Agenda – Executive Policy Committee – July 13, 2022

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 4, 2022

Item No. 5 Glenwood Neighbourhood Infill Planning Project (St. Vital Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That the Public Service be directed to prepare for Council consideration a Zoning By-law Amendment that inserts the Draft Glenwood Planned Development Overlay (Attachment B of this report) into the Winnipeg Zoning By-law No. 200/2006 as a means of addressing residential infill-related concerns in the Glenwood Neighbourhood.

2. That the Riel Community Committee be directed to hold a public hearing with respect to the aforementioned Zoning By-law Amendment and submit its recommendations on same to Council.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Agenda – Executive Policy Committee – July 13, 2022

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DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On July 4, 2022, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Glenwood Neighbourhood Infill Planning Project

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
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EXECUTIVE SUMMARY

The Glenwood Neighbourhood Association (GNA) had identified concerns regarding residential infill development in this neighbourhood. These issues were raised through the public engagement program conducted during the development of the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (the Guidelines) endorsed by Council on June 24, 2021. Much of the content of the Guidelines was included to specifically address issues raised by the GNA. However, the GNA insisted that Council endorsement of the Guidelines would not resolve the issues they were experiencing in their neighbourhood.

On June 24, 2021, Council directed the Winnipeg Public Service to complete a secondary plan for the Glenwood Neighbourhood. In acting on this direction, the Public Service determined, with confirmation from stakeholders, that a zoning tool, a Planned Development Overlay (PDO), would better address the infill-related issues in the Glenwood Neighbourhood than would a secondary plan. The Ward Councillor was advised regarding this alternate approach.

The Public Service has completed a thorough engagement process with the GNA and has prepared a draft PDO which contains sections of the Guidelines that address residential infill-related issues in the Glenwood Neighbourhood. Inserting the PDO into the Zoning By-law would affect development rights for residential properties in the Glenwood Neighbourhood in accordance with rules contained in the Guidelines.

RECOMMENDATIONS

1. That the Public Service be directed to prepare for Council consideration a Zoning By-law Amendment that inserts the Draft Glenwood Planned Development Overlay (Attachment B of this report) into the Winnipeg Zoning By-law No. 200/2006 as a means of addressing residential infill-related concerns in the Glenwood Neighbourhood.

2. That the Riel Community Committee be directed to hold a public hearing with respect to the aforementioned Zoning By-law Amendment and submit its recommendations on same to Council.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

On June 24, 2021, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development, as amended by the Executive Policy Committee, and adopted the following:

3. That the Public Service be directed to complete a Secondary plan for the Glenwood Neighborhood, the area bounded by Fermor Avenue to the South, the Seine River to the East, Carriere Avenue to the North, St. Mary's Road to the West and St. Anne's Road to the Southwest, by March 31, 2022.

IMPLICATIONS OF THE RECOMMENDATIONS

If approved, the Public Service will prepare an amendment to Winnipeg Zoning By-law No. 200/2006, instead of proceeding with a Secondary Plan as originally directed, and a public hearing will be scheduled. Following the public hearing, the proposed amendment will be forwarded to Council for consideration. There are no direct financial implications associated with the recommendations of this report.

HISTORY/DISCUSSION

Residential Infill Strategy

On December 5, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development (SPC PDHDD) directed the Winnipeg Public Service to develop a Residential Infill Strategy. In response, on January 7, 2019, the Winnipeg Public Service presented the Residential Infill Strategy containing 16 priority actions (Attachment A).

Residential Infill Guidelines

On February 4, 2019, SPC PDHDD directed the Winnipeg Public Service to create residential infill guidelines that would provide criteria for considering proposals for residential infill development. On June 24, 2021, Council endorsed the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (the Guidelines) which provide direction for residential infill development in Mature Communities as identified in the *Complete Communities Direction Strategy 2.0*.

The creation of the Guidelines was informed by a robust public consultation program that ran in the Summer of 2019 and the Fall of 2020. Consultation began with two stakeholder workshops, five open house events, five online webinars and two online surveys. The Glenwood Neighbourhood Association (GNA) provided significant input throughout the public engagement program. Glenwood residents represented 10% of responses to the first survey and 37% of responses to the second survey.

The Guidelines address the following three priority actions of the Residential Infill Strategy:

- Priority Action 1: Revise Maximum Lot Coverage,
- Priority Action 4: Adopt Infill Design Guidelines, and

- Priority Action 5: Develop Density & Intensification Criteria.

Density and Intensification Criteria (Priority Action 5) are included in the Guidelines as 'Location Criteria.' The Guidelines contain two types of location criteria: Preferred Location Criteria and Secondary Considerations. Preferred Location Criteria outline specific conditions that should be present in order to support a particular type of residential infill development. These criteria include minimum lot sizes, location on the block, and proximity to transit. Secondary Considerations are less specific and may be broadly considered to determine whether a proposed residential infill development is appropriate for a specific location. These criteria are often posed as questions to consider when determining the appropriateness and the Public Service support of a proposed residential infill development application within a given mature neighbourhood.

The Guidelines address Priority Actions 1 (Revise Maximum Lot Coverage) and 4 (Adopt Infill Design Guidelines) of the Residential Infill Strategy by recommending a maximum lot coverage of 30% (instead of the current 45% for R1-M lots in the Winnipeg Zoning By-law 200/2006) for new residential infill development along with direction on infill design details including:

- Façade materials and building design;
- Building massing (i.e., the building's structure or three-dimensional form), including lot coverage and building heights;
- Building setbacks (i.e., how far back the building is set from the edge of its lot);
- Landscaping;
- Vehicle access and parking;
- Separation distances;
- Main floor height;
- Projections into setbacks (i.e., how far a building can extend or project into a setback area);
- Privacy; and
- Utilities, servicing, and mechanical.

The Guidelines address issues raised by residents, builders, developers, designers, and City employees who work with new residential development in Mature Communities, including Glenwood. They provide key direction for evaluating proposals for single-unit, two-unit infill and small scale multi-family buildings including:

- Building height maximums reduced to reflect more the context of the street;
- Reduced building footprints (i.e. smaller lot area coverage);
- Introduction of landscaping requirements;
- Introduction of building design criteria; and
- Changes to building setbacks (e.g. front yard, side yards and rear yards) to reflect more the context of the street.

<u>Infill Planning Tool for Glenwood</u>

On June 24, 2021, as part of the approval motion for the Guidelines, Council adopted an additional motion for the Public Service to further implement the Guidelines through the preparation of a secondary plan specific to the Glenwood Neighbourhood. The motion directed the Winnipeg Public Service to:

> *"…complete a secondary plan for the Glenwood Neighbourhood, bounded by Fermor Avenue to the South, the Seine River to the East, Carriere Avenue to the North, St. Mary's Road to the West and St. Anne's Road to the Southwest, by March 31, 2022."*

Infill-Related Issues in Glenwood
Preliminary discussions with the GNA confirmed that their issues were captured during the public consultation program undertaken for the Guidelines. Therefore, it was determined that there would be no need to re-survey Glenwood residents to identify what their issues were with residential infill development.

Issues were then grouped into categories. It was recognized that some of the categories of issues were already identified as priority action items in the wider Residential Infill Strategy. Projects related to some of these items were already underway. The categories of issues addressed by Residential Infill Strategy action items are presented in Table 1.

Table 1 – Issues Addressed by Residential Infill Strategy Action Items

Issue	**Residential Infill Strategy Action Item**
Tree Protection	6. Develop tree protection policy or by-law **
Construction Site Practices	7. Improve construction site standards **
Traffic Congestion & Parking	10. Implement parking and transportation strategies
Park Space	12. Examine park space allocations
Waste Water Capacity/Combined Sewer/Drainage	13. Identify servicing constraints

** Identifies Project Underway or Imminent

Another prominent category of issue identified related to the fast pace of residential infill development in the neighbourhood. While the importance of this category of issues was acknowledged, there was no planning tool identified that could adequately address it.

The remaining categories of issues included the following:

- Privacy Protection,
- Sunlight Protection (i.e. limit shadows on existing residences),
- Character (includes design aesthetics, building size, setbacks, etc.), and
- Landscaping & Trees (not necessarily protection of trees, but provision of new trees. It should be noted that the 'Landscaping & Trees' was sometimes split into two categories when describing specific issues)

It was recognized that the Guidelines contained content that address each of the four remaining categories of infill-related issues. Details on which sections of the Guidelines address each category of issues can be found in the Glenwood Infill Cross-Reference document (See Attachment C).

