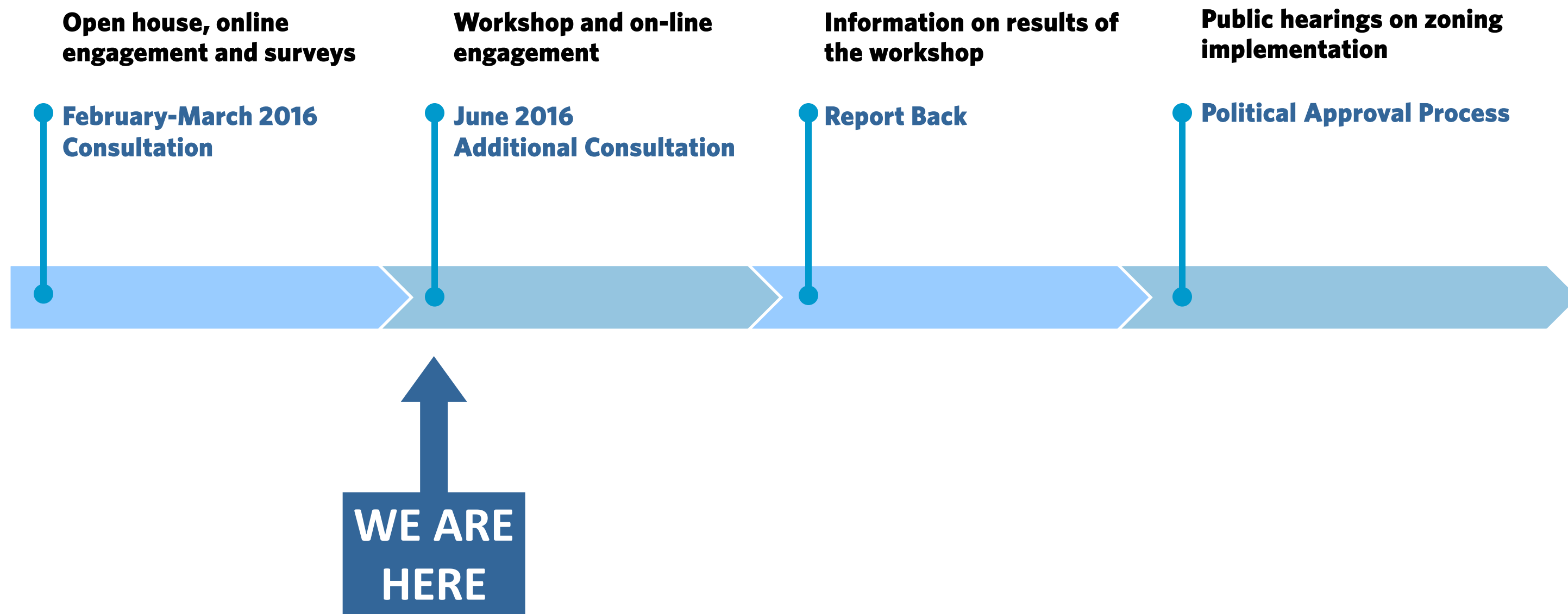


WELCOME

- 1) Agenda review/confirmation of expectations**
-Susanne Dewey Povoledo
- 2) Policy context -Kurtis Kowalke**
- 3) Previous proposal -Michael Robinson**
- 4) What we heard -Michael Robinson**
- 5) Accommodating infill -Andrew Ross**
- 6) Workbook - new zoning options - Valdene Lawson**
- 7) Summary and next steps**

TIMELINE



POLICY CONTEXT

Complete Communities perspective - a city of growth:

- All areas of the City of Winnipeg are expected to accommodate growth and infill.
- *Transformative Areas* - greatest amount of change
- *Areas of Stability* - low to moderate growth.
- *Complete Communities* - a variety of housing choices for people of all ages, abilities and lifestyles.



Section 04 Areas of Stability -

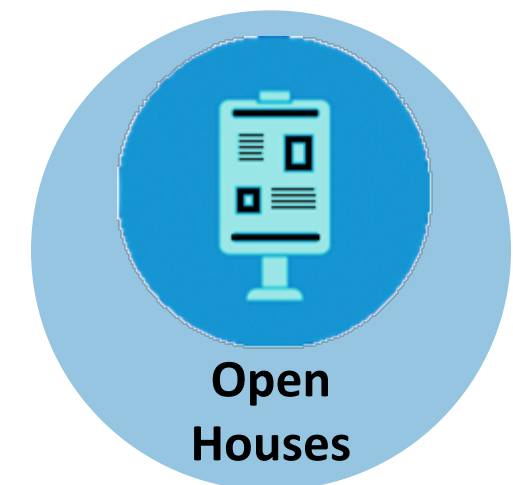
- *Enhance the quality, diversity, completeness and sustainability of stable neighbourhoods and expand housing options for Winnipeg's changing population.*

POLICY CONTEXT

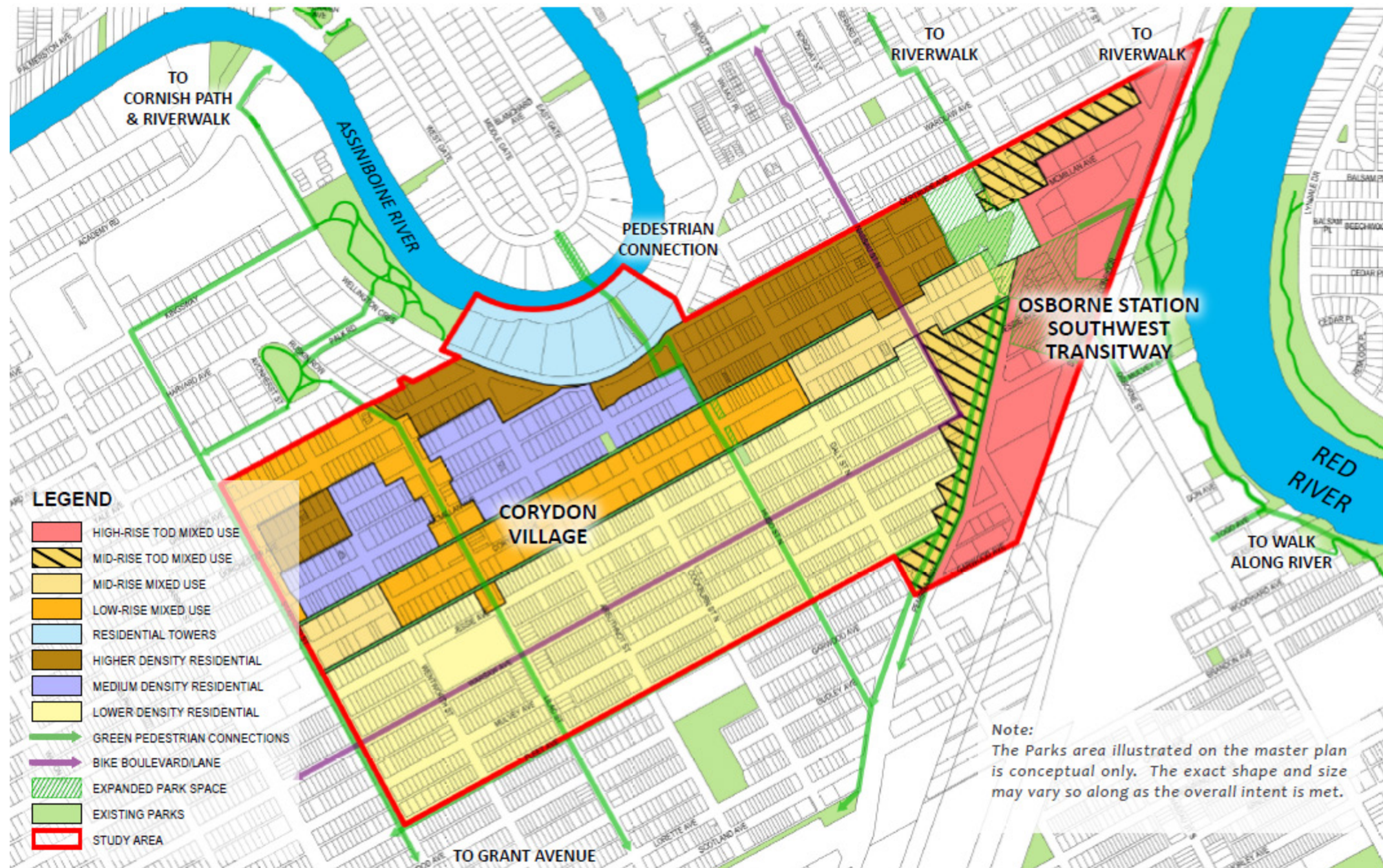
- **The Corydon-Osborne Area Plan translates Complete Communities policies to the neighbourhood level and balances neighbourhood interests with city-wide interests.**
- **Community consultation occurred over several years involving various communication and interaction methods.**



