# GLENWOOD NEIGHBOURHOOD INFILL PLANNING

*Public Engagement Summary*

July 2022

## Background

Infill development is an important aspect of renewing and revitalizing Winnipeg's mature communities. In Glenwood, where significant infill housing has occurred over the past 10 years, it has also contributed to many issues for the neighbourhood.

On June 24, 2021, Council approved the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Residential Infill Guidelines).

During the adoption process, Council directed the Public Service to complete a secondary plan for the Glenwood neighbourhood. However, it was later determined that a Planned Development Overlay (PDO) would be more effective to address ongoing infill issues.

The City of Winnipeg (City) is now developing a PDO to strengthen the Residential Infill Guidelines in Glenwood. The PDO will help reinforce parts of the guidelines related to:

- Privacy
- Sunlight
- Character of houses
- Landscaping and trees

## Engagement

Public engagement took place between February 24 and March 23, 2022. During that time, Glenwood residents, property owners, and businesses had the opportunity to provide input on the proposed approach to address infill-related issues through an online survey and a virtual open house.

The virtual open house included an online presentation followed by a Q & A period (see Appendix A for the presentation and Appendix B for Q & A responses).

The City also held a stakeholder meeting with property developers, homebuilders, and industry organizations. The stakeholder meeting notes are available in Appendix C.

The purpose of the public engagement was to:

- Review infill-related issues identified by Glenwood residents.
- Provide an overview of the Residential Infill Guidelines that may be included in a PDO for Glenwood and the issues they aim to address.
- Gather input from the community on the proposed approach to address infill-related issues related to character of houses, privacy, sunlight, landscaping, and trees.

Details of public engagement opportunities are available in Table 1.

## Promotion

Public engagement opportunities were promoted using the following methods (see Appendix D for promotional material):

- Email invitations to 19 organizations – February 24, 2022;
- News coverage in the Free Press Community Review: East Edition – March 14, 2022;
- City of Winnipeg public engagement newsletter with over 2,800 recipients – February 24 and March 7, 2022;
- Postcards to 1,900 residents and business in the Glenwood neighbourhood- March 3, 2022.

**Table 1: Public Engagement Opportunities**

| Date | Activity | Details |
|---|---|---|
| February 24 – March 23, 2022 | Webpage | 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 |



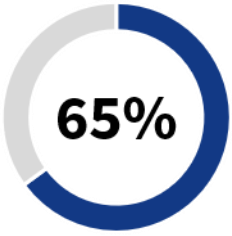
**To learn more about the Glenwood Neighbourhood Infill Planning project, please visit winnipeg.ca/glenwoodinfill**

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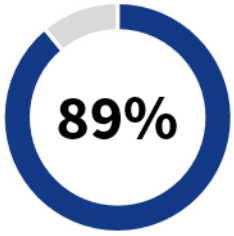
## Who we heard from

Participants included Glenwood residents, landlords that rent out property in the area, local business owners, property developers, and others. Other participants indicated they live near Glenwood, have friends or family in Glenwood, are considering moving to Glenwood, or live in other neighbourhoods with infill development.

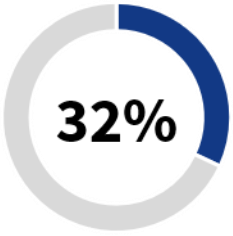
The virtual open house was attended by 44 people, two-thirds (66%) of which live in Glenwood. The survey received 217 responses. The majority of survey respondents (71%) live in Glenwood. Of those participants that live in Glenwood:



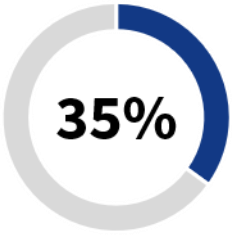

have lived in Glenwood more than 10 years




own their home




are the neighbour of a current infill construction site




are the neighbour of an infill property that has been completed within the last 2 years

## What we heard

The following summarizes the input received from participants in the engagement process, organized by topic. Detailed survey results and responses can be found in Appendix E.

### Infill-related issues in Glenwood

The goal of the project is to address infill issues related to the character of houses, privacy, sunlight, landscaping, and trees. Participants were asked to rate the level of importance of each issue.

Most survey respondents indicated that infill-related issues are very important to them. As shown in Figure 1, almost all (96%) of participants that live in Glenwood indicated that the preservation and planting of new trees is very important or important to them, followed by adequate sunlight (91%), enough soft landscaping (90%), privacy (88%), and new housing fits with the character of the community (87%).

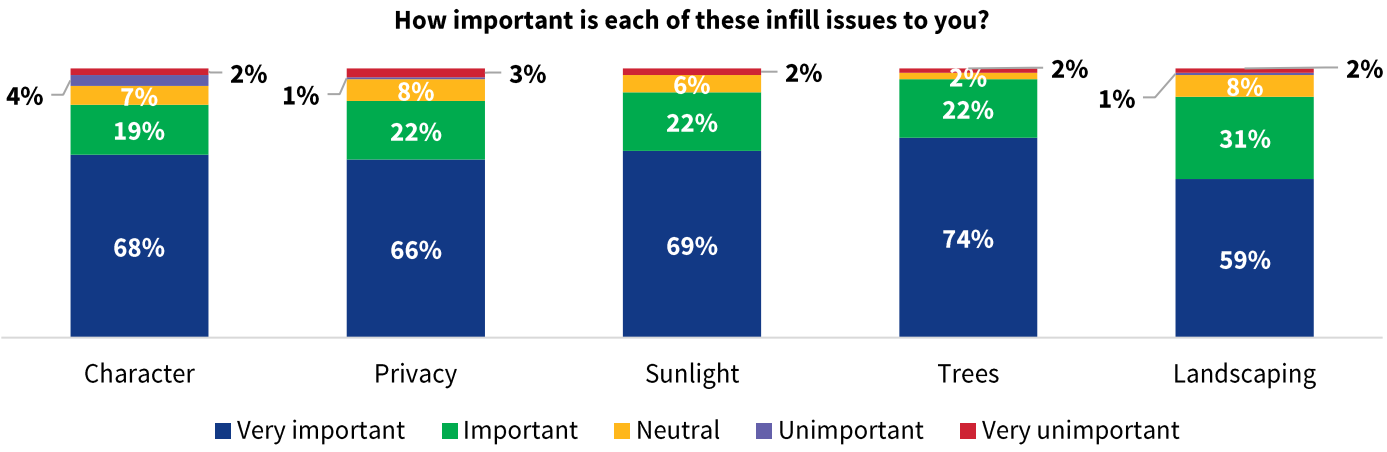



*Figure 1: Importance of infill-related issues (respondents that live in Glenwood)*



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Other infill-related issues identified by participants include:

- Traffic, parking, public transportation, and snow clearing
- Construction site practices
- Affordability of housing (both to purchase and rent)
- Concerns over decreasing property values
- Wastewater capacity
- Environmental considerations in building design

Additional comments from the survey and virtual open house related to infill issues in Glenwood are outlined in Table 2 below.

**Table 2: Infill-related Issues in Glenwood**

| What We Heard | How It Was Considered |
|---|---|
| New infill should complement the character of the neighbourhood and preserve the qualities inherent of mature neighbourhoods. | Existing infill homes form part of the context of the neighbourhood.<br><br>We are recommending that building design criteria such as façade materials and architectural features contained in the Residential Infill Guidelines be included in a PDO for Glenwood. In addition, we are recommending requirements that ensure there is variety among adjacent houses. |
| Building footprint (lot coverage, height, and building setbacks) should not be out of scale with neighbouring properties. Loss of privacy, sunlight, and green space/yard size were noted as concerns. | We are recommending that the building lot coverage, building height maximums, and setback requirements contained in the Residential Infill Guidelines be included in a PDO for Glenwood. |
| Trees must be protected and preserved to the greatest extent possible. Trees that are damaged must be replaced. Enforcement of arborist reports is key to maintaining the mature tree canopy. | We are recommending that a PDO for Glenwood require arborist reports for residential infill development proposals on lots with mature trees.<br><br>We are also recommending that a PDO include requirements for new trees and shrubs based on lot size as per the Residential Infill Guidelines.<br><br>In addition, further work on tree protection is underway as part of the Winnipeg Urban Forest Strategy. |
| Better regulation of construction site practices is needed. | A PDO is unable to address construction site standards construction site issues such as litter, noise, site safety, property damage and storage of equipment; however, this issue is included as a priority action in the wider Residential Infill Strategy.<br><br>In addition, a new demolition contractor licensing program to achieve community objectives, compliance with construction site safety legislation, and promote industry best practices is anticipated for summer 2022, subject to Council approval. |

*Table 2 cont'd*

| What We Heard | How It Was Considered |
|---|---|
| Opposition to splitting lots measuring 50 feet or less, and concerns over the resultant size and scale of buildings on smaller lots. | Where existing underlying lots exist, people have a right to get separate titles to those lots as per provincial legislation.<br><br>We are recommending that the building lot coverage and setback requirements contained in the Residential Infill Guidelines be included in a PDO for Glenwood. |
| New infill strains existing infrastructure, including traffic and parking, and sewer and water infrastructure. | 'Identify servicing constraints' and 'Implement parking and transportation strategies' are identified as longer-term priorities action items (3 to 5 years) in the Residential Infill Strategy Implementation Action Plan. Proposals for residential infill development will continue to be vetted by City engineers to ensure that existing infrastructure has the capacity to accommodate the proposed development. |
| Ensure that new housing is affordable. | Work related to affordable housing is ongoing, building on the Housing Needs Assessment that has been completed, as a priority action of the wider Residential Infill Strategy Implementation Action Plan. |
| Opposition to renters, multi-unit buildings and secondary suites. | A variety of housing types are needed to provide all Winnipeggers with housing options that meet their needs. The City cannot mandate whether or not buildings are occupied by owners, or rented out.<br><br>As per the Winnipeg Zoning By-law 200/06, secondary suites are permitted in single family dwellings throughout the city. |
| Building design should consider climate change. Consideration should be given to solar access and electric vehicle charging stations. | A PDO for Glenwood will focus on addressing the five major issues related to residential infill development in Glenwood. While climate change issues are important, it is not the intention of this project to explore how climate change mitigation interventions may be incorporated into residential infill development in Glenwood. Winnipeg's Climate Action Plan will continue to guide mitigation and adaptation initiatives in the city. |

> ***Without enforcement, an arborist report just becomes a 'check-in-the-box' to receive a permit.***
> *Open House Participant, March 14, 2022*



**To learn more about the Glenwood Neighbourhood Infill Planning project, please visit winnipeg.ca/glenwoodinfill**

**Planned Development Overlay (PDO) for Glenwood**

The proposed PDO for Glenwood would reinforce parts of the Residential Infill Guidelines and require design review as part of the development application process. If approved, the rules contained in a PDO for Glenwood would become part of the Winnipeg Zoning By-law. Survey participants were asked if they support the proposed approach for a PDO for Glenwood. Two-thirds (66%) of respondents that live in Glenwood support, 12% oppose, 13% were neutral, and 9% were unsure.

Participants were also asked if they support the requirement for design review before a building or development permit is issued in Glenwood. The majority of Glenwood respondents (89%) support, 7% oppose, 2% were neutral and 2% were unsure. Figure 2 below indicates the level of support for a PDO for Glenwood and the requirement for design review.

**PDO**

Provides measurable parameters that must be adhered to

**66%** Strongly support or support
**12%** Oppose or strongly oppose
**13%** Neutral

**DESIGN REVIEW**

Evaluates the site-layout and design of buildings and landscaping of things that aren't easily measured

**89%** Strongly support or support
**7%** Oppose or strongly oppose
**2%** Neutral

*Figure 2: Level of support for a PDO and design review*

While most survey respondents that live in Glenwood support the development of a PDO and requirement for design review, less than half (48%) think a PDO for Glenwood will address ongoing concerns with infill development well or somewhat well as shown in Figure 3 below.

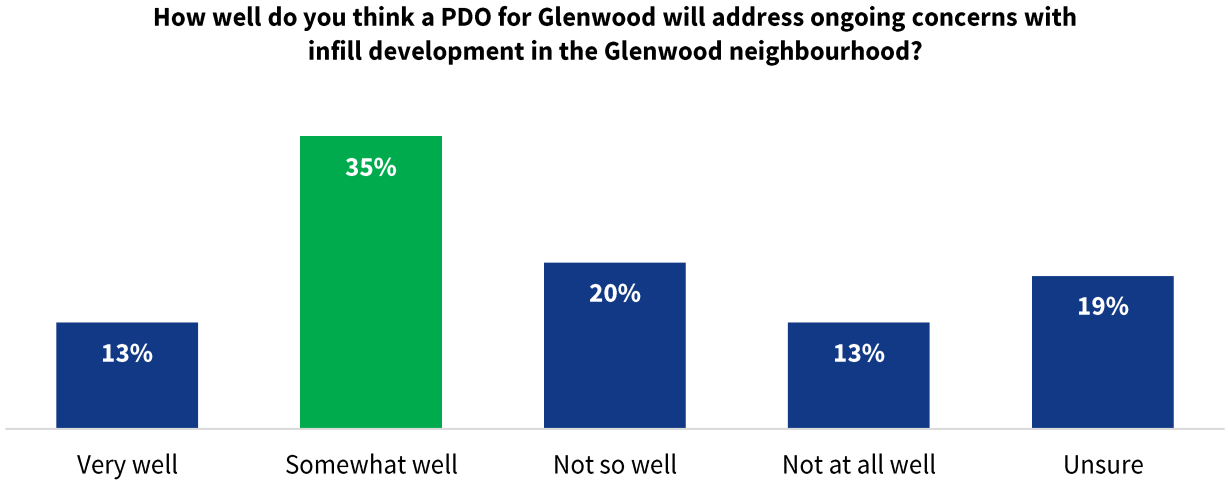



*Figure 3: Perspectives on a PDO for Glenwood (respondents that live in Glenwood)*



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As a follow-up question, participants were asked why they feel this way. Of those that do not feel a PDO will address ongoing concerns or are unsure, reasons include:

- Lack of enforcement
- Not convinced concerns will be addressed
- Many infill issues will remain unresolved such as parking, construction site issues, traffic and wastewater capacity

Of those that feel a PDO will address ongoing concerns, reasons include:

- Guidelines support the infill planning process
- Guidelines will ensure new infills fit with the community
- Guidelines are well balanced

> ***Old St. Vital has beautiful trees and green spaces and with the PDO I believe we will be able to accommodate the infill homes and protect mature trees and green spaces.***
> *Survey Respondent, March 8, 2022*

Additional comments from the survey and virtual open house regarding the use of a PDO to address concerns related to infill development in the Glenwood neighbourhood are outlined in Table 3 below.

**Table 3: PDO for Glenwood**

| What We Heard | How It Was Considered |
|---|---|
| The development of a PDO is supported and will improve the infill planning process. However, concerns related to enforcement of rules and variances/appeals by developers were noted. | Improved enforcement of approved plans is one of the priority actions of the broader Residential Infill Strategy. |
| Enforcement of the proposed PDO for Glenwood and the Resident Infill Guidelines is needed. | The proposed PDO for Glenwood would be enforced by virtue of being part of the City of Winnipeg Zoning By-law. Residential Infill Guidelines included in the PDO would need to be adhered to, and guidelines that do not appear in the PDO would be considered during the design review process required by the PDO. |
| The Residential Infill Guidelines and a proposed PDO for Glenwood should have been implemented earlier and do not address all infill-related issues. | A PDO has the ability to address some of the key issues related to residential infill development in the Glenwood Neighbourhood by strengthening elements of the Residential Infill Guidelines.<br><br>We acknowledge that the full range of residential infill-related issues experienced by residents of the Glenwood Neighbourhood cannot be addressed by a single planning tool, such as a PDO. If adopted by Council, a Glenwood PDO would help support and further implement the broader-reaching Residential Infill Strategy. |

*Table 3 cont'd*

| What We Heard | How It Was Considered |
|---|---|
| Design review is supported and will improve clarity and ensure that issues are mitigated. | Currently, design review may be required as part of the development application process. We are recommending that a PDO for Glenwood contain language that requires all residential infill development applications go through a formal design review process. |
| Design review not supported as it is too subjective. | Design review may be undertaken regardless of whether it is required by a PDO. However, we maintain that requiring design review as part of the application process, by including it in a PDO, will yield positive results. |
| There should be fewer restrictions on what is built and where, to encourage more infill development. | The Residential Infill Guidelines attempt to strike a balance between encouraging a diversity of housing types and creative building designs, while ensuring that new housing integrates well into the character of the neighbourhood where they are built. |
| The amount and pace of infill development is too high or not supported. | Landowners have a right to submit development applications for their property.<br><br>It was noted that the pace of residential infill applications in Glenwood had slowed down considerably since the Residential Infill Guidelines were adopted by Council June 24, 2021. This could be due to a number of factors including the ability to more easily develop residential infill development in other neighbourhoods. |
| If approved, a PDO for Glenwood should be formally reviewed on regular intervals with a commitment of community participation in the process. | This will be taken into consideration for the PDO. |

## Next Steps

With input from the Glenwood community, the Public Service will develop a PDO for Glenwood. Draft recommendations to address ongoing infill issues related to character of houses, privacy, sunlight, landscaping, and trees will be presented to Council in summer 2022 for approval.

## Appendices

Appendix A – Virtual Open House Presentation
Appendix B – Virtual Open House Q & A Responses
Appendix C – Stakeholder Meeting Notes
Appendix D – Promotional Material
Appendix E – Survey Results



**To learn more about the Glenwood Neighbourhood Infill Planning project, please visit winnipeg.ca/glenwoodinfill**

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# Appendix A – Virtual Open House Presentation

# Glenwood Neighbourhood Infill Planning

**Community Open House**

**March 14, 2022**

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# Welcome

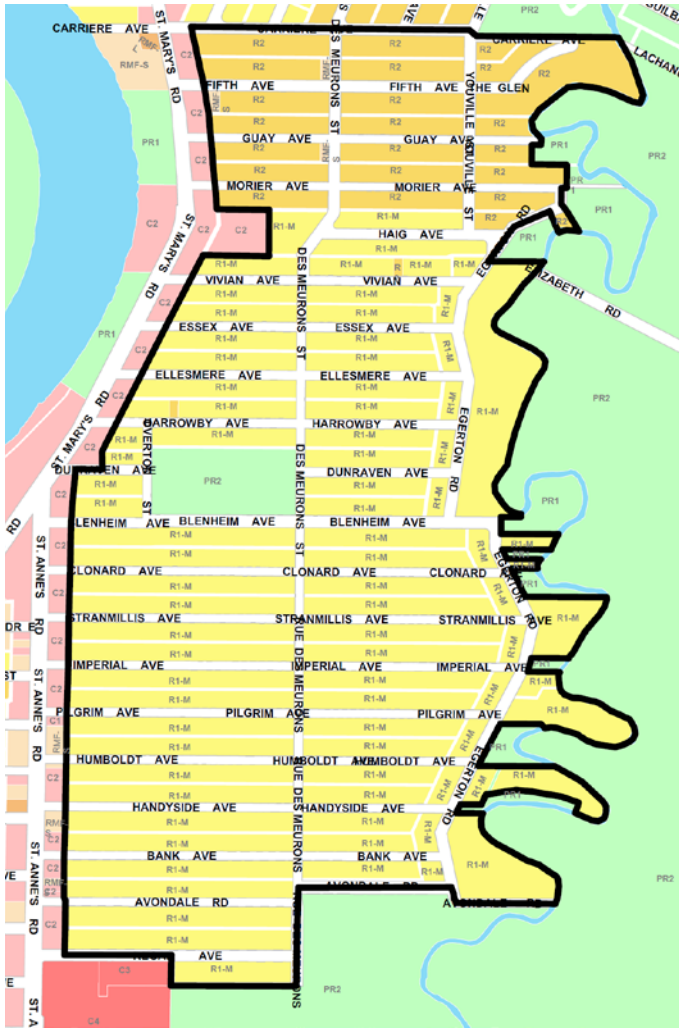
## Why we are here this evening…

- Background
- Overview of the Residential Infill Guidelines
- Infill-related issues in Glenwood
- Proposed Planned Development Overlay (PDO) for Glenwood
- Next steps and opportunities for input

# Background

- Significant infill housing in Glenwood over the past 10 years
- Infill has contributed to many issues for the community
- December 5, 2016 - Council direction to prepare a residential infill strategy including planning and design guidelines
- June 24, 2021 - Council approves the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Residential Infill Guidelines)
  - Council direction to complete a secondary plan for the Glenwood neighbourhood
  - Later determined that a Planned Development Overlay (PDO) would be more effective to address infill-related issues identified as part of this project

# Glenwood Neighbourhood

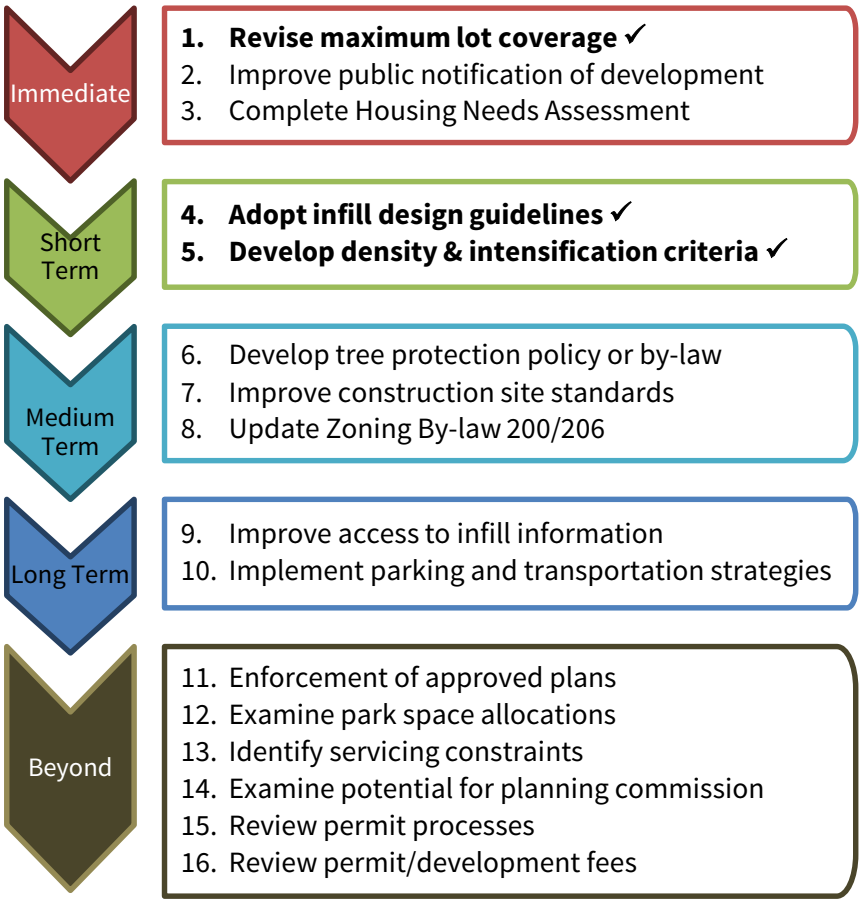



Project zoning map:

- The residential 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
- The area is zoned R2 (Residential Two-Family) and R1-M (Residential Single-Family)

# Residential Infill Strategy

## Priority Actions




- The Residential Infill Strategy outlines 16 priority actions
- These action items address a wide range of infill-related issues
- Three of the action items are fulfilled in the **Residential Infill Guidelines**