Secondary Plan vs Planned Development Overlay (PDO)
Critical feedback received on the Guidelines included concerns with their ability to be enforced on a proposed infill development. As a solution, it was initially assumed that content from the Guidelines could be included in a secondary plan by-law, as per the direction of Council on June 21, 2021. Secondary plan by-laws are land use planning tools which provide direction as to where new uses will be acceptable, and at which intensity, within a given plan area. It was recognized that some of the Guidelines locational considerations could be included in a secondary plan by-law; however, this would do little to address the four categories of issues identified in the Glenwood Neighbourhood. In addition, the Guidelines already provide direction

as to where certain types of residential infill development would be appropriate within a mature neighbourhood.

The project team, in consultation with stakeholders, determined that inserting elements of the Guidelines into Zoning By-law No. 200/2006 would be more effective in addressing infill-related issues in Glenwood than would a secondary plan. Under this approach, sections of the Guidelines would be included in a PDO, which would modify the existing zoning rules for zoning districts within the Glenwood Neighbourhood. A PDO is inserted into Zoning By-law No. 200/2006 through the zoning by-law amendment process. The sections of the Guidelines included in the PDO would become the 'as-of-right' development rights for residential properties in the Glenwood Neighbourhood. The Ward Councillor has been advised regarding the shift in approach from a Secondary Plan to a PDO.

Design Review
It was also determined that a Glenwood PDO could include a clause that requires proposals for residential infill development, which seek additional entitlements than those provided by the Zoning By-law, to undergo Design Review. Design Review is a process that is often added as a condition of approval on Development Applications when there is a need for the development to be reviewed for conformance with certain characteristics. During Design Review, proposals for residential infill development are evaluated against the Guidelines.

When Design Review is added as a condition of approval on a development proposal, the proposed design must be approved by the Director before development occurs on the subject land. In Glenwood, proposals for residential infill development include a Public Service recommendation that Design Review be included as a condition of approval. However, while Design Review may be recommended as a condition of approval, there is no rule in the Zoning By-law stating that Design Review is mandatory. A PDO has the ability to require Design Review for certain development applications, such as variances.

Public and Stakeholder Consultation
It was recognized early on that the wide range of infill-related issues in Glenwood had already been captured during the public engagement process during the creation of the Guidelines. Therefore, the main purpose of the public and stakeholder engagement program was to allow Glenwood residents, property owners and stakeholders the opportunity to provide feedback on the proposed use of a PDO to address infill-related issues in the Glenwood Neighbourhood, rather than a Secondary Plan.

Public and stakeholder engagement took place between February 24 and March 23, 2022. Table 2 outlines the public engagement activities of the Project Team. A copy of the Public Engagement Report can be found as Attachment D to this report.

Table 2: Public Engagement Opportunities

Date	Activity	Details
February 24 – March 23, 2022	Webpage (https://engage.winnipeg.ca/glenwood-infill)	342 unique visits
February 24 – March 23, 2022	Online survey	217 responses
March 10, 2022	Stakeholder meeting	12 attendees
March 14, 2022	Virtual Open House	44 attendees

Promotion of the public engagement events included the delivery of 1,900 postcards to neighbourhood properties that advertised a virtual open house, on-line survey, and the project webpage address.

The project webpage included a survey, as well as links to the virtual open house presentation and a Glenwood Infill Cross-Reference document. The Glenwood Infill Cross-Reference document identified sections of the Guidelines that could potentially be included in a Glenwood PDO along with which of the infill-related issues they would address. Sections of the Guidelines best addressed through the Design Review process are also identified. An updated version of the Glenwood Infill Cross-Reference document, which cross references the four categories of infill-related issues to the relevant sections of the Guidelines and the Draft Glenwood PDO, is included as Attachment C to this report.

The public engagement program confirmed the importance of the four categories of infill-related issues to Glenwood. A large majority of survey respondents (89%) strongly support or support using the Design Review process for evaluating residential infill development proposals against the Guidelines. 66% of respondents support or strongly support placing sections of the Guidelines into the Zoning By-law as part of a PDO.

Feedback obtained from the Public Engagement Program confirmed the use of a PDO to address infill-related issues in the Glenwood Neighbourhood, as well as inform the creation of the Draft Glenwood PDO. A common concern heard throughout the public engagement process was that the Guidelines lack enforcement. Placing sections of the Guidelines into the Zoning By-law would make them enforceable.

Draft Glenwood PDO

The Draft Glenwood PDO (See Attachment B) includes quantifiable or measurable content from the Guidelines that can be applied to a building lot in the Zoning By-law. Once inserted into the Zoning By-law, the PDO will affect the 'as-of-right' development rights for new construction, redevelopment or expansion of single-family detached dwellings, two-family dwellings, and two-family semi-detached dwellings in the R1 and R2 Residential zoning districts within the Glenwood Neighbourhood. In addition, the Draft Glenwood PDO requires that all residential infill proposals be subject to Design Review, which must be approved prior to development occurring (section 4 of Draft Glenwood PDO).

The following discussion identifies which of the four categories of issues are addressed by a section of the Guidelines included in the Draft Glenwood PDO. This information is presented graphically in the Glenwood Infill Cross-Reference document included as Attachment C to this report.

Some of the items included in the Draft Glenwood PDO address more than one category of infill-related issue. For instance, 30% maximum lot coverage for a principal dwelling (currently 45% in the R1-M zone) is likely to play a significant role in addressing all four categories of issues (i.e. Privacy, Sunlight, Character, and Landscaping & Trees). The 30% maximum lot coverage rule will result in houses with a smaller allowable footprint, which will:

- decrease the ability for new houses to encroach on or otherwise impact the privacy of existing houses;
- decrease the ability of new buildings to cast shadows onto existing houses;
- more closely align with the character of the neighbourhood; and
- allow more open yard space for landscaping and trees.

Table 3 contains items included in the Draft Glenwood PDO that address all four categories of infill-related issues in some way. The table provides references to the respective sections of the Guidelines and the PDO.

Table 3: Privacy, Sunlight, Character and Landscaping & Trees

Guideline		**PDO Section**
Rule	**Section**	
Lot Coverage		
30% max lot coverage for Principal Dwelling	3.1.4.3	5(10)
Accessory Structures:		
• 440 ft^2 for lots 3,700ft^2 or less	3.1.4.2	7(1)
• 12% or 880 ft^2 for lots greater than 3,700ft^2.	3.1.4.3	7(2)
Attached Garages:		
• 30% max for Principal Building + 440 ft^2 max for attached garage for lots less than 3,700 ft^2:	3.1.4.5	5(11)(a)
• 42% max for Principal Building & attached garage for lots greater than 3,700 ft^2	3.1.4.4	5(11)(b)
Side Yards		
Min 4ft for lots 30ft wide or more	3.1.3.1	5(7)(a) & 5(8)
Min 4ft on one side & Min 3ft on the other side for lots less than 30ft wide	3.1.3.2	5(7)(b)
4ft side yard should be clear of all projections for the first storey.	3.1.3.3	5(7)(c)
Rear Yards		
36% of site depth or 10ft less than abutting lots (Whichever is less)	3.1.2.1	5(6)
Never less than 25ft	3.1.2.1	5(6)
Other		
30% of lot area shall be permeable landscaping	3.1.6.10	9(6)

It should be noted that sections of the Draft Glenwood PDO work in concert with one another to address any given category of infill-related issue. For instance, in addition to a maximum 30% lot coverage, proposals for new residential infill will also need to adhere to revised side yard and rear year setbacks. When used in concert with one another, these new zoning by-law rules will help to address the four categories of infill-related issues in Glenwood.

Privacy

The Guidelines include a number of sections which address privacy concerns. These sections provide direction on:

- Height and placement of entrances, particularly the main entrance;
- Location of windows and balconies; and
- Fencing.

Sections of the Guidelines included in the Draft Glenwood PDO, which contribute to protecting the privacy of existing properties can be found in Tables 3 and 4 (below).

