PUBLIC HEARINGS

Minute No. 327
Item No. 1 **Text Amendment – Amendments to the Winnipeg Zoning By-law No. 200/2006 to Allow As-of-Right Residential Development of New 2-unit, 3-unit and 4-unit dwellings**
File DAZ 209/2025
[c/r SP 2/2025, SP 3/2025 and SP 4/2025, SPA 3/2025]

COUNCIL DECISION:

Council concurred in the recommendation of the Winnipeg Public Service, as amended, and adopted the following:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") in accordance with this report, a draft of which is attached as Appendix A, with the following amendments:

    A. In Section 20(1)(b) in Schedule B delete the words "12 feet" and replace with "8 feet"

    B. That Section 20 in Schedule B be amended to stipulate that porches cannot be enclosed with glass, however screens are permitted.

    C. That Schedule B be amended to add a new requirement that as part of the development permit process, a deposit or bond be required for the value of the landscaping outlined in the submitted plans, to be held for two years to ensure planting and survival of the landscaping.

    D. That Schedule B be amended that for all 4-unit dwellings, all garbage collection and / or storage areas should be located within the building, at the rear of the property or underground. In circumstances where these elements are not located within the building or underground, ensure they are located away from public view in unobtrusive areas, and adequately screened with attractive landscaping features and/or opaque enclosures.

    E. That section 10(1) in Schedule B be amended to include "parking aisles" and "parking stalls" immediately after 'Driveways'

    F. That Schedule B be amended to require all applications for development permits for a 4-storey, 4-unit dwelling, made under the new Schedule AC (Development Requirements for Low Density Infill) require a minimum of one dwelling unit be designated as accessible in accordance with the accessible design standards, specifically the 2015 City of Winnipeg Accessibility Design Standard, Third Edition, as updated in September 2018, and including any successor or amended universal design standard.

COUNCIL DECISION (continued):

G. That Schedule B be amended to require that all new builds, regardless of the number of units, that each unit must have a central air conditioning system, with individual unit thermostat control.

H. That Schedule B be amended as follows:

i. In section 5(2) and 5(3), delete the words "R2, or RMF-S"

ii. Delete section 5(2)(c) and replace with the following:

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

(d) 61 feet, in any other instance

iii. Delete section 5(3)(b) and replace with the following:

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

(c) 61 feet, in any other instance

iv. Add the following new clauses:

"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:

COUNCIL DECISION (continued):

(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."

2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

3. That the Development Procedures By-law No. 104/2020 be amended to require the following:

A. That the relevant area Councillor be notified of any variance application approval made by the Director of Planning, Property and Development for a development permit made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. That appropriate Community Committee for the area in which the affected property is situated, be designated as the hearing body for appeals of any conditional use and variance orders made by the Director of Planning, Property and Development under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law.

4. That the Director of Planning, Property and Development be directed to:

A. Submit a monthly report to the Standing Policy Committee on Property and Development on the total number of variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. Review the process and total number of applications approved under this process and report back within six months.

COUNCIL DECISION (continued):

5. That the City Organizational By-law No. 7100/97 be amended to identify Community Committee as the hearing body to decide appeals from conditional use and variance orders for applications made by the Director of Planning, Property and Development with respect to any application made under Schedule AC (Development Requirements for Low Density Infill).

6. That the City Solicitor and Director of Legal Service be directed to submit directly to Council any other amendments to by-laws that are required to implement the intent of the foregoing.

7. That the Public Service be directed to report back in 120 days on the recommendations for the establishment of a Neighbourhood Growth Investment Reserve to be funded by a portion of incremental taxes related to new residential infill developments, that includes:

    A. The specific purpose of the reserve and criteria for expenditures related to investments in city infrastructure and assets within the ward in which the development occurred.

    B. The proportion of incremental taxes per property related to new residential infill developments to be allocated to the reserve.

    C. The types of properties, including specific residential zoning designations to which the reserve would apply.

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

DECISION MAKING HISTORY:

The Winnipeg Public Service advised that all statutory requirements with respect to this application have been complied with.

Moved by His Worship Mayor Gillingham,
That the report of the Winnipeg Public Service be taken as read.

Carried

Moved by His Worship Mayor Gillingham,
That the receipt of public representations be concluded.

Carried

Moved by His Worship Mayor Gillingham,
That the recommendation of the Winnipeg Public Service be concurred in.

In amendment,

Motion 1
Moved by Councillor Mayes,

WHEREAS the infill guidelines recognized the need for wider lot width requirements where there is no back lane present for a property;

AND WHEREAS Council enshrined the wider lot requirement for single family homes as part of the approval of amendments under HAF in May 2024 by stating that a 25 foot lot is the minimum lot width requirement where a property is adjacent to back lane, versus a requirement of 15 feet additional width where the property does not have back lane access (i.e 40 foot lot width minimum);

AND WHEREAS the current requirement for a 4 plex with a paved back lane is 50 foot minimum lot width, and therefore an additional 15 feet of width would be in keeping with previous Council direction;

AND WHEREAS moving from 60 to 65 foot lot width minimum for streets with no lane will still allow 4 plex construction on 50 foot lots with paved lanes and 65 foot and greater lots with front drive access;

DECISION MAKING HISTORY (continued):

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That sections 5(2)(c), 5(3)(b) and 11(1) in Schedule B be amended by deleting "60 feet" and replacing with "65 feet"

The motion for adoption of the amendment was put.

Councillor Mayes called for the yeas and nays, which were as follows:

Yea:	Councillors Allard, Browaty, Chambers, Dobson, Eadie, Gilroy, Mayes, Orlikow, Rollins, Sharma, Wyatt	11
Nay:	His Worship Mayor Gillingham, Councillors Duncan, Lukes, and Santos	4

Carried
(rescinded by Motion 31)

Motion 1 was considered and declared carried on June 4, 2025, prior to the hearing body adjourning to June 5, 2025.

In amendment,

Motion 2
Moved by Councillor Duncan,

WHEREAS the proposed text amendment to the Winnipeg Zoning By-law No. 200/2006 would allow 2-unit, 3-unit, and 4-unit dwellings as-of-right in specified residential zoning districts;

AND WHEREAS this change aims to streamline residential infill development while maintaining public transparency and accountability;

AND WHEREAS variances that fall outside the scope of the text amendment may have greater impact on surrounding neighbourhoods and should therefore be subject to public review and input;

THEREFORE BE IT RESOLVED:

1. That the following new Recommendations be added, and the remaining recommendation be renumbered accordingly:

DECISION MAKING HISTORY (continued):

"X. That the Development Procedures By-law No. 104/2020 be amended to require the following:

A. That the relevant area Councillor be notified of any variance application approval made by the Director of Planning, Property and Development for a development permit made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

X. That the Director of Planning, Property and Development be directed to:

A. Submit a monthly report to the Standing Policy Committee on Property and Development on the total number all variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. Review the process and total number of applications approved under this process and report back within six months."

In amendment to Motion 2,

Motion 26
Moved by Councillor Duncan,

THEREFORE BE IT RESOLVED THAT Motion 2 be amended as follows:

- Add the following new recommendation to Rec 1.X.:

  "B. That appropriate Community Committee for the area in which the affected property is situated, be designated as the hearing body for appeals of any conditional use and variance orders made by the Director of Planning, Property and Development under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law."

- Add the following new recommendations:

DECISION MAKING HISTORY (continued):

"X. That the City Organizational By-law No. 7100/97 be amended to identify Community Committee as the hearing body to decide appeals from conditional use and variance orders for applications made by the Director of Planning, Property and Development with respect to any application made under Schedule AC (Development Requirements for Low Density Infill).

X. That the City Solicitor and Director of Legal Service be directed to submit directly to Council any other amendments to by-laws that are required to implement the intent of the foregoing."

The motion for adoption of the amendment was put.

His Worship Mayor Gillingham called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Lukes, Mayes, Orlikow, Sharma,	11
Nay:	Councillors Gilroy, Rollins, Santos and Wyatt	4

Carried

The motion for adoption of the Motion 2, as amended by Motion 26, was put.

Councillor Wyatt called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Lukes, Mayes, Orlikow, Sharma,	11
Nay:	, Councillors Gilroy, Rollins, Santos and Wyatt	4

Carried

In amendment,

Motion 3
Moved by Councillor Orlikow,

WHEREAS front yard setback establishes the character of a neighbourhood;

AND WHEREAS enclosed porches create a built form within the front yard setback;

DECISION MAKING HISTORY (continued):

AND WHEREAS raised entrances and windows on the side of infill developments can impact the privacy of the neighbouring property;

AND WHEREAS preservation of existing trees and placement of new trees requires an arborist report;

AND WHEREAS landscaping is part of the character of neighbourhoods;

AND WHEREAS Heating and Ventilation Air Conditioning (HVAC) equipment can cause additional noise to be generated to the neighbouring property;

AND WHEREAS rental and short-term rental properties must provide the contact information of property manager or the owner of the building;

AND WHEREAS residents do not have contact information if there is an issue with a tenant within a duplex, triplex or fourplex;

AND WHEREAS "as of right" development removes residents' ability to know prior to what is being developed and provides no opportunity for input;

THEREFORE BE IT RESOLVED that Schedule B of the proposed by-law be amended as follows:

1. In Section 20(1)(b), delete the words "12 feet" and replace with "6 feet"

2. Amend Section 20 to stipulate that porches cannot be enclosed

3. Amend Section 21 to require stoops and vestibules to be at ground level.

4. Amend Section 29 to include a requirement that an arborist report outlining the condition of all trees on the subject site, including the potential impact of the proposed development, be provided prior to the issuance of development permits.

5. Amend Section 29 to include a requirement that landscaping is a maximum of 25% rock or decorative stone permitted in the front yard, apart from driveways and walkways to and from the property.

6. Add a new requirement that heating, ventilation, and air conditioning equipment is not permitted on the side of the building.

7. Add a new requirement that if the building is not owner-occupied, the building manager or company be required to post contact information on the front of the building.

DECISION MAKING HISTORY (continued):

8. Add a new requirement that during construction of any new build, the developer be required to post information on site regarding the plan for development and contact information.

9. Add a new requirement that as part of the development permit process, a deposit or bond be required for the value of the landscaping outlined in the submitted plans, to be held for two years to ensure planting and survival of the landscaping.

10. Add a new requirement that all sump pump discharge must be at the rear of the building.

In amendment to Motion 3,

Motion 27
Moved by Councillor Wyatt,

BE IT RESOLVED THAT Motion 3 by amended as follows:

- Add the following new recommendation:

  "X. That the Winnipeg Public Service be directed to demonstrate, via an annual report to Council through the Standing Policy Committee on Property and Development, that proactive enforcement will be applied to all items above, with a breakdown of each property, including dates, times and outcomes of said enforcement."

The motion for adoption of the amendment was put.

Councillor Wyatt called for the yeas and nays, which were as follows:

Yea:	Councillor Wyatt	1
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, Santos, Sharma	14

Lost

DECISION MAKING HISTORY (continued):

In amendment to Motion 3,

Motion 28
Moved by Councillor Orlikow,

BE IT RESOLVED that Motion 3 be amended as follows:

- In Recommendation 1, replace "6 feet" with "8 feet"

- Delete Recommendation 2 and replace with the following:

  "2. Amend Section 20 to stipulate that porches cannot be enclosed with glass, however screens are permitted."

- Delete Recommendation 6 and replace with the following:

  "6. Add a new requirement that heating, ventilation, and air conditioning equipment is not permitted in a required side yard of the building."

At the request of Councillor Orlikow, and in accordance with Rule 20 of the Procedure By-law No. 50/2007, the Speaker advised that clauses 1-3 shall be voted on separately.

The motion for the adoption of Clause 1 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, and Sharma	13
Nay:	Councillors Santos and Wyatt	2

Carried

DECISION MAKING HISTORY (continued):

The motion for the adoption of Clause 2 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Lukes, Mayes, Orlikow, Rollins, and Sharma	10
Nay:	Councillors Duncan, Eadie, Gilroy, Santos and Wyatt	5

Carried

The motion for the adoption of Clause 3 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillor Allard, Dobson, Eadie, Gilroy, Mayes, Orlikow and Sharma	7
Nay:	His Worship Mayor Gillingham, Councillors Browaty, Chambers, Duncan, Lukes, Rollins, Santos, Wyatt	8

Lost

In amendment to Motion 3,

Motion 29
Moved by Councillor Mayes,

BE IT RESOLVED THAT Motion 3 by amended as follows:

Add the following new clause:

- For all 4-unit dwellings, all garbage collection and / or storage areas should be located within the building, at the rear of the property or underground. In circumstances where these elements are not located within the building or underground, ensure they are located away from public view in unobtrusive areas, and adequately screened with attractive landscaping features and/or opaque enclosures.