# Residential Infill Guidelines

## From Infill Strategy to Infill Guidelines

**Immediate**

1. **Revise maximum lot coverage**
2. Improve public notification of development
3. Complete Housing Needs Assessment

**Short Term**

4. **Adopt infill design guidelines**
5. **Develop density & intensification criteria**

**Medium Term**

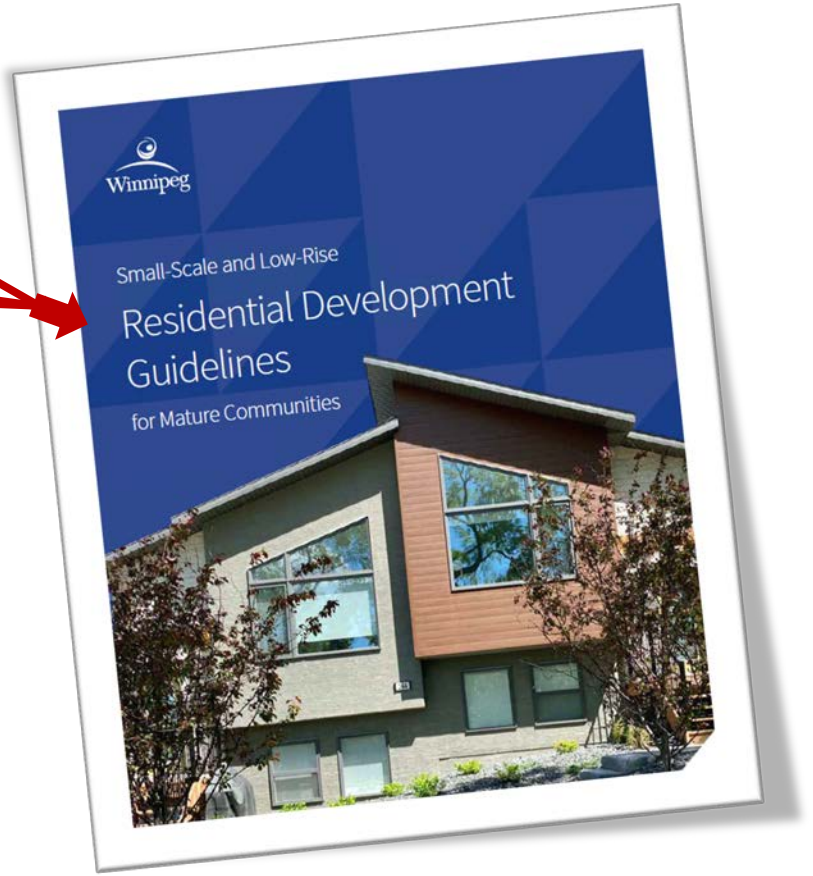
6. Develop tree protection policy or by-law
7. Improve construction site standards
8. Update Zoning By-law 200/206

**Long Term**

9. Improve access to infill information
10. Implement parking and transportation strategies

**Beyond**

11. Enforcement of approved plans
12. Examine park space allocations
13. Identify servicing constraints
14. Examine potential for planning commission
15. Review permit processes
16. Review permit/development fees



# Residential Infill Guidelines

## What's included in the guidelines?

- Maximum lot coverage to help ensure that new buildings are in scale with an existing neighbourhood context
- Building height limits, setback distances, main floor height to ensure the scale of new buildings fit their context
- Landscaping and tree planting guidelines for all building types
- Building design and architectural features guidelines for new residential buildings
- Preferred location criteria for all building types
- Allowing narrow lot housing options while ensuring that the size and massing of the building is compatible with the character of the street

**For more information, review the Guidelines.**

# Residential Infill Guidelines

## How are the guidelines used?

- City employees use the guidelines to provide design advice and review development proposals associated with **conditional use, variance and rezoning applications***
- Developers use the guidelines to help guide how they design buildings
- Zoning By-law will be updated to incorporate relevant elements of the guidelines into regulations

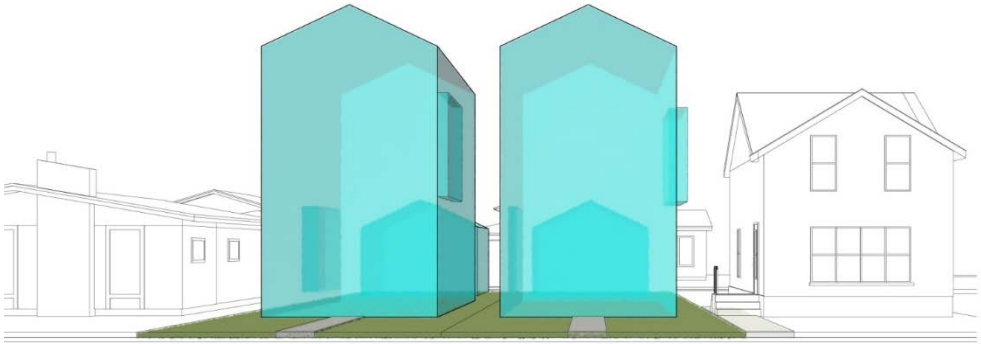


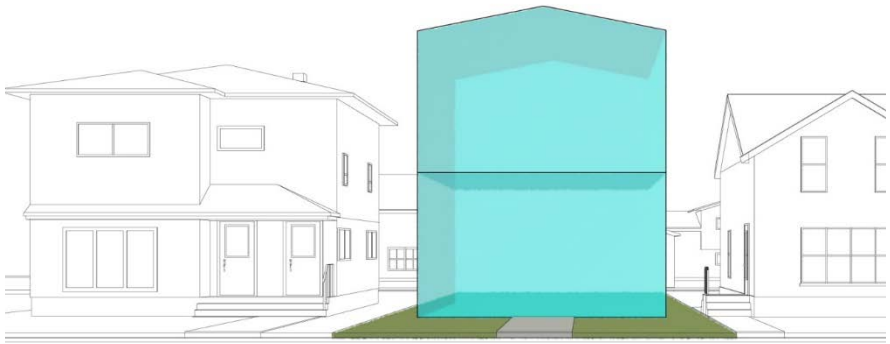
*** No new houses have been built in Glenwood since the Residential Infill Guidelines were approved by Council.**

# Residential Infill Guidelines

## How the guidelines apply to single family dwellings:

- Building height maximums reduced to reflect context of the street
- Smaller area of the lot is covered by the building
- Introduction of landscaping requirements
- Introduction of building design criteria
- Changes to building setbacks (front, side and rear yards) to reflect context of the street





# What We Heard

## Issues related to infill development in the Glenwood neighbourhood

- Privacy
- Sunlight
- Character
  - Design Aesthetics
  - Size
  - Setbacks
- Landscaping & Trees

Goal of this project:
Develop a PDO to address infill-related issues

- Pace of development
- Park space
- Tree protection
- Construction site practices
- Traffic congestion
- Parking
- Waste Water capacity
- Combined Sewer
- Drainage

# Infill-related Issues in Glenwood

## Residential Infill Strategy Priority Actions

**Immediate**

1. Revise maximum lot coverage ✓
2. Improve public notification of development
3. Complete Housing Needs Assessment

**Short Term**

4. Adopt infill design guidelines ✓
5. Develop density & intensification criteria ✓

**Medium Term**

6. **Develop tree protection policy or by-law**
7. **Improve construction site standards**
8. Update Zoning By-law 200/206

**Long Term**

9. Improve access to infill information
10. **Implement parking and transportation strategies**

**Beyond**

11. Enforcement of approved plans
12. **Examine park space allocations**
13. **Identify servicing constraints**
14. Examine potential for planning commission
15. Review permit processes
16. Review permit/development fees

These issues will be addressed through the Residential Infill Strategy. **They are not part of this project**:

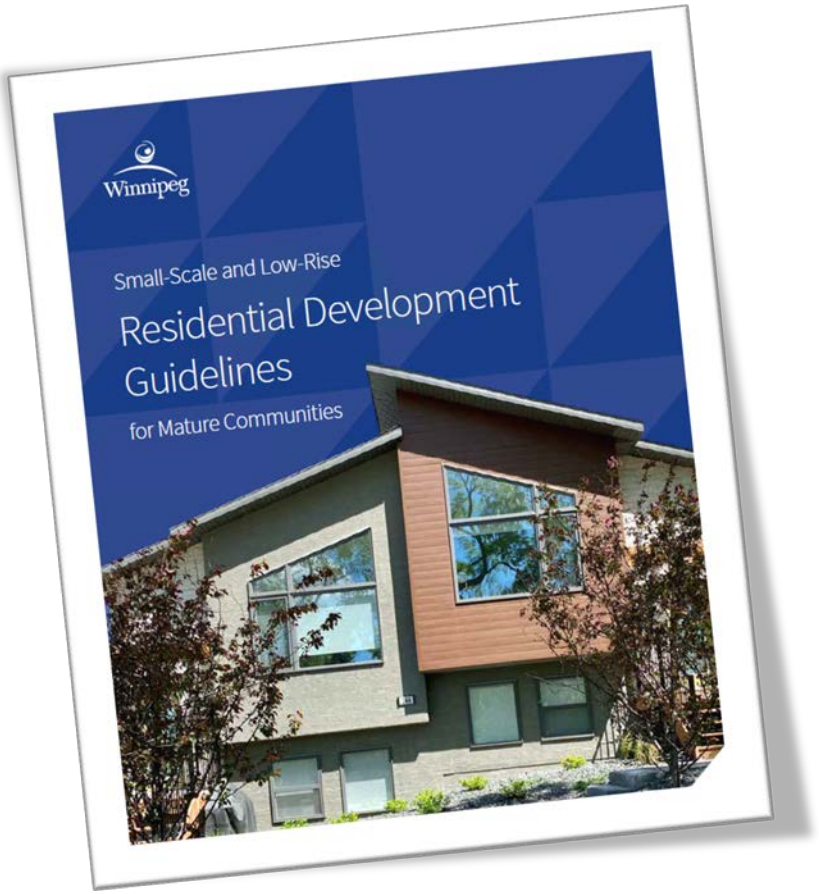
- Tree protection
- Construction site practices
- Traffic congestion
  Parking
- Park space
- Waste Water capacity
  Combined sewer
  Drainage

# Infill-related Issues in Glenwood

**These issues are part of this project:**

- Privacy
- Sunlight
- Character
- Landscaping & Trees

They are supported through the Residential Infill Guidelines and will be reinforced in a PDO for Glenwood.



# Planned Development Overlay (PDO)

## PDO for Glenwood

- The City is developing a PDO to address ongoing concerns with residential infill in the Glenwood neighbourhood identified as part of this project.

- The proposed PDO for Glenwood will:
  - reinforce parts of the **Residential Infill Guidelines** by putting them into zoning regulations; and
  - **require design review approval** as part of the development application process.

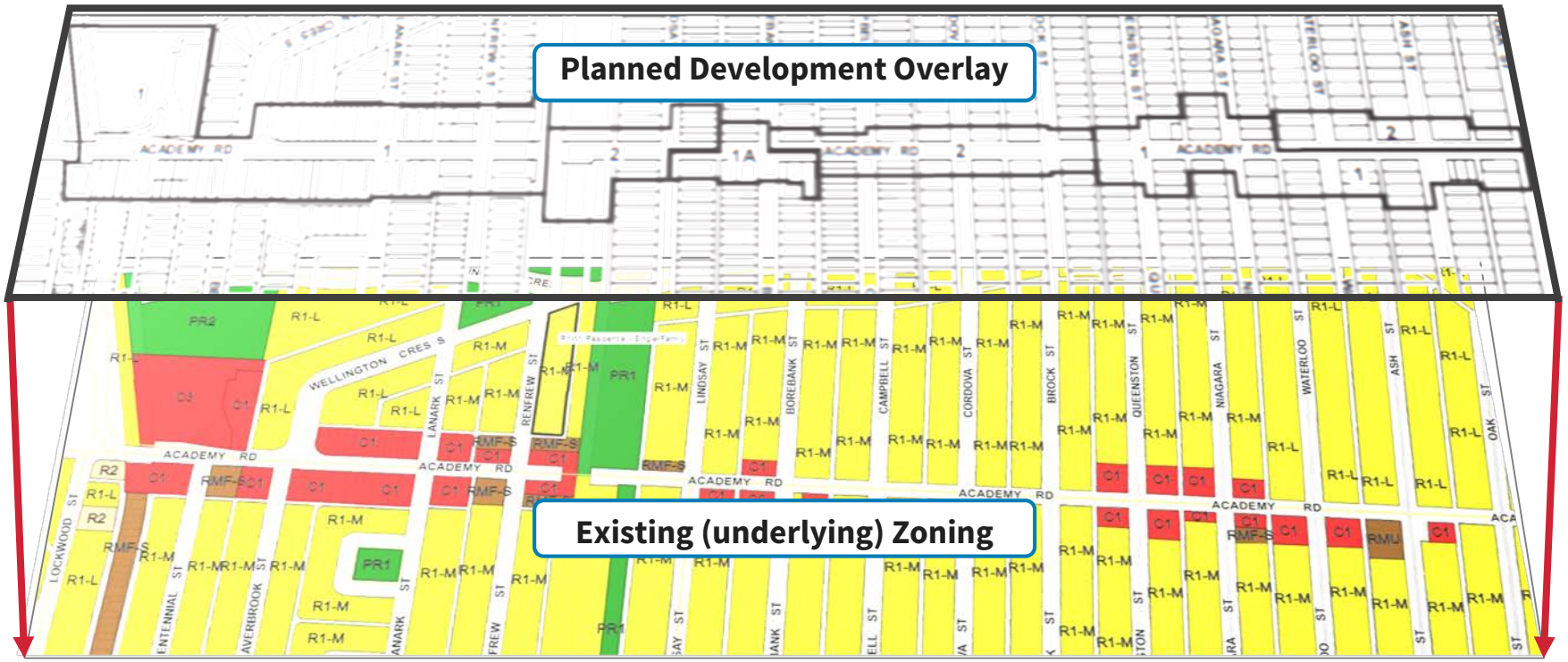
# Planned Development Overlay (PDO)

## What is a PDO?

- **Planning tool** that modifies land uses and/or development standards in a specifically defined area
- Creates an ‘overlay’ on the existing zoning map that modifies existing rules found in the underlying zoning districts
- Provides measurable parameters that **must be adhered to**

# Planned Development Overlay (PDO)

**Creates an ‘overlay’ on the existing zoning map that modifies existing rules found in the underlying zoning district**

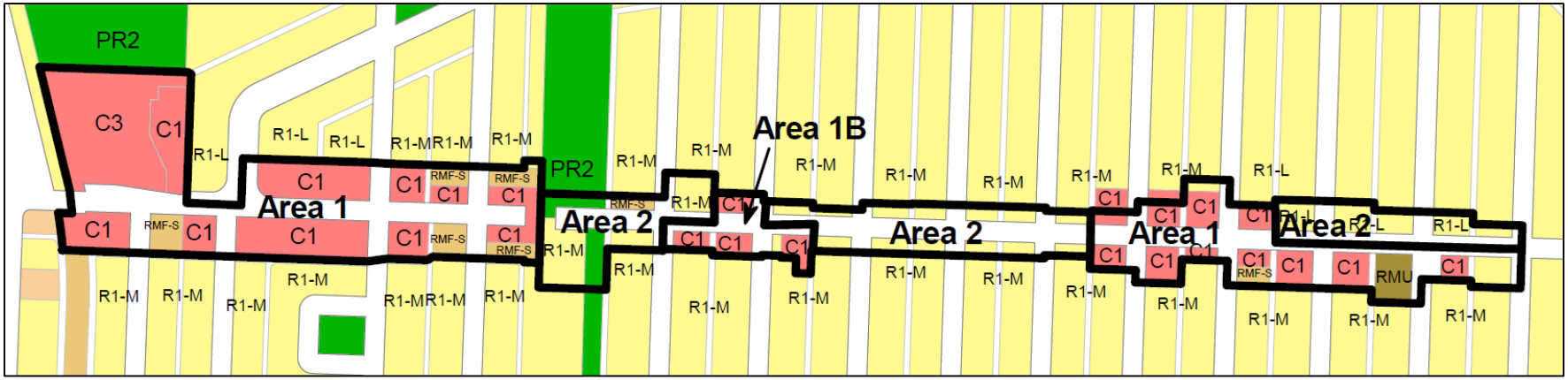


# Planned Development Overlay (PDO)

## Modifies existing rules found in the underlying zoning districts

Example: PDO-1 Academy Road

- Area 1 - Intent is to respect and reinforce the character of the Academy Shops and Services area as a vibrant, intimate, eclectic street
- As per the PDO, some uses are not permitted in Area 1 that may otherwise be allowed in a commercial zoning district such as cheque-cashing facilities, pawnshops, drive-ins
- The PDO achieves the intent by modifying the existing rules in the underlying zoning district




Academy Road Principal Overlay Map

# Design Review

- Evaluates the site-layout and design of proposed:
  - Buildings
  - Landscaping
- When required, must be approved before development occurs:
  - **Current:** Design review **may be required** as a condition of approval for a development application (e.g. variance)
  - **Proposed:** Design review approval **will be required** before a permit is issued as per the PDO
- In mature neighbourhoods such as Glenwood, proposals for residential infill are evaluated against the Residential Infill Guidelines

**For more information, review the Design Review Application Form.**

# Design Review

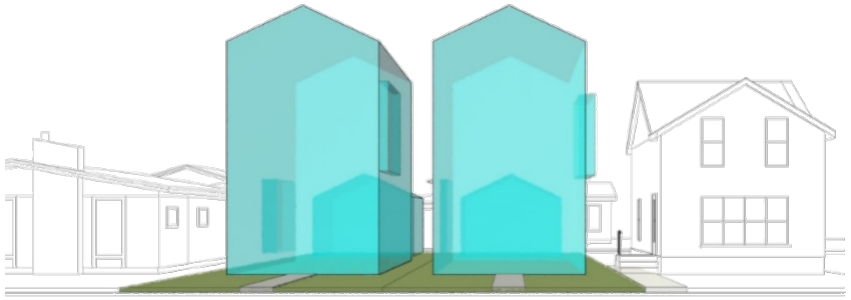
**Example:**

- A property owner has a 50-foot lot with two underlying 25-foot lots that they want to split for development. They apply for a variance.
- PDO for Glenwood would mean:
  - Their proposal would need to conform with Residential Infill Guidelines enforced as part of the Zoning By-law:
    - Building height
    - Front yard
    - Side yards
    - Rear yard
    - Maximum lot coverage
    - Some building design
    - Entrance heights
    - Tree planting requirements
  - Design Review approval **will be required** before a permit is issued.

# Design Review

**Example:**

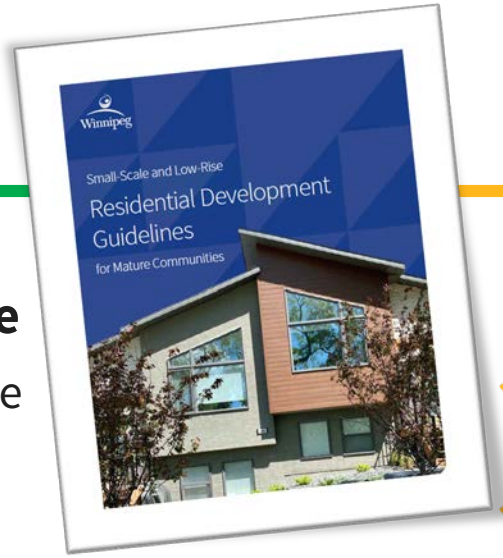
- During the Design Review process, building and landscaping design will be reviewed against the Residential Infill Guidelines, including:
  - Building design
  - Roof style
  - Building materials
  - Window placement
  - Compatibility with neighbours
  - Landscaping quality
  - Tree protection
  - New tree type
  - Ground cover
  - Utility placement



# Residential Infill Guidelines

**Reinforce the Guidelines by putting them into zoning regulations specific to Glenwood**

**PDO**




**Design Review**

## Measurable / Quantitative

- ✓ 30% maximum lot coverage
- ✓ New trees must have a minimum caliper of 1 ¾ inches
- ✓ Façade shall include at least two types of exterior cladding
- ✓ Identical/mirrored front elevations shall not be located on abutting lots

## Aesthetic / Qualitative

- ✓ Encourage a variety of native tree and shrub species
- ✓ Development should consider impact of shadows on nearby properties
- ✓ Balconies should be designed to avoid privacy issues

# Infill-related Issues in Glenwood



**Privacy**

- Entrances
- Windows
- Balconies
- Fencing



**Character**

- Facade materials and architectural features
- Variety with adjacent houses
- Compatibility with adjacent houses and the neighbourhood



**Sunlight**

- Building height
- Building footpoint
- Detached garages
- Separation distances



**Landscaping & Trees**

- Loss of green space
- Requirement for new trees
- Protection for existing trees



**For detailed information, review the Glenwood Infill Backgrounder.**

# Privacy

## Issue: Lack of privacy

**Key changes to mitigate privacy concerns:**

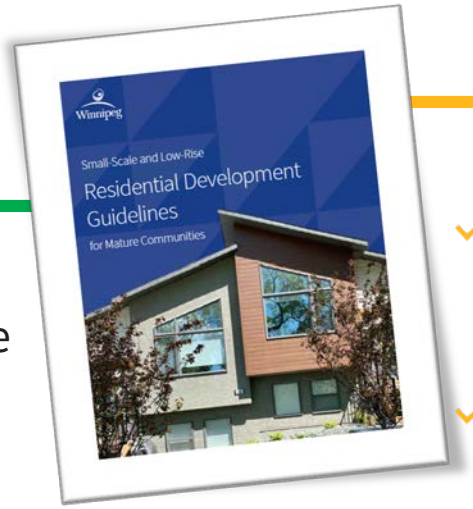
- Main entrances must face the street
- Front and side entrance height limits
- Windows should be offset and designed to mitigate privacy concerns
- Balconies and fencing should be designed to avoid privacy issues

# Privacy

## Entrances

**PDO**

- Main entrance must face the street
- Front and rear entrances limited to height of 4 ft.
- Side entrances limited to height of 2 ft.