Table 4: Privacy

Guideline		PDO Section
Rule	**Section**	
4ft maximum Main Floor height	3.2.5.2	5(14)
Entrances		
• Primary entrance shall be on front facade	3.2.6.1	6(1)
• Primary entrance shall have direct path to sidewalk	3.2.6.1	6(3) & 6(1)
• Front and rear entrances limited to 4ft high.	3.2.6.2 3.2.6.7	5(14)
• Side entrances limited to 2ft high	3.2.6.6 3.2.7.3	5(15)

The height, location and design of entrances can contribute to privacy issues. However, the City of Winnipeg Zoning By-law does not currently limit the height or location of entrances. The Draft Glenwood PDO includes sections from the Guidelines that:

- Require that main entrances face the street;
- Limit front and rear entrances to 4 feet in height; and
- Limit side entrances to 2 feet in height.

The location of windows and balconies also contributes to privacy issues. The Guidelines include sections which state:

- Windows should be:
    - offset from existing windows on the neighbouring lot,
    - designed to mitigate privacy concerns through the use of frosting or raised windows.
- Balconies should:
    - be designed to avoid or mitigate privacy issues,
    - include screening to obscure site lines from abutting lots.
- Fencing should:
    - be used to mitigate privacy concerns,
    - be opaque and placed between new development and existing buildings.

These sections are difficult to measure or quantify and are, therefore, not included in the Draft Glenwood PDO. However, proposals for new residential infill development will be evaluated against these sections of the Guidelines during the Design Review process, which is required by the Draft Glenwood PDO.

Note that landscaping requirements found in the Guidelines, and included in the Draft Glenwood PDO, may also contribute to protecting or enhancing privacy.

Protection of Sunlight

Sections of the Guidelines included in the Draft Glenwood PDO, which contribute to protecting sunlight on existing properties, can be found in Tables 3 and 5 (below). These include:

- Reduced building height maximums.
- Greater separation distances required between:
    - principal building and detached garage,
    - new infill buildings and existing houses.
- Smaller area of the lot covered by the building (30% maximum lot coverage).
- Smaller detached garages (440 square feet for lots 3,700 square feet or less).
- Increased yard setbacks.

As provided in Table 5, the Draft Glenwood PDO requires that new residential infill buildings, on lots less than 60 feet wide, be no taller than 28 feet (35 feet in current zoning by-law), or the average of existing buildings on abutting lots plus 5 feet (to a maximum height of 35 feet). The reduction in permitted building height will contribute to reducing the potential for new buildings to cast shadows on existing buildings on abutting lots.

Table 5: Protection of Sunlight

Guideline		**PDO Section**
Rule	**Section**	
Building Height		
Greater of 28ft OR average of abutting lots plus 5ft (to a max of 35ft) for lots less than 60ft wide	3.2.1.1	5(9)(a)
Max of 35ft for lots greater than 60ft wide	3.2.1.1	5(9)(b)
Separation Between House and Garage		
10ft min for lots 100ft deep or greater	3.1.7.1	7(3)(a)
5ft min for lots less than 100ft deep	3.1.7.1	7(3)(b)
Front Yards		
Never less than 10ft	3.1.1.1	5(3)
Minimum may be 5ft less than the block average	3.1.1.1	5(3)
Maximum 5ft more than abutting lots	3.1.1.1	5(3)
Side Yards		
Min 4ft for lots 30ft wide or more	3.1.3.1	5(7)(a) & 5(8)
Min 4ft on one side & Min 3ft on the other side for lots less than 30ft wide	3.1.3.2	5(7)(b)
4ft side yard should be clear of all projections for the first storey.	3.1.3.3	5(7)(c)
Rear Yards		
36% of site depth or 10ft less than abutting lots (Whichever is less)	3.1.2.1	5(6)
Never less than 25ft	3.1.2.1	5(6)

The location and size of detached garages can also contribute to the blockage of sunlight for existing neighbouring properties. The Draft Glenwood PDO decreases the allowable size of a detached garage on lots 3,700 feet square and less from 880 square feet to 440 square feet (see Table 3). In addition, as included in Table 5, the Glenwood PDO increases the minimum separation between the principal dwelling and a detached garage from 3 feet to:

- 5 feet for lots less than 100 feet deep; and
- 10 feet for lots 100 feet deep or greater.

How close a building is to a property line may also impact shadows on neighbouring lots. The City of Winnipeg Zoning By-law currently allows for:

- Minimum front yard: 15 feet (or block average),
- Minimum side yard: 3 feet,
- Minimum rear yard: 25 feet.

The Draft Glenwood PDO alters these minimum setbacks to:

- Average of nearby lots plus or minus 5 feet (but never less than 10 feet),
- 4 feet on one side and 3 feet on the other (for lots less than 30 feet),
- Rear yard of 36% of site depth, or
    - Average of neighbouring properties minus 10 feet,
    - Never less than 25 feet.

Combined together, the modified zoning rules of the Draft Glenwood PDO contribute to reducing the impact of shadows on neighbouring properties, as well as mitigating privacy issues.

Character

The Draft Glenwood PDO includes sections from the Guidelines meant to ensure that new buildings fit the character of the neighbourhood through:

- Building design criteria, including façade materials and architectural features;
- Ensuring variety in the design of adjacent houses;
- Setback distances compatible with the surrounding area; and
- Limits on building projections.

Sections of the Guidelines included in the Draft Glenwood PDO, which contribute to protecting the character of the existing neighbourhood can be found in Tables 3 and 6.

Table 6: Character

Guideline		**PDO Section**
Rule	**Section**	
Design		
Façade shall include 2+ materials	3.2.4.5	6(4)
Prominent façade material shall cover min 20% of the façade	3.2.4.5	6(5)
Identical/mirrored front elevations shall not be located on abutting lots	3.2.4.11	6(6)
Each building shall be architecturally distinct through the use of 2+ design elements	3.2.4.11	6(6)
Projections (Side Yard)		
Min 2ft from property line to outside wall of all portions of a dwelling (including eaves)	3.2.7.1	8
Lots less than 30ft (3ft side yard): 1ft Cantilevered projection for living space	3.2.7.1	8
The total of all cantilevered projections shall not exceed 1/3 of the length of the house	3.2.7.1	8
Length of any one projection shall not exceed 10ft	3.2.7.1	8
Projections are limited to one storey	3.2.7.1	8
Lots less than 30ft (4ft side yard): 2ft projection permitted for upper storey	3.2.7.1	8
4ft min side yard required on one side to the outside wall of all first storey projections (not including steps)	3.2.7.2	8
Projections (Front Yard)		
Projections not permitted within 10ft of front property line	3.2.7.4	8
Porches not permitted within 10ft of the front property line	3.2.7.5	8

Guideline		PDO Section
Rule	**Section**	
First storey front porches may extend width of building.	3.2.6.7	8
Projections may extend higher than the first storey	3.2.7.7	8
Front Yards		
Never less than 10ft	3.1.1.1	5(3)
Minimum may be 5ft less than the block average	3.1.1.1	5(3)
Maximum 5ft more than abutting lots	3.1.1.1	5(3)
Building Height		
Greater of 28ft OR average of abutting lots plus 5ft (to a max of 35ft) for Lots less than 60ft wide	3.2.1.1	5(9)(a)
Max of 35ft for lots greater than 60ft wide	3.2.1.1	5(9)(b)
Separation between House and Garage		
10ft min for lots 100ft deep or greater	3.1.7.1	7(3)(a)
5ft min for lots less than 100ft deep	3.1.7.1	7(3)(b)
4ft maximum Main Floor height	3.2.5.2	5(14)
Entrances		
• Primary entrance shall be on front facade	3.2.6.1	6(1)
• Primary entrance shall have direct path to sidewalk	3.2.6.1	6(3) & 6(1)
• Primary entrance shall be visible from the street	3.2.6.1	6(1)(b)
• Front and rear entrances limited to 4ft high	3.2.6.2 3.2.6.7	5(14)
• Side entrances limited to 2ft high	3.2.6.6 3.2.7.3	5(15)
Unenclosed decks do not count towards lot coverage	3.1.4.6	5(13)

The Draft Glenwood PDO requires new residential infill development to:

- Have at least two prominent façade materials;
- Have a prominent building material that covers at least 20% of the façade; and
- Be architecturally distinct from abutting new residential infill development.

Adding these items from the Guidelines into the Draft Glenwood PDO contributes to ensuring that the design of new residential infill development is of higher quality and adds interest to the character of the neighbourhood. These design-related requirements become enforceable when included in the Zoning By-Law as part of the Glenwood PDO.

