Appendix B – Draft Amending By-law

THE CITY OF WINNIPEG

BY-LAW NO. 55/2025

A By-law of THE CITY OF WINNIPEG to amend various secondary plans as required to support corresponding amendments to the Winnipeg Zoning By-law being made to facilitate as-of-right development of infill housing in accordance with Council's decision of November 23, 2023.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Complete Communities Direction Strategy 2.0 By-law amended

1 Appendix 1 to the Complete Communities Direction Strategy 2.0 By-law No. 119/2020 is amended:

(a) in policy 2.4 of section B3, by adding "*single- and two-family*" after "*Accept minor*";

(b) in policy 1.9 of section D1 by:

(i) deleting "*other than single-family residential*"; and

(ii) deleting "*with a public lane and*";

(c) in the description of "Small Scale Residential" in section D1:

(i) by replacing "*1-3 storeys singles, semi-detached, duplex, suites, townhouses*" with "*1-3.5 storeys*";

(ii) by replacing "*low density residential houses*" with "*low density residential dwellings*"; and

(iii) by adding "*triplex, fourplex,*" after "*Includes, but is not limited to, single-detached, semi-detached, duplex,*";

(d) in the description of "Medium Rise Residential":

(i) by replacing "*Up to 6 storeys*" with "*5-8 storeys*";

(ii) by replacing "*taller buildings up to 6 storeys*" with "*taller buildings up to 8 storeys*"; and

(iii) by replacing "*multi-residential buildings 4-6 storeys*" with "*multi-residential buildings 6-8 storeys*";

(e) by deleting policy 1.12 of section D1 in its entirety; and

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(f) in policy 1.16 of section D1:

(i) by deleting "*, not including single-family*"; and

(ii) by deleting "*with a public lane*".

Airport Area West Residential Area Secondary Plan By-law amended

2 The Airport Area West Residential Area Secondary Plan By-law No. 85/2016 is amended:

(a) in clause 3.1.3.1:

(i) by adding "*triplexes, fourplexes,*" after "*single-family homes, duplexes*"; and

(ii) by adding "*and appropriate transitions to higher intensity development*" after "*townhomes and rowhomes*";

(b) in subclause 3.1.3.2.a:

(i) by replacing "*Single-family uses*" with "*Lower density residential housing typologies*"; and

(ii) by adding "*triplexes, fourplexes,*" after "*single-family detached housing, duplexes,*";

(c) in subclause 3.1.4.2.d, by replacing "*single-family zoning*" with "*a lower density residential area*";

(d) in clause 3.2.2.d, by replacing "*single-family zoning*" with "*a lower density residential policy area*";

(e) in subclause 4.2.2.3.a, by replacing "*and most single-family residential*" with ". *Lower density policy*"; and

(f) in the definition of "Residential Use" in section 7.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Corydon-Osborne Area Plan By-law amended

3 The Corydon-Osborne Area Plan By-law No. 99/2014 is amended:

(a) in clause 3.5.19, by:

(i) replacing "*two unit development*" with "*four-unit development*"; and

(ii) adding "*zoning by-law requirements and applicable*" after "*will be permitted, subject to*";

(b) in clause 3.5.21, by:

(i) replacing "*two unit development*" with "*four-unit development*"; and

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(ii) adding "*zoning by-law requirements and applicable*" after "*will be permitted, subject to*";

(c) in clause 3.5.23, by:

(i) replacing "*two unit development*" with "*four-unit development*"; and

(ii) adding "*zoning by-law requirements and applicable*" after "*will be permitted, subject to*";

(iii) deleting "*Small multi-family development may be accommodated on corners, subject to design guidelines/controls and the discretionary review process.*"; and

(iv) adding "*Greater increases in height may be considered on a case-by-case basis in accordance with the applicable zoning by-law.*" after "*shall be 3 storeys.*";

(d) in clause 3.5.26, by:

(i) replacing "*retention*" with "*intensification*"; and

(ii) replacing "*potentially converting houses to two homes*" with "*in accordance with the applicable zoning by-law*";

(e) deleting clause 3.5.28 in its entirety;

(f) by replacing clause 3.5.29 with the following:

Design within the Areas of Stability should consider the character of the neighbourhood through building materials, roof lines and other design aspects.

