

How will the proposed “R2” zoning in the Corydon area be different than the standard “R2” zoning that is found elsewhere in the city?

In the Winnipeg Zoning By-Law, the Residential Two-Family (“R2”) district is intended to accommodate the development of single and two-family units, and where appropriate limited multi-family units in lower density areas.

The “R2” zoning being proposed for the Corydon area is different from standard “R2” zoning that is found elsewhere in the city.

The major difference is that in the Corydon-Osborne plan area, the zoning includes a Planned Development Overlay (PDO). A PDO specifically tailors zoning regulations for an area, and overrides some aspects of the underlying zoning.

In the case of the Corydon area, the PDO includes some specific provisions governing what can get built and how, which are different from what is normally allowed with standard “R2” zoning.

Design guidelines

All areas of the Corydon-Osborne Plan

Standard “R2” zoning does not have design guidelines that address the form, design, and placement of buildings. The PDO for the Corydon area includes design guidelines that would apply to all development other than single family housing. The guidelines would apply to all new or renovated two-family residential (duplexes) and multi-family residential development.

Density

Lower Density Residential Area

- Standard “R2” zoning allows up to medium density multi-family residential as a conditional use. **In the PDO for the Corydon area**, only single-family or two-family residential (duplex) would be permitted in the “R2” district.
- **On corner lots**, small density multi-family would be permitted only through a conditional use approval, which requires a public hearing. Small multifamily in the PDO is defined as 1 unit per 1,250 square feet of lot area. This would equate to a triplex on a lot that is 33’ x 120’ and a fourplex on a lot that is 50’ x 120’.

Medium Density Residential Area

- Standard “R2” zoning allows up to medium density multi-family residential as a conditional use. **In the PDO for the Corydon area**, small density multi-family development would be permitted only through conditional use approval, which requires a public hearing. Small multifamily in the PDO is defined as 1 unit per 1,250 square feet of lot area. This would equate to a triplex on a lot that is 33’ x 120’ and a fourplex on a lot that is 50’ x 120’.
- **On corner lots**, medium density multi-family development would be permitted only through a conditional use approval, which requires a public hearing. Medium multifamily in the PDO is defined as 1 unit per 800 square feet of lot area. This would equate to 4-5 units on a lot that is 33’ x 120’ and 7 units on a lot that is 50’ x 120’.

Higher Density Residential Area

Standard “R2” zoning allows up to medium density multi-family residential as a conditional use. **In the PDO for the Corydon area**, it is the same: medium density multi-family would be permitted through a conditional use approval, which requires a public hearing. Medium multifamily in the PDO is defined as 1 unit per 800 square feet of lot area. This would equate to 4-5 units on a lot that is 33’ x 120’ and 7 units on a lot that is 50’ x 120’.

Lot coverage

Lower Density Residential Area

Standard “R2” zoning does not have a maximum lot coverage requirement. **In the Corydon PDO**, there would be a maximum lot coverage requirement of 45%. This lot coverage requirement is the same as what is found in the “R1” district (the district intended for single family homes).

Medium Density Residential Area

Standard “R2” zoning does not have a maximum lot coverage requirement. **In the Corydon PDO**, there would be a maximum lot coverage requirement of 45% for single-family and two-family residential development. Multifamily residential development would not include a lot coverage requirement.

Higher Density Residential

Standard “R2” zoning does not have a maximum lot coverage requirement. **In the Corydon PDO**, there would be a maximum lot coverage requirement of 45% for single-family and two-family residential development. Multifamily residential development would not include a lot coverage requirement.

Height

Lower Density Residential Area

The building height in the Corydon PDO for the Lower Density Residential Areas would be 35 feet and 3 storeys. This is the same height permitted in standard “R2” zoning.

Medium and Higher Density Residential Areas

Standard “R2” zoning permits a maximum building height of 35 feet (approximately 3 storeys). **The Corydon PDO** is recommending the same maximum building height of 35 feet, except on corner lots, where a maximum building height of 4 storeys (approximately 45 feet) would be permitted.

Lot area

Lower Density Residential Area

Standard “R2” zoning has a minimum required lot area of 5,000 square feet. **The Corydon PDO** is recommending a minimum required lot area of 2,500 square feet.

Secondary Suites

All residential areas of the Corydon-Osborne Area Plan

Standard “R2” zoning allows secondary suites with conditional use approval. **The Corydon PDO** is recommending that secondary suites be permitted, and not require conditional use approval. In both standard “R2” zoning and in the Corydon PDO, secondary suites are only allowed in a single family home, and cannot be sold as a separate unit.