The Draft Glenwood PDO contains sections of the Guidelines related to lot coverage, building height and yard setbacks, which contribute to ensuring the compatibility of new residential infill development with the character of the neighbourhood. The Draft Glenwood PDO also contains limitations on building projections. A ‘projection’ is a feature on a building that ‘juts out’ from the wall of the building. Building projections can contribute to the size of a building being out of scale with buildings on abutting lots. The Draft Glenwood PDO limits projections to:

- 1 foot in a 3-foot side yard, and to one storey; and
- 2 feet in a 4-foot side yard, when on the upper storey

The remaining design-related direction provided by the Guidelines has not been included in the Draft Glenwood PDO as they are too difficult to measure, quantify or enforce as part of a zoning by-law. For instance, the Guidelines encourage buildings to incorporate architectural elements from the neighbourhood, such as porches, materials, roof lines, chimney details, window

placements, as well as alignment of floor heights. The Guidelines also include a general direction to ensure that development is contextually suitable (section 2.2 of the Guidelines). These items cannot be easily quantified or measured and are, therefore, not appropriate for inclusion in the Zoning By-law. Proposals for new residential infill development will be evaluated against these items in the Guidelines during the Design Review process, which is required by the Draft Glenwood PDO.

Landscaping & Trees
The Guidelines address issues related to loss of planting space, lack of new plantings, and damage to, or loss of, mature trees, by:

- Introducing landscaping requirements;
- Requiring new trees and shrubs;
- Providing incentives to preserve mature trees; and
- Requiring an arborist's report.

The Draft Glenwood PDO contains sections from the Guidelines which ensure yard space for landscaping and trees (see Tables 3 and 7). These include:

- At least 30% of the lot area must be reserved for permeable landscaping;
- Revised yard requirements, including 30% maximum lot coverage for principal building; and
- Increased separation between the house and detached garages.

Table 7: *Landscaping & Trees*

Guideline		**PDO Section**
Rule	**Section**	
30% of lot area shall be permeable landscaping	3.1.6.10	9(6)
30% max lot coverage for Principal Dwelling	3.1.4.3	5(10)
Front Yards		
Never less than 10ft	3.1.1.1	5(3)
Minimum may be 5ft less than the block average	3.1.1.1	5(3)
Maximum 5ft more than abutting lots	3.1.1.1	5(3)
Projections not permitted within 10ft of front property line	3.2.7.4	8
Porches not permitted within 10ft of the front property line	3.2.7.5	8
Separation Between House and Garage		
10ft min for lots 100ft deep or greater	3.1.7.1	7(3)(a)
5ft min for lots less than 100ft deep	3.1.7.1	7(3)(b)
Planting Requirements		
Lots 35ft or less: one medium (or large) tree and four shrubs	3.1.6.3	9(7)
Lots wider than 35ft & less than 50ft: one medium (or large) tree, one small tree, and six shrubs	3.1.6.3	9(8)
Lots wider than 50ft: two large trees, on small tree, and six shrubs	3.1.6.3	9(9)
Requirement to provide trees may be satisfied by protecting existing or planting new	3.1.6.6	9(10)
Existing tree satisfies requirement for:		
two new trees when: • 7.87" caliper (deciduous) • 20' tall (coniferous)	3.1.6.6	9(10)

Guideline		PDO Section
Rule	**Section**	
all new trees when: • 18” caliper (deciduous) • 33’ tall (coniferous)	3.1.6.6	9(10)
Arborist report describing how existing trees will be protected/preserved	3.1.6.6	9(10)

The Draft Glenwood PDO includes sections of the Guidelines which require new plantings based on the width of the subject lot. For instance, residential infill development on lots 35 feet wide or less requires that one tree and four shrubs be planted. Additional trees and shrubs are required for wider lots. The requirement for new trees can be satisfied by protecting existing trees, subject to an arborist’s report identifying how these trees will be protected and preserved. While the Draft Glenwood PDO does not require the protection of existing mature trees, it does provide an incentive.

Also, note that Priority Action 6 of the Residential Infill Strategy is to “develop a tree protection policy or by-law.” Work on an Urban Forest Strategy, which includes the protection and preservation of mature trees, is expected to begin shortly.

Summary
The Draft Glenwood PDO includes sections of the Guidelines which address the four categories of residential infill development-related issues in the Glenwood Neighbourhood. Once adopted as part of the Zoning By-law, the rules contained in the Draft Glenwood PDO will become the ‘as-of-right’ development rights of the R1 and R2 Residential zoning districts in the Glenwood Neighbourhood. In addition, sections of the Guidelines not included in the Draft Glenwood PDO will be used to evaluate infill proposals during the Design Review process, which would be mandatory for all residential infill development proposals in the Glenwood Neighbourhood.

FINANCIAL IMPACT

Financial Impact Statement Date: May 13, 2022

Project Name:

Glenwood Neighbourhood Infill Planning Project

COMMENTS:

There are no direct financial implications associated with this report.

Mike McGinn May 13, 2022

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with: N/A

OURWINNIPEG 2045 POLICY ALIGNMENT

The City of Winnipeg's 25-year vision for how to sustainably grow our city is captured in two main documents: *OurWinnipeg 2045*, the City's development plan, and *Complete Communities 2.0*, a city-wide secondary plan. A key aspect of this vision is accommodating more housing within our Mature Communities – Winnipeg's earliest neighbourhoods. The City of Winnipeg has created the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* ("the Guidelines"), to ensure City policies are implemented in a way that accommodates growth and change without losing what makes our neighbourhoods unique. If adopted as part of the City of Winnipeg Zoning By-law, the Draft Glenwood PDO would further implement the Guidelines for the Glenwood Neighbourhood.

OurWinnipeg 2045 alignment

The recommendation to adopt the Draft Glenwood PDO as part of the Winnipeg Zoning By-law aligns with *OurWinnipeg 2045'*s City Building Objective #1:

> *Responsibly plan, prioritize and accommodate growth in areas that best support Complete Communities principles, to achieve this Plan's sustainable development goals*

The Guidelines also align with *OurWinnipeg 2045* policy:

> *6.10 Established Neighbourhoods*
> *Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities*

Complete Communities Direction Strategy 2.0 alignment

The Residential Infill Strategy is identified within the *Complete Communities Direction Strategy 2.0* (CCDS 2.0) as a critical guiding document underway that is required to fully implement *OurWinnipeg 2045* and *CCDS 2.0*. Creating a more detailed planning framework for accommodating infill development within Established Neighbourhoods is a key element in meeting the city building objectives of CCDS 2.0. Within CCDS 2.0's section on Growth, it identifies that infill development within our existing built up areas of the city will 50% of all new units. In order to achieve the 50% intensification target, CCDS 2.0 notes that the City will need to be more proactive in encouraging/enabling infill development.

Developing the Guidelines is identified as a medium/high priority within CCDS 2.0. The Draft Glenwood PDO supports the following policies within CCDS 2.0:

Implementing the intensification target

2.4.1 Enable and encourage compatible infill development to a degree consistent with the intensification target.

D1 (Established Neighbourhoods)
Goal 1

1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.

Policies

1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.

1.12 (A) Develop small-scale and low-rise residential development guidelines that will direct the location and design of residential infill development in Mature Communities through the use of planning and design guidelines implemented through regulation to ensure residential infill development achieves the following:

a. Provides a diversity of housing options for all residents, at all life stages, in all neighbourhoods;
b. Maintains a balanced mix of housing within each neighbourhood;
c. Distributes additional residential density amongst mature neighbourhoods;
d. Contributes to the physical renewal and revitalization of older neighbourhoods;
e. Supports transit and maximizes walkability;
f. Makes more efficient use of existing municipal infrastructure and community facilities;
g. Increases population levels to support retention of neighbourhood schools, community centres, commercial areas and main streets (i.e. Urban Mixed Use Corridors);
h. Respects and enhances the character of existing neighbourhoods through compatible development; and
i. The small-scale and low-rise residential development guidelines may provide additional and more detailed locational criteria than that identified in this By-law, to respond to area specific planning considerations.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Winnipeg's Climate Action Plan (WCAP) sets out a series of actions and targets to reduce our greenhouse gas emissions and transform Winnipeg into a resilient city that can withstand the impacts of a changing climate. In particular, WCAP sets a 50% target for infill development in strategic locations. WCAP also speaks of the need to facilitate compact development and increased density within our built-up areas of the city, especially around our existing and planned primary transit network.

Infill development is a key element within the WCAP and the Residential Infill Strategy was identified within the WCAP as a critical initiative underway that could support the goals of the WCAP and its actions within *Strategic Opportunity #4 – Facilitate Compact, Complete Development and Increase Density*. The WCAP further notes that Residential Infill Strategy has

a high level of potential impact on Community Greenhouse Gases and a high long-term value to the City of Winnipeg (WCAP, page 65).

