Agenda – Council – June 26, 2025

Report – Standing Policy Committee on Property and Development – June 11, 2025

Item No. 8 Pilot Project for Narrow Lots in the Sage Creek Neighbourhood

STANDING COMMITTEE RECOMMENDATION:

On June 17, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Public Service be directed to conduct a pilot project of supporting variances to allow the establishment of narrow lots within the Sage Creek neighbourhood which adheres to the following parameters:

    A. That the term 'narrow lots' for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet.

    B. That the pilot project apply to narrow and small lots in greenfield areas within the Sage Creek neighbourhood only (including Emerging Communities and New Communities as defined in Complete Communities 2.0)

    C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas

    D. That narrow/small lots will require access from a paved public rear lane

    E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case-by-case basis.

    F. That only one application shall be supported within the timeframe of the pilot project

    G. That the pilot project will terminate after 12 months, or upon completion of construction of the site.

2. That a verbal report be provided to the Standing Committee within one year, or upon completion of construction, whichever is first, with recommendations on whether to proceed with future Zoning By-law amendments and/or rules within new secondary plans that would allow narrow lots to be developed in Greenfield areas under a defined approval framework.

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STANDING COMMITTEE RECOMMENDATION (continued):

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

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Report – Standing Policy Committee on Property and Development – June 11, 2025

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 17, 2025, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2025, the Standing Policy Committee on Property and Development passed the following motion:

WHEREAS the City has received a development application in a specific greenfield area (which are part of Emerging Communities and New Communities in Complete Communities 2.0) requesting narrow lot widths of 20 and 21 feet for the purpose of accommodating single family dwellings;

AND WHEREAS these lots propose lot areas of 2,100 square feet and 2,000 square feet;

AND WHEREAS single family residential lots of this size would require a variance application and review process;

AND WHEREAS there is precedent in other Canadian jurisdictions for this type of narrow and small lot development in greenfield areas;

THEREFORE BE IT RESOLVED that the following be recommended to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to conduct a pilot project of supporting variances to allow the establishment of narrow lots within the Sage Creek neighbourhood which adheres to the following parameters:

    A. That the term ‘narrow lots’ for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet.

    B. That the pilot project apply to narrow and small lots in greenfield areas within the Sage Creek neighbourhood only (including Emerging Communities and New Communities as defined in Complete Communities 2.0)

Report – Standing Policy Committee on Property and Development – June 11, 2025

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas

D. That narrow/small lots will require access from a paved public rear lane

E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case by case basis.

F. That only one application shall be supported within the timeframe of the pilot project

G. That the pilot project will terminate after 12 months, or upon completion of construction of the site.

2. That a verbal report be provided to the Standing Committee within one year, or upon completion of construction, whichever is first, with recommendations on whether to proceed with future Zoning By-law amendments and/or rules within new secondary plans that would allow narrow lots to be developed in Greenfield areas under a defined approval framework.

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