THE CITY OF WINNIPEG

BY-LAW NO. 59/2025

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law 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:

Winnipeg Zoning By-law amended

1 The Winnipeg Zoning By-law No 200/2006 is amended by this By-law.

Section 48 amended

2 Section 48 is amended:

(a) in the definition of "***dwelling, two-family***", by adding "*principal*" before "*dwelling units*";

(b) by replacing the definition of "***secondary suite, attached***" with the following:

*"**secondary suite, attached**" means an accessory dwelling unit added to or created within a dwelling that provides basic requirements for living, sleeping, cooking and sanitation. An attached secondary suite is only permitted accessory to a single-family dwelling, and only one secondary suite, attached or detached, is permitted per single-family detached dwelling.*

(c) by replacing the definition of "***secondary suite, detached***" with the following:

*"**secondary suite, detached**" means an accessory dwelling unit that is accessory to, but not attached to or located within, a dwelling that provides basic requirements for living, sleeping, cooking and sanitation. A detached secondary suite is only permitted accessory to a single-family dwelling, and only one secondary suite, attached or detached, is permitted per single-family detached dwelling.*

and

(d) by adding the following definitions in alphabetical order:

*"**3-unit dwelling**" means a type of multi-family dwelling where exactly 3 dwelling units are located on a single lot, within either one principal building or 2 or more separate principal buildings.*

*"**4-unit dwelling**" means a type of multi-family dwelling where exactly 4 dwelling units are located on a single lot, within either one principal building or 2 or more separate principal buildings.*

Section 54 amended

3 Section 54 is amended:

(a) by replacing subsection (4) with the following:

(4) The Residential Single-Family (R1) zoning district is intended to accommodate single-family detached dwellings, as well as two-family dwellings, 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.

and

(b) by replacing subsection (5) with the following:

(5) The Residential Two-Family (R2) zoning district is intended to accommodate single-family detached and two-family dwellings, as well as 3-unit dwellings and 4-unit dwellings that meet the requirements of this By-law.

Table 4-1 amended

4 Table 4-1 is amended:

(a) by replacing the "Dwelling, multi-family" row with the following:

Zoning District Use Category/ Type	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standard (section)	Parking Category
Dwelling, multi-family								C***	P	P			P	C			P							1

(b) by replacing the "Dwelling, two-family" row with the following:

Zoning District Use Category/ Type	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standard (section)	Parking Category
Dwelling, two-family							P**	P**	P**	P			P	C			P							1

(c) by adding the following rows to the Residential and Residential-Related use type section, in alphabetical order:

Zoning District Use Category/ Type	A	PR1	PR2	PR3	RR5	RR2	R1	R2	RMF	RMU	RMH	TOD	C1	C2	C3	C4	CMU	EI	MMU	M1	M2	M3	Use Specific Standard (section)	Parking Category
3-unit dwelling							P**	P**	P**															
4-unit dwelling							P**	P**	P**															

and

(d) by adding the following notes to the header:

*** = must follow the regulations and standards listed in Schedule AC*

**** = more than 4 dwelling units is a conditional use in R2*

Subsection 142(2) amended

5 Subsection 142(2) is replaced with the following:

(2) The following regulations apply to detached accessory structures except for detached secondary suites, detached dwellings and detached secondary suites or dwellings located above a garage:

PDO-1 West Alexander & Centennial amended

6 Schedule L, the PDO-1 West Alexander & Centennial, is amended by replacing clause 4(4)(a) with the following:

(a) Subject to Schedule AC, the maximum height for a principal buildings is:

(i) 40 feet for buildings fronting or flanking on William Avenue, Bannatyne Avenue or McDermot Avenue; and

(ii) 35 feet for all other streets.

PDO-1 Downtown Transcona amended

7 Schedule M, the PDO-1 Downtown Transcona, is amended by replacing subsection 6(8) with the following:

(8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.

PDO-1 St. Norbert amended

8 Schedule N, the PDO-1 St. Norbert, is amended by replacing subsection 7(8) with the following:

(8) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.

PDO-1 Corydon Osborne amended

9 Schedule W, the PDO-1 Corydon Osborne is amended:

(a) by replacing subsection 5(4) with the following:

(4) This section does not apply to single-family detached dwellings, two-family dwellings, 3-unit dwellings or 4-unit dwellings.

(b) by replacing clause 11(3)(a), by replacing "*Maximum height*" with "*Subject to Schedule AC, maximum height*";

(c) in clause 11(3)(f), by replacing "*For multi-family dwellings*" with "*Subject to Schedule AC, for multi-family dwellings*";

(d) in clause 12(3)(a), by replacing "*Maximum height*" with "*Subject to Schedule AC, maximum height*"; and

(e) by deleting subsection 13(3) in its entirety.

Mature Communities PDO-1 amended

10 Schedule Y, the Mature Communities PDO-1, is amended:

(a) in section 1:

(i) by deleting the following definitions from section 1 in their entirety:

A. "**3-unit multi-family dwelling**";

B. "**Area 1**";

C. "**Area 2**"; and

D. "**Guidelines**";

(ii) in the definition of "**Map 1**", by deleting "*Areas 1 & 2*"; and

(iii) by replacing the definition of "**PDO Area**" with the following:

*"**PDO Area**" means those lands identified as PDO Area on Map 1;*

(b) by replacing section 2 with the following:

2 *The purpose of the Mature Communities PDO-1 (the "PDO") is to enable and guide the new construction and expansion of single-family detached dwellings in R1, R2 or RMF-S zoning districts within the PDO Area.*

(c) by replacing section 3 with the following:

3 *This PDO applies to every lot located within the PDO Area with an R1, R2 or RMF-S zoning designation where a new principal structure is to be constructed or where expansion of an existing principal structure is being proposed.*

(d) by deleting sections 5, 6 and 7 in their entirety;

(e) by replacing section 8 with the following:

8 *Single-family detached dwellings developed on a lot within the PDO Area with an R1 zoning designation must comply with the dimensional standards in this PDO.*

(f) in subsection 9(2):

(i) by replacing "*Subject to subsection (3), an application to subdivide a lot*" with "*A development application for subdivision of a lot*"; and

(ii) by adding the following after clause (b):

(c) where the proposed subdivision will create two (2) unequally sized lots, the width of the smallest lot is equal to or greater than the minimum lot width of at least 25% of the lots located on the same block as the lot; and

(d) where the proposed subdivision is not located on a public lane, the lot area and lot width of the proposed lots meet the requirements of clause 10(b) and clause 13(b) of this PDO.

(g) by deleting sections 11 and 12 in their entirety;

(h) by deleting sections 14 and 15 in their entirety;

(i) by deleting Illustrations 2, 3 and 4;

(j) in subsection 22(1), by deleting "*or to each dwelling unit in a semidetached dwelling*";

(k) by deleting subsection 22(2) in its entirety;

(l) in subsection 24(1), by deleting "*or two family dwellings*";

(m) by deleting subsection 24(2) in its entirety;

(n) in subsection 28(1):

(i) by deleting "*, two-family dwelling, semi-detached dwelling, 3-unit multi-family dwelling*"; and

(ii) by deleting clause (b)(i); and

(o) by replacing Map 1: Areas 1 & 2 PDO-1 Mature Communities Overlay Map with the map attached as Schedule "A" to this By-law.

Schedule AC added

11 The document attached as Schedule "B" to this By-law, entitled "Development Requirements for Low Density Infill", is added as Schedule AC.

RECEIVED FIRST READING on the 11th day of June , 2025;

RECEIVED SECOND READING on the day of , 2025;

RECEIVED THIRD READING on the day of , 2025;

DONE AND PASSED this day of , 2025.

