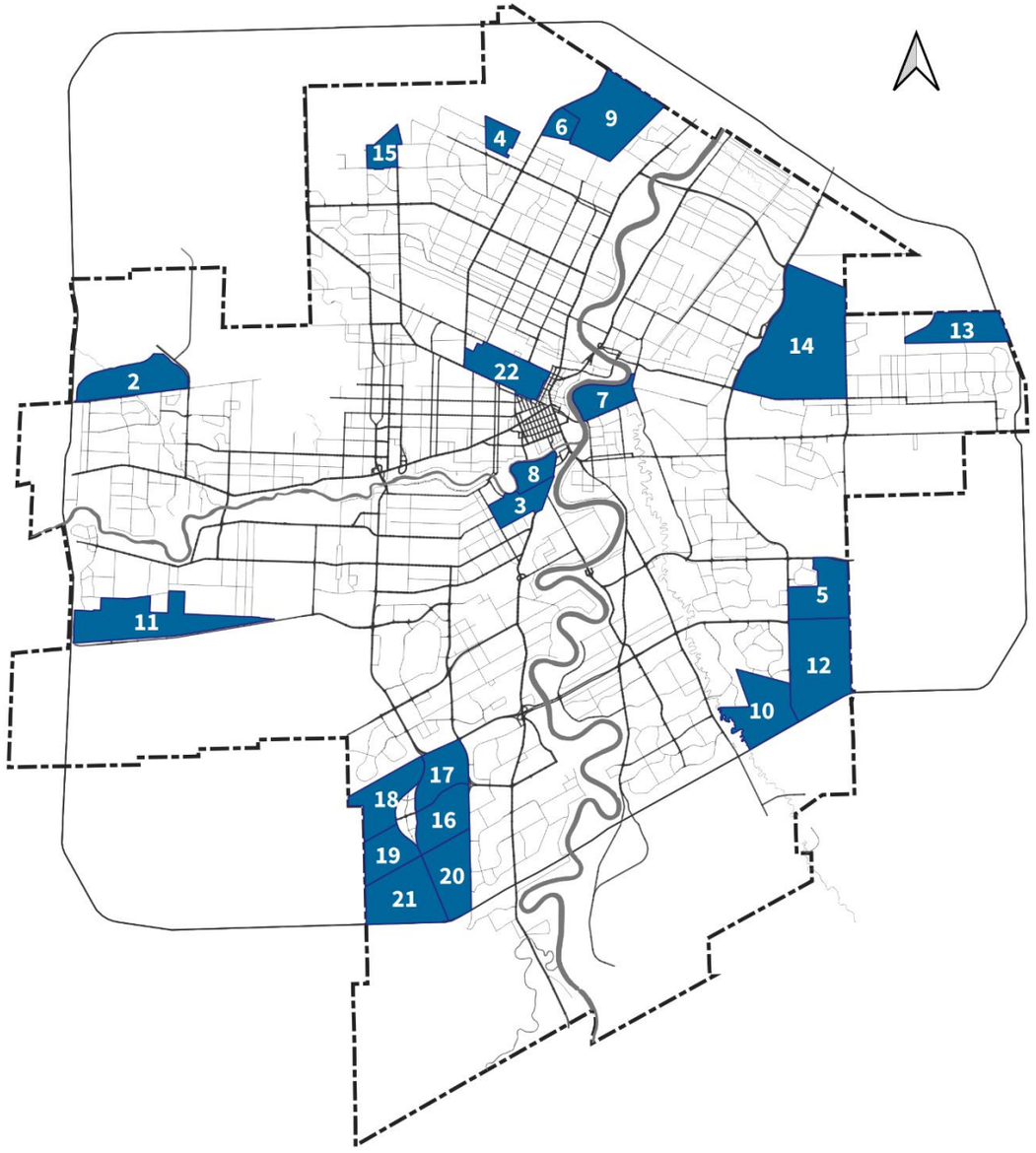
Appendix A - Local Area Plan & CCDS 2.0 Amendments

Amendments to 22 secondary plans (Complete Communities Direction Strategy + 21 Local Area Plans) are required to support HAF Infill Housing Zoning By-law changes that would allow up to four units as of right on residential lots city-wide, and four units up to four storeys tall as of right within 800 metres of high-frequency transit corridors. The list of plans affected by the proposed changes is below. The proposed amendments for each plan can be found on the corresponding table on the pages that follow.

1. Complete Communities Direction Strategy 2.0, By-law 119/2020 (City Wide Secondary Plan)
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



1 Complete Communities Direction Strategy

#	Existing Policy	Revised and/or Updated Policy
1	**B3. Servicing** **Minor residential infill in built-up areas** 2.4 Accept minor infill subdivision proposals with frontage on an existing improved public street with less than a full range of municipal services only where it can be demonstrated that all proposed lots: 2.4.1 Are located entirely in an R1 or R2 zoning district. a. Accept rezoning applications on a case-by-case basis, most notably to address split-zoned lots or lots with R1 zoning designations that are inconsistent with the majority of the lots in the immediate area. 2.4.2 Meet the minimum dimensional standards (excluding special boundary conditions) for lot area of the applicable zoning bylaw without requiring a variance. 2.4.3 Do not interfere with or potentially disrupt the planned and orderly development of neighbouring holdings or plans. 2.4.4 Conform to any applicable secondary plan. 2.4.5 Will be appropriately accommodated by the existing local land drainage system, to the satisfaction of the Director of Water and Waste. 2.4.6 Will be serviced with piped wastewater and piped water, to the satisfaction of the Director of Water and Waste. 2.4.7 Respect the local context and character of the area. 2.4.8 Will not result in any potential health, safety, environmental impacts, or impacts to property associated with the development, as determined by the Directors of Public Works, Water and Waste, and Planning, Property & Development.	**B3. Servicing** Minor residential infill in built-up areas 2.4 Accept minor single and two family infill subdivision proposals with frontage on an existing improved public street with less than a full range of municipal services only where it can be demonstrated that all proposed lots: 2.4.1 Are located entirely in an R1 or R2 zoning district. a. Accept rezoning applications on a case-by-case basis, most notably to address split-zoned lots or lots with R1 zoning designations that are inconsistent with the majority of the lots in the immediate area. 2.4.2 Meet the minimum dimensional standards (excluding special boundary conditions) for lot area of the applicable zoning bylaw without requiring a variance. 2.4.3 Do not interfere with or potentially disrupt the planned and orderly development of neighbouring holdings or plans. 2.4.4 Conform to any applicable secondary plan. 2.4.5 Will be appropriately accommodated by the existing local land drainage system, to the satisfaction of the Director of Water and Waste. 2.4.6 Will be serviced with piped wastewater and piped water, to the satisfaction of the Director of Water and Waste. 2.4.7 Respect the local context and character of the area. 2.4.8 Will not result in any potential health, safety, environmental impacts, or impacts to property associated with the development, as determined by the Directors of Public Works, Water and Waste, and Planning, Property & Development.
2	**D1. Established Neighbourhoods** **Mature Communities** 1.9 Small-scale residential uses other than single-family residential may be accommodated on collector streets and local streets with a public lane and where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.	**D1. Established Neighbourhoods** **Mature Communities** 1.9 Small-scale residential uses ~~other than single-family residential~~ may be accommodated on collector streets and local streets ~~with a public lane and~~ where compatible with adjacent land uses, and in consideration of the factors listed in policy section 1.6.

