

# Corydon-Osborne Area Plan

**OPEN HOUSE for PLAN IMPLEMENTATION**

**WELCOME!**

PLEASE FEEL FREE TO EXPLORE THE INFORMATION AND SHARE YOUR COMMENTS

CITY STAFF ARE ON HAND TO ANSWER QUESTIONS

PLEASE FILL OUT A SURVEY - AVAILABLE AT THE ENTRY TABLE OR ONLINE AT [winnipeg.ca/PPD/Corydon](http://winnipeg.ca/PPD/Corydon)

# INTRODUCTION

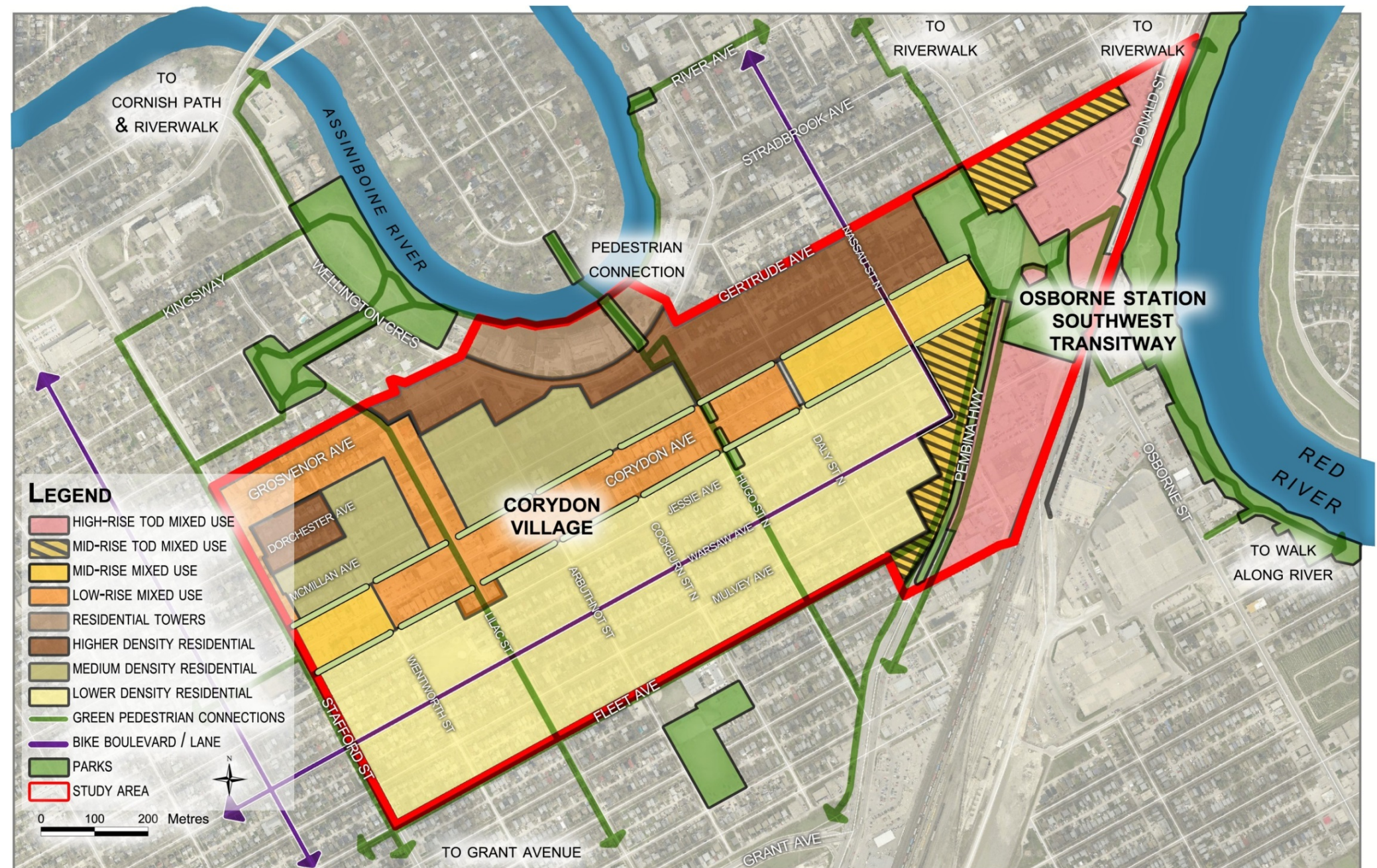
## The Corydon-Osborne Area Plan

The Corydon-Osborne Plan was developed between 2011-2014 through consultation with area residents, local business owners, other community stakeholders, and members of the public.

This included public open houses, public meetings, and focus groups.

Feedback gathered was used to develop the content of the Plan, including land uses, context-appropriate built form & development, design guidelines, pedestrian & cycling connections, public spaces, streetscaping, and other elements

The Corydon-Osborne Policy Map, shown at right, was adopted by Council on December 10, 2014. The map is conceptual only. Minor adjustments for clarity of streets and boundaries are being proposed. The proposed adjustments are shown on the PDO Map, on the "PDO AND DESIGN REVIEW" display board to your right.



## WHAT'S BEING PROPOSED?

The Corydon-Osborne Area Plan identified zoning adjustments needed to help implement the Plan. The City of Winnipeg has drafted recommended zoning adjustments, shown on the display boards to your right. They include:

- A** **PLANNED DEVELOPMENT OVERLAY (PDO) AND DESIGN REVIEW**
- B** **PROPERTY REZONINGS TO ALIGN WITH THE PLAN**
- C** **TRANSIT ORIENTED DEVELOPMENT (TOD) ZONING DISTRICT**



# PDO AND DESIGN REVIEW



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## What is a Planned Development Overlay (PDO)?