The motion for adoption of the amendment was put.

DECISION MAKING HISTORY (continued):

Councillor Wyatt called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Lukes, Mayes, Orlikow, Rollins, and Sharma	11
Nay:	Councillors Eadie, Gilroy, Santos and Wyatt	4

Carried

The motion for adoption of Motion 3, as amended by Motions 28 and 29, was put.

At the request of Councillor Orlikow, and in accordance with Rule 20 of the Procedure By-law No. 50/2007, the Speaker advised that clauses shall be voted on separately.

The motion for the adoption of Clause 3 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Eadie and Orlikow	2
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Gilroy, Lukes, Mayes, Rollins, Santos, Sharma, Wyatt	13

Lost

The motion for the adoption of Clause 4 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Mayes and Orlikow	2
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Rollins, Santos, Sharma, Wyatt	13

Lost

DECISION MAKING HISTORY (continued):

The motion for the adoption of Clause 5 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Allard, Dobson, Duncan, Eadie, Mayes, Orlikow, Sharma,	7
Nay:	His Worship Mayor Gillingham, Councillors Browaty, Chambers, Gilroy, Lukes, Rollins, Santos and Wyatt	8

Lost

The motion for the adoption of Clause 6 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Dobson, Eadie, Mayes, Orlikow	4
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Duncan, Gilroy, Lukes, Rollins, Santos, Sharma, Wyatt	11

Lost

The motion for the adoption of Clause 7 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Browaty and Orlikow	2
Nay:	His Worship Mayor Gillingham, Councillors Allard, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Rollins, Santos, Sharma, Wyatt	13

Lost

DECISION MAKING HISTORY (continued):

The motion for the adoption of Clause 8 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Councillors Browaty, Mayes, Orlikow, Sharma, Wyatt	5
Nay:	His Worship Mayor Gillingham, Councillors Allard, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Rollins, Santos,	10

Lost

The motion for the adoption of Clause 9 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, Santos, Sharma, Wyatt	14
Nay:	Councillors Browaty	1

Carried

The motion for the adoption of Clause 10 was put.

Councillor Wyatt called for the yeas and nays which were as follows:

Yea:	Chambers, Orlikow	2
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Rollins, Santos, Sharma, Wyatt	13

Lost

DECISION MAKING HISTORY (continued):

In amendment,

Motion 4
Moved by Councillor Mayes,

WHEREAS side and rear buffers are required for all types of vehicular parking, not just driveways;

AND WHEREAS it was the intent of the public service to ensure that parking stalls or aisles are not being accessed directly against the property line or fence;

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That section 10(1) in Schedule B be amended to include “parking aisles” and “parking stalls” immediately after ‘Driveways’

Carried

In amendment

Motion 5
Moved by Councillor Chambers

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended to require a minimum side yard setback of four feet from the property line to the structure for any new build within an R1 or R2 zoning district, where the neighboring property has an existing side yard setback of two feet or less from existing structure to the property line.

Withdrawn

DECISION MAKING HISTORY (continued):

In amendment

Motion 5.1
Moved by Councillor Chambers

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

- That section 14(6)(a) in Schedule B be amended by deleting "50 feet" and replacing with "26 feet"

The motion for adoption of the amendment was put.

In accordance with Rule 47(7) of the Procedure By-law No. 50/2007, a recorded vote was held on the above motion, as more than three Councillors asked to be recorded as having voted in opposition to the motion.

Yea:	Councillors Browaty, Chambers, Dobson, Eadie, Mayes, Orlikow, Sharma	7
Nay:	His Worship Mayor Gillingham, Councillors Allard, Duncan, Gilroy, Lukes, Rollins, Santos, Wyatt	8

Lost

Motion 6
Moved by Councillor Orlikow,

WHEREAS the City of Winnipeg supports infill development;

AND WHEREAS a potential benefit of infill is to provide the means for neighborhood revitalization including improved amenities, infrastructure, and overall quality of life, which in turn can drive up property values and re-enforce the benefits of infill for the existing community;

AND WHEREAS there is no process to ensure that areas of infill growth will be provided the means to accommodate growth;

AND WHEREAS in most cases, infill housing will increase the assessed property values of the existing stock;

AND WHEREAS increased assessed property values result in higher tax revenue for the City;

DECISION MAKING HISTORY (continued):

AND WHEREAS a portion of the increased property taxes generated from new residential infill developments should be reinvested back into the specific neighborhoods where the growth occurs;

AND WHEREAS a portion of the increased property taxes should be dedicated to the enforcement of by-laws associated with infill development;

THEREFORE BE IT RESOLVED that the following new recommendation be added and the remaining recommendation(s) be renumbered accordingly:

1. That the Public Service be directed to report back in 120 days on the recommendations for the establishment of a Neighbourhood Growth Investment Reserve to be funded by a portion of incremental taxes related to new residential infill developments, that includes:

    A. The specific purpose of the reserve and criteria for expenditures related to investments in city infrastructure and assets within the ward in which the development occurred.

    B. The proportion of incremental taxes per property related to new residential infill developments to be allocated to the reserve.

    C. The types of properties, including specific residential zoning designations to which the reserve would apply.

Carried

In amendment,

Motion 7
Moved by Councillor Eadie,

1. That Schedule B be amended to require all applications for development permits for a 4-unit dwelling, made under the new Schedule AC (Development Requirements for Low Density Infill) require a minimum of one dwelling unit be designated as accessible in accordance with the accessible design standards, specifically the 2015 City of Winnipeg Accessibility Design Standard, Third Edition, as updated in September 2018, and including any successor or amended universal design standard.

Withdrawn

DECISION MAKING HISTORY (continued):

Motion 7.1
Moved by Councillor Eadie,

WHEREAS Our Winnipeg promotes the creation of homes that are usable and safe for people of all ages, sizes, and abilities;

AND WHEREAS Winnipeg faces a significant need for more universally accessible housing, with some calling it a "crisis point" in the housing market for people with physical disabilities;

AND WHEREAS The City of Winnipeg Accessibility Plan for 2024 is about the importance of accessibility to achieving and maintaining an inclusive community;

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended to require all applications for development permits for a 4-storey, 4-unit dwelling, made under the new Schedule AC (Development Requirements for Low Density Infill) require a minimum of one dwelling unit be designated as accessible in accordance with the accessible design standards, specifically the 2015 City of Winnipeg Accessibility Design Standard, Third Edition, as updated in September 2018, and including any successor or amended universal design standard.

Carried

Councillor Browaty asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

In amendment,

Motion 8
Moved by Councillor Orlikow,

WHEREAS the City of Winnipeg Housing Accelerator fund application has a target of 25% of the units will be affordable as defined by Canada Mortgage and Housing Corporation (CMHC);

AND WHEREAS Winnipeg experiences a significant need for affordable housing, driven by rising costs and a shortage of low-cost rental units;

AND WHEREAS at least 7,500 new affordable units in Winnipeg over the next decade;

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

DECISION MAKING HISTORY (continued):

1. That Schedule B be amended to require all applications for development permits for a 4-storey, 4-unit dwelling, made under the new Schedule AC (Development Requirements for Low Density Infill) require a minimum of one dwelling unit be designated as an affordable housing unit as defined in the Development Procedures By-law No. 104/2020.

The motion for adoption of the amendment was put.

Councillor Mayes called for the yeas and nays, which were as follows:

Yea:	Councillors Dobson, Mayes, Orlikow, Wyatt	4
Nay:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Duncan, Eadie, Gilroy, Lukes, Rollins, Santos, Sharma	11

Lost

In amendment,

Motion 9
Moved by Councillor Orlikow

WHEREAS Federal funding requirements only mandate as-of-right development of four storey/four units outlined in Map 2 of the by-law;

AND WHEREAS residents provide valuable input on the impact of particular applications;

AND WHEREAS conditional use (DCU) speeds up development applications and lowers cost for developers;

AND WHEREAS public notice is required for DCU applications heard by Community Committee as well as Director-approved applications;

AND WHEREAS The City of Winnipeg retains some ability to manage growth;

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That a conditional use application be required for any development permit for a two-family dwelling, 3-unit dwelling or 4-unit dwelling in an R1 or R2 zoning designation made under Schedule AC (Schedule “B” Development Requirements for Low Density Infill).

DECISION MAKING HISTORY (continued):

2. That Table 4-1 be amended accordingly.

Lost

In amendment,

Motion 10
Moved by Councillor Chambers,

WHEREAS as per the Council motion of November 2023 at article 5.c height limits outside the 800 metre zone are to "remain consistent with existing infill guideline's requirements";

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. Delete section 15(1)(b) in Schedule B in its entirety and replace with the following:

"(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;"

Withdrawn

Moved by Councillor Wyatt,
That Motion 30.2 be moved up in sequence and dealt with immediately.

Councillor Allard called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Browaty, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, Sharma and Wyatt	13
Nay:	Councillors Allard and Santos	2

Carried

DECISION MAKING HISTORY (continued):

Motion 30.2
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended to require that all new builds, regardless of the number of units, that each unit must have a central air conditioning system, with individual unit thermostat control.

The motion for adoption of the amendment was put.

Councillor Wyatt called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Dobson, Duncan, Eadie, Gilroy, Lukes, Mayes, Orlikow, Rollins, Sharma, Wyatt	14
Nay:	Santos	1

Carried

In amendment,

Motion 11
Moved by Councillor Wyatt,

BE IT RESOLVED THAT Recommendation 1 be deleted and replaced with the following and the remaining recommendations be renumbered accordingly:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") be approved in accordance with this report, a draft of which is attached as Appendix A, subject to the following condition:

    A. That the Director of Planning, Property and Development be directed not to submit the by-law for first, second or third reading l, until such time the City of Winnipeg receives, in writing, from either the Federal Minister of Housing or the Prime Minister, or both, a commitment to honour promises/commitments made via the Co-Investment fund, (rebranded in 2024 to the National Housing Fund), via CMHC, to fund a number of Affordable Housing Projects in Winnipeg, that will be providing new housing units that address the deep affordability housing crisis that now exists in our city, in light of the HAF funding and it's interaction for affordable housing project financing with the National Housing Fund.

DECISION MAKING HISTORY (continued):

2. That subject to Recommendation 1.A., Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") in accordance with this report, a draft of which is attached as Appendix A.

Withdrawn

In amendment,

Motion 12
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the following new recommendation be added:

X. That City Council commit to review permit fees and any existing fees, to allow the Planning, Property and Development Department the ability to expand its staff and resources to meet the demand on existing staff resources, or lack thereof, so the City of Winnipeg can create a 'Customer Service Friendly' system to ensure rapid response to all permitting and construction approvals that shall be required, up to and including final occupancy permitting of new builds.

Withdrawn

In amendment,

Motion 13
Moved by Councillor Wyatt,

BE IT RESOLVED that the following new Recommendation be added, and the remaining recommendations be renumbered accordingly:

X. That by supporting this initiative of the Government of Canada, now being imposed on municipalities across Canada, does so on the understanding that the Government of Canada, as per our national constitution, that was written largely in 1867, fails on multiple fronts to address the 21st Century demands being placed on the all Canadian Municipalities, Council request the Government of Canada, in the event that in the future, and at such time as amendments are considered to the existing Canadian Constitution, the following be considered for constitutional amendments with any other amendments, at that future time, namely:

A. That Municipalities shall be recognized as an official level of government.

DECISION MAKING HISTORY (continued):

B. That the present tax pie, namely taxes collected via by Canada, Provinces, and Municipalities, be shifted to better reflect the service expectations and service delivery of the Canadian People.

Withdrawn

In amendment,

Motion 14
Moved by Councillor Wyatt,

BE IT RESOLVED that the following new Recommendation be added, and the remaining recommendations be renumbered accordingly:

"X. That the City of Winnipeg, make a formal proposal to the Government of Canada, to undertake an educational/advertising campaign to inform Winnipeg Citizens of the impact of changes being implemented through these subject text amendments to the Winnipeg Zoning By-law No. 200/2006, to allow as-of-right residential development of new 2-unit, 3-unit and 4-unit dwellings.

X. That said advertising/educational campaign shall engage in paid traditional advertising methods along with paid advertising via social media.