Mayor

City Clerk

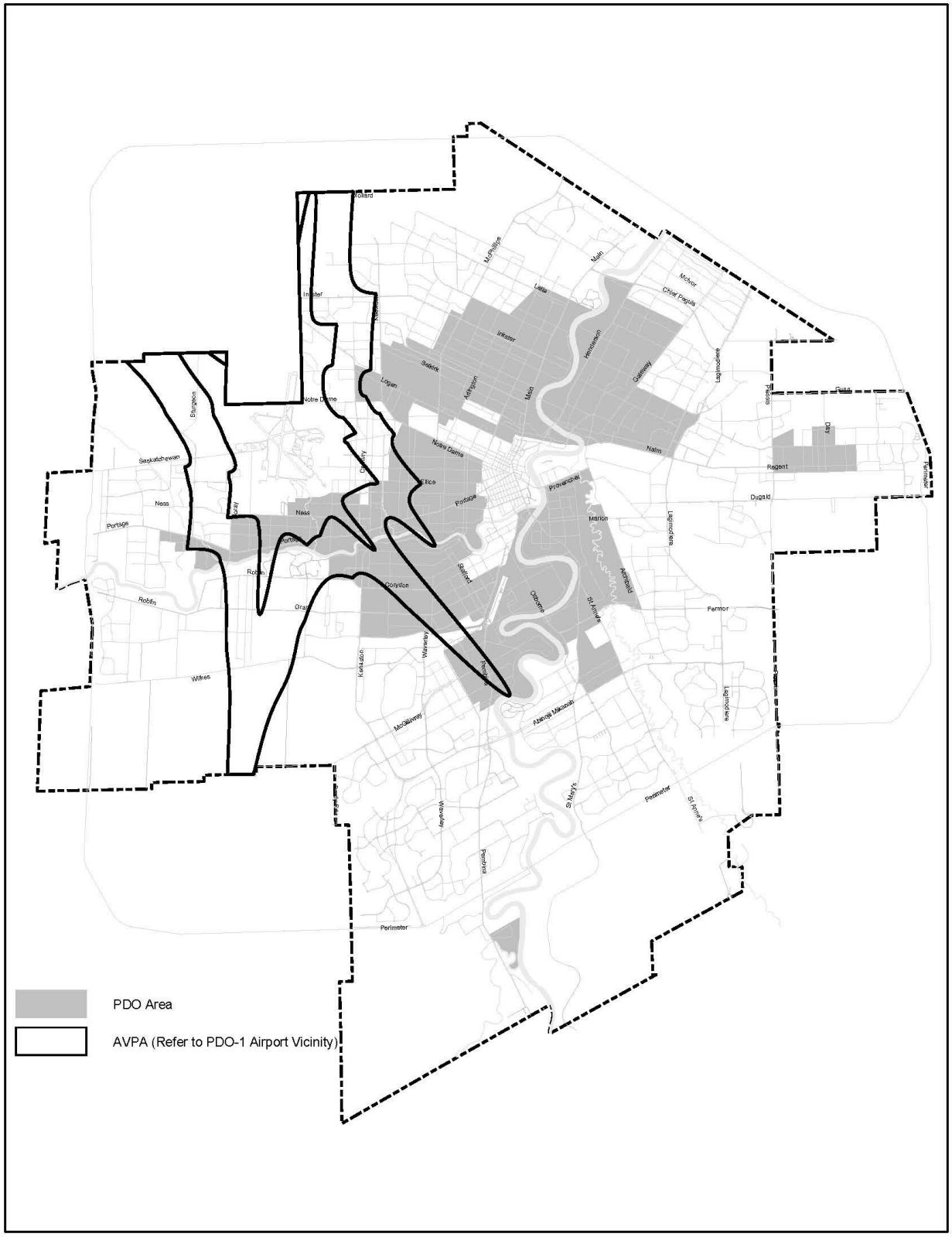
Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

Sarah Rentz (June 11, 2025)
for Director of Legal Services
and City Solicitor

SCHEDULE "A"


Molard
McPhillips
Main
Inkster
Leila
Mclvor
Chief Peguis
Henderson
Gateway
Legimodiere
Keewatin
Rupertsland
Dale
Regent
Fermor
Dugald
Nairn
Notre Dame
Logan
Sherbrook
Arlington
Sturgeon
Saskatchewan
Ness
Portage
Ellice
Marion
Lagimodiere
Stafford
Donald
Osborne
Archibald
Fermor
Robin
Grant
Corydon
Wilkes
Kenaston
Waverley
Pembina
Mcgillivray
Markham Macleod
Lindsay
Perimeter
St Mary's
St Anne's
PDO Area
AVPA (Refer to PDO-1 Airport Vicinity)

Schedule "B"

Development Requirements for Low Density Infill

Applicable Standards

1(1) The standards in this Schedule apply to

(a) any two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R1, R2 or RMF-S zoning district; and

(b) any 4-unit dwelling on a lot shown on Map 2.

1(2) Except to the extent modified in this Schedule, all standards and requirements of this By-law apply in respect of two-family dwellings, 3-unit dwellings and 4-unit-dwellings.

1(3) Subject to subsection (4), where there is a conflict between this Schedule and anything else in this By-law, this Schedule prevails.

1(4) Where there is a conflict between this Schedule and the provisions of any of the following Schedules, the provisions of the following Schedules shall prevail:

(a) Schedule D – PDO-1 Airport Vicinity;

(b) Schedule H – Additional Yard Requirements for Lots Adjacent to Storm Water Retention Basins;

(c) Schedule I – Special Yards;

(d) Schedule J – Lots Adjacent to Greater Winnipeg Gas Easement; and

(e) Schedule K – Additional Area-Specific Yard Requirements.

Definitions

2(1) In this Schedule, the following words and phrases have the following meanings:

"**articulation**" means the detail and variation along the façade of a building or structure, its massing or its roof form;

"**block face**" means the area along lot lines that coincides with a street between two street intersections, where a typical rectangular block has 4 block faces, each separated by a roughly perpendicular angle between lot lines at street intersections;

"**frontage yard**" means, collectively, the front yard and reverse corner yard, along with any other yard area between a street and the nearest habitable building, of a lot;

"**massing**" means the exterior, geometric volume of a building, its portions and segments and their combination;

"**paved**", in respect of a street or public lane, means improved using concrete, asphalt, or brick pavement, but does not include chipseal;

"**primary frontage**" means the lot line towards which the front of the main building on the lot should be oriented to generally align with other buildings along the same block face, where landscaping, fencing and other development details within the front yard are regulated in relation to the primary frontage;

"**primary mass**" means the most prominent portion of a building, limited in its footprint and orientation to provide massing and articulation of a larger building that are similar in scale to existing single-family and two-family dwellings;

"**raised basement**" means the basement of a building that is exposed more than two feet above grade, typically to accommodate windows;

"**raking eave**" means the sloping edge of a roof that extends beyond the exterior wall of a building along the inclined sides of a gable end, measured perpendicular to the wall at the point where the roof projection terminates. A raking eave is distinguished from a horizontal eave by its alignment with the slope or "rake" of the roof, and forms part of the roof overhang intended to provide weather protection and architectural detailing;

"**ribbon pavement**" means a driveway or parking space consisting of two parallel paved strips designed to accommodate the wheels of a vehicle, with an unpaved surface, typically grass or other permeable material, between the strips to reduce the total impervious surface area and allow the natural infiltration of stormwater;

"**secondary frontage**" means, in respect of corner lots or lots with streets on more than 2 sides, the lot lines towards which the front of the main building on the lot should not be oriented, to generally align the front of the building with other buildings along the block face of the primary frontage, where landscaping, fencing and other development details within the reverse corner side yard are regulated in relation to the secondary frontage;

"**soft landscaping**" means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants, and that freely permits water infiltration into the ground with no plastic sheeting;

"**wedge lot**" means a wedge-shaped lot where the length of the front lot line is shorter than the rear lot line; and

"**wing**" means a portion of a building that is secondary in prominence to the primary mass and that is not a projection.

2(2) Any word or phrase not defined in this Schedule has the meaning otherwise ascribed in this By-law.

Restrictions
3(1) A 3-unit dwelling must not be located on any lot that:

(a) is accessed from an unpaved public lane; or

(b) is located in an R1 zoning district and that abuts:

(i) a rail line or rail yard;

(ii) the Red River, the Assiniboine River, the Seine Reiver or the La Salle River; or

(iii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek.

3(2) A 4-unit dwelling must not be located on any lot that:

(a) is accessed from an unpaved public lane; or

(b) is located in an R1 or R2 zoning district and that abuts:

(i) a rail line or rail yard;

(ii) the Red River, the Assiniboine River, the Seine Reiver or the La Salle River; or

(ii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek.

Municipal services required
3.1(1) A lot in an R1, R2 or RMF-S zoning district must not be used for a 3-unit dwelling or a 4-unit dwelling unless the lot receives a full range of municipal services as follows:

(a) urban standard roadway; and

(b) piped land drainage, wastewater and water services.

3.1(2) Any lot in an R1, R2 or RMF-S zoning district used for a two-family dwelling may be located on a chipseal roadway, or rear lane, which may include an open ditch land drainage system.

Accessible Units
3.2 Any 4-storey, 4-unit dwelling must provide at least one dwelling unit designated as accessible in accordance with the City’s then-current accessibility design standards.

Minimum lot area
4 Despite s. 138 of this By-law, there is no minimum lot area for any two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R1, R2 or RMF-S zoning district.

Minimum lot width

5(1) Despite anything else in this By-law, the minimum lot width for a two-family dwelling in an R1, R2, or RMF-S zoning district is:

(a) 25 feet for a lot that abuts either a paved or gravel public lane at the rear of the lot;

(b) 35 feet for a corner lot that does not abut a public lane at the rear of the lot and that is accessed by a side approach;

(c) 40 feet for a semi-detached dwelling on a lot that abuts a paved or gravel public lane at the rear of the lot; and

(d) 50 feet in any other instance.

5(2) Despite anything else in this By-law, the minimum lot width for a 3-unit dwelling in an R1 zoning district is:

(a) 35 feet for an interior lot or corner lot, other than a wedge lot, where the lot abuts a paved public lane at the rear of the lot;

(b) 50 feet for a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach;

(c) 60 to less than 61 feet where the lot depth is a minimum of 100 feet; and

(d) 61 feet in any other instance.