A Planned Development Overlay (PDO) is a zoning tool that modifies land uses and/or development standards in an area. It is applied in unique or special circumstances, in order to achieve local planning objectives.

The Corydon PDO is derived from the Corydon-Osborne Area Plan which was adopted by Council on December 10, 2014. The PDO provides specific regulations dealing with land use, dimensional standards, signage, and parking. These regulations are created to express the intent of the policies in the Plan.

The purpose of the PDO is to support development at a scale and design that reflects the existing character and context of the Corydon area. These factors differ within each area of the PDO.

Please browse the display boards to learn more about the regulations for each area of the PDO.

**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-Higher Density Residential
- 6-Residential Towers
- 7-Medium Density Residential
- 8-Lower Density Residential



get the details.



# PDO AND DESIGN REVIEW

## Design Review for the Corydon Area

One of the key objectives of the Corydon-Osborne Area Plan is to accommodate growth and infill development, while preserving and enhancing the traditional character that makes this area special and unique. The Plan includes a rigorous set of design standards for each of the policy areas.

In order to apply the design guidelines, the PDO outlines a process for design review. Key highlights of this process include:

- Design review applies to all development other than single-family dwellings, and must include site plans, elevation drawings and dimensions.
- Design review applications must be submitted prior to or concurrently with a development application.
- Design review 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.