X. That the educational/advertising post by-law campaign shall last a minimum of one year, and shall use "simple language"

X. That the campaign shall be no less than $1 million.

X. That the Government of Canada, be requested to fund at minimum 50% of the educational advertising campaign with the City of Winnipeg funding the remaining amount."

Withdrawn

In amendment,

Motion 15
Moved by Councillor Wyatt,

BE IT RESOLVED that the following new Recommendation be added, and the remaining recommendations be renumbered accordingly:

DECISION MAKING HISTORY (continued):

X. As subject with approval of all herein, as a courtesy, that the Winnipeg Public Service supply, for information only, via our regular meetings of community committee, all new builds taking place thanks to "zoning as a right", including the building elevations (in colour) 4 sides, landscaping, garbage and parking requirements, taking place in any respective community committee area.

Withdrawn

In amendment,

Motion 16
Moved by Councillor Wyatt,

BE IT RESOLVED that the following new Recommendation be added, and the remaining recommendations be renumbered accordingly:

"X. That Land Dedication Reserve (LDR) be collected automatically on any and all increases in density related to this report, namely where it is identified that an increase in assessment will occur due the change in land densities, and that the LDR policy, as determining value, shall apply.

X. That the LDR be collected at the Permitting stage."

Withdrawn

In amendment,

Motion 17
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the following new recommendation be added, and the remaining recommendation be renumbered accordingly:

X. That the City of Winnipeg request the Province of Manitoba create a new Provincial Crown Corporation for the purpose of:

A. Conducting mass land acquisition and assembly, in and around the City of Winnipeg, for the purpose of facilitating greenfield development to meet growth needs in the City of Winnipeg, and Capital Region, and

DECISION MAKING HISTORY (continued):

B. Said new Crown Corporation, working with respective municipalities, will develop plans for new communities to be developed on said lands, and

C. All serving of said lands to be conducted on a mass scale to drive down servicing costs, and

D. Attracting out of province contractors to compete with the existing local industry, and

E. Fostering the creation of new start up companies for the purpose of both providing servicing of the land, and new and innovative builders to increase builder competition in this Province;

F. Furthermore, this will present the Province and City the ability to introduce large scale green initiatives such as geothermal heating, and electric vehicle charging station for every housing unit, and solar infrastructure on all new roofs.

G. Placing the new Crown Corporation in a strategic position to be able to "flood" the market with serviced lands in order to stabilize the existing out of control, high inflation lot and new home pricing, that is making it impossible for a growing segment of the Manitoban population to obtain the Canadian dream of homeownership;

H. The new communities created by this new Crown Corporation, shall provide a plan as is required in European jurisdictions, namely a plan for a Light Rail System, that will require Winnipeg to initiate and undertake said plans, in coordination, cooperation and support of the higher levels of government.

Withdrawn

In amendment,

Motion 18
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the following new recommendations be added:

X. That in light of the potential of massive demographic shifts that may occur in existing and older city neighbourhoods, the Public Service be directed to provide a bi-annual report to Winnipeg City Council, working with Statistics Canada and the Province of Manitoba to provide Council with the following:

DECISION MAKING HISTORY (continued):

A. Population counts and changes in existing neighbourhoods

B. Municipal service impacts being felt by all City departments/divisions who must respond to service requests and service delivery

C. Provide recommendations that will mitigate and/or address any shifts and changes (either decline or rise in service requests and demands) that will have operating budget and capital budget implications/asks

D. All policy documents, such as Our Winnipeg, the Transit Master Plan, and Transportation Master Plan, along with all City-wide policies documents, shall be adjusted to address said demographic impacts on all of these approved council policy documents.

E. That the report shall include projected high-level new costs related to demographic shifts and demands placed on services related to the City of Winnipeg Operating Budget and the City of Winnipeg Capital Budget, and be reported on in advance of said budget consideration and approvals.

X. That the Public Service be directed to report back to Council on the following:

A. The creation of, included an operating budget, for a Long-Term Growth Management and Accommodation Division within the Planning, Property and Development Department which will address said issues as stated above, and any and all issues related to said zoning changes that presently remain unforeseen.

Withdrawn

In amendment,

Motion 19
Moved by Councillor Wyatt,

BE IT RESOLVED that the Recommendation 1 be deleted and replaced with the following:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") be approved in accordance with this report, a draft of which is attached as Appendix A, subject to the following condition:

"X. That the City enter into an agreement with the Federal Government within the next 12 months, for a long-term funding and investment commitment by Government of Canada to facilitate the following:

DECISION MAKING HISTORY (continued):

i. The funding and creation of dignified new housing units, that shall be built and constructed annually, in a number equal to no less than 10% of all new and additional household unit creation in any given calendar year, in Winnipeg.

ii. That the new builds must be funded permanently by a long-term Federal Funding Program, and on a Rent Geared to Income (RGI) basis, based on no more than 33% of Gross Income, based on Manitoban's personal Income Annual Averages, as reported by Statistics Canada."

Withdrawn

In amendment,

Motion 20
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the following new recommendation be added, and the remaining recommendation be renumbered accordingly:

X. With this approval, the City of Winnipeg shall write to the Government of Canada, to requesting that they create a new Federal Crown Corporation, for the purpose of

A. Conducting mass land acquisition and assembly, in and around the City of Winnipeg, for the purpose of facilitating greenfield development to meet growth needs in the City of Winnipeg, and Capital Region, and

B. That the new Crown Corporation, working with respective municipalities, will develop plans for new communities to be developed on said lands, with

C. All serving of said lands to be conducted on a mass scale to drive down servicing costs, and

D. Attract out of province/national contractors to compete with the existing local industry, and

E. As well as foster the creation of new start up companies for the purpose of both providing servicing of the land, and new and innovative builders to increase builder competition in this Province,

DECISION MAKING HISTORY (continued):

F. Furthermore this will present the Province and City the ability to introduce large scale green initiatives such as Geothermal heating, and electric vehicle charging station for every housing unit, and solar infrastructure on all new roofs.

G. Place the new Crown Corporation in a strategic position to be able to "flood" the market with serviced lands in order to stabilize the existing out of control, high inflation lot and new home pricing, that is making it impossible for a growing segment of the Manitoban population to obtain the Canadian dream of homeownership

H. That said new communities created by this new Crown Corporation, shall provide a plan as is required in European jurisdictions, namely a plan for a Light Rail System, that will require Winnipeg to initiate and undertake said plans, in coordination, cooperation and support of the higher levels of government

I. That the new Federal Crown Corporation will be able to achieve, national scale efficiency, as well as to affect needed infrastructure investments that will be able to accommodate Affordable Housing on a large scale, that is deeply affordable, such as but not limited to Rent Geared to Income in any given jurisdiction per said income levels of that jurisdiction, as well as needed and require environmental technology investments required to create both green infrastructure and move Canada to meet its Climate Crisis national and international commitments.

Withdrawn

In amendment,

Motion 21
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the following new Recommendations be added:

X. That the City of Winnipeg call on the Province of Manitoba to both:

A. Investigate the potential impact on existing homeowners living in an existing use, of these zoning changes and its relation to the annual assessments and taxes determined by said assessments, as has been delegated presently to the City of Winnipeg, via existing provincial legislation allowing for the existence of the City of Winnipeg Assessment Branch.

DECISION MAKING HISTORY (continued):

B. That in the event existing homeowners shall be affected above acceptable rates of inflation, the province propose changes to existing assessment legislation to protect said homeowners and to ensure affordability for said property owners.

X. That the Province be requested to report back to the City of Winnipeg City council on said findings every two years of said findings in X.A. and plans for any changes to assessment legislation as outlined in clause X.B.

Withdrawn

In amendment,

Motion 22
Moved by Councillor Wyatt,

BE IT RESOLVED THAT

1. That the proposed by-law be amended to allow for the following:

A. Any land and/or any development permit for a two-family dwelling, 3 unit dwelling or 4 unit dwelling, via a Conditional Use and/or variance, that allows densities beyond 4 units/4 plex, 3/4 of the units created shall be created on separate titles, and 3/4 shall sold as owner occupied homes

2. That the Province of Manitoba be requested to write new legislation that will place onus on the City of Winnipeg to enforce said owner Occupied Home units, and the legislation shall include various measures to ensure the owner occupied units and enforced by the City through enforceable measures with punitive powers that shall be applied against developers/builders who fail to uphold this legal requirement.

Withdrawn

In amendment,

Motion 23
Moved by Councillor Wyatt,

BE IT RESOLVED THAT

1. That the proposed by-law be amended to allow for the following:

DECISION MAKING HISTORY (continued):

A. Any land and/or development permit that allows for a new 2-unit dwelling shall have one unit created on separate title, and sold as owner occupied homes.

2. That the Province of Manitoba be requested to write new legislation that will place onus on the City of Winnipeg to enforce said owner Occupied Home unit, and the legislation shall include various measures to ensure the one unit is owner occupied and enforced by the City through enforceable measures with punitive powers that shall be applied against developers/builders who fail to uphold this legal requirement.

Withdrawn

In amendment,

Motion 24
Moved by Councillor Wyatt,

BE IT RESOLVED THAT

1. That the proposed by-law be amended to allow for the following:

A. Any land and/or development permit that allows for a new 4-unit dwelling shall have 3 units created on separate titles, and sold as owner occupied homes.

2. That the Province of Manitoba be requested to write new legislation that will place onus on the City of Winnipeg to enforce said owner Occupied Home units, and the legislation shall include various measures to ensure the 3 units are owner occupied and enforced by the City through enforceable measures with punitive powers that shall be applied against developers/builders who fail to uphold this legal requirement.

Withdrawn

In amendment,

Motion 25
Moved by Councillor Wyatt,

BE IT RESOLVED THAT

1. That the proposed by-law be amended to allow for the following:

DECISION MAKING HISTORY (continued):

A. Any land and/or development permit that allows for a new 3-unit dwelling shall have 2 units created on separate titles, and sold as owner occupied homes.

2. That the Province of Manitoba be requested to write new legislation that will place onus on the City of Winnipeg to enforce said owner Occupied Home units, and the legislation shall include various measures to ensure the 2 units are owner occupied and enforced by the City through enforceable measures with punitive powers that shall be applied against developers/builders who fail to uphold this legal requirement.

Withdrawn

In amendment,

Motion 30
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended to require that all new builds, regardless of the number of units, that each unit must have a central air conditioning system.

Withdrawn

In amendment,

Motion 30.1
Moved by Councillor Wyatt,

BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended to require that all new builds, regardless of the number of units, that each unit must have an independent central air conditioning system.

Withdrawn

DECISION MAKING HISTORY (continued):

Moved by His Worship Mayor Gillingham,
That public representations be re-opened for the purpose of receiving new information.

In accordance with Rule 47(7) of the Procedure By-law No. 50/2007, a recorded vote was held on the above motion, as more than three Councillors asked to be recorded as having voted in opposition to the motion.

Yea:	His Worship Mayor Gillingham, Councillors Browaty, Chambers, Duncan, Eadie, Gilroy, Lukes, Rollins, Santos, Sharma, Wyatt	11
Nay:	Councillors Allard, Dobson, Mayes, Orlikow	4

Carried

Moved by Councillor Eadie,
That the receipt of public representations be concluded.

Carried

Motion 31
Moved by Councillor Duncan,

BE IT RESOLVED THAT the Council decision on Motion 1 be rescinded, namely:

1. That sections 5(2)(c), 5(3)(b) and 11(1) in Schedule B be amended by deleting “60 feet” and replacing with “65 feet”

Carried

Councillor Mayes asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

DECISION MAKING HISTORY (continued):

Motion 32
Moved by Councillor Mayes,

WHEREAS the infill guidelines had a technical standard requiring total lot coverage for 3-plexes and 4-plexes;

THEREFORE BE IT RESOLVED THAT the proposed by-law be amended to allow for the following:

1. That Schedule B be amended as follows:

- In section 5(2) and 5(3), delete the words "R2, or RMF-S"
- Delete section 5(2)(c) and replace with the following:

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

  (d) 61 feet, in any other instance
- Delete section 5(3)(b) and replace with the following:

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

  (c) 61 feet, in any other instance
- Add the following new clauses:

  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

DECISION MAKING HISTORY (continued):

(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.

Carried

Councillor Santos asked to be recorded as having voted against the above motion, in accordance with Rule 47(7) of The Procedure By-law No. 50/2007.