The Corydon-Osborne Area Plan was adopted as By-law 99/14 on December 10, 2014



POLICY CONTEXT



The Corydon-Osborne Area Plan Policy Map

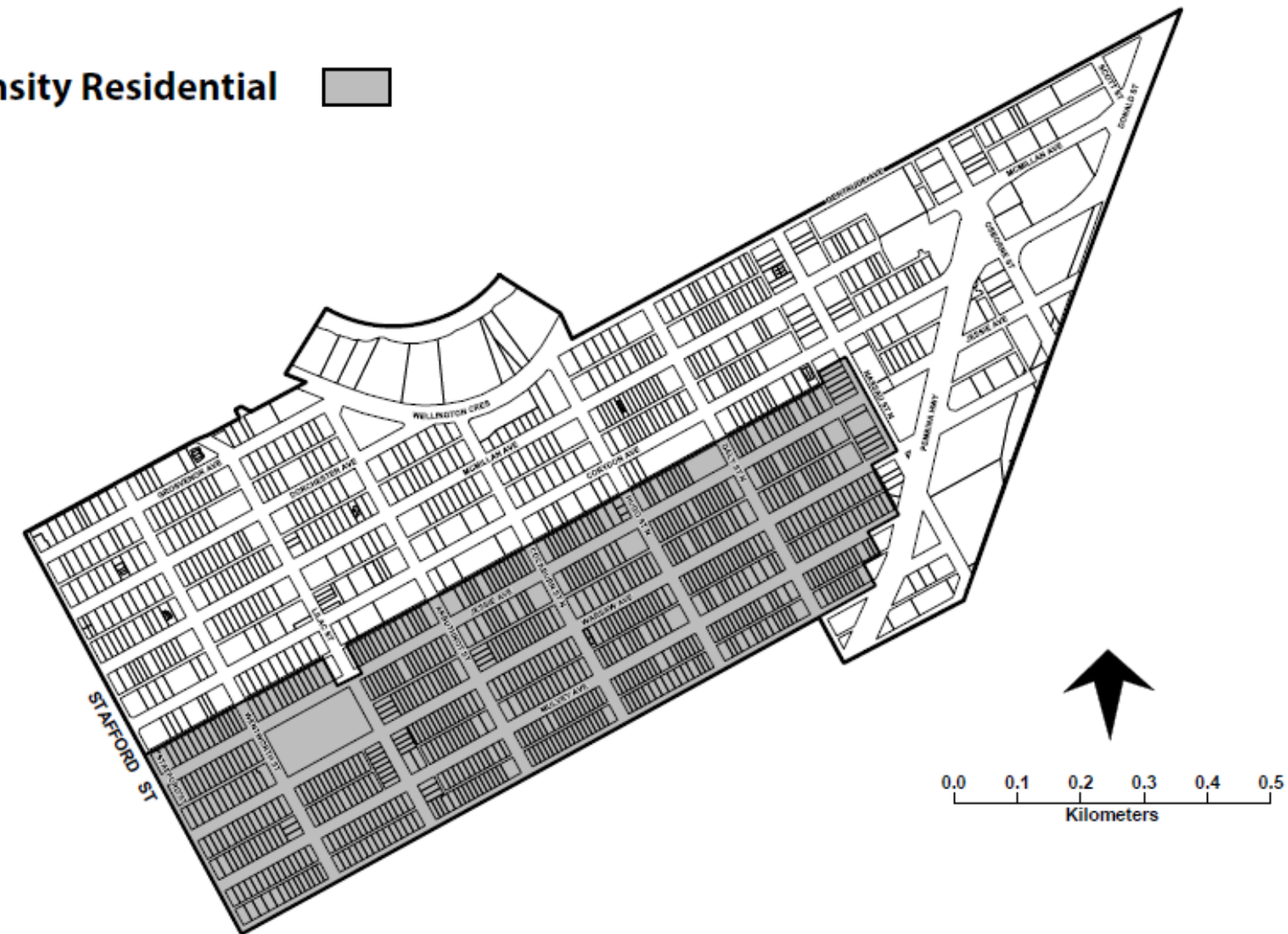
POLICY CONTEXT

Lower Density Residential Area -

- Up to two-unit development will be permitted;
- Small multi-family development may be accommodated on corners;
- Maximum building height shall be 3 storeys;
- Design guidelines / controls must be satisfied.



