**Agenda – Council – June 2, 2025**

## PUBLIC HEARINGS

**Item No. 5 Secondary Plan Amendment – Amendments to Complete Communities Direction Strategy 2.0 and 21 Secondary Plans**
**File SPA 3/2025**
**[c/r DAZ 209/2025, SP 2/2025, SP 3/2025 and SP 4/2025]**

WINNIPEG PUBLIC SERVICE RECOMMENDATION:

1. That, subject to first reading of By-laws Nos. 56/2025, 57/2025 and 58/2025, Council give first reading to By-law No. 55/2025 (the "By-law", a draft of which is attached as Appendix B to this report) to amend 22 Secondary Plans in accordance with this report.

2. That the By-law shall come into force and effect upon the coming into force of By-laws Nos. 56/2025, 57/2025 and 58/2025.

3. That, following first reading in accordance with Recommendation 1 and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

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

**Agenda – Council – June 2, 2025**

**File:** SPA 3/2025

**Applicant:** The City of Winnipeg
(Director of Planning, Property and Development)

**Subject:**

**OMNIBUS AMENDMENT TO 21 SECONDARY PLANS AND COMPLETE COMMUNITIES 2.0 SPA 3/2025**

**APPLICANT :** Planning Property and Development Department
**FILE :** SPA 3/2025
**PROPOSAL** : Proposed amendments to Complete Communities Direction Strategy 2.0 and 21 Secondary Plans to align changes to the zoning by-law to allow for as-of-right residential development of new 2-unit, 3-unit and 4-unit dwellings city-wide, per Council direction. The proposed amendments affect the following secondary plans:

- Complete Communities 2.0 By-law 119/2020
- Airport Area West Residential By-law 85/2016
- Court Avenue (Precinct E) By-law 97/2014
- Dawson Trail (Precinct J) PD-017
- North Point Village (Precinct F) PD-016
- Transcona North (Precinct I) By-law 1/2014
- Precinct G By-law 5/2018
- Precinct K By-law 48/2014
- Ridgewood South (Precinct Q) By-law 62/2013
- South St. Boniface (Sage Creek) By-law 158/2005
- Waterford Green (Precinct C) PD-015
- Waverley West B By-law 1/2019
- Waverley West NE By-law 210/2006
- Waverley West NW By-law 37/2010
- Waverley West W By-law 90/2012
- Waverley West SE By-law 140/2007
- Waverley West SW By-law 4/2013
- Transcona West By-law 215/2006
- Corydon Osborne By-law 99/2014
- Osborne Village By-law 220/2006
- West Alexander & Centennial By-law 64/2008
- North St. Boniface By-law 30/2017

For more information about the proposed amendments, please visit the project website: https://www.winnipeg.ca/infillhousing

**DEMANDEUR :** Service de l'urbanisme, des biens et de l'aménagement
**N° DE DOSSIER :** MPS 3/2025
**PROJET :** Proposition de modifications à la Stratégie d'orientation des collectivités complètes 2.0 et à 21 plans secondaires visant une harmonisation avec les changements au règlement municipal sur le zonage en vue de permettre l'aménagement résidentiel de plein droit de nouvelles habitations à deux unités, à trois unités et à quatre unités à l'échelle de la ville, selon les directives du conseil municipal. Les modifications proposées touchent les plans secondaires suivants :

- Complete Communities 2.0 By-law 119/2020
- Airport Area West Residential By-law 85/2016
- Court Avenue (Precinct E) By-law 97/2014
- Dawson Trail (Precinct J) PD-017
- North Point Village (Precinct F) PD-016
- Transcona North (Precinct I) By-law 1/2014
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- Waverley West W By-law 90/2012
- Waverley West SE By-law 140/2007
- Waverley West SW By-law 4/2013
- Transcona West By-law 215/2006
- Corydon Osborne By-law 99/2014
- Osborne Village By-law 220/2006
- West Alexander & Centennial By-law 64/2008
- North St. Boniface By-law 30/2017

Pour en savoir plus sur les modifications proposées, veuillez visiter le site Web du projet à https://www.winnipeg.ca/logementsintercalaires.

**Exhibits Filed:**

1. Application dated May 5, 2025
2. Notification of Public Hearing
3. Notification of Public Hearing to:
   - A. Minister of Municipal Relations dated May 5, 2025
   - B. Applicant dated May 5, 2025
   - C. Administration dated May 5, 2025
   - D. Rural Municipalities of Rosser, East St. Paul, Springfield, Ritchot, MacDonald, Headingley, West St. Paul, Red River Planning District, Southern Interlake Planning District, Winnipeg Metropolitan Region, dated May 5, 2025
4. Report from the Urban Planning Division dated May 16, 2025

The Winnipeg Public Service to advise that all statutory requirements with respect to this application have been complied with.

Moved by

That the report of the Winnipeg Public Service be taken as read.

Moved by

That the receipt of public representations be concluded.

Moved by

That the recommendation of the Winnipeg Public Service be / not be concurred in.

Supporting Reasons:

Moved by

That the public hearing with respect to this application be concluded.