5(3) Despite anything else in this By-law, the minimum lot width for a 4-unit dwelling in an R1 zoning district is:

(a) 50 feet where the lot:

(i) abuts a paved public lane at the rear of the lot; or

(ii) is a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach;

(b) 60 to less than 61 feet where the lot depth is a minimum of 100 feet; and

(c) 61 feet in any other instance.

5(4) Despite anything else in this By-law, the minimum lot width for a 3-unit dwelling in an R2, or RMF-S zoning district is:

(a) 35 feet for an interior lot or corner lot, other than a wedge lot, where the lot abuts a paved public lane at the rear of the lot;

(b) 50 feet for a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach; and

(c) 60 feet in any other instance.

5(5) Despite anything else in this By-law, the minimum lot width for a 4-unit dwelling in an R2 or RMF-S zoning district is:

(a) 50 feet where the lot:

(i) abuts a paved public lane at the rear of the lot; or

(ii) is a corner lot that does not abut a paved public lane at the rear of the lot and that is accessed by a side approach; and

(b) 60 feet in any other instance.

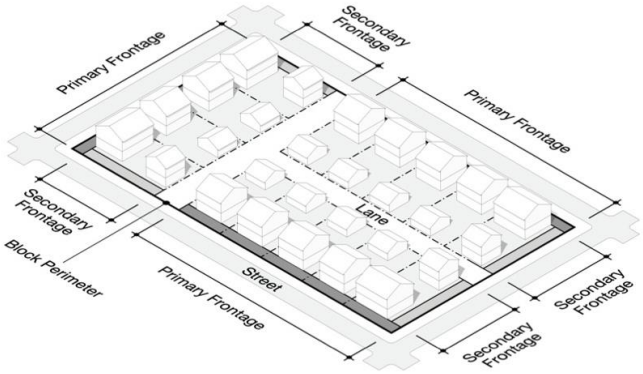
Frontage determination

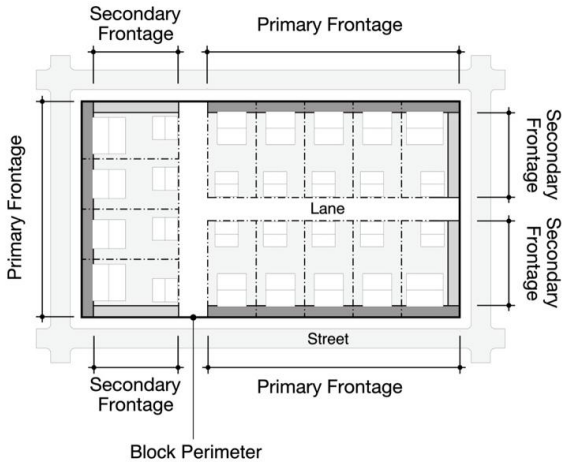
6(1) Where a lot abuts a single street, the primary frontage for the lot is along that street and the lot has no secondary frontage (see **Figure 1**).

6(2) Where a corner lot abuts 2 streets, the primary frontage for the lot is along the shortest lot line and the secondary frontage for the lot is along the other lot line.

6(3) Where a lot abuts more than 2 streets, the primary frontage for the lot is along the street listed in the lot's civic address and the secondary frontages for the lot are along the other streets.

FIGURE 1- FRONTAGE DETERMINATION





Maximum lot coverage

7(1) The maximum lot coverage for a two-family dwelling, 3-unit dwelling or 4-unit dwelling, along with any accessory structures on the same lot, is:

(a) 42.5% in an R1E zoning district;

(b) 52.5% in an R1L zoning district; and

(c) 57.5% in an R1M or R1S zoning district.

7(2) There is no maximum lot coverage for a two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R2 or RMF-S zoning district.

Minimum permeable surface

8 A lot must have the following minimum permeable surface area of soft landscaping:

(a) in an R1 or R2 zoning district, 30% for a two-family dwelling, 3-unit dwelling or 4-unit dwelling; and

(b) in an RMF-S zoning district:

(i) 30% for a two-family dwelling; and

(ii) 20% for a 3-unit dwelling or a 4-unit dwelling.

Parking

9(1) One off-street parking space is required per dwelling unit.

9(2) Despite subsection (1), 0.15 parking space is required per affordable housing unit.

9(3) Subject to subsection (4), parking areas must be:

(a) paved; and

(b) despite anything else in this Schedule, set back a minimum of 16 feet behind the front façade of any principal building.

9(4) Despite clause (3)(b) and anything else in this Schedule, parking areas for lots with front driveways in an R2 or RMF-S zoning district may be located flush with the front façade of any principal building.

9(5) The pavement required under subsection (3) may be ribbon pavement.

9(6) Despite anything else in this Schedule, parking may be located in a required side yard or rear yard where the lot is accessed by a public lane at the rear of the lot.

Driveways

10(1) Driveways, parking aisles, and parking stalls as illustrated in **Figure 2**, must be:

(a) paved; and

(b) except for rear approaches along public lanes, be located:

(i) at least 4 feet from any side property line; and

(ii) at least 10 feet from any rear property line.

10(2) The pavement required under subsection (1) may be ribbon pavement.

10(3) Where a lot abuts a public lane, parking on the lot must be accessed from the public lane.

10(4) Where a lot does not abut a public lane but has secondary frontage on a side street, parking on the lot must be accessed from the side street.

Front approach driveways

11(1) Subject to subsection (2), the minimum lot width for a front approach driveway is 60 feet.

11(2) Despite subsection (1), the minimum lot width for a front approach driveway is 50 feet where the lot is used for a two-family dwelling.

11(3) Front approach driveways must not exceed 10 feet in width between the front façade of any primary building and the front property line of the lot.

Side approach driveways

12 Side approach driveways must be set back at least 16 feet from the front façade of any primary building.

Rear approach driveways

13(1) Subject to subsection (2), there is no maximum width for rear approach driveways.

13(2) Rear approach driveways must be set back from any secondary frontage by a distance at least equal to the setback of the principal building.

FIGURE 2 - DRIVEWAY APPROACH CONCEPTUAL LAYOUTS

Side Approach

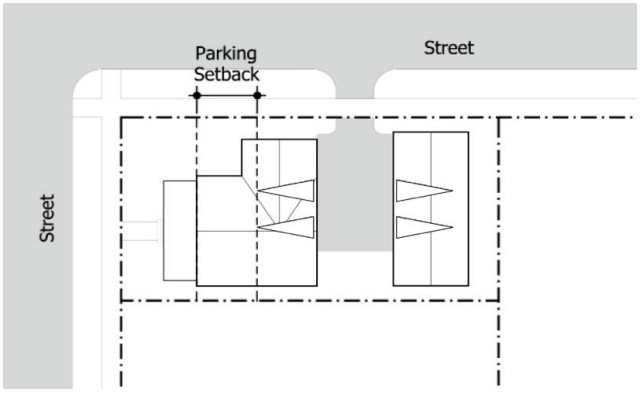
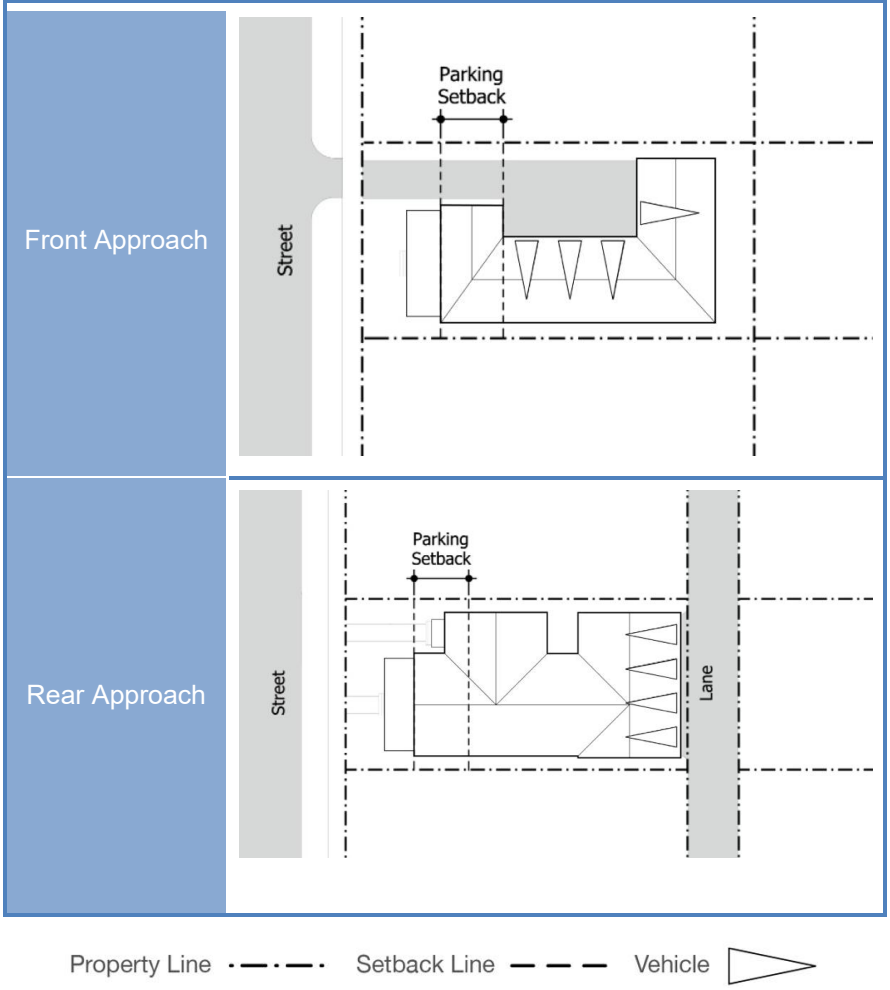


FIGURE 2 - DRIVEWAY APPROACH CONCEPTUAL LAYOUTS



Building setbacks

14(1) Subject to section 156 of this By-law, any two-family dwelling, 3-unit dwelling or 4-unit dwelling must meet the minimum setbacks as set out in this section and illustrated in **Figure 3**.