Lower Density Residential 

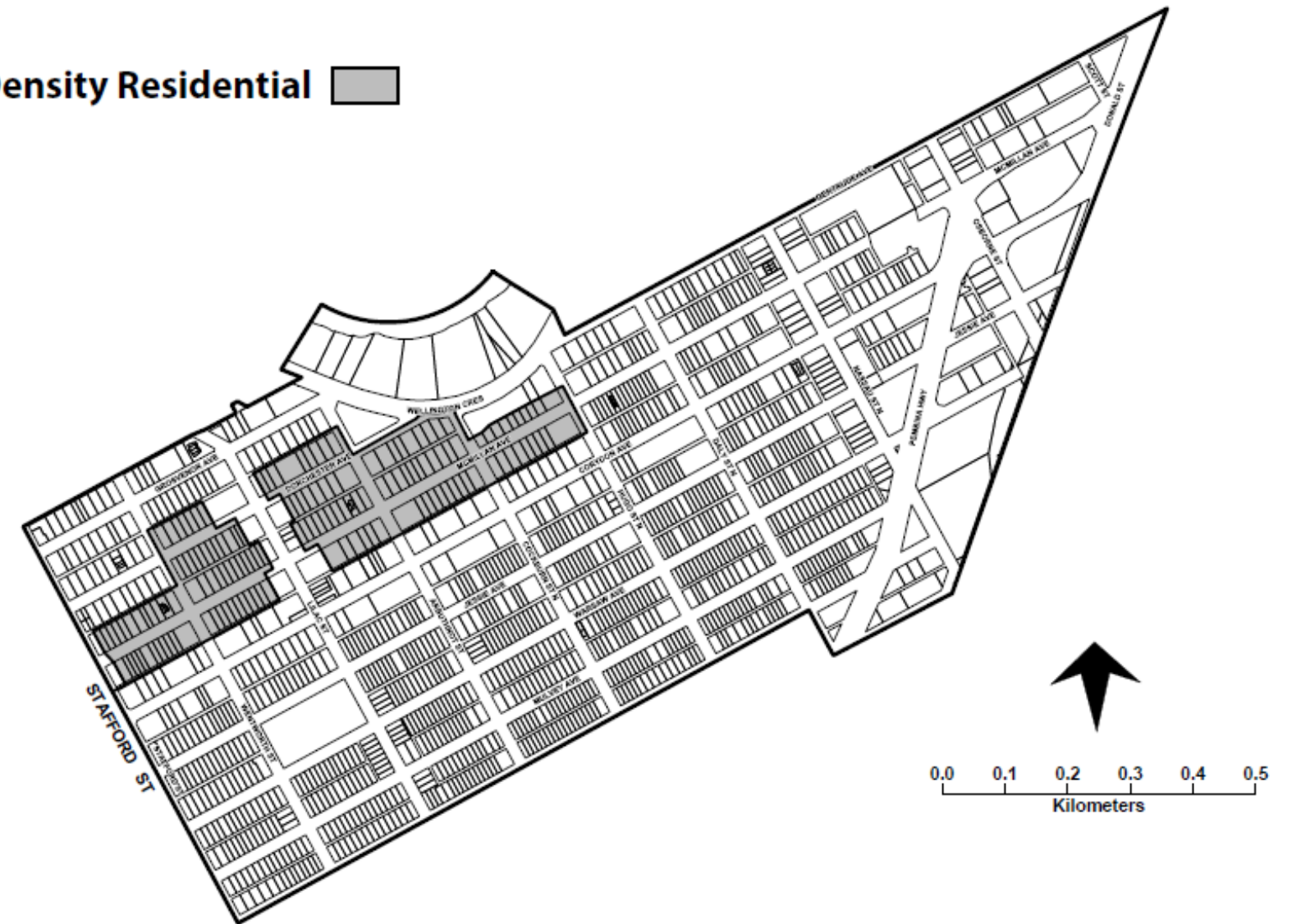


Medium Density Residential Area –

- Up to two unit development will be permitted;
- Small multi-family development may be accommodated up to 3 storeys;
- On corners, medium multi-family development may be accommodated up to 4 storeys;
- Design guidelines / controls must be satisfied.



Medium Density Residential 



4.3 Implementation Actions

The following next steps will help the City of Winnipeg accomplish the directions of the Area Plan.

| No. | Action | Responsibility | Time Frame | | |
|--------------------------|---|--------------------|---------------|-----------------|--------------|
| | | | High Priority | Medium Priority | Low Priority |
| Land Use and Development | | | | | |
| 1 | Replace the Neighbourhood Main Streets PDO on Corydon Avenue and Osborne Street with a new PDO for the whole plan area. Include design controls per the recommendations in the plan and require plan approval for any new development other than single-family. | PP&D, City Council | ● | | |
| 2 | Amend zoning to allow secondary suites and two-family development in Areas of Stability without requiring rezoning applications. | PP&D, City Council | ● | | |
| Plan Administration | | | | | |
| 3 | Amend the Osborne Village Neighbourhood Plan boundary to remove any areas that overlap with the Corydon Osborne Area Plan boundary. | PP&D, City Council | ● | | |
| Active Transportation | | | | | |

- **Design review for all development (except for single-family) to determine compliance with applicable design controls.**
- **A City-initiated zoning change to make two-family development permitted by right throughout (subject to design controls) in order to accelerate the approval process for moderate infill.**
- **Regulation of height, density and enforcement of design controls based on the recommendations for building types in the Area Plan.**
- **Infill within Areas of Stability should be reflective of existing densities and incremental in intensification.**

PREVIOUS PROPOSAL

WHAT IS ZONING?

- **Zoning identifies what uses are permitted and restricted on a property**
(Single-family, two-family, multi-family, commercial, etc.)
- **Zoning identifies the rules associated with development on a property**
(Height, location, size, density, parking, etc.)

Ways to manage residential density through zoning

1. Rezoning

- Area wide basis
- Criteria basis – grouping of lots that have similar characteristics (i.e. only on corner lots)
- Owner initiated

2. Development Standards

- Allowing density increases only when certain development standards are met (i.e. requiring a minimum lot area)