Exhibit "4" referred to in File SPA 3/2025

# ADMINISTRATIVE REPORT

**Title:** SPA 3/2025 (By-law No. 55/2025) Omnibus Amendment to 22 Secondary Plans – Public Hearing Report

**Critical Path:** Council

## AUTHORIZATION

| Author | Department Head | CFO | CAO |
|---|---|---|---|
| J. Veitch | H. Borys | T. Graham | S. Armbruster, Interim CAO |

## EXECUTIVE SUMMARY

On November 23, 2023, Council adopted the following as part of its decision on the Housing Accelerator Fund ("HAF"):

2. *That the HAF application be amended to legalize four dwelling units per residential lot be permitted as-of-right city-wide.*

3. *That the HAF application be amended to legalize four units of up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Transit Master Plan.*

The Public Service is proposing amendments to 22 secondary plans in order to align with the zoning by-law amendments directed in the November 23, 2023, decision. In accordance with *The City of Winnipeg Charter*, the zoning by-law must be consistent with any applicable secondary plan. Therefore, secondary plans that do not conform to the development of up to four dwelling units will require amendments to enable the Council directed zoning changes.

The amendments proposed in this application affect the following secondary plans:

1. Complete Communities Direction Strategy 2.0, By-law 119/2020
2. Airport Area West Residential, By-law No. 85/2016
3. Corydon Osborne Area Plan, By-law No. 99/2014
4. Court Avenue (Precinct E), By-law No. 97/2014
5. Dawson Trail (Precinct J), PD-017
6. North Point Village (Precinct F), PD-016
7. North St. Boniface, By-law No. 30/2017
8. Osborne Village, By-law No. 220/2006
9. Precinct G, By-law No. 5/2018
10. Precinct K, By-law No. 48/2014
11. Ridgewood South (Precinct Q), By-law No. 62/2013

12. South St. Boniface (Sage Creek), By-law No. 158/2005
13. Transcona North (Precinct I), By-law No. 1/2014
14. Transcona West Area Structure Plan By-law No. 215/2006
15. Waterford Green (Precinct C), PD-015
16. Waverley West B, By-law No. 1/2019
17. Waverley West NE, By-law No. 210/2006
18. Waverley West NW, By-law No. 37/2010
19. Waverley West W, By-law No. 90/2012
20. Waverley West SE, By-law No. 140/2007
21. Waverley West SW, By-law No. 4/2013
22. West Alexander & Centennial, By-law No. 64/2008

## RECOMMENDATIONS

1. That, subject to first reading of By-laws Nos. 56/2025, 57/2025 and 58/2025, Council give first reading to By-law No. 55/2025 (the "By-law", a draft of which is attached as Appendix B to this report) to amend 22 Secondary Plans in accordance with this report.

2. That the By-law shall come into force and effect upon the coming into force of By-laws Nos. 56/2025, 57/2025 and 58/2025.

3. That, following first reading in accordance with Recommendation 1 and upon instruction from the Director of Planning, Property and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

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

## REASON FOR THE REPORT

The subject application is being brought forward for consideration in accordance with direction from Council as part of the Strategic Priorities Action Plan ("SPAP") and part of Council's November 23, 2023, decision regarding the HAF. If Council adopts the proposed by-law amendments, all future development applications within the 22 plan areas noted above will have to conform to the amendments.

A secondary plan by-law, including amendments, requires a public hearing prior to first reading in accordance with *The City of Winnipeg Charter and The Development Procedures By-law No. 104/2020*. As a result of recent amendments to the Development Procedures bylaw, this report is being submitted for Council's consideration of the development application at the public hearing. Council has been designated as the hearing body and Council approval is required to enact the proposed by-law amendment.

## IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendations of the Public Service be concurred in, Amendments to 22 Secondary Plans By-law No. 55/2025 will be given first reading. If sufficient objections to the amending by-law are not received, we expect it will be brought back directly to Council for second and third readings at the following meeting of Council.

## HISTORY/DISCUSSION

*BACKGROUND*

The Secondary Plan amendments proposed in this report are intended to support a component of the ongoing four-stage zoning by-law amendment process, in accordance with *The City of Winnipeg Charter* which requires the zoning by-law be consistent with the development plan and any applicable secondary plan by-law.

The four "buckets" of zoning amendments have been guided by both Council's Strategic Priorities Action Plan ("SPAP") and more recently by the City of Winnipeg's Housing Accelerator Fund ("HAF") application. The intent of these zoning reforms is to improve processing and accelerate housing development in areas covered by the Winnipeg Zoning By-law No. 200/2006 and the Downtown Winnipeg Zoning By-law No. 100/2004.

The first bucket of zoning amendments focused on development permit exemptions and were approved by Council on February 22, 2024. The second bucket saw several rapid amendments to the Zoning By-laws to address minor deficiencies in the regulations, and align them with previously-endorsed Council policies, directions, and motions. Bucket 2 amendments were approved by Council on July 18, 2024.

The third bucket has been broken into two components (Buckets 3.1 and 3.2), and consists of further amendments to the Zoning By-law, including the following items as directed by Council's November 23, 2023, HAF decision:

4. *That the HAF application be amended to legalize four dwelling units per residential lot be permitted as-of-right city-wide.*

5. *That the HAF application be amended to legalize four units of up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Transit Master Plan.*

6. *That the HAF application be amended to ensure that new housing zoning reforms targeted for mall sites and commercial corridors – as proposed in the City Council's Strategic Priorities Action Plan – allow for as-of-right development to facilitate quick approvals and construction of new housing.*

Bucket 3.1 zoning reforms targeting Malls and Corridors for as-of-right housing development (as per Recommendation 4 of the November 23, 2023, decision) were approved by Council on December 12, 2024, and came into effect on January 31, 2025.