In amendment,

Motion 34
Moved by Councillor Allard,

WHEREAS in February 2025, city planners vetted a package for the Canada Mortgage and Housing Corporation (CMHC) regarding the Housing Accelerator Fund (HAF);

AND WHEREAS the imperative to conform to the federal government's guidelines has been cited as a major reason for approving the zoning changes proposed by the public service;

AND WHEREAS CMHC has communicated that amendments moved by Council on June 4, 2025 would be viewed unfavourably when assessing the City of Winnipeg's performance under the HAF agreement;

THEREFORE BE IT RESOLVED THAT the following motions be rescinded:

- Motion 1
- Motion 2 as amended by Motion 26
- Motion 3, Clause 1, as amended by Motion 28
- Motion 3, Clause 2, as amended by Motion 28
- Motion 3, Clause 9
- Motion 4
- Motion 6
- Motion 7
- Motion 27
- Motion 30.2

Withdrawn

DECISION MAKING HISTORY (continued):

The motion to concur in the recommendation of the Winnipeg Public Service, as amended by Motions 2, 3, 6, 7, 26, 28, 29, 30.2 and 32, was put.

Supporting Reasons:

1. Winnipeg is no longer a slow-growth city growing by over 70,000 residents, 71,000 residents in the last three years alone.

2. Winnipeg's vacancy rate was 1.7% at the end of 2024. We need more housing, at all levels, more purchased homes, more homes to rent, and making homebuilding easier will add more housing units, or certainly should.

3. Making home-building easier should lower – or at least slow down - the costs of construction and increase the supply of home ownership and rental units available in the market.

4. Countless other Canadian and US cities have mandated similar rules in the last ten years, and Winnipeg just can't fall behind on this standard or we lose investment in the housing market.

5. And we know this. We've been talking about this a lot because it's very clear, accessing federal funding through various programs now depends on this rezoning, and that condition may likely to be added to new funding envelopes as time goes by. That's quite likely a possibility, not for certain, but a possibility.

6. And I would say as well, that I made a commitment during the campaign in 2022 to do all I could with Council to draw down into Winnipeg, as much Federal funding as possible, and I want to thank members of Council because since we were all elected in the fall of 2022, I think we've done a good job in doing all we can, when it's come available, to draw into our City, for the sake of the City, the sake of the people of the City as much Federal and Provincial funding as possible.

7. As I said, we know we have more work to do because there's many more infrastructure projects that need to be completed, many new ones ultimately need to be started.

His Worship Mayor Gillingham called for the yeas and nays, which were as follows:

Yea:	His Worship Mayor Gillingham, Councillors Allard, Browaty, Chambers, Duncan, Eadie, Gilroy, Lukes, Mayes, Santos, Sharma and Wyatt	12
Nay:	Councillors Dobson, Orlikow, Rollins	3

Carried

DECISION MAKING HISTORY (continued):

Moved by His Worship Mayor Gillingham,
That the public hearing with respect to this application be concluded.

Carried

DECISION MAKING HISTORY (continued):

COUNCIL RECOMMENDATION

On June 4, 2025, Council adjourned the public hearing to June 5, 2025 at 9:30 a.m. in the Council Chamber, Council Building at 510 Main Street.

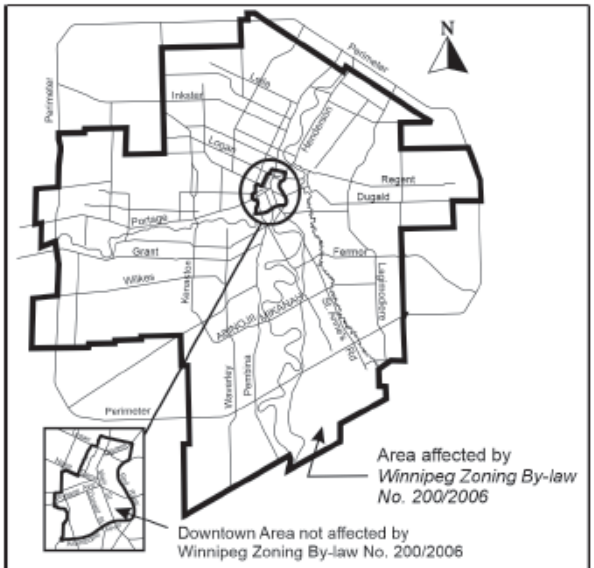
On June 3, 2025, Council adjourned the public hearing to June 4, 2025 at 9:30 a.m. in the Council Chamber, Council Building at 510 Main Street.

On June 2, 2025, Council adjourned the public hearing to June 3, 2025 at 9:30 a.m. in the Council Chamber, Council Building at 510 Main Street.

PUBLIC HEARING SUMMARY

File:	DAZ 209/2025
Before:	Council His Worship Mayor Gillingham Councillor Allard Councillor Browaty Councillor Chambers Councillor Dobson Councillor Duncan Councillor Eadie Councillor Gilroy Councillor Lukes Councillor Mayes Councillor Orlikow Councillor Rollins Councillor Santos Councillor Sharma Councillor Wyatt
Public Hearing:	June 2, 2025 June 3, 2025 June 4, 2025 June 5, 2025 Council Building, 510 Main Street
Applicant:	The City of Winnipeg (Director of Planning, Property and Development)

Subject:



APPLICANT: Planning Property & Development Department
FILE: DAZ 209/2025
PROPOSAL: Proposed amendments to the City of Winnipeg Zoning By-Law No. 200/2006 to allow for as-of-right residential development of new 2-unit, 3-unit and 4-unit dwellings in the Residential Single-Family (R1), and Residential Two-Family (R2) zoning districts, subject to minimum lot sizes and other standards. The proposed amendments will also modify existing zoning requirements to the Residential Multi-Family Small (RMF-S) zoning district and several Planned Development Overlays in the Winnipeg Zoning By-law.

For more information about the proposed amendments, please visit the project website: https://www.winnipeg.ca/infillhousing

DEMANDEUR : Service de l'urbanisme, des biens et de l'aménagement
NUMÉRO DE DOSSIER : DAZ 209/2025
PROJET : Proposition de modifications au Zoning By-law No. 200/2006 (règlement municipal sur le zonage) de la Ville de Winnipeg visant à permettre l'aménagement résidentiel de plein droit de nouvelles habitations à deux unités, à trois unités et à quatre unités dans les secteurs de zonage R1 (secteur d'habitations unifamiliales) et R2 (secteur d'habitations bifamiliales), le tout étant assujetti à des exigences en matière de taille minimale des lots et à d'autres normes. Les modifications proposées changeront aussi les exigences de zonage actuelles associées au secteur de zonage RMF-S (secteur de petites habitations multifamiliales) et à plusieurs développements organisés dans le règlement municipal sur le zonage de Winnipeg.

Pour en savoir plus sur les modifications proposées, veuillez visiter le site Web du projet à https://www.winnipeg.ca/logementsintercalaires.

RE: Text Amendment – Amendments to the Winnipeg Zoning By-law No. 200/2006 to Allow As-of-Right Residential Development of New 2-unit, 3-unit and 4-unit dwellings

Prepared by: K. McMillan, Manager of the Decision Making Process

Report date: June 6, 2025

Council Decision:

On June 5, 2025, Council concurred in the recommendation of the Winnipeg Public Service, as amended, and approved the following:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") in accordance with this report, a draft of which is attached as Appendix A***, with the following amendments:***

    A. In Section 20(1)(b) in Schedule B delete the words "12 feet" and replace with "8 feet"

    B. That Section 20 in Schedule B be amended to stipulate that porches cannot be enclosed with glass, however screens are permitted.

    C. Add a new requirement that as part of the development permit process, a deposit or bond be required for the value of the landscaping outlined in the submitted plans, to be held for two years to ensure planting and survival of the landscaping.

    D. For all 4-unit dwellings, all garbage collection and / or storage areas should be located within the building, at the rear of the property or underground. In circumstances where these elements are not located within the building or underground, ensure they are located away from public view in unobtrusive areas, and adequately screened with attractive landscaping features and/or opaque enclosures.

    E. That section 10(1) in Schedule B be amended to include "parking aisles" and "parking stalls" immediately after 'Driveways'

    F. That Schedule B be amended to require all applications for development permits for a 4-storey, 4-unit dwelling, made under the new Schedule AC (Development Requirements for Low Density Infill) require a minimum of one dwelling unit be designated as accessible in accordance with the accessible design standards, specifically the 2015 City of Winnipeg Accessibility Design Standard, Third Edition, as updated in September 2018, and including any successor or amended universal design standard.

    G. That Schedule B be amended to require that all new builds, regardless of the number of units, that each unit must have a central air conditioning system, with individual unit thermostat control.

    H. That Schedule B be amended as follows:

        i. In section 5(2) and 5(3), delete the words "R2, or RMF-S"

        ii. Delete section 5(2)(c) and replace with the following:

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

(d) 61 feet, in any other instance"

iii. Delete section 5(3)(b) and replace with the following:

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

(c) 61 feet, in any other instance"

iv. Add the following new clauses:

"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."

2. That following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

3. That the Development Procedures By-law No. 104/2020 be amended to require the following:

A. That the relevant area Councillor be notified of any variance application approval made by the Director of Planning, Property and Development for a development permit made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. That appropriate Community Committee for the area in which the affected property is situated, be designated as the hearing body for appeals of any conditional use and variance orders made by the Director of Planning, Property and Development under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law."

4. That the Director of Planning, Property and Development be directed to:

A. Submit a monthly report to the Standing Policy Committee on Property and Development on the total number all variance applications for development permits made under the new Schedule AC (Development Requirements for Low Density Infill) of the Winnipeg Zoning By-law and any associated conditional use (if applicable), with the exception of any variance in respect of any lot to which the Downtown Zoning By-law applies.

B. Review the process and total number of applications approved under this process and report back within six months."

5. That the City Organizational By-law No. 7100/97 be amended to identify Community Committee as the hearing body to decide appeals from conditional use and variance orders for applications made by the Director of Planning, Property and Development with respect to any application made under Schedule AC (Development Requirements for Low Density Infill).

6. That the City Solicitor and Director of Legal Service be directed to submit directly to Council any other amendments to by-laws that are required to implement the intent of the foregoing.

7. That the Public Service be directed to report back in 120 days on the recommendations for the establishment of a Neighbourhood Growth Investment Reserve to be funded by a portion of incremental taxes related to new residential infill developments, that includes:

A. The specific purpose of the reserve and criteria for expenditures related to investments in city infrastructure and assets within the ward in which the development occurred.

B. The proportion of incremental taxes per property related to new residential infill developments to be allocated to the reserve.

C. The types of properties, including specific residential zoning designations to which the reserve would apply.

~~***38.***~~ That the Proper Officers of the City be authorized to do all things necessary to implement he intent of the foregoing.

Note: The wording in bold and italics denotes amendments made by Council.

Council provided the following supporting reasons for its recommendation:

1. Winnipeg is no longer a slow-growth city growing by over 70,000 residents, 71,000 residents in the last three years alone.

2. Winnipeg's vacancy rate was 1.7% at the end of 2024. We need more housing, at all levels, more purchased homes, more homes to rent, and making homebuilding easier will add more housing units, or certainly should.

3. Making home-building easier should lower – or at least slow down - the costs of construction and increase the supply of home ownership and rental units available in the market.

4. Countless other Canadian and US cities have mandated similar rules in the last ten years, and Winnipeg just can't fall behind on this standard or we lose investment in the housing market.

5. And we know this. We've been talking about this a lot because it's very clear, accessing federal funding through various programs now depends on this rezoning, and that condition may likely to be added to new funding envelopes as time goes by. That's quite likely a possibility, not for certain, but a possibility.

6. And I would say as well, that I made a commitment during the campaign in 2022 to do all I could with Council to draw down into Winnipeg, as much Federal funding as possible, and I want to thank members of Council because since we were all elected in the fall of 2022, I think we've done a good job in doing all we can, when it's come available, to draw into our City, for the sake of the City, the sake of the people of the City as much Federal and Provincial funding as possible.

7. As I said, we know we have more work to do because there's many more infrastructure projects that need to be completed, many new ones ultimately need to be started.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 79

In accordance with section 236.1(1), the threshold for sufficient objection has not been met.

