

The following is a summary of questions received from participants during the October 7 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:** Presentation boards are very well done as distill down well in succinct fashion the infill guidelines strategy

**Q1 ANSWER:** N/A

**Q2:** How do you know if an area is categorized as mature location?

**Q2 ANSWER:** OurWinnipeg and the Complete Communities Direction Strategy identifies policy areas through the Urban Structure map.

Link to Urban structure map:

<https://winnipeg.ca/Interhom/CityHall/OurWinnipeg/Documents/Urban-Structure.pdf>

**Q3:** If the growth target is 50% infill, does that mean that 50% will be continued sprawl outside the ever-expanding city limits?

**Q3 ANSWER:** The growth targets are set to balance development both upward and outward. All Greenfield areas are located within the existing City of Winnipeg limits.

Link to Urban Structure map shows new communities where growth may occur:

<https://winnipeg.ca/Interhom/CityHall/OurWinnipeg/Documents/Urban-Structure.pdf>

**Q4:** How can residential owners who are interested in getting their zoning changed to R2 use the new infill strategy of the city?

**Q4 ANSWER:** The guidelines will encourage two-family development in more areas as an opportunity for modest infill. The guidelines will recommend a minimum lot size for this form of development.

**Q5:** Has the CoW conducted a review of existing infill guidelines and/or policies used by other Canadian cities? If yes, how do I obtain a copy?

**Q5 ANSWER:** Answered live – provided examples from other jurisdictions, using Edmonton as an example of best practices. Referred participant to City of Edmonton website for more info.

**Q6:** What does primary transit network mean?

**Q6 ANSWER:** This is a term that has been used in the public engagement for the new Transit Master Plan. It refers to a proposed set of high frequency routes that will run along the city's primary corridors. See also:

Proposed Transit network (table of transit route types):

<https://winnipegtransit.com/en/major-projects/transit-master-plan#tab-proposed>

Primary network map (DRAFT as proposed):

[https://winnipegtransit.com/assets/2449/Oct\\_25\\_Primary\\_Network.pdf](https://winnipegtransit.com/assets/2449/Oct_25_Primary_Network.pdf)

**Q7:** No mention of climate change, as a critical driver for infill over sprawl. Is that not a factor in the creation of this policy?

**Q7 ANSWER:** The Residential Infill Strategy is following the recommendations of the Climate Change Action Plan, which sets a minimum target of 50% growth as infill development. Link to Climate Change Action Plan Document -

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

Below is an excerpt from the Climate Change Action Plan that speaks to the relationship between land use and GHG emissions.

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 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:** Can you tell me what the criteria is for the Red Zone?

**Q8 ANSWER:** Answered live – participant referring to the secondary plan areas on the [map of Areas 1 & 2](#).

**Q9:** By sprawl I mean suburbs that have no infrastructure, and which needs new roads, water, etc. Hugely expensive to service, and super bad for the environment.

**Q9 ANSWER:** Point of clarification - Answered live.

**Q10:** Is loss of available greenspace, yards, gardens, and or existing trees one of the expected drawbacks of the new infill strategy?

**Q10 ANSWER:** Our recommendations include requirements for new single and two-unit dwellings to provide a minimum number of trees and shrubs, which is currently not a requirement under the Zoning By-law. We also extend the requirement for three-unit, four-unit and larger multi-unit dwellings to provide more landscaping than currently required under the Zoning By-law.

Our recommendations also include incentivizing the preservation of trees and will require arborist reports to verify the quality of trees on site and will provide credit against the requirement of planting new trees where mature trees are preserved.

Our recommendations also direct lot coverage to be smaller than the current regulations allow, which provides more permeable surfaces on private properties and further, we require a minimum of 30% of the property to be covered in soft landscaping.

You can find the landscaping requirements for single family properties on page 27 of the draft Infill Development Guidelines.

In addition, the Public Works Department, Urban Forestry division is currently working on a city-wide urban forest strategy which, when completed, will complement the requirements presented in the infill guidelines.

**Q11:** will president [sic] be considered in the decision making process? Ie if a unit has been allowed, in my neighbourhood, is it more likely that another unit would be approved.

**Q11 ANSWER:** The guidelines are intended to provide more consistent and predictable forms of infill development. Not only will the guidelines reshape the size and design of new housing, it will provide direction on what types of housing should occur where by setting specific criteria for approval for different housing types. Please refer to Section 2 of the guidelines document for more information on what type of housing will be supported in which locations.

**Q12:** Is there a section of your presentation that addresses the minimum and maximum limits with regards to density? Do you think each area/street has a saturation level?

**Q12 ANSWER:** For townhouse and apartment style housing, the guidelines document focuses on site and building design elements associated with these types of buildings to ensure compatible fit. While there are no minimum or maximum density limits, our guidelines identify a number of preferred and secondary considerations to determine where compatible infill development may occur. Some locations are better able to support three-unit, four-unit, townhouse or apartment style buildings, based on the criteria in the document.

**Q13:** Should not the Tree Protection policy be derived simultaneously with the Infill Guidelines? My concern is we will lose many mature trees at the expense of new development?

**Q13 ANSWER:** Certainly, it would be ideal to have all of the identified action items from the Residential Infill Strategy prepared and ready to go all at once. This action is currently being worked on as part of the [Urban Forest Strategy](#).

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**Q14:** What about sightlines? I don't see anything about that. Some of the buildings destroy our sightlines, boxing us in between two walls, instead of being able to see the trees in the neighbourhood.

**Q14 ANSWER:** When we live in an urban environment, properties change and we want to help to mitigate concerns, through recommendations for lower building heights, bigger yards and better spacing between buildings. The guidelines would require new tree planting with infill development and provide an incentive for the preservation of trees and will require arborist reports to verify the quality of trees on site and will provide credit against the requirement of planting new trees where mature trees are preserved.