

The following is a summary of questions received from participants during the October 14 online webinar, followed by project team responses. Please note that questions are presented as they were written in case of any errors or omissions.

**Q1:** Are local mixed-use corridors included within "mature communities" or will a separate planning policy framework address them?

**Q1 ANSWER:** The proposed guidelines are intended to apply to small-scale residential development within Winnipeg's Mature Communities. The proposed guidelines are not intended to apply to other policy areas identified with the Complete Communities Direction Strategy, such as our Corridors (both Urban Mixed-Use Corridors and Regional Mixed-Use Corridors). For policies that guide development within these areas, please refer to the relevant sections within [Complete Communities 2.0](#).

**Q2:** Most of the infill in St. Vital is not accessible, with steep staircases and unlikely with accessible washrooms on the main floor. What is the City's commitment to accessibility with infill?

**Q2 ANSWER:** The City encourages a more accessible urban environment at a city-wide level. The intent of these guidelines is to provide recommendations on where certain building typologies should be located within our mature neighbourhoods and what site and building design elements should be incorporated into the design of a building to ensure that all small-scale and low-rise residential buildings are built in a manner that is contextually sensitive to its surroundings. This project recommends support for a diversity of housing options where accessible features may be incorporated. At this time, the City of Winnipeg policy requires that publicly funded development must be fully accessible; private development is required to follow accessibility requirements where applicable in the Manitoba Building Code.

**Q3:** It seems that there is a missed opportunity here to provide Barrier-free housing in higher density developments. If buildings are constructed under Part 9 of the Building Code, there is no requirement for suites to be Barrier-free. It seems important that 4-plex and higher developments should have at least one barrier-free suite at the very least, or have all ground floor suites as barrier-free. Was this considered, and why was it not listed as a target?

**Q3 ANSWER:** Answered live. Thank you for your recommendation. We will consider this as part of our updates.

**Q4:** Will height limits (which are 28 ft or 35 feet depending on building volume) and the 30 per cent main dwelling lot coverage maximum, which would prohibit many existing tall houses in certain mature communities, be candidates for zoning bylaw amendment?

**Q4 ANSWER:** Need answer

**Q5:** In St. Vital, much of the infill is significantly higher than adjacent properties. Lot splitting is putting more pressure on streets already heavily trafficked and, due to businesses run from houses in residential areas, with insufficient parking. Sunlight and privacy are forfeit, too. So is green space. How does that fit with these guidelines? Will further development as I have described be prohibited?

**Q5 ANSWER:** The proposed guidelines do not deal with home-based businesses. The proposed Guidelines address the size of infill housing to ensure that they are in scale with the local context by addressing lot coverage, building height maximums, and setback distances from property lines. The guidelines also recommend flexibility on building height and setback distances to adjust to the context of adjacent properties. For more information on the design guidelines for single-family homes, please visit pages 22-33 of the Guidelines document.

**Q6:** I don't understand height of 35 ft. is it from highest point? or from eaves please elaborate

**Q6 ANSWER:** Building heights are measured to the midpoint of a gable, hip or gambrel roof. Building heights are measured to the highest point of the roof surface of a flat or shanty roof.

**Q7:** Lot splitting ends home gardens, which can be helpful for mental health and to reduce reliance on foods grown more than 100 miles away (Greenhouse issue!). Less green space means less carbon capturing. Is that not inconsistent with the green goal?

**Q7 ANSWER:** We've heard that green space is very important. On private property, we are introducing landscaping standards and tree planting requirements. We currently do not have landscaping requirements for single-family and two-unit housing types. We are also proposing to reduce the lot coverage for buildings and increase yard space to accommodate landscaping.

Also, the Residential Infill Strategy is following the recommendations of the residential growth targets in Complete Communities 2.0 which calls for a minimum of 50% of all new development to be infill development and the Climate Change Action Plan, which sets a minimum target of 50% growth as infill development in strategic locations. For more information on the Climate Change Action Plan Document please visit:

<https://winnipeg.ca/sustainability/PublicEngagement/ClimateActionPlan/pdfs/WinnipegsClimateActionPlan.pdf>

Below is an excerpt from the Climate Change Action Plan that speaks to emission reduction sector targets related to land use:

2030 Land Use Performance Indicators:

*The contribution of land use to GHG emission reductions is primarily realized through other sectors (i.e., transportation and buildings). For example, as the City becomes more spread out with growth occurring*

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**To learn more about the draft guidelines, please visit**

[winnipeg.ca/infillstrategy](https://winnipeg.ca/infillstrategy)



*primarily at the periphery, the number and length of personal vehicle travel increases, and other mobility options become less viable or more costly to implement. The type of residential development influences building emissions – in general single detached houses are more energy intensive than multi-unit residential buildings. Therefore, supporting diverse housing forms, density, complete community and transit-oriented development are land use strategies that support the reduction of GHG emissions from transportation and buildings. Evaluating the success of land use related actions therefore necessitates a consideration of indicators in these other sectors. To work towards the City’s overall emission reduction goals, the City seeks to support residential infill and greater densities in strategic locations that provide convenient access to transit. More specifically, it is envisioned that by 2031: » 50% of all new residential construction takes place in strategic infill locations.*

**Q8:** I could not find much in the terms of guidelines for garages, for instance are suites on top, ADU's, granny flats, studios allowed

**Q8 ANSWER:** The proposed guidelines do not address detached secondary suites, which are sometimes called granny suites. Currently, detached secondary suites are a conditional use within the City of Winnipeg Zoning By-law (200/06).