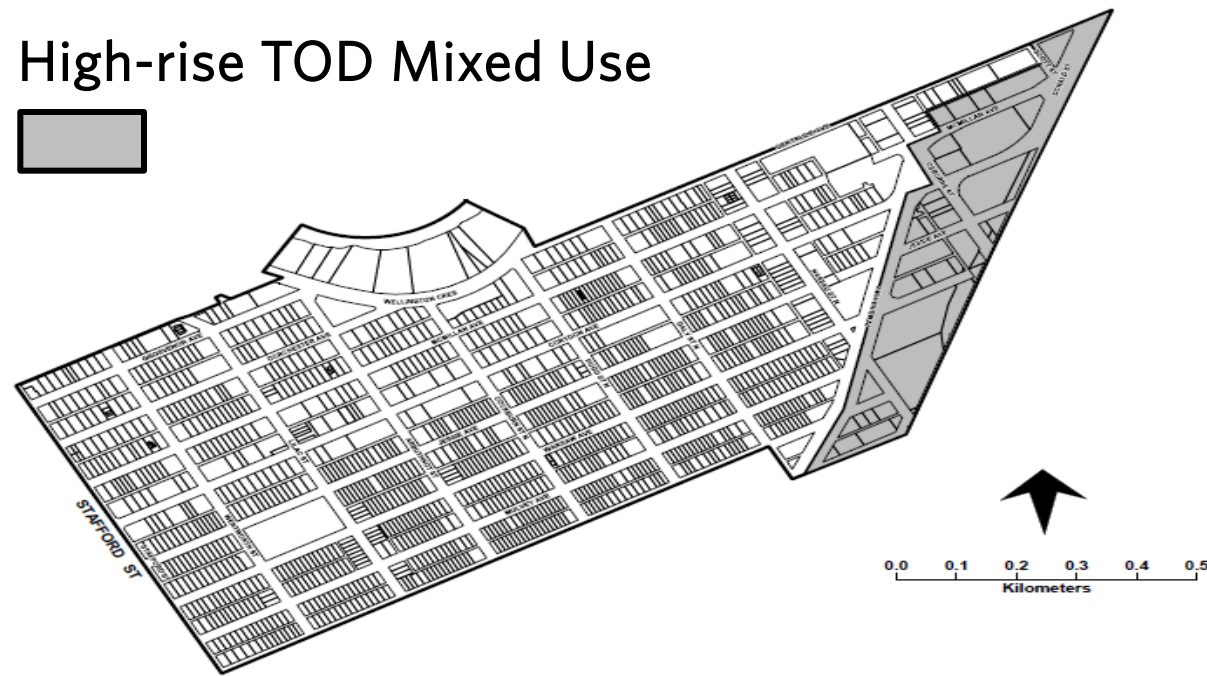


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# A

# HIGH-RISE & MID-RISE TOD MIXED USE

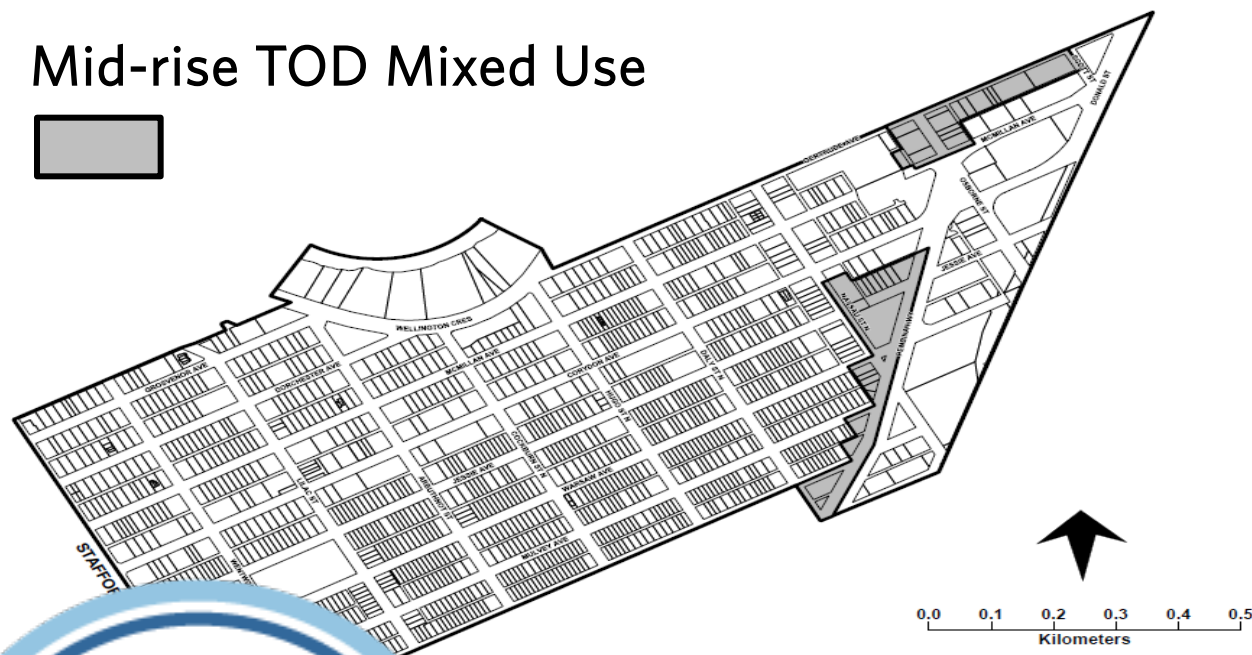
## High-rise TOD Mixed Use



### Intent of this area:

Focused on transit-oriented development, this area is envisioned to be developed with high rise buildings with retail/commercial development on the ground floor. Building heights should range from 3 to 18+ stories

## Mid-rise TOD Mixed Use



### Intent of this area:

This area is a transition between the high rise development of the High Rise TOD area and the lower scale development west of Pembina Highway and in Osborne Village. To facilitate a “step down” effect, buildings should range from 3 to 8 stories.

### Key regulations in the PDO:

#### Provide a pedestrian-oriented built form

- Maximum front yard setback of 10 feet (larger setback allowed if an amenity space is provided)
- Parking must not be visible from the street
- Require signage to be pedestrian-oriented
- Prohibit auto oriented land uses
- Encourage outdoor patios by increasing the allowable size, if located between the building and the front street

#### Promote multi-storey buildings

- Minimum building height of 30 feet

#### Maintain qualities of the established neighbourhood

- Design review required
- In the Mid-Rise TOD Area, continue to require a public hearing (conditional use approval) for any new drinking establishment

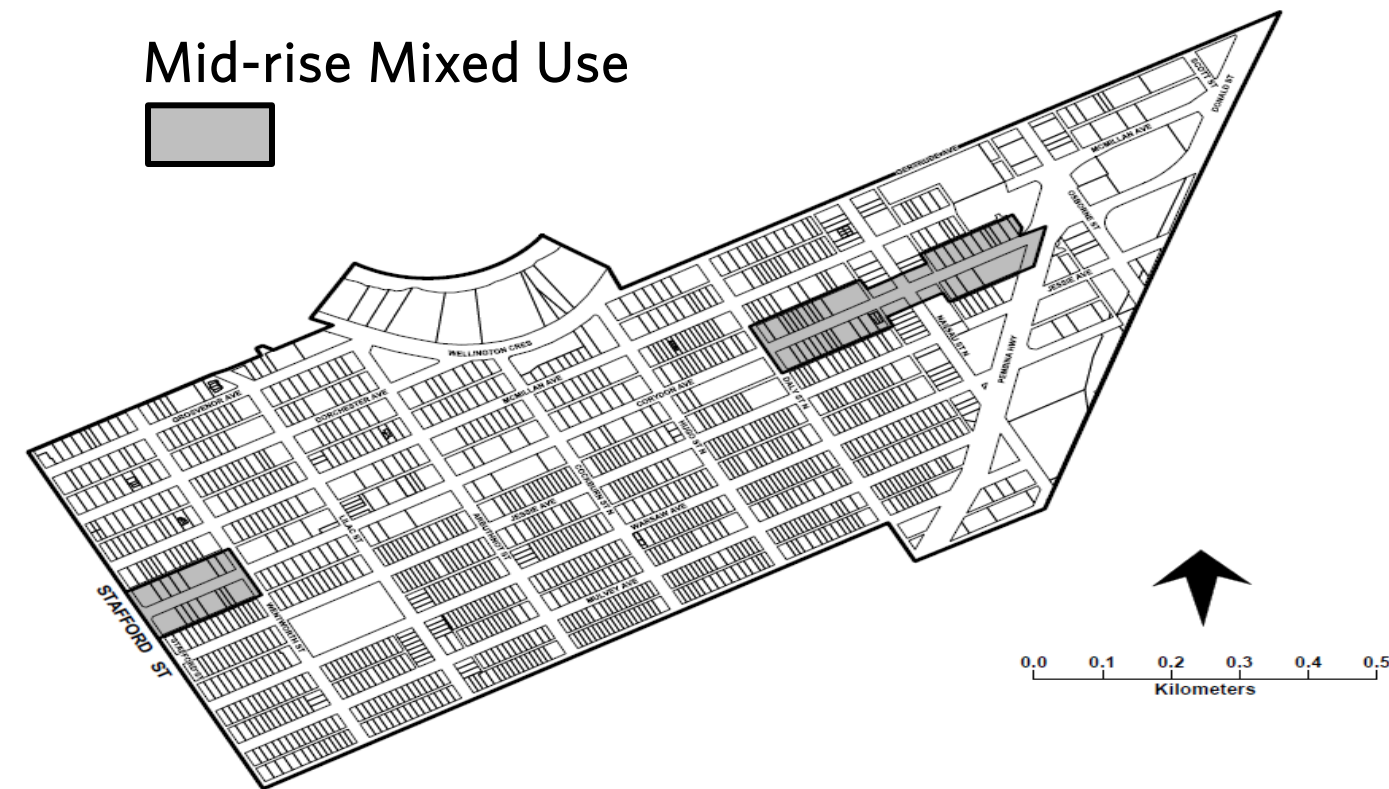


get the details.