Bucket 3.2 zoning reforms, which this application supports, are addressed in recommendations 2 and 3 of council's November 23, 2023, decision. These reforms propose legalizing up to four units as of right city-wide, and legalizing four units up to four storeys tall as of right within 800 metres of high-frequency transit corridors.

The fourth and final bucket of zoning reforms will be a full re-write of the City's zoning by-laws. This will involve a comprehensive process including significant public and stakeholder consultation. The full zoning by-law(s) re-write is expected to begin in late-2025 and be completed by late-2027.

## ***PROPOSED AMENDMENTS TO COMPLETE COMMUNITIES DIRECTION STRATEGY 2.0***

The following section describes the proposed amendments to CCDS 2.0 required to allow up to four units as of right city-wide, and legalizing four units up to four storeys tall as of right within 800 metres of high-frequency transit corridors.

A full account of the proposed amendments can be found in Appendix A.

**1.** Complete Communities Direction Strategy 2.0, By-law 119/2020

B3 – Servicing

- Policy 2.4 is amended to define minor infill proposals that may be considered where there is less than a full range of municipal services as “single and two family” subdivisions.

D1 – Established Neighbourhoods

- Policy 1.9 (Mature Communities) is amended to remove “other than single family residential” and “with a public lane”. Small scale housing up to four units will be permitted with or without a back lane, subject to zoning by-law requirements.
- The description of “Small Scale Residential” included in the “Housing Typologies in Established Neighborhoods” figure on pg. 96 is amended to allow development up to 3.5 storeys, and add triplexes and fourplexes as a housing typology.
- The description of “Medium Rise Residential” included in the “Housing Typologies in Established Neighborhoods” figure on pg. 96 is amended to define Medium Rise development as being 5-8 storeys in height. This change is intended to address an error and align pg. 96 with the definition of “Mid rise development” found on page 177.
- Policy 1.12(A) (Mature Communities) requiring the development of infill guidelines is removed, this action has been completed.
- Policy 1.16 (Recent Communities) is amended to remove “not including single family” and “with a public lane.” Small scale housing up to four units will be permitted with or without a back lane, subject to zoning by-law requirements.

## ***PROPOSED AMENDMENTS TO LOCAL AREA PLANS***

The following subsections summarize the proposed amendments to 21 local area plans required to allow up to four units as of right city-wide, and legalizing four units up to four storeys tall as of right within 800 metres of high-frequency transit corridors.

A full account of the proposed amendments can be found in Appendix A.

### 2. Airport Area West Residential, By-law No. 85/2016

The Airport Area West Residential Secondary Plan By-law was adopted by Council on June 24, 2021. The planning area is bound by Centreport Canada Way (PTH 190) to the north, by Sturgeon Road to the east, by Saskatchewan Ave to the south, and by PTH 101 to the west. The plan area is designated as a new community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is undeveloped at this time.

The following amendments are proposed to the Airport Area West Residential Secondary Plan, By-law No. 85/2016, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Objective 3.1.3.1 (Lower Density Residential) is amended to include triplexes and fourplexes as a housing typology, and to note that the low-density policy area should provide appropriate transitions to higher intensity development.

- Policy 3.1.3.2 (Lower Density Residential) is amended to state that “lower density residential housing typologies” shall be the predominant land use, instead of “single family uses”, and to include triplexes and fourplexes as a low-density housing typology.
- References to single family zoning/residential areas throughout the plan are changed to “lower density policy area” in recognition that single family zoning would no longer exist with the adoption of the HAF Bucket 3.2 Zoning Amendments (3.1.4.2.d; 3.2.2.d; 4.2.2.3.a).
- Triplexes and Fourplexes are added to the residential use definition in Section 7.

**3. Corydon Osborne Area Plan, By-law No. 99/2014**

The Corydon Osborne Area Secondary Plan By-law was adopted by Council on December 10, 2014. The planning area is bound to the north by properties fronting Grosvenor Avenue, the Assiniboine River, and Gertrude Avenue; to the east by the railroad tracks; to the south by Fleet and Garwood Avenue; and, to the west by Stafford Street. The residential component of the plan area is a designated mature community, and Corydon Avenue and Pembina Highway are designated as Urban Mixed-Use Corridors in Complete Communities Direction Strategy 2.0 By-law No. 119/2020.

The following amendments are proposed to the Corydon Osborne Area Secondary Plan, By-law No. 99/2014, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policies 3.5.19 (High Density Residential Area) and 3.5.21 (Medium Density Residential Area) are amended to allow up to four units instead of up to two units, subject to the zoning by-law.
- Policy 3.5.23 (Lower Density Residential Area) is amended as follows:
    - To allow up to four units instead of up to two units, subject to the zoning by-law
    - To remove the statement that “small multifamily may be allowed on corners.” Triplexes and fourplexes are considered multifamily in the zoning by-law and would be permitted throughout the low-density area, subject to the requirements of the zoning by-law.
    - To add that “greater increases in height may be considered on a case by case basis in accordance with the zoning by-law”. Most of the low-density area falls within 800m of high frequency transit corridors, where four units up to four storeys tall would be permitted in the proposed zoning amendments.
- Policy 3.5.26 is amended to clarify that the intensification of existing structures is to be encouraged, and the statement regarding conversion of houses to two-unit homes is removed. Intensification up to four units would be permitted throughout the plan area, subject to the zoning by-law.
- Policy 3.5.28 is removed. Non-contiguous (Detached) secondary suites may be considered in the zoning by-law.
- Policy 3.5.29 is amended to remove requirements that design within areas of stability must be context sensitive by reflecting existing setbacks and mass. The proposed zoning amendments include measures to regulate setbacks and building mass.
- Section 3.7 – Lower Density Residential introductory paragraph is amended to recognize that up to four units will be permitted in the area south of Corydon, and that triplexes and fourplexes will not be limited to corner lots.
- Section 4.1 “Directions for the new PDO” is amended to exempt development up to four units from design review, and to remove reference to two family development being permitted as of right.
- Section 4.1 “Process for Development” is removed as it is no longer applicable.