3	**D1. Established Neighbourhoods** **Housing Typologies in Established Neighbourhoods** **SMALL SCALE RESIDENTIAL** 1-3 storeys-singles, semi-detached, duplex, suites, townhouses • A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential houses. • Includes, but is not limited to, single-detached, semi-detached, duplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height. • Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.	**D1. Established Neighbourhoods** **Housing Typologies in Established Neighbourhoods** **SMALL SCALE RESIDENTIAL** 1-3.5 storeys ~~singles, semi-detached, duplex, suites, townhouses~~ • A mix of ground-oriented housing of various forms, unit types and sizes mixed with existing low density residential ~~houses~~ dwellings. • Includes, but is not limited to, single-detached, semi-detached, duplex, triplex, fourplex, secondary suites, detached secondary suites, and townhouses up to 3 storeys in height. • Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population.
4	**D1. Established Neighbourhoods** **Housing Typologies in Established Neighbourhoods** **MEDIUM RISE RESIDENTIAL** Up to 6 storeys • The design of taller buildings up to 6 storeys on the edge of existing adjacent residential neighbourhoods that may be smaller in form and lower in density. • Allows predominantly medium scale multi-residential buildings 4-6 storeys in height. • Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population	**D1. Established Neighbourhoods** **Housing Typologies in Established Neighbourhoods** **MEDIUM RISE RESIDENTIAL** ~~Up to 6~~ 5-8 storeys • The design of taller buildings up to ~~6~~ 8 storeys on the edge of existing adjacent residential neighbourhoods that may be smaller in form and lower in density. • Allows predominantly medium scale multi-residential buildings 5-8 ~~4-6~~ storeys in height. • Allows for some intensification in a form that respects the scale and character of the community while meeting the needs of a diverse population

5	**D1. Established Neighbourhoods** **Mature Communities** 1.12 (A) Develop small-scale and low-rise residential development guidelines that will direct the location and design of residential infill development in Mature Communities through the use of planning and design guidelines implemented through regulation to ensure residential infill development achieves the following: a. Provides a diversity of housing options for all residents, at all life stages, in all neighbourhoods; b. Maintains a balanced mix of housing within each neighbourhood; c. Distributes additional residential density amongst mature neighbourhoods; d. Contributes to the physical renewal and revitalization of older neighbourhoods; e. Supports transit and maximizes walkability; f. Makes more efficient use of existing municipal infrastructure and community facilities; g. Increases population levels to enhance neighbourhood schools, community centres, commercial areas and main streets (i.e. Urban Mixed Use Corridors); h. Respects and enhances the character of existing neighbourhoods through compatible development; and i. The small-scale and low-rise residential development guidelines may provide additional and more detailed locational criteria than that identified in this By-law, to respond to area specific planning considerations.	**D1. Established Neighbourhoods** **Mature Communities** ~~1.12 (A) Develop small-scale and low-rise residential development guidelines that will direct the location and design of residential infill development in Mature Communities through the use of planning and design guidelines implemented through regulation to ensure residential infill development achieves the following:~~ ~~a. Provides a diversity of housing options for all residents, at all life stages, in all neighbourhoods;~~ ~~b. Maintains a balanced mix of housing within each neighbourhood;~~ ~~c. Distributes additional residential density amongst mature neighbourhoods;~~ ~~d. Contributes to the physical renewal and revitalization of older neighbourhoods;~~ ~~e. Supports transit and maximizes walkability;~~ ~~f. Makes more efficient use of existing municipal infrastructure and community facilities;~~ ~~g. Increases population levels to enhance neighbourhood schools, community centres, commercial areas and main streets (i.e. Urban Mixed Use Corridors);~~ ~~h. Respects and enhances the character of existing neighbourhoods through compatible development; and~~ ~~i. The small-scale and low-rise residential development guidelines may provide additional and more detailed locational criteria than that identified in this By-law, to respond to area specific planning considerations.~~
6	**D1. Established Neighbourhoods** **Recent Communities** 1.16 Small-scale residential uses, not including single-family, may be accommodated on collector roads and local streets with a public lane, where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.	**D1. Established Neighbourhoods** **Recent Communities** 1.16 Small-scale residential uses~~, not including single-family,~~ may be accommodated on collector roads and local streets ~~with a public lane,~~ where compatible with adjacent land uses, and in consideration of the factors listed in Policy section 1.6.

2 Airport Area West Residential

#	Existing Policy	Revised and/or Updated Policy
1	**3.1.3 Lower-Density Residential** **3.1.3.1 Objective** The objective of the Lower-Density Residential area is to provide for a Lower-Density Residential style of development, including single-family homes, duplexes, townhomes and rowhomes. The specific residential subdivision design will be determined through the Development Application process based on the following policies.	**3.1.3 Lower-Density Residential** **3.1.3.1 Objective** The objective of the Lower-Density Residential area is to provide for a Lower-Density Residential style of development, including single-family homes, duplexes, triplexes, fourplexes, townhomes and rowhomes and appropriate transitions to higher intensity development. The specific residential subdivision design will be determined through the Development Application process based on the following policies.
2	**3.1.3 Lower-Density Residential** **3.1.3.2 Policies** a. Single-family uses shall be the predominant land use, allowing for single-family detached housing, duplexes, townhomes and rowhomes throughout the neighbourhood.	**3.1.3 Lower-Density Residential** **3.1.3.2 Policies** a. ~~Single-family uses~~ Lower density residential housing typologies shall be the predominant land use, allowing for single-family detached housing, duplexes, triplexes, fourplexes, townhomes, and rowhomes throughout the neighbourhood.
3	**3.1.4 Mixed-Use Higher Density Residential** **3.1.4.2 Policies** d. Where multi-family zoning or commercial zoning is located adjacent to single-family zoning, the design and siting of multi-story apartment buildings and/or commercial development will reflect a transition in building massing and setbacks to provide a transition between densities and intensities of use.	**3.1.4 Mixed-Use Higher Density Residential** **3.1.4.2 Policies** d. Where multi-family zoning or commercial zoning is located adjacent to a lower density residential area ~~single-family zoning~~, the design and siting of multi-story apartment buildings and/or commercial development will reflect a transition in building massing and setbacks to provide a transition between densities and intensities of use.
4	**3.2 Commercial Mixed-Use** **3.2.2 Policies** d. Where multi-family zoning or commercial zoning is located adjacent to single-family zoning, the design and siting of multi-story apartment buildings and/or commercial development will reflect a transition in building massing and setbacks to provide a transition between densities and intensities of use.	**3.2 Commercial Mixed-Use** **3.2.2 Policies** d. Where multi-family zoning or commercial zoning is located adjacent to a lower density residential policy area ~~single-family zoning~~, the design and siting of multi-story apartment buildings and/or commercial development will reflect a transition in building massing and setbacks to provide a transition between densities and intensities of use.
5	**4.2 Internal Transportation Network** **4.2.2.3 Connectivity** a. Mixed-Use Higher-Density Residential and Commercial Mixed-Use development should be directly connected to a sidewalk, walkway or pathway, and most single-family residential areas should be within 400 m of a sidewalk, walkway or pathway.	**4.2 Internal Transportation Network** **4.2.2.3 Connectivity** a. Mixed-Use Higher-Density Residential and Commercial Mixed-Use development should be directly connected to a sidewalk, walkway or pathway. Lower density policy ~~and most single-family residential~~ areas should be within 400 m of a sidewalk, walkway or pathway.

6	**7.0 Definitions** Residential Use – The use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhomes, apartments, and secondary dwellings in accordance with the Land Use By-Law.	**7.0 Definitions** Residential Use – The use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhomes, apartments, and secondary dwellings in accordance with the Land Use By-Law.