# A

# MID-RISE MIXED USE

Mid-rise Mixed Use



## Intent of this area:

This is a mid-rise mixed use area with a minimum building height of 3 storeys and a maximum building height of 6 storeys. The ground floor should be retail or office. Upper floors should be residential, office or home-based businesses as appropriate.



## Key regulations in the PDO:

### Provide a pedestrian-oriented built form

- Continue to control the scale of commercial uses to preserve the fine-grained character of Corydon Avenue
- Maximum front yard setback of 10 feet
- Parking must not be visible from the street
- Require signage to be pedestrian-oriented
- Prohibit auto-oriented land uses
- Encourage outdoor patios by increasing the allowable size, if located between the building and the front street

### Maintain qualities of the established neighbourhood

- Design review required
- Continue to require a public hearing (conditional use approval) for any new drinking establishment

### Limit Heights

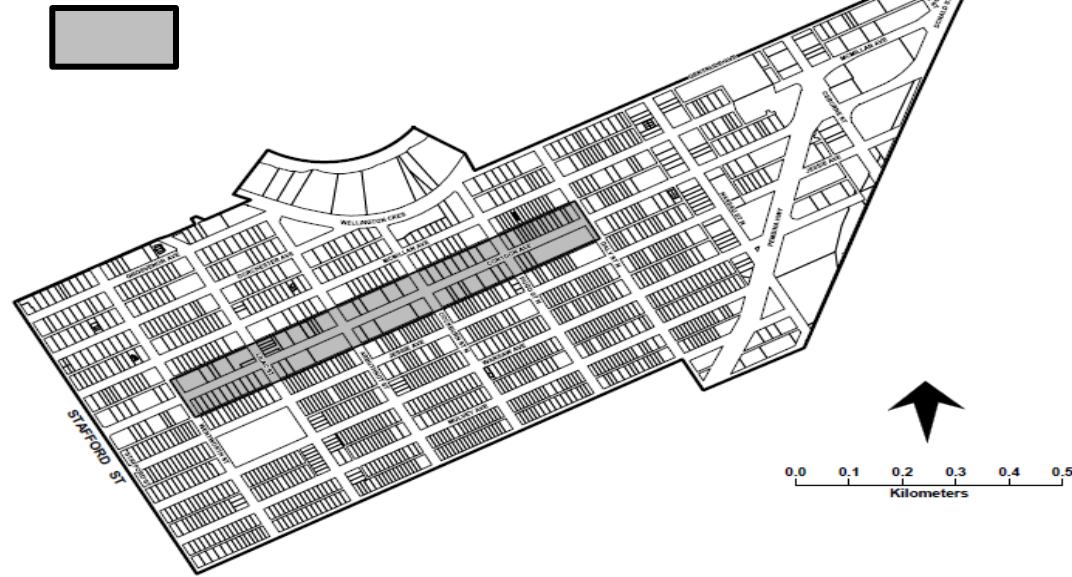
- Minimum building height of 20 feet
- Maximum building height of 60 feet

get the details.



# LOW-RISE MIXED USE

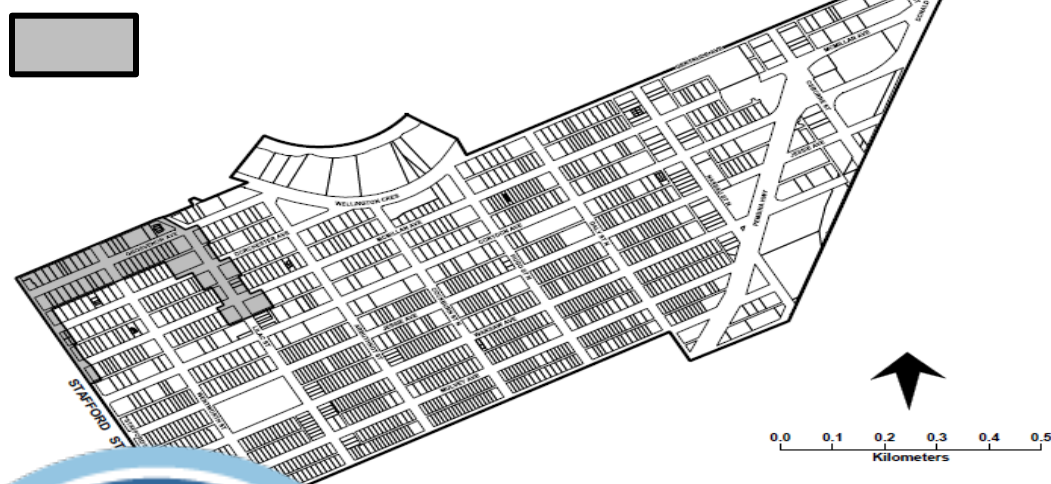
Low-Rise Mixed Use - AREA A



### Intent of this area:

This is a low-rise mixed use area with a minimum building height of 2 storeys and a maximum building height of 4 storeys. The ground floor should be retail or office. Upper floors should be residential, office or home-based businesses as appropriate.

Low-Rise Mixed Use - AREA B



### Intent of this area:

This is also a low-rise mixed use area with a minimum building height of 2 storeys and a maximum building height of 4 storeys. The difference between this area and "Area A", is that in this area, new commercial and mixed use development will only be accommodated where it is adjacent to existing commercial or mixed use development.

### Key regulations in the PDO:

#### Provide a pedestrian-oriented built form

- Continue to control the scale of commercial uses to preserve the fine-grained character of the area
- Maximum front yard setback of 10 feet for commercial and mixed use developments
- Parking must not be visible from the street
- Require signage to be pedestrian-oriented
- Prohibit auto-oriented land uses

#### Maintain qualities of the established neighbourhood

- Design review for all commercial, mixed use, two-family, and multiple-family development
- Continue to require a public hearing (conditional use approval) for any new drinking establishment (where allowed by zoning)

#### Limit Heights

- Minimum building height of 20 feet
- Maximum building height of 45 feet



get the details.