(g) by replacing the description of "Lower Density Residential" in subsection 3.7 with the following:

The residential area south of Corydon Avenue is considered a stable, mature residential neighbourhood. The area is characterized by small scale housing typologies, with some row homes/low rise apartments at strategic locations.

(h) in the "Directions for the New PDO" portion of subsection 4.1, by deleting the bullet beginning with "*A City-initiated zoning change…*";

(i) by deleting the "Process for Development" portion of subsection 4.1 in its entirety;

(j) in Implementation Action No. 1 of subsection 4.3, by deleting "*Include design controls per the recommendations in the plan and require plan approval for any new development other than single-family.*"; and

(k) deleting Implementation Action No. 2 of subsection 4.3 in its entirety.

North St. Boniface Secondary Plan By-law amended

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4 The North St. Boniface Secondary Plan By-law No. 30/2017 is amended:

(a) in bullet 1. of clause 3.1.1, by deleting "*options (generally single-family residential)*";

(b) in bullet 2. of clause 3.1.1, by deleting "*, multi-family*";

(c) by replacing bullet 1. of clause 3.1.2 with the following:

1. Low density residential housing typologies shall be the predominant land use, allowing for single-family detached housing, duplexes, triplexes and fourplexes.

(d) by deleting bullet 2. of clause 3.1.2.;

(e) in bullet 7. of clause 3.1.2, by deleting "*uses, residential multi-family uses,*";

(f) in bullet 8. of clause 3.1.2, by adding "*, unless otherwise permitted in the zoning by-law*" after "*should not exceed 35 feet*";

(g) in bullet 1. of clause 3.2.2., by adding "*, two-family dwellings, triplexes and fourplexes*" after "*Single-family dwellings*";

(h) by deleting bullet 2. of clause 3.2.2.;

(i) in bullet 13. of clause 3.2.2., by adding "*, unless otherwise permitted in the applicable zoning by-law*" after "*should not exceed 35 feet*";

(j) in bullet 3. of clause 3.3.2., by adding "*(excluding triplexes and fourplexes)*" after "*multi-family uses*";

(k) in bullet 2. of subsection 3.7, by deleting "*, excluding design review applications for two-family construction and associated accessory structures*";

(l) in bullet 3. of subsection 3.7, by:

(i) adding "*of Planning, Property and Development*" after "*Director*"; and

(ii) deleting "*, including design review applications for two-family dwellings and associated accessory structures*"; and

(m) in bullet 7. of subsection 3.7, by:

(i) deleting "*detached*"; and

(ii) adding "*, two-family dwellings, triplexes, fourplexes*" after "*single-family dwellings*".

Osborne Village Neighbourhood Secondary Plan By-law amended

5 The Osborne Village Neighourhood Secondary Plan By-law No. 220/2006 is amended:

(a) in subclause 3.1.1.B.ii, by:

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(i) deleting "*mass and scale of surrounding properties,*";

(ii) adding "*building"* after "*incorporation of compatible*"; and

(iii) deleting "*, setbacks, and height of building(s)*";

(b) in subclause 4.1.2.A, by adding "*dwellings, triplexes and fourplexes*" after "*single- and two-family*";

(c) in subclause 4.1.2.A.i, by adding *"(greater than four units)*" after "*multiple-family dwelling*";

(d) by deleting subclause 4.1.2.B in its entirety; and

(e) in subclause 4.1.3.A, by adding "*triplexes, fourplexes,*" after "*duplexes*".

Precinct C – Waterford Green Secondary Plan By-law amended

6 The Precinct C – Waterford Green Secondary Plan By-law No. 58/2025 is amended:

(a) in bullet 3. of subsection C-2.2, by replacing "*two family*" with " *duplex,, triplex, fourplex*" after "*single family*";

(b) in bullet 1.c. of subsection C-2.3, by replacing "*single-family residential areas*" with "*lower density residential policy areas*"; and

(c) in bullet 1. of subsection C-3.1, by adding "*, triplexes, fourplexes*" after "*two-family dwellings*".

