



Infill Development Guidelines: At-a-glance

DESCRIPTION

To implement *OurWinnipeg* and the *Complete Communities Direction Strategy's* vision and policy direction for accommodating more housing within our Mature Communities, the City of Winnipeg has created *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* ("The Guidelines"). The Guidelines will assist in achieving appropriate and contextual design for smaller scale residential buildings and provide direction on where these different types of buildings should be located within our mature neighbourhoods.

WHAT WE'VE HEARD FROM WINNIPEGGERS

- Building height, lot coverage, and overall size of new housing in established neighbourhoods is considered by many to be too large and out of character with the context of the established block.
- Tree protection and preservation, as well as provisions for planting new landscaping was identified as a significant factor that contributes to compatible infill development.
- Higher density development should occur at corners, near transit service, and other higher intensity uses, such as commercial or other multi-unit residential buildings.
- Design elements considered to contribute most to new housing being compatible with the established context are: building height, front yard setbacks, side yard setbacks, building façade materials, lot coverage, and main entrance elevation.
- A more predictable environment for development is needed to promote better investment certainty.
- There was a strong desire to better align the objectives of infill with policy and By-laws in order to support predictability.

HOW THE GUIDELINES WILL BE USED IF APPROVED

- City staff will use the guidelines to provide design advice and review development proposals.
- Developers will use the guidelines to help guide how they design buildings.
- Zoning By-law will be updated to incorporate relevant elements of the Guidelines into regulations.

MAIN CHALLENGES

- Ensuring that new development in mature communities fits with the existing context;
- Promoting an increased variety of housing options in all areas;
- Providing predictability in process and expectations for residents, developers, and decision makers.
- Encouraging infill to locate in areas where they are best suited to contribute to building more complete communities.

HOW WE'RE ADDRESSING THESE CHALLENGES

- Recommendations for reducing maximum lot coverage will help ensure that new buildings are in scale with existing neighbourhood context.
- Recommendations to modify building height limits, setback distances, main floor height will help to ensure the scale of new buildings fit their context.
- Landscaping and tree planting guidelines have been added for all building types.
- Building design and architectural features guidelines have been added for all building types.
- Preferred location criteria have been added for all building types. Criteria include minimum lot size, proximity to the primary transit network, proximity to other higher density uses and road type (e.g. local, collector and arterial).
- Allowing narrow lot housing options while ensuring that the size and massing of the building is compatible with the character of the street.

WHAT WE NEED FROM YOU NOW

- Familiarize yourself with the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* draft.
- Submit questions to the project team if you need clarification.
- Take the Infill Development Guidelines survey.