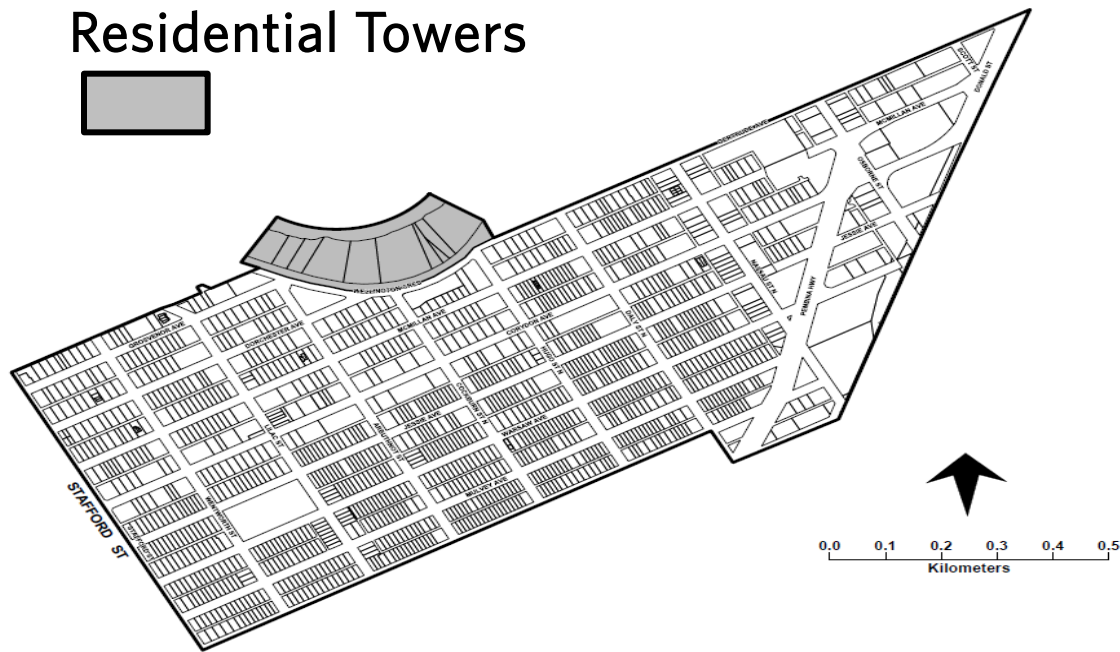


# RESIDENTIAL TOWERS & HIGHER DENSITY RESIDENTIAL



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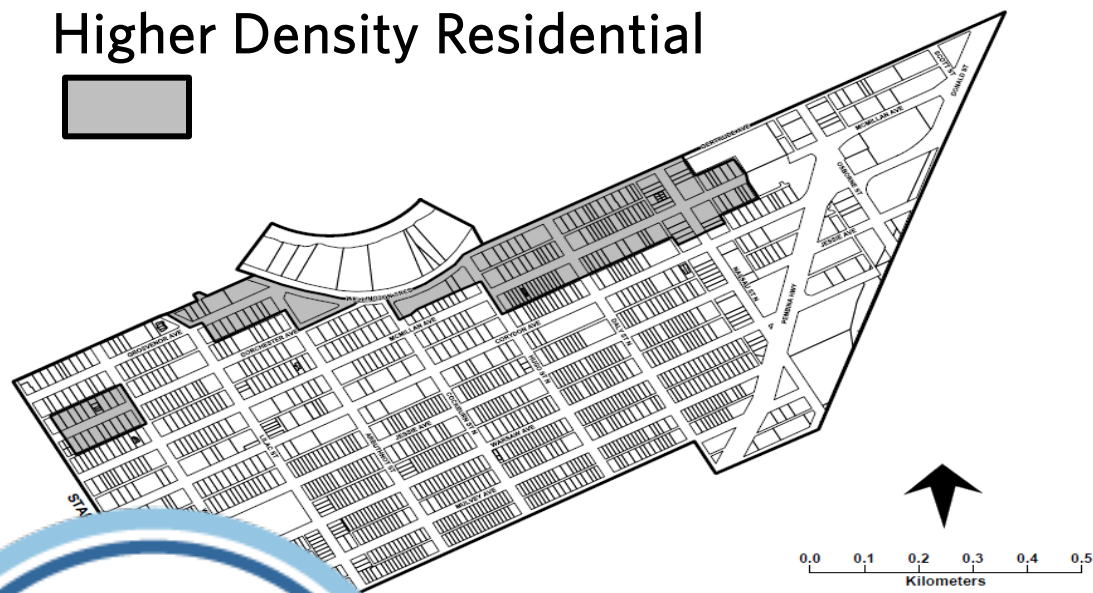
## Residential Towers



### Intent of this area:

This area is maintained as a high density residential area. New development in this area may be in the form of high-rise residential development, similar to other properties within the area.

## Higher Density Residential



### Intent of this area:

This area accommodates residential ranging from single-family to medium-scale multi-family. Two-family is subject to design guidelines, and medium scale multi-family is subject to design guidelines and discretionary review. The maximum building height should be 3 storeys, except on corners where the maximum height may be 4 storeys.

