**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