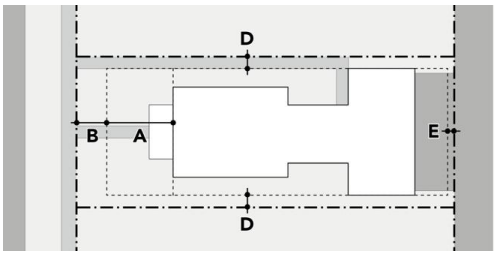
14(2) Despite subsection (1), where an existing building is being converted to accommodate additional dwelling units:

(a) the setback of the existing structure is deemed to be conforming; and

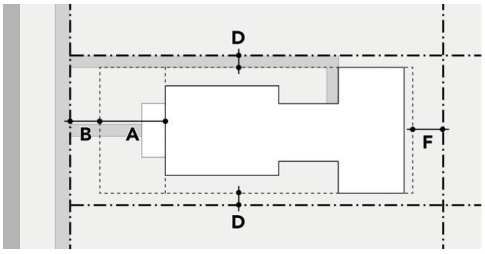
(b) the required setback of any extension of a side wall must match or be greater than the existing setback.

FIGURE 3 - BUILDING SETBACKS

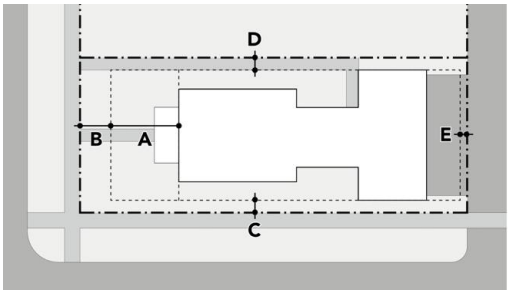
Typical Lot with Lane



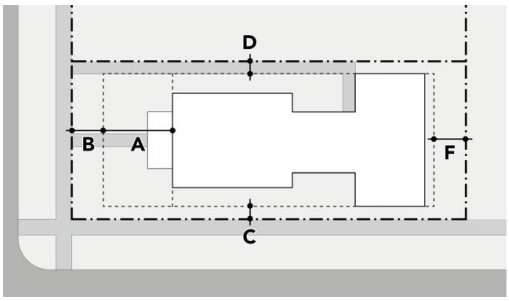
Typical Lot without Lane



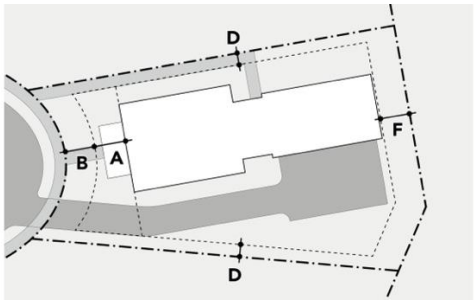
Corner Lot with Lane



Corner Lot without Lane



Wedge Condition



A	Front Yard Setback Per Abutting Lots
B	Minimum Setback (10 feet)
C	Side Yard Setback
D	Side Yard Setback
E	Rear Lane Setback
F	Rear Yard Setback

14(3) Sections 139 and 144 of this By-law do not apply in respect of two-family dwellings, 3-unit dwellings or 4-unit dwellings established in accordance with this Schedule.

14(4) The minimum front yard setback required is the greater of:

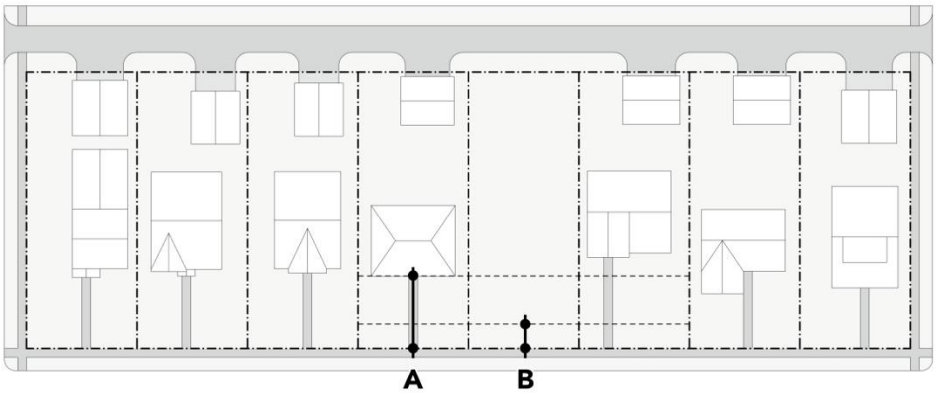
(a) 10 feet; or

(b) the shallowest front yard setback of buildings on:

(i) abutting properties with the same zoning designation as the subject lot, as shown in **Figure 4**; or

(ii) where an abutting property is vacant, the next closest developed lot with the same zoning designation as the subject lot.

FIGURE 4 - FRONT YARD BUILDING ALIGNMENTS



A	Minimum front yard setback equal to the shallowest abutting building setback.
B	Minimum 10 ft. front yard setback if abutting buildings are set back 10 ft. or less.

14(5) The minimum rear yard setback for principal and accessory structures is:

(a) 2 feet where the lot abuts a public lane;

(b) 25 feet where the property abuts:

(i) the Red River, the Assiniboine River, the Seine River or the La Salle River; or

(ii) Omand's Creek, Bunn's Creek, Sturgeon Creek or Truro Creek; or

(b) 10 feet in all other instances.

14(6) Subject to subsection (6), the minimum side yard setback required for principal and accessory structures is:

(a) 3 feet on one side and 4 feet on the other for lots less than 50 feet in width;

(b) 4 feet for lots 50 feet or more in width; or

(c) in alignment with the existing structure where an existing building is being converted.

14(7) Despite subsection (5), the minimum reverse corner street side yard setback required is:

(a) 20 feet in an R1E zoning district;

(b) 10 feet in an R1L zoning district; and

(c) 4 feet in an R1S, R1M, R2 or RMF-S zoning district.

Building heights

15(1) Subject to this section and section 160 of this By-law, and not including any dormers or chimneys, building heights are restricted as follows:

(a) for a two-family dwelling:

(i) the greater of 28 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1; and

(ii) 35 feet in any other instance;

(b) for a 3-unit dwelling:

(i) the greater of 30 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1; and

(ii) 35 feet in any other instance; and

(c) for a 4-unit dwelling:

(i) the greater of 30 feet or the average building height of abutting lots plus 5 feet, to a maximum of 35 feet, for any lot located entirely within the shaded area of Map 1;

(ii) 39 feet for any lot located entirely within the shaded area of Map 2; and

(iii) 35 feet in any other instance.

15(2) For the purposes of calculating building height, habitable basements are considered a storey and must not exceed a height of 5 feet above grade.

4-storey buildings

15.1(1) Despite anything else in this Schedule, a 4-storey building is permitted in an R1, R2 or RMF-S zoning district, provided that the building:

(a) does not exceed 39 feet in height;

(b) is on a lot located entirely within the shaded area of Map 2; and

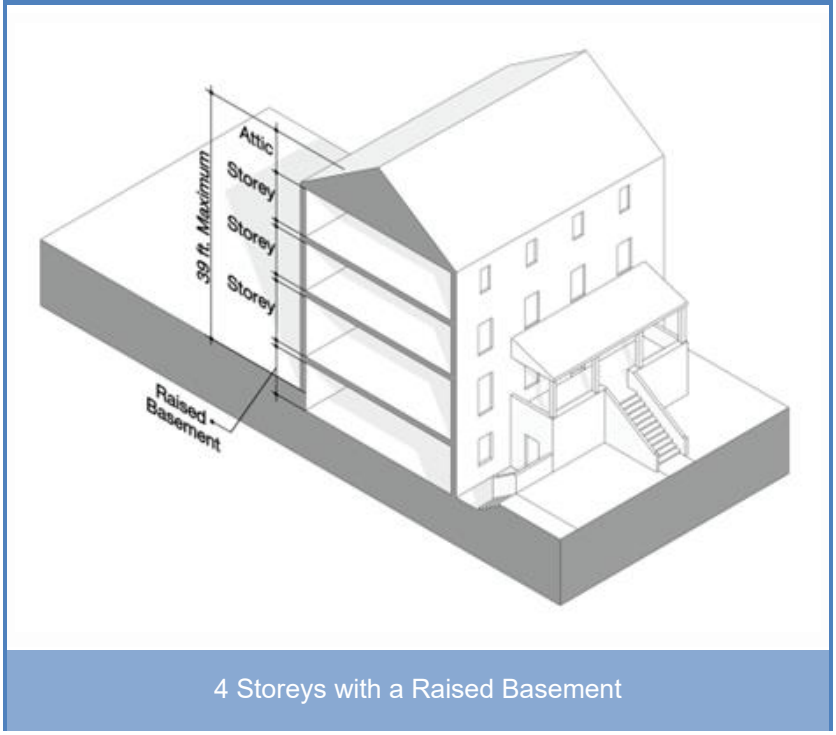
(c) is used for a 4-unit dwelling.