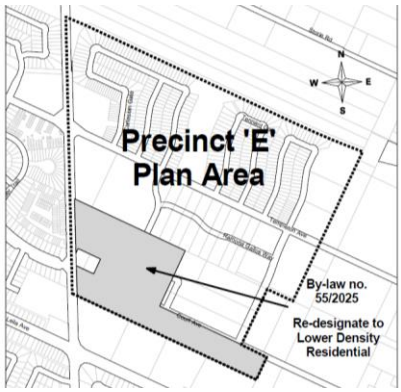
- Section 4.3 – Implementation Action No 1 is amended to remove the first sentence, which recommends that the PDO require design review for any new development other than single family. Development up to four units will be exempt from design review. Action No. 2 is removed as it is no longer applicable.

**4. Court Avenue (Precinct E), By-law No. 97/2014**

The Court Avenue (Precinct E) Secondary Plan By-law was adopted by Council on December 10, 2014. The planning area is bound by the future Chief Peguis ROW to the north, by the properties along the eastern side of Degrave Street and Daylan Marshall Gate to the east, by properties along the southern side of Court Avenue to the south, and by Pipeline Road to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is partially developed.

The following amendments are proposed to the Court Avenue (Precinct E) Plan, By-law No. 97/2014, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy 5.1.a (Lower Density Residential Development Policies) is amended to add triplexes and fourplexes, in addition to single family and two-family housing, as the predominant land use.
- The low and medium density policy areas would allow the same housing typologies as a result of permitting triplexes and fourplexes in the low-density area. Therefore, the following amendments are proposed to combine the two designations:
    - The policies in section 5.2 (Medium Density Residential Development Policies) are removed.
    - The lands shown as “Medium Density Residential” in the land use map (figure 6) are redesignated to “Low Density Residential” as shown below.




    - The minimum density requirement for the lower density residential area (Policy 5.1.b) is replaced with the minimum density from the medium density residential area (5.2.c).
        - Changed from 7.4 per gross developable hectare (3 per gross developable acre) to 10 per cross developable hectare (4 per gross developable acre)
    - Policies 5.2.f and 5.2.g from the medium density policy area section are added as new policies under section 5.1 so they apply to the low-density policy area. These policies state that building and site design should address privacy, and that multi-family housing should be located to allow for transit servicing within 200m.

- Policy 6.4.c is amended to state “small scale ground oriented” instead of “single or two family” developments cannot have private approaches onto Pipeline Road.

**5. Dawson Trail (Precinct J) Area Plan, PD-017**

The Dawson Trail (Precinct J) Secondary Plan was endorsed as Council policy on May 27, 2014. The planning area is bound by Fermor Avenue to the North, Plessis Road to the east, the Navin Drain to the south, the westerly limit of the properties at 1501 and 1525 Dawson Road South, and the southern and eastern limits of the existing residential development known as Southland Park. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is undeveloped at this time.

The Dawson Trail (Precinct J) Plan is proposed for adoption as a statutory Secondary Plan By-law in by-law 56/2025, in order to allow for the amendments proposed in the current amending by-law to proceed.

Once adopted, the following amendments are proposed to the Dawson Trail (Precinct J) Secondary Plan, By-law No. 56/2025, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph to Section 3.3 (Land Use and Transportation Concept) is amended to replace references from “single family” to “lower density”.
- Policy 4.3.1.1 (Lower Density Residential) is amended to state that “low density residential uses” shall be the predominant land use, instead of “single family uses”, and to include triplexes and fourplexes as a low-density housing typology.
- Policy 5.3.5 (Transportation), requires that access to single family dwellings along collectors be from either frontage roads or lanes. This policy is amended to replace “single family residences” to “ground oriented, low-density dwellings”.
- Triplexes and Fourplexes are added to the residential use definition in Section 8.

**6. North Point Village (Precinct F) Area Plan, PD-016**

The North Point Village (Precinct F) Secondary Plan was endorsed as Council policy on March 26, 2014. The planning area is bound by Murray Avenue to the North, Mira Gate and properties on the east side of Atlas Crescent to the east, the Northern Boundary of the Chief Peguis Extension ROW to the south, and McPhillips Street to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020. The residential component of the planning area is fully developed.

The North Point Village (Precinct F) Plan is proposed for adoption as a statutory Secondary Plan By-law in by-law 57/2025, in order to allow for the amendments proposed in the current amending by-law to proceed.

Once adopted, the following amendments are proposed to the North Point Village (Precinct F) Secondary Plan, By-law No. 57/2025, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Section 3.2 (Goals: Housing Diversity) is amended to add triplexes and fourplexes as a housing typology.
- The introductory paragraph to section 4.1 (Land Use and Development) is amended to remove replace references to “single family housing” with “lower density housing”, and direct higher density residential uses to the east-west collector road.
- Policy 7.1.1 (Lower Density Residential) is amended to state that low density residential uses shall be the predominant land use instead of single family uses. The reference to

secondary suites is removed, and triplexes and fourplexes housing typologies are added as an example of ground-oriented multi-family dwellings.
- Triplexes and Fourplexes are added to the residential use definition in Section 9.

