



Planning, Property & Development Department • Service de l'urbanisme, des biens et de l'aménagement

Planning and Land Use Division • Division de l'urbanisme et de l'usage des sols

In reply please refer to / Référence à rappeler :

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February 24, 2016

Dear Property Owner:

**RE: REZONING PROPERTIES FROM “R1” SINGLE-FAMILY TO “R2” TWO-FAMILY**

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Please be advised that the City of Winnipeg Planning, Property, and Development Department is recommending that “R1” properties covered by the Corydon-Osborne Area Plan be rezoned to “R2” to accommodate two-family development in accordance with the policies in the Plan.

The Corydon-Osborne Area Plan was adopted by City Council on December 10, 2014 and sets out planning policies for the future development of this area. The Plan can be viewed at the City of Winnipeg’s Website at the following link:  
[winnipeg.ca/PPD/Corydon](http://winnipeg.ca/PPD/Corydon)

**How does this affect my property right now?**

The proposed rezoning does not affect the current use of your property. This is because a change in zoning cannot take away owners’ existing rights to what has been legally established on their property.

- 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.

A list of frequently asked questions and a map of the properties that are proposed to be rezoned is provided with this letter.

**Planned Development Overlay District**

As well, the City will also be considering a Planned Development Overlay District (PDO), which will enshrine policies from the Corydon-Osborne Area Plan in the Zoning By-law. The details of

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the PDO affecting your area are available on the City of Winnipeg's website at [winnipeg.ca/PPD/Corydon](http://winnipeg.ca/PPD/Corydon). Please note that the PDO may result in regulations that differ from those in Zoning By-Law 200/2006 for the "R2" zoning district. In some cases, it may result in additional permissions or restrictions being placed on properties that fall within the PDO.

### **Open House**

You are invited to a public open house, which is scheduled for March 9, 2016 at Gladstone School, between 4:30pm and 8:30pm. There will be an opportunity to get information, ask questions, and submit feedback to the City on the proposals.

### **Public Hearing**

We anticipate that a public hearing at City Centre Community Committee will be held to consider this matter in spring 2016. Notice of this hearing will appear in the major Winnipeg newspapers at least fourteen days before the hearing, and will provide details of the time and place for the hearing. The PDO will be considered at the same time as the proposed rezonings.

After the public hearing is conducted and a recommendation is made by City Centre Community Committee, the matter will be considered by City Council.

### **For More Information or to Provide Comments:**

For more information on this proposed rezoning, or to provide comments, please contact:

Michael Robinson, MCIP, Senior Planner

- by telephone 204-986-3213
- by e-mail at [ppdcorydon@winnipeg.ca](mailto:ppdcorydon@winnipeg.ca)

Sincerely,



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