with the Guidelines, this PDO, this By-law and any other relevant City by-law or policy.	Delete section 6 in its entirety
	Permitted Use Regulations 7(1) Two-family dwellings are a conditional principal use in an R1 zoning district where the lot abuts a public lane. 7(2) In Area 2, 3-unit multi-family dwellings are a permitted principal use in an R2 zoning district.	Delete section 7 in its entirety
	Dimensional Standards 8 Single-family detached dwellings, two-family dwellings, semi-detached dwellings, and 3-unit multi-family dwellings developed within an R1, R2 or RMF-S zoning district must comply with the dimensional standards in this PDO.	Replace section 8 with the following: Dimensional Standards 8. Single-family detached dwellings developed on a lot within the PDO Area with an R1 zoning district must comply with the dimensional standards in this PDO.

PDO	Section & Existing Text	Proposed Amendment
	9(2) Subject to subsection (3), an application to subdivide a lot within an R1 zoning district must not be approved unless: (a) where the proposed subdivision will create two (2) equal-sized lots: (i) each lot meets the minimum site width requirements of this PDO; and (ii) each lot abuts a paved public lane at the rear of the lot; or (b) where the proposed subdivision will create more than two (2) equal-sized lots: (i) each lot meets the minimum site width requirements of this PDO; (ii) each lot abuts a paved public lane at the rear of the lot; and (iii) the area of each lot is equal to or greater than the minimum lot areas of at least 25% of the lots located on the same block.	Replace 9(2) first sentence with: 9(2) A development application for the subdivision of a lot within an R1 zoning district must not be approved unless: Add the following after (b) (c) where the proposed subdivision will create two (2) unequally-sized lots, the width of the smallest lot is equal to or greater than the minimum lot width of at least 25% of the lots located on the same block as the lot; and (d) where the proposed subdivision is not located on a public lane, the lot area and lot width of the proposed lots meet the requirements of clause 10(b) and clause 13(b) of this PDO.
	11 Lot Area – Two-Family Dwelling 11 The minimum lot area for a two-family dwelling is: (a) 2,880 square feet for a two-family dwelling where the lot abuts a public lane at the rear of the lot; and (b) 4,000 square feet for a semi-detached dwelling (2,000 square feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.	Delete section 11 in its entirety
	Lot Area – 3-Unit Multi-Family Dwelling 12 The minimum lot area for a 3-unit multi-family dwelling is 3,495 square feet (1,165 square feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.	Delete section 12 in its entirety
	Lot Width – Two-Family Dwelling 14(1) The minimum lot width for a two-family dwelling is: (a) for a two-family dwelling, 32 feet where the lot abuts a public lane at the rear of the lot; and (b) for a semi-detached dwelling, 40 feet (20 feet per dwelling unit) where the lot abuts a public lane at the rear of the lot.	Delete section 14 in its entirety

PDO	Section & Existing Text	Proposed Amendment
	Lot Width – 3-Unit Multi-Family Dwelling 15(1) The minimum lot width for a 3-unit multi-family dwelling is 35 feet where the lot abuts a public lane at the rear of the lot. 15(2) The abutting public lane at the rear of the lot of a 3-unit multi-family dwelling referred to in subsection (1) must be paved.	Delete section 15 in its entirety
	Illustrations 2-4	Delete Illustrations 2-4
	Entrances 22(1) The primary entrance to a single-family detached dwelling or to each dwelling unit in a semidetached dwelling must:	Replace with: 22(1) Entrances 22(1) The primary entrance to a single-family detached dwelling must:
	22(2) The primary entrance for at least one of the dwelling units in a two-family dwelling, other than a semi-detached dwelling, or a 3-unit multi-family dwelling must: (a) be located on the front façade of the building; and (b) be clearly visible from the street.	Delete section 22(2) in its entirety
	Architectural Features 24(1) Newly constructed single-family detached dwellings or two-family dwellings must not have identical or mirrored front elevations with development on abutting lots; each building must be architecturally distinct through the use of at least two different design elements or architectural features.	Architectural Features 24(1) Newly constructed single-family detached dwellings must not have identical or mirrored front elevations with development on abutting lots; each building must be architecturally distinct through the use of at least two different design elements or architectural features.
	24(2) Newly constructed semi-detached dwellings must not have identical or mirrored front elevations; each dwelling unit must be architecturally distinct through the use of at least two different design elements or architectural features.	Delete section 24(2) in its entirety
	Landscaping 28(1) For any lot to which this PDO applies with a single-family detached dwelling, two-family dwelling, semi-detached dwelling or 3-unit multi-family dwelling must be landscaped in accordance with this section where (a) a new principal dwelling is being constructed on the lot; or (b) an existing principal dwelling is being (i) redeveloped; or (ii) expanded where the expansion represents 50% or more of the gross floor area of the existing building.	Replace with: Landscaping 28(1) For any lot to which this PDO applies with a single-family detached dwelling must be landscaped in accordance with this section where (a) a new principal dwelling is being constructed on the lot; or (b) an existing principal dwelling is being (i) expanded where the expansion represents 50% or more of the gross floor area of the existing building.

PDO	Section & Existing Text	Proposed Amendment
	Map 1	Delete and replace with map attached as Schedule “A” to this By-law