Exhibits Filed:

1. Application dated April 15, 2025
2. Notification of Public Hearing
3. Notification of Public Hearing to:
   - A. Minister of Municipal Relations dated May 5, 2025
   - B. Applicant dated May 5, 2025
   - C. Administration dated May 5, 2025
   - D. Rural Municipalities of Rosser, East St. Paul, Springfield, Ritchot, MacDonald, Headingley, West St. Paul, Red River Planning District, Southern Interlake Planning District, Winnipeg Metropolitan Region, dated May 5, 2025
4. Report from the Urban Planning Division dated May 16, 2025
5. Communication dated May 12, 2025 from Julian Meunsch in support of the application
6. Communication dated May 15, 2025 from Mel Marginet in support of the application
7. Communication dated May 15, 2025 from Ryan Poetker in opposition to the application
8. Communication dated May 17, 2025 from Michael Plischke in opposition to the application
9. Communication dated May 20, 2025 from Diane Poulin in opposition to the application
10. Communication dated May 21, 2025 from Carmelle La France in opposition to the application
11. Communication dated May 23, 2025 from Dale Sandmoen with respect to the application
12. Communication dated May 23, 2025 from Erna Buffie in opposition to the application
13. Communication dated May 26, 2025 from Trina Duffy in opposition to the application
14. Communication dated May 27, 2025 from Brian and Mabel Lowe in opposition to the application
15. Communication dated May 28, 2025 from Catherine Vossen in opposition to the application
16. Communication dated May 14, 2025 from Emily Levitt with respect to the application
17. Communication dated May 28, 2025 from Elizabeth Boille in opposition to the application

Exhibits Filed:
(continued)

18. Communication dated May 28, 2025 from Jordan Parker in support of the application
19. Communication dated May 29, 2025 from Lawrence Strachan in opposition to the application
20. Communication dated May 28, 2025 from Althea Howard in opposition not the application
21. Communication dated May 29, 2025 from Madeleine Hicks in support of the application
22. Communication dated May 29, 2025 from Benjamin Bradley in support of the application
23. Communication dated May 29, 2025 from François Clauzade in opposition to the application
24. Communication dated May 29, 2025 from Thomas Bartmanovich in opposition to the application
25. Communication dated May 29, 2025 from Corey Dyck in support of the application
26. Communication dated May 29, 2025 from Kathryn Gibbings in opposition to the application
27. Communication dated May 29, 2025 from Michael Kvern in support of the application
28. Communication dated May 29, 2025 from Charlene Currie in opposition to the application
29. Communication dated May 29, 2025 from Christopher Clacio with respect to the application
30. Communication dated May 29, 2025 from Cindy Gibson in opposition to the application
31. Communication dated June 2, 2025 from David John Green in opposition to the application
32. Communication dated June 2, 2025 from Richard Remnant in opposition to the application
33. Communication dated May 29, 2025 from Helga Malcolm in opposition to the application
34. Communication dated May 29, 2025 from Tim Fennell in support of the application
35. Communication dated May 29, 2025 from Paul Bellerive in support of the application
36. Communication dated May 29, 2025 from Els de Gussem in opposition to the application
37. Communication dated May 29, 2025 from James Russell in opposition to the application
38. Communication dated May 29, 2025 from Sohan Jammu in support of the application

Exhibits Filed:
(continued)

39. Communication dated May 29, 2025 from Allison and Ken Labelle in opposition to the application
40. Communication dated May 29, 2025 from Brenda Singfield in opposition to the application
41. Communication dated May 29, 2025 from Melissa Bowman Wilson in support of the application
42. Communication dated May 29, 2025 from Abdullah Chaudhary in support of the application
43. Communication dated May 29, 2025 from Emma Durand-Wood in support of the application
44. Communication dated May 29, 2025 from Lisa Deitz in opposition to the application
45. Communication dated May 29, 2025 from Deborah Whyte in opposition to the application
46. Communication dated May 29, 2025 from Evan Ferguson in support of the application
47. Communication dated May 30, 2025 from Kathia Fillion in support of the application
48. Communication dated May 30, 2025 from Trevor Kennerd in opposition to the application
49. Communication dated May 30, 2025 from Adrian Jones in support of the application
50. Communication dated May 30, 2025 from Tyler Greenleaf in support of the application
51. Communication dated May 30, 2025 from Jennifer MacBeath in opposition to the application
52. Communication dated May 30, 2025 from Kelly Hems in support of the application
53. Communication dated May 30, 2025 from Loretta Kampeas with respect to the application
54. Communication dated May 30, 2025 from Shauna Fyfe in opposition to the application
55. Communication dated May 30, 2025 from Richard Fyfe in opposition to the application
56. Communication dated May 30, 2025 from Sharon Bauman in opposition to the application
57. Petition in support of the application purporting to contain 79 signatures, submitted by Dylon Martin
58. Communication dated May 30, 2025 from Sawyer Klassen in support of the application

Exhibits Filed:
(continued)

59. Communication dated May 30, 2025 from David Hems in support of the application
60. Communication dated May 30, 2025 from Daniel Simeone in support of the application
61. Communication dated May 30, 2025 from Ann Lyons in opposition to the application
62. Communication dated May 30, 2025 from Michael Hems in support of the application
63. Communication dated May 30, 2025 from Shoshana Kraut in opposition to the application
64. Communication dated May 30, 2025 from Christina Lopez in opposition to the application
65. Communication dated May 30, 2025 from Benjamin Meek in support of the application
66. Communication dated May 30, 2025 from Lisa Deitz in opposition to the application
67. Communication dated June 2, 2025 from Ray Hignell in opposition to the application
68. Communication dated June 2, 2025 from Pat McGarry with respect to the application
69. Communication dated May 30, 2025 from Paul Duncan in opposition to the application
70. Communication dated May 30, 2025 from Blake Mueller in support of the application
71. Communication dated May 30, 2025 from Michael Hamm in support of the application
72. Communication dated June 2, 2025 from Michelle Kading in opposition to the application
73. Communication dated May 30, 2025 from Ian King in support of the application
74. Communication dated May 30, 2025 from Linda van de Laar in support of the application
75. Communication dated May 30, 2025 from Louise Worster in opposition to the application
76. Communication dated June 2, 2025 from Pam Lucenkiw in opposition to the application
77. Presentation dated June 2, 2025 from the Director of the Planning, Property and Development Department in support of the application
78. Communication dated May 30, 2025 from Shirley M. Forsyth in opposition to the application
79. Communication dated May 30, 2025 from Ryan Kochie in support of the application

Exhibits Filed:
(continued)

80. Communication dated May 30, 2025 from Frances Waters in opposition to the application
81. Communication dated May 28, 2025 from Barbara Godfrey in opposition to the application
82. Communication dated May 30, 2025 from Eric Loewen in opposition to the application
83. Communication dated May 29, 2025 from Alan Fillingham in opposition to the application
84. Communication dated May 30, 2025 from James Murray in support of the application
85. Communication dated May 30, 2025 from Linda Karn in opposition to the application
86. Communication dated May 31, 2025 from Catherine Gay in opposition to the application
87. Communication dated May 31, 2025 from Bill Charles in opposition to the application
88. Communication dated May 31, 2025 from Bonnie Makodanski in opposition to the application
89. Communication dated June 1, 2025 from Jean A. Paterson in opposition to the application
90. Communication dated June 1, 2025 from Patti Chiapetta-Sharpe in opposition to the application
92. Communication dated June 1, 2025 from Kinsey Donald in support of the application
92. Communication dated June 1, 2025 from Curtis Belton in opposition to the application
93. Communication dated June 1, 2025 from Michelle Hauri in opposition to the application
94. Communication dated June 2, 2025 from Martin Minuk in opposition to the application
95. Communication dated June 2, 2025 from Gwen Bryson in opposition to the application
96. Communication dated June 2, 2025 from Stephen Miville in opposition to the application
97. Communication dated June 2, 2025 from Khal Shariff in opposition to the application
98. Communication dated June 2, 2025 from Brett Taylor in opposition to the application
99. Presentation in opposition to the application submitted by Kelly Ryback at the public hearing
100. Presentation in opposition to the application submitted by Kim Yathon at the public hearing
101. Presentation in opposition to the application submitted by Tom Scott at the public hearing

Exhibits Filed:
(continued)

102. Communication dated June 3, 2025 from Catherine Russell in opposition to the application
103. Communication dated June 3, 2025 from Ben McGillivary with respect to the application
104. Communication dated June 3, 2025 from Katy Hedalen-Shariff in opposition to the application
105. Communication dated June 3, 2025 from Walter Kleinschmit with respect to the application
106. Communication dated May 20, 2025 from the Glenwood Neighbourhood Association with respect to the application
107. Communication dated June 5, 2025 with respect to the application from CMHC, submitted by the Public Service

REPRESENTATIONS:

In Support:

John Kiernan
Devin Clark
Michael Abon
Paul Bellerive
Melissa Bowman Wilson
Benjamin Bradley
Abdullah Chaudhary
Christopher Clacio
Tim Comack
Tyler Crichton
Kinsey Donald
Emma Durand-Wood
Corey Dyck
Andrew Enns
Tim Fennell
Evan Ferguson
Kathia Fillion
Tyler Greenleaf
Michael Hamm
Michael Hems
Kelly Hems
David Hems
Madeleine Hicks
Alexander Hunter
Sohan Jammu
Adam Johnston
Adrian Jones
Ian King
Sawyer Klassen
Ryan Kochie
Phanie Koncan
Tharindu Kottegoda
Michael Kvern
Mario Manuel Lopes
Mel Marginet
Dylon Martin
Lanny McInnes
Michael McMahon
Benjamin Meek
Julian Meush
Clara Mitchell Enns
Blake Mueller
James Murray
Jordan Parker
Malcolm Reimer
Zach Rempel
Max Schreckenbach
Daniel Simeone
Andrew Single
Steve Snyder
Linda van de Laar

In Opposition:

Patrick Allard
Robert Armstrong
Pierre Attallah
Thomas Bartmanovich
Sharon Bauman
James Beddome
Curtis Belton
Michelle Bielik
Elizabeth Boille
Caroline Bosc
Gwen Bryson
Erna Buffie
Bill Charles
Patti Chiappetta-Sharpe
Francois Clauzade
Charlene Currie
Els de Gussem
Lisa Deitz
Kevin Denby
Gloria Dignazio
Trina Duffy
Paul Duncan
Charles Feaver
Alan Fillingham
Elizabeth Fleming
Shirley M Forsyth
Shauna Fyfe
Richard Fyfe
Catherine Gay
Kathryn Gibbings
Cindy Gibson
Barbara Godfrey
David John Green
Michelle Haurr
Ray Hignell
Althea Howard
Michelle Kading
Linda Karn
Trevor Kennerd
Shoshana Kraut
Carmelle La France
Allison Labelle
Ken Labelle
Eric Loewen
Teresa Longobardi
Christina Lopez
Brian Lowe
Mabel Lowe
Pam Lucenkiw
Ann Lyons
Susan Macaulay
Jennifer Macbeath
Bonnie Makodanski
Helga Malcolm
Steve McMahon
Martin Minuk
Stephen Miville
Rita Morier
Jean A. Paterson
Michael Plischke
Ryan Poetker
Diane Poulin
Ken Rebizant
Richard Remnant
Catherine Russell
James Russell
Kelly Ryback
Tom Scott
Khal Shariff
Brenda Singfield
Lawrence Strachan
Brett Taylor
William Thompson
Catherine Vossen
Frances Waters
Deborah Whyte
Louise Worster
Kim Yathon
Gina Zaccardi
David Zacharias

For Information:

Shaun Borkofsky
Vic Giesbrecht
Katy Hedalen-Shariff
Ray Hesslein
Loretta Kampeas
Walter Kleinschmit
Emily Levitt
Patrick McGarry
Ben McGillivary
Dale Sandmoen
Paulette Tougas
Debbie Vokey

For the City:

H. Borys, Director of Planning, Property and Development
J. Veitch, Manager of Urban Planning and Design, Planning, Property and Development Department
L. Rappaport, Manager, Housing Accelerator Fund
D. Harris, Chief Zoning Officer, Planning, Property and Development Department
R. Kostiuk, Planner, Planning, Property and Development Department
E. Allen, Planner, Planning, Property and Development Department
M. Pyl, Growth Management Coordinator, Planning, Property and Development Department

Exhibit “4” referred to in File DAZ 209/2025

ADMINISTRATIVE REPORT

Title: DAZ 209/2025 – Amendments to the City of Winnipeg Zoning By-law to Allow As-of-Right Residential Development of New 2-unit, 3-unit and 4-unit dwellings

Critical Path: Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys	T. Graham	S. Armbruster, Interim CAO

EXECUTIVE SUMMARY

The City of Winnipeg is proposing changes to its Zoning By-law to allow more housing options—like duplexes, triplexes, and fourplexes—to be built “as-of-right” in residential areas. This means that, if a project meets the new rules, it can be approved without needing a public hearing. These changes are as directed by Council motion and are part of the City’s commitment to the federal Housing Accelerator Fund (HAF), which provides $122.4 million to help build over 14,000 new homes by 2026.