Precinct "E" – Precinct Plan By-law amended

7 The Precinct "E" – Precinct Plan By-law No. 97/2014 is amended:

(a) in subsection 5.1:

(i) in clause a., by replacing "*Single family and two family homes*" with "*Single-family homes, duplexes, triplexes and fourplexes*";

(ii) in clause b., by replacing "*7.4*" with "*10*" and "*3.0*" with "*4.0*"; and

(iii) by adding the following as clause f.:

Each building design and site plan should address the issue of privacy for immediate neighbours through measures such as building mass, building orientation and landscaping.

(b) by deleting subsection 5.2 in its entirety;

(c) in subsection 6.4, clause c., by replacing "*single or two family*" with "*small scale ground oriented*"; and

(d) replacing Figure 6: Precinct E Land Use Plan with the figure attached as Schedule "A" to this By-law.

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Precinct F – North Point Village Secondary Plan By-law amended

8 The Precinct F – North Point Village Secondary Plan By-law No. 57/2025 is amended:

(a) in subsection 3.2, by adding "*triplexes, fourplexes,*" after "*two family homes,*";

(b) in subsection 4.1, by:

(i) replacing "*single family dwellings*" with "*lower density dwellings*"; and

(ii) replacing "*lower density housing opportunities including single family, ground oriented multi-family homes and higher density residential uses along the proposed east-west collector road*" with "*lower density housing opportunities. Higher density residential uses may be situated along the proposed east-west collector road*";

(c) by replacing bullet 1. of subsection 7.1 with the following:

1. Low density residential uses shall be the predominant land use, allowing for both single-family attached and detached housing and ground-oriented multi-family dwellings (e.g. townhouses, duplexes, triplexes, fourplexes).

and

(d) in the definition of Residential Use of section 9.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Precinct "G" Secondary Plan By-law amended

9 The Precinct "G" Secondary Plan By-law No. 5/2018 is amended:

(a) in Objective 1 of subsection 2.2, by:

(i) adding "*triplex, fourplex*" after "*two-family,*"; and

(ii) deleting "*, as well as secondary suites where appropriate*";

(b) in subsection 3.1, by:

(i) replacing "*single-family and two-family housing are the primary land uses*" with "*lower density housing is the primary land use*";

(ii) replacing "*To provide areas to accommodate primarily single-family dwellings and two-family dwellings*" with "*To provide areas to accommodate single-family dwellings, duplexes, triplexes, fourplexes*";

(c) in clause 3.1.1, by adding "*triplexes, fourplexes,*" after "*two-family dwellings,*";

(d) in clause 3.1.4, by:

(i) replacing "*Ground-oriented multi-family dwellings*" with "*Multi-family dwellings greater than 4 units*"; and

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(ii) adding "*vehicular access*" after "*sidewalk access,*";

(e) by adding the following as clause 3.1.16:

3.1.16 Suitable transitions between single-family and multi-family housing types shall be encouraged, in order to protect privacy and maintain compatibility. Design considerations may include setbacks, landscaping buffers, building orientation and building massing.

(f) by deleting clause 3.2.4 in its entirety; and

(g) in clause 4.1.13, by replacing "*single-family or two-family housing*" with "*for ground oriented, low-density dwellings*".

Precinct J – Dawson Trail Secondary Plan By-law amended

10 The Precinct J – Dawson Trail Secondary Plan By-law No. 56/2025 is amended:

(a) in subsection 3.3 by replacing "*single-family*" with "*low density*" wherever it appears;

(b) in bullet (1) of clause 4.3.1 by:

(i) replacing "*single-family uses*" with "*low density residential*"; and

(ii) replacing "*townhouses and duplexes"* with "*duplexes, triplexes, fourplexes, townhouses*";

(c) in bullet (5) of subsection 5.3, by replacing "*Single-family residences*" with "*ground-oriented low-density dwellings*"; and

(d) in the definition of Residential Use in section 8, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Precinct K – Precinct Plan By-law amended

11 The Precinct K – Precinct Plan By-law No. 48/2014 is amended:

(a) in subclause 3.1.3.1, by adding "*, triplexes, fourplexes*" after "*duplexes*";

(b) by replacing subclause 3.1.3.2.a. with the following:

a. Single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant land use.