**Design Review**

- Design of entrances should respect privacy of abutting lots
- Corner lot secondary entrances should face flanking street

**Current Zoning By-law**:

- Main entrance does not have to face the street
- No entrance height limits



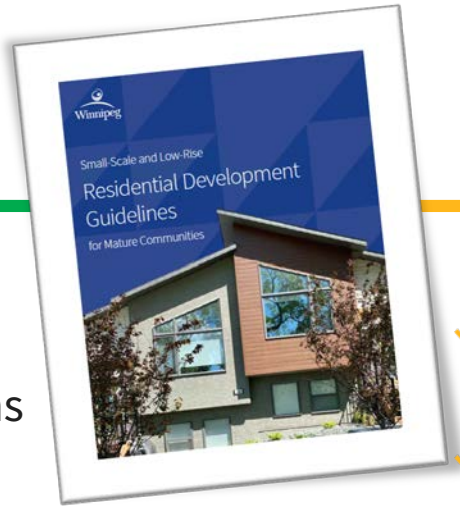


# Privacy

## Windows

**PDO**

- 30% maximum lot coverage
- Building footprint limitations



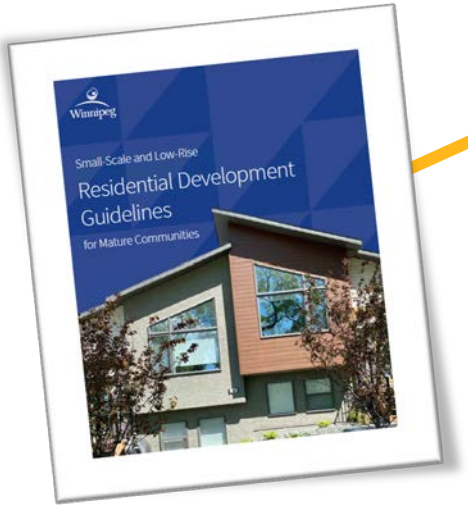

**Design Review**

- Windows should be offset to those of the existing lot
- Windows should be designed to mitigate privacy concerns of abutting houses (e.g. frosting, raised windows)



# Privacy

## Balconies



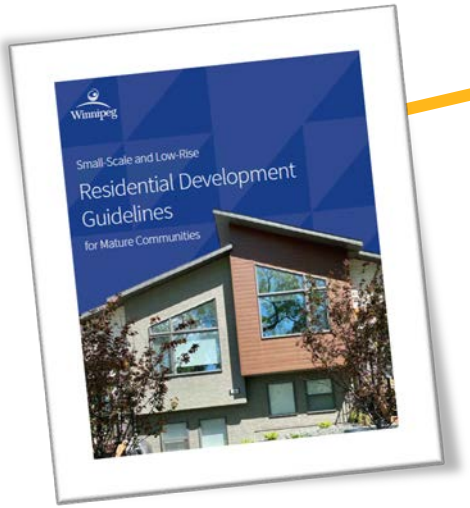

**Design Review**

- Balconies should be designed to avoid privacy issues
- Design features should obscure view of abutting properties



# Privacy

## Fencing




**Design Review**

- Fencing, screening, and landscaping, should be used to mitigate privacy issues of abutting properties
- Opaque fencing should be placed on side property lines where new development abuts existing buildings



# Sunlight

## Issue: Lack of sunlight

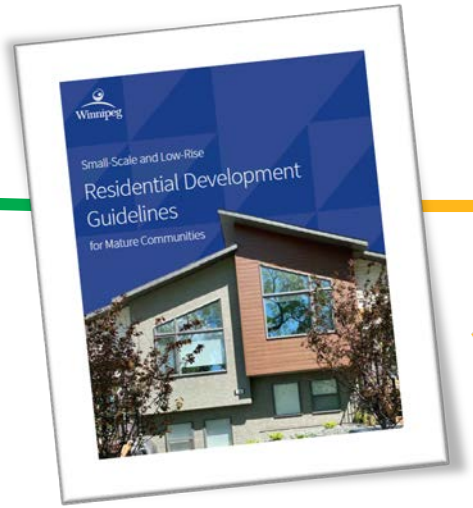
**Key changes to improve access to sunlight:**

- Building height maximums reduced to reflect context of the street
- Smaller area of the lot is covered by the building
- Smaller detached garages with greater separation from the principal dwelling
- Greater separation between houses

# Sunlight

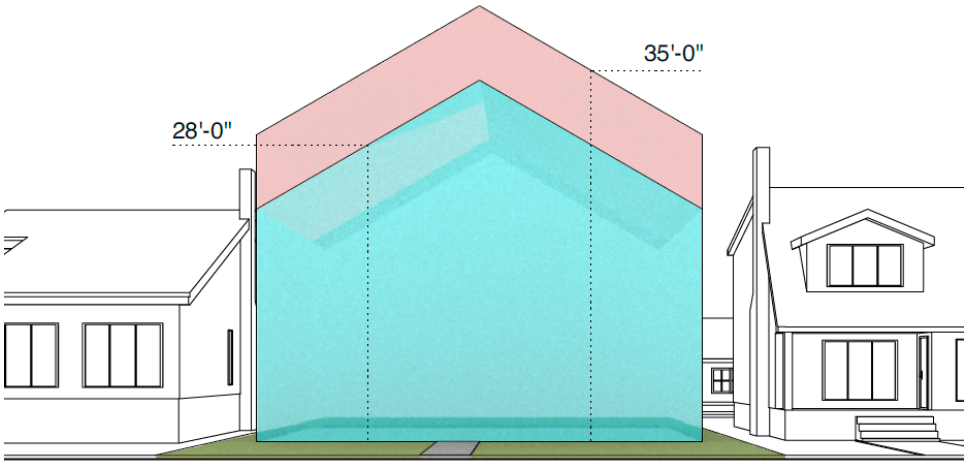
**PDO**

- ✓ Building height limitations
- ✓ Building footprint limitations



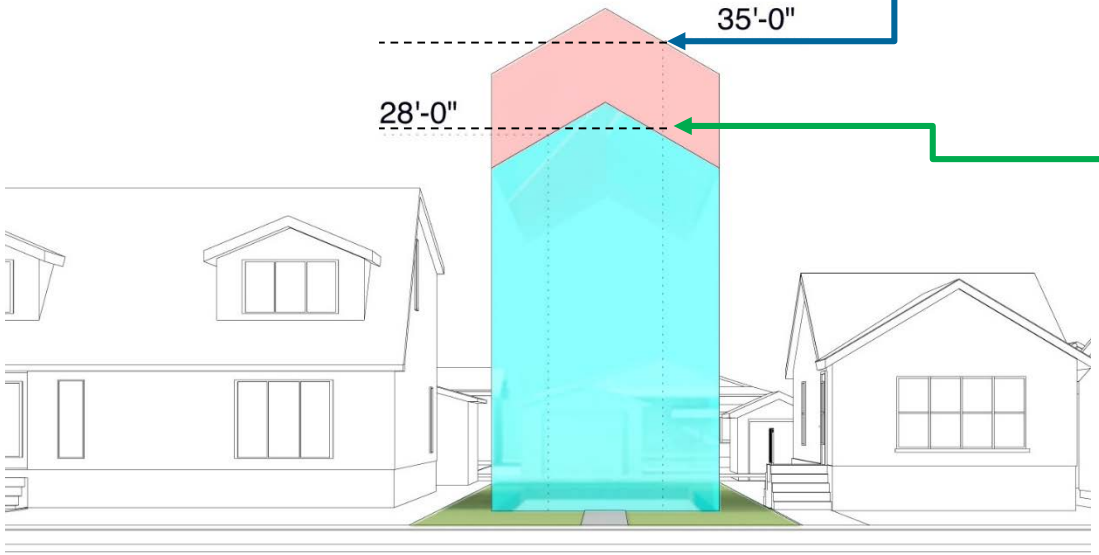

**Design Review**

- ✓ Development should consider impact of shadows on nearby lots
- ✓ Roof style should reduce negative impact on adjacent properties



# Sunlight

- Building height
  - Measured to midpoint of roof slope




**Current Zoning By-law**:
35 ft. maximum height (Red)

**PDO**

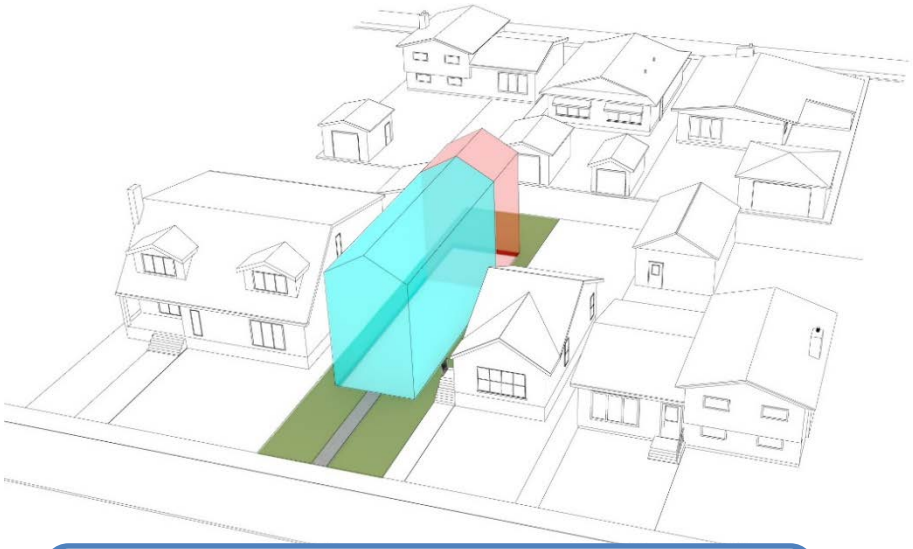
✓ 28 ft. maximum height or average height of adjacent dwelling plus 5 ft. to a maximum of 35 ft. (Blue)

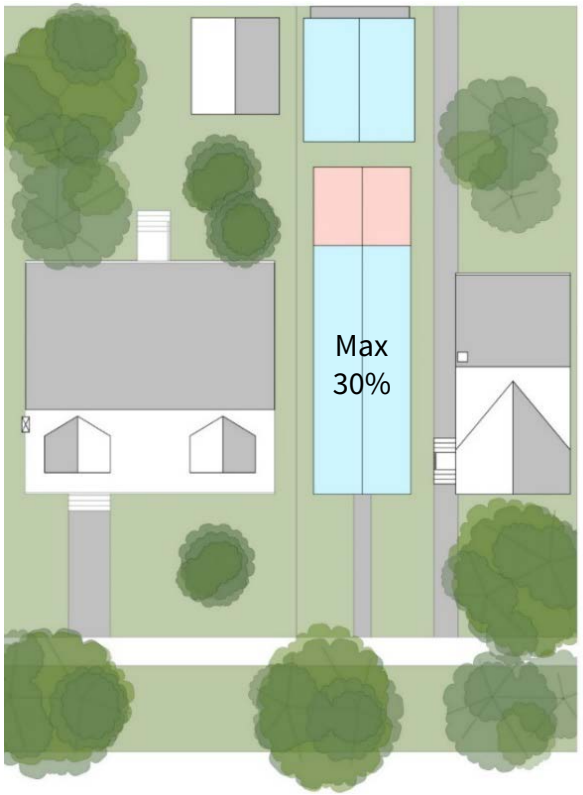
# Sunlight

- Principal building footprint

**PDO**

✓ 30% maximum lot coverage (Blue)





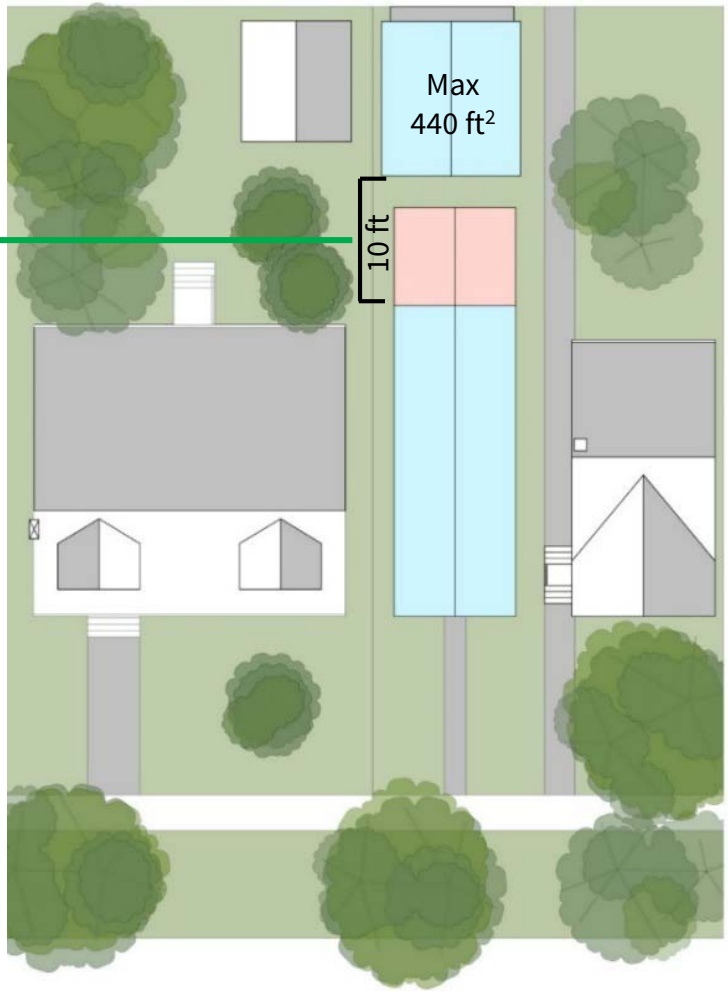

**Current Zoning By-law:**
45% maximum lot coverage (Red)

# Sunlight

- Detached garage (25 ft. lots)

**PDO**

- ✓ Maximum of 440 ft²
- ✓ Separation between principal dwelling and detached garage:
  - 10 ft. min. (lots 100 ft. deep or more)
  - 5 ft. min. (lots less than 100 ft. deep)




**Current Zoning By-law**:
- 12.5% to a maximum of 880 ft²
- Separation between principal dwelling and detached garage: 3 ft. minimum

# Sunlight

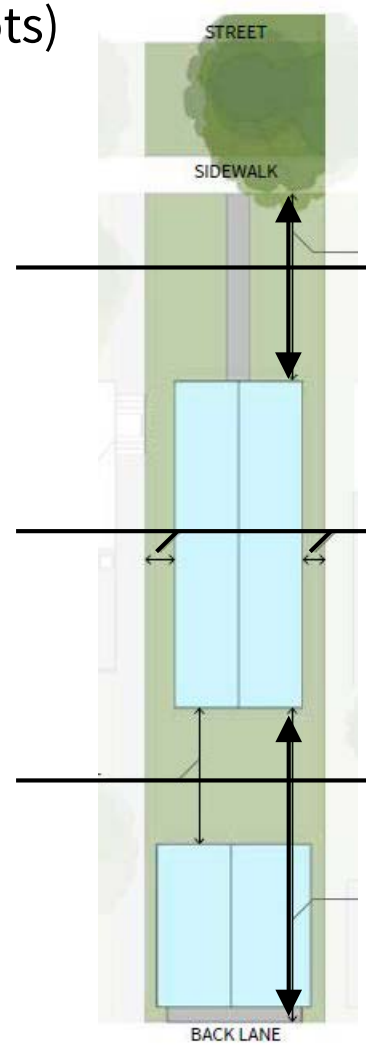
- Separation distances (25 ft. lots)

**PDO**

✓ **Front Yard Setback**
Average of existing front yards on block plus or minus 5 ft.
*In no case less than 10ft.*

✓ **Side Yard Setback**
4 ft. on one side and 3 ft. on the other for lots less than 30 ft.

✓ **Rear Yard Setback**
36% of site depth or average of abutting properties less 10 ft.
*In no case less than 25 ft.*




**Current Zoning By-law:**

**Front Yard Setback**
15 ft. or block average

**Side Yard Setback**
3 ft.

**Rear Yard Setback**
25 ft.

# Character

## Issue: New housing does not fit with the character of the community

**Key changes to encourage a better fit within the established character of the community:**

- Introduction of building design criteria such as façade materials and architectural features
- Ensure there is variety among adjacent houses
- Changes to building setbacks to reflect context of the street (front, side and rear yards)
- Limits on ‘projections’
- Ensure overall compatibility with the adjacent houses and the neighbourhood

# Character

## Façade materials and architectural features

**PDO**

- Must include at least two prominent façade materials
- Prominent building material must be used for at least 20% of front façade



**Design Review**

- Should include at least two significant architectural features
- Front façade must have an area projecting or recessed
- At least 20% of façade must be windows

# Character

## Variety with adjacent houses

**PDO**

- ✓ Must not be identical to (or mirror) houses on abutting lots
- ✓ At least two the following elements must differ from the abutting lot:
  - Roofline
  - Façade materials
  - Entrance features
  - Window placement
  - Door placement

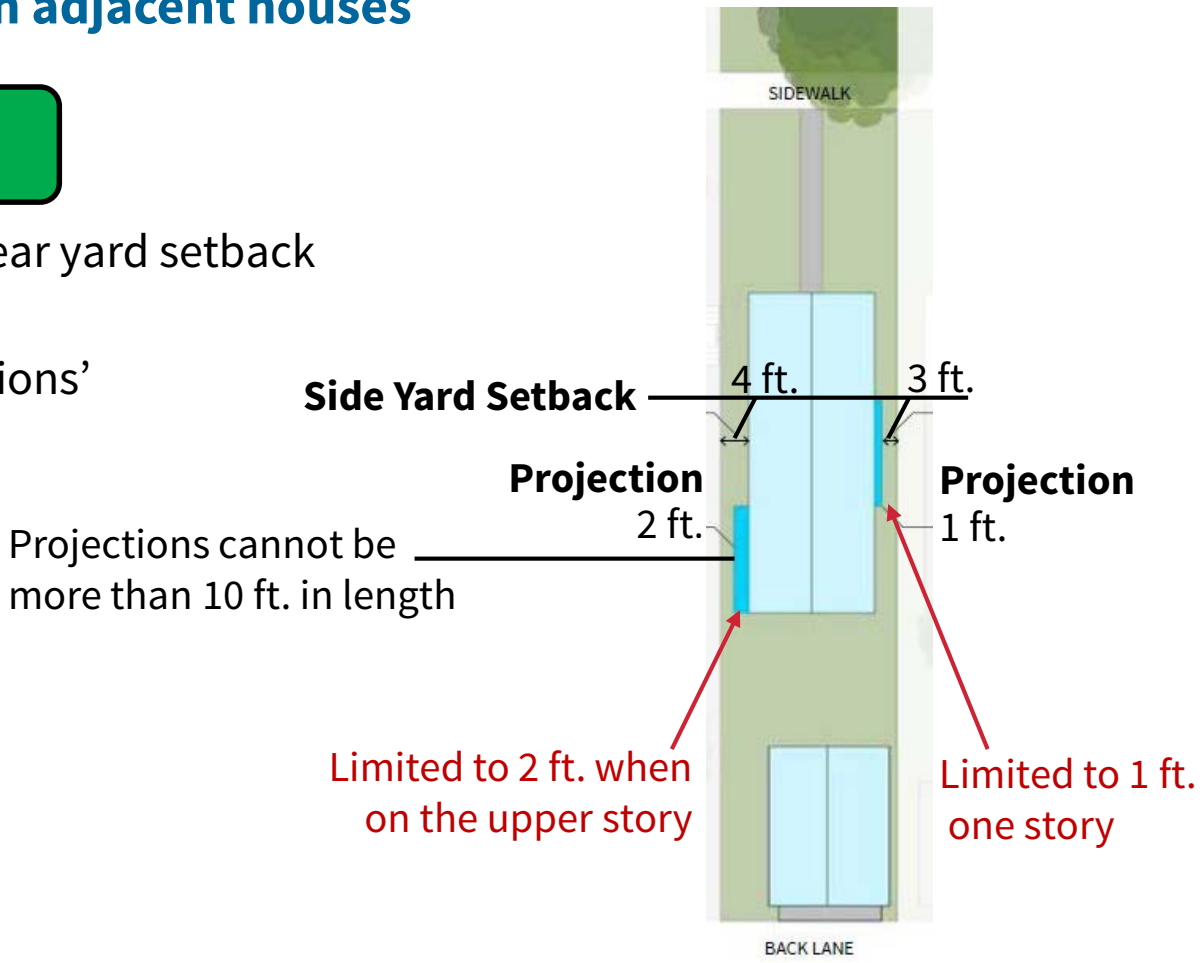


# Character

## Compatibility with adjacent houses

**PDO**

- ✓ Front, side, and rear yard setback minimums
- ✓ Limits on ‘projections’



# Character

## Compatibility with the neighbourhood

**Design Review**

- Incorporate architectural elements from the neighbourhood:
  - Porches
  - Materials
  - Roof lines
  - Chimney details
  - Window placements
  - Floor heights
- Rooflines and main floor entrances should be similar to others on the block
- Design shall add to the interest of the block by including significant details or architectural merit



# Character

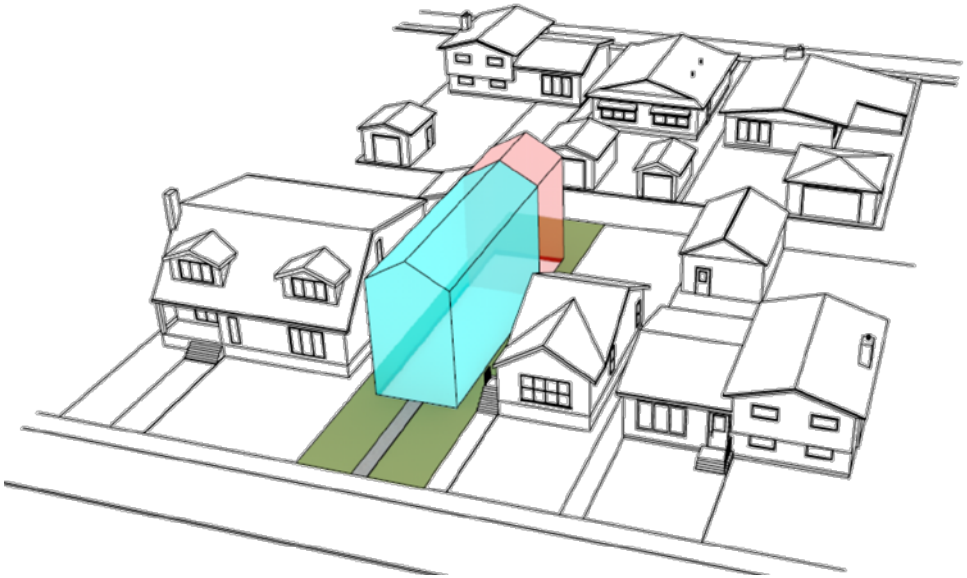
## Compatibility with the neighbourhood

**PDO**

- **Height**
  28 ft. maximum height or average height of adjacent dwelling plus 5 ft. to a maximum of 35 ft.

- **Front Yard Setback**
  Average of existing front yards on block plus or minus 5 ft.
  *In no case less than 10 ft.*

- **Rear Yard Setback**
  36% of site depth or average of abutting properties less 10 ft.
  *In no case less than 25 ft.*



# Landscaping & Trees

**Issue: Not enough soft landscaping, damage/loss to existing trees, planting of new trees**

**Key changes to ensure green space on a property, mature trees are preserved and new trees are planted:**

- Introduction of landscaping requirements
- Requirement for new trees and shrubs
- Incentive for preserving mature trees
- Arborist report that describes how trees will be protected/preserved

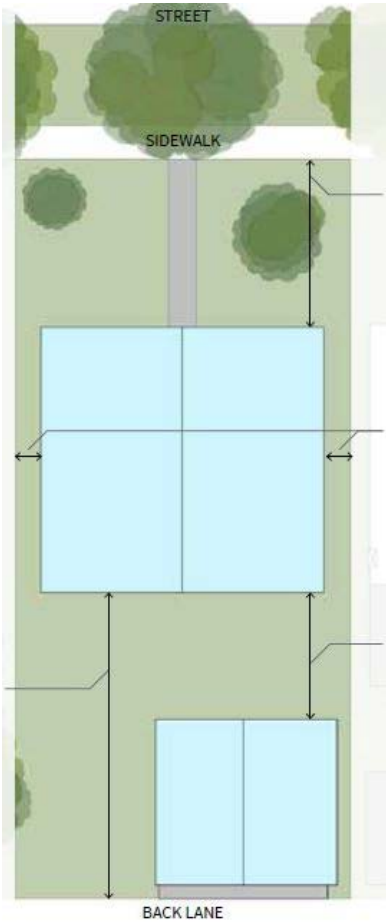
**Note:** The Winnipeg Urban Forestry Strategy is currently being developed and will provide a 20-year vision help protect, preserve, and grow Winnipeg's tree canopy.

