

The following is a summary of questions received from participants during the October 15 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: Can you comment on how the proposed Infill requirements fit with the spirit and requirements of the Accessibility for Manitobans Act. There is a robust acknowledgement of the need to create communities that are accessible and universal designed within the "Our Winnipeg 2011" and the "Complete Communities 2.0" vision documents however, I'm not seeing any acknowledgement or mention of these concepts or requirements. Can you please comment and clarify.

Q1 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.

Q2: Can you explain why missing middle density housing is being restricted more in Area 1 Neighbourhoods than in Area 2? Why can't we apply the same criteria in both areas? (That would be great!)

Q2 ANSWER: The Preferred Location Criteria comprises [two areas](#). The goal of the Preferred Location Criteria is to outline the scenario(s) where certain types of buildings should be supported based upon site criteria and surrounding context. These criteria generally address requirements for minimum lot sizes, location on the block, and proximity to transit and other uses. Additionally, one of the goals of the project is to encourage a diversity of housing options in our neighbourhoods in an incremental manner while respecting and enhancing the character of our neighbourhoods. And, there are differences in the built form character, the types of land uses and densities between Area 1 and Area 2 neighbourhoods. Area 1 neighbourhoods are primarily characterized by land uses that have relatively low density and where the predominant zoning category is single-family. Area 2 neighbourhoods where there is a greater mix of densities and uses, and where the predominant zoning category is two-family, which allows for multi-unit housing where compatible with its context.

Q3: Why were the preferred locations of townhouses restricted to lots that were both on corners, and with a back lane? This restriction makes it quite unlikely to find and acquire the appropriate land for such a project.

Q3 ANSWER: The goal of the Preferred Location Criteria is to outline the preferred scenario(s) where certain types of buildings should be supported based upon site criteria and surrounding context. The Preferred Location Criteria outline specific conditions that should be present to support a particular type of development. The goal of the Preferred Location Criteria is to outline the scenario(s) where certain types of buildings should be supported. One of the goals of the project is to encourage a diversity of housing options in our mature neighbourhoods in an incremental manner while respecting and enhancing the character of our neighbourhoods.

City administration will use the Secondary Considerations as a guide to review land development applications when a proposed project does not meet the Preferred Location Criteria. Secondary Considerations are less specific and will be more broadly considered to determine whether or not a particular project is appropriate for that location. The reason for that is that the Preferred location criteria cannot anticipate all circumstances where a certain type of development may be appropriate. As a result, in those cases we will assess applications through the lens of these secondary considerations and our other city of Winnipeg policy documents, such as Complete Communities 2.0.

Q4: Was there discussion regarding whether to provide guidelines for detached secondary suites?

Q4 ANSWER: The guidelines were meant to address a wide range of small-scale and low-rise residential buildings. However, given the unique site and building design characteristics of the detached secondary suite, this building type was not included in the Guidelines document. Detached secondary suites will continue to be regulated by the criteria in the City of Winnipeg Zoning By-law (200/06).

Q5: I'm priced out of the homes area 1 mature neighborhoods covered in the guidelines. Vacancy for rentals in the area is also quite low. Are there any plans to give preference or more incentive to build more affordable, higher density infill (such as modest quadplexes, townhouses, etc...)?

Q5 ANSWER: Two of our key project objectives is: 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.

The goal of the Preferred Location Criteria is achieve these objectives by outlining the preferred scenario(s) where certain types of buildings should be supported based upon site criteria and surrounding context. The goal of the Preferred Location Criteria is to outline the scenario where certain types of buildings should be supported. City administration will use the Secondary Considerations as a

guide to review land development applications when a proposed project does not meet the Preferred Location Criteria. Secondary Considerations are less specific and will be more broadly considered to determine whether or not a particular project is appropriate for that location. The reason for that is that the Preferred location criteria cannot anticipate all circumstances where a certain type of development may be appropriate. As a result, in those cases we will assess applications through the lens of these secondary considerations and our other city of Winnipeg policy documents, such as Complete Communities 2.0.

Q6: Could you please discuss how incentive for private investment is being balanced with increased design, size, and other requirements, that may make the project less profitable?

Q6 ANSWER: One of the main objectives of the guidelines is to provide greater clarity, consistency, and some flexibility in creating building designs that will accommodate more housing within our existing Mature Communities in a contextually suitable way. The hope is that the guidelines will address many of the compatibility concerns we have heard about infill housing over the last several years. Addressing those concerns will result in greater predictability and investment certainty.

Q7: Has there been any consideration into green initiatives such as requiring infill built with parking pads to be wired with a 240V plug? Future homeowners would be able to easily install an electric vehicle charging station.

Q7 ANSWER: We have certainly given thought to ways that more green initiatives could be incorporated into new development projects. The primary goal of our project is to ensure contextual fit within Mature Communities, but these are great ideas we should consider at a city-wide level.

Q8: Are the Guidelines with respect to multi-unit development, intended to apply ONLY to lots flanking back lanes?