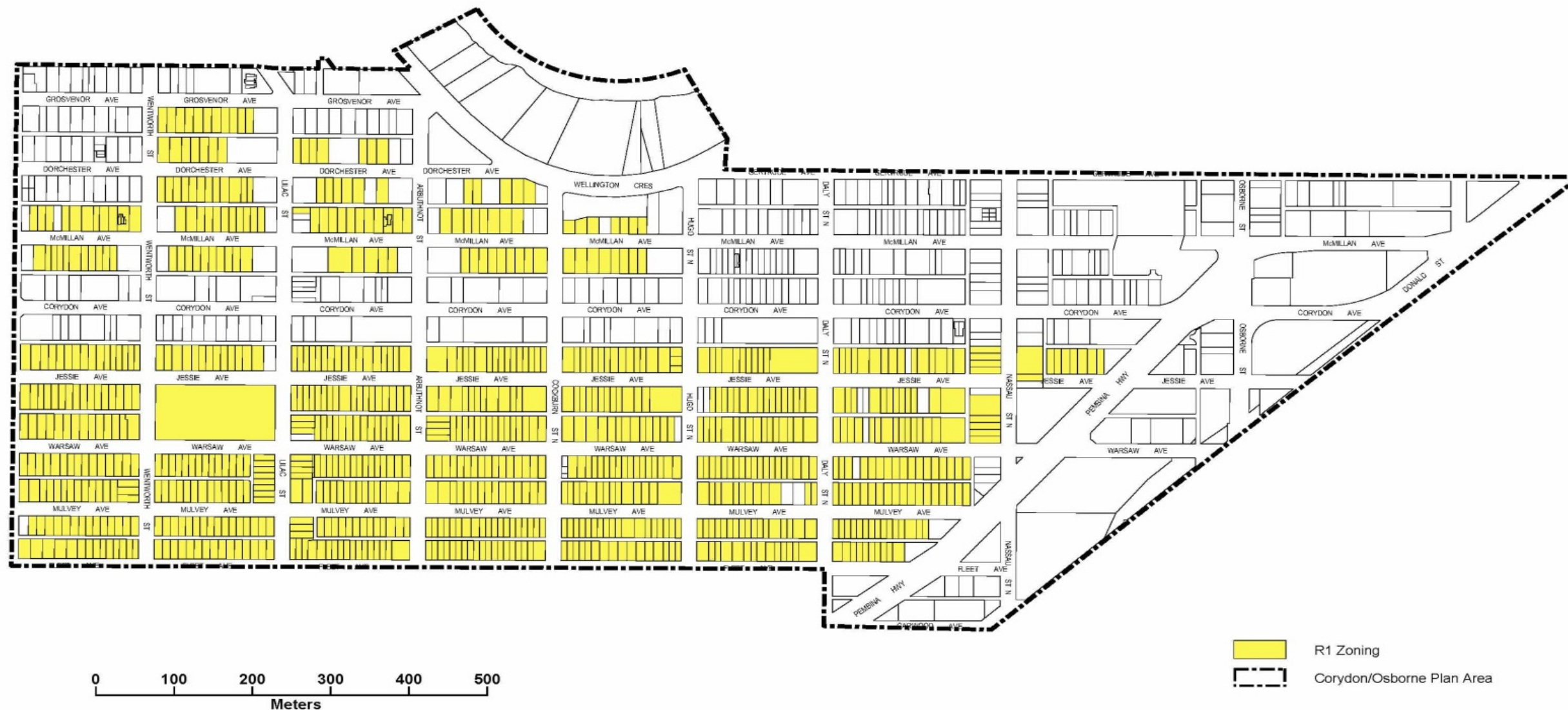
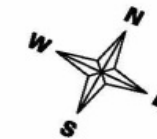
3. Planned Development Overlays (PDOs)

- Customizing development standards for a defined area based on a Local Area Plan

PREVIOUS PROPOSAL

Corydon-Osborne Area Rezonings

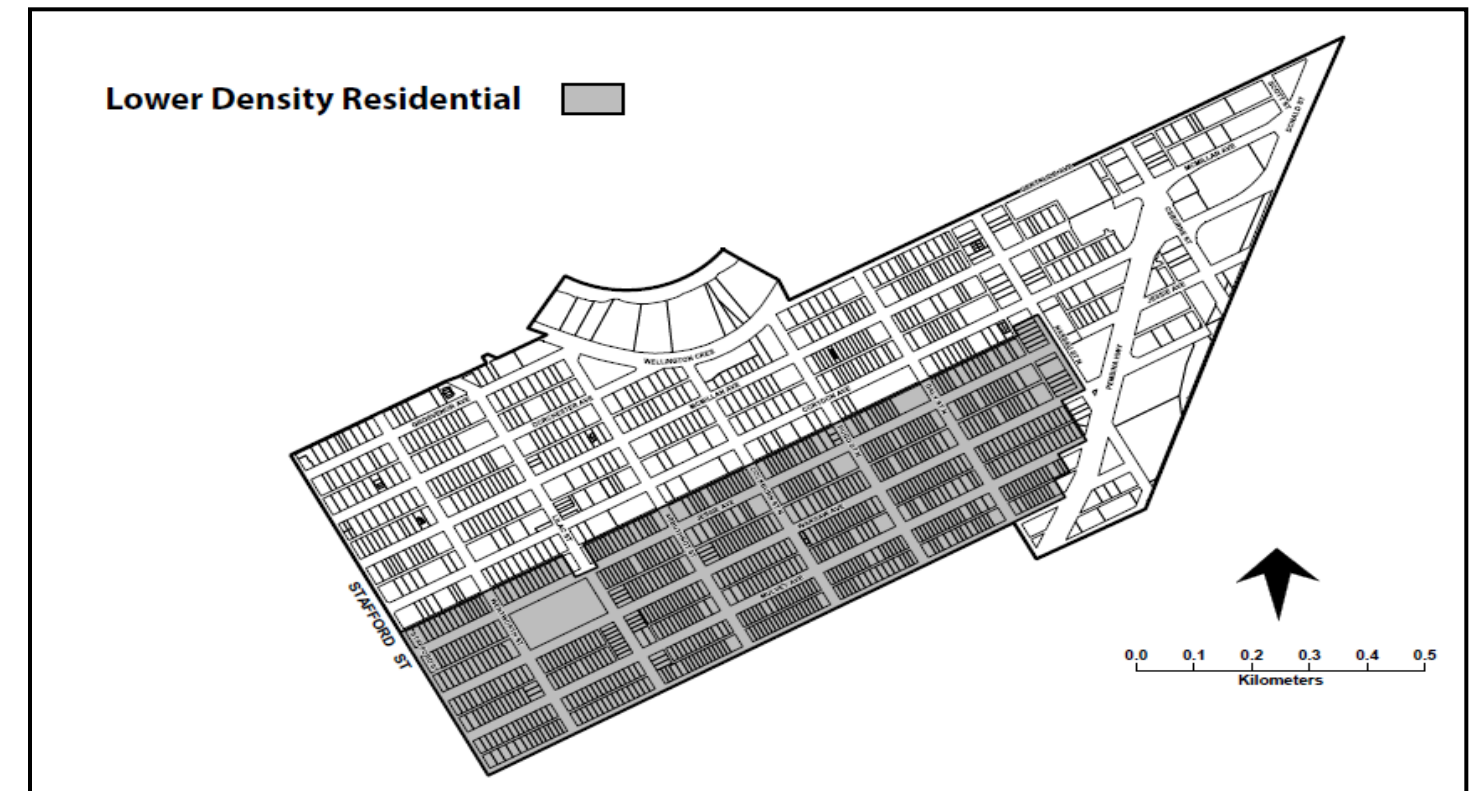
Properties shown in yellow are planned to be rezoned from "R1" - Residential Single Family to "R2" - Residential Two Family. This rezoning still allows for the continuance of single family homes on these properties. It also allows for the conversion of these properties to duplexes, if desired.