# Landscaping & Trees

## Loss of green space

**PDO**

- ✓ 30% maximum lot coverage for principal dwelling
- ✓ 30% of lot area shall be soft landscaping



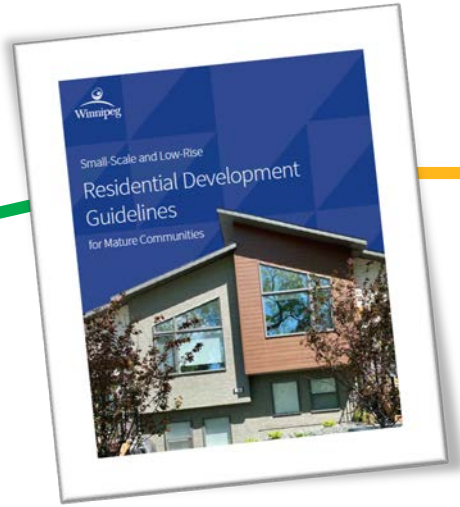

- ✓ Front yard must be at least 10 ft.
- ✓ Minimum 4 ft. side-yards to existing houses
- ✓ Separation distances between detached accessory structure and principal building

# Landscaping & Trees

## Landscaping

**PDO**

- Minimum 30% of lot area shall be soft landscaping
- 30% maximum lot coverage for principal building
- Front yards must be at least 10 ft.




**Design Review**

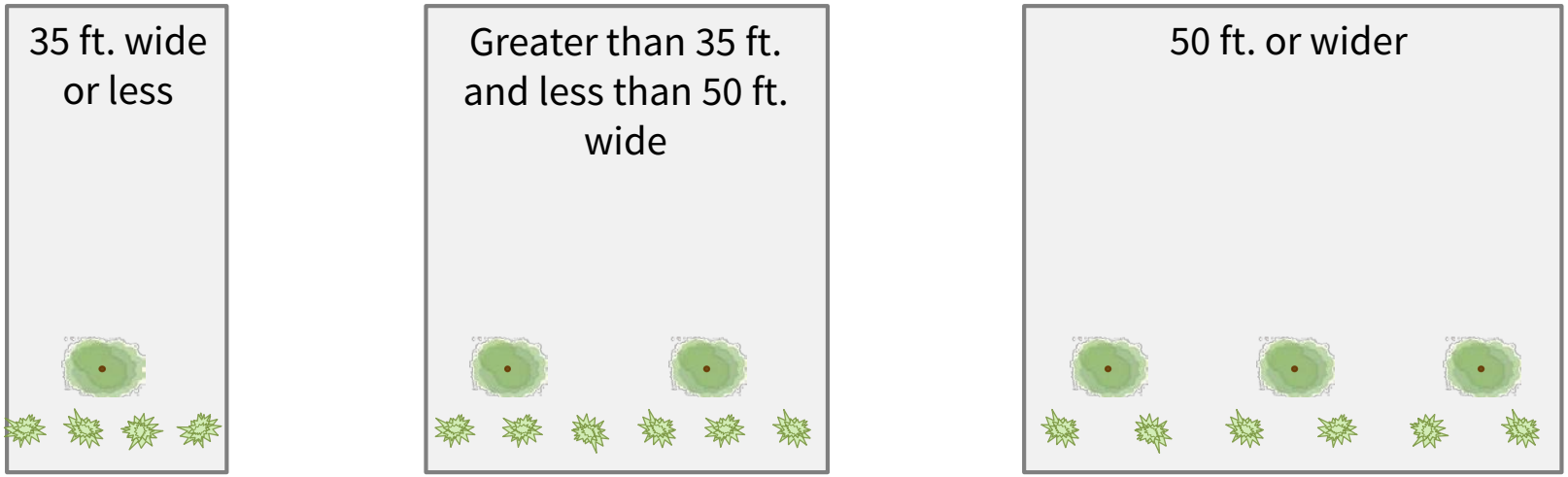
- Reflect and enhance the quality of existing streetscape/landscape
- Yards visible from roadway shall be sodded
- Sodding may be substituted with other approved ground cover provided tree growth is not impacted
- Required landscaping in place within 12 months of occupancy

# Landscaping & Trees

## Requirement for new trees

**PDO**

- **Lots 35 ft. or less:** one medium or large tree and four shrubs
- **Lots wider than 35 ft. and less than 50 ft.:** one medium or large tree, one small tree, and six shrubs
- **Lots 50 ft. or wider:** two large trees, one small tree and six shrubs

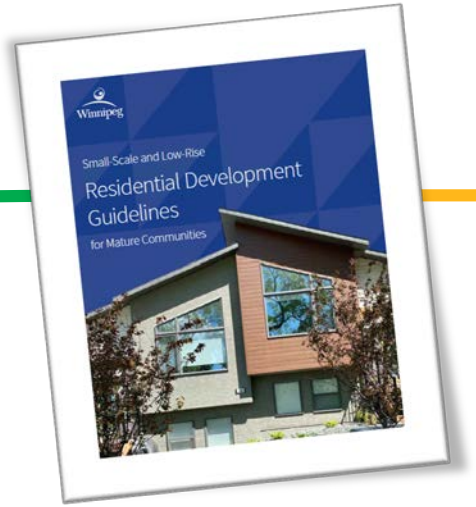


# Landscaping & Trees

## Requirement for new trees

**PDO**

- ✓ Requirement to provide trees and shrubs may be satisfied through preserving existing trees
- ✓ Existing tree satisfies all requirements when 18 in. caliper (deciduous) or 33 ft. tall (coniferous)




**Design Review**

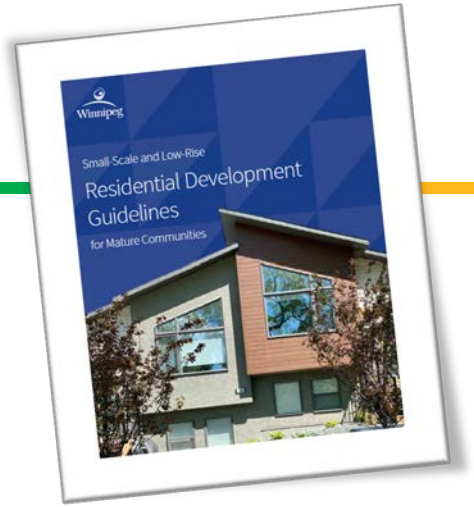
- ✓ Tree type should consider room for root system and crown to develop
- ✓ Encourage a variety (diversity) of native species
- ✓ Trees shall be min. 3.28 ft. from property line

# Landscaping & Trees

## Protection for existing trees

**PDO**

- Incentive for preserving mature trees
- Arborist report should be provided which describes how trees will be protected/preserved




**Design Review**

- Boulevard trees should not be removed
- Protect mature trees on adjacent lots
- Tree protection should be condition of a building permit

# Next Steps

- Summarize your feedback in a Public Engagement Summary
- Develop recommendations for Council consideration
- Report to City Council in spring of 2022

# Glenwood Neighbourhood Infill Planning

## Thank you!

**Visit the project webpage and take the survey.**

**winnipeg.ca/glenwoodinfill**
**PPD-Glenwood-Project@winnipeg.ca**
**204-986-4243**

Winnipeg

# Appendix B – Virtual Open House Q & A Responses

# Glenwood Neighbourhood Infill Planning

*Virtual Open House Q&A Report*

March 14, 2022

| | | | |
|---|---|---|---|
| **Location:** | Virtual Meeting | **Date:** | March 14, 2022 |
| **Attendees:** | 44 | **Time:** | 7 p.m. – 8:30 p.m. |

The following is a summary of questions received from participants during the March 14 virtual open house, followed by project team responses. Please note that questions are presented as they were written or asked verbally in case of any errors or omissions.

**Q1:** For the height restrictions of the homes, the proposal is for 28 feet from 35 feet, or if the home is already at 28 feet or higher to allow the home size pus five feet, if I remember correctly, from the conversation. Now if you're taking in the house heights for the infill that have already been built, will those be taken into consideration? Because then there's an issue that can happen, where home after home keeps on being built at the 35 foot height, even though the height restriction is 28 feet.

**Q1 Answer:** Yes, for building height restrictions, it would include existing infill housing. The idea is to be in context with the neighbouring houses. Interestingly enough, most of the infills that have been built usually come in at around the 28 to 25 foot mark. It is somewhat rare for the homes to actually be built at that extreme of 35 feet.

**Q2:** My question is related to façade. You've had a bunch of infills that are “block homes” with the flat roofs that have been put in and are deterring from the neighbourhood look. When taking into consideration the look of the neighbourhood, will you be looking at the older homes that capture the look of the neighbourhood or the “block homes”?

**Q2 Answer**: I think it's important to note that the new infill homes form part of the existing context of the neighbourhood. We're not going to be discounting certain homes from the neighbourhood and how we assess design.

Most of the metrics in the guidelines are things that we're asking the builders to do such as two architectural features on the front of the façade of the home. We're not requiring them to match what's on that street when selecting the two prominent materials. We're not requiring that those materials be what is present on the street. We're giving people the ability to be creative in expressing the design of their homes, much like what we see in most of our neighbourhoods. What we're trying to do for homes that face the street, is impose a certain standard in terms of architectural requirements for the home.

**Q3:** Who will review and approve the PDO and other design requirements?

**Q3 Answer:** First, let's talk about design review. When a developer or someone who is wanting to develop a site comes in with a proposal, the neighbourhood planner will talk with them about the Residential Infill Guidelines and let them know the rules.

Before applications are submitted by an applicant, it's already undergone at least a discussion with the neighbourhood planner. Then, after the application is made, it is again reviewed against the design requirements. In

addition, anything that's in the PDO, which would also be part of the Zoning By-law at this point, would have to be adhered to. For instance, the 30% lot coverage would have to be adhered to. It would be a rule just as any other rule in the Zoning By-law. Next, as a requirement, there would be a design review application. Essentially, the design review is done informally before the application is made, and then formally after. Approval of the design review must be must be granted before the design is approved. That's all done by planning staff.

**Q3:** In the Glenwood neighbourhood there have been 120 or more, 50 foot lots that have been divided into 25 foot lots based on the underlying parish lines and as stated, this is not something that the can be altered by the Guidelines for this area. It is required that if people wish to build homes in an R1 area on a 25 by 100 lot, that they have to get a variance to reduce the permitted area to 2500 square feet from 3500 square feet. And these variances have been regularly proposed and approved by the Planning department for the last many, many years and the Glenwood Neighbourhood Association has appealed essentially all of them.

That has resulted in the construction of two homes on two adjacent 25 by 100 foot lots in most cases. We have suggested, especially in the past couple of years, that it would be a more appropriate use of the property, still allowing densification, to build a single duplex building on a 50 foot lot. Getting rid of the six feet between the buildings that is really wasted space and create 1600 square feet of outside wall that's terribly energy inefficient. Push the buildings together add that space to the outside, so now we would have five or six foot setbacks from the neighbours and we would only have a two for one infill densification on that property, which would avoid many of the other issues like snow storage, parking, so on. We have proposed this at many appeal hearings.

I wonder if it would be possible for the Planning department, rather than simply approving the lot split variances, to rather say "no" to the lot split variances and recommend that single duplexes be built on 50 foot lots?

**Q3 Answer**: A bit of background on that, duplexes are currently not permitted in the R1-M zone, which is pretty much all the properties south of Morier. One of the mandates, we do have from Council is to update our Zoning By-law to allow for duplexes to be conditional use in the R1-M zone across the city, so we know that's coming.

We're not against the idea, we think it's actually a good idea to allow for duplexes in the R1-M zone. The best we can do is try to encourage developers to do a duplex as a conditional use rather than do two separate buildings, but it's their application and they are at liberty to apply for whatever they like. I don't believe will be able to force them to say you have to do a duplex here. I do find it interesting up in the north of Morier and north, where you could do a duplex right now, we haven't really seen that occur very often. There's probably lots of reasons for that, but I don't specifically know why we haven't seen more duplexes up there, where you can already do that.

**Q4:** It is the department that is approving the variances that we then have to appeal, so they do have control of this process. In my view, because they are the ones that are recommending that variances be approved, and these are substantial variances, going from 3500 square feet down to 2500 square feet.

**Q4 Answer:** People already have these two lots and that's outside of our ability to approve because they are underlying and existing. If someone comes with a subdivision we'd be in the ability to say no, as the City. When it

comes to them obtaining separate titles for the two lots that already exist we don't really have much of a choice in that that, that's their right. When they come to us with a buildable lot and asking if they can build it, it becomes a variance issue.

Historically, certainly since the latest Zoning By-law came out in 2008, and perhaps prior to that, that's the way we process these applications. Primarily on the basis is that the use is not changing, a single-family home is being proposed in an area that allows for single family homes.

**Q5:** Does this mean that there will be no more infill in Glenwood until these changes are approved?

**Q5 Answer**: There's no moratorium on development, in fact, anything that you're seeing built right now would have been approved prior to the Residential Infill Guidelines being approved by the City. The development you're seeing is still not the development that has been evaluated against the Infill Guidelines.

The intention of the Infill Guidelines is not to restrict development, they are to make sure that it's done properly and in the right locations. This project is proposing to take the Infill Guidelines and give them more strength by putting them into the Zoning By-law so that they must be followed.

**Q6:** When they're taking a look at the development on the street, will they take a look at all the infill that's already there and the old houses together to make decisions on what things should look like?

**Q6 Answer**: On building height and some elements, you're looking at just the neighbours. Other elements, for example, when you're looking at character, you're looking beyond the neighbours, you're looking across a wider area.

**Q7:** For the infill homes that have already been built, I'm going to assume that you can't ask for any kind of changes like balconies having a privacy screen on them and that kind of thing. Is that accurate?

**Q7 Answer**: Some of the things that you might be talking about may at times be subject of other by-laws in the City of Winnipeg. There are other livability by-laws that may address some of these issues, but you're right we can't retroactively go back and change what's existing and what has been built in the past.

**Q8:** Was there consideration with having the upper balconies only facing the front of the street, instead of the back where you would lose all your privacy?

**Q8 Answer**: We encourage front porches, we don't restrict the location of balconies in the Guidelines. We do, however, encourage use of privacy fences, screens or other landscaping features. I know you're asking about balconies, but we're also trying to encourage windows to be offset, making sure that we're not creating situations where people are able to look right into another person's yard or home.

**Q9:** Is height measured from grade to ridge?

**Q9 Answer:** It depends on the type of roof, and the type of roof line. If it's a flat roof, we take the measurement from grade to the top of the roof. If it's a gable roof or pitch roof, then we take it from the midpoint between the trusses and the peak to grade.

**Q10**: Uni slope roofs do not really fit in with the character of the neighbourhood. They also detract from sunlight and create more shade. Is that something that might be considered as a design element, the avoidance of these uni roofs, not to mention the fact that the snow can come sliding down all that one side on to the neighbor's property?

**Q10 Answer**: We call them shanty roofs. When evaluated against the design guidelines, one of the things we're looking at would be roof style and how that affects shadows and privacy.

With the guidelines, we did recognize that that kind of layout could create this overly imposing kind of orientation to existing houses and we do identify, that is something that we would discourage. One of the things that will make the shanty roof less of a design feature is that we've reduced the building height down to 28 feet. And how we calculate the height of a building that has a shanty roof is to measure to the apex of the roof. From a building perspective, it is a less attractive design feature given that the building heights are coming down.

**Q11:** Would an arborist report would be required on any sort of property that has existing trees? We've seen arborist reports, where they've just taken a census of the trees without talking about the quality or the protective measures that would be required to save that tree.

**Q11 Answer**: Yes, within some reasonable limitation. If for some reason, there was a tree established in the middle of the lot where it obviously falls within where a new building footprint would go, it's unrealistic to expect that that would be maintained. However, I would say that for lots where there are mature trees on the site, we would say that we want an arborist report.

There's a number of items that we would be seeking clarity on through that arborist report such as to verify the state of those trees, identify what sort of mitigation measures be required to preserve them, both during and during construction and potential, the likelihood for survival after construction.

**Q12**: When will this go before Council? When is the PDO be effective as of?

**Q12 Answer**: Our intention is to put forth a report to Council by mid-summer with a draft PDO, with the recommendation that it would be sent for a public hearing and then be approved as part of the Zoning By-law. Our intention is to have the PDO enforced by the end of the year.

**Q13:** My question relates to applications for variances. It's springtime in Glenwood, the snow is melting, the signs are going to start popping up all over the place. Are you going to give any weight to this for the current applications in process, or are we of out of luck for those houses that are going up this year?

**Q13 Answer**: When we approve something, it might not be built for two years, so there might be things that were approved, over a year ago that have yet to be built. The development process takes a very long time.

Anything that we receive as an application now, or since the Infill Guidelines have been in effect, would be evaluated against the Guidelines. I believe we've received less than five applications since the Infill Guidelines were approved. Now that the Infill Guidelines have been approved, developers have the ability to do infill housing in neighbourhoods that you weren't able to do previously. That may help relieve some of the stress from Glenwood.

**Q14:** Is there anything in process for what we're calling secondary suites that seem to be involved in every one of the infills that are in fact upper lower duplexes? For instance, where you have one house being torn down you're having two large houses being built, both with secondary suites and now you have four families where there used to be one family, and they're quite often all renters.

**Q14 Answer**: First off, we don't we don't zone tenure, rental units can happen anywhere. That's not something we control through a Zoning By-law.

As far as secondary suites, currently those are only permitted in single family dwellings, they're not allowed in duplexes, etc. If you have a house, you are allowed a secondary suite up to a certain size. Secondary suites have a size limitation to them.

**Q15**: Who is obtaining the arborist reports? Is it the builder who might ask the arborist, "Can I cut this tree down?" or is it the City saying, "Can we save this tree?".

**Q15 Answer**: It would be part of the application that the developer would be asked to submit.

**Q16**: A lot must be 35 feet and four feet from the existing house. Just about every one of those variances have broken the law and how do we know that there won't be variances to break these planned development overlays.

**Q16 Answer**: The City of Winnipeg Charter, which is the legislation provided to us by the province under which the city operates, allows for applications to vary anything in a Zoning By-law.

Someone could apply for a variance to vary the rules that we're proposing to put into a PDO. You could apply for variance order for anything that you can measure. The Infill Guidelines give us plenty of background and things that we can use in our decisions as to whether or not to approve variances. We didn't have that available to us before the Residential Infill Guidelines.

By putting it into PDO, it would require somebody to actually make that application that we would be able to reject or modify or take guidance from the Infill Guidelines.

**Q17**: Single family residences with a secondary suite take out the utility room to measure so they're not including the washing machine, hot water tank, etc. as living spaces. When a developer develops it, he rents it out as a duplex, upper and lower. Real estate agents sell it as a duplex, upper and lower. The people who live in it refer to it as, I live in the upper duplex or I live in the bottom duplex, not as a secondary suite.

**Q17 Answer**: We really feel that the maximum 30% lot coverage is huge. The houses that you're seeing now, their maximum is 45% lot coverage, so the footprint on which developers have to develop on is reduced significantly. That

will address many of the things that you've just mentioned. It's hard to look at one specific guideline from the Residential Infill Guidelines and say that will address that problem. They all work in concert with each other, however, the 30% maximum lot coverage goes a long way to addressing many of these issues.

**Q 18**: What is the height, from the grade or ground level to the ridge to the top the peak (the highest point) to the ground level of a 28 foot house with a gable roof with a typical roof pitch 45 degree angle? Is 36 feet correct?

**Q 18 Answer**: There are taller portions of the building that could potentially exceed the 28 feet. Overall, the ability to go beyond the 35 feet and then have a pitch roof, has certainly been brought down fairly substantially from that 35 feet since the Infill Guidelines have been approved. You can also refer to slide 31 of the presentation for some examples that demonstrate this.

Since the Infill Guidelines were approved, we're finding that they come in at around just under 25 feet at the midpoint. At the top of the peak would be around 28 feet, for the examples that that we have.

**Q 19**: What will be the consequence for builders/developers who don't adhere to the guidelines and or the approved designed?

**Q 20**: Sounds like non-enforceable guidelines...is this accurate?

**Q 21**: Any trees or shrubs that are being planted need to be planted within 12 months of occupancy. How can that be enforced 10 months into the into the occupancy period or even 11 months into the occupancy period?

**Q 19-21 Answer**: Enforcement of approved plans is something that is part of the Residential Infill Strategy that was recognized as something that needs to take place. We have that as something to be done in the future, it's not something we're proposing to do in the short term. It's part of our larger Residential Infill Strategy so it's not something that's been forgotten.

**Q 22**: Can Council reject this PDO? Does the upcoming election interfere with the timing of implementing this PDO?

**Q 22 Answer**: Council is at liberty to accept or reject anything they like. We're recommending that they accept our PDO and put it forth for us to put it into the Zoning By-law and that they approve it through after the public hearing process.

There's always a pro rogue over the summer whereby the Council doesn't sit, but it'll be extended this year because of the election. We've already factored that into what the timing of this would be; it would still be possible by the end of the year.

**Q 23**: Why is there only one virtual open house for this topic?

**Q 23 Answer**: There was a lot of engagement completed for the development of the Infill Guidelines from the residents of Glenwood. Your issues were heard loud and clear we thought it was kind of redundant at this point, based on the feedback we'd already heard so we decided to proceed with one event.

**Q24**: Can you please explain why you are still allowing lot splits?

**Q 24 Answer**: Lot splits are different than subdivisions. With a subdivision, you have a parcel of land and when you want to make two or more parcels out of that parcel, it goes through a process where the City will approve the subdivision or not.

Where existing underlying lots exist, people have a right to get separate titles to those lots. That process doesn't go through the City of Winnipeg, it's provincial legislation and interpretation of it is not done by us.

# Appendix C – Stakeholder Meeting Notes

# Glenwood Neighbourhood Infill Planning – Stakeholder Meeting

| | | | |
|---|---|---|---|
| **Location:** | Virtual Meeting | **Date:** | March 10, 2022 |
| **Attendees:** | **12** | **Time:** | 2 p.m. – 3:30 p.m. |

**Meeting Notes:**

**Q: I didn't notice anything in the presentation that is proposed as more restrictive than is in section 3 of the Infill Guidelines. Can you clarify?**
**A:** The PDO will contain content from the Residential Infill Guidelines. It is not the intent of this project to go beyond the rules outlined in the Guidelines.

**Q: I have heard there are some concerns about lack of greenspace. There is less population than the 1970s but residents have interest in more park space/play space. Does the City have a plan to add greenspace to help with this?**
**A:** There are other mechanisms that will examine park space allocation as part of the wider Residential Infill Strategy; it is out of scope for this project.

**Q: Is the City considering doing similar PDOs for other neighbourhoods?**
A: The City will be undertaking a comprehensive Zoning By-law review that will result in parts of the Residential Infill Guidelines becoming part of the Zoning By-law for all mature communities. They will also be looking at amending the by-law to allow Two-Family Uses (i.e. duplexes and side-by-sides) within the R1 Zoning District as a Conditional Use but that it out of scope for this project.