### Key regulations in the PDO:

#### Residential Towers

Only design review applies to this area

#### Higher Density Residential:

#### Maintain existing neighbourhood character

- Design review for all two-family and multiple-family residential development
- All new buildings must provide a main entrance facing the street
- Parking must not be visible from the street
- Maximum lot coverage of 45% for single-family and two-family dwellings

#### Accommodate affordable housing options

- Accommodate secondary suites as a permitted use

#### Limit Heights

- Maximum height of 35 feet;
- Maximum height of 45 feet on corners, on Grosvenor Avenue, and on the south side of Wellington Crescent

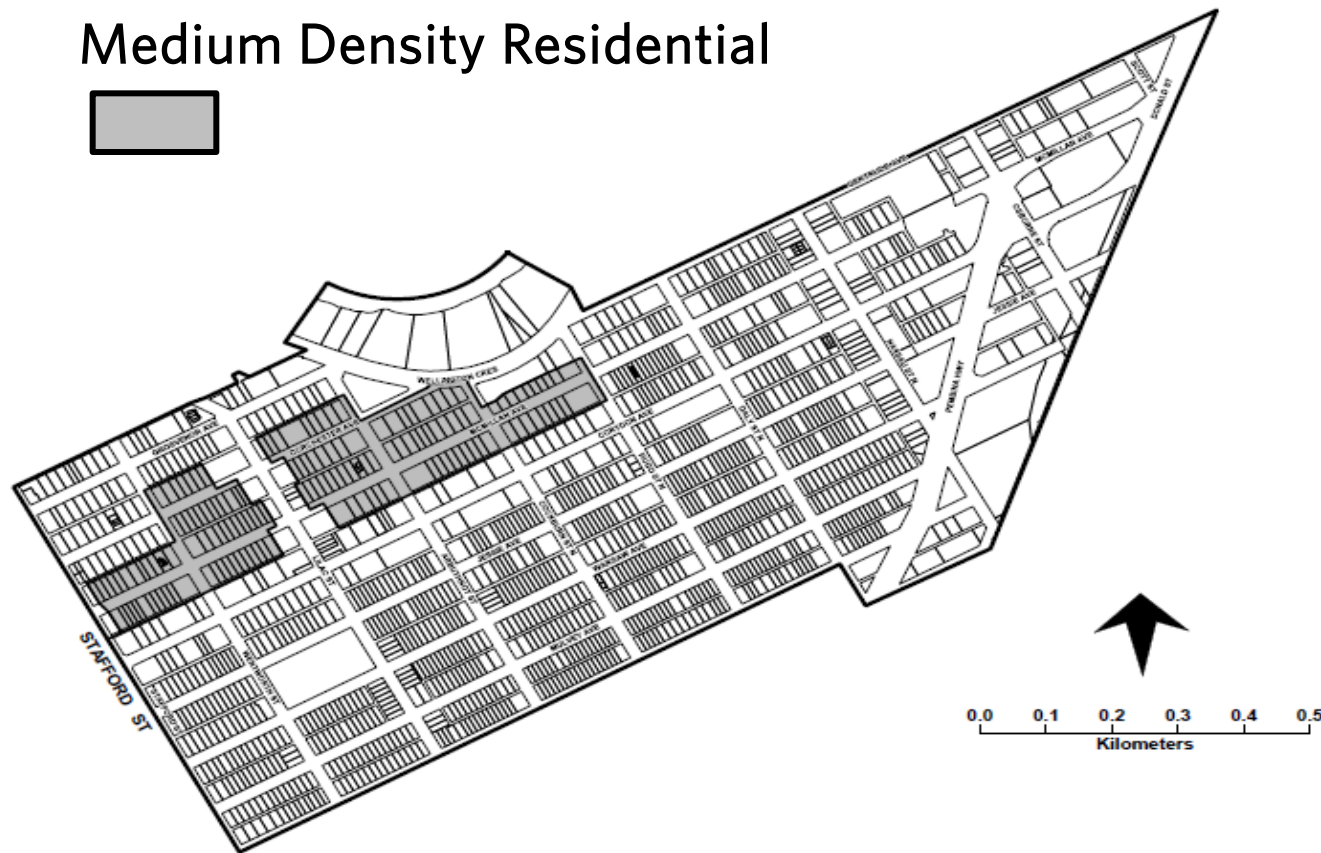


get the details.

# A

# MEDIUM DENSITY RESIDENTIAL

## Medium Density Residential



### Intent of this area:

This area is intended to accommodate residential ranging from single-family to small multi-family development, subject to design guidelines and the discretionary review process. On corners, medium multi-family development may be accommodated subject to design guidelines and the discretionary review process. The maximum building height in these areas should be 3 storeys. The maximum building height on corners should be 4 storeys.



### Key Regulations in the PDO:

#### Maintain existing neighbourhood character

- Design review for all two-family and multiple-family residential development
- All new buildings must provide a main entrance facing the street
- Parking must not be visible from the street
- Maximum lot coverage of 45% for single-family and two-family dwellings