15.1(2) As illustrated in **Figure 5**, the 4th storey of any 4-unit dwelling in an R1 or R2 zoning district must be contained within:

(a) a raised basement; or

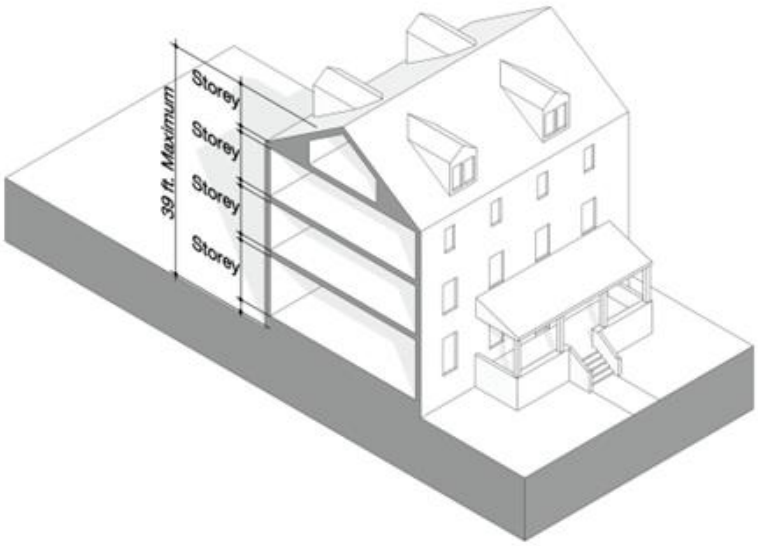
(b) the attic volume of the building with dormers serving that attic volume.

FIGURE 5 – 4-STOREY BUILDINGS



4 Storeys with a Raised Basement

FIGURE 5 – 4-STOREY BUILDINGS



4 Storeys with a Habitable Attic

Building form

16(1) Each separate building must have a primary mass, as illustrated in **Figure 6**, being either:

(a) a broad front, where the longer dimension of the primary mass faces towards the primary frontage; or

(b) a narrow front, where the shorter dimension of the primary mass faces towards the primary frontage.

16(2) The primary mass of a building must not exceed:

(a) for any R1 or R2 zoning district:

(i) 30 feet in the shorter dimension; and

(ii) 45 feet in the longer dimension; and

(b) for any RMF-S zoning district:

(i) 45 feet in the shorter dimension; and

(ii) 60 feet in the longer dimension.

16(3) Additional building area may be attached to the primary mass, as illustrated in **Figure 6**, in the form of:

(a) wings, with dimensions no greater than the primary mass; or

(b) projections.

16(4) Additional building area must be differentiated from the primary mass as follows:

(a) wings must not be taller than the primary mass;

(b) wings must be offset from the plan of the primary mass by a minimum of 6 inches, carried from the ground to the roof of the wing; and

(c) projections, other than bay windows, must be a minimum of 2 feet from the corners of the primary mass.

16(5) Any primary mass or wing longer than 30 feet must include at least one projection.

16(6) Despite Section 135, secondary masses are not required to be attached to the primary mass of a building and the owner of property may erect more than four principal buildings on any zoning lot in R1, R2, and RMF-S, provided a minimum separation distance of 10 feet between all buildings.

FIGURE 6 - PRIMARY MASSES AND ATTACHMENTS

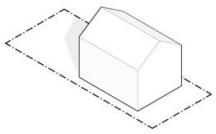
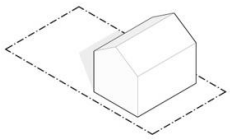
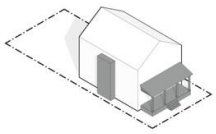
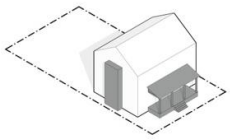
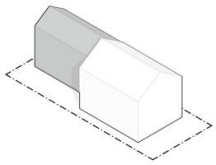
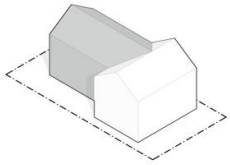
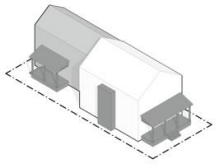
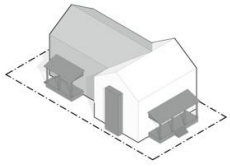
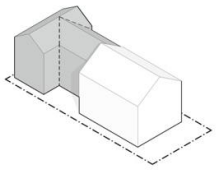
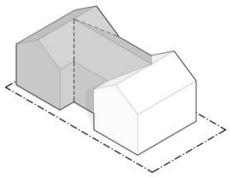
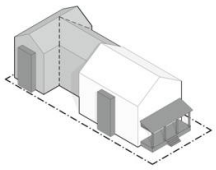
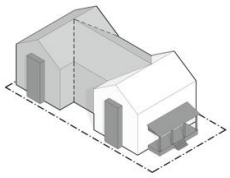
	Narrow	Broad
Primary Mass Orientation		
Primary Mass + Projections		

FIGURE 6 - PRIMARY MASSES AND ATTACHMENTS

Primary Mass + 1Wing		
Primary Mass + 1 Wing + Projections		
Primary Mass + 2 Wings		
Primary Mass + 2 Wings + Projections		

Dormers

17 Dormers must meet the following regulations:

(a) dormers must not exceed a maximum cumulative width, measured along each elevation, of the primary mass and any wing independently, as follows:

(i) 70% of the width of the primary mass; and

(ii) 60% of the width of the wing;

(b) dormers are not permitted on flat roofs;

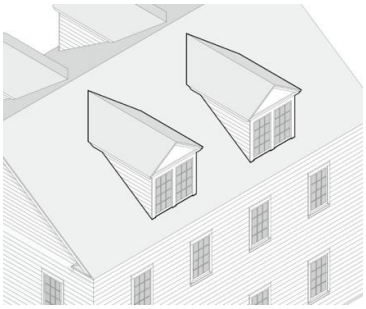
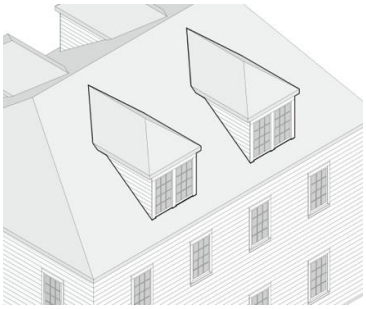
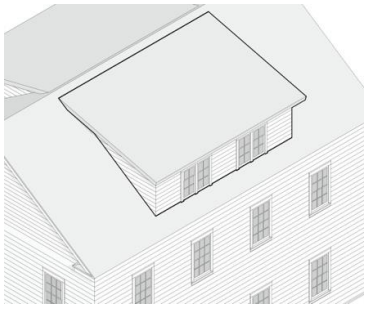
(c) dormers and their roofs must not extend above the peak of the roof they are within; and

(d) dormers must either:

(i) have a roof type that matches the roof they are within, including the roof pitch; or

(ii) have a shed roof with a lower slope than the roof they are within, to a maximum slope of 3:12.