**7. North St. Boniface, By-law No. 30/2017**

The North St. Boniface Secondary Plan By-law was adopted by Council on July 19, 2017. The planning area is bound by the Red River and Canadian Pacific Rail Line to the north, Archibald Street to the east, Provencher Boulevard to the South, and the Red River to the West. The residential component of the plan area is a designated mature community, and Provencher Boulevard between St. Joseph Street and Langevin Street is designated Urban Mixed-Use Corridor in Complete Communities Direction Strategy 2.0 By-law No. 119/2020.

The following amendments are proposed to the North St. Boniface Secondary Plan, By-law No. 30/2017, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- "Single family housing" is removed from Objective 3.1.1.1 (Low Density Policy Area), so that the policy area provides for "lower density residential housing"
- Objective 3.1.1.2 and Policy 3.1.2.7 (Low Density Policy Area) are amended to remove "multi-family" as a use that may not establish in the low-density area. Triplexes and fourplexes are considered as multi-family housing in the zoning by-law
- Policy 3.1.2.1 (Low Density Policy Area) is revised to state that low density housing shall be the predominant land use, allowing for single family, duplexes, triplexes and fourplexes. Currently the policy area allows for single and two family only.
- Policy 3.1.2.2 (Low Density Policy Area) and Policy 3.2.2.2 (Medium Density Policy Area) which require a public lane and 30-foot site width for two-unit development are removed. Width and access will be regulated in the zoning by-law.
- Policy 3.1.2.8 (Low Density Policy Area) and Policy 3.2.2.13 (Medium Density Policy Area) which cap heights in the low and medium density areas to 35 feet are amended to add "unless otherwise permitted in the zoning by-law". Most of the plan area falls within 800m of high frequency transit corridors, where four units up to four storeys tall would be permitted in the proposed zoning amendments.
- Policy 3.2.2.1 (Medium Density Policy Area) is amended to add two family dwellings, triplexes and fourplexes as permitted uses, in addition to single family dwellings.
- Policy 3.3.2.3 (High Density Policy Area) is amended to exclude triplexes and fourplexes from the minimum site area of 9,000 square feet that is required for multi-family uses.
- Section 3.7 (Design Review) is amended to exclude development of 4 units or less (single family, two family, triplexes and fourplexes) from the design review requirement (Policy 3.7.2; 3.7.3; 3.7.7)

**8. Osborne Village Neighbourhood Plan, By-law 220/2006**

The Osborne Village Neighbourhood Secondary Plan By-law was adopted by Council on January 24, 2007. The planning area is bound to the north and west by the Assiniboine River, to the east by Donald Street, and to the south by Gertrude Avenue. The plan area is a designated mature community, and Osborne Street is a designated Urban Mixed-Use Corridor in Complete Communities Direction Strategy 2.0 By-law No. 119/2020.

The following amendments are proposed to the Osborne Village Neighbourhood Secondary Plan, By-law No. 322/2006, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy 3.1.1.b.ii (Character – Urban Form & Design) is amended to remove “mass and scale of surrounding properties” and “setbacks, and height of buildings”. Building massing, setbacks and height will be regulated in the zoning by-law.
- Policy 4.1.2.A (Village Low Density Residential) is amended to add triplexes and fourplexes as permitted uses, in addition to single- and two-family dwellings. Currently the policy area allows for single and two family only.
- Policy 4.1.2.A.i (Village Low Density Residential) is amended to reflect that conversions of existing Single Room Occupancy dwellings to multifamily dwellings of four units or less would not require a conditional use.
- Policy 4.1.2.B (Village Low Density Residential) is removed. The design of infill housing will be regulated through the zoning by-law.
- Policy 4.1.3.A (Village Medium Density Residential) is amended to add triplexes and fourplexes as a housing typology.

**9. Precinct G Secondary Plan, By-law 5/2018**

The Precinct G Secondary Plan By-law was adopted by Council on January 31, 2019. The planning area is bound by the City Boundary (RM of West St. Paul) to the north, the CP Rail line to the west, properties fronting the southern side of Avior Drive to the south, the boundaries of the Precinct F/North Point Village Plan Area to the southwest, and by McPhillips Street to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is partially developed.

The following amendments are proposed to the Precinct G Secondary Plan, By-law No. 5/2018, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Objective 1 (Housing) in section 2.2 is amended to add triplexes and fourplexes as a housing typology, and secondary suites are removed.
- The introductory paragraph to section 3.1 is amended to remove “single family and two-family housing” and replace it with “lower density housing” as the predominant land use.
- The intent of the Low Density Policy Area in section 3.1 is revised to state that the area will accommodate “single family, duplexes, triplexes and fourplexes”, instead of “single and two family dwellings”.
- Policy 3.1.1 (Low Density Residential Policy Area) is amended to add triplexes and fourplexes as a housing typology.
- Policy 3.1.4 (Low Density Residential Policy Area) is amended to remove “ground oriented” and add “greater than 4 units” after multifamily dwellings so anything up to 4 units will require access from a lane unless certain criteria are met. “Vehicular access” is added to the list of criteria the proponent would need to address.
- A new policy (3.1.16) is added to the Low Density Residential Policy Area, encouraging suitable transitions between single family and multi-family housing to protect privacy and maintain compatibility through design considerations.
- Policy 3.2.4 (Medium Density Neighbourhood Policy Areas) is removed. Secondary suites are regulated in the zoning by-law.
- Policy 4.1.13 (Road Network) is amended to replace “single family or two-family housing” with “ground oriented, low density dwellings”, requiring that these dwellings have back lanes or frontage roads when fronting on collectors.