**Q: When the Zoning By-law is updated will the PDO be abandoned?**
A: Possibly. This was a helpful exercise to determine what fits in the anticipated Zoning By-law update.

**Q: Do we have a sense of if the PDO will solve resident concerns?**
A: The Residential Infill Guidelines generally do this. But no development applications have been worked through since the Guidelines came into force. It is still to be seen what the impact of the Guidelines will be.

**Q: Do you think this will be applied across the city? What about Fort Gary or older areas of Selkirk Ave.?**
A: The Residential Infill Guidelines only apply to mature communities and will be evaluated against the guidelines. They are in effect.

**Q: [Our organization] builds a lot of infill. Limiting density e.g. side-by-side, would mean that cost-scale economy would be limited and we would shy away from that in Glenwood.**

A: Most of Glenwood is R1 so you would be required to rezone to build a two-family dwelling, opportunity in the R2 portion in the northern section of Glenwood.

List of stakeholder organizations that participated in the meeting:

- Blue Bella Draft Design
- Exemplar Developments
- Habitat for Humanity
- Ironclad Developments
- Landmark Planning & Design
- Manitoba Home Builders' Association
- Pearl Custom Homes Ltd
- Royal Caves Real Estate
- Veritas Development Group Ltd

# Appendix D – Promotional Material

# Glenwood Neighbourhood Infill Planning

The City of Winnipeg is developing a Planned Developed Overlay (PDO) to reinforce parts of the existing infill development guidelines in Glenwood, specifically as it relates to the character of houses, privacy, sunlight, landscaping, and trees.

We are seeking your input on the proposed approach to address these infill-related issues. Sign up for the virtual open house and take the survey today!



**Virtual Open House**
**Date:** Monday, March 14, 2022
**Time:** 7 p.m. – 8:30 p.m.
**Register:** winnipeg.ca/glenwoodinfill or call 204-986-4243



**Online Survey**
Provide feedback online until March 23, 2022.

If you have questions or require alternate formats to participate, please contact **PPD-Glenwood-Project@winnipeg.ca** or **204-986-4243.**

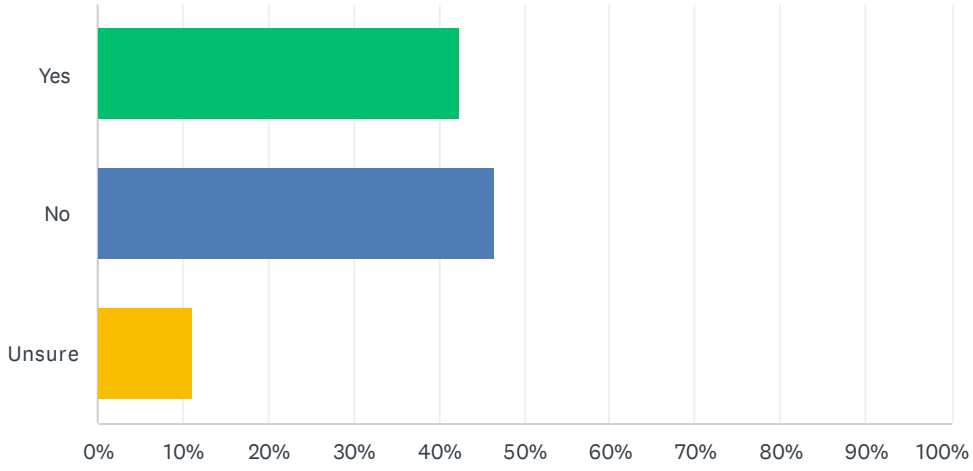
Scan here for more information or visit:
**winnipeg.ca/glenwoodinfill**

Winnipeg

# Appendix E – Survey Results

# Q1 Between 2017 and 2020, Winnipeggers were invited to provide feedback on the Residential Infill Strategy through workshops, surveys, pop-up events, and open houses. Did you participate in any of the public engagement activities related to this project?

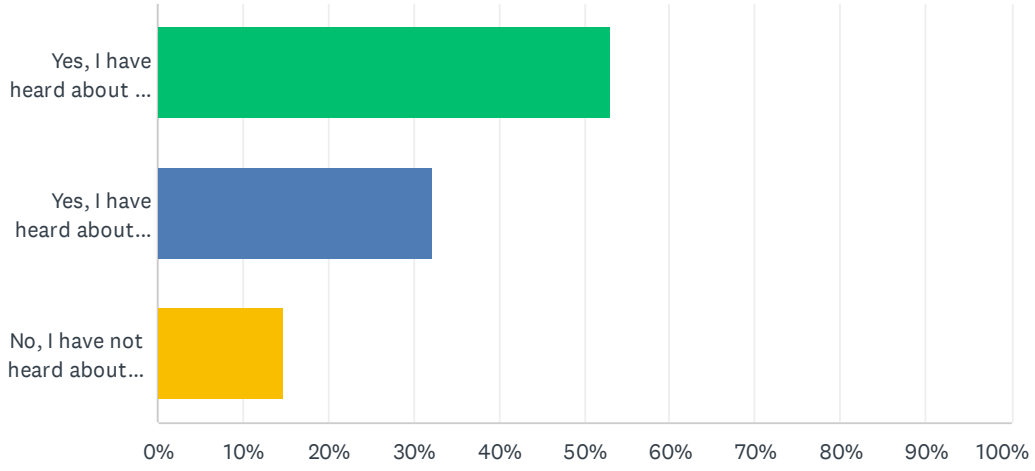
Answered: 217 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 42.40% | 92 |
| No | 46.54% | 101 |
| Unsure | 11.06% | 24 |
| TOTAL | | 217 |

# Q2 Have you heard about or read the Residential Infill Guidelines?

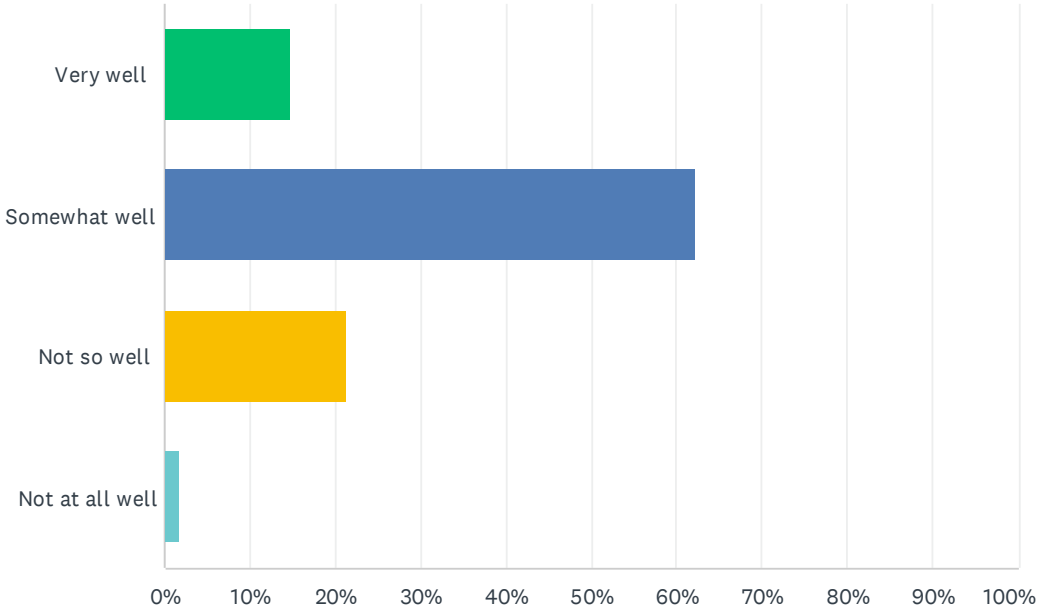
Answered: 217 Skipped: 0




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes, I have heard about and read them | 53.00% | 115 |
| Yes, I have heard about them but not read them | 32.26% | 70 |
| No, I have not heard about them | 14.75% | 32 |
| TOTAL | | 217 |

# Q3 How well do you feel you understand the Residential Infill Guidelines?

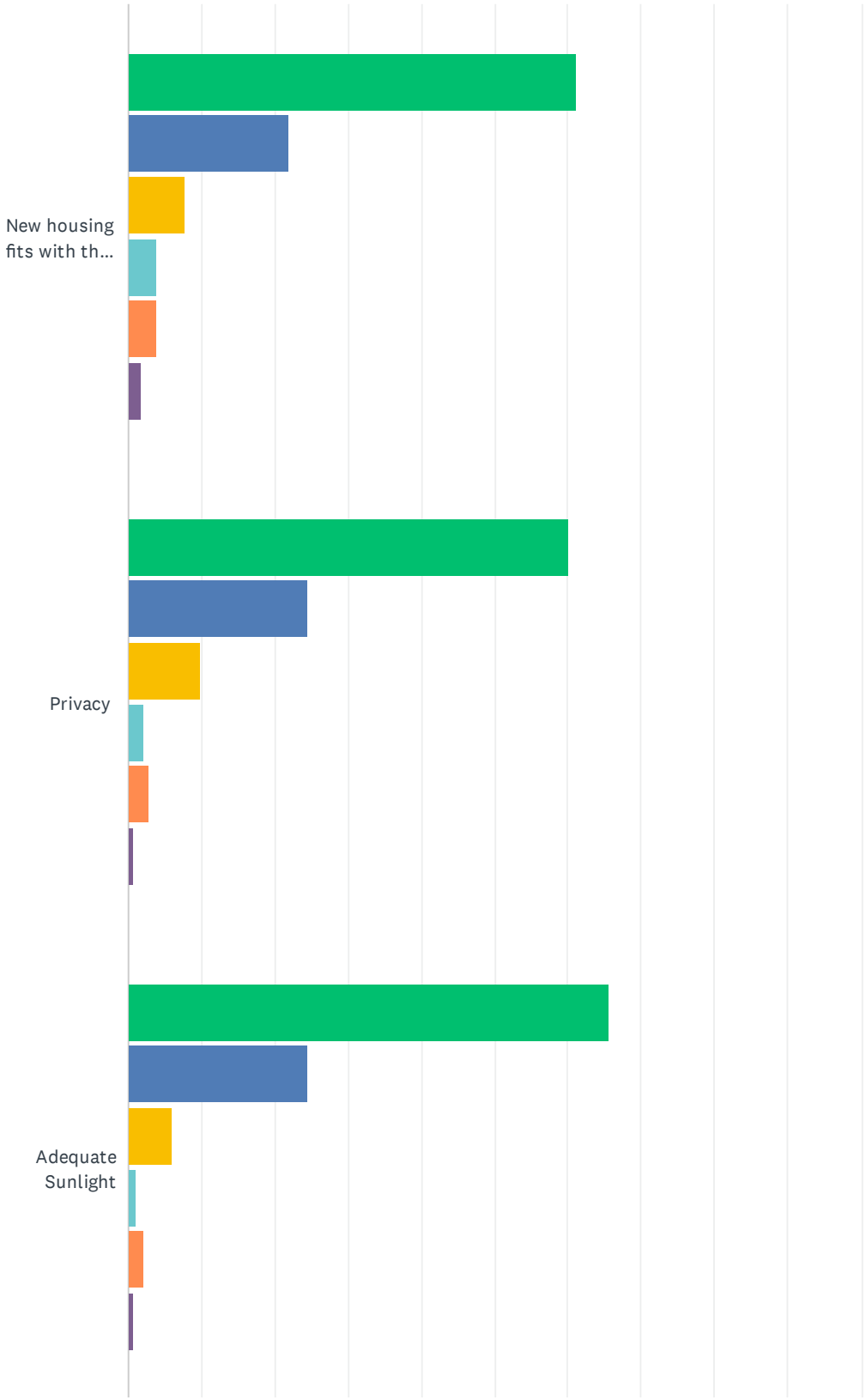
Answered: 183 Skipped: 34

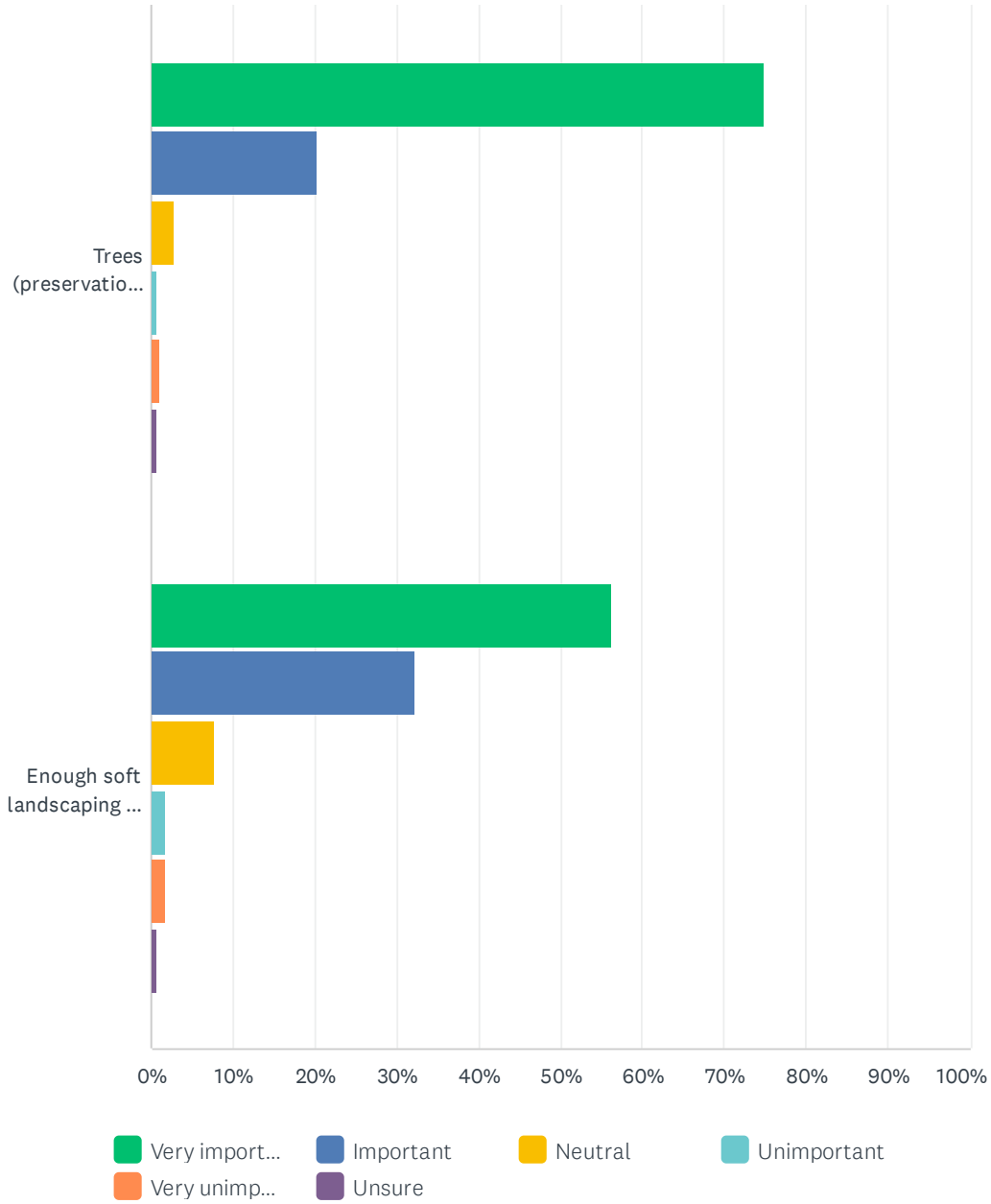



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Very well | 14.75% | 27 |
| Somewhat well | 62.30% | 114 |
| Not so well | 21.31% | 39 |
| Not at all well | 1.64% | 3 |
| TOTAL | | 183 |

# Q4 The following infill-related issues can be addressed through a PDO for Glenwood. How important is each of these issues to you?

Answered: 183 Skipped: 34





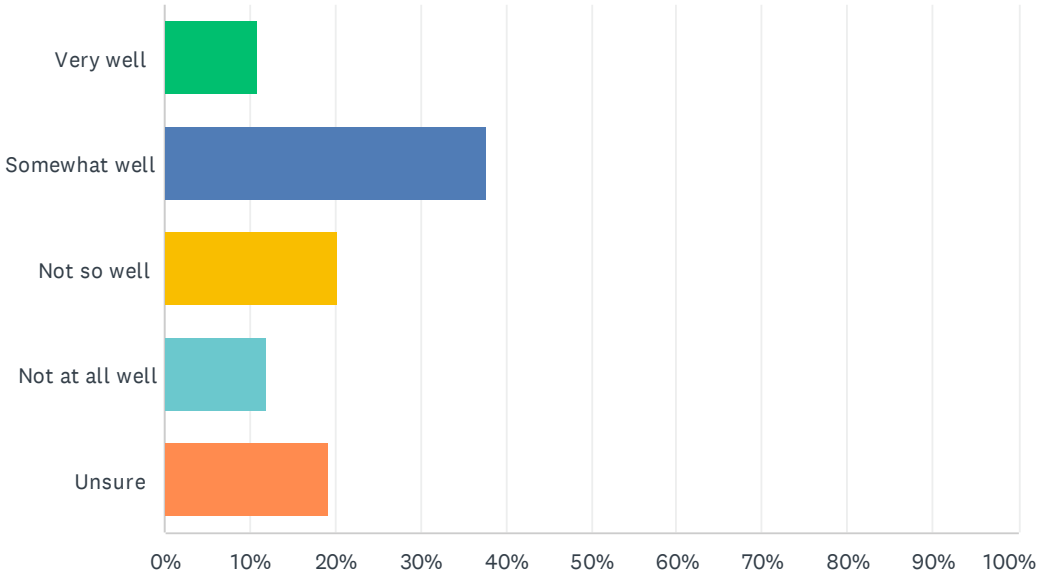

| | VERY IMPORTANT | IMPORTANT | NEUTRAL | UNIMPORTANT | VERY UNIMPORTANT | UNSURE | TOTAL |
|---|---|---|---|---|---|---|---|
| New housing fits with the character of the community | 61.20%<br>112 | 21.86%<br>40 | 7.65%<br>14 | 3.83%<br>7 | 3.83%<br>7 | 1.64%<br>3 | 183 |
| Privacy | 60.11%<br>110 | 24.59%<br>45 | 9.84%<br>18 | 2.19%<br>4 | 2.73%<br>5 | 0.55%<br>1 | 183 |
| Adequate Sunlight | 65.57%<br>120 | 24.59%<br>45 | 6.01%<br>11 | 1.09%<br>2 | 2.19%<br>4 | 0.55%<br>1 | 183 |
| Trees (preservation of existing trees, planting of new trees) | 74.86%<br>137 | 20.22%<br>37 | 2.73%<br>5 | 0.55%<br>1 | 1.09%<br>2 | 0.55%<br>1 | 183 |
| Enough soft landscaping on new developments (e.g. trees, shrubs, grass) | 56.28%<br>103 | 32.24%<br>59 | 7.65%<br>14 | 1.64%<br>3 | 1.64%<br>3 | 0.55%<br>1 | 183 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Concerned too many houses together will cause sewer line back up for existing homes. | 3/23/2022 9:56 PM |
| 2 | Not enough parking for intensification | 3/22/2022 12:09 PM |
| 3 | maintaining your equity and enjoyment of your home | 3/21/2022 8:15 AM |
| 4 | parking congestion | 3/19/2022 10:12 AM |
| 5 | Architectural interest and creativity | 3/16/2022 10:42 AM |
| 6 | No more huge 2.5 story monstrosities overpowering neighbors | 3/16/2022 10:39 AM |
| 7 | How close to each other and neighbouring properties the infill are built. | 3/15/2022 9:27 PM |
| 8 | Contractor conduct in the communities | 3/11/2022 7:56 AM |
| 9 | (1) sewer renewal BEFORE building any more, (2) route construction traffic away from the neighbourhood (3) monitor construction practices daily, fine infractions immediately (4) disallow street parking for multi-storey infills | 3/10/2022 10:52 AM |
| 10 | An encouragement for the use of unique Floorplans, materials, and designs to fit in with the existing lot and housing stock would be very helpful. If we wanted to live somewhere in which every house looks exactly the same, we already have plenty of options. | 3/10/2022 10:18 AM |
| 11 | Increased traffic, congested street parking due to limited parking space(s) to accommodate 2 to 3x the vehicles for added residents, stressed urban services i.e. trash pickup, increased sewage, water and power grid along with increased fire damage potential and environmental contamination. | 3/9/2022 10:51 PM |
| 12 | Parking and place for snow piling | 3/9/2022 8:00 AM |
| 13 | Make the house' smore environmental friendly. | 3/8/2022 12:36 PM |
| 14 | adequite greenspace for proper rain/snow runoff to prevent sewer-flooding. | 3/8/2022 8:59 AM |
| 15 | Space between houses | 3/6/2022 4:16 PM |
| 16 | THIS INFILL IS DESTROYING A ONCE BEAUTIFUL NEIGHBORHOOD .my property has dropped 10 000 in value ,, where i once had a beautiful scenc view outside my kitchen window is now a scenic view of a 3 story wall, thats all it is, same as with the view from my front picture window ,, i its now a 3 story wall,, its starting to look like torono here,, thats a concrete jungle,, a tree a bush,, no grass ,,, just concrete and nothing else .. i sure hope the city is willing to reimburse me for my property value plummeting | 3/5/2022 7:18 PM |
| 17 | available parking for # of homes | 3/5/2022 9:09 AM |
| 18 | Stop allowing every existing zoning by-law being over-ridden. | 3/4/2022 1:31 PM |
| 19 | I think it is important to not split the lots. | 3/4/2022 12:43 PM |
| 20 | Area of lot coverage allowed by City excessive. | 2/27/2022 11:10 AM |
| 21 | extra strain on combined sewers taken into consideration | 2/25/2022 4:36 PM |
| 22 | big enough yard so that residents will enough to improve with trees schrubs etc. | 2/25/2022 2:55 PM |
| 23 | The amount of rental units, absent landlords | 2/25/2022 12:41 PM |
| 24 | Enough parking for all vehicles. | 2/24/2022 10:53 PM |
| 25 | Not building them in the first place or maybe listening to residents that have concerns | 2/24/2022 10:50 PM |
| 26 | Single family homes. | 2/24/2022 5:32 PM |
| 27 | The issue of rising rent prices and affordability is also extremely important to me | 2/24/2022 5:09 PM |
| 28 | Houses must be about the same height as other surrounding houses, water and hydro infrastructure must be adequately updated to reduce strain on the existing system | 2/24/2022 5:00 PM |
| 29 | Height of buildings, granny suites and balconies | 2/24/2022 3:13 PM |
| 30 | Limitation to how high these building can be. Also, no Granny Suites allowed. | 2/24/2022 2:49 PM |

| | | |
|---|---|---|
| 31 | Appearance of the new build | 2/24/2022 2:43 PM |
| 32 | Public parking issues | 2/24/2022 2:20 PM |
| 33 | Parking. Public transportation. | 2/24/2022 2:13 PM |
| 34 | building affordable housing for purchase rather then just as more rental properties for wealthy developers | 2/24/2022 1:56 PM |

# Q5 How well do you think a PDO for Glenwood will address ongoing concerns with infill development in the Glenwood neighbourhood?