FIGURE 7 - DORMERS

Gable Dormer	Hipped Dormer	Shed Dormer
		

Projections

18(1) Other than projections through maximum height limits and dormers, only the following projections are permitted, as generally illustrated in **Figure 8**:

(a) bay windows;

(b) porches;

(c) stoops and vestibules;

(d) balconies; and

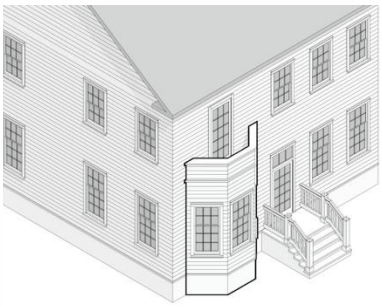
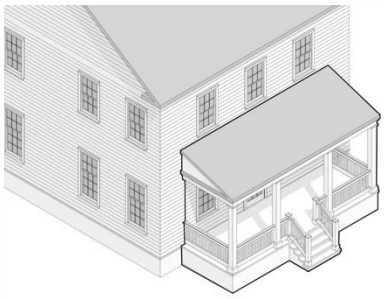
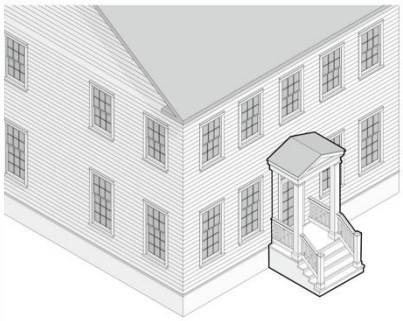
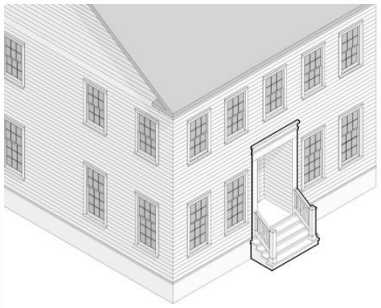
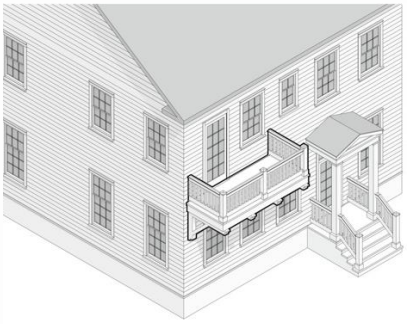
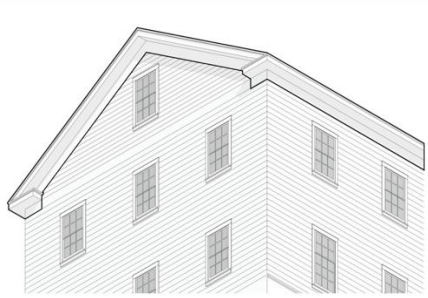
(e) eaves.

18(2) Projections into side yards:

(a) are prohibited at the ground floor along one side of a building; and

(b) must not exceed 30% of the total side yard area.

FIGURE 8 - PROJECTIONS

Bay Window	Porch
	
Stoop	**Vestibule**
	
Balconies	**Eaves**
	

Bay Windows

19(1) Bay windows may project:

(a) into side yards by no closer than 2 feet from the side lot line;

(b) into rear yards by up to 5 feet in depth and no closer than:

(i) 2 feet from the rear lot line where the lot abuts a public lane at the rear of the lot;

(ii) 20 feet from the rear lot line where the lot abuts a river or stream at the rear of the lot; or

(iii) 5 feet from the rear lot line in any other instance; and

(c) into front yards by up to 5 feet and no closer than 10 feet from the front lot line.

19(2) Bay windows must not exceed:

(a) 50 square feet in area; and

(b) 2 storeys in height.

19(3) Where a bay window projects 3 feet or more from the façade of a building, the bay window must be roofed with either:

(a) a balcony serving the floor above; or

(b) a roof matching the form of the primary mass or wing to which it is attached.

Porches

20(1) Porches must be a minimum of 8 feet in depth and may project:

(a) into side or rear yards no closer than 2 feet from the side or rear lot line, respectively; and

(b) into front yards by up to 8 feet and no closer than 10 feet from the front lot line.

20(2) Porches may be screened in, but not fully enclosed with glazing.

20(3) Porches are only permitted on the first and second storey of a building.

20(4) Where a porch projects from a façade more than 40 feet in width, the porch must not exceed 80% of the width of the façade.

20(5) The space below a porch may be used as interior living space for a basement, and must be enclosed with either:

(a) a hard-surfaced material; or

(b) a hard-surfaced material for piers and wood, composite, or metal (excluding wire) screening.

20(6) Roofs covering a porch must be either separate from the primary roof or a shed extension roof at a shallower pitch than the primary roof, and may be one of the following types, based upon the roof form of the primary mass:

(a) where the primary mass has a gabled roof, the porch may have a gabled roof or a shed roof;

(b) where the primary mass has a hipped roof, the porch may have a hipped roof or a shed roof; and

(c) where the primary mass has a flat roof, the porch may have a gabled, hipped or shed roof.

20(7) Despite subsection (6), a porch may have a flat roof if the roof is designed to be used as an outdoor terrace for the story above.

Stoops and vestibules

21(1) Stoop and vestibules must be at least 4 feet deep and may project:

(a) into side or rear yards no closer than 2 feet from the side or rear lot line, respectively; and

(b) into front yards by up to 8 feet and no closer than 10 feet from the front lot line.

21(2) Stoops and vestibules are only permitted on the first storey of a building.

21(3) Stoops and vestibules must not exceed 80 square feet, excluding stairs.

21(4) Vestibules may be fully enclosed, provided they include at least 60% glazing.

21(5) The space below a stoop or a vestibule may be used as interior living space for a basement and must be fully enclosed with either:

(a) a hard-surfaced material; or

(b) a hard-surfaced material for piers and wood, composite or metal (excluding wire) screening.

Balconies

22(1) Balconies must be at least 3 feet deep and no more than 8 feet deep, and may project:

(a) into side yards along primary frontages no closer than 3 feet from the side lot line, provided that the balcony includes a privacy screen for any side-facing portions;

(b) into rear yards:

(i) no closer than 4 feet from the rear lot line where the lot abuts a public lane at the rear; or

(ii) no closer than 10 feet from the rear lot line; and

(c) into front yards or side yards along secondary frontages by up to 5 feet.

Eaves

23 Eaves must be at least 2 feet from side lot lines, and may project into any yard by:

(a) up to 18 inches for enclosed eaves or raking eaves; and

(b) at least 18 inches and no more than 3 feet for eaves with exposed rafters.

Entries

24(1) Pedestrian entries must be provided to all dwelling units, as illustrated in **Figure 9**:

(a) from the building exterior, not through garages; and

(b) connecting to the public sidewalk along a walkway.

24(2) Pedestrian entries may be individual per dwelling unit or collective, serving multiple dwelling units.

24(3) Buildings must have pedestrian entry to at least one ground floor dwelling unit along the front façade of the building and directly connecting to the public sidewalk.

24(4) Where more than one pedestrian entry is located on the front façade of a building:

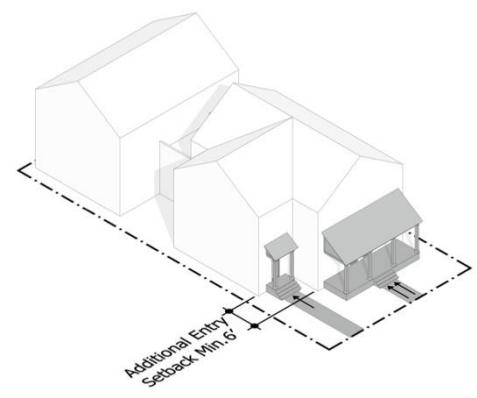
(a) up to two separate entries may be provided within a shared porch or stoop; and

(b) one additional entry may be provided either:

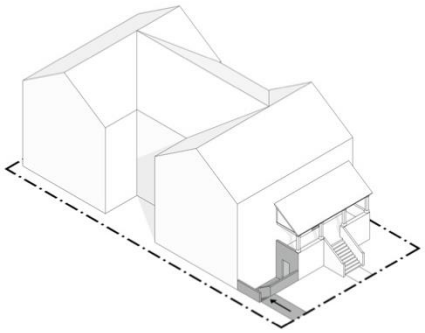
(i) along a portion of the building façade that is set back at least 6 feet or;

(ii) below grade accessing the basement level, where required for raised basements.

FIGURE 9 - ENTRIES FROM THE PRIMARY FRONTAGE



Additional Entry, Set Back



Additional Entry to a Basement Unit

24(5) All pedestrian entries must be covered:

(a) by a porch, stoop or vestibule; or

(b) by being recessed at least 3 feet into the building mass.

24(6) All pedestrian entries must have at least 8 feet of vertical clearance.

24(7) Exterior pedestrian entries above the first floor must be:

(a) located on a side or rear facade or recessed from the primary frontage by at least 6 feet; and

(b) architecturally integrated with the building massing and materials, such as within porches, rooflines, or awnings.

24(8) Where the first floor of a building is raised 4 feet or more above grade:

(a) a direct pedestrian entry to the basement unit must be provided from the front façade; and

(b) the pedestrian entry must be connected to the public sidewalk either directly or along with the ground floor unit entry walkway.

Heating, ventilation and air conditioning
24.1 Every dwelling unit located in a new building must have central air conditioning with individual thermostat control.

Windows
25(1) Any building façade facing a street must have glazing as measured between 3 feet and 8 feet above each floor covering at least:

(a) 25% of the front façade area; and

(b) 8% of the side façade area.

25(2) Glazing is calculated separately for each storey and each façade.

25(3) Building elevations that are blocked from view along streets by other buildings or portions of the same building are excluded from the minimum glazing requirement in subsection (1).

25(4) Windows must be set a minimum of 3 inches into the depth of the wall on which they are located.

Materials
26(1) Building façades must contain no more than 3 materials, excluding exposed foundation walls.

26(2) Visually heavy materials, such as brick, stone or stucco, must be located below visually lighter materials, such as wood, composite or metal, along the façade.