(c) in subclause 3.1.4.2.d, by

(i) replacing "*single-family*" with "*lower density*"; and

(ii) adding "*(ex. R1, R2)* after "*zoning*";

(d) in subclause 3.4.2.a., by deleting "*Subdivision and new development within this policy area shall be limited to single-family homes and permitted accessory uses.*";

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(e) in subclause 3.4.2.b., by:

(i) adding "*are intended for lower density zoning (ex. R1) and*" after "*New residential subdivisions*"; and

(ii) deleting *"single-family*";

(f) in subclause 4.6.3, by replacing "*single-family*" with "*low density*"; and

(g) in the definition of Residential Use in section 7.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Ridgewood South Precinct Plan By-law amended

12 The Ridgewood South Precinct Plan By-law No. 62/2013 is amended:

(a) by replacing bullet 1) of subclause 6.1.2 with the following:

Single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant use of land. When a property is located within approximately 50 metres of a collector road or when abutting a public lane, multi-family dwellings up to six units may be established.

(b) by deleting bullet 6) of subclause 6.1.2 in its entirety;

(c) in bullet 3) of subclause 6.3.2, by replacing "*Single-family and two-family housing*" with "*Lower density housing (single-family, two-family, triplexes, fourplexes)*";

(d) in clause 12.1(16), by:

(i) replacing *"two*" with "*three*"; and

(ii) deleting "*a duplex,*"; and

(e) in clause 12.1(23), by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

South St. Boniface Area Structure Plan By-law amended

13 The South St. Boniface Area Structure Plan By-law No. 158/2005 is amended:

(a) in subclause 5.1.2(1)(a)(i), by replacing "*single family and two family*" with "*single-family, two-family, triplex and fourplex*";

(b) in clause 10.1(13), by:

(i) replacing "*two*" with "*three*"; and

(ii) replacing "*a duplex,*" with "*triplex, fourplex,*"; and

(c) in clause 10.1(20), by replacing "*duplex dwellings*" with "*duplexes, triplexes, fourplexes*".

Transcona North Precinct Plan By-law amended

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14 The Transcona North Precinct Plan By-law No. 1/2014 is amended:

(a) in the Sense of Place section of subsection 3.3, by replacing "*detached*" with "*low density*";

(b) in the Diversity section of subsection 3.3, by:

(i) replacing "*detached*" with "*ground-oriented low-density*";

(ii) by deleting "*, and despite its detached housing focus, it is believed that*"; and

(iii) replacing the last sentence beginning in "*And in the event that…*" with the following:

Multi-family housing will also be permitted when compatible with the surrounding context and sufficient infrastructure servicing capacity exists.

(c) by replacing clause 5.1.2 with the following:

Transcona North will consist primarily of single-family and other low density residential uses (duplexes, triplexes, fourplexes). Multi-family housing is permitted within the plan area.

and

(d) by replacing subclause 5.1.3.1.a. with the following:

Low density residential uses (single-family detached, duplexes, triplexes, fourplexes) will be the predominant land use within the Residential Area.

Transcona West Area Structure Plan By-law amended

15 The Transcona West Area Structure Plan By-law No. 215/2006 is amended:

(a) in subclause 5.1.2(1)(a)(i), by replacing "*single family and two family*" with "*single-family, two-family, triplex and fourplex*";

(b) in clause 10.1(22), by:

(i) replacing "*two*" with "*three*"; and

(ii) replacing "*a semi-detached dwelling, a duplex, a townhouse*" with "*triplexes, fourplexes, townhouses*"; and

(c) in clause 10.1(31), by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Waverley West Neighbourhood "B" Secondary Plan amended

16 The Waverley West Neighbourhood "B" Secondary Plan By-law No. 1/2019 is amended:

(a) in subsection 3.1, by:

(i) deleting "*, and opportunities for*"; and

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(ii) adding "*, triplexes, fourplexes,*";

(b) in subclause 3.1.1.A., by replacing "*with*" with "*triplexes, fourplexes and other*";

(c) in bullet 1. of clause 3.1.2, by:

(i) adding "*, triplexes and fourplexes*" after "*two-family dwellings*"; and

(ii) adding "*other*" after "*use of land, with*";

(d) by deleting bullet 12. of clause 3.1.2 in its entirety;

(e) in subclause 3.2.1.D., by replacing "*single-family*" with "*lower density*";

(f) in subsection 3.3, by replacing "*single-family*" with "*lower density*"; and

(g) in bullet 1. of clause 3.3.2, by replacing "*single-family dwelling and accessory uses*" with "*single-family, two-family, triplexes and fourplexes, as well as accessory uses*".