Answered: 183 Skipped: 34




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Very well | 10.93% | 20 |
| Somewhat well | 37.70% | 69 |
| Not so well | 20.22% | 37 |
| Not at all well | 12.02% | 22 |
| Unsure | 19.13% | 35 |
| TOTAL | | 183 |

# Q6 Following up to the previous question, why do you feel that way?

Answered: 128 Skipped: 89

| # | RESPONSES | DATE |
|---|---|---|
| 1 | Because nothing is going to change, the houses are too close together.! Parking will always be a problem, no place to put snow, back lanes are hazardous, you can smell what your neighbour is cooking, there's no privacy!! | 3/23/2022 10:07 PM |
| 2 | The city is more concern about splitting lots to collect 2 taxes on single lot. | 3/23/2022 9:56 PM |
| 3 | From what I have read, there appears to be many design requirements to ensure new infills respect the neighbourhood and existing property owners. | 3/23/2022 4:16 PM |
| 4 | Everything is a might, maybe, perhaps, a chance it could happen but don't hold your breath. We are so totally doomed in this small area compared to the rest of the city. It doesn't address construction site practices, traffic congestion and parking, park space. Waste water capacity. So many, many water main breaks. Nine broke end of March last year. Took 4 days to stop the running water. Nit fixed on boulevard until October. Anything is better than nothing. Would like it better if the law was followed. "Cannot build on a lot less than 35 ft. Must be 4 ft. from the property line, fit in the neighbourhood." | 3/23/2022 3:45 PM |
| 5 | Difficulty in enforcing | 3/23/2022 7:57 AM |
| 6 | I don't have much faith that our community will be very well protected from infills. Why don't developers develop new areas? Why inflict ugly structures on mature areas? | 3/23/2022 12:09 AM |
| 7 | Concerns have been brought already and nothing seems to make any impact but I put some faith into the commitment of a PDO | 3/22/2022 12:46 PM |
| 8 | I'm not positive that all of those things will come in and help the neighbourhood. From past experiences, the activities going on, when we complaining, nobody seemed to take an issue with it. Everyone stick handled it. On Blenheim, there are two montrsosity half houses and nothing was done about it. I understand if a house is derelict. But for the sake of putting two houses here on a 25 foot lot. In some cases, so outlandish. Making a nice area into a slum area. | 3/22/2022 12:09 PM |
| 9 | Because the city never listens to the community members. | 3/22/2022 8:21 AM |
| 10 | maximum height is still too high, no mention of telling neighbours what is being built beside them, no mention of shadow studies, which is a necessity NOW; still feel existing neighbours' enjoyment and equity in their homes isn't being considered. | 3/21/2022 8:15 AM |
| 11 | It's too limiting. If all these restrictions are in place no one will build infill housing there and the area will lose population. We all know that when an area starts to lose population that also means they lose funding for core services and amenities in the area. | 3/21/2022 6:45 AM |
| 12 | I thought the last time would work but it didn't. So not sure. | 3/19/2022 10:12 AM |
| 13 | La largeur des lots est trop petites. | 3/18/2022 4:30 PM |
| 14 | I live in an area where cheap, oversized infill has become the character of the area. We do NOT want this character to be the "fit" | 3/18/2022 8:30 AM |
| 15 | History and the current infill houses don't fit the neighbourhood and try to maximize space at the cost of other items. What use to house one family now houses two families with 4 vehicles. | 3/17/2022 9:23 AM |
| 16 | Because there have been numerous reports regarding poor practices being done by infill construction crews and nothing has come of it. | 3/16/2022 10:04 PM |
| 17 | Many of the infill issues are 2 houses one lot and construction related issues as well as feeling of being pushed out of the community | 3/16/2022 8:13 PM |
| 18 | Generally, I believe City planners try to do what is good for our communities | 3/16/2022 5:18 PM |

| | | |
|---|---|---|
| 19 | Because all of the development in the neighbourhood shows the the guidelines are not being followed at all. | 3/16/2022 12:58 PM |
| 20 | Previous concerns that have been brought to our MLAs attention have been notified and actioned on. | 3/16/2022 11:58 AM |
| 21 | Because it represents the hard work and compromise of multiple consultations with multiple stakeholders.... Can't just listen to the whiners! | 3/16/2022 10:42 AM |
| 22 | When developers apply for variances will the city grant them? Existing homeowners who have lived here for most of their lives should be respected and their sunlight and nature preserved. | 3/16/2022 10:39 AM |
| 23 | We daily see the work of most developers putting up 2- 2.5 storey houses on a split lot that loom over the bungalow/1.5 storey houses beside them. Houses with no yard, gravel backyard/parking, and minimal space to adjacent property lines. We see trees damaged and removed for easier site access, inadequate fencing during construction, garbage piled on site, and construction starting before 8 am and going late. | 3/15/2022 9:58 PM |
| 24 | Because it seems the developers are doing whatever they want anyways. | 3/15/2022 9:27 PM |
| 25 | The plan needs to have routine follow-up and enforcement ( not on a random basis) of PDO. Developers submit one plan and then don't follow it and do what they want anyway with no repercussions (and they know nothing significant will happen and they will get away with it) | 3/15/2022 2:44 PM |
| 26 | le DO ne se préoccupe pas du tout de l'adhésion aux règlements. Une inspection par échantillon des projets de construction ou pire encore, se fier sur les résidents pour loger une plainte permet facilement des infractions de la part des développeurs. | 3/14/2022 9:14 PM |
| 27 | still feel lot spliting should not occur. I realize this is a provincial matter but still....many of the problems would be resolved if this was the case. i believe a moratorium on builds should be done until these issues are resolved. | 3/14/2022 9:10 PM |
| 28 | Considering the request(s) for feedback from the Glenwood residents, I truly hope our concerns are taken seriously. I appreciate the ability to contribute my thoughts on the matter | 3/14/2022 5:31 PM |
| 29 | I read the Powerpoint presentation and was very impressed with the way all of the above issues were outlined, explained and addressed. | 3/14/2022 2:51 PM |
| 30 | Pour assurer que les développeurs ne puissent pas faire n'importe et traitent les résidents avec respecte. | 3/14/2022 2:11 PM |
| 31 | I would like to see taller houses with smaller set backs | 3/13/2022 11:53 PM |
| 32 | Builders need to be held accountable to what they promise when the variances get approved. | 3/13/2022 8:39 PM |
| 33 | the city by-laws need to be enforced and home builders fined for infractions. | 3/13/2022 4:13 PM |
| 34 | the guidelines seem reasonable and are a little stricter than current guidelines | 3/13/2022 1:36 PM |
| 35 | The carelessness of the builders is evident by the clay smeared on my back lane.The too tall building blotting out the sun to the West already built. The greed of every tree cut out without a second thought. The horrible smashing of foundations in the winter ,shaking my house. No rest for years of incompetent hammering till every evening. No end in sight, either. I bought an established neighbourhood when mail was delivered to my mailbox. The mess left on my sidewalk sewer clay pipe and “ silt”, for half a year. The not being able to park in front of my house the ugly we buy houses signs on hydro poles. The solicitations to buy my house as is, that fill my mailbox. The constant drone of hydraulics running all day incessantly. | 3/12/2022 5:25 PM |
| 36 | years of concern about infill development in Glenwood ,neighborhood input can only improve the current system | 3/12/2022 2:26 PM |
| 37 | certain factors and decisions may be introduced | 3/12/2022 10:17 AM |
| 38 | Infill is connected to transportation options (e.g does the building have storage for bicycles, capability for a EV charging station). Parts of what could help densify the neighbourhood are missing. | 3/11/2022 9:22 PM |
| 39 | Still won't immediately address all the 'duplexes' and/or granny suites being built. | 3/11/2022 1:46 PM |
| 40 | It does not seem like the existing rules or guideline are enforced so I am unsure how much this will do, but we have to try. | 3/11/2022 12:57 PM |

| | | |
|---|---|---|
| 41 | I think that there is too much ambiguity given in final "guidleines" over having "enforceable rules" | 3/11/2022 7:56 AM |
| 42 | They do what ever they please. | 3/10/2022 5:56 PM |
| 43 | I think the PDO at a policy level will address concerns, but I think the majority of the concerns are addressed within the Infill Guidelines already | 3/10/2022 2:58 PM |
| 44 | based on experience | 3/10/2022 1:45 PM |
| 45 | Planning has a consistent history of favouring developers (eg "We let developers choose what parts of Complete Communities etc they want to obey" [redacted] over residents. We need oversight to make the Planning & Zoning departments obey all by-laws! | 3/10/2022 10:52 AM |
| 46 | more over development. more taxes, more traffic. less benefits to existing areas. | 3/10/2022 10:32 AM |
| 47 | I know little of regulation. I have no desire to turn this neihbourhood into a "nimby". I simply wish for more careful and thoughtful development. Limiting devlopment to ultra low density is not a sustainable option, so height limits and area limits should be used very carefully. The construction of massive stucco boxes with no greenery is not suitable either. So a balance must be struck. I hope this regulation can clearly and simply meet these requirements. | 3/10/2022 10:18 AM |
| 48 | The infill that had occurred up until now has, at times, been very jarring and it’s clear that stricter rules needed to be in place to keep the character of the neighbourhood intact. | 3/10/2022 10:12 AM |
| 49 | Reuse of existing single family homes can be renewed or reconstructed into similar properties as they are not obsolete, derelict or underutilized sites. Neighborhoods are not deserted and there is still viable interest in growth of single family residences. | 3/9/2022 10:51 PM |
| 50 | It provides requirements for approval. | 3/9/2022 2:28 PM |
| 51 | voting councillors can override the PDO- with variances- guidelines are just that- guidelines and even with RULES/RUGULATIONS- councillors have ignored these through variances | 3/9/2022 9:03 AM |
| 52 | Not sure if it addresses the issue of back yards being parking only. Sump pumps drain into the alley and no where to pile snow. | 3/9/2022 8:00 AM |
| 53 | The city is only looking at infills as a revenue income and not at the already established neighborhood. Their duel dwelling condos. Which makes more traffic, parking, sewers and supplies are not able to handle all the two family rentals. Lot splitting should not be allowed and certainly not on a 50ft lot. Thats ridiculous. Neighborhood is starting to look like Manitoba housing projects. As of the next question. I support it but don't think much is going to change. This should of been thought out properly and dealt with 10 years ago. | 3/8/2022 6:51 PM |
| 54 | When I read the guidelines I felt they addressed main concerns of environment that is trees, shrubs and soft landscaping and size of home relative to lot. | 3/8/2022 6:42 PM |
| 55 | Privacy and sunlight may be an issue if you have a small house next to a very tall house. Trees need to be replaced | 3/8/2022 4:29 PM |
| 56 | Do not know what "PDO" stands for. | 3/8/2022 12:36 PM |
| 57 | J’habite dans le quartier | 3/8/2022 9:51 AM |
| 58 | Observing the infills in this are to-date, often the contractors/builders find ways to over-ride the existing guidelines/bylaws or the purchasers of the new homes after they are constructed and sold,are not confined to the builder guidelines and max out the land with adding garages and concrete driveways, thus reducing greenspace for run-off. | 3/8/2022 8:59 AM |
| 59 | The group of bored retirees seem stunningly unaware of the need for infill housing. We need to improve our tax base and invite more young familys. The PDO will not stop these negative individuals from leaving hostile notes on community mailboxes. Referring to new arrivals as "illegals"? | 3/7/2022 2:06 PM |
| 60 | These are guidelines, so it comes down the enforcement of the PDO requirements. I like what I see in the PDO, but when will it take effect and will the city actually enforce these provisions? | 3/7/2022 8:21 AM |
| 61 | Infills have been moving into our area and no one has succeeded in stopping it. House designs | 3/6/2022 4:16 PM |

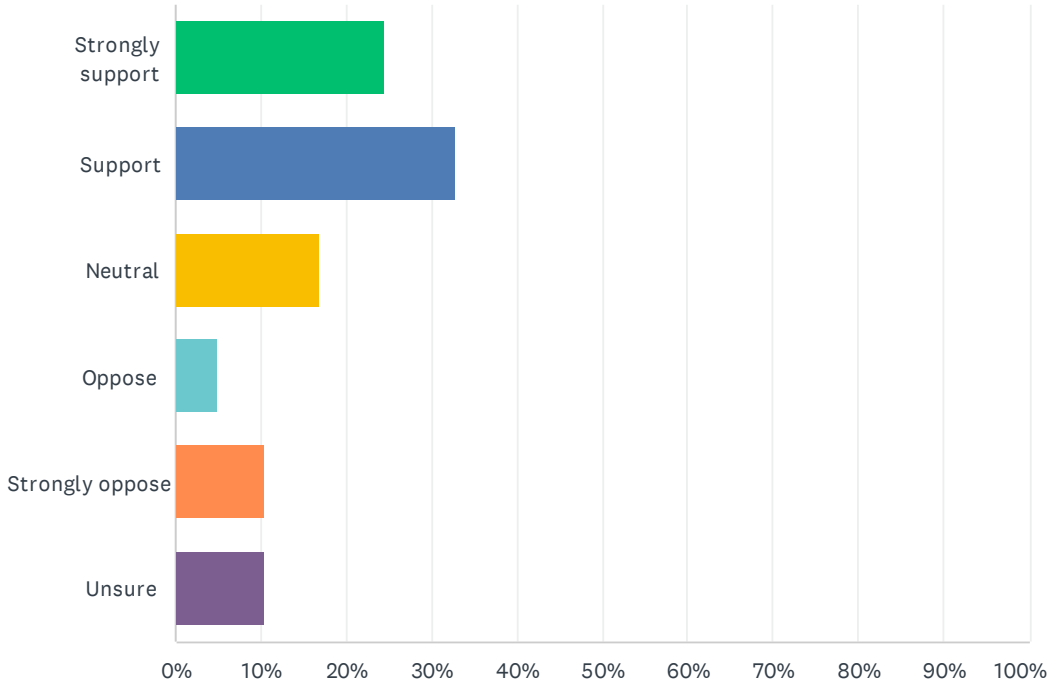
| | | |
|---|---|---|
| | do not fit into area. | |
| 62 | Important de tenir compte d'une harmonisation urbaine pour équilibrer la vie en communauté tout en tenant compte des normes et capacités actuelles | 3/6/2022 1:15 PM |
| 63 | because developers with money bend rules | 3/5/2022 8:26 PM |
| 64 | neighborhood destruction,, all i see is walls now where i could see a beautiful blue sky i get to see a brown wall outside my north and south windows thanks for nothing | 3/5/2022 7:18 PM |
| 65 | I hope it does and gets enforced | 3/5/2022 3:55 PM |
| 66 | some developers always seem to get "variances" to the guidelines in place now, so how are they going to be stopped with new rules | 3/5/2022 9:09 AM |
| 67 | What has happened so far. | 3/5/2022 2:23 AM |
| 68 | Because so far, none of the guidelines are followed. Info states no new houses have been built in Glenwood since the Residential infill Guideline was approved by Council. There is presently a building being constructed on Varennes Ave. Is it being built without a permit? | 3/4/2022 1:31 PM |
| 69 | dont know | 3/4/2022 12:44 PM |
| 70 | The city has shown that they do not consider the residents. If they can make more money thru property taxes by splitting lots and multiple units, they will. They don't consider the infrastrure problems, the lack of green space and the lack of street parking. | 3/4/2022 12:43 PM |
| 71 | I think that it would be a positive step although I have concerns that it would be properly implemented and controlled. | 3/4/2022 7:49 AM |
| 72 | I don't think that 50 foot lots should be allowed to split. That being said I have to support a PDO otherwise the existing situation (no guidelines) will remain | 3/3/2022 8:21 PM |
| 73 | To maintain existing residential architecture to support the community safety and quality of life. | 3/3/2022 7:36 PM |
| 74 | there has been no common sense used at city hall so far, so I don't see that changing. | 3/3/2022 3:30 PM |
| 75 | This will prevent very tall structures that looks off | 3/3/2022 12:26 PM |
| 76 | Because I do | 3/3/2022 11:17 AM |
| 77 | I guess it will help sell infill to Glenwood, but in general, I support being more aggressive rather than less about permitting infill in mature neighbourhoods. | 3/3/2022 10:49 AM |
| 78 | "Neighbouhood character" is moot if there is an inadequate supply of affordable housing in our city. | 3/3/2022 10:04 AM |
| 79 | counsellors will give- in to contractors and their money | 2/28/2022 7:56 PM |
| 80 | I doubt anyone will enforce, ANYTHING. Laws aren't enforced, why would guidelines be?? | 2/28/2022 6:17 AM |
| 81 | To date, concerns by residents little effect on all the variances being allowed, city ignores its own zoning by-laws in R1 neighbourhood | 2/27/2022 11:10 AM |
| 82 | Has not address the issue of secondary suites, which results in more cars than there are parking spaces on each lot, this results in more cars bing parked on the street, this causes Trafic congestion . No place for visitors to park. | 2/26/2022 2:58 PM |
| 83 | I would have to see the plan first before commenting on whether it will address ongoing concerns in Glenwood | 2/26/2022 11:31 AM |
| 84 | I do not feel that 50 ft. lots should be divided into 2 @ 25 ft. No where for residents to put SNOW !!!!! and kids cannot play in their *OWN* yard, as they are too small. | 2/25/2022 2:55 PM |
| 85 | The PDO may not address issues such as street widths, which invariably, traffic flow gets shunted when a constuction or renovation project is being undertaken; related to that, is this neighbourhood often gets used as a shortcut for vehicle traffic in addition to active transportation users, between Henderson Hwy and the Redwood Bridge. | 2/25/2022 2:37 PM |
| 86 | Enforcement of rules or recommendations seems to be an issue even with current established bylaws | 2/25/2022 12:41 PM |

| | | |
|---|---|---|
| 87 | I moved to this area for all of these features you are trying to keep the priority list is reasonable so I think this is an achievable goal and objective | 2/25/2022 12:08 PM |
| 88 | Any extra oversight will help alleviate the problems from the lack of regulation and enforcement the residents feel now. | 2/25/2022 8:52 AM |
| 89 | If enough people speak up things will get done. | 2/25/2022 7:20 AM |
| 90 | Misleading as to what is there with some of these new homes they encroach on the neighbouring homes..no room for a side area. | 2/25/2022 12:21 AM |
| 91 | Sets in place parameters for infill development that are in the best interest of residents and investors. | 2/24/2022 11:40 PM |
| 92 | Haven't read them yet. | 2/24/2022 11:39 PM |
| 93 | It seems to cover everything, but i just feel that something will be overlooked. | 2/24/2022 11:26 PM |
| 94 | Guidelines are just guidelines not laws. They would need to be strictly enforced. Consideration of long term residences need to be heard. | 2/24/2022 10:53 PM |
| 95 | I've appealed an infill for all those reasons ...in the end my neighbours and I lost ....benefit of the doubt given to developer that he'd follow guidelines | 2/24/2022 10:50 PM |
| 96 | Because in my experience of having non-traditional infill built next door:I've learned city departments still don't communicate with eachother. | 2/24/2022 10:44 PM |
| 97 | Theres a lack of focus on making sure there's curb appeal to the new homes. I'm pro new home in the area, but make sure they have green space (and parking) | 2/24/2022 10:18 PM |
| 98 | The noise and ground shaking during demolition of existing houses has not been addressed. | 2/24/2022 9:45 PM |
| 99 | In other areas it seems like a lot of these things weren't considered - not sure if they were had a plan that was not respected or if they didn't consider these issues beforehand. It could work if respected, despite timelines and costs. It could help with housing shortage though. | 2/24/2022 9:36 PM |
| 100 | at the end of the day, the developers will find loop holes. I'm not confident the city will enforce any of the proposed changes in the PDO. Seems too good to be true which usually means it is. The document is just word salad to placate those of us trying to preserve our neighborhood. It gives the "appearance" that we're being listened to. The reality is, the developers will pay off whoever they need to and still continue to profit on the decimation of our area. | 2/24/2022 9:18 PM |
| 101 | The councillor for Glenwood and the broader community seem to have become the focal point for anti-infill sentiment. Densification is essential to a more sustainable city. Should new homes fit into old neighbourhoods? Mostly. Should multi-family buildings be allowed on what were previously single-family lots? Most definitely. (I for one would encourage a city-wide removal of frontage / setback zoning and encourage residential right up to the sidewalk, NYC/Montreal style, with back yards still prevalent.) | 2/24/2022 9:13 PM |
| 102 | People buy houses and consider their neighbours when purchasing. They choose neighbourhoods for safety, nature, schools, and character. Many of these infills are taking over entire streets and unfortunately the renters are not taking care of their property ie character and landscaping. | 2/24/2022 6:50 PM |
| 103 | The charm and comfort of the Glenwood neighbourhood has been destroyed. There has been valid opposition to the type of infills built, to no avail in the past. Note not all infill plans are bad, but some of the new builds in the past 5 years have destroyed the quality of life and property for some neighbors. | 2/24/2022 6:42 PM |
| 104 | Past performance | 2/24/2022 6:12 PM |
| 105 | Keep all housing to fit with character of glenwood | 2/24/2022 6:12 PM |
| 106 | I don't think anything will fix infill. | 2/24/2022 5:32 PM |
| 107 | Certain aspects are practical, however some are not. Landscaping will change in time, it is not reasonable to maintain the character of the neighbourhood since most of it is already eclectic already. We need to drop the notion of single unit dwellings. Row/town housing is much more practical and avoids many issues attributed to having narrow spaces between dwellings. | 2/24/2022 5:14 PM |
| 108 | The concerns of the residents have been ignored for so long, we do not want infills taking over | 2/24/2022 5:00 PM |

| | | |
|---|---|---|
| 109 | Many of the points in question 4 have a degree of subjectivity (character, soft landscaping, etc.). So while I'm hopeful that the PDO will address these concerns, it will depend on the interpretation. | 2/24/2022 4:46 PM |
| 110 | The area is already over run with huge infill houses that don't match the neighborhood, the, the new infill houses will only have to match the new houses not the original houses. | 2/24/2022 4:23 PM |
| 111 | Developers get away with so many infractions sometimes I wonder if inspectors are being bribed. | 2/24/2022 3:57 PM |
| 112 | Because developers are already finding ways around current regulations, and city councillors still let them do it. For example, Glenwood is zoned for 3500sqft lots, but they are using the variance process to get away with 2500sqft lots. I have no faith in city hall and regulators to enforce the rules upon these developers. They always find a way to do what they want and grease the palms of those who should be advocating for the residents of their communities, and their co-workers communities. | 2/24/2022 3:50 PM |
| 113 | The guidelines are well balanced. | 2/24/2022 3:44 PM |
| 114 | I've yet to speak to other areas where Infills came in where the neighborhoods were better. | 2/24/2022 3:44 PM |
| 115 | The main problem is these infills are poorly constructed and end up being rentals. | 2/24/2022 3:40 PM |
| 116 | I think it will encourage lot splits, which is good for our commu | 2/24/2022 3:28 PM |
| 117 | I have seen house plans submitted and then the building actually changed when built. | 2/24/2022 3:13 PM |
| 118 | As long as the City listens to the concerned citizens of Glenwood and does something about it. But if you don't include our concerns in this PDO, then we are all just spinning our wheels and nothing will change. | 2/24/2022 2:49 PM |
| 119 | Home builders have carte blanche to out up any monstrosity | 2/24/2022 2:43 PM |
| 120 | The guidelines provide specific regulations and examples. In addition, there is a review of proposed plans prior to development. | 2/24/2022 2:20 PM |
| 121 | What about increased stressors on water, sewage, parking. Most infills increase density, but no additional parking added. | 2/24/2022 2:13 PM |
| 122 | I think it would be nice if the councillors who vote on these developments actually care about what is going on. Some do… some clearly don’t as they vote each and every one through. It’s pathetic. | 2/24/2022 2:11 PM |
| 123 | These infills are being built so big there is no room for yards with trees or other landscaping. | 2/24/2022 2:09 PM |
| 124 | Many blocks in Glenwood now have more newer infill homes than old smaller bungalows (for the better). These guidelines speak of preserving 'the character of the community' but that character has already changed on many streets. The PDO would diminish infill potential in the area and push more new development to the edges of the city. | 2/24/2022 2:05 PM |
| 125 | The new rules are too restrictive, instead of promoting and allowing infill to house more homes/space in one lot, the City 'listens' to the Karens in the neighbourhood. What this will do is just the opposite - house prices will continue to increase due to guidelines that are too strict... | 2/24/2022 2:05 PM |
| 126 | By having this as part of the design review and having requirements specified early in the process, it will ensure there are less issues later in the process. | 2/24/2022 2:04 PM |
| 127 | From infill housing I've seen and those who I know that had purchased such homes. I and they generally see this as destroying the nature of mature neighbourhoods to make them crammed together like condos. | 2/24/2022 1:58 PM |
| 128 | I don't really understand what changes are going to be made in relation to how these developers build these homes. | 2/24/2022 1:56 PM |