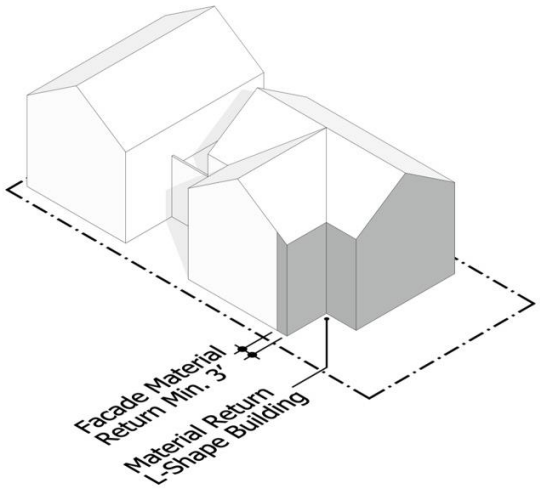
26(3) Stucco trim elements like quoins, bands, and decorative moldings are prohibited, unless they are finished with durable acrylic or cementitious coating and match the primary façade material in texture and color.

26(4) All stucco must avoid uninterrupted stucco surfaces greater than 150 square feet on the street-facing facades unless broken up by reveals, material transitions, or changes in wall plane.

26(5) Stucco must not be the sole material on any street-facing façade and must be combined with at least one other exterior material (such as wood, brick, stone, composite, or metal) to enhance visual interest and reduce monotony.

26(6) Façade materials must return at least 3 feet along the sides of buildings, and where a building is L-shaped at the primary frontage, the building must have consistent materials on the interior of the L-shape and must return 3 feet on the sides of the building as shown in **Figure 10**.

FIGURE 10 - FACADE MATERIAL RETURN



Frontage Design

27(1) Paving within frontages is subject to the following:

(a) where a front or side approach is allowed, one driveway is permitted within the frontage, subject to the maximum driveway width;

(b) the walkway to a primary entry along the front façade of a building must be separated from the driveway by a soft landscaped space; and

(c) walkways within frontage yards must be no more than 6 feet wide.

27(2) Frontages must be soft landscaped in accordance with the following:

(a) all unpaved areas must be landscaped;

(b) foundation planting is required along frontages as follows:

(i) planting beds must be provided along the building façade or exterior of projections;

(ii) planting beds must be at least 4 feet deep; and

(iii) planting beds must have at least 50% coverage by shrubs, flowers, ground cover or other plants excluding mowed grasses; and

(c) all types of landscape fabric placed anywhere on the entire site must be of a permeable material only.

27(3) Frontage terracing is permitted where no terrace level is more than 4 feet above or below the adjacent level, or the sidewalk if adjacent to a sidewalk, including any parking area.

Fencing

28(1) Subject to this section, opaque fencing at least 5 feet in height and no more than 6.5 feet in height must be provided:

(a) along side lot lines between the front setback and the rear lot line, except along lanes; and

(b) along rear lot lines, except along lanes.

28(2) Fencing is only permitted in the locations shown in **Figure 11**.

28(3) Fences located between a building and the front lot line:

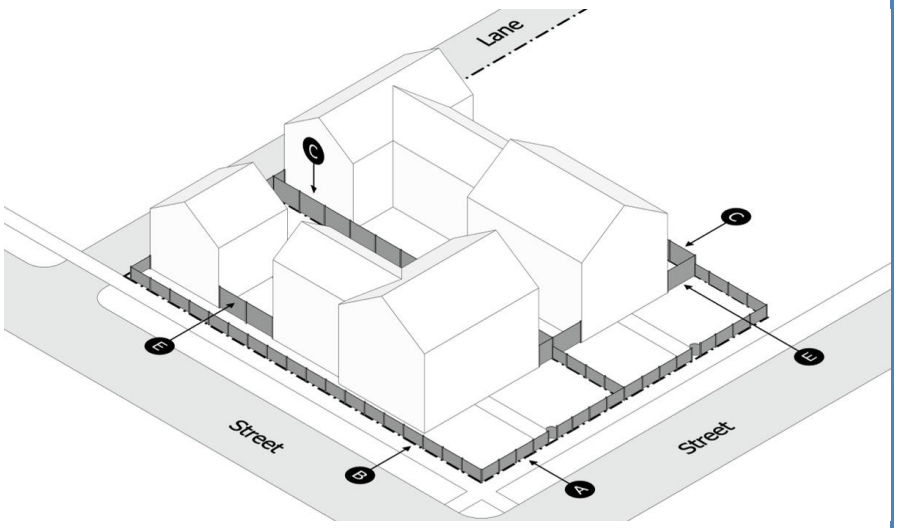
(a) must not exceed 4 feet in height; and

(b) are only permitted along the perimeter of the front yard.

28(4) Subject to subsections (2) and (3), fences located along the side and rear lot lines must not exceed 6.5 feet in height.

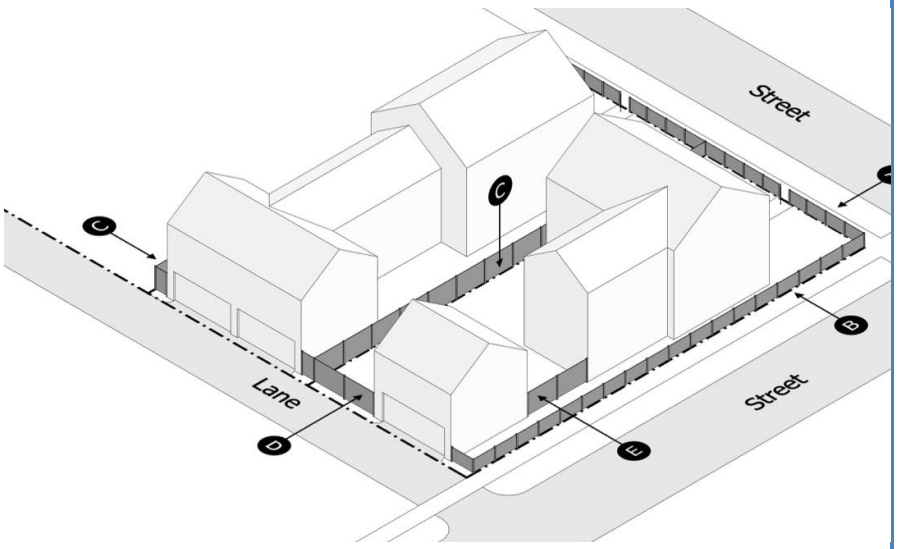
FIGURE 11 - FENCE LOCATIONS

Front View



Back View

FIGURE 11 - FENCE LOCATIONS



A	Fencing located on front lot line
B	Fencing located along side street lot line
C	Fencing located on side lot line
D	Fencing located on rear line
E	Fencing located at the building setback

Planting Standards

29(1) A lot to which this Schedule applies must be landscaped in accordance with this section where:

(a) a new principal building is being constructed on the lot; or

(b) an existing principal building is being expanded and the expansion represents 50% or more of the gross floor area of the existing principal building.

29(2) Plant materials used must:

(a) be No. 1 Grade Nursery Stock, supplied and installed in conformance with the latest edition of Canadian Nursery Landscape Association “Canadian Standards for Nursery Stock”;

(b) be of a species capable of remaining healthy when trimmed, where the plant is a shrub;

(c) be able to withstand local climatic conditions; and

(d) be comprised of a salt-tolerant species when located within 20 feet of a street.

29(3) The following plants must meet the following minimum plant sizes at the time of planting:

(a) deciduous trees must have a minimum caliper of 1 ¾ inches; and

(b) coniferous trees must be a minimum of 6 feet in height; and all shrubs must fit no less than a two-gallon container.

29(4) Lots must contain no less than:

(a) one tree and four shrubs for lots 35 feet or less in width;

(b) two trees and six shrubs for lots greater than 35 feet but less than 50 feet in width;

(c) three trees and six shrubs for lots greater than or equal to 50 feet in width located in an R1 or R2 zoning district; or

(d) two trees and six shrubs for lots greater than or equal to 50 feet in width located in an RMF-S zoning district.

29(5) The planting requirements imposed under subsection (4) may be satisfied by preserving existing trees on the lot, subject to an arborist report identifying how these trees will be preserved and protected to the satisfaction of the City, in accordance with **Table 1**.