The proposed changes would apply to most residential zones (‘R1 Residential Single Family’, ‘R2 Residential Two-Family', ‘RMF-S Residential Multi-Family Small’) and could allow up to four units per lot. In addition, for areas within 800 metres of high-frequency transit, buildings could be up to four storeys tall (39 feet height maximum). However, not every lot will qualify—proposed minimum lot sizes among other standards must be met.

The goal is to make it easier and faster to build housing in established neighbourhoods, while still protecting community character. The proposed rules include specific regulatory standards for lot size, building height, parking, landscaping, and design. For example, fourplexes must be on wider lots and must meet height and design limits.

The proposed amendments meet Federal funding conditions, including both the HAF, and the Canadian Housing Infrastructure Fund (CHIF) and are based on Council’s November 23, 2023, decision. In addition, the proposed By-law amendments align with the City’s long-term planning goals included in OurWinnipeg 2045.

This report does not address the application requirements for the Canada Public Transit Fund Baseline Funding Program. CPTF application criteria will be brought forward for Council’s consideration in a future report.

Public engagement has been extensive. Over 1,000 residents participated in open houses and virtual sessions. Feedback was mixed—some residents support the changes to address housing needs, while others raised concerns about traffic, parking, infrastructure, and neighbourhood impacts.

If approved, these changes can help Winnipeg grow in a more sustainable, inclusive, and affordable way.

RECOMMENDATIONS

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 (the "By-law") in accordance with this report, a draft of which is attached as Appendix A.

2. That, following first reading and upon instruction from the Director of Planning, Property, and Development, the City Solicitor and Director of Legal Services be directed to return the By-law directly to Council by way of communication for second reading and third reading.

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

REASON FOR THE REPORT

As part of Council's November 23, 2023, decision on the Housing Accelerator Fund, Council adopted:

> *8. That the Development Procedures By-law No. 104/2020 be amended to designate Council as the hearing body for the required zoning by-law amendments.*

On September 26, 2024, Council passed By-law 113/2024, which amended the Development Procedures By-law as follows:

> *Hearing body – HAF amendments to zoning by-laws*
> *25.1 Despite section 25, Council is the hearing body for a public hearing in respect of:*
>
> *(a) any text amendment to a zoning by-law required pursuant to the resolution of Council attached as Schedule "A" to this By-law; and*
>
> *(b) any amendment to a secondary plan that relates to or is required as a result of any amendment referred to in clause (a).*

On December 12, 2024, Council adopted the following as part of its decision regarding the Housing Accelerator Fund (HAF) – 2025 Proposed Initiatives:

> *11. That the Public Service be directed to delay the public hearing on 4-units from March 2025 to June 2025 in order to obtain further clarity about the continued existence of the Housing Accelerator Fund (HAF) program.*

Accordingly, this rezoning application is being heard by Council in June 2025 per Council's direction and the recent amendment to the Development Procedures By-law.

IMPLICATIONS OF THE RECOMMENDATIONS

Should the recommendations be approved, the text amendments to the Winnipeg Zoning By-law No. 200/2006 proposed in this report will be given first reading. The amending by-law will be brought back directly to Council for second and third reading once all conditions of the City of Winnipeg Charter have been met.

CMHC has confirmed that the proposed zoning approach shared with them in February 2025 appear to be consistent with the City of Winnipeg's HAF agreement. It is important to note, however, that HAF compliance is assessed through the annual reporting process and is based on the final outcome of the by-law.

HISTORY/DISCUSSION

Background

The Housing Accelerator Fund ("HAF")

- On December 5, 2023, the Government of Canada, through the Canada Mortgage and Housing Corporation ("CMHC"), entered into an agreement with The City of Winnipeg (the "City") for $122.4 million in funding from the Housing Accelerator Fund.
- The HAF funding is based on the City achieving 3,166 net new building permitted housing units and 14,101 in total (including 10,935 units projected to be permitted without HAF) over the next three years.
- Any building permits issued between December 5, 2023, and December 5, 2026, will count toward the building permit goal.
- The City's HAF Action plan includes eight initiatives aimed at accelerating housing and affordable housing development. Two of those initiatives are focused on zoning amendments and local area plan amendments that facilitate faster development and increase housing options for Winnipeggers. Allowing more types of housing to be built helps respond to Winnipeg's growing and changing population.

November 23, 2023, Council Decision

- On November 23, 2023, Council adopted the HAF motion:

    1. *That Council affirm its support for the Housing Accelerator Fund (HAF) application.*

    2. *That the HAF application be amended to legalize four dwelling units per residential lot be permitted as-of-right city-wide.*

    3. *That the HAF application be amended to legalize four units of up to four storeys as-of-right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Master Transit Plan.*

    4. *That the HAF application be amended to ensure that new housing zoning reforms targeted for mall sites and commercial corridors – as proposed in City*

Council's Strategic Priorities Action Plan – allow for as-of-right development to facilitate quick approvals and construction of new housing.

5. *"That as-of-right approvals specified in Recommendations 2, 3 and 4 be contingent upon applicable zoning and by-law changes that are subject to a public hearing prior to enactment, and upon reasonable standards for construction, servicing and design, consistent with standards adopted or projected in other cities with completed HAF agreements, including:*

    A. *Lot size specifications, requiring that four units as-of-right be limited to a standard lot size or greater, with dimensions to be determined by Council after consideration of recommendations by the City Public Service, with total dimensions sufficient to support four housing units.*

    B. *Building form standards broadly consistent with existing Infill Guidelines, modified where necessary to meet the spirit of Recommendations 2 and 3.*

    C. *Height limits for developments under Recommendation 3, so four-storey as-of-right allowances are no greater than 48' and apply only to developments of four units. (Permitted heights for zones covered by Recommendation 2 alone would remain consistent with existing Infill Guidelines requirements).*

    D. *Urban servicing capacity requirements (including land drainage, water service, paved roadway and laneway service, and sufficient wastewater and flood protection capacity to meet existing provincial and federal regulations).*

    E. *Environmental standards, including the application of a tree protection and replacement by-law if City Council adopts such a by-law in future;*

    F. *Retention of the City's right to require consent to standardized development agreements where these would already typically be applied to new for-profit multi-residential developments to recover direct infrastructure costs to taxpayers, especially for those developments contemplated under Recommendation 4.*

6. *That all five Community Committees engage in consultation on the proposals, as outlined in Recommendations 2-5 above, no later than year-end 2024.*

7. *That the Public Service be directed to schedule public hearings and report back to the appropriate committee of Council, with the required by-law amendments to implement the intent of the foregoing. Winnipeg Zoning By-law and Downtown Zoning By-law amendments should be brought forward, if possible, as part of the Rapid Zoning By-law Amendments process, targeted for spring 2025 as noted in the HAF application.*

8. *That the Development Procedures By-law No. 104/2020 be amended to designate Council as the hearing body for the required zoning by-law amendments.*

- The subject rezoning application is being brought forward for Council's consideration in order to address items 2, 3 and all related sub-clauses in item 5 of its November 23, 2023, decision.

- It's important to note that items 2 and 3 of Council's decision are included as required by the Federal Minister of Housing, Infrastructure and Communities (at the time) in order to secure the available funding for HAF and other related Federal programs.

Proposed Amendments to Winnipeg Zoning By-law No. 200/2006

- The draft amendments were prepared by DPZ CoDesign ("DPZ"), a planning and urban design firm based out of Portland, Oregon.

- DPZ was the successful bidder in a request for proposals for a form-based zoning by-law.

- Form-based zoning by-laws put emphasis on the form of the built environment to enable complete communities, creating an increased level of certainty for as-of-right development, while at the same time respecting the character and design of the surrounding context.

Four Dwelling Units As-of-Right City-Wide

- The proposed amendments respond to Council's direction as outlined in the November 23, 2023, decision, which in itself was a response to the Federal Minister's HAF requirements of legalizing four units as-of-right city-wide, and legalizing up to four storeys as-of-right within 800 metres of transit, with the specifications and standards included in item 5.

- For example, when considering items 5.A and 5.B of the decision, Council's direction clarifies that there will be certain lot size standards and general guidance from the *Small-Scale Residential Design Guidelines for Mature Communities ("the Infill Guidelines")*, which means that four dwelling units may not be established on *every* lot.

- This guidance helped establish the Public Service's approach to the proposed Zoning By-law amendments.

- However, the *Infill Guidelines* include preferred location criteria, which can limit the locations of uses like 3-unit or 4-unit developments. This location criteria is not being applied in the proposed amendments as it would not meet the spirit and intent of the Federal Minister's HAF requirements of legalizing four units as-of-right city-wide.

- The proposed amendments were reviewed by the Canada Mortgage and Housing Corporation (CMHC) in February, prior to the virtual and in-person open houses. The CMHC indicated that the proposed amendments appear to be consistent with the City's HAF agreement.

Zoning Districts that are Being Amended

- The proposed amendments apply to the following zoning districts:

- R1 Residential Single-Family, which includes all of the following: R1-Estate (R1-E), R1-Large (R1-L), R1-Medium (R1-M), R1-Small (R1-S)
- R2 Residential Two-family
- RMF-S Residential Multi-Family Small.

- These districts are being amended because, these districts are typically serviced, and with the exception of the RMF-S zone, do not currently allow for more than one or two dwelling units on a lot.

- The Agricultural, Rural Residential 5, and Rural Residential 2 zoning districts are excluded because these zones are typically located in rural, unserviced areas. The establishment of new principal uses that would be best accommodated in an urban neighbourhood environment are discouraged in these Rural areas (per the Complete Communities Direction Strategy 2.0 (CCDS 2.0)).

- Manufacturing, and Parks and Recreational districts were also excluded because existing CCDS 2.0 policies discourage residential development in these areas.

- The remaining zoning districts (ex RMF-M, RMF-L, RMU, RMH, TOD, C1, C2, CMU, EI) are excluded because they already allow for multi-family development or more intense residential development. The C3 and C4 zoning districts are excluded because most of these sites fall within the recently adopted Malls and Corridors PDO-1, where there is no density maximum for residential development.

- Several Planned Development Overlays (PDOs) are also being amended to accommodate the proposed changes, including:

  - Schedule L – PDO-1 West Alexander & Centennial
  - Schedule M – PDO-1 Downtown Transcona
  - Schedule N – PDO-1 St Norbert
  - Schedule W – PDO-1 Corydon Osborne
  - Schedule Y – Mature Communities PDO-1

- Appendix 2 provides a summary table of all applicable amendments to the PDOs noted above. Additional discussion on the amendments to the Mature Communities PDO-1 is also provided later in this report.

Key Amendments to the R1, R2 and RMF-S Zoning Districts to Accommodate

Number of Dwellings

- As previously mentioned, the R1 and R2 zoning districts do not permit 3 or 4-unit dwellings. Accordingly, among the major changes to these zones is to allow for up to four dwelling units on a lot.

- However, per Council direction, not every R1 or R2-zoned lot is eligible to have up to four units on it. The following table is an adaptation of a similar table provided in the public open house presentation boards included on the Infill Housing Zoning Changes website and shared at the public information sessions. This table provides a summary of the number of units allowed as-of-right on an R1 or R2 zoned lot, subject to the limitations and requirements provided.

Figure 1: As-of-Right Development Requirements

Building Form	Min Lot Width		Back Lane Surfacing	Proposed Maximum Building
2-Units	Up-Down with a Back Lane	25 ft	Can be gravel or chipseal	28-35 ft. in mature neighbourhoods, 35 ft. everywhere else
	Side by Side with a Back Lane	40 ft		
	Up-Down on a Corner Lot	35 ft		
	Side by Side with a Front Drive	50 ft		
3-Units	With a Back Lane	35 ft	Must be paved	30-35 ft. in mature neighbourhoods, 35 ft. everywhere else
	On a Corner Lot	50 ft	n/a	
	With a Front Drive	60 ft	n/a	
4-Units	With a Back Lane or on a Corner Lot	50 ft	Must be paved	39 ft. if within 800 metres of a high-frequency transit stop. Otherwise 30-35 ft. in mature neighbourhoods, and 35 ft. everywhere else
	With a Front Drive	60 ft	n/a	

Dimensional Standards

- The dimensional standards are provided in the following sections of the proposed by-law:
    - Section 4: Minimum lot area
    - Section 5: Minimum lot width
    - Section 7: Maximum lot coverage
    - Section 8: Minimum permeable surface
    - Section 14: Building setbacks
    - Section 15: Building heights.