#### Accommodate affordable housing options

- Accommodate secondary suites as a permitted use

#### Height Limits

- Maximum height of 35 feet; 45 feet on corners

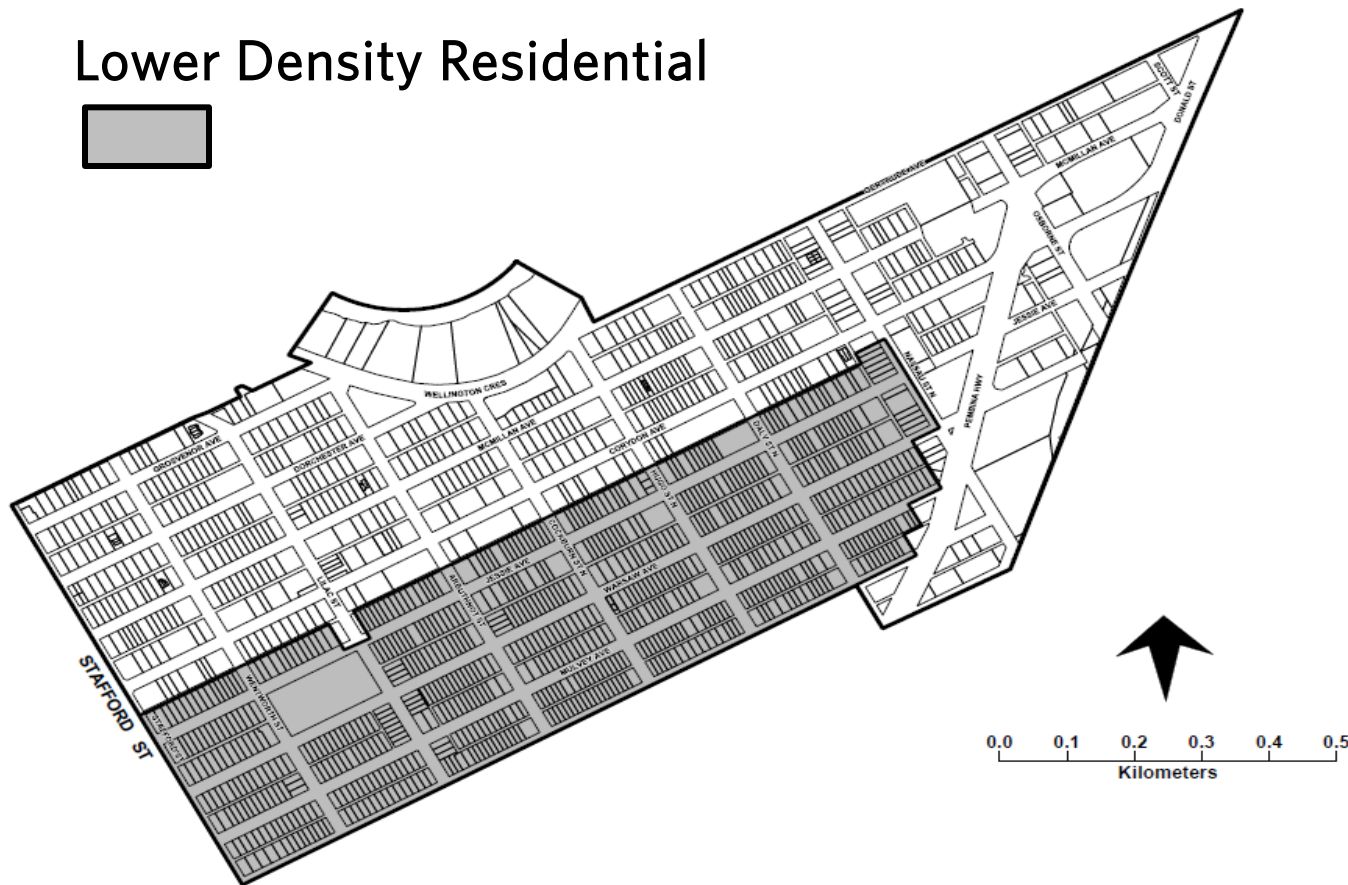


get the details.

# A

# LOWER DENSITY RESIDENTIAL

## Lower Density Residential



### Intent of this area:

This area is intended to accommodate single-family residential development and two-family residential development, subject to design guidelines. On corners, small multi-family development may be accommodated subject to design guidelines and the discretionary review process. The maximum building height in these areas is 3 storeys.



### Key Regulations in the PDO:

#### Maintain existing neighbourhood character

- Design review for all two-family and multiple-family residential development
- All new buildings must provide a main entrance facing the street
- Parking must not be visible from the street
- Maximum lot coverage of 45% for single-family and two-family dwellings

#### Accommodate affordable housing options

- Accommodate secondary suites as a permitted use

#### Height Limits

- Maximum height of 35 feet



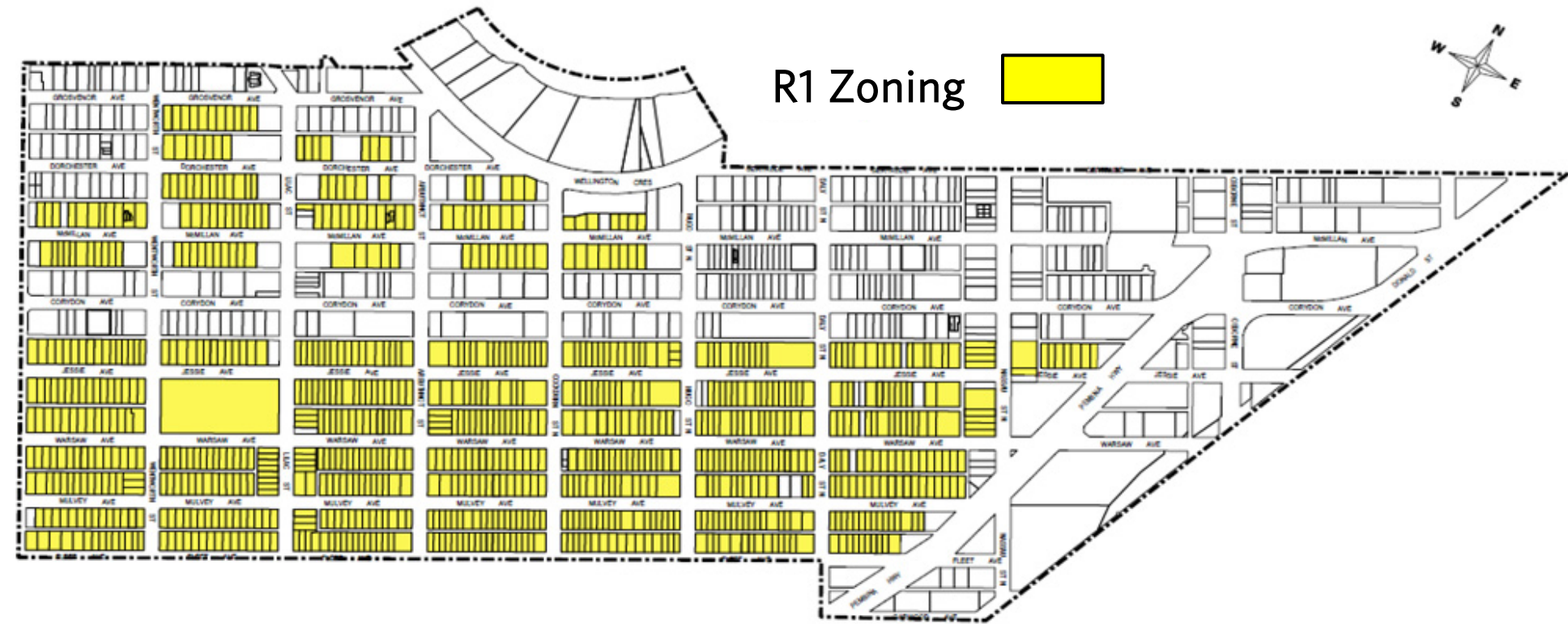
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# B