# Q7 To what extent do you support or oppose the proposed approach for a PDO for the Glenwood neighbourhood?

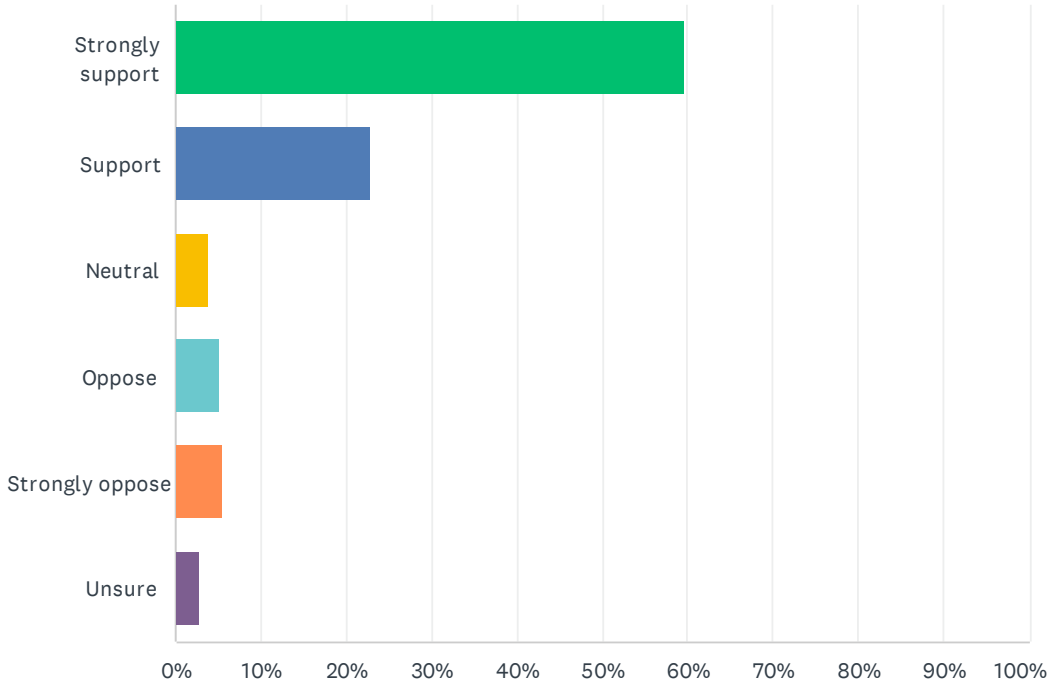
Answered: 183 Skipped: 34




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Strongly support | 24.59% | 45 |
| Support | 32.79% | 60 |
| Neutral | 16.94% | 31 |
| Oppose | 4.92% | 9 |
| Strongly oppose | 10.38% | 19 |
| Unsure | 10.38% | 19 |
| TOTAL | | 183 |

# Q8 To what extent do you support or oppose the requirement for design review before a building or development permit is issued in Glenwood?

Answered: 179 Skipped: 38




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Strongly support | 59.78% | 107 |
| Support | 22.91% | 41 |
| Neutral | 3.91% | 7 |
| Oppose | 5.03% | 9 |
| Strongly oppose | 5.59% | 10 |
| Unsure | 2.79% | 5 |
| TOTAL | | 179 |

# Q9 Please share any other comments you have regarding the use of a PDO to address concerns related to infill development in the Glenwood neighbourhood.

Answered: 100 Skipped: 117

| # | RESPONSES | DATE |
|---|---|---|
| 1 | We have concerns if the new rules are going to be followed. | 3/23/2022 10:15 PM |
| 2 | Parking issues in backplane too congested | 3/23/2022 9:59 PM |
| 3 | In addition to the in fill design criteria, I think care needs to be taken in the amount of lot splits that have been allowed. A street will lose a lot of appeal if all the 50 ft lots are split into 2 x 25 ft lots. | 3/23/2022 4:20 PM |
| 4 | Please read the 585 comments that came with the "Glenwood Neighbourhood Association" survey. That 198 people responded to. | 3/23/2022 3:45 PM |
| 5 | I don't support any infill development in Glenwood. It is (was) a nice, mature community that is being ruined by an over abundance of ugly infills. | 3/23/2022 12:13 AM |
| 6 | Make sure it’s clearly outlined and that builders don’t find loop holes | 3/22/2022 12:47 PM |
| 7 | Some infill is okay, but too much. I don't want my neighbourhood spoiled by too much infill. There has to be some consideration for residents. Developers come in like gang busters, get in and get out so they can sell it. | 3/22/2022 12:14 PM |
| 8 | It's not just Glenwood. I live in Varennes and I no longer recognize the neighbourhood. Don't just concentrate on Glenwood. | 3/22/2022 8:22 AM |
| 9 | Not clear how much the design review process will be open to the public, specifically neighbours. Are affected neighbours part of the design process, or is it only the Planning and Permit dept.? If the latter, the infill process may be no better than it has been in the past. | 3/21/2022 8:17 AM |
| 10 | Make it higher density, allow mixed-use housing instead of separating commercial and residential, and incorporate larger lot coverages. | 3/21/2022 6:46 AM |
| 11 | Missing element of the PDO appears to be solar access. Winnipeg is likely to see a significant rise in the number installations of solar photovoltaic systems (NOTE: Efficiency Manitoba will soon announce an incentive program). The PDO's consideration of 'sunlight' should extend to what happens if a proposed new development will partially shade a PV system on an adjoining property. The CoW needs to proactive, not reactive on this issue give its commitments in its Climate Action Plan. | 3/18/2022 8:39 PM |
| 12 | Établir un maximum de maison sur une rue. Pas seulement la largeur du lot. Il devient impossible de stationner dans la rue, de conduire sur les rues (dans les deux sens) car plus de place pour se tasser sur ke cotes. Les rues sont trop étroites! | 3/18/2022 4:33 PM |
| 13 | It will not be the only thing that will be needed to improve the issues there needs to be other issues addressed | 3/16/2022 8:14 PM |
| 14 | Infrastructure load is important. Street parking is increasingly a problem. I believe that every house should have a permit to allow two cars to be parked on the street anytime (street-cleaning and snow clearing excepted) and that other vehicles should be subject to time or similar constraints. | 3/16/2022 5:21 PM |
| 15 | I'm skeptical. Money talks, and I've seen what's happened so far, especially around my old street, Pilgrim. | 3/16/2022 1:02 PM |
| 16 | Just a thought on the suggestion at the townhall that side x side builds be allowed on double lots (as opposed to 2 single detached homes) .... I agree, with the proviso that this does not prevent the addition of separate up/down suites in each of the now joined S x Ss.... At the town hall this suggestion had the "too clever by half" feel of an attempt to slow down | 3/16/2022 10:49 AM |

| | | |
|---|---|---|
| | necessary densification.... necessary if we want to slow down sprawl and protect the tax base.... | |
| 17 | Please respect existing residents and their quality of life. Some of the huge new homes are beautiful BUT they are out of place. They belong in Sage Creek! I feel sorry for home owners living next to the construction site of a new home. I feel sorry for quaint bungalow owners being cut out of sunshine by a new monstrous house. | 3/16/2022 10:43 AM |
| 18 | It's a get rich scene without the thought of the neighborhood. It has to be monitored. | 3/15/2022 11:39 PM |
| 19 | An appropriate PDO is a starting point, but without inspection and enforcement I'm not confident anything will change. One of the key attributes of a mature neighbourhood is the greenspace and trees. Those are significantly lost. Compare Pilgrim ave from 2017 to today - trees gone, yards gone, cookie cutter tall narrow houses everywhere. | 3/15/2022 10:01 PM |
| 20 | Needs to happen now and not a year from now. If not done on a timely basis it will be too late because everything will be built status quo. I can't stress follow-up and enforcement of PDO enough. | 3/15/2022 2:44 PM |
| 21 | Je crois que le développement d'un DO est une bonne initiative dans la bonne direction. Je ne sais pas si tout les éléments sont là par contre | 3/14/2022 9:16 PM |
| 22 | would appreciate having enforcement of the pdo so that developers don't build incorrectly then say oophs, please forgive me but it's already built. Getting this pdo in place is taking too long especially since there's an upcoming election which will further delay the implementation of this. NEED A MORITORIUM. | 3/14/2022 9:14 PM |
| 23 | The effectiveness will depend both on the specifics and ensuring that the rules are enforced. After watching the erosion of neighborhood character and lack of enforcement of existing rules I am sceptical staff will enforce | 3/14/2022 6:44 PM |
| 24 | The parking requirements, which I admit I know little about, should not apply to development. Many people do not use cars and Glenwood is a walkable neighbourhood. We will get away from our dependence on cars and I do not want that to slow the development of the neighbourood. | 3/14/2022 4:50 PM |
| 25 | I am so grateful that these issues have been so effectively addressed in this forum. You have done all the hard work for us to protect our neighbourhood from the hideous "tall towers" that are infecting it!! Thank you so much! | 3/14/2022 2:53 PM |
| 26 | Comment est-ce que les aprobations peuvent être donner et après les changer sans repassé au comité pour être considérer? Par exemple, aprobation pour des maison à une étage et après la propriété est vendu et là les maisons à deux étages sont construits sans chercher l'appui des voisins, etc. | 3/14/2022 2:13 PM |
| 27 | I would also like to see detached secondary suites required | 3/13/2022 11:55 PM |
| 28 | The damage is done. Adding more chipboard framed tyvek siding flood and fire hazards around my house is a joke. Enjoy the tax grab for these greedy politicians who are brainwashed and corrupt, who think forced infills are the answer wound if it was where they were living. It’s already ruined Glenwood, and your fake survey as if it matters what owners think, is just the second attempt to seem sympathetic to “our” feelings on this subject. This is all for money from raising taxes so YOUR retirement won’t be spent in an overcrowded, noisy no room for parking area Glenwood is now because of you. A normal rate of house replacement is one thing, rubber stamping every double yellow infill project to put two overly large , way too tall buildings where one was is a bad idea. No yards, yet these owners have dogs! Room for 4 cars in the back lane in one example. My taxes are up but my quality of life has significantly dropped. This and the last survey is a work around way to seem thoughtful, you are the exact opposite. | 3/12/2022 5:44 PM |
| 29 | Strongly support improved in fill planning process | 3/12/2022 2:28 PM |
| 30 | The City of Winnipeg should require a thorough Design Review of any planned development in Glenwood and strongly enforce the adherence to the PDO before, during, and after construction. It may even be beneficial to "pre-approve" developers before sale and/or subdivision of an existing lot for development such that only developers that are familiar with the PDO requirements and are known to adhere to them are allowed to purchase and develop a lot. | 3/12/2022 2:00 PM |

| | | |
|---|---|---|
| 31 | Planning and research on best outcome always should come first | 3/12/2022 10:19 AM |
| 32 | The plan is adequate, but what is missing is monitoring and enforcement. I've seen projects completed far differently than the approved plan, with council and civil servants unaware of changes. There seems to be little connection between variances and permit or bylaw enforcement. | 3/11/2022 9:24 PM |
| 33 | An actual visual inspection of the homes on the block of the proposed new build should take place. Even if only via Google search - seeing the character of all properties. | 3/11/2022 2:04 PM |
| 34 | I think the PDO is mostly a good idea, but without enforcement after the development of such guidelines it runs the risk of being neglected. I would hope to be able to see actions that residents can take to report violations, and actions that the city are taking preemptively to ensure contractors aren't creating loopholes for themselves during this process. | 3/11/2022 8:06 AM |
| 35 | We are the losers always. | 3/10/2022 5:57 PM |
| 36 | There are more important issues that need to be addressed first. | 3/10/2022 1:47 PM |
| 37 | Our admiration goes to the wise and dedicated residents who have fought very stressful and really sleazy battles with Planning, Zoning and with developers & Councillor [redacted] | 3/10/2022 10:53 AM |
| 38 | the developers are the only ones that truly benefit. they profit, but yet all others have to pay for infrastructure, roads , sewer, water. higher taxes. | 3/10/2022 10:34 AM |
| 39 | -The regulation of private lighting, and signage may be somewhat excessive, but we do want to preserve the unique qualities of individual developments. -Driveways are bad for pedestrians, greenery, and are uncommon in the neihbourhood. They should be discouraged. -The preservation of existing greenery is very important, this could also provide a tool to develop unique designs for structures. -A significant increase in greenery on boulevards would be nice, including a more significant variety of available food producing (fruit) trees. -Increased density can be good for livability and revenue, but must be managed carefully. -Some light commerical/mixed use development could be helpful in select locations. -One of the biggest concerns of existing residents is that new residents will not have any "buy in". This goes further than just merely keeping "riff raff" out. We want to encourage ownership and investment in the neihbourhood. Those who don't have any, behave poorly, littering, etc. Investment isn't limited to ownership, but ownership is guaranteed investment. Thus condo's are typically preferable to apartments. I don't know what tools the city has available for this issue of buy-in, but this is a concern. | 3/10/2022 10:32 AM |
| 40 | I support infill and think we need more incentives for high-quality, neighbourhood-oriented, green, densification of central Winnipeg neighbourhood. | 3/10/2022 10:22 AM |
| 41 | Quiet, peaceful, green landscapes and tree canopy are being drastically altered by large, for the most part unsightly awkward looking dwellings that do not compliment the character of a mature neighborhood. Street parking during summer months and winter snow storage proves to be a continual problem with snow being thrown into lanes due to lack of space for refuse containers and parking vs number of vehicles being allowed to occupy infill rear space. | 3/9/2022 11:03 PM |
| 42 | currently planners review plans- they follow the black and white directive from their employee- how will this be different? As an example- when they say " fit into the character of the area- this is currently in the books and if you actually drive throughout the area you will see many do not fit into the original character of the area- I have personally experienced deciding councillors who do not live in the area tell me that yup these designs do fit in---I'm the wrong one....tell me how this will be different?..... and ps: how will deciding councillors actually be schooled on the process? | 3/9/2022 9:07 AM |
| 43 | As most things opposed by the community, the city does what it wants and ignores the people it affects. Infills should be stopped completely. | 3/8/2022 6:58 PM |
| 44 | Old St. Vital has beautiful trees and green spaces and with the PDO I believe we will be able to accommodate the infill homes and protect the these mature trees and green spaces | 3/8/2022 6:46 PM |
| 45 | I think infill is necessary and important to sustain a city centre. I prefer it way more than suburbs and sprawl. I think privacy issue, sunlight and trees need to be enforced | 3/8/2022 4:31 PM |
| 46 | I like to be kept inform of your progress. "God" speed to you [redacted] | 3/8/2022 12:41 PM |
| 47 | Il faut respecter les rues résidentielles et garder les maisons unifamiliale. | 3/8/2022 9:56 AM |

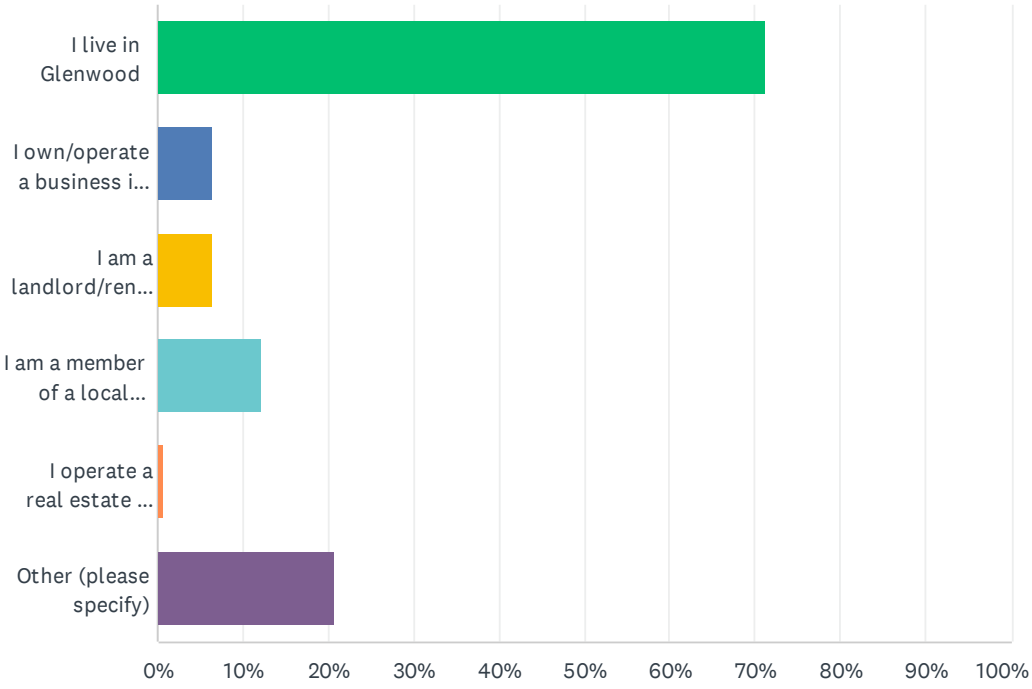
| | | |
|---|---|---|
| 48 | Continual communication with the Glenwood Residence Commitee is essential. | 3/8/2022 9:01 AM |
| 49 | The group of bored retirees seem stunningly unaware of the serious need for infill housing. We need to improve our tax base and invite more young familes into the neighbourhood.. The PDO will not stop these negative individuals from leaving hostile notes on community mailboxes - something that is significantly offensive to newcomers. Referring to new arrivals as "illegals"? Some individuals feel unduly threatened by deveopment. The vast majority of replaced hones were all but derelict. The neighbourhood looks better and has a revitalized tax base. NIMBY syndrome anyone? | 3/7/2022 2:07 PM |
| 50 | I support infill development when it is done thoughtfully and sustainably. I don't believe that has been the case for a majority of the infill developments in Glenwood to date. I was pleased to see that the key issues that were identified in the public consultation made their way into the PDO: existing tree canopy, new tree requirements, scale, sunlight and privacy. Again, enforcement is key to the success of the PDO. | 3/7/2022 8:27 AM |
| 51 | Will these guidelines be followed by the builders. Who is going to enforce these guidelines? | 3/6/2022 4:18 PM |
| 52 | Aménagement urbain doit tenir compte de règles urbanistiques essentielles pour harmoniser la vie communautaire et éviter un surpeuplement dans le quartier qui peut entrainer tensions, criminalité et dysfonctionnement des services et réseaux (internet, eau, électricité, égoût). | 3/6/2022 1:21 PM |
| 53 | stop infill housing , im losing my shirt my property values are plumeting | 3/5/2022 7:19 PM |
| 54 | I am happy something is finally being done | 3/5/2022 3:57 PM |
| 55 | still does not address the building of up/down duplexes on small lots with no parking available for residents | 3/5/2022 9:11 AM |
| 56 | none | 3/4/2022 12:45 PM |
| 57 | I support it if they consider the houses on each side of the infil rather than getting the most tax money they can. | 3/4/2022 12:44 PM |
| 58 | N/A | 3/4/2022 7:50 AM |
| 59 | Do not split the lots. If someone wants to buy a house and tear it down they should only be allowed replace it with a single family home. | 3/3/2022 8:23 PM |
| 60 | The common practice is these large (tall) buildings overwhelm the adjacent housing, in many cases the adjacent building is a single storey bungalow. Also the design is many times nearly identical. This may be fine for new developments but not in a quality established area. | 3/3/2022 7:40 PM |
| 61 | As a 10-year resident of the Glenwood neighbourhood, I am in full support of infill development and would encourage you to not make the rules any more onerous to discourage builders. Infill is good for this neighbourhood. There are still many dilapidated houses. | 3/3/2022 1:26 PM |
| 62 | I like the development of this neighbourhood to a modern new community, i just hope that new builts will not be too narrow and tall. There should also be backyards. | 3/3/2022 12:29 PM |
| 63 | I worry infill will get NIMBYed out of existence. I know the PDO will help get things approved, but I hope it doesn't excessively limit the potential of the neighbourhood. | 3/3/2022 10:51 AM |
| 64 | The proposed PDO is offensive. Concepts such as "aesthetics" and "character" should not be given such strong emphasis when there is a dire need for affordable places to live. The outcome of the proposed restrictions will be the perpetuation of homelessness in our city. | 3/3/2022 10:09 AM |
| 65 | Will the city ever develop a infill guidelines bylaw? | 3/2/2022 10:24 PM |
| 66 | why has it taken so long, this is not a new issue? | 2/28/2022 6:19 AM |
| 67 | Allowing lot splitting for the construction of massive duplexes on tiny lots is resulting in tremendous loss of existing tree canopy and big negative impact on existing homes in the area. | 2/27/2022 11:20 AM |
| 68 | Strain on combined sewers by increasing housing density. Where there was 1 family before, now there are up to 4 | 2/25/2022 4:38 PM |
| 69 | LOTS should not be allowed to be divided. Houses are being built too high. | 2/25/2022 2:58 PM |
| 70 | Sad that this type of oversight seems necessary for building new homes in the neighborhood. | 2/25/2022 12:28 PM |