**10. Precinct K Secondary Plan, By-law 48/2014**

The Precinct K Secondary Plan By-law was adopted by Council on July 16, 2014. The planning area is bound by the Royalwood Neighbourhood to the northwest, the Island Lakes neighbourhood to the north, Lagimodiere Boulevard to the east, the perimeter highway (PTH 100) to the south, and the Seine River to the west. The plan area is a designated recent

community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020. The northern half of the plan area is mostly built out, the southern half is undeveloped.

The following amendments are proposed to the Precinct K Secondary Plan, By-law 48/2014, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Objective 3.1.3.1 (Lower Density Residential Areas) is amended to add triplexes and fourplexes as a housing typology.
- Policy 3.1.3.2 (Lower Density Residential Areas) is reworded to state that "single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses" shall be the predominant land use, instead of "single family dwellings".
- Policy 3.1.4.1 (Higher Density Residential Areas) is amended to replace "single family zoning" with "lower density zoning (ex. R1, R2)" to ensure that the siting and design of higher density multi-family buildings reflects a transition between higher and lower density areas.
- Policy 3.4.2 (Estate Residential) is amended as follows:
    - 3.4.2.a - to remove the statement that "subdivision and new development within this policy area shall be limited to single family homes and permitted accessory uses."
    - 3.4.2.b - to state that new residential subdivisions "are intended for lower density zoning (ex. R1) and to remove "single family". The requirement that subdivisions are a minimum of approximately a quarter acre and minimize the impact on established tree cover remain in place.
- Policy 4.6.3.a (Connectivity) is amended to replace "single family" with "low density"
- Triplexes and fourplexes are added to the Residential Use definition in Section 7.

**11. Ridgewood South (Precinct Q) Secondary Plan, By-law 62/2013**

The Ridgewood South (Precinct Q) Secondary Plan was adopted by Council on October 23, 2013. The planning area is generally bound by the Harte Trail/Rannock Avenue to the north, the Perimeter Highway (PTH 100) to the west, the CN Railway line/Wilkes Avenue to the south, and the Assiniboine forest to the east. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is mostly undeveloped.

The following amendments are proposed to the Ridgewood South (Precinct Q) Secondary Plan, By-law 62/2013, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy 6.1.2.1 (Low Density Residential Area) is amended to:
    - change the predominant use of land from "single family dwellings", to "single family dwellings, two family dwellings, triplexes, fourplexes and ground oriented townhouses".
    - The allowance for multi-family dwellings up to six attached units within 50m of collectors is changed to remove the word "attached", and to also allow up to six units when properties are abutting a public lane.
- Policy 6.3.2 (Mixed Use District Policies) is amended to change "single family and two family" to "lower density", and a description of lower density housing (single family, two family, triplexes, fourplexes) is added.
- Definition 16 for Multi-Family Residential Use (12.1 General Definitions) is amended to align it with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- Definition 23 for Residential Use (12.1 General Definitions) is amended to add triplexes and fourplexes.

**12. South St. Boniface (Sage Creek) Area Structure Plan, By-law No. 158/2005**

The South St. Boniface Secondary Plan was adopted by Council on November 23, 2005. The planning area is bound by Abinojii Mikinah to the north, Plessis Road (City of Winnipeg Boundary) to the east, the Perimeter Highway (PTH 100) to the south, and Lagimodiere Boulevard to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is currently in the final stages of being built out.

The following amendments are proposed to the South St. Boniface (Sage Creek) Area Structure Plan, By-law No. 158/2005, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy 5.1.2.1.a.i (Residential Area) is amended to add triplexes and fourplexes, in addition to single- and two-family dwellings, as the predominant land uses within the Residential Area.
- Definition 13 for Multi-Unit Residential Use (10.1 General Definitions) is amended to align it with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- Definition 20 for Residential Use (10.1 General Definitions) is amended to add triplexes and fourplexes.

**13. Transcona North Precinct Plan, By-law 1/2014**

The Transcona North (Precinct I) Secondary Plan was adopted by Council on July 16, 2014. The plan area is bound by Gunn Road/RM of Springfield to the north, the Perimeter Highway (PTH 100) to the east, the Transcona Trail to the south, by Day Street to the west, and by the CN rail line to the northwest. The plan area contains both designated recent community and employment lands in Complete Communities Direction Strategy 2.0 By-law No. 119/2020. The residential component of the plan area is partially developed.

The following amendments are proposed to the Transcona North Precinct Plan, By-law 1/2014, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Sense of Place in Section 3.3 (Planning Goals) is amended to replace “detached housing” with “low density housing”
- Diversity in Section 3.3 (Planning Goals) is amended to remove reference to detached housing, and replace it where necessary with “ground oriented low-density housing”. The last sentence of the paragraph is removed and rewritten to state that “multifamily housing will be permitted when compatible with the surrounding context and sufficient infrastructure servicing capacity exists”.
- The introductory paragraph to the residential policies (5.1.2 Background) is amended to state that the area will consist primarily of single-family housing and “other low density residential uses (duplexes, triplexes, fourplexes)”. The sentence stating Secondary Suites will be permitted is removed.
- Policy 5.1.3.1.a is amended to replace “Single family housing” with “low density residential uses (single detached, duplexes, triplexes, fourplexes)” as the predominant land use.