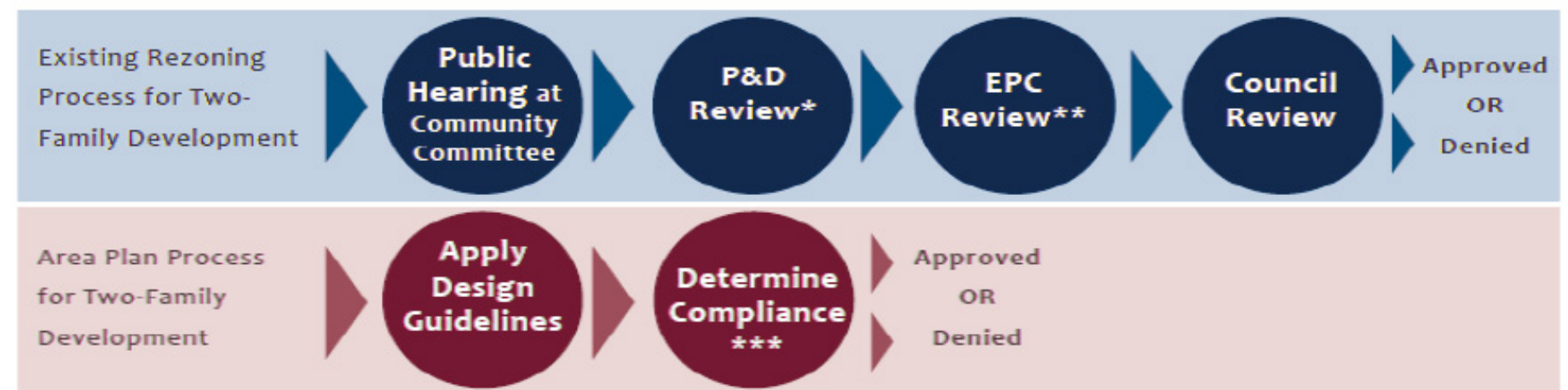
# PROPERTY REZONINGS

## Rezoning from "R1" Single-Family Residential to "R2" Two-Family Residential

- Single-family homes and all other land uses that are allowed under the existing "R1" zoning are also allowed under the proposed "R2" zoning.
- The change to "R2" will enable the conversion of existing houses or the construction of new houses for *two-family residential* (duplexes), provided that design guidelines are adhered to.
- In certain areas where enabled in the Plan, the change will accommodate *multi-family residential*, by conditional use, subject to a public notice posting and public hearing and provided that design guidelines are adhered to.



Above: "R1" properties proposed for rezoning to "R2", shown in yellow.



Above: The current process for converting to a duplex (in blue) and the new process (in red) following the proposed zoning change.



get the details.



# TOD ZONING DISTRICT

## CREATING A ZONING DISTRICT FOR TRANSIT ORIENTED DEVELOPMENT (TOD)

In order to accommodate the types of development prescribed by the Corydon-Osborne Area Plan and the Transit-Oriented Development Handbook, the City of Winnipeg is proposing to create a new zoning category called "TOD".

## WHAT IS THE PURPOSE OF THE NEW TOD ZONING DISTRICT?

A TOD zoning district will clearly spell out expectations for transit-oriented development and make it simpler to accommodate projects that meet the City's objectives.

## WHAT IS TOD AND WHAT WILL IT LOOK LIKE?

The TOD district is intended to facilitate mixed use development at a scale and density exceeding all other districts. These sites are intended to be adjacent to rapid transit stations with a local area plan in place to guide development. Site design should fulfill the objectives of the Transit Oriented Development Handbook. Key highlights of the TOD district are:

- Net density - up to 217 units per acre
- Building Heights - minimum 30 feet; maximum 200 feet
- Setbacks - reduced setbacks to achieve a pedestrian-oriented environment
- Parking must not be visible from the street
- Reduced car parking requirements and parking maximums
- Site layout - entrances must be oriented to and directly accessible from the sidewalk
- Building facades - minimum transparency requirements (windows) at grade



Sample illustration of a High-Rise TOD Mixed-Use building

# NEXT STEPS

- **Please provide feedback by filling out a survey - available at the entry table or online at [winnipeg.ca/PPD/Corydon](http://winnipeg.ca/PPD/Corydon) (click the "Engage" tab).**
- **The proposed PDO, property rezonings and map amendments will be considered by City Centre Community Committee, at a public hearing anticipated in the spring.**
- **The proposed TOD zoning district will be considered by Standing Policy Committee on Development, Heritage and Downtown Development, at a public hearing anticipated in the spring.**
- **For updates on the project including public hearing dates, visit [winnipeg.ca/PPD/Corydon](http://winnipeg.ca/PPD/Corydon) and/or sign-up on the webpage to receive emails (click the "Engage" tab).**