- The following tables are prepared to show key differences between the proposed amendments and the current zoning requirements.

- One table is for Recent Communities (ie areas outside of the Mature Communities PDO-1), and the other for Mature Communities.

- Notes with respect to the tables are:

    Use

    - In both Recent and Mature Communities, two-family dwellings, 3-unit, and 4-unit dwellings are currently not permitted in the R1 single family zones, however the standards noted within the tables are being compared with those for currently permitted, principal residential structures (ie this is not an “apples to apples” comparison in terms of use. It is more of a general building massing comparison).

- Currently 3-unit and 4-unit dwellings are conditional uses in the R2 zone in Recent Communities; 3-unit dwellings are permitted in Area 2 of the Mature Communities PDO-1, and 4-unit dwellings are conditional uses.
- In the existing zoning by-law 4-unit dwellings (fourplexes) are not enabled in the Mature Communities PDO-1. The example provided in the Mature Communities Table (Figure 3) is based on the parameters found in the *Infill Guidelines*.
- The Proposed – Recent Communities portion the Recent Communities Table (Figure 2) is not broken down by zoning district, but by use. This is because the requirements are the same for two-family, 3-unit, or 4-unit Dwellings in all R1, R2, and RMF-S zoning districts, with the following exception:
    - Reverse corner side yards match the applicable zoning district, except the RMF-S side yard was modified to 4 ft instead of 5 ft.

Lot Coverage

- The proposed lot coverage in both tables includes accessory structures, whereas the current lot coverage in the Dimensional Standards Table (5-2) of the Zoning By-law does not. For clarity, the maximum allowable lot coverage for accessory structures (12.5%) is now added to the Recent Communities lot coverage totals.
- The maximum lot coverages in the Proposed – Recent Communities and Proposed – Mature Communities portions of the table match the lot coverages provided per zoning district in the Current – Recent Communities portion of the table.
- In the Mature Communities PDO-1, lot coverage is calculated as follows:

    20(1) The maximum lot coverage for the principal building is 30%.

    20(2) The maximum lot coverage for a principal building with an attached garage is:
    (a) 30% for the principal building plus 440 square feet for the attached garage, where the lot area is 3,700 or fewer square feet; or
    (b) 42% where the lot area is greater than 3,700 square feet

    25 The maximum lot coverage for accessory structures (including detached garages) is:
    (a) where the lot area is 3,700 or fewer square feet, 440 square feet; or
    (b) where the lot area is more than 3,700 square feet, the lesser of 12% of the lot area or 880 square feet.

    The lot coverage presented in the Current – Mature Communities portion of the table is calculated at the lowest possible lot area.

Proposed Rear and Side Yards Include Accessory Structures

- The proposed rear and side yards include accessory structures, whereas the existing regulations for accessory structures follow Table 5-3 of the Zoning By-law.
    - This makes the rear yard of the proposed regulations seem much lower at 2 feet, when in fact that is the minimum rear yard for accessory structures in the current Zoning By-law.

- Per section 14(2) of the proposed by-law, existing setbacks are permitted for the conversion of an existing structure.

Minimum Front Yard – Alignment Required

- The minimum front yard is dependent on an alignment for both the existing zoning regulations and the proposed regulations. As such, if an alignment comes in at a distance greater than what is presented in the tables (ex 40 ft), the alignment distance is the applicable minimum front yard requirement.
- The minimum lot coverage presented in the Tables below is the requirement where an alignment cannot be completed.

Height

- The maximum height is provided in a range for the Current and Proposed – Mature Communities portions of the table because the height is calculated in the Mature Communities PDO 1 as:

19. The maximum building height for a lot is:
(a) 35 feet; or
(b) where the lot is less than 60 feet wide, the greater of:
(i) 28 feet; or
(ii) the average building heights of abutting lots plus 5 feet, to a maximum of 35 feet.

Figure 2: Recent Communities Dimensional Standards Comparison Table

Zoning or Use	Min Lot Area (sq ft)	Min Lot Width (ft)	Min Front Yard (ft)*	Min Rear Yard (ft)	Min Side Yard (ft)	Min Reverse Corner Side Yard (ft)	Max Height (ft)	Max Lot Cov. (w Access. Struct.) (%)
Current – Recent Communities								
R1-E	20,000	25	30	25	10	20	35	42.5%
R1-L	5,500	25	20	25	4	10	35	52.5%
R1-M	3,500	25	15	25	4	4	35	57.5%
R1-S	2,500	25	15	25	3 each, or 2 & 4	4	35	57.5%
R2	5,000 (2,500 per Dwelling Unit (DU)); 4,000 (2,000 per DU) when abutting a back lane	25	20	25	4	4	35	NA
RMF-S	9,000 (5,000 when abutting a back lane)	NA	20	25	4	5	35	NA
Proposed – Recent Communities								
TFD (Up/Down w Lane)	NA	25	10	2	4 & 3	See notes	35	See notes
TFD (Side by Side w Lane)	NA	40	10	2	4 & 3	See notes	35	See notes
TFD (Up/Down Corner)	NA	35	10	10	4 & 3	See notes	35	See notes
TFD (Side by Side w Front Dr)	NA	50	10	10	4	See notes	35	See notes
3-unit (w Lane)	NA	35	10	2	4 & 3	See notes	35	See notes
3-unit (Corner)	NA	50	10	10	4	See notes	35	See notes
3-unit (w Front Dr.)	NA	60	10	10	4	See notes	35	See notes
4-unit (w Back Lane or Corner)	NA	50	10	2	4	See notes	35 (39 if within 800 m of H-F Transit)	See notes
4-unit (w Front Dr.)	NA	60	10	10	4	See notes	35 (39 if within 800 m of H-F Transit)	See notes

Figure 3: Mature Communities Dimensional Standards Comparison Table

Use	Min Lot Area (sq ft)	Min Lot Width (ft)	Min Front Yard (ft)*	Min Rear Yard (ft)	Min Side Yard (ft)	Min Reverse Corner Side Yard (ft)	Max Height (ft)	Max Lot Cov. (w Access. Struct.) (%)
Current – Mature Communities								
TFD (Up/Down w Lane)	2,880	32	10	25	4	same as zoning district	28-35	~45.3
TFD (Side by Side w Lane)	4,000 (2,000 per DU)	40	10	25	4	same as zoning district	28-35	~42
3-unit (w Lane)	3,495	35	10	25	4	same as zoning district	28-35	~42.6
4-unit (w Lane)	5,000	50	10	25	4	same as zoning district	28-35	~42
Proposed – Mature Communities								
TFD (Up/Down w Lane)	NA	25	10	2	4 & 3	See notes	28-35	See notes
TFD (Side by Side w Lane)	NA	40	10	2	4 & 3	See notes	28-35	See notes
TFD (Up/Down Corner)	NA	35	10	10	4 & 3	See notes	28-35	See notes
TFD (Side by Side w Front Dr)	NA	50	10	10	4	See notes	28-35	See notes
3-unit (w Lane)	NA	35	10	2	4 & 3	See notes	30-35	See notes
3-unit (Corner)	NA	50	10	10	4	See notes	30-35	See notes
3-unit (w Front Dr.)	NA	60	10	10	4	See notes	30-35	See notes
4-unit (w Back Lane or Corner)	NA	50	10	2	4	See notes	30-35 (39 if within 800 m of h-f transit)	See notes
4-unit (w Front Dr.)	NA	60	10	10	4	See notes	30-35 (39 if within 800 m of h-f transit)	See notes

Height – Lots within 800 Metres of Transit

- As previously mentioned, *"legalizing up to four storeys as-of-right within 800 metres of transit"* was one of three requirements of the Federal Minister.

- In its decision, Council adopted the following key items with respect to the Minister's requirement:

  3. That the HAF application be amended to legalize four units of up to four storeys as-of right within 800 metres of high-frequency transit corridors as outlined in the City's HAF application and informed by the initial network changes in phase one of the Winnipeg Transit Master Plan.

  5.B. Building form standards broadly consistent with existing Infill Guidelines, modified where necessary to meet the spirit of Recommendations 2 and 3.

  5.C. Height limits for developments under Recommendation 3, so four-storeys as-of-right allowances are no greater than 48' and apply only to developments of four units. (Permitted heights for zones covered by Recommendation 2 alone would remain consistent with existing Infill Guidelines requirements).

- The Public Service's approach to meeting the intent of the Minister and Council with respect to allowing four storeys within 800 metres of high-frequency transit is to:
  - Allow new 4-unit dwellings up to four storeys within 800 metres of Rapid, Frequent, and Frequent Express transit lines in phase one of the Winnipeg Transit Master Plan (this clarifies what is meant by "high frequency transit corridors"), and;
  - Clarify that four storeys is a maximum of 39' in height (not greater than 48').

- Per Council's recommendation, the allowance of four storeys within 800 metres of high frequency transit corridors only applies to 4-unit developments, which can only be built upon lots that meet the applicable criteria and requirements.

- The map in the proposed by-law provides the area to which up to four storey, 4-unit developments could be allowed. This map:
  - Was created by using data from Winnipeg's Navigo Trip Planner to help identify lots within 800 metres of Rapid, Frequent, and Frequent Express transit lines;
  - Only includes lots that are fully within 800 metres of Rapid, Frequent, and Frequent Express transit lines;
  - Only applies to R1, R2 or RMF-S zoned lots, though it includes lots with other zoning designations; and,
  - Only applies when there is a pedestrian route to the street intersection where the bus stops are located.

Restrictions (Section 3)

- Key restrictions in the proposed by-law are:
  - A 3-unit or a 4-unit dwelling must not be located on any lot that:
    - is accessed from an unpaved public lane;
    - abuts a rail line or rail yard; or
    - abuts the Red, Assiniboine, Seine, or the La Salle Rivers, or the Omand's, Bunn's, Sturgeon, or Truro Creeks in the R1 Single Family zone.

- Any lot in an R1, R2 or RMF-S zoning district used for a 3-unit or 4-unit dwelling must have a full range of municipal services, which consists of an urban standard roadway, including piped land drainage, wastewater and water services.
    - However, a 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.
- Where there is a conflict between this Schedule and the provisions of the PDO-1 Airport Vicinity, the provisions of the PDO-1 Airport Vicinity prevail.

Permeable Surface (Section 8)

- The minimum required permeable surface is 30% of the lot in the R1 or R2 districts for two-family, 3-unit or 4-unit dwellings.

- The minimum required permeable surface is 30% of the lot for a two-family dwelling in the RMF-S district and 20% for 3-unit or 4-unit dwellings.

Parking (Section 9)

- One parking stall is required per dwelling unit. However, 0.15 parking stalls are permitted per affordable housing unit as defined in the Zoning By-law.
    - Any fraction of a parking space below 0.5 is counted as “0”, and any fraction of parking space above 0.5 is counted as “1” (section 162 of the Zoning By-law).

- Parking areas must be 16 feet from the front façade of any principal building, except lots in R2 or RMF-S zoning districts may have parking areas even with or past the front facade.

- This report does not address the application requirements for the Canada Public Transit Fund (CPTF) Baseline Funding Program, which currently includes he elimination of off-street parking minimums within 800 metres of high frequency transit stations (BRT) as well as higher density within 800 metres of the BRT stations. All Zoning updates required related to CPTF application criteria will be brought forward for Council’s consideration in a future report.

Driveways (Section 10-13)

- The proposed by-law requires lots that abut a lane must take access from the lane.

- Lots that do not have access to a lane require a side approach driveway for corner lots, or a front approach driveway for interior lots.

- The maximum width of a front driveway must not be greater than 10 feet.

- Driveways must be fully paved or may be limited to the wheel path to increase pervious surface.
- Front or side access driveways must be located 4 feet from a side property line and 10 feet from a rear property line.

Design Standards and Projections (sections 16-27)

- Building design standards and permitted projections are included in the proposed by-law. Design standards consist of:
    - Rules for the primary building mass, wings, attachments, and entries
    - Requirements for a projection for primary masses or wings longer than 30 feet
    - Rules for dormers, windows and building materials, including:
        - Maximum widths for dormers
        - A glazing requirement of 25% for any building façade facing a street
        - Building facades must contain no more than 3 materials.