PREVIOUS PROPOSAL

Planned Development Overlay (PDO) - Lower Density Residential Area

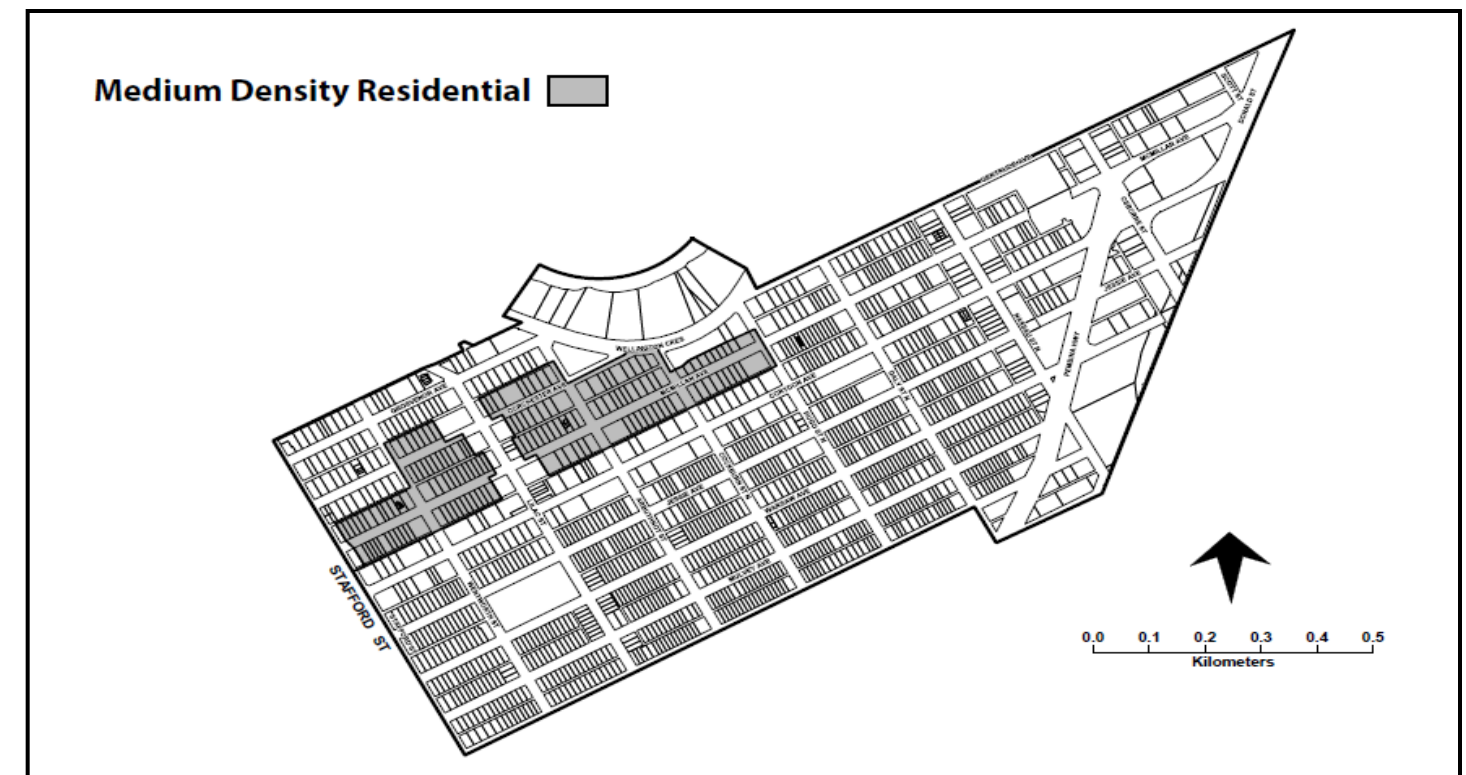
- **Two-family permitted with adherence to design guidelines**
- **For single-family homes only, one attached or detached secondary suite permitted**
- **Small multi-family (3-4 units) on corners with adherence to design guidelines and a conditional use (public hearing requirement)**
- **Maximum height 35 ft.**
- **Maximum lot coverage maximum 45%**
- **Minimum lot area 2,500 sq. ft.**
- **New buildings provide a main entrance facing the street**
- **Parking must not be visible from the street**



PREVIOUS PROPOSAL

Planned Development Overlay (PDO) - Medium Density Residential Area

- **Two-family permitted with adherence to design guidelines**
- **For single-family homes only, one attached or detached secondary suite permitted**
- **Small multi-family accommodated with adherence to design guidelines and a conditional use (public hearing requirement)**
- **Medium multi-family accommodated on corners with adherence to design guidelines and a conditional use (public hearing requirement)**
- **Maximum height of 35 feet; 45 feet on corners**
- **Maximum lot coverage 45% for single and two family. Lot coverage for multi-family determined through the conditional use and design review process.**
- **Minimum lot area of 2,500 sq. ft.**
- **New buildings provide a main entrance facing the street**
- **Parking must not be visible from the street**



PREVIOUS PROPOSAL

Design Review for the Corydon Area

- **Plan directs that design review applies to all development other than single-family dwellings, and must include site plans, elevation drawings and dimensions.**
- **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.**
- **PDO recommends that design review applications be submitted prior to or concurrently with a development application.**



WHAT WE HEARD

WHAT WE HEARD

Public Engagement (February/March)



WHAT WE HEARD

Who we heard from



| | |
|------------------|----|
| South of Corydon | 41 |
| North of Corydon | 14 |
| Total | 55 |

167 total surveys received

WHAT WE HEARD

Who we heard from

| | | |
|--|--------------|------------|
| Resident | 85.2% | 139 |
| Business Owner | 4.3% | 7 |
| Property Owner (non-resident) | 10.4% | 17 |
| Total | 100% | 163 |

| | | |
|---|--------------|------------|
| Single Family Building | 77.7% | 119 |
| Duplex or Multi- Family Building | 22.2% | 34 |
| Total | 100% | 153 |

WHAT WE HEARD

“I agree with the proposal to rezone R1 properties within the Plan Area to R2”

| Strongly Agree | Agree | No opinion | Disagree | Strongly Disagree | Total |
|----------------|-------|------------|----------|-------------------|-------|
| 23 | 15 | 6 | 12 | 73 | 129 |
| 17.8% | 11.6% | 4.7% | 9.3% | 56.6% | |

28.4%

65.9%

WHAT WE HEARD

Concern about densification:

No "R2" Zoning
Area is dense enough already *Expensive condos*
Rentals, absentee landlords, tear-downs *Parking is a huge issue*

Neighbourhood Character and Design:

Need more green space
Long buildings lacking fine-grain
No tall buildings

Including residents in the decision making process:

Homeowners need to be informed
Community have input
Homeowners involved

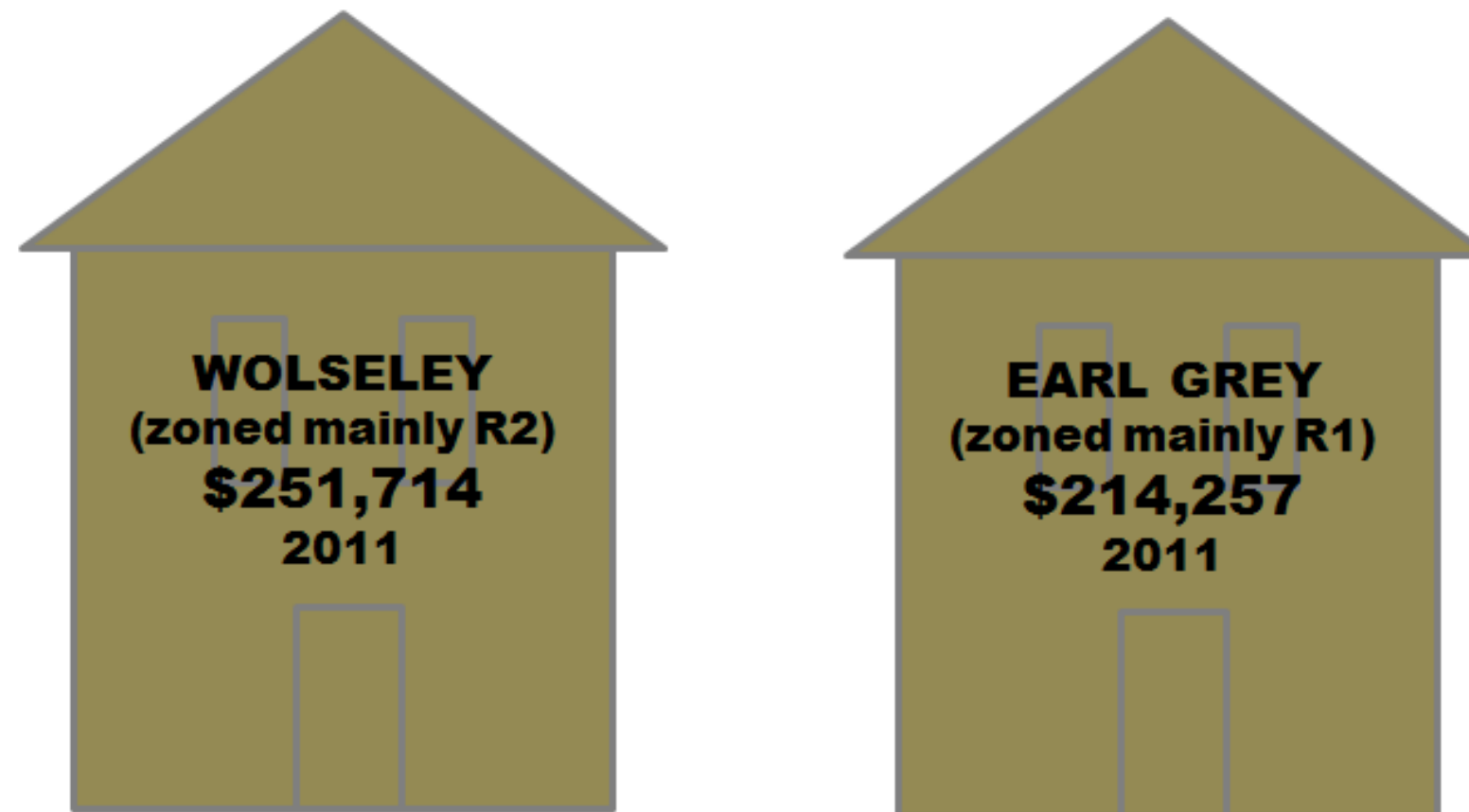
ACCOMMODATING INFILL

Areas of discussion:

- 1) **Tear-downs and conversions**
- 2) **Population change**
- 3) **Household size**
- 4) **Commercial and transit viability**
- 5) **Affordability**
- 6) **Housing diversity**
- 7) **Income options**

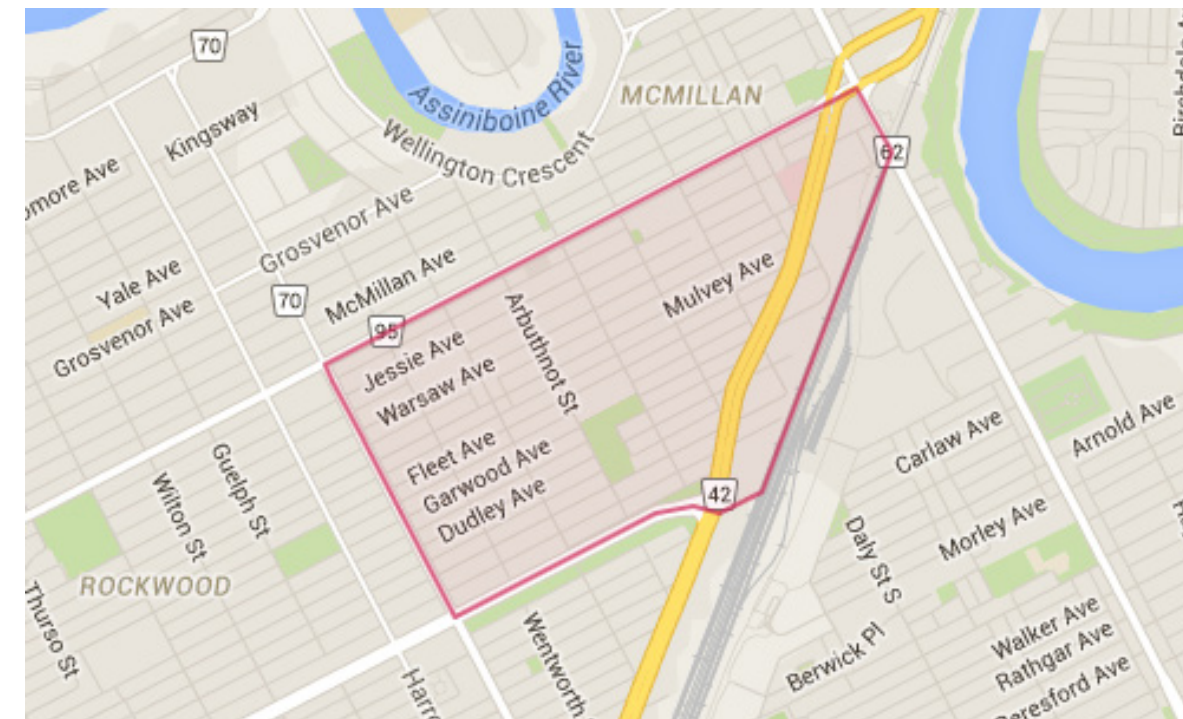
Tear-downs and conversions

- Concern raised that supporting two-family options will encourage tear-downs
- Wolseley and other neighbourhoods have been zoned to support two-family for many years but have not seen a high rate of tear-downs or conversions to two-family dwellings
- In Wolseley, ~89% of properties zoned for two-family since the 80s or earlier are still single-family