**Q9:** The 2 storey infill on split lots in St. Vital are adjacent to bungalows. This seems inconsistent with the height and similarity to neighbouring properties guidelines.

**Q9 ANSWER:** The Guidelines will continue to allow individuals to build two-storey homes in Winnipeg’s mature neighbourhoods.

**Q10:** Will height limits (which are 28 ft or 35 feet depending on building volume) and the 30 per cent main dwelling lot coverage maximum, which would prohibit many existing tall houses in certain mature communities, be candidates for zoning bylaw amendment?

**Q10 ANSWER:** Answered live. Building height maximums in the Guidelines for single-family dwellings are intended to respond to the context of the street. Please see Section 3.2.1 (p.28) for more information. It is our intent to update the Zoning By-law to align with the proposed infill guidelines in the future. All variance applications are reviewed on a case-by-case basis to assess where deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the Guidelines.

**Q11:** Is the City taking into account a mature street’s or neighborhood’s performance in the real estate market? Houses on some streets that consist of single-family homes nearly always sell quickly at or above asking price, then are upgraded by new owners or replaced by new owner with larger high quality home. Intervention from the City isn’t needed to maintain viability.

**Q11 ANSWER:** Answered live. Residential development within our Mature Communities is not a new phenomenon. It is an ongoing process of neighbourhood renewal that every city experiences, typically undertaken by the private sector. This includes residents who want to add a secondary suite in their existing home as a mortgage helper, or builders and developers making an investment decision on a particular property.

Changes in a community tend to happen incrementally over time as people make economic choices about where and how to invest. These market forces have helped shape how our communities have developed in the past and how they will continue to develop in the future. While these market forces bring welcome developments, one of our key objectives is to ensure that this development fits the local context. In other words, it is important to revitalize our established neighbourhoods without losing what makes them a great place to live, work, and raise a family.

The Guidelines are intended to provide greater clarity and consistency on design expectations when someone seeks to make an investment in our mature neighbourhoods.

**Q12:** The current infill would not allow downsizing for seniors with mobility or visual challenges. :( Nor provide housing stock for those with similar challenges who may be younger.

**Q12 ANSWER:** The City encourages a more accessible urban environment at a city-wide level. The intent of these guidelines is to provide recommendations on where certain building typologies should be located within our mature neighbourhoods and what site and building design elements should be incorporated into the design of a building to ensure that all small-scale and low-rise residential buildings are built in a manner that is contextually sensitive to its surroundings. This project recommends support for a diversity of housing options where accessible features may be incorporated. At this time, the City of Winnipeg policy requires that publicly funded development must be fully accessible; private development is required to follow accessibility requirements where applicable in the Manitoba Building Code.

**Q13:** The landscaping requirements do not state the acceptable permeability of landscaping materials. That oversight can allow a property to be completely covered with a non-permeable poly-membrane below the surface material to prevent weed growth, but it would prevent soil moisture retention and encourage surface run-off into the sewer system.

**Q13 ANSWER:** Answered live. – Thank you for your comment. We will consider this issue as we make edits to the document.

**Q14:** Apartments could be death sentences for those whose immune systems are senescent. So, old people packed like sardines in a pandemic is a scary thought, no?

**Q14 Answer:** For all information related to COVID 19 please refer to Provincial or Federal Government guidelines. City of Winnipeg response and latest updates on City facilities and services can be found at: <https://winnipeg.ca/emergweb/covid-19/default.stm>

**Q15:** Do all the "Urban Mixed Use Corridors" have a PDO/local area plan or are covered by some regional plan or are going to be covered by a separate plan shortly, or will there be some Urban Mixed Use Corridors be covered just by the Infill Guidelines/Infill Strategy?

**Q15 ANSWER:** Not all Urban Mixed-Use Corridors fall within a PDO or local area plan. The proposed guidelines are intended to apply to small-scale residential development within Winnipeg's Mature Communities. The proposed guidelines are not intended to apply to other policy areas identified with the Complete Communities Direction Strategy, such as our Corridors (both Urban Mixed Use Corridors and Regional Mixed Use Corridors). For policies that guide development within these areas, please refer to the relevant section within Complete Communities 2.0. [neil insert project link].

**Q16:** Help me understand why lot splitting is paired with backlanes? Is this about access related to firefighting when structures are so close together? So that the structure can be accessed from both front and back?

**Q16 ANSWER:** Criteria associated with the creation of two lots is different for properties without back lanes. Please refer to Section 2.1.1 of [the proposed guidelines](#). There are certainly unique challenges associated with narrow lots with front access driveways. The interruption of sidewalks and loss of on-street parking are certainly important factors. Other factors include:

- A reduction in the availability of front yard areas for landscaping and tree growth;
- They create streets that are dominated by garage doors and pavement which lack the ability to animate the street;
- They increase street clearing maintenance because we need to take care of windrows when clearing streets where properties have front access driveways;
- They increase areas of non-permeability which impacts land drainage, which has been raised as an issue in many of our mature neighbourhoods;
- They reduce snow storage areas; and
- They reduce pedestrian comfort and safety by increasing the number of points of conflict with vehicles.