- Projections are limited to those provided in sections 18-23. Projections like those associated with porches, stoops, vestibules, and eaves can help with the overall design and appearance of buildings.

Fencing (Section 28)

- Fencing is required in accordance with section 28 of the proposed by-law.

Landscaping and Tree Preservation (Section 29)

- The landscaping standards and tree preservation standards are the same as those found in the Mature Communities PDO-1.

Key Differences from Infill Guidelines

- Recommendation 5.B of Council's November 23, 2023 motion on the Housing Accelerator Fund states that building form standards be "*broadly consistent with existing Infill Guidelines, modified where necessary to meet the spirit of Recommendations 2 and 3."*

- Early in the stakeholder engagement process, our zoning by-law consultant DPZ CoDesign met with members of the Urban Development Institute to review opportunities and challenges associated with developing 2, 3, and 4-unit developments on sample lots.

- Through that process, it was identified that the lot coverage requirements of the *Infill Guidelines* were too low, particularly for 3 and 4-unit developments. The key constraint was that the limited lot coverage didn't allow for the creation of larger units with two bedrooms and two bathrooms and in the ~1,100 square foot range. This is the housing product that the market is looking for.

- The proposed lot coverage, which includes both principal and accessory structures, is now:

    R1-E = 42.5%
    R1-L = 52.5%
    R1-M = 57.5%
    R1-S = 57.5%
    R2 = NA
    RMF-S = NA

- Existing lot coverages in the *Infill Guidelines* align with those presented in Figure 3.

- Per Figure 2, the proposed lot coverages align with those in Recent Communities.

- With the lot coverage amendments, changes have also been made to the rear yard setback requirements, which are shown in Figure 3 and explained in the associated notes.

- Modest changes are proposed to the front and side setbacks as presented in Figure 3.

- The proposed by-law allows for slightly taller 3 and 4-unit developments with a range of 30-35 feet instead of 28-35 feet in height.
    - The more notable change regarding building height is the added permissibility gained through the reduced rear yard setback.

- The minimum site width for a two-family dwelling (up/down) is 25 feet instead of 32 feet.

- The proposed parking requirement of 1 stall per dwelling unit is a slight reduction to the current 1.2 stalls per dwelling unit in the *Infill Guidelines*.

- The proposed design regulations are largely consistent with the *Infill Guidelines*. Key measurable criteria are compared below.

Figure 4: Design Requirements of the Proposed By-law and Infill Guidelines

Proposed By-Law	**Infill Guidelines**
Requirement for projections or recesses in buildings	Requirement for projections or recesses in buildings
Maximum of 3 building materials	Minimum of 2 types of exterior cladding on façade (one must cover 20%)
Minimum of 25% window area for front facing façade; 8% for side facing	Minimum of 20% window area for front facing façade; 15% for side facing corner street
Street-facing entrance with required sidewalk connection to public sidewalk	Street-facing entrance with required sidewalk connection to public sidewalk
No restriction on mirrored elevations	Restricts mirrored elevations for side-by-sides

- The *Infill Guidelines* include preferred location criteria, which was meant to guide development applications for two-family, 3, and 4-unit (and more) buildings.

- This location criteria is not being applied in the proposed amendments as it would not meet the spirit and intent of the Federal Minister's HAF requirements of legalizing four units as-of-right city-wide.

- The entirety of the *Infill Guidelines* will continue to be used for all infill proposals of 5 units and more.

- However, the key criteria with respect to lot widths remain largely in alignment, with the exception of two-family dwellings (proposed 25-foot lot with versus 32 feet).

Amendments to Mature Communities PDO-1

- In conjunction with the proposed amendments, regulations with respect to two-family and 3-unit developments are recommended to be removed from the Mature Communities PDO-1.

- The Mature Communities PDO-1 will remain intact to guide single-family development only.

- Other amendments proposed that will apply to single-family developments are:

    - The removal of the design review requirement.
    - Clarification changes such as those associated with subdivision of equally sized lots and when a subdivision occurs where there is no public lane have been made.

Consultation and Collaboration

- Initial stakeholder consultation began in August 2024, when our zoning by-law consultant DPZ CoDesign engaged with members that were recommended from the Urban Development Institute of Manitoba (UDI).

- Through these stakeholder meetings, opportunities and challenges associated with 2, 3, and 4-unit developments were identified and were used to help draft the proposed by-law.

- Many of the proposed by-law regulations are a product of actual architectural design process of dwelling units and their relationship to a variety of typical residential lot widths and depths.

Community Committee Councillor Meetings

- In the last quarter of 2024, per Council direction, all five Community Committees were invited to engage on the key components of the proposed zoning amendments prior to year-end.

    - Community Committee meetings on September 9 and 10, 2024 only introduced the item, as the focus of those meetings was on the Malls and Corridors PDO.
- Each Community Committee was invited to review and discuss the material that would ultimately form the virtual open houses, and open house slides in separate sessions held on December 9 and 10, 2024. A total of 12 Councillors participated.

- Planning consultants Landmark Planning and Design facilitated all of the meetings.

- Follow-up meetings were also held for all of Council to review updated material on February 24 and 28, 2025.

- As presented in the engagement sessions, the material reviewed was the same as what would be presented on the website, in the virtual open houses, and at the public open houses, less minor tweaks that may arise through the feedback and review process.

Stakeholder Meetings

- Stakeholders who previously participated in Malls and Corridors Week were invited to participate in Infill Housing virtual engagement sessions that were held on March 10 and 11, 2025.
    - These stakeholders included members of UDI, the Province of Manitoba, and other housing advocates.

- Similar to the Councillor meetings, the open house slides were reviewed and discussed.

- Planning consultants Landmark Planning and Design facilitated all of the sessions.

- As presented in the sessions, the material reviewed was the same as what would be presented on the website and at the open houses, less minor tweaks that may arise through the feedback and review process.

Zoning Changes to Accommodate Infill Housing Website

- The infill housing website, winnipeg.ca/infillhousing/, was launched on March 3, 2025.

- The website included the open house slides (boards), past virtual open house videos, open house locations and times, public hearing information, frequently asked questions, and a project email for questions.

Virtual Open Houses

- Three virtual open houses were held on March 17 and 18 at the following times:

    Virtual Open House 1: March 17, 2025 - 7:00 p.m. to 8:30 p.m.
    Virtual Open House 2: March 18, 2025 - 4:00 p.m. to 5:30 p.m.
    Virtual Open House 3: March 18, 2025 - 7:00 p.m. to 8:30 p.m.

- The virtual open houses were advertised in the Community Review East and West (print and e-edition) on March 5th, and the Winnipeg Free Press (print and e-edition) and Winnipeg Sun (print and e- edition) on March 8th. City of Winnipeg social media also advertised the events.

- All virtual meetings were held via the Zoom platform.

- A total of 328 individuals attended the virtual sessions and 431 questions and/or comments were submitted during the virtual engagement sessions.

- Common questions included:

    - Does new infill housing have to be affordable as defined by CMHC?

    - Where do these new infill rules apply?

    - Will the City regulate whether infill housing is owned or rented?

    - What is ‘as-of-right’ development?

- What are the specific building standards associated with the new infill rules?
- Will these rules continue even without HAF funding?

- Common concerns included:
  - The City of Winnipeg infrastructure capacity (e.g. roadways and water and wastewater systems)
  - Protection of the City's mature tree canopy
  - Desire for higher parking minimums
  - Desire for lower parking minimums
  - Desire for higher minimum lot widths
  - Desire for lower minimum lot widths
  - Removal of the public hearing requirement
  - Impacts to existing single-family homes (e.g., construction impacts, increase in street parking, decrease in property values, and increased shadows).

- Recordings of the virtual open houses were posted online on the *Zoning Changes to Accommodate Infill Housing Website* on April 3. As of May 6, 2025, these open houses were viewed a total of 330 times.

In-Person Open Houses

- In-person open houses covering all five of the City's Community Committee areas were held:
  - March 19, 2025 – 4:00 p.m. to 7:00 p.m. (RBC Convention Centre)
  - April 29, 2025 - 1:00 p.m. to 7:00 p.m. (Assiniboia – Outlet Collections Winnipeg)
  - May 1, 2025 - 4:00 p.m. to 7:00 p.m. (Riel – Dakota Community Centre)
  - May 2, 2025 – 2:30 p.m. to 5:30 p.m. (EKT – East Elmwood Community Centre)
  - May 5, 2025 – 4:00 p.m. to 7:00 p.m. (City Centre – Charles A. Barbour Arena)
  - May 6, 2025 – 4:00 p.m. to 7:00 p.m. (LSWK – Canad Inns Garden City).

- This additional requirement for five more in-person open houses in April and May was directed by Council on March 27, 2025:

  1. *That the public service be directed to hold in-person public consultation sessions between April 2 and May 10, 2025, to solicit feedback on the proposed zoning changes, in each of the five Community Committee areas.*

  2. *That the public consultation dates, times and locations be provided to the public at least five working days in advance of the information sessions, with advertising at a minimum to be purchased on Facebook.*

- The open houses were advertised in the Community Review East and West (print and e-edition) on March 5 and April 9, the Winnipeg Free Press (print and e-edition) on March 8 and April 12, and the Winnipeg Sun (print and e- edition) on March 8 and April 12.

- City of Winnipeg social media also advertised the events. Regarding the April 29-May 6 open houses, the City of Winnipeg social media advertising was as follows:
    - April 9 & 13: Facebook / LinkedIn / Instagram (only on April 9)
    - April 9, 15, & 24: Instagram
    - April 9, 11, 14, 19, 23: X
    - April 15-17; 22 & 23: Facebook (boosted)
    - April 25: X / Instagram story
    - April 26: Facebook/LinkedIn
    - April 28: X / Facebook; Instagram / Facebook story
    - April 29: X; Instagram / Facebook story
    - April 30 – May 6: X / Facebook; Instagram / Facebook story
    - May 7: X / Facebook (Thank-you).
- The open houses were drop-in style events, with project poster boards on display throughout the meeting rooms. Project Team members and additional City of Winnipeg and Landmark Planning staff were present to answer any questions from attendees.
- Approximately 732 individuals attended the five additional open houses.
- A comment sheet was made available to provide feedback on the proposed Zoning By-law changes. A total of 347 comment sheets were received. The majority of these comment sheets were received in-person as opposed to online.
- A summary of responses is provided below:
    - The majority (85%; 291 of 342) of respondents reside in an older community in Winnipeg.
    - Most respondents (44%; 150 of 342) indicated that they understand the proposed changes and do not like what they see. While 29% of respondents indicated that they understand the proposed changes and have some concerns, a similar proportion of respondents (25%) indicated that they understand the proposed changes and like what they see.
    - Regarding the proposed zoning by-law changes, participants were asked to indicate which statement most closely fits their current opinion. Participants provided the following responses (note: respondents were able to select more than one answer):

I have concerns because of the potential for increased traffic or parking	176
I have other concerns beyond those noted above	153
I have concerns about my property value	141
I have concerns about water and wastewater servicing capacity	140
I have concerns because of the potential impact to my shade or privacy	133
I think this is a good idea for Winnipeg because we need affordable housing	89
I think this is a good idea to make infrastructure and services less expensive	79
I think this is a good idea for Winnipeg because it will support property values	31
I have concerns but am unsure how to state them	16
I have no opinion	2
Total	**959**

- Regarding the upcoming public hearing for City of Winnipeg Council to consider the noted zoning by-law changes:
    - 56% of respondents (179 of 322) indicated that they are likely to attend the public hearing in order to express their concerns.
    - 25% of respondents indicated that they are likely to attend the public hearing in order to express their support.
    - The remaining 19% indicated that they will likely not attend the public hearing.
- Respondents were given an opportunity to provide additional comments.
- Key themes from respondents with concerns or negative opinions of the proposed changes include:
    - Concerns about changes to the character and aesthetics of existing neighbourhoods (63)
    - Concerns regarding increased street parking and/or traffic (56)
    - Concerns regarding the removal of the public hearing requirement (46)
    - Concerns about the City of Winnipeg infrastructure capacity (e.g. roadways and water and wastewater systems, snow storage, drainage) (38)
    - Concerns regarding the protection of the City of Winnipeg's tree canopy, greenspaces, and/or waterways (