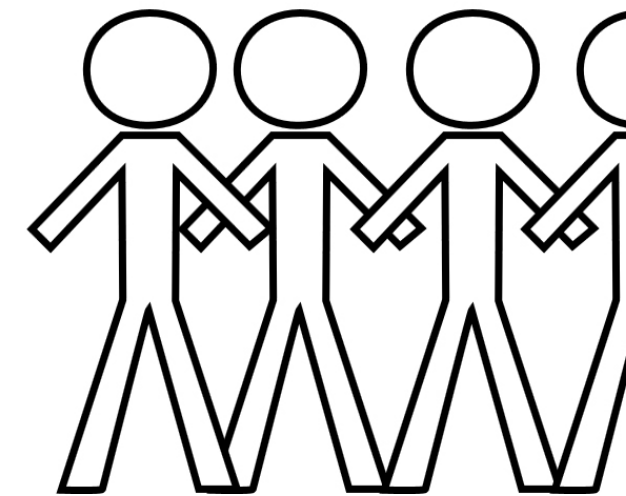
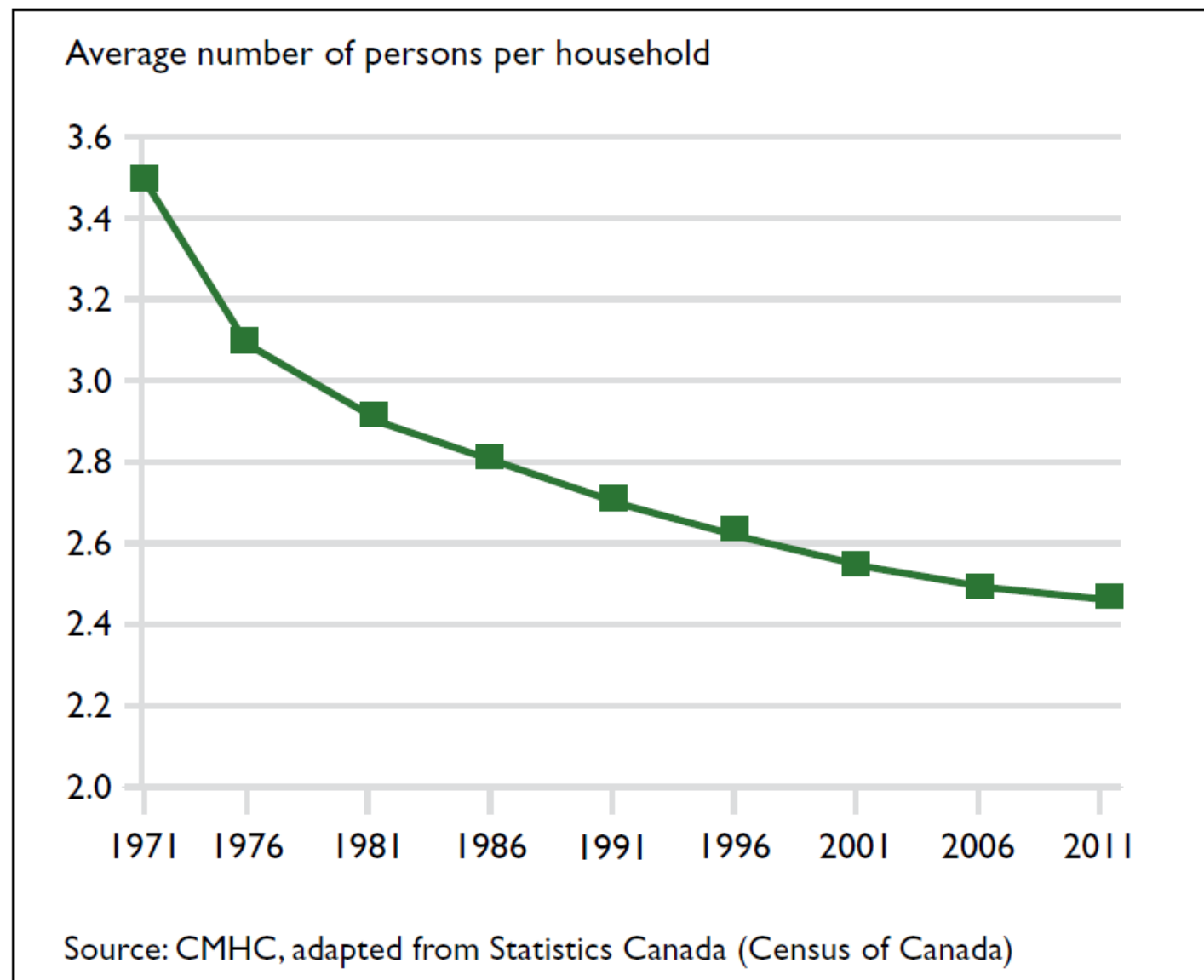
Population change

- Population in the Earl Grey Neighbourhood has declined 31% since 1971

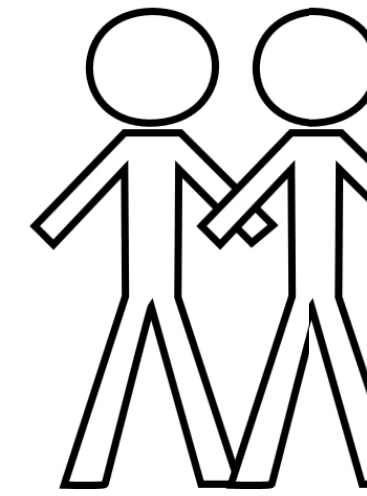


| TOTAL POPULATION | | Earl Grey | | CITY OF WINNIPEG | |
|--------------------------|---------------------|-----------------------|---------------------|------------------|--|
| Year | Number ¹ | % Change ² | Number ³ | % Change | |
| 2011 CENSUS | 4,385 | -0.6% | 663,617 | 4.8% | |
| 2006 CENSUS | 4,410 | 2.4% | 633,451 | 2.2% | |
| 2001 CENSUS | 4,305 | -5.2% | 619,544 | 0.2% | |
| 1996 CENSUS | 4,540 | -2.2% | 618,477 | 0.5% | |
| 1991 CENSUS | 4,640 | -5.7% | 615,215 | 3.5% | |
| 1986 CENSUS ⁴ | 4,920 | -2.4% | 594,555 | 5.3% | |
| 1981 CENSUS | 5,040 | -14.6% | 564,475 | 0.6% | |
| 1976 CENSUS | 5,900 | -6.8% | 560,875 | 4.8% | |
| 1971 CENSUS | 6,330 | | 535,100 | | |