The WCAP identifies the following benefits to infill development:

- *The City of Winnipeg has a significant opportunity to pursue land use strategies that align with climate mitigation through the implementation of compact, complete communities, transit-oriented development, increased infill and higher density neighbourhoods.* (WCAP, page 41).

- *Infill and compact development can increase proximity to work, school and services such as healthy food, employment, and recreation opportunities, resulting in benefits to the local economy and reduced dependency on vehicles. Nearby amenities equalize opportunities for individuals, particularly among people disadvantaged by income or other barriers. Increased residential density may help to promote active school transport amongst school-aged youth and increase the potential for older adults to age in place.* (WCAP, page 25).

The Guidelines align with the Council approved WCAP as follows:

- *Key Direction 4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service (Primary Responsibility: Planning, Property and Development Department)*

The Residential Infill Strategy was also identified as a short-term action (to be completed by 2022) within the WCAP:

- *Complete the Residential Infill Strategy which will provide direction for infill development that supports complete communities and increased mobility options. Implementation tools that should be considered include innovative financial incentives (e.g. taxation, permits), non-financial incentives (e.g. streamlining permit process) and opportunities to enhance customer service by establishing clearer systems and simpler permitting pathways to help reduce processing times*

The Guidelines also support the WCAP's 2031 goal of having: "50% of all new residential construction takes place in strategic infill locations." (WCAP, page 22).

The Draft Glenwood PDO implements the Guidelines for the Glenwood Neighbourhood.

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021-2031) as follows:

Goal 2: The City Actively Plans for and Partners in Affordable Housing

10-Year Objectives

C – Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.

SUBMITTED BY

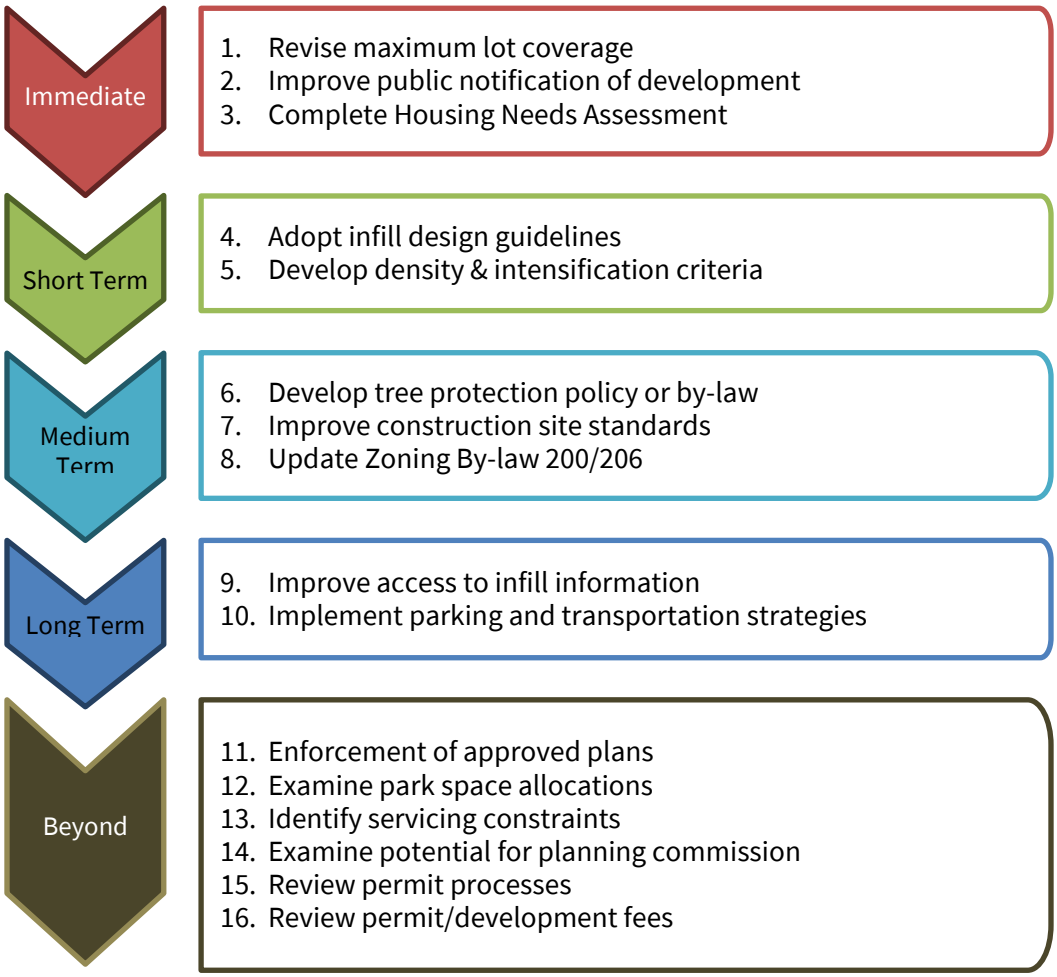
Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: James Platt, RPP
Date: May 24, 2022
File No: N/A

Attachments:

Attachment A – Residential Infill Strategy Implementation Priority Actions
Attachment B – Draft Glenwood PDO
Attachment C – Glenwood Infill Cross-Reference
Attachment D – Public Engagement Report with Appendices

Attachment A – Residential Infill Strategy Implementation Priority Actions

Priority Actions



Glenwood Planned Development Overlay 1 (PDO-1)

Purpose

1. The purpose of this overlay is to implement the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* for new construction, redevelopment, or expansion of single-family detached dwellings, two-family dwellings, or two-family semi-detached dwellings within the R1 or R2 zoning districts.

Applicability

2. PDO-1 Glenwood overlay district is shown on the attached map and identified as PDO-1 Glenwood Overlay Map (Map 1).

Development Standards

3. Except to the extent modified by the standards in this overlay, all applicable standards of this By-law apply within the boundaries shown on Map 1.

Design Review

4.

(1) Subject to subsection (2), within the boundaries shown on Map 1, all:

(a) new construction,

(b) redevelopment,

(c) expansion equal to or more than 50% of the gross floor area, or

(d) expansions through an approved variance

of a single-family detached dwelling, two-family dwelling, or two-family semi-detached dwelling in the R1 or R2 zoning districts is subject to urban design review and must be approved by the Director.

Design Review Process

(2) Urban design review applications must include, but not be limited to, fully dimensioned site plans, landscaping plans, elevation drawings and any other documentation requested at the discretion of the Director.

(3) Urban design review applications must be submitted to and approved by the Director prior to submittal of a building permit application.

(4) An applicant may, in accordance with *The City of Winnipeg Charter*, appeal a decision by the Director to deny approval of an urban design review application, to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

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Design Review Considerations

(5) Review of new construction, redevelopment, or expansion proposals is primarily intended to ensure the thoughtful integration of such proposals into their local context and consistency with the design statements articulated in the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

(6) In making a decision concerning the approval or denial of approval of proposed development and redevelopment within the boundaries of Map 1 pursuant to subsection (1) above, the Director must consider the extent to which the proposed development or redevelopment is consistent with the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities*.

Development and Design Standards

Dimensional Standards

5. Notwithstanding other provisions of this By-law, single-family detached dwelling, two-family dwelling, or two-family semi-detached dwelling development within the R1 or R2 zoning districts must comply with the dimensional standards listed in this subsection.

Lot Area

(1) The minimum lot area for:

(a) a single-family detached dwelling must be consistent with the applicable zoning district identified in Table 5-2,

(b) a two-family dwelling on a lot that abuts a public lane at the rear of the lot is 2,880 square feet,

(c) a two-family semi-detached dwelling on a lot that abuts a public lane at the rear of the lot is 4,000 square feet (2,000 square feet per dwelling unit),

(d) a two-family dwelling or a two-family semi-detached dwelling on a lot that does not abut a public lane at the rear must be consistent with the applicable zoning district identified in Table 5-2.

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Lot Width

(2) The minimum lot width for:

(a) a single-family detached dwelling must be consistent with the applicable zoning district identified in Table 5-2,

(b) a two-family dwelling on a lot that abuts a public lane at the rear of the lot is 32 feet,

(c) a two-family semi-detached dwelling on a lot that abuts a public lane at the rear of the lot is 40 feet (20 feet per dwelling unit),

(d) a two-family dwelling or a two-family semi-detached dwelling on a lot that does not abut a public lane at the rear must be consistent with the applicable zoning district identified in Table 5-2.