3 Corydon Osborne

#	Existing Policy	Revised and/or Updated Policy
1	**Residential Built Form & Development** **3.5.19. Higher Density Residential Areas** Up to two unit development will be permitted, subject to design guidelines / controls. Medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height for these areas should be 3 storeys, except on corners where the maximum building height should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.	**Residential Built Form & Development** **3.5.19. Higher Density Residential Areas** Up to four ~~two~~ unit development will be permitted, subject to zoning by-law requirements and applicable design guidelines / controls. Medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height for these areas should be 3 storeys, except on corners where the maximum building height should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.
2	**Residential Built Form & Development** **3.5.21. Medium Density Residential Areas** Up to two unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.	**Residential Built Form & Development** **3.5.21 Medium Density Residential Areas** Up to four ~~two~~ unit development will be permitted, subject to zoning by-law requirements and applicable design guidelines / controls. Small multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas should be 3 storeys. On corners, medium multi-family development may be accommodated subject to design guidelines / controls and the discretionary review process. The maximum building height on corners should be 4 storeys. Greater increases in height or density would be considered on a case-by-case basis through the rezoning process.
3	**Residential Built Form & Development** **3.5.23. Lower Density Residential Areas** Up to two unit development will be permitted, subject to design guidelines / controls. Small multi-family development may be accommodated on corners, subject to design guidelines / controls and the discretionary review process. The maximum building height in these areas shall be 3 storeys.	**Residential Built Form & Development** **3.5.23. Lower Density Residential Areas** Up to four ~~two~~ unit development will be permitted, subject to zoning by-law requirements and applicable design guidelines / controls. ~~Small multi-family development may be accommodated on corners, subject to design guidelines / controls and the discretionary review process.~~ The maximum building height in these areas shall be 3 storeys. Greater increases in height may be considered on a case-by-case basis in accordance with the zoning by-law.
4	**Residential Built Form & Development** **3.5.26. Existing Residential Structures** The retention of existing residential structures should be encouraged, potentially converting houses to two family homes to promote density in the community while preserving the existing character.	**Residential Built Form & Development** **3.5.26. Existing Residential Structures** The intensification ~~retention~~ of existing residential structures should be encouraged in accordance with the zoning by-law ~~potentially converting houses to two homes~~ to promote density in the community while preserving the existing character.

5	**Residential Built Form & Development** **3.5.28. Secondary Suites** Secondary suites or granny flats should be an allowed dwelling unit as a contiguous component of the primary dwelling unit.	~~**Residential Built Form & Development**~~ ~~**3.5.28. Secondary Suites**~~ ~~Secondary suites or granny flats should be an allowed dwelling unit as a contiguous component of the primary dwelling unit.~~
6	**3.5.29. Context Sensitive** Design within the Areas of Stability should be context sensitive maintaining the character of the neighbourhood by reflecting existing setbacks, materials, roof lines and mass to preserve and reflect the existing character.	**3.5.29. Context Sensitive** Design within the Areas of Stability should consider ~~be context sensitive maintaining~~ the character of the neighbourhood through ~~by reflecting existing setbacks,~~ building materials, roof lines and other design aspects. ~~mass to preserve and reflect the existing character.~~
7	**3.7 Design Guidelines** **Lower Density Residential** The residential area south of Corydon Avenue is considered a stable, generally single-family residential, mature neighbourhood that may allow intensification to two units and small scale multi-family on corner lots.	**3.7 Design Guidelines** **Lower Density Residential** The residential area south of Corydon Avenue is considered a stable, mature ~~generally single-family~~ residential~~, mature~~ neighbourhood. The area is characterized by small scale housing typologies, with some row homes/low rise apartments at strategic locations. ~~that may allow intensification to two units and small scale multi-family on corner lots.~~
8	**4.1 Directions for Zoning** **Directions for the new PDO** Design review for all development (except for single family) to determine compliance with applicable design controls.	**4.1 Directions for Zoning** **Directions for the new PDO** Design review for all development (except for single and two family dwellings, triplexes and fourplexes) to determine compliance with applicable design controls.
9	**4.1 Directions for Zoning** A City-initiated zoning change to make two-family development permitted by right throughout (subject to design controls) in order to accelerate the approval process for moderate infill.	**4.1 Directions for Zoning** **Directions for the new PDO** ~~A City-initiated zoning change to make two-family development permitted by right throughout (subject to design controls) in order to accelerate the approval process for moderate infill.~~
10	**4.1 Directions for Zoning** Process for Development	**4.1 Directions for Zoning** ~~Process for Development~~ **Delete this section (Remove pages 68/67)**
11	**4.3 Implementation Actions** No. 1 - Replace the Neighbourhood Main Streets PDO on Corydon Avenue and Osborne Street with a new PDO for the whole plan area. Include design controls per the recommendations in the plan and require plan approval for any new development other than single-family.	**4.3 Implementation Actions** No. 1 - Replace the Neighbourhood Main Streets PDO on Corydon Avenue and Osborne Street with a new PDO for the whole plan area. ~~Include design controls per the recommendations in the plan and require plan approval for any new development other than single-family.~~

12	**4.3 Implementation Actions** No. 2 - Amend zoning to allow secondary suites and two-family development in Areas of Stability without requiring rezoning applications.	**4.3 Implementation Actions** ~~No. 2 - Amend zoning to allow secondary suites and two-family development in Areas of Stability without requiring rezoning applications.~~

4 Court Avenue (Precinct E)

#	Existing Policy	Revised and/or Updated Policy
1	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** a. Single family and two family homes shall be the predominant use of land within the low density residential areas	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** a. Single family, ~~and two family~~ homes, duplexes, triplexes and fourplexes shall be the predominant use of land within the low density residential areas.
2	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** b. It is expected that these areas will develop to approximately 7.4 units per gross developable hectare (3.0 units per gross developable acre) or greater.	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** b. It is expected that these areas will develop to approximately ~~7.4~~ 10 units per gross developable hectare (~~3~~4.0 units per gross developable acre) or greater.
3	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** **ADD**	**5 Land Use Policies** **5.1 Lower Density Residential Development Policies** 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.
4	**5 Land Use Policies** **5.2 Medium Density Residential Development Policies** a. Two family housing and townhouses (three storeys or less) shall be the predominant use of land within the medium density residential areas. b. Single family housing may be allowed subject to any required City of Winnipeg zoning by-laws and policies. c. It is expected that these areas will develop to approximately 10.0 units per gross developable hectare (4.0 units per gross developable acre) or greater. d. 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. e. Multi-family housing units should be located to allow for transit servicing to be provided at a walking distance of no more than 200 meters. f. A school site may be located within this policy area subject to the policies of Section 5.5.	**5 Land Use Policies** ~~**5.2 Medium Density Residential Development Policies**~~ ~~a. Two family housing and townhouses (three storeys or less) shall be the predominant use of land within the medium density residential areas.~~ ~~b. Single family housing may be allowed subject to any required City of Winnipeg zoning by-laws and policies.~~ ~~c. It is expected that these areas will develop to approximately 10.0 units per gross developable hectare (4.0 units per gross developable acre) or greater.~~ ~~d. 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.~~ ~~e. Multi-family housing units should be located to allow for transit servicing to be provided at a walking distance of no more than 200 meters.~~ ~~f. A school site may be located within this policy area subject to the policies of Section 5.5.~~
5	**6 Transportation** **6.4 Transportation Policies** c. Private approaches serving single or two-family residential developments onto Pipeline Road will not be permitted.	**6 Transportation** **6.4 Transportation Policies** c. Private approaches serving small scale ground oriented ~~single or two-family~~ residential developments onto Pipeline Road will not be permitted.