Q8 ANSWER: No. The goal of the Preferred Location Criteria is to outline the scenario(s) where certain types of buildings should be supported. The majority of the lots within our Mature Communities have access to a back lane. This is particularly the case for those lots that are in close proximity to the primary transit network, which is also a factor in assessing where we want to encourage higher density multi-unit buildings. The City will use the Secondary Considerations within the guidelines document as a guide to review land development applications when a proposed project does not meet the Preferred Location Criteria, such as not having a rear lane. The reason for that is that the Preferred location criteria cannot anticipate all circumstances where a certain type of development may be appropriate. As a result, in those cases we will assess applications on a case-by-case basis through the lens of these secondary considerations and our other city of Winnipeg policy documents, such as Complete Communities 2.0.

Q9: Are there any plans for consideration of dwellings in the neighbourhood rather than just the two immediate dwellings beside the proposed development? Will developments benefit from already completed projects that are significantly larger than other dwellings in a community?

Q9 ANSWER: We've heard through our public engagement process that the biggest concern with regards to contextual fit is the potential impact of new housing on adjacent properties. Many of the elements within the proposed guidelines document aims to mitigate those concerns.

Q10: Why are the areas being so limited for infill housing? I am a senior and I don't want to live on a busy street.

Q10 ANSWER: The Preferred Location Criteria within the guidelines document does not represent an exhaustive list of scenarios where we might encourage a variety of multi-unit housing opportunities. The goal of the Preferred Location Criteria is to outline the scenario(s) where certain types of buildings should be supported. City administration will use the Secondary Considerations as a guide to review land development applications when a proposed project does not meet the Preferred Location Criteria. Secondary Considerations are less specific and will be more broadly considered to determine whether or not a particular project is appropriate for that location. The reason for that is that the Preferred location criteria cannot anticipate all circumstances where a certain type of development may be appropriate. As a result, in those cases we will assess applications through the lens of these secondary considerations and our other city of Winnipeg policy documents, such as Complete Communities 2.0.

Q11: Did parking issues come up as an identified challenge in your public engagement process?

Q11 ANSWER: Answered live. Parking challenges have been identified throughout the infill strategy public and stakeholder engagement process. "Implement parking and transportation strategies" has been identified by the project team as a priority action, but Council has not yet provided direction to proceed with this action at this time. [A list of all actions](#) recommended by the Residential Infill Strategy is available on [the project website](#).

Q12: How can you continuing building larger homes and allowing variances without considering the green space/ parks in the area. Green space is essential to creating or maintaining healthy communities.

Q12 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.

Public Parks is outside the scope of the current exercise, but Parks Branch has been undertaking a Parks and Rec master plan study, which will hopefully inform where new investment in park space is needed.

Q13: In the document, it was mentioned about shadow studies, consideration of loss of sunshine for neighbours, and loss of privacy for neighbours. Richard did not mention these in his talk. Do you plan to consider these in future infill building? Also, the neighbourhood liveability bylaw states that you can't do anything to your property that lowers your neighbour's property value. Since infill housing built already breaks this bylaw, will future infill housing NOT break this bylaw.

Q13 ANSWER: 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.

Q14: What are the incentives to build more dense neighborhoods and what are the disincentives to build single-family homes when it comes to infills? For example, are there extra fees for people/developers who build single-family homes instead of duplex, triplexes ex., as a disincentive? Or are there extra fees as a disincentive for people/developers for the demolition waste for small good condition homes?

Q14 ANSWER: Fees and incentives are outside the scope of a guidelines document. The project goals are to:

- 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.

Q15: From what I noticed in the document, "energy performance" is only mentioned for multi-family units. Why is it not mentioned for single, duplexes ex. This would be so important for climate mitigation.

Q15 ANSWER: We certainly want to encourage good energy performance in all buildings. The minimum building code criteria for newer buildings tend to have greater energy performance than older homes, but it's a good point and we will take that into consideration.

Q16: Within Area 2, how will secondary characteristics be factored into decisions on building height and density? As an example, Des Meurons, a street that is a really mixed-bag in terms of building typology, density, lot sizes, etc. There are 6 storey buildings on Des Meurons, industrial buildings, etc. Will all infill in Areas 1 & 2 now be capped at 4 storeys, as per The Guidelines?

Q16 ANSWER: The guidelines are intended to address multi-unit building types that are typically four-stories or less. These types of situations will likely more often than not be an exception to the norm. We have written the guidelines to address the norm, but scenarios that fall outside of this would certainly be given consideration through a case-by-case review to determine what a compatible development might be.

Q17: Has there been any discussion of the impact to the environment from the increase of commuters coming from bedroom communities? I remember there being discussion of a tax or fee around the time of the last election.

Q17 ANSWER: Impacts to the environment based on commuters is identified in our higher order documents such as [OurWinnipeg](#), and the [Climate Change Action Plan](#).

Q18: I was wondering if there was any thoughts given for senior who may want to down size but stay in their own neighborhoods or a more preferred area newer development which are outside these areas you mentioned. Smaller home sizes not near industrial areas or inner city or on busy streets where most of the infill housing is going.

Q18 ANSWER: The guidelines identify a number of preferred location scenarios for accommodating a range of small-scale housing options. Where a proposed building does not meet the preferred scenario, it will be considered using secondary considerations to assess its fit. While the guidelines consider how to accommodate small-scale housing in Mature Communities, which are typically located closer to the inner city, there are areas outside of Mature Communities, such as Recent or New Communities where new housing options may also be made available.