**14. Transcona West Area Structure Plan, By-law 215/2006**

The Transcona West Secondary Plan was adopted by Council on July 16, 2008. The planning area is bound by Cordite Road to the north, Plessis Road to the east, Regent Avenue to the south, and Lagimodiere Boulevard to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and mostly developed with some remaining greenfield areas.

The following amendments are proposed to the Transcona West Area Structure Plan, By-law 215/2006, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy 5.1.2.1.a.i (Composition of Proposed Residential Areas) is amended to add triplexes and fourplexes, in addition to single and two-family dwellings, as the predominant land uses within the Residential Area.
- Definition 22 for Multi-Unit Residential Use (10.1 Glossary) is amended to align it with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- Definition 31 for Residential Use (10.1 Glossary) is amended to add triplexes and fourplexes.

**15. Waterford Green (Precinct C) Plan, PD-015**

The Waterford Green (Precinct C) Secondary Plan was endorsed as Council policy on December 12, 2012. The planning area is bound by the future Chief Peguis extension ROW to the north, Dr. Jose Rizal Way and Garton Ave to the east, Swiftwater Trail and properties fronting the north side of Marianne Road to the south, and King Edward Street to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is fully developed.

The Waterford Green (Precinct C) Plan is proposed for adoption as a statutory Secondary Plan By-law in by-law 58/2025, in order to allow for the amendments proposed in the current amending by-law to proceed.

Once adopted, the following amendments are proposed to the Waterford Green (Precinct C) Plan, By-law No. 58/2025, to accommodate the zoning by-law changes proposed in HAF Bucket 3.2:

- Policy C-2.2.1 (Low Density Residential Urban Design Policies) is amended to add triplexes and fourplexes as housing typologies requiring enhanced back lanes.
- Policy C-2.3.1.c (Medium Density Residential Urban Design Policies) which addresses setbacks and stepping down of heights is amended to change “single family residential areas” to “lower density residential policy areas”.
- Policy C-3.1.1.a (Lower Density Residential Land Use Policies) is amended to add triplexes and fourplexes as a housing typology.

**16. Waverley West B Secondary Plan, By-law 1/2019**

The Waverley West B Secondary Plan was adopted by Council on June 20, 2019. The planning area is bound by the future Bison Drive extension to the north, Waverley Street to the east, the existing South Pointe Neighbourhood to the south, and Kenaston Boulevard to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is mostly undeveloped.

The following amendments are proposed to the Waverley West B Secondary Plan, By-law 1/2019, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph for section 3.1 (Lower Density Residential) is amended to add triplexes and fourplexes as housing types.
- Objective 3.1.1.A (Lower Density Residential) is amended to add triplexes and fourplexes as a primary housing type.
- Policy 3.1.2.1 (Lower Density Residential) is amended to add triplexes and fourplexes as a primary housing type.
- Policy 3.1.2.12 (Lower Density Residential) stating that “only single family dwellings shall be permitted on lots abutting the southerly edge of the plan area” is removed

- Objective 3.2.1.D (Medium Density Residential) is amended to change “single family zoning district” to “lower density zoning district”
- The introductory paragraph for section 3.3 (Lee Boulevard Estates) is amended to change “single family” to “lower density”
- Policy 3.3.2.1 (Lee Boulevard Estates) is amended to add that two family, triplexes and fourplexes will be permitted, in addition to single family dwellings.

**17. Waverley West Northeast Neighbourhood Area Structure Plan, By-law 210/2006**
The Waverley West NE Secondary Plan was adopted by Council on December 6, 2006. The planning area is bound to the north by the Manitoba Hydro ROW along Abinojii Mikinah, Waverley Street to the east, the future Bison Drive extension to the south, and Kenaston Boulevard to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is fully developed.

The following amendments are proposed to the Waverley West NE Secondary Plan, By-law 210/2006, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The intent paragraph for section 5.1 (Lower Density Residential Area) is amended to remove “(generally single family residential)”
- Policy 5.1.1.1 (Lower Density Residential Area) is amended to add two family, triplexes and fourplexes as predominant land uses, in addition to single family dwellings.
- Policy 5.2.1.1 (Higher Density Residential Area) is amended to add triplexes and fourplexes as permitted uses, and to state that higher density uses shall be the predominant land use.
- Definition 9 for Multi-Unit Residential Use (10.0 Definitions) is amended to align it with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- Definition 14 for Residential Use (10.0 Definitions) is amended to add triplexes and fourplexes.

**18. Waverley West Northwest Neighbourhood Area Structure Plan, By-law 37/2010**
The Waverley West NW Secondary Plan was adopted by Council on July 21, 2010. The planning area is bound to the north by the Manitoba Hydro ROW, Kenaston Boulevard to the east, Bison Drive to the south, and Brady Road to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is fully developed.

The following amendments are proposed to the Waverley West Northwest Neighbourhood Area Structure Plan, By-law 37/2010, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph for section 5.1 (Lower Density Residential Area) is amended to remove “(generally single family residential)”
- Policy 5.1.1.1 (Lower Density Residential Area) is amended to add two family, triplexes and fourplexes as predominant land uses, in addition to single family dwellings.
- The definition for Residential Use (10.0 Definitions) is amended to add triplexes and fourplexes.