6	**Figure 6: Precinct E Land Use Plan**  Amended 100/2019, 30/2022, 120/2022 **Figure 6.0:** Precinct E Land Use Plan	**Figure 6: Precinct E Land Use Plan** Replace Figure 6 with the figure below (Schedule A to by-law 55/2025) The lands shown as “Medium Density Residential” in the land use map are redesignated to “Low Density Residential” and “Medium Density Residential” is removed from the legend  Amended 100/2019, 30/2022, 120/2022, 55/2025 **Figure 6.0:** Precinct E Land Use Plan

5 Dawson Trail (Precinct J)

#	Existing Policy	Revised and/or Updated Policy
1	**3.3 Land Use and Transportation Concept** The Dawson Trail community will provide a mix of commercial uses and housing opportunities to support the vision for more complete and walkable communities. The frontage along Fermor Avenue provides an ideal opportunity for retail and employment uses which also serves to buffer a new residential neighbourhood to the south. Multi-family development, made up of a mix of lower to mid-rise apartments and ground oriented units, will provide an appropriate transition from the commercial development to the single-family neighbourhood further south. The southern portion of the precinct will provide predominantly single-family housing opportunities.	**3.3 Land Use and Transportation Concept** The Dawson Trail community will provide a mix of commercial uses and housing opportunities to support the vision for more complete and walkable communities. The frontage along Fermor Avenue provides an ideal opportunity for retail and employment uses which also serves to buffer a new residential neighbourhood to the south. Multi-family development, made up of a mix of lower to mid-rise apartments and ground oriented units, will provide an appropriate transition from the commercial development to the lower density ~~single-family~~ neighbourhood further south. The southern portion of the precinct will provide predominantly low density ~~single-family~~ housing opportunities.
2	**4. LAND USE POLICIES** **4.3 Lower Density Residential** **4.3.1 Land Use** (1) Ground-oriented, single-family uses shall be the predominant land use, allowing for single-family attached and detached housing, townhouses and duplexes, and, along collector roads only, low-rise apartment style residential buildings.	**4. LAND USE POLICIES** **4.3 Lower Density Residential** **4.3.1 Land Use** (1) Ground-oriented, ~~single-family uses~~ low density residential uses shall be the predominant land use, allowing for single-family attached and detached housing, duplexes, triplexes, fourplexes, townhouses ~~and duplexes~~, and, along collector roads only, low-rise apartment style residential buildings.
3	**5. TRANSPORTATION** **5.3 Network Design** (5) Collector roads shall be for the use of motor vehicles and cyclists. Vehicle access to Single-family residences shall be provided from either frontage roads or lanes.	**5. TRANSPORTATION** **5.3 Network Design** (5) Collector roads shall be for the use of motor vehicles and cyclists. Vehicle access to ground oriented, low-density dwellings ~~Single-family residences~~ shall be provided from either frontage roads or lanes.
4	**8. DEFINITIONS** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-Law.	**8. DEFINITIONS** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-Law.

6 North Point Village (Precinct F)

#	Existing Policy	Revised and/or Updated Policy
1	**3.2 Goals** Housing Diversity: to accommodate a diversity of housing types and tenures to provide housing opportunities for a wide variety of households. Residential development includes single and two family homes, townhouses, and apartment buildings, as well as, affordable housing and rental units.	**3.2 Goals** Housing Diversity: to accommodate a diversity of housing types and tenures to provide housing opportunities for a wide variety of households. Residential development includes single and two family homes, triplexes, fourplexes, townhouses, and apartment buildings, as well as, affordable housing and rental units.
2	**4.1 Land Use and Development** Precinct F will include a mix of uses and housing opportunities as shown on Figure 4. The frontage along McPhillips Street provides an ideal opportunity for larger scale retail and employment opportunities and will buffer future residential uses to the east. Multi-family development, consisting of a mix of higher density apartments and ground oriented units, will provide an appropriate transition from the commercial development to the single-family dwellings further east. The eastern portion of the precinct will provide lower density housing opportunities including single-family, ground oriented multi-family homes and higher density residential uses along the proposed east-west collector road.	**4.1 Land Use and Development** Precinct F will include a mix of uses and housing opportunities as shown on Figure 4. The frontage along McPhillips Street provides an ideal opportunity for larger scale retail and employment opportunities and will buffer future residential uses to the east. Multi-family development, consisting of a mix of higher density apartments and ground oriented units, will provide an appropriate transition from the commercial development to the ~~single-family~~ lower density dwellings further east. The eastern portion of the precinct will provide lower density housing opportunities. ~~including single-family, ground oriented multi-family homes and h~~Higher density residential uses may situate along the proposed east-west collector road.
3	**7.0 Lower Density Residential Area** **7.1 Land Use** 1. Single-family dwellings shall be the principle land use. Secondary suites, duplexes and ground-oriented multiple-family dwellings, such as townhouses and side-by-sides, may also be allowed.	**7.0 Lower Density Residential Area** **7.1 Land Use** 1. ~~Single-family dwellings shall be the principle land use. Secondary suites, duplexes and ground-oriented multiple-family dwellings, such as townhouses and side-by-sides, may also be allowed.~~ 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).
4	**9.0 Definitions** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-Law.	**9.0 Definitions** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-Law.

7 North St. Boniface

#	Existing Policy	Revised and/or Updated Policy
1	**3.1 Low Density Residential Policy Area** **3.1.1 Objectives** 1. To provide for lower density residential housing options (generally single-family residential) in a context sensitive manner.	**3.1 Low Density Residential Policy Area** **3.1.1 Objectives** 1. To provide for lower density residential housing ~~options (generally single-family residential)~~ in a context sensitive manner.
2	**3.1 Low Density Residential Policy Area** **3.1.1 Objectives** 2. To ensure commercial, multi-family and industrial uses do not establish as primary uses.	**3.1 Low Density Residential Policy Area** **3.1.1 Objectives** 2. To ensure commercial~~, multi-family~~ and industrial uses do not establish as primary uses.
3	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 1. The Low Density Residential Policy Area should predominantly be composed of single-family residential uses.	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** ~~1. The Low Density Residential Policy Area should predominantly be composed of single-family residential uses.~~ 1. Low density residential housing typologies shall be the predominant land use, allowing for single-family detached housing, duplexes, triplexes and fourplexes.
4	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 2. Two-family residential uses may be supported, if the property is adjacent to a public lane and is at least 30 feet wide.	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** ~~2. Two-family residential uses may be supported, if the property is adjacent to a public lane and is at least 30 feet wide~~
5	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 7. Commercial uses, residential multi-family uses, and industrial uses shall not be permitted.	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 7.-Commercial ~~uses, residential multi-family uses,~~ and industrial uses shall not be permitted.
6	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 8. The maximum height for development within the Low Density Residential Policy Area should not exceed 35 feet.	**3.1 Low Density Residential Policy Area** **3.1.2 Policies** 8. The maximum height for development within the Low Density Residential Policy Area should not exceed 35 feet, unless otherwise permitted in the zoning by-law.
7	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** 1. Single-family dwellings are permitted	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** 1. Single-family dwellings, two-family dwellings, triplexes and fourplexes are permitted.
8	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** 2. Two-family residential uses may be supported if the property is adjacent to a public lane and the property is at least 30 feet wide.	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** ~~2. Two-family residential uses may be supported if the property is adjacent to a public lane and the property is at least 30 feet wide.~~

9	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** 13. The maximum height for development within the Medium Density Residential Policy Area should not exceed 35 feet.	**3.2 Medium Density Residential Policy Area** **3.2.2 Policies** 13. The maximum height for development within the Medium Density Residential Policy Area should not exceed 35 feet, unless otherwise permitted in the zoning by-law.
10	**3.3 High Density Residential Policy Area** **3.3.2 Policies** 3. Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses shall only be considered where the property is at least 9,000 square feet in area.	**3.3 High Density Residential Policy Area** **3.3.2 Policies** 3. Where a property is not a corner lot or does not have access to a back lane, residential multi-family uses (excluding triplexes and fourplexes) shall only be considered where the property is at least 9,000 square feet in area.
11	**3.7 Design Review** 2. The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage, excluding design review applications for two-family dwellings and associated accessory structures.	**3.7 Design Review** 2. The Riel Community Committee shall make decisions on urban design review applications for new construction, expansion or signage~~, excluding design review applications for two-family dwellings and associated accessory structures~~.
12	**3.7 Design Review** 3. The Director shall make decisions on all other urban design review applications, including design review applications for two-family dwellings and associated accessory structures.	**3.7 Design Review** 3. The Director of Planning Property and Development shall make decisions on all other urban design review applications~~, including design review applications for two-family dwellings and associated accessory structures~~.
13	**3.7 Design Review** 7. This section does not apply to detached single-family dwellings and associated accessory structures.	**3.7 Design Review** 7. This section does not apply to ~~detached~~ single-family dwellings, two family dwellings, triplexes, fourplexes, and associated accessory structures.