**Q17:** There are 2 businesses run from homes on this street, and both of them have many clients from about 7:30 am to 9 pm. Visitors have to park blocks away.

**Q17 ANSWER:** The proposed guidelines do not deal with home-based businesses. For more information about home-based businesses please visit:

<https://winnipeg.ca/ppd/permits/Residential/HomeBusiness.stm>

**Q 18:** I'd like to express, to counter some other loud voices, that I want to see as many options as possible, in all communities. Apartments, 4-plexes, duplexes, DEFINITELY townhouses, etc. Personally, when I was shopping for a home I was disappointed by all the large front yards and small back yards dominated by garages, the in the west end, river heights and wolseley.

I'd also passionately love to see more density and MIXED USE (regular necessities, like corner stores, cafes and simple restaurants) near transit, especially current and future planned transitways. We can start developing those areas now, before the transitway is built.

**Q 18 ANSWER:** Thank you for your comment. The guidelines seek to provide a diversity of housing options for all residents, at all life stages, in all neighbourhoods; and to maintain a balanced mix of housing within each neighbourhood. Encouraging a diversity of housing is critical to meeting the housing needs of a growing city and this should be achieved while also respecting and enhancing the character of existing neighbourhoods through compatible development.

**Q19:** perhaps we should eliminate free on-street (subsidized) parking?

**Q19 ANSWER:** The guidelines encourage development to provide the amount of parking that is necessary to serve that project.

Parking is expensive. Parking can cost between \$7-45k per stall, depending on whether it's surface or structured parking. Requirements that result in the oversupply of parking lead to higher costs of housing. This cost gets passed down in the rent or mortgage that Winnipeggers pay.

We want to support more diverse transportation options, which lead to healthier communities and make us more resilient to climate change. We know that transportation contributes more than 30% of greenhouse gas emissions in Winnipeg.

Traditionally, many of Winnipeg's mature neighbourhoods were not designed in a manner that emphasized reliance on automobiles. This created the vibrant, walkable and desirable neighbourhoods we have today.

**Q20:** what purpose or value does single unit zoning provide?

**Q20 ANSWER:** Most cities provide a zoning district for single-family type housing. The intent of the Residential Single-Family zoning district is to accommodate primarily single-family residential development in lower-density areas.

**Q21:** Housing justice is a key point - without allowing more multi-family homes in certain desirable communities, such as River Heights, less affluent Winnipeggers will be denied access.

**Q21 ANSWER:** The proposed location criteria within the guidelines document are meant to incrementally provide additional housing options to meet the needs of a growing city. These guidelines also seek to meet these key project objectives:

- Provide a diversity of housing options for all residents, at all life stages, in all neighbourhoods;
- Maintain a balanced mix of housing within each neighbourhood;
- Distribute additional residential density amongst mature
- Neighbourhoods;
- Contribute to the physical renewal and revitalization of older neighbourhoods;
- Support transit and maximize walkability;
- Make more efficient use of existing municipal infrastructure and
- community facilities;
- Increases population levels to support retention of neighbourhood schools, commercial areas and main streets (i.e. Urban Mixed Use Corridors); and
- Respects and enhances the character of existing neighbourhoods through compatible development.

**Q22:** It is very unclear from the document, what type of review process will be in place to evaluate these guidelines. I would take exception to some of the subjective nature of what is defined as 'architectural features' and 'appropriate materials'. In one example, 'plain concrete' is discouraged as an appropriate first floor finished material, but unfinished cast-in-place concrete can be an architectural feature that is quite beautiful. Will an adequate review process include more than just evaluation under the Zoning department?

**Q22 ANSWER:** City of Winnipeg staff will use the Guidelines to provide pre-application advice to residents, designers and developers and to assess the design of new small-scale and low-rise residential development in Mature Communities once the applications have been received. Typically this will involve land development applications for a conditional use, variance, rezoning, or design review. Land development applications that involve a conditional use, variance or rezoning will be subject to a public hearing process, where residents have the ability to provide comments with regards to the nature of the application. The Guidelines will also supplement the regulations outlined in the City of Winnipeg Zoning By-law in assessing how well the development design fits the local context and whether it is an appropriate location for development within an existing neighbourhood.

**Q23:** also have question re permeable landscaping min of 30%. is that adequate for snowmelt and rain water to not overwhelm ageing infrastructure sewers. this is also an environmental concern

**Q23 ANSWER:** The permeable landscaping provisions and changes to lot coverages will reduce the amount of runoff going into our combined sewer system. Newer houses also use sump pits instead of weeping tiles which also reduce load on the sewer system. Overall, the guidelines indicate that development will occur where water and sewer capacity is available, which is consistent with development approvals elsewhere in the City. The requirements that the City and Province deem necessary to support development and densification, will need to be followed for infill development.