**19. Waverley West West Neighbourhood Area Structure Plan, By-law 90/2012**
The Waverley West W Secondary Plan was adopted by Council on November 14, 2012. The planning area is bound to the north by Bison Drive, Kenaston Boulevard to the east, South Pointe West to the south, and Brady Road to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is mostly developed.

The following amendments are proposed to the Waverley West West Neighbourhood Area Structure Plan, By-law 90/2012, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph for section 5.1 (Lower Density Residential Area) is amended to remove “(generally single family residential)”
- Policy 5.1.1.1 (Lower Density Residential Area) is amended to change “single family” to “lower density residential”, and to add triplexes and fourplexes as permitted housing types.
- The definition for Residential (9.0 Definitions) is amended to add triplexes and fourplexes.

**20. Waverley West Southeast Neighbourhood Area Structure Plan, By-law 140/2007**

The Waverley West SE Secondary Plan was adopted by Council on November 21, 2007. The planning area is bound to the north by the Waverley West B Planning Area, Waverley Street to the east, the Perimeter Highway to the south, and Kenaston Boulevard to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is mostly developed.

The following amendments are proposed to the Waverley West Southeast Neighbourhood Area Structure Plan, By-law 140/2007, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph for section 5.1 (Residential) is amended to replace “single family and two family” with “low density housing.”
- Policy 5.1.1.1 (Residential) is amended to add triplexes and fourplexes as predominant land uses, in addition to single family dwellings and duplexes.
- The definition for Multiple-Family Residential (9.0 Definitions) is amended to align the wording with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- The definition for Residential (9.0 Definitions) is amended to add triplexes and fourplexes.

**21. Waverley West Southwest Neighbourhood Area Structure Plan, By-law 4/2013**

The Waverley West SW Secondary Plan was adopted by Council on June 26, 2013. The planning area is bound to the north by the Waverley West W Planning Area, Kenaston Boulevard to the east, the Perimeter Highway to the south, and Brady Road to the west. The plan area is a designated recent community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, and is partially developed.

The following amendments are proposed to the Waverley West Southeast Neighbourhood Area Structure Plan, By-law 4/2013, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The intent paragraph for section 5.1 (Residential) is amended to change “single family housing” to “low density housing” and to add “higher density” before multi-family housing to describe the land uses intended around Neighbourhood Nodes.
- Policy 5.1.1.1 (Residential) is amended to add triplexes and fourplexes as predominant land uses, in addition to single family dwellings and duplexes.
- The definition for Multiple-Family Residential (9.0 Definitions) is amended to align the wording with the zoning by-law which defines multi-family use as any residential buildings containing three or more dwelling units.
- The definition for Residential (9.0 Definitions) is amended to add triplexes and fourplexes.

**22. West Alexander & Centennial Neighbourhood Plan, By-law 64/2008**
The West Alexander & Centennial Neighbourhood Secondary Plan was adopted by Council on July 16, 2008. The planning area is generally bound to the north by Logan Ave, to the east by properties on the west side of Princess Street, to the south by Notre Dame Avenue, and to the west by McPhillips Street, Xante Street, and Trinity Street. The majority of the plan area is a designated mature community in Complete Communities Direction Strategy 2.0 By-law No. 119/2020, while Notre Dame Avenue is a designated Urban Mixed-Use Corridors, and the Health Sciences Centre Campus is designated Employment Lands.

The following amendments are proposed to the West Alexander & Centennial Neighbourhood Plan, By-law No. 64/2008, in support of the zoning by-law changes proposed in HAF Bucket 3.2:

- The introductory paragraph for Chapter 2 (Low Density Residential) is amended to add that the intent of the area is to maintain “the existing housing stock” instead of maintaining “single family and two-family housing.”
- Low Density Residential Policy 1 is amended to allow triplexes and fourplexes as permitted uses, in addition to single- and two-family dwellings. Currently the policy area allows for single and two family only.
- Medium Density Residential Policy 1 is amended to add triplexes and fourplexes as permitted housing typologies.

## FINANCIAL IMPACT

## Financial Impact Statement Date: May 13, 2025

## Project Name:

**SPA 3/2025 (By-law No. 55/2025) Omnibus Amendment to 22 Secondary Plans – Public Hearing Report**

**COMMENTS:**

There are no financial implications associated with this report.

*Mike McGinn May 13, 2025*
Mike McGinn, CPA, CA
Manager of Finance

## CONSULTATION

This Report has been prepared in consultation with:

- Legal Services, as to legal issues

## OURWINNIPEG POLICY ALIGNMENT

### City Building

Objective: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

6.2 Complete Communities Characteristics:
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

6.6 Intensification Target
Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.

6.13 Secondary Plans
Support amendments to existing secondary plans that further the vision, goals, and policies of this Plan and Complete Communities.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

- 4.2 Ensure new areas of growth are designed according to the principles of complete communities.

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) by aligning with the following goals and objectives:

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

A. The City's capacity and commitment to advancing affordable housing initiatives are increased.

**SUBMITTED BY**

Department: Planning, Property, and Development
Division: Urban Planning and Design
Prepared by: Anna McKinnon, MCP
Date: May 16, 2025
File No: SPA 3/2025

Attachments:

Appendix A – Amendment Summary

Appendix B – Draft By-law