TABLE 1 – PRESERVATION OF EXISTING TREES

Type	Minimum Caliper of Preserved Tree (inches)	Minimum Tree Height (ft)	Number of Required Trees Credited
Deciduous Tree	7 ¾ inches	n/a	2
Coniferous Tree	n/a	20 ft	2
Deciduous Tree	18 inches	n/a	All
Coniferous Tree	n/a	33 ft	All

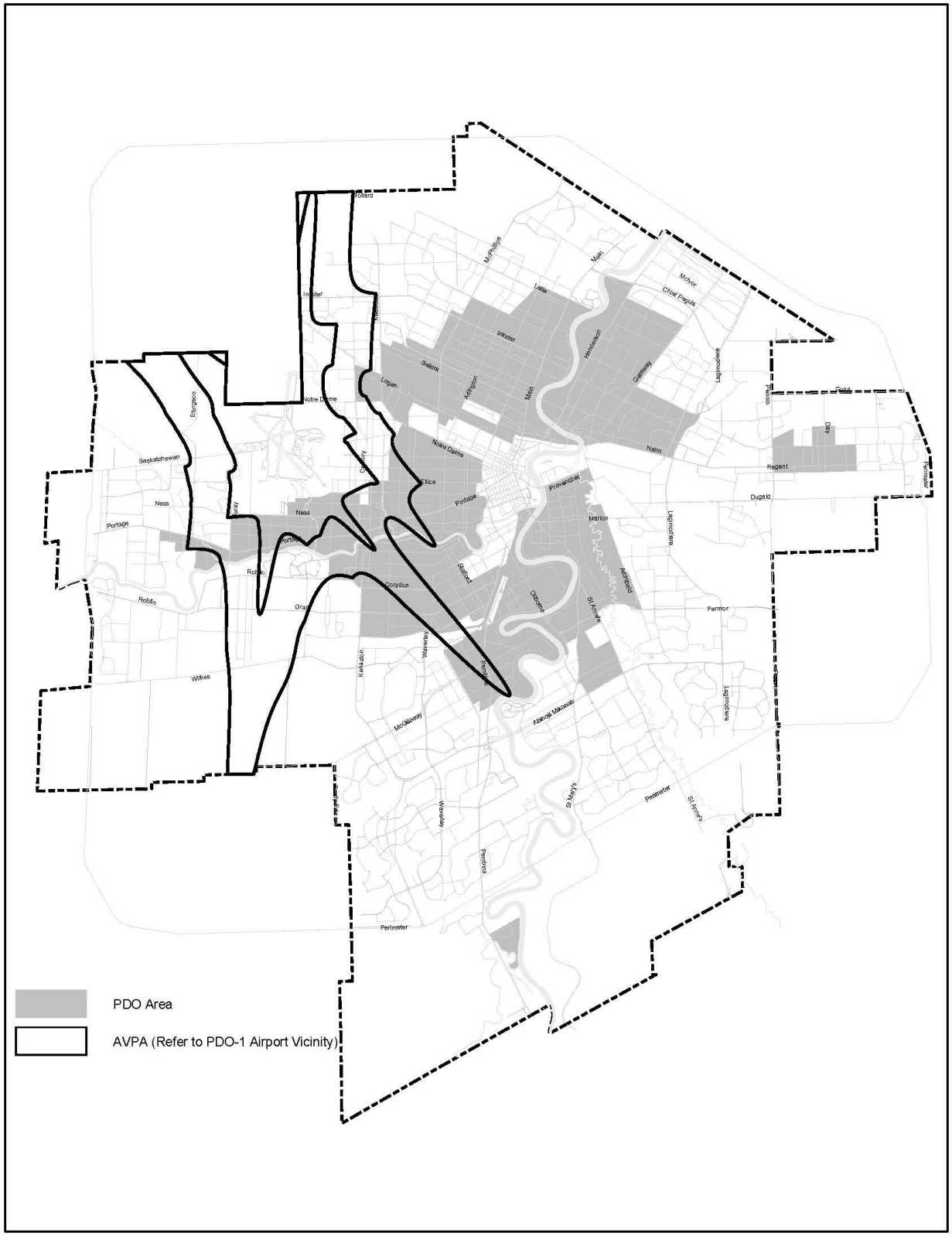
29(6) Prior to the issuance of a development permit pursuant to this Schedule, the owner or applicant must post security in an amount equal to the value of the landscaping outlined in the submitted plans, as determined by the designated employee, to be held for a period of 2 years to ensure planting and survival of the landscaping.

Garbage

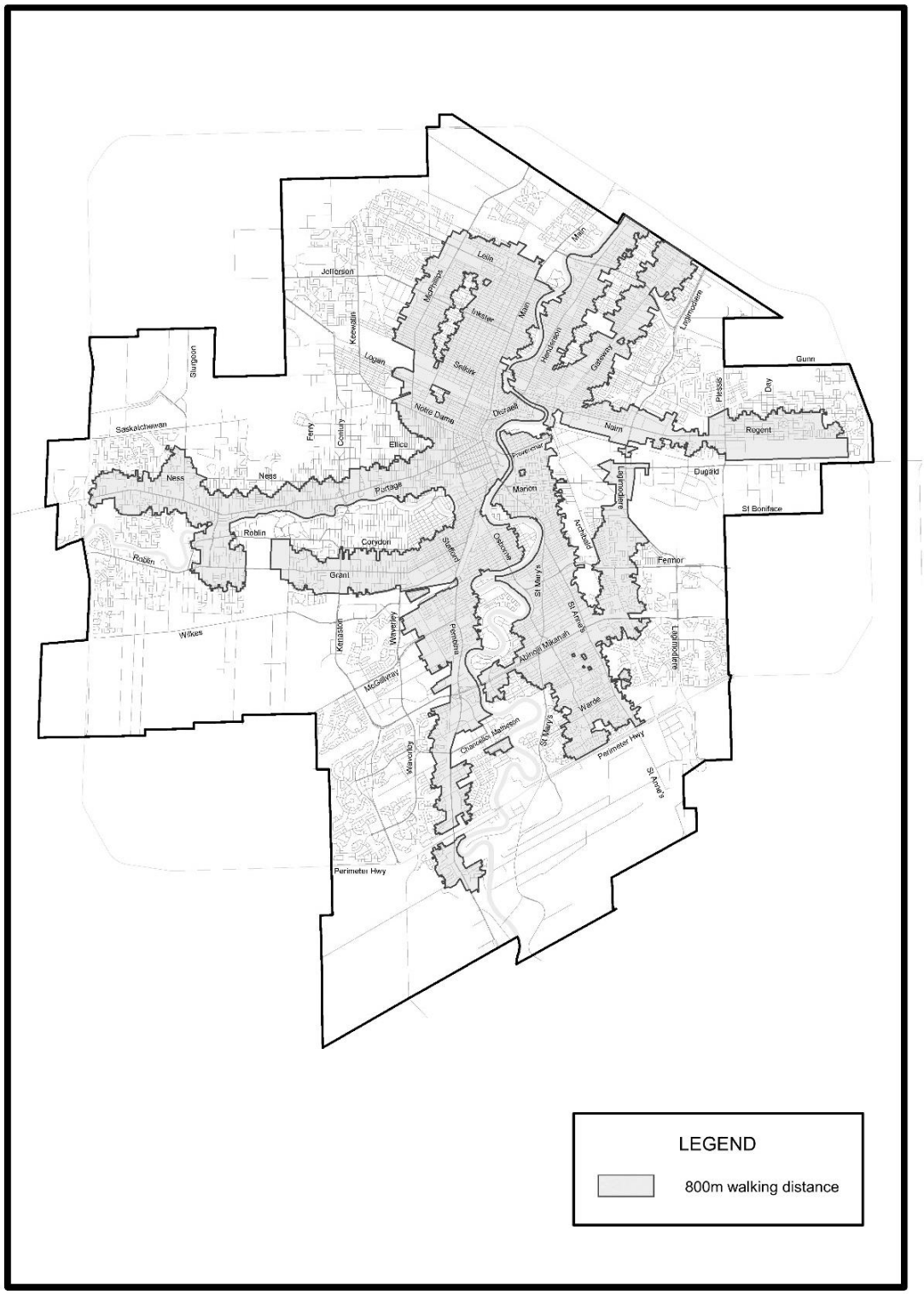
30(1) For all 4-unit dwellings, all garbage collection and garbage storage areas should be located within the building, at the rear of the property or underground.

30(2) Any garbage collection or garbage storage areas that are not located within the building or underground must be located away from public view in unobtrusive areas and adequately screened with attractive landscaping features and/or opaque enclosures.

MAP 1


Molard
McPhillips
Main
Inkster
Leila
Mcivor
Chief Peguis
Salkeld
Arlington
Logan
Main
Henderson
Gateway
Lagimodiere
Regent
Dugald
Marion
Fermor
Notre Dame
Sturgeon
Saskatchewan
Ness
Portage
Ellice
Sherbrook
Stafford
Osborne
Arlington
St Mary's
Waverley
Kenaston
McGillivray
Pembina
Perimeter
Robin
Wilkes
PDO Area
AVPA (Refer to PDO-1 Airport Vicinity)

MAP 2


Jefferson
Keewatin
Logan
Sturgeon
Saskatchewan
Ferry
Century
Ellice
Ness
Ness
Portage
Roblin
Corydon
Roblin
Grant
Wilkes
Kenaston
Waverley
McGillivray
Waverley
Pembina
Stafford
Osborne
Marion
Provencher
Nairn
Dugald
St Boniface
Fermor
Archibald
Lagimodiere
Lagimodiere
Gunn
Day
Pressis
Regent
Main
Main
Leila
McPhillips
Inkster
Selkirk
Notre Dame
Disraeli
Henderson
Gateway
St Mary's
St Anne's
Abinoji Mikanah
Warde
Chancellor Matheson
St Mary's
Perimeter Hwy
St Anne's
Perimeter Hwy
LEGEND
800m walking distance