Household size



1971



2011
Earl Grey

Figure 1 Average Household Size, Canada, 1971-2011

ACCOMMODATING INFILL

Commercial and transit viability



Image: Business Events Canada

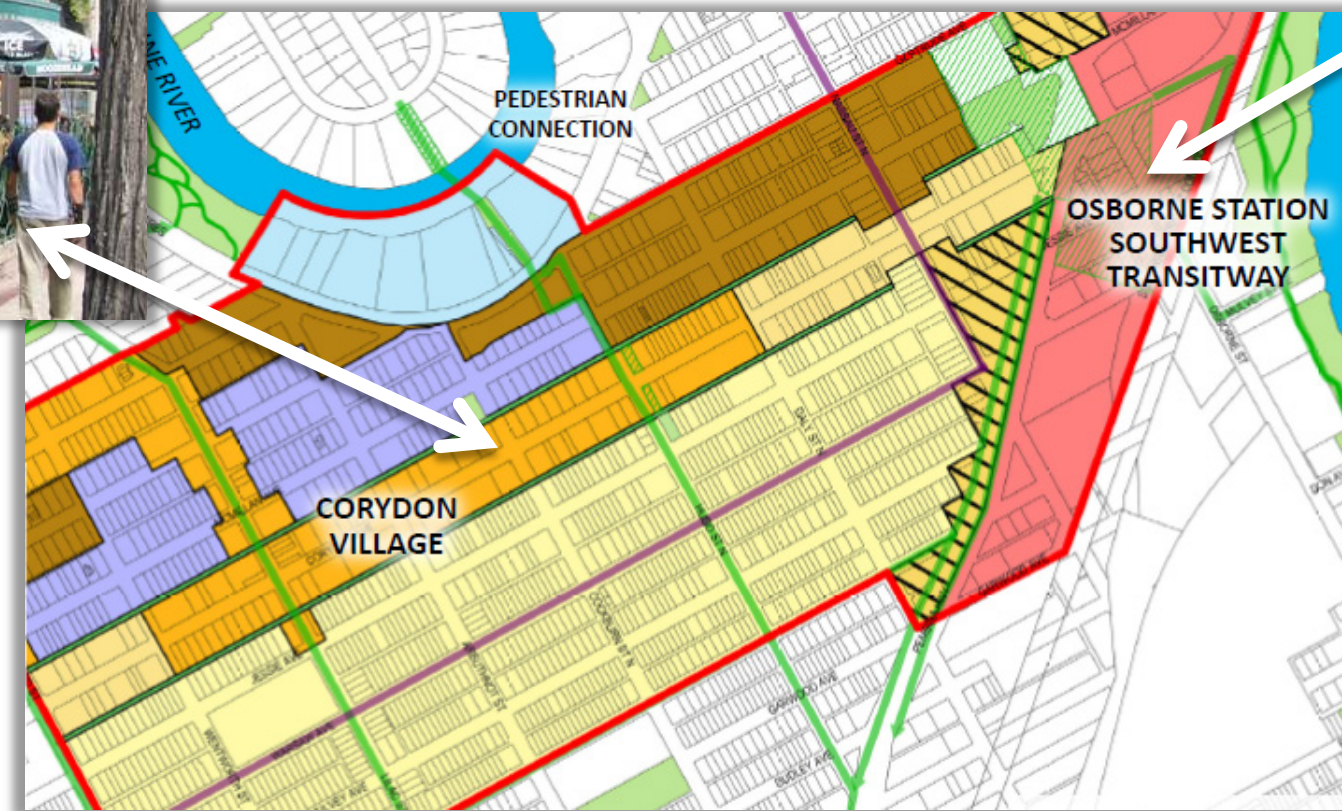
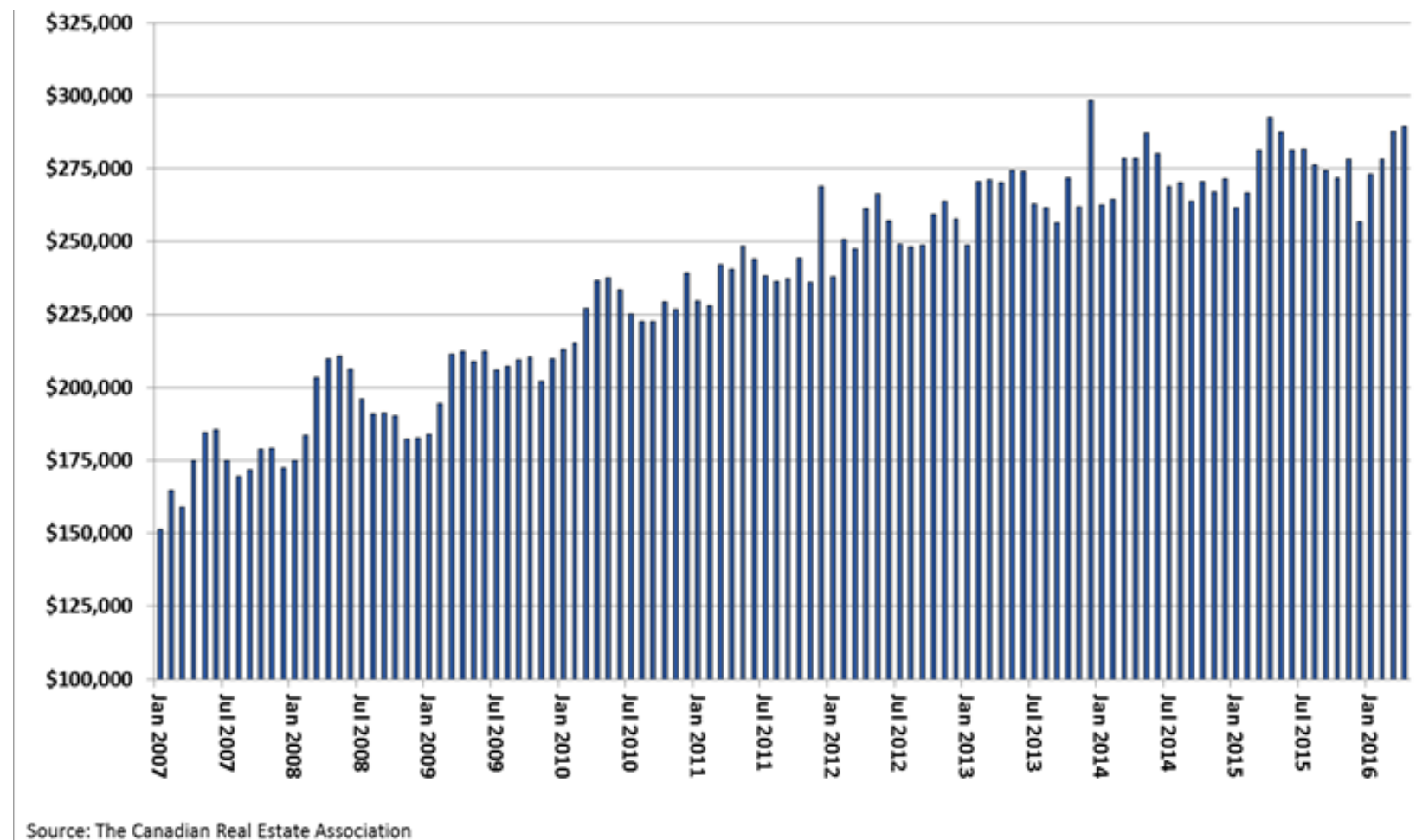


Image: Winnipeg Free Press

Affordability

- Since ~2000, housing prices have been climbing
- Becoming less accessible for some families to buy a single family home in area
- Two-family homes can offer an affordable entry point for families



**Average housing price,
Winnipeg**

Housing diversity

- The neighbourhood has always exhibited a high degree of housing diversity (meaning single family, two-family, multi-family)
- A good thing – provides options for different generations and demographics



Income options

- Homeowners can benefit from the option to convert a home or build a duplex as an added source of income or as a mortgage helper