| | | |
|---|---|---|
| 71 | Tree regulations are largely ignored outside of Arborist reports, inflicting damage on valuable trees on and off construction sites, to both private and public trees. These should be enforced to validate the work of the arborists and to protect the community from climate related troubles. Parking and construction disturbance is problematic in small neighbourhoods, having contractors understand respectful work practices to keep communities safe. | 2/25/2022 8:55 AM |
| 72 | I'm confused as to who would do & approve the design reviews. It seems that most things get approved whether there is opposition from the neighborhood. It's been very frustrating. | 2/24/2022 10:56 PM |
| 73 | It's all a waste of time. Infill = more money for city....they are rarely if ever denied | 2/24/2022 10:51 PM |
| 74 | As an individual who was o enjoyed to welcome infill to my neighborhhod I was delighted, watching a 'builder' skirt variances and established city bylaws is something else. Bringing this to there attention of the city is an excercise in frustration. As city department (that overlap) clearly don't share info with each other! | 2/24/2022 10:48 PM |
| 75 | Make sure the home fit in and there is parking available (not just the street) 2 plex = 2 parking spaces 4 plex = 4 parking spaces. Plant a tree Don't cheap put making it have curb appeal | 2/24/2022 10:20 PM |
| 76 | I would hope that the elevated property taxes being generated with these new properties is put back into infrastructure in the neighbourhood. I have an unpaved backlane that could use an upgrade. My garage floods every year because there is no sewer system to collect the melting snow and spring rain showers. | 2/24/2022 9:48 PM |
| 77 | In other areas it seems like a lot of these things weren't considered - not sure if they were had a plan that was not respected or if they didn't consider these issues beforehand. It could work if respected, despite timelines and costs. It could help with housing shortage though. | 2/24/2022 9:36 PM |
| 78 | As previously stated, my concern is with enforcement. Will site visits be made? Will documentation adequately support adherence to the PDO? There's no mention of operationalization of the proposed changes. Word salad. | 2/24/2022 9:20 PM |
| 79 | When you buy a piece of property, you buy that property and get to control that one property. You don't buy the rights to dictate what happens on other properties that you don't own. | 2/24/2022 9:15 PM |
| 80 | We live in "infill" housing which allows us to live near my parents and help them as they age. I support new housing to replace the old rather then take away green space like the parks and golf courses. It's more important to build on existing lots then lose more space that is already green like parks. We could not afford to live in this area without being able to rent infill housing. We are a family of four that needs a 3 bedroom home which are not plentiful in the area. It's also one of the most expensive areas at this point and the entry cost for this area is prohibitive. Even with infill housing we couldn't afford it. More houses need to be built to address these skyrocketing costs. Winnipeg used to be affordable. Some of the building rules Including constant opposition to new buildings are causing housing prices to rise to unaffordable levels. We need mixed residential with less restrictions on building. I feel for everyone that's lived in their house for 40 years but it's not fair that people who have their houses paid off have a stranglehold on young families that want a safe neighbourhood to grow. | 2/24/2022 9:02 PM |
| 81 | Infill housing isn't inexpensive, infill housing detracts from the inherent neighbourhood character | 2/24/2022 7:33 PM |
| 82 | Renters have a different mindset than home owners. [redacted]. I know who my neighbours are. Some never water the yard or pick up after their pets. Some party late and never pick up a snow shovel. While I don't want to discrimine against renters, I am one, I understand that home owners are looking to live in a certain kind of setting where others care for what they have. | 2/24/2022 6:52 PM |
| 83 | You are ruining the neighbourhood. Money should be put towards upgrading existing homes. | 2/24/2022 6:13 PM |
| 84 | No lot splits | 2/24/2022 6:13 PM |
| 85 | I'd hope that affordability would factor into developments too - with the incredible amount of increased development coupled with the rising costs of rent everywhere in the city, and inflation increases with wage stagnation, any piece of new development should consider being affordable for families and trying not to contribute to this problem of rising rent prices that our wages cannot keep up with. I've seen this especially with new infill developments in my neighbourhood (Grant Park), where landlords convert a single-family lot into multi-family rental properties, each renting for $1500/month or more - we need affordable housing for people, not income opportunities and price gouging for private landlords. | 2/24/2022 5:14 PM |

| | | |
|---|---|---|
| 86 | Hydro , water and environment must be considered. If there is an infill to be built on a specific street, maybe they could poll the surrounding neighbors on the street and backlane to see if anyone opposes. The current system is not practical for anyone who sees the yellow deference paper on a property and opposes it to actually say so. Not everyone can get down to city hall when needed. | 2/24/2022 5:13 PM |
| 87 | Distance to side property lines should not be less than 3'. | 2/24/2022 3:59 PM |
| 88 | Still gotta try I suppose. | 2/24/2022 3:50 PM |
| 89 | Abolish single family zoning in Glenwood. | 2/24/2022 3:46 PM |
| 90 | Some long time residents need to have a say in how their views and environment will be affected before any of these projects are able to proceed. | 2/24/2022 3:46 PM |
| 91 | You shouldn't be able to rent these infills instantly after their built. Tons of drug dealing / community issues due to infills | 2/24/2022 3:41 PM |
| 92 | My main concern is enforcement of builders being disrespectful during the building process like leaving debris. But they should be able to build whatever the free market allows and whatever they think will sell homes. | 2/24/2022 3:29 PM |
| 93 | Better follow-up while builds are actually happening | 2/24/2022 3:14 PM |
| 94 | I grew up in Glenwood, now I have moved back to retire. We moved back for the charm of the neighbourhood. Unfortunately that charm has changed with the infill. Large narrow monstrosities with granny suites. Glenwood is a low to middle income neighbourhood. A lot of first time home buyers. But these infill moves are going for $550,000 and higher. They have become so unaffordable, they are all turning into rentals. If they were build without the granny suites and a single family dwelling, they would be affordable for first time home buyers. This needs to change. Keep the infill, just manage what is being build. | 2/24/2022 3:01 PM |
| 95 | At first read; I personally like the proposal in the PDO. It seems to be well considered and provide a set of rules/regulation for development. Is there a an appeal process to circumvent the guidelines? | 2/24/2022 2:24 PM |
| 96 | How the neighbourhood looks is being addressed. How the neighbourhood functions is not. Are there increased public transportation options? Are there parking mandates in the PDO? Does any part address the large increase of renters and transient population movement through the neighbourhood that was once long term owners living there? | 2/24/2022 2:16 PM |
| 97 | Listening to long term residents concerns should be considered instead of ignored. And the adjoining neighbours concerns for sure! | 2/24/2022 2:12 PM |
| 98 | Design review is a bad idea and totally subjective. Design requirements and development/landscaping standards are a good idea but a review process is simply red tape. | 2/24/2022 2:06 PM |
| 99 | Having the design review prior to permitting will improve clarity of the process. | 2/24/2022 2:05 PM |
| 100 | I wish that some more community engagement would have been done prior to the huge amount of new infill housing in my area that has already been built. it is taxing on our services such as water, power and roadways. it also is hard on existing residents in terms of loss of privacy and the amount of intrusive construction that goes on. | 2/24/2022 1:59 PM |

# Q10 What is your connection to the Glenwood neighbourhood? Select all that apply.

Answered: 174 Skipped: 43



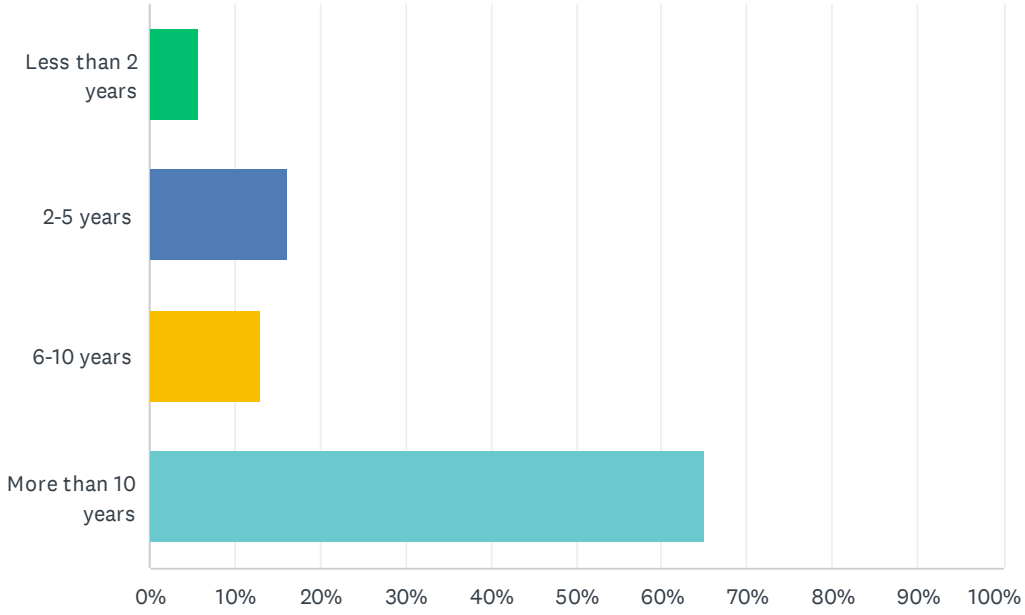

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I live in Glenwood | 71.26% | 124 |
| I own/operate a business in the area | 6.32% | 11 |
| I am a landlord/rent out own property in the area | 6.32% | 11 |
| I am a member of a local community association/organization | 12.07% | 21 |
| I operate a real estate or property development business | 0.57% | 1 |
| Other (please specify) | 20.69% | 36 |
| Total Respondents: 174 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | I lived in Glenwood and my senior mother still does. | 3/23/2022 4:21 PM |
| 2 | I live in Varennes. | 3/22/2022 8:23 AM |
| 3 | I also live beside a monster/infill house in Riverview, and like many people in Glenwood I have lost 100% of the sunshine that used to shine in the back of my house windows. I have lost equity in my home, and enjoyment in living in my home. As such, I went to the first meeting of the Glenwood Community Association, and I still strongly support them. | 3/21/2022 8:18 AM |
| 4 | I am just a curious citizen who wants to ensure modern design principles are being used for infill. | 3/21/2022 6:46 AM |

| | | |
|---|---|---|
| 5 | I am the parent of 3 now adult children who grew up in Glenwood and I love the vitality brought to the neighbourhood by new resident and infill, love the new energy in the schools, community centers and ultimately businessess along St Marys and St Annes | 3/16/2022 10:52 AM |
| 6 | Live in area | 3/15/2022 6:57 PM |
| 7 | Work in Planning, do some work in Glenwood | 3/10/2022 2:59 PM |
| 8 | I live in a neighbourhood adjacent to Glenwood (Norwood) and am looking at buying in the area | 3/10/2022 10:23 AM |
| 9 | I used to live in Glenwood, and cycle through the neighbourhood often. I also live in a neighbourhood which is dealing with similar infill challenges. | 3/10/2022 10:13 AM |
| 10 | Je vis à Norwood (quartier voisin) | 3/10/2022 10:04 AM |
| 11 | Homeowner for the past 26+ yrs fully invested in this area because of the mature neighborhood now being drastically altered by infill buildings. | 3/9/2022 11:05 PM |
| 12 | can you tell me why your very first question asks if the person filling out this survey has attended previous informational sessions- why is that important to this survey? | 3/9/2022 9:08 AM |
| 13 | Grew up in this area and live just outside presently. We spend a lot of time in the Glenwood area both business and pleasure. | 3/5/2022 2:27 AM |
| 14 | I have family in the area. I also worry about infil rules in all of the city. | 3/4/2022 12:45 PM |
| 15 | I am interested in Glenwood as a testbed for infill in mature communities | 3/3/2022 10:53 AM |
| 16 | Frequent visitor (friends and family in the area) | 3/3/2022 10:10 AM |
| 17 | I live nearby | 3/3/2022 9:40 AM |
| 18 | I live in St.vital, same issues as being discussed here | 2/28/2022 6:21 AM |
| 19 | Neighbor | 2/26/2022 10:12 PM |
| 20 | my Mom lives there and will soon sell out | 2/25/2022 2:58 PM |
| 21 | None | 2/25/2022 12:28 PM |
| 22 | dont live there | 2/25/2022 9:43 AM |
| 23 | Have relatives in the area and friends | 2/25/2022 12:21 AM |
| 24 | I live in St.Vital and spend a fair amount of time in the Glenwood area. | 2/24/2022 11:29 PM |
| 25 | I have friends that n Glenwood and have been skunked by sneaky developers skirting established city requirements (Wolsley) | 2/24/2022 10:49 PM |
| 26 | I have many friends and family that still live in Glenwood. I no longer live there. | 2/24/2022 9:16 PM |
| 27 | Live in a Winnipeg area with encroaching infill housing | 2/24/2022 7:34 PM |
| 28 | Frequently visit and patronise businesses. | 2/24/2022 5:15 PM |
| 29 | Many friends live in that area, and I frequent the businesses around there often | 2/24/2022 5:14 PM |
| 30 | I live in Whyteridge | 2/24/2022 5:12 PM |
| 31 | Just interested | 2/24/2022 3:08 PM |
| 32 | I also grew up in the neighbourhood. | 2/24/2022 3:02 PM |
| 33 | s/O | 2/24/2022 2:50 PM |
| 34 | N/a | 2/24/2022 2:44 PM |
| 35 | Looking for house in area; relatives live there | 2/24/2022 2:39 PM |
| 36 | I am a tax paying resident of Winnipeg tired of having ward councillors cave to a vocal minority of NIMBYs. | 2/24/2022 2:07 PM |

# Q11 How long have you lived in the area?

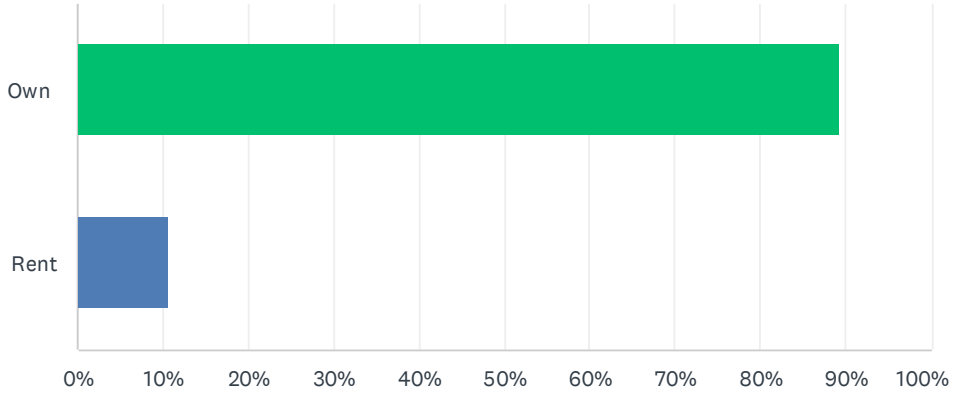
Answered: 123 Skipped: 94




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Less than 2 years | 5.69% | 7 |
| 2-5 years | 16.26% | 20 |
| 6-10 years | 13.01% | 16 |
| More than 10 years | 65.04% | 80 |
| TOTAL | | 123 |

# Q12 Do you own or rent?

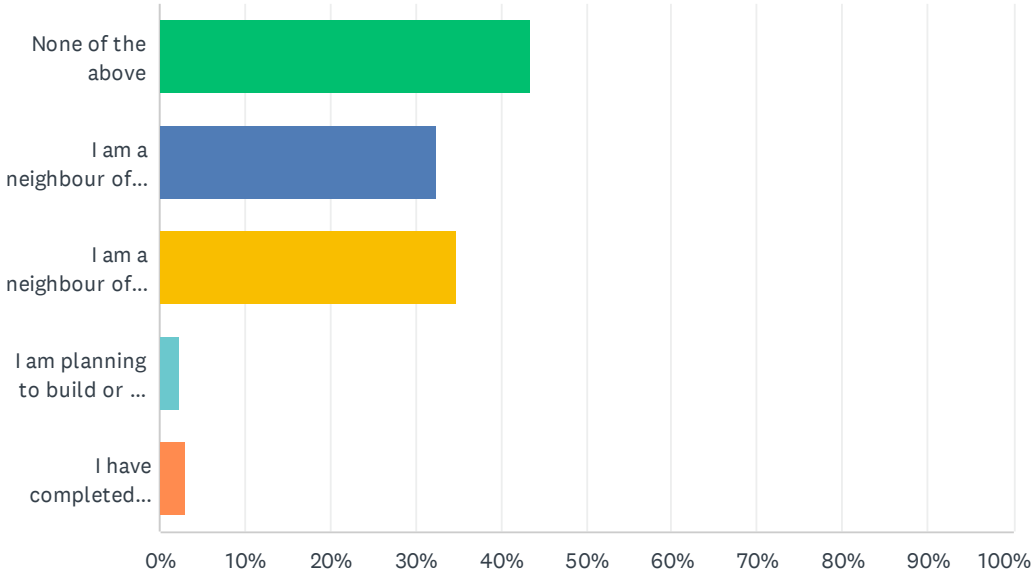
Answered: 123 Skipped: 94




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Own | 89.43% | 110 |
| Rent | 10.57% | 13 |
| TOTAL | | 123 |

# Q13 Which of the following applies to you? Select all that apply.

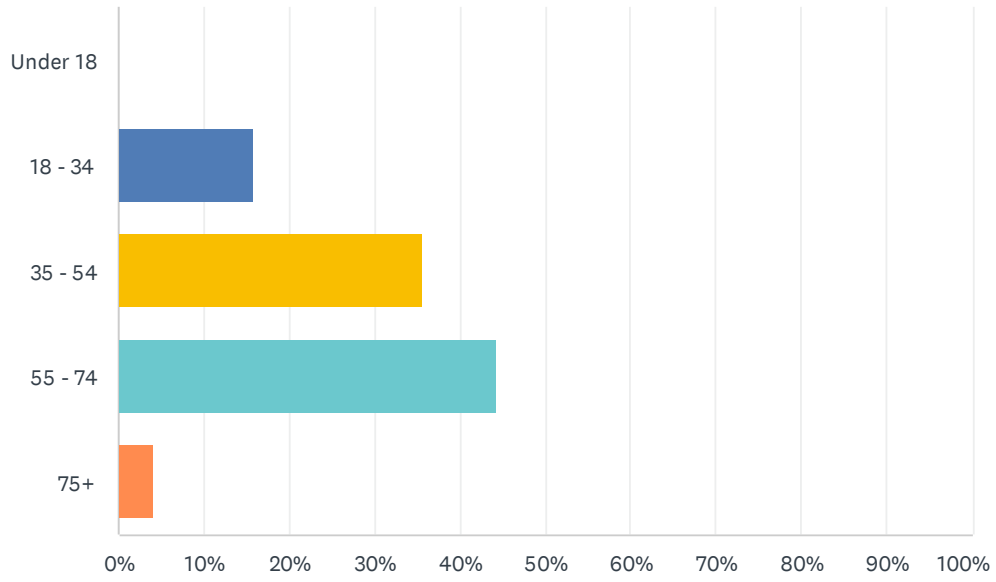
Answered: 170 Skipped: 47




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 43.53% | 74 |
| I am a neighbour of a current infill construction site | 32.35% | 55 |
| I am a neighbour of an infill property that has been completed within the last 2 years | 34.71% | 59 |
| I am planning to build or buy an infill property in the near future | 2.35% | 4 |
| I have completed building or have purchased an infill property within the last 2 years | 2.94% | 5 |
| Total Respondents: 170 | | |

# Q14 What is your age?

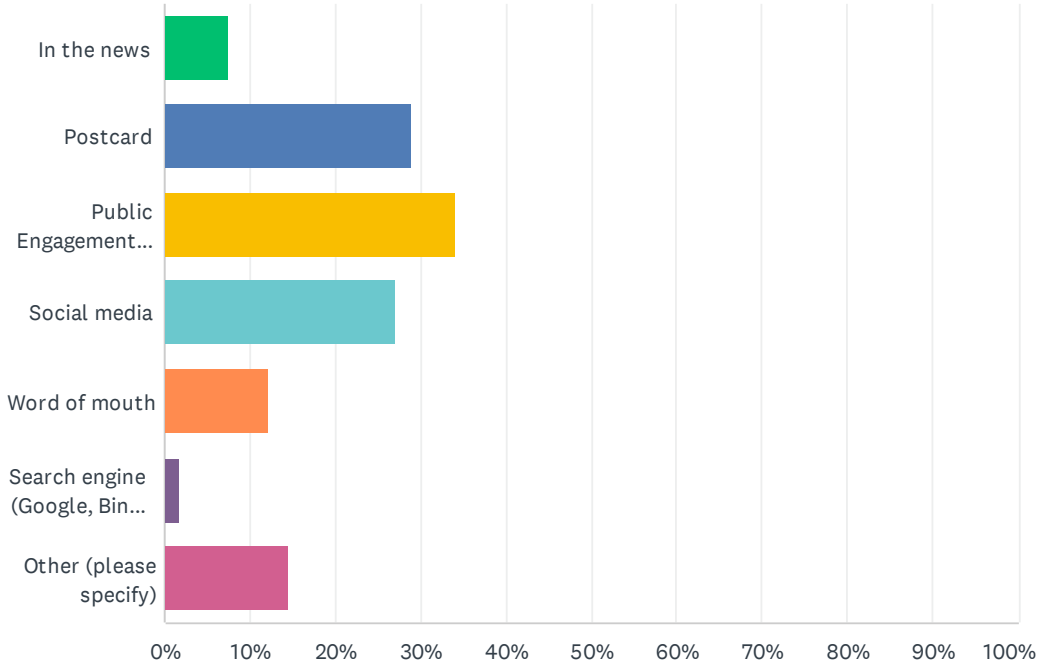
Answered: 171 Skipped: 46




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 18 | 0.00% | 0 |
| 18 - 34 | 15.79% | 27 |
| 35 - 54 | 35.67% | 61 |
| 55 - 74 | 44.44% | 76 |
| 75+ | 4.09% | 7 |
| TOTAL | | 171 |

# Q15 How did you hear about this project? Select all that apply.

Answered: 173 Skipped: 44




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| In the news | 7.51% | 13 |
| Postcard | 28.90% | 50 |
| Public Engagement Newsletter | 34.10% | 59 |
| Social media | 27.17% | 47 |
| Word of mouth | 12.14% | 21 |
| Search engine (Google, Bing, etc.) | 1.73% | 3 |
| Other (please specify) | 14.45% | 25 |
| Total Respondents: 173 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Community Review East newspaper | 3/23/2022 4:22 PM |
| 2 | Glenwood Neighbourhood Association | 3/23/2022 3:45 PM |
| 3 | I have signed two petitions against infills in Glenwood. | 3/23/2022 12:14 AM |
| 4 | this email | 3/22/2022 8:23 AM |
| 5 | I received an email | 3/21/2022 8:19 AM |
| 6 | I have an interest in a vibrant community and follow the issue closely | 3/16/2022 10:53 AM |
| 7 | email | 3/15/2022 2:45 PM |

| | | |
|---|---|---|
| 8 | Glenwood Neighborhood Association | 3/14/2022 9:19 PM |
| 9 | bulletin du quartier | 3/14/2022 2:14 PM |
| 10 | Glenwood neighborhood Association | 3/12/2022 2:30 PM |
| 11 | email. I live in infill in Norwood. | 3/10/2022 10:23 AM |
| 12 | Concerned neighbors | 3/9/2022 11:07 PM |
| 13 | sign at the mailboxes | 3/8/2022 4:32 PM |
| 14 | Saw the obscene tearing apart of old houses that had been in the neighborhood for decades | 3/8/2022 12:47 PM |
| 15 | Threatening notes left at community mailboxes. | 3/7/2022 2:08 PM |
| 16 | never hear about it fro city ,,, they dont care about us who have paid taxes here for 35 years because they only want more taxes by infill garbage | 3/5/2022 7:21 PM |
| 17 | Email | 3/3/2022 12:30 PM |
| 18 | City of Winnipeg website | 3/2/2022 10:26 PM |
| 19 | Glenwood Neighborhood Association | 2/24/2022 10:57 PM |
| 20 | Email | 2/24/2022 5:34 PM |
| 21 | Email | 2/24/2022 4:48 PM |
| 22 | A neighbour emailed it to me. | 2/24/2022 3:02 PM |
| 23 | City of Wpg email | 2/24/2022 2:44 PM |
| 24 | Glenwood Association and Public Engagement Newsletter | 2/24/2022 2:25 PM |
| 25 | direct email that i received this survey in | 2/24/2022 2:00 PM |