Waverley West Northeast Neighbourhood Area Structure Plan By-law amended
17 The Waverley West Northeast Neighbourhood Area Structure Plan By-law No. 210/2006 is amended:

(a) in subsection 5.1, by deleting "*(generally single-family residential)*";

(b) in subclause 5.1.1(1), by adding "*, two-family, triplex and fourplex*" after "*Single family*";

(c) by replacing subclause 5.2.1(1) with the following:

(1) Single-family, two-family, triplex and fourplex residential uses may be permitted; however, higher density uses must be the predominant land use, with target densities of approximately 7-20 units per acre.

and

(d) in bullet (9) of section 10.0, by:

(i) replacing "*two*" with "*three*"; and.

(ii) replacing "*semi detached dwelling, a duplex, a townhouse*" with "*triplex, townhouse*"

(e) in bullet (14) of section 10.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Waverley West Northwest Neighbourhood Area Structure Plan By-law amended
18 The Waverley West Northwest Neighbourhood Area Structure Plan By-law No 37/2010 is amended:

(a) in subsection 5.1, by deleting "*(generally single family residential)*";

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(b) in subclause 5.1.1(1) by adding "*, two family, triplex and fourplex*" after "*Single family*"; and

(c) in the definition of Residential Use in section 10.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Waverley West West Neighbourhood Area Structure Plan By-law amended

19 The Waverley West West Neighbourhood Area Structure Plan By-law No. 90/2012 is amended:

(a) in subsection 5.1, by deleting *"(generally single family residential)*";

(b) in subclause 5.1.1(1), by

(i) replacing "*single family uses*" with "*lower density residential uses*"; and

(ii) replacing "*townhouses and duplexes*" with "*duplexes, triplexes, fourplexes and townhouses*"; and

(c) in the definition of Residential Use in section 10.0, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Waverley West Southeast Neighbourhood Area Structure Plan By-law amended

20 The Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007 is amended:

(a) in subsection 5.1, by replacing "*Single family and two family*" with "*Low density housing*";

(b) in subclause 5.1.1(1), by replacing "*and two family Residential*" with "*dwellings, duplexes, triplexes and fourplexes*"; and

(c) in section 9.0:

(i) in the definition of Multiple-Family Residential, by replacing "*than two housing*" with "*three or more dwelling*"; and

(ii) in the definition of Residential, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

Waverley West Southwest Neighbourhood Area Structure Plan By-law amended

21 The Waverley West Southwest Neighbourhood Area Structure Plan By-law No. 4/2013 is amended:

(a) in subsection 5.1, by:

(i) replacing "*Single-family*" with "*Low density*"; and

(ii) replacing "*multiple-family housing*" with "*higher density multi-family housing*";

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(b) in subclause 5.1.1(1), by adding "*dwellings, duplexes, triplexes and fourplexes*" after "*Single-family*"; and

(c) in section 9.0:

(i) in the definition of Multiple-Family Residential, by replacing "*than two housing*" with "*three or more dwelling*"; and

(ii) in the definition of Residential, by adding "*triplexes, fourplexes,*" after "*duplex dwellings,*".

West Alexander & Centennial Neighbourhood Plan By-law amended

22 The West Alexander & Centennial Neighbourhood Plan By-law No. 64/2008 is amended:

(a) in the Low Density Residential section of Chapter 2, by replacing "*single family and two family housing and to*" with "*the existing housing stock, and*";

(b) in bullet 1. under the Use heading in the General Policies section of Chapter 2, by adding "*, triplexes and fourplexes.*" after "*two-family dwellings*"; and

22 in bullet 1. under the Use heading in the Medium Density Residential Policies section of Chapter 2, by adding "*triplexes, fourplexes*" after "*duplexes,*".

Coming into force

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

RECEIVED FIRST READING this day of , 2025;

RECEIVED SECOND READING this day of , 2025;

RECEIVED THIRD READING this day of , 2025;

DONE AND PASSED this day of , 2025.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property and Development

Legally reviewed and certified as to form:

for Director of Legal Services and City Solicitor

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SCHEDULE "A"



Amended 100/2019, 30/2022, 120/2022, 55/2025

Figure 6.0: Precinct E Land Use Plan