Front Yard

(3) The minimum front yard setback may be 5 feet less than the average of the existing front yards within that street block or portion of the street block, but in no case will the minimum front yard setback be less than 10 feet.

(4) The maximum front yard setback must not exceed 5 feet greater than the average front yard setback of abutting lots.

(5) Where an abutting lot is vacant, the vacant lot will be deemed to have a front setback of the next abutting developed lot.

Rear Yard

(6) The rear yard will be determined as follows:

(a) The minimum rear yard setback of the principal building must be 36% of the lot depth or the average rear yard setback of abutting lots less 10 feet, whichever is less.

(b) In no case will the minimum rear yard setback be less than 25 feet.

Side Yards

(7) Side yards for single-family detached dwellings will be determined as follows:

(a) Lots that are 30 feet wide or greater must have a minimum side yard setback of 4 feet on each side of the building.

(b) Lots less than 30 feet wide must have a minimum side yard setback of 4 feet on one side and a minimum side yard setback of 3 feet on the other side.

(c) In all cases, at least one side yard setback must be 4 feet and be clear of all projections for the first storey.

(8) The minimum side yard setback for two-family dwellings or semi-detached dwellings is 4 feet from the exterior lot lines.

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Building Height

(9) Building height maximums are determined on the following basis:

(a) for lots less than 60 feet in width, the maximum building height must be the greater of:

(i) 28 feet; or

(ii) the average of abutting lots plus 5 feet, to a maximum of 35 feet.

(b) for lots 60 feet or greater in width, the maximum building height is 35 feet.

Lot Coverage

(10) The maximum lot coverage for the principal building is 30%.

(11) The maximum lot coverage for a principal building with an attached garage is:

(a) 30% for the principal building plus 440 square feet for the attached garage, for lots equal to or less than 3,700 square feet in area.

(b) 42% for principal buildings with attached garages for lots greater than 3,700 square feet in area.

(12) When determining lot coverage, living space above an attached garage is counted as part of the principal building.

(13) Unenclosed porches and decks do not count towards the lot area coverage.

Entrance Height

(14) The maximum height of the front entrance or rear entrance must not exceed 4 feet as measured from established grade to the finished floor height.

(15) The maximum height of a side entrance must not exceed 2 feet as measured from established grade to the finished floor height.

Design Standards

6. Notwithstanding other provisions of this By-law, newly constructed single-family detached dwellings, two-family dwellings, or two-family semi-detached dwellings within the R1 or R2 zoning districts must comply with the design standards listed in this subsection.

Entrances

(1) Primary entrances to a single-family detached dwelling or two-family semi-detached dwelling unit must:

(a) be located on the front façade of the building,

(b) be clearly visible from the street, and

(c) have a direct path to the public sidewalk.

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(2) The primary entrance for at least one of the dwelling units in a two-family dwelling must:

(a) be located on the front façade of the building, and

(b) be clearly visible from the street.

(3) All entrances to a dwelling unit in a two-family dwelling must have a direct path to the public sidewalk.

Façade Materials

(4) Excluding foundation parging, windows, and dormers, the façade of the principal building must include at least two types of exterior cladding.

(5) A minimum of 20% of the front façade of the principal building must be covered by one of at least two types of exterior cladding.

Architectural Features

(6) Newly constructed single-family detached dwellings or two-family dwellings must not have identical or mirrored front elevations with development on abutting lots, each building must be architecturally distinct through the use of at least two different design elements or architectural features.

(7) Newly constructed two-family semi-detached dwellings must not have identical or mirrored front elevations; each dwelling unit must be architecturally distinct through the use of at least two different design elements or architectural features.

Accessory Structures

7. Notwithstanding other provisions of this By-law, structures accessory to a single-family detached dwelling, two-family dwelling, or two-family semi-detached dwelling in the R1 or R2 zoning districts must comply with the standards listed below:

Lot Coverage

(1) The maximum lot coverage for accessory structures (including detached garages) must be 440 square feet for lots 3,700 square feet in area or less.

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(2) The maximum lot coverage for accessory structures (including detached garages) must be 12% for lots greater than 3,700 square feet in area, to a maximum of 880 square feet.

Separation Distance

(3) The minimum separation distance between a detached accessory structure and a detached principal building must be:

(a) 10 feet if the lot depth is 100 feet or greater, or

(b) 5 feet if the lot depth is less than 100 feet.

Permitted Projections

8. Notwithstanding other provisions of this By-law, owners may permit the building elements listed in the subsection below to project into required front and side yards of single-family detached dwellings, two-family dwellings, or two-family semi-detached dwellings located within the R1 and R2 zoning districts.

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Features	Zoning District	Projections Permitted	
		Front Yard	Side Yard
Building Elements			
Alcoves, bay windows, vestibules, and similar additions creating interior floor area	R1 & R2	Not limited to one storey Maximum depth = 5 ft. Maximum combined total floor area = 50 sq. ft.; no closer than 10 feet from front lot line	Limited to one storey Maximum floor area = 50 sq. ft. in any yard. Maximum depth 1 foot where 3 feet is the required side yard to maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.] Not permitted on first storey; maximum depth 2 feet on second storey only where 4 feet is the required side yard to a maximum length of 10 feet; no closer than 2 feet to side lot line. [note a.]
Other balconies	R1 & R2	Maximum depth of 4 inches per foot of yard but not exceeding 5 feet; no closer than 10 feet from front lot line	Maximum depth of 4 inches per foot of yard; no closer than 2 feet to side lot line
Brick facing	R1 & R2	Maximum depth = 5 inches; no closer than 10 feet from front lot line	Maximum depth = 5 inches; no closer than 2 feet to side lot line
Exterior wall finish, excluding brick facing	R1 & R2	Maximum depth = 3 inches; no closer than 10 feet from front lot line	Maximum depth = 3 inches, no closer than 2 feet to side lot line
Incidental building architectural features	R1 & R2	Maximum depth = 5 ft; no closer than 10 feet from front lot line	4 inches per foot of side yard; no closer than 2 feet to side lot line
Roofs over exterior entrances (may not be enclosed except by railing)	R1 & R2	Maximum depth = 5 ft; no closer than 10 feet from front lot line; maximum length = 100% of front of principal building	No closer than 4 inches per foot of side yard; no closer than 2 feet to side lot line
Landscaping and Site Features			
Open landings and terraces	R1 & R2	Maximum depth = 5 ft unless maximum height equal to or less than 1 foot; no maximum area; no closer than 10 feet from front lot line	Permitted if 2 ft in height or less; maximum area = 36 sq. ft; no closer than 2 feet to side lot line. Not permitted if over 2 ft in height

Notes:

a. Where there is more than one projection, the aggregate total on each applicable side must not exceed one third of the length of that house, excluding the length of an attached garage (if applicable).

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Landscaping

9. Notwithstanding other provisions of this By-law, each single-family detached dwelling, two-family dwelling, or two-family semi-detached dwellings in the R1 or R2 zoning districts must be landscaped by the owner pursuant to the standards of this section. In the event that standards for the landscaping of two or more of the following areas overlap, or are inconsistent, the standard requiring more landscaping governs.

Expansion of Existing Building or New Development

(1) The landscaping requirements identified in subsections (2) – (9) only apply under the following circumstances:

(a) a new principal dwelling is being constructed on the lot; or,

(b) a principal dwelling is being expanded and the expansion represents 50% or more of the gross floor area of the existing building.

Plant Materials

(2) All plant material must comply with the standards in section 189(2) of this By-law.

Minimum Plant Sizes

(3) Deciduous trees must have a minimum caliper of 1 ¾ inches.

(4) Coniferous trees must be 6 feet in height at the time of planting.

(5) All shrubs must be a two gallon container, and of species that can remain healthy when trimmed.

Landscaped Area

(6) A minimum of 30% of the lot area must be reserved for permeable landscaping.

Minimum Planting Requirements

(7) Lots 35 feet or less in width must contain:

(a) one tree; and

(b) four shrubs.

(8) Lots greater than 35 feet but less than 50 feet in width must contain:

(a) two trees; and

(b) six shrubs.

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(9) Lots 50 feet or greater in width must contain:

(a) three trees; and

(b) six shrubs.

Preservation of Existing Trees

(10) Notwithstanding subsections (7)-(9) above, the requirements to provide trees and shrubs may be satisfied by preserving existing healthy mature trees, subject to an arborist report identifying how these trees will be preserved and protected, as identified in this subsection:

Tree Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (ft)	Number of Required Trees Credited
Deciduous	7 ¾	n/a	2
Coniferous	n/a	20	2
Deciduous	18	n/a	All
Coniferous	n/a	33	All

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Map 1: PDO-1 Glenwood Overlay Map



Attachment C – Glenwood Infill Cross-Reference

The table below identifies sections of the Residential Infill Guidelines included in the Draft Glenwood PDO and the issues they aim to address. Sections included in the Draft Glenwood PDO are identified in green and sections remaining the Residential Infill Guidelines that will be used for evaluating proposal during the Design Review process are identified in orange.

Legend

X	Included in the Draft Glenwood PDO
O	Considered during Design Review

Residential Infill Guidelines		**Issue Addressed**				**Draft Glenwood PDO Section**
Section	**Guideline**	**Privacy**	**Sunlight**	**Character**	**Trees & Landscaping**	
2.1	Preferred Location Criteria					
2.1.1	**SINGLE-FAMILY DETACHED/UP-DOWN DUPLEX**					
2.1.1.1	Two lot subdivision requires lane and min site width (25')			**O**		
2.1.1.1	Two lot subdivision min site width 40'			**O**		
2.1.1.2	No more than 2 resulting lots (unless the same as 25% of lots on block)			**O**		
2.1.1.3	Up-down duplex requires lane; min width 32'; min lot area of 2,880ft^2			**O**		
2.1.1.4	Subdivision not permitted on gravel or mud lanes			**O**		
2.1.1.4	Lot splits (underlaying lots of record) permitted. Min 25' wide			**O**		
2.1.2	**SIDE-BY-SIDES**					
2.1.2.1	Requires rear lane			**O**		
2.1.2.1	Requires min 40' wide lot			**O**		
2.1.2.1	Requires min 4,000ft^2			**O**		
2.1.2.2	Secondary Suites require 50' wide lot			**O**		
2.1.2.2	Secondary Suites require min 5,000ft^2			**O**		
2.2	Secondary Considerations					
2.2	What is the predominant built form (height, setback, lot coverage)?			**O**		
2.2	Is the development out of scale with other nearby properties?			**O**		
2.2	Does the development mitigate massing impacts through design considerations?			**O**		
2.2	Does the development consider impact of shadows on nearby properties?		**O**	**O**		

Attachment C – Glenwood Infill Cross-Reference Con't

Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
2.2	Does the development consider viewsheds impact on nearby properties?		O	O		
2.2	Does the development consider sky views impact on nearby properties?		O	O		
2.2	Does the development consider privacy impact on nearby properties?	O		O		
2.2	What design and landscaping solutions mitigate land use conflict between buildings of different scale/intensity?			O	O	
2.2	What uses and amenities are within 400m?					
2.2	Is the subject side separated from transit by long blocks?			O		
2.2	How much larger is the lot than the average in the neighbourhood?			O		
2.2	Does the lot have lane access?			O		
2.2	Is the property a corner lot?			O		
2.2	Does the building type and design consider the shape of the lot?			O		
2.2	What type of street is the lot on (Local, collector, or arterial)?					
2.2	What is the traffic capacity of the road design?					
2.2	How wide is the ROW in relation to building height?			O		
2.2	Does the building design contribute to the pedestrian experience at street level?			O		
2.2	Can the condition of the lane accommodate the proposed development?			O		
2.2	Does the design of the parking area compromise the functionality of the lane?			O		
2.2	Is the lot within 400m of the Primary Transit Network?					
2.2	How many transit routes are within 400m?					
2.2	What types of amenities are along walking routes to Transit?					
2.2	What is the quality of the pedestrian environment between the lot and Transit?					
2.2	Can local water, wastewater and land drainage accommodate the development?					
3.0	**Single-Family Detached/Up-Down Duplex**					

Attachment C – Glenwood Infill Cross-Reference Con't

Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.1	Site Design					
3.1.1	**Front Yards**					
3.1.1.1	Min 5' less than the block average		X	X	X	5(3)
3.1.1.1	Never less than 10'		X	X	X	5(3)
3.1.1.1	Max 5' more than adjacent lots		X	X	X	5(3)
3.1.2	**Rear Yards**					
3.1.2.1	Whichever is less: 36% of site depth or 10' less than adjacent lots	X	X	X	X	5(6)
3.1.2.1	Never less than 25'	X	X	X	X	5(6)
3.1.2.2	Up to 60% of site depth may be required for lots greater than 200' deep		O	O	O	
3.1.2.3	Rear yard measured from living space when there is an attached garage			O		
3.1.3	**Side Yards**					
3.1.3.1	Min 4' (for lots 30' wide or more)	X	X	X		5(7)(a) & 5(8)
3.1.3.2	Min 4' on one side & Min 3' on the other side (for lots less than 30' wide)	X	X	X		5(7)(b)
3.1.3.2	Two new SFDs: 3' min will be between new buildings	O	O	O	O	
3.1.3.3	One 4' side yard should be clear of all projections for the first storey.	X	X	X		5(7)(c)
3.1.4	**Lot Coverage**					
3.1.4.1	30% max lot coverage for Principal Dwelling	X	X	X	X	5(10)
3.1.4.2	440 ft^2 max lot coverage for Accessory Structures on lots less than 3,700 ft^2	X	X	X	X	7(1)
3.1.4.3	12% max for Accessory Structures on lots greater than 3,700 ft^2 (to max of 880 ft^2)	X	X	X	X	7(2)
3.1.4.4	Attached garages on lots less than 3,700 ft^2: 30% max for Principal Building + 440 ft^2 max for attached garage	X	X	X	X	5(11)(a)
3.1.4.4	Attached garages on lots greater than 3,700 ft^2: 42% max for Principal Building & attached garage	X	X	X	X	5(11)(b)
3.1.4.5	Living space above an attached garage is counted as 'Principal Building' when on a lane	X	X	X	X	5(12)
3.1.4.6	Unenclosed decks do not count towards lot coverage			X		5(13)
3.1.5	**Driveway Access**					

Attachment C – Glenwood Infill Cross-Reference Con't

Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.1.5.1	Front access not allowed on lots on a lane			O		
3.1.5.2	No lane: driveway should not impact mature trees in the right-of-way				O	
3.1.5.2	No lane: driveway should minimize conflict with pedestrians and vehicles			O		
3.1.5.2	No Lane: driveway should be shared with neighbour			O	O	
3.1.5.3	Front Driveway flares should be minimized			O		
3.1.5.4	Width should reflect context of the block			O		
3.1.5.4	Width shall not exceed 10' for single-car garage			O	O	
3.1.5.4	Width shall not exceed 20' for two-car garage			O	O	
3.1.6	**Landscaping**					
3.1.6.1	Reflect and enhance landscape quality			O	O	
3.1.6.2	Tree type should consider room for root system to develop				O	
3.1.6.2	Tree type should consider room for crown to develop				O	
3.1.6.3	Lots 35' or less: one medium (or large) tree and four shrubs				X	9(7)
3.1.6.3	Lots wider than 35' & less than 50': one medium (or large) tree, one small tree, and six shrubs				X	9(8)
3.1.6.3	Lots wider than 50': two large trees, on small tree, and six shrubs.				X	9(9)
3.1.6.4	Encourage a variety (diversity) of native species.			O	O	
3.1.6.5	Trees shall be min 6.56' from sidewalk				O	
3.1.6.5	Trees shall be min 3.28' from property line				O	
3.1.6.6	Mature trees on subject lot should be protected				O	
3.1.6.6	Mature trees on neighbouring lots should be protected				O	
3.1.6.6	Attention should be paid to mature trees in the front yard				O	
3.1.6.6	Arborist report should be provided which describes how the trees will be protected/preserved				X	9(10)
3.1.6.6	Requirement to provide trees may be satisfied by protecting existing or planting new				X	9(10)

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.1.6.6	Existing tree satisfies requirement for two new trees when 7.87" caliper (deciduous) or 20' tall (coniferous)				X	9(10)
3.1.6.6	Existing tree satisfies all requirements when 18" caliper (deciduous) or 33' tall (coniferous)				X	9(10)
3.1.6.7	Boulevard trees should not be removed				O	
3.1.6.8	Tree protection measures should be required as a condition of a development permit				O	
3.1.6.9	Required landscaping in place within 12 months of occupancy				O	
3.1.6.10	30% of lot area shall be soft landscaping	X	X	X	X	9(6)
3.1.6.11	Yards visible from roadway shall be sodded				O	
3.1.6.11	Areas for garbage facilities, or parking/access are exceptions				O	
3.1.6.11	Sodding may be substituted with approved ground cover provided tree growth is not impacted				O	
3.1.7	**Separation Distances**					
3.1.7.1	100' lot depth or more: 10' min between Principal Dwelling and detached garage		X	X	X	7(3)(a)
3.1.7.1	Less than 100' lot depth: 5' min between Principal Dwelling and detached garage		X	X	X	7(3)(b)
3.1.7.2	Decks (SFD) may extend between Principal Dwelling and detached garage			O		
3.2	Building Design					
3.2.1	**Building Height**					
3.2.1.1	Lots less than 60' wide: Greater of 28' OR average of abutting lots plus 5' (to a max of 35')		X	X		5(9)(a)
3.2.1.1	Lots more than 60' wide: Max of 35'		X	X		5(9)(b)
3.2.2	**Roof Pitch**					
3.2.2.1	Rooflines should be similar to surrounding properties			O		
3.2.2.2	(Roof) style should reduce negative impact on adjacent properties		O	O		
3.2.2.3	Consider using a variety of rooflines for visual interest.			O		
3.2.3	**Garages**					

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.2.3.1	Front access garage: width proportional to lot width & similar to other properties on the block			O		
3.2.3.1	Front access garage: shall not be more than 50% of the ground floor building façade			O	O	
3.2.3.1	Should be recessed from the front facade			O		
3.2.3.1	Should only protrude beyond the front of the principal building similar to other garages on the block			O		
3.2.3.2	Electrical service required for parking stalls			O		
3.2.4	**Façade Materials/Architectural Features**					
3.2.4.1	High-quality, energy efficient sustainable materials			O		
3.2.4.2	Design shall add to the interest of the block by including significant details or architectural merit			O		
3.2.4.2	Design elements should be consistent with the architectural style of the house.			O		
3.2.4.3	Front façade must have a projection or recession.			O		
3.2.4.3	Projection/recession may be 8' wide & 2' deep & 8' high			O		
3.2.4.3	Projection/recession not required if building has a porch 8' wide and 4' deep			O		
3.2.4.4	Building shall include at least 2 significant architectural features			O		
3.2.4.4	Significant Architectural Features include: Varied roof lines, entry features (covered entry), bay windows, building articulations/recesses, dormers and porches			O		
3.2.4.4	Minor Architectural Features count as ½ a Significant Architectural Feature. Ex: Shutters, window details, awnings			O		
3.2.4.4	Stucco trims and moldings around windows do not count as minor or significant architectural features			O		
3.2.4.5	Façade shall include 2+ materials			X		6(4)
3.2.4.5	Prominent façade material shall cover min 20% of the façade			X		6(5)
3.2.4.6	Min 20% of façade to be window area			O		

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.2.4.6	Corner lots: min 15% of side façade to be window area			O		
3.2.4.7	Design should connect with streetscape. i.e. front porch, window sizing/placement			O		
3.2.4.8	Include elements which reflect the block. i.e. porches, materials, rooflines, chimney details, window placement, and floor height			O		
3.2.4.9	De-emphasize dominance of garages along the street			O		
3.2.4.10	Corner lots: architectural details and features should extend to the side yard			O		
3.2.4.10	Corner lots: Windows should be included on the side flanking the street			O		
3.2.4.11	Identical/mirrored front elevations shall not be located on abutting lots			X		6(6)
3.2.4.11	Each building shall be architecturally distinct through the use of 2+ design elements			X		6(6)
3.2.4.11	Design elements: rooflines, façade materials, entrance features, placement of windows/doors			X		6(6)
3.2.4.12	Innovative and creative designs may replace 3.2.4 criteria			O		
3.2.4.12	Alternative design proposals shall clearly state how the proposal is better than the required design elements			O		
3.2.5	**Main Floor Height**					
3.2.5.1	Main floor entrance should be similar to others on the block	O		O		
3.2.5.2	Max 4' high	X		X		5(14)
3.2.6	**Entrances**					
3.2.6.1	Primary entrance shall be on front façade	X		X		6(1)(a)
3.2.6.1	Primary entrance shall be visible from the street			X		6(1)(b)
3.2.6.1	Primary entrance shall have a direct path to the sidewalk	X		X		6(1)(c)
3.2.6.2	Primary entrances should be one storey in height	X		X		5(14)
3.2.6.2	Primary entrances should not use double height columns or arches			O		

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.2.6.3	At grade entrances are encouraged (to support barrier free access to mobility challenged people)			O		
3.2.6.4	Primary entrances encouraged to include canopies, recessed entries, porches, verandas			O		
3.2.6.5	Secondary entrances encouraged to be weather protected (canopies/recessed entry)			O		
3.2.6.6	Side yard entrances should be secondary entrances	O		O		
3.2.6.6	Side yard entrances should be close to grade (to protect privacy of neighbouring lot)	X		X		5(15)
3.2.6.7	Rear yard entrances max 4' high (to protect privacy of neighbouring lot)	X		X		5(14)
3.2.6.8	Corner lot: **secondary suite** entrance should face flanking street	O		O		
3.2.6.9	UP-DOWN DUPLEX: primary entrance for one unit may be on the building side or rear			O		
3.2.7	**Projections into Setbacks**					
3.2.7.1	*Side Yard Projections*					
3.2.7.1	Min 2' from property line to outside wall of all portions of a dwelling (including eaves)			X		8
3.2.7.1	Lots less than 30' (3' side yard): 1' Cantilevered projection for living space			X		8
3.2.7.1	The total of all cantilevered projections shall not exceed 1/3 of the length of the house			X		8
3.2.7.1	Length of any one projection shall not exceed 10'			X		8
3.2.7.1	Projections are limited to one storey			X		8
3.2.7.1	Lots less than 30' (4' side yard): 2' projection permitted for upper storey			X		8
3.2.7.1	Attached garage walls are excluded when calculating building length (when calculating cantilevered projections)			O		
3.2.7.2	4' min required on one side to the outside wall of all first storey projections (not including steps)			X		8
3.2.7.3	Steps (landing) in a side yard required to be less than 2' high	X		X		5(15)
3.2.7.4	*Front Yard Projections*					

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.2.7.4	Projections not permitted within 10' of front property line			X	X	8
3.2.7.5	Max 5' for porches (provided that no part of the porch is within 10' of the front property line)			X	X	8
3.2.7.6	First storey front porches may extend width of building.			X		8
3.2.7.7	Projections may extend higher than the first storey (except for unenclosed porches)			X		8
3.2.7.8	*Rear Yard Projections*					
3.2.7.8	Projections may extend higher than the first storey			O		
3.2.8	**Privacy**					
3.2.8.1	Design of buildings, entrances, decks and balconies should respect privacy of abutting lots	O		O		
3.2.8.1	Fencing, screening, landscaping, and strategic window placement may be used to mitigate privacy issues	O				
3.2.8.2	Opaque fencing should be placed on side property lines where new development abuts existing buildings	O				
3.2.8.3	Windows should be placed to avoid privacy issues	O				
3.2.8.3	Design includes offsetting windows to the existing lot, frosting, raised windows (clerestory window)	O				
3.2.8.4	Balconies should be designed to avoid privacy issues	O				
3.2.8.4	Design includes screening (to obscure sightlines) from amenity areas of abutting lots	O				
3.2.9	**Utilities, Servicing and Mechanical**					
3.2.9.1	Air conditioning units should be placed at the building rear			O		
3.2.9.1	Corner lots – Air conditioning units should be placed on the flanking side yard			O		
3.2.9.1	Max 3' projection for Air conditioning. 2' must be maintained from the side property line			O		

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Residential Infill Guidelines		Issue Addressed				Draft Glenwood PDO Section
Section	Guideline	Privacy	Sunlight	Character	Trees & Landscaping	
3.2.9.1	When 2 new infill buildings are adjacent, air conditioning unit should be located in the rear yard or in the space between the 2 new buildings			O		
3.2.9.2	Mechanical units should not be visible from the street. Landscaping/screening permitted			O		
3.2.9.3	Sump pump discharge should not be located on the side of a building			O		