8 Osborne Village

#	Existing Policy	Revised and/or Updated Policy
1	**3.1 Character Policies** **3.1.1 Character – Urban Form & Design** 3.1.1.B.ii Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;	**3.1 Character Policies** **3.1.1 Character – Urban Form & Design** 3.1.1.B.ii Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, ~~mass and scale of surrounding properties,~~ compatible building materials, orientation of entrances to the street, and incorporation of compatible building alignment~~, setbacks, and height of building(s)~~ along the street;
2	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** 4.1.2.A Development in this category will be limited to single- and two-family with the following exception:	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** 4.1.2.A Development in this category will be limited to single- and two-family dwellings, triplexes, and fourplexes with the following exception:
3	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** 4.1.2.A.i Conversion of an existing legal conforming single room occupancy to a multiple-family dwelling may be permitted as a conditional use if the proposed density is equal to or less than number of existing living units.	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** 4.1.2.A.i Conversion of an existing legal conforming single room occupancy to a multiple-family dwelling (greater than four units) may be permitted as a conditional use if the proposed density is equal to or less than number of existing living units.
4	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** 4.1.2.B Require new infill development to be similar in scale and character to established adjacent residences;	**4.1 Residential Policies** **4.1.2 Village Low Density Residential (V-LDR) Policies:** ~~4.1.2.B Require new infill development to be similar in scale and character to established adjacent residences;~~
5	**4.1 Residential Policies** **4.1.3 Village Medium Density Residential (V-MDR) Policies:** 4.1.3.A Encourage a mixture of single-family homes, duplexes, townhouses, and multiple-family buildings;	**4.1 Residential Policies** **4.1.3 Village Medium Density Residential (V-MDR) Policies:** 4.1.3.A Encourage a mixture of single-family homes, duplexes, triplexes, fourplexes, townhouses, and multiple-family buildings;

9 Precinct G

#	Existing Policy	Revised and/or Updated Policy
1	**2.2 Objectives** **Objective 1 Housing:** Including low and medium residential density policy areas that include opportunities for single family, two-family, and multi-family housing options, as well as secondary suites where appropriate.	**2.2 Objectives** **Objective 1 Housing:** Including low and medium residential density policy areas that include opportunities for single family, two-family, triplex, fourplex and multi-family housing options~~., as well as secondary suites where appropriate.~~
2	**3.1 Low Density Residential Policy Areas** Low Density Residential Policy Areas provide opportunities for a range of lower density residential development types. While single-family and two-family housing are the primary land uses, multi-family housing will be permitted where appropriate as outlined in the policies that follow. Parks, pathways, and natural features provide opportunities to connect the neighbourhoods and provide recreational amenities to residents and visitors.	**3.1 Low Density Residential Policy Areas** Low Density Residential Policy Areas provide opportunities for a range of lower density residential development types. While ~~single-family and two-family housing are~~ lower density housing is the primary land use~~s~~, multi-family housing will be permitted where appropriate as outlined in the policies that follow. Parks, pathways, and natural features provide opportunities to connect the neighbourhoods and provide recreational amenities to residents and visitors.
3	**3.1 Low Density Residential Policy Areas** The intent of the Low Density Residential Policy Area is: • To provide areas to accommodate primarily single-family dwellings and two-family dwellings; • To provide areas for ground-oriented townhouse dwellings and other multi-family dwellings to be incorporated in appropriate locations (e.g. on corners, along collectors, or in proximity to neighbourhood amenities);	**3.1 Low Density Residential Policy Areas** The intent of the Low Density Residential Policy Area is: • To provide areas to accommodate ~~primarily~~ single-family dwellings~~, and two-family dwellings~~ duplexes, triplexes, fourplexes; • To provide areas for ground-oriented townhouse dwellings and other multi-family dwellings to be incorporated in appropriate locations (e.g. on corners, along collectors, or in proximity to neighbourhood amenities);
4	**3.1 Low Density Residential Policy Areas** **Policies** 3.1.1 Single-family dwellings, two-family dwellings, and ground-oriented townhouses shall be the predominant use of land.	**3.1 Low Density Residential Policy Areas** **Policies** 3.1.1 Single-family dwellings, two-family dwellings, triplexes, fourplexes, and ground-oriented townhouses shall be the predominant use of land.
5	**3.1 Low Density Residential Policy Areas** **Policies** 3.1.4 Ground-oriented multi-family dwellings should be supported by a public lane for vehicular access unless the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, and lighting to the satisfaction of the City.	**3.1 Low Density Residential Policy Areas** **Policies** 3.1.4 ~~Ground-oriented m~~Multi-family dwellings greater than 4 units should be supported by a public lane for vehicular access unless the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, vehicular access and lighting to the satisfaction of the City.
6	**3.1 Low Density Residential Policy Areas** **Policies** **ADD 3.1.16**	**3.1 Low Density Residential Policy Areas** **Policies** 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.

7	**3.2 Medium Density Neighbourhood Policy Areas Policies** 3.2.4 Secondary suites may be established where appropriate, in accordance with the zoning by-law.	**3.2 Medium Density Neighbourhood Policy Areas Policies** ~~3.2.4 Secondary suites may be established where appropriate, in accordance with the zoning by-law.~~
8	**4.1 Road Network** **Policies** 4.1.13 Back lanes or frontage roads are required for single-family or two-family housing fronting onto a collector road.	**4.1 Road Network** **Policies** 4.1.13 Back lanes or frontage roads are required for ground oriented, low-density dwellings ~~single-family or two-family housing~~ fronting onto a collector road.

10 Precinct K

#	Existing Policy	Revised and/or Updated Policy
1	**3.1.3 Lower Density Residential Areas** **3.1.3.1 Objective** The objective of the Lower Density Residential Area is to provide for lower density residential style of development including single-family homes, duplexes and townhomes. The specific residential subdivision design will be determined through the development application process based on the application of the following policies.	**3.1.3 Lower Density Residential Areas** **3.1.3.1 Objective** The objective of the Lower Density Residential Area is to provide for lower density residential style of development including single-family homes, duplexes, triplexes, fourplexes, and townhomes. The specific residential subdivision design will be determined through the development application process based on the application of the following policies.
2	**3.1.3 Lower Density Residential Areas** **3.1.3.2 Policies** a. Single-family uses shall be the predominant land use, allowing for single-family detached housing, townhomes and duplexes.	**3.1.3 Lower Density Residential Areas** **3.1.3.2 Policies** a. ~~Single-family uses shall be the predominant land use, allowing for single-family detached housing, townhomes and duplexes.~~ Single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant land use.
3	**3.1.4 Higher Density Residential Areas** **3.1.4.2 Policies** d. Where multiple-family zoning is located adjacent to single-family zoning, the design and siting of multiple-family development will reflect a transition in building massing and setbacks to represent a transition between densities.	**3.1.4 Higher Density Residential Areas** **3.1.4.1 Policies** d. Where multiple-family zoning is located adjacent to ~~single-family~~ lower density zoning (ex. R1, R2), the design and siting of multiple-family development will reflect a transition in building massing and setbacks to represent a transition between densities.
4	**3.4 Estate Residential** **3.4.1 Objectives** The Estate Residential area is intended to maintain the rural character of residential uses clustered in the western portion of the Precinct. Homes that are on lots larger than contemporary suburban lots should be generally maintained and help preserve the established stands of trees. **3.4.2 Policies** a. The layout of existing development will limit the number of possible subdivision within this policy area. Subdivision and new development within this policy area shall be limited to single-family homes and permitted accessory uses. b. New residential subdivisions should create single-family lots no smaller than approximately a quarter acre and minimize impacts on established tree cover.	**3.4 Estate Residential** **3.4.1 Objectives** The Estate Residential area is intended to maintain the rural character of residential uses clustered in the western portion of the Precinct. Homes that are on lots larger than contemporary suburban lots should be generally maintained and help preserve the established stands of trees. **3.4.2 Policies** a. The layout of existing development will limit the number of possible subdivision within this policy area. ~~Subdivision and new development within this policy area shall be limited to single-family homes and permitted accessory uses.~~ b. New residential subdivisions are intended for lower density zoning (ex. R1) and should create ~~single-family~~ lots no smaller than approximately a quarter acre and minimize impacts on established tree cover.
5	**4.6.3 Connectivity** a. Higher density residential and mixed use areas should be directly connected to a sidewalk, walkway or pathway and most single family residential areas should be within 400 m of a sidewalk, walkway or pathway.	**4.6.3 Connectivity** a. Higher density residential and mixed use areas should be directly connected to a sidewalk, walkway or pathway and most low density ~~single-family~~ residential areas should be within 400 m of a sidewalk, walkway or pathway.

6	**7.0 Definitions** **Residential Use** - means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhomes, apartments, and secondary dwellings in accordance with the Land Use By-Law.	**7.0 Definitions** **Residential Use** - means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhomes, apartments, and secondary dwellings in accordance with the Land Use By-Law.

11 Ridgewood South (Precinct Q)

#	Existing Policy	Revised and/or Updated Policy
1	**6.1 Low Density Residential Area Policies** **6.1.2 Low Density Residential Policies** 1) Single family homes shall be the predominant use of land within the low density residential areas, except within approximately 50 meters of a collector road or where a property abuts a public lane, in which case multi-family units are allowed to a maximum of six attached units.	**6.1 Low Density Residential Area Policies** **6.1.2 Low Density Residential Policies** 1) ~~Single family homes shall be the predominant use of land within the low density residential areas, except within approximately 50 meters of a collector road or where a property abuts a public lane, in which case multi-family units are allowed to a maximum of six attached units~~. 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.
2	**6.1 Low Density Residential Area Policies** **6.1.2 Low Density Residential Policies** 6) For the undeveloped lands north of the Harte Trail, the density, site area and site width of new residential lots directly adjacent to existing lots should generally reflect the pattern of development in adjacent areas.	**6.1 Low Density Residential Area Policies** **6.1.2 Low Density Residential Policies** ~~6) For the undeveloped lands north of the Harte Trail, the density, site area and site width of new residential lots directly adjacent to existing lots should generally reflect the pattern of development in adjacent areas.~~
3	**6.3 Mixed Use Area Policies** **6.3.2 Mixed Use District Policies** 3) Single family and two-family housing may be allowed subject to detailed design review to ensure compatibility	**6.3 Mixed Use Area Policies** **6.3.2 Mixed Use District Policies** 3) Lower density ~~Single family and two family~~ housing (single family, two family, triplexes, fourplexes) may be allowed subject to detailed design review to ensure compatibility
4	**12.1 General Definitions** (16) **Multi-Family Residential Use** means a residential building containing two or more dwelling units and includes a semi-detached dwelling, a duplex, a townhouse and an apartment in accordance with the Zoning By-law.	**12.1 General Definitions** (16) **Multi-Family Residential Use** means a residential building containing ~~two~~ three or more dwelling units and includes a semi-detached dwelling, ~~a duplex,~~ a townhouse and an apartment in accordance with the Zoning By-law.
5	**12.1 General Definitions** (23) **Residential Use** means the use of land, buildings or structures for a residential purpose and may include but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings in accordance with the Zoning By-law.	**12.1 General Definitions** (23) **Residential Use** means the use of land, buildings or structures for a residential purpose and may include but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings in accordance with the Zoning By-law.

12 South St. Boniface (Sage Creek)

#	Existing Policy	Revised and/or Updated Policy
1	**5.1 Residential Area** **5.1.2 Policies** **(1) Composition of Residential Area** (a) Subject to the policies of this Plan, (i) single family and two family residential uses shall be the predominant use of land within the Residential Area (ii) alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and	**5.1 Residential Area** **5.1.2 Policies** **(1) Composition of Residential Area** (a) Subject to the policies of this Plan, (i) single family, ~~and~~ two family, triplex and fourplex residential uses shall be the predominant use of land within the Residential Area (ii) alternative housing forms, including multi-unit and special needs housing, institutional uses, recreational uses, public uses, and local commercial sites, and other similar and accessory uses to the above, may be allowed within the Residential Area where determined to be compatible and appropriate, and
2	**10. Interpretation** **10.1 General Definitions** (13) Multi-Unit Residential Use means a residential building containing two or more dwelling units and includes a semi-detached dwelling, a duplex, a townhouse and an apartment in accordance with the Land Use By-Law.	**10. Interpretation** **10.1 General Definitions** (13) Multi-Unit Residential Use means a residential building containing three ~~two~~ or more dwelling units and includes a semi-detached dwelling, ~~a duplex,~~ triplex, fourplex, a townhouse and an apartment in accordance with the Land Use By-Law.
3	**10. Interpretation** **10.1 General Definitions** (20) Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.	**10. Interpretation** **10.1 General Definitions** (20) Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplexes, triplexes, fourplexes ~~dwellings~~, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.

13 Transcona North (Precinct I)

#	Existing Policy	Revised and/or Updated Policy
1	**3.3 Planning Goals** **Sense of Place** Transcona North will develop a community identity defined by a predominance of detached housing with ready access to the services necessary for daily life and a variety of facilities designed to encourage outdoor activities and community socializing. **Diversity** Transcona North will provide detached housing opportunities for a broad sector of the market in terms of both affordability and lifestyle. This includes entry-level housing as well as housing for the Transcona move-up market on lots bordering the lakes and parks. The smaller, affordable housing will appeal to one-person households, single parent families and retirees and seniors wanting to down-size while remaining in Transcona. In this way, and despite its detached housing focus, it is believed that Transcona North will allow for the kind of socio-economic and lifestyle diversity that underpins Complete Communities. And in the event that circumstances change with respect to infrastructure servicing or building technologies, multiple-family housing is allowed for within the mixed-use commercial activity node and could be made available on other sites in future as per section 5.1.3.1 (c).	**3.3 Planning Goals** **Sense of Place** Transcona North will develop a community identity defined by a predominance of low density ~~detached~~ housing with ready access to the services necessary for daily life and a variety of facilities designed to encourage outdoor activities and community socializing. **Diversity** Transcona North will provide ~~detached~~ ground oriented low-density housing opportunities for a broad sector of the market in terms of both affordability and lifestyle. This includes entry-level housing as well as housing for the Transcona move-up market on lots bordering the lakes and parks. The smaller, affordable housing will appeal to one-person households, single parent families and retirees and seniors wanting to down-size while remaining in Transcona. In this way~~, and despite its detached housing focus, it is believed that~~ Transcona North will allow for the kind of socio-economic and lifestyle diversity that underpins Complete Communities. Multi-family housing will also be permitted when compatible with the surrounding context and sufficient infrastructure servicing capacity exists. ~~And in the event that circumstances change with respect to infrastructure servicing or building technologies, multiple-family housing is allowed for within the mixed-use commercial activity node and could be made available on other sites in future as per section 5.1.3.1 (c).~~
2	**5.1.2 Background** Transcona North housing will be primarily detached single-family. Secondary suites will be allowed within the residential area subject to the necessary zoning approvals. Multi-family housing is permitted within the plan area.	**5.1.2 Background** Transcona North ~~housing~~ will consist ~~be~~ primarily of ~~detached~~ single-family and other low density residential uses (duplexes, triplexes, fourplexes). ~~Secondary suites will be allowed within the residential area subject to the necessary zoning approvals.~~ Multi-family housing is permitted within the plan area.
3	**5.1.3 Policies** **1. Composition of the Residential Area** a. Single-family housing will be the predominant use of land within the Residential Area.	**5.1.3 Policies** **1. Composition of the Residential Area** a. ~~Single-family housing~~ Low density residential uses (single-detached, duplexes, triplexes, fourplexes) will be the predominant ~~use of~~ land use within the Residential Area.

14 Transcona West

#	Existing Policy	Revised and/or Updated Policy
1	**5.0 Land Use Policy Areas** **5.1 Proposed Residential Areas** **5.1.2 Policies** **(1) Composition of Proposed Residential Areas** (a) Subject to the policies of this Plan, (i) single family and two family residential uses shall be the predominant use of land within the Residential Area.	**5.0 Land Use Policy Areas** **5.1 Proposed Residential Areas** **5.1.2 Policies** **(1) Composition of Proposed Residential Areas** (a) Subject to the policies of this Plan, (i) single family, ~~and~~ two family, triplex, and fourplex residential uses shall be the predominant use of land within the Residential Area
2	**10.0 Interpretation** **10.1 Glossary** **(22) Multi-Unit Residential Use** means a residential building containing two or more dwelling units and includes a semi-detached dwelling, a duplex, a townhouse and an apartment in accordance with the Land Use By-Law.	**10.0 Interpretation** **10.1 Glossary** **(22) Multi-Unit Residential Use** means a residential building containing ~~two~~ three or more dwelling units and includes ~~a semi-detached dwelling, a duplex,~~ triplexes, fourplexes, ~~a~~ townhouse~~s~~ and an apartment in accordance with the Land Use By-Law.
3	**10.0 Interpretation** **10.1 Glossary** **(31) Residential Use** means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.	**10.0 Interpretation** **10.1 Glossary** **(31) Residential Use** means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.

15 Waterford Green (Precinct C)

#	Existing Policy	Revised and/or Updated Policy
1	**C-2.2 Low Density Residential Urban Design Policies** **Enhanced Lanes** 1. All single family, two-family and townhouse homes that front Dr. Jose Rizal Way or share the back lane with homes that front Dr. Jose Rizal Way, will have enhanced back lanes designed to: a. permit off-lane parking for visitors in recognition that on-street parking may be restricted along Dr. Jose Rizal Way; b. incorporate, where possible, pedestrian scale lighting and tree plantings to create an appealing back lane character; and c. include a special yard setback for fencing and garages to provide off-lane parking.	**C-2.2 Low Density Residential Urban Design Policies** **Enhanced Lanes** 1. All single family, ~~two-family~~ duplex, triplex, fourplex and townhouse homes that front Dr. Jose Rizal Way or share the back lane with homes that front Dr. Jose Rizal Way, will have enhanced back lanes designed to: a. permit off-lane parking for visitors in recognition that on-street parking may be restricted along Dr. Jose Rizal Way; b. incorporate, where possible, pedestrian scale lighting and tree plantings to create an appealing back lane character; and c. include a special yard setback for fencing and garages to provide off-lane parking.
2	**C-2.3 Medium Density Residential Urban Design Policies** **Location, Built Form and Relationship to the Street** 1. Medium density multi-family housing will contribute to a sustainable, diverse and pedestrian focused environment by locating and massing the building(s) in: c. a manner that provides a transition between areas of different development densities and scale, including but not be limited to, setbacks and a stepping down of heights toward single-family residential areas; and	**C-2.3 Medium Density Residential Urban Design Policies** **Location, Built Form and Relationship to the Street** 1. Medium density multi-family housing will contribute to a sustainable, diverse and pedestrian focused environment by locating and massing the building(s) in: c. a manner that provides a transition between areas of different development densities and scale, including but not be limited to, setbacks and a stepping down of heights toward ~~single-family~~ lower density residential policy areas; and
3	**C-3 Residential** **C-3.1 Low Density Residential Land Use Policies** 1. The Low Density Residential areas may be comprised of the following land uses: a. secondary suites, single- and two-family dwellings and townhouses (which are considered in this Plan to be buildings comprised of at least three dwelling units each of which with direct access to the outdoors);	**C-3 Residential** **C-3.1 Low Density Residential Land Use Policies** 1. The Low Density Residential areas may be comprised of the following land uses: a. secondary suites, single- and two-family dwellings, triplexes, fourplexes, and townhouses (which are considered in this Plan to be buildings comprised of at least three dwelling units each of which with direct access to the outdoors);

16 Waverley West 'B'

#	Existing Policy	Revised and/or Updated Policy
1	**3.1 Lower Density Residential** Lower Density Residential areas provide primarily for the development of single-family dwellings and opportunities for two-family dwellings and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.	**3.1 Lower Density Residential** Lower Density Residential areas provide primarily for the development of single-family dwellings, ~~and opportunities for~~ two-family dwellings, triplexes, fourplexes, and certain styles of multi-family dwellings, where appropriate, as outlined in the policies that follow.
2	**3.1 Lower Density Residential** **3.1.1 Objectives** The objective of the Lower Density Residential area is: A. To provide areas to accommodate primarily single-family and two-family dwellings, with ground-entry multifamily dwellings incorporated in appropriate locations;	**3.1 Lower Density Residential** **3.1.1 Objectives** The objective of the Lower Density Residential area is: A. To provide areas to accommodate primarily single-family and two-family dwellings, triplexes, fourplexes, ~~with~~ and other ground-entry multifamily dwellings at appropriate locations;
3	**3.1 Lower Density Residential** **3.1.2 Policies** 1. Single-family and two-family dwellings shall be the predominant use of land, with ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.	**3.1 Lower Density Residential** **3.1.2 Policies** 1. Single-family and two-family dwellings, triplexes and fourplexes shall be the predominant use of land, with other ground-entry multi-family dwellings allowed in appropriate locations as determined by the City.
4	**3.1 Lower Density Residential** **3.1.2 Policies** 12. Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.	**3.1 Lower Density Residential** **3.1.2 Policies** ~~12. Despite other policies in this section, only single-family dwellings shall be permitted on lots abutting the southerly edge of the Plan Area located within the Lower Density Residential areas.~~
5	**3.2 Medium Density Residential** **3.2.1 Objectives** D. To create a transition in height from taller buildings to adjacent lower buildings when adjacent to a single-family zoning district;	**3.2 Medium Density Residential** **3.2.1 Objectives** D. To create a transition in height from taller buildings to adjacent lower buildings when adjacent to a-lower density ~~single-family~~ zoning district;
6	**3.3 Lee Boulevard Estates** The Lee Boulevard Estates area has been identified to respect existing residential development along Lee Boulevard, as of the date of adoption of this Plan, and provide limited opportunities for new large-lot, single-family residential development.	**3.3 Lee Boulevard Estates** The Lee Boulevard Estates area has been identified to respect existing residential development along Lee Boulevard, as of the date of adoption of this Plan, and provide limited opportunities for new large-lot, ~~single-family~~ lower density residential development.
7	**3.3 Lee Boulevard Estates** **3.3.2 Policies** 1. Development in Lee Boulevard Estates shall be limited to single-family dwellings and accessory uses.	**3.3 Lee Boulevard Estates** **3.3.2 Policies** 1. Development in Lee Boulevard Estates shall be limited to single-family, two family, ~~dwelling~~ triplexes and fourplexes ~~and~~ as well as accessory uses.

17 Waverley West NE

#	Existing Policy	Revised and/or Updated Policy
1	**5.1 Lower Density Residential Area** **Intent** The purpose of the Lower Density Residential Area is to provide for lower density residential development (generally single family residential) that is compatible and complementary with adjacent uses. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational needs of residents. The residential design will be determined through the Development Application process.	**5.1 Lower Density Residential Area** **Intent** The purpose of the Lower Density Residential Area is to provide for lower density residential development ~~(generally single family residential)~~ that is compatible and complementary with adjacent uses. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational needs of residents. The residential design will be determined through the Development Application process.
2	**5.1 Lower Density Residential Area** **Policies** **5.1.1 Composition of Lower Density Residential Areas** (1) Single family uses shall be the predominant land use;	**5.1 Lower Density Residential Area** **Policies** **5.1.1 Composition of Lower Density Residential Areas** (1) Single family, two family, triplex and fourplex residential uses shall be the predominant land use;
3	**5.2 Higher Density Residential Areas** **Policies** **5.2.1 Composition of Higher Density Residential Areas** (1) Small lot single family or high density single family, two family and greater density uses shall be the predominant use with target densities of approximately 7- 20 units per acre	**5.2 Higher Density Residential Areas** **Policies** **5.2.1 Composition of Higher Density Residential Areas** (1) ~~Small lot single family or high density~~ ~~s~~Single family, two family, triplex and fourplex residential uses may be permitted, however ~~and~~ however ~~greater~~ higher density uses shall be the predominant land use, with target densities of approximately 7- 20 units per acre
4	**10.0 Definitions** (9) Multi-Unit Residential Use means a residential building containing two or more dwelling units and includes a semi-detached dwelling, a duplex, a townhouse and an apartment in accordance with the Land Use By-Law.	**10.0 Definitions** (9) Multi-Unit Residential Use means a residential building containing three ~~two~~ or more dwelling units and includes a ~~semi-detached dwelling, a duplex,~~ triplex, fourplex, ~~a~~ townhouse and an apartment in accordance with the Land Use By-Law.
5	**10.0 Definitions** (14) Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.	**10.0 Definitions** (14) Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings in accordance with the Land Use By-Law.

18 Waverley West NW

#	Existing Policy	Revised and/or Updated Policy
1	**5.1 Lower Density Residential Area** The purpose of the Lower Density Residential Area is to provide for lower density residential development (generally single family residential). The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational and active transportation needs of residents. The specific residential design will be determined through the Development Application process.	**5.1 Lower Density Residential Area** The purpose of the Lower Density Residential Area is to provide for lower density residential development ~~(generally single family residential)~~. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational and active transportation needs of residents. The specific residential design will be determined through the Development Application process.
2	**5.1 Lower Density Residential Area** **Policies** **5.1.1 Composition of Residential Areas** (1) Single family uses shall be the predominant land use;	**5.1 Lower Density Residential Area** **Policies** **5.1.1 Composition of Residential Areas** (1) Single family, two family, triplex and fourplex residential uses shall be the predominant land use;
3	**10.0 Definitions** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi detached dwellings, duplex dwellings, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-law.	**10.0 Definitions** Residential Use means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments, and secondary dwellings in accordance with the Land Use By-law.

19 Waverley West W

#	Existing Policy	Revised and/or Updated Policy
1	**5.0 Land Use Districts and Land Use Symbols** **5.1 Lower Density Residential Area** The purpose of the Lower Density Residential Area is to provide for lower density residential development (generally single family residential). The density target to be achieved in the Lower Density Residential Area is 4-6 units per gross developable acre. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational and active transportation needs of residents. The specific residential design will be determined through the Development Application process.	**5.0 Land Use Districts and Land Use Symbols** **5.1 Lower Density Residential Area** The purpose of the Lower Density Residential Area is to provide for lower density residential development ~~(generally single family residential)~~. The density target to be achieved in the Lower Density Residential Area is 4-6 units per gross developable acre. The linear open space system will be interspersed throughout the Lower Density Residential Area to serve the recreational and active transportation needs of residents. The specific residential design will be determined through the Development Application process.
2	**5.1 Lower Density Residential Area** **5.1.1 Composition of Lower Density Residential Area Policy** (1) Ground-oriented, single-family uses shall be the predominant land use, allowing for single-family attached and detached housing, townhouses and duplexes.	**5.1 Lower Density Residential Area** **5.1.1 Composition of Lower Density Residential Area Policy** (1) Ground-oriented, ~~single-family~~ lower density residential uses shall be the predominant land use, allowing for single-family attached and detached housing, duplexes, triplexes, fourplexes and townhouses ~~and duplexes~~.
3	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings.	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings.

20 Waverley West SE

#	Existing Policy	Revised and/or Updated Policy
1	**5.0 Land Use Policies** **5.1 Residential** **Intent** Residential areas will provide opportunities for a range of housing that meets and responds to the market based demand for housing. Single-family and two family housing will be the predominant land use (80-90% of the residential area), however compatible and complementary multiple-family housing and other uses may be developed around the Neighbourhood Nodes and along Waverley Street.	**5.0 Land Use Policies** **5.1 Residential** **Intent** Residential areas will provide opportunities for a range of housing that meets and responds to the market based demand for housing. ~~Single-family and two family~~ Low density housing will be the predominant land use (80-90% of the residential area), however compatible and complementary multiple-family housing and other uses may be developed around the Neighbourhood Nodes and along Waverley Street.
2	**5.0 Land Use Policies** **5.1 Residential** **Policies** **5.1.1 Composition** (1) Single-family and two family Residential shall be the predominant land use.	**5.0 Land Use Policies** **5.1 Residential** **Policies** **5.1.1 Composition** (1) Single-family dwellings, duplexes, triplexes and fourplexes ~~and two family Residential~~ shall be the predominant land use.
3	**9.0 Definitions** Multiple-Family Residential: Means housing that includes more than two housing units on the same lot.	**9.0 Definitions** Multiple-Family Residential: Means housing that includes three or more ~~dwelling than two housing~~ units on the same lot.
4	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings.	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings.

21 Waverley West SW

#	Existing Policy	Revised and/or Updated Policy
1	**5.0 Land Use Policies** **5.1 Residential** **Intent** Residential areas will provide opportunities for a range of housing that meets and responds to the market based demand. Single-family housing will be the predominant land use, however compatible and complementary multiple-family housing and other uses may be developed around the Neighbourhood Nodes, along Waverley Street and around the primary commercial area. Further, multiple-family housing will provide a buffer between the single-family residential areas and other uses.	**5.0 Land Use Policies** **5.1 Residential** **Intent** Residential areas will provide opportunities for a range of housing that meets and responds to the market based demand. Low Density ~~Single-family~~ housing will be the predominant land use, however compatible and complementary higher density multi~~ple~~-family housing and other uses may be developed around the Neighbourhood Nodes, along Waverley Street and around the primary commercial area. Further, multiple-family housing will provide a buffer between the single-family residential areas and other uses.
2	**5.0 Land Use Policies** **5.1 Residential** **Policies** **5.1.1 Composition** (1) Single-family Residential shall be the predominant land use.	**5.0 Land Use Policies** **5.1 Residential** **Policies** **5.1.1 Composition** (1) Single-family dwellings, duplexes, triplexes and fourplexes ~~and two family Residential~~ shall be the predominant land use.
3	**9.0 Definitions** Multiple-Family Residential: Means housing that includes more than two housing units on the same lot.	**9.0 Definitions** Multiple-Family Residential: Means housing that includes three or more ~~dwelling than two housing~~ units on the same lot.
4	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings.	**9.0 Definitions** Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semidetached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, apartments and secondary dwellings.

22 West Alexander & Centennial

#	Existing Policy	Revised and/or Updated Policy
1	**Chapter 2 Residential Element** **General Intent of District** **Low Density Residential** The general intent of the area is to maintain single-family and two family housing and to ensure that new and renovated housing is compatible in mass and scale with existing housing, maintains sunlight and privacy on adjacent properties, and retains the pedestrian oriented character of the front street	**Chapter 2 Residential Element** **General Intent of District** **Low Density Residential** The general intent of the area is to maintain the existing housing stock, and ~~single-family and two family housing and to~~ ensure that new and renovated housing is compatible in mass and scale with existing housing, maintains sunlight and privacy on adjacent properties, and retains the pedestrian oriented character of the front street.
2	**Chapter 2 Residential Element** **Low Density Residential Policies** **Use** 1. Limit residential development in this area to single and two-family dwellings;	**Chapter 2 Residential Element** **Low Density Residential Policies** **Use** 1. Limit residential development in this area to single and two-family dwellings, triplexes and fourplexes.
3	**Chapter 2 Residential Element** **Medium Density Residential Policies** **Use** 1. Accommodate a mix of residential housing including single-family, duplexes, and low/medium density multiple family development;	**Chapter 2 Residential Element** **Medium Density Residential Policies** **Use** 1. Accommodate a mix of residential housing including single-family, duplexes, triplexes, fourplexes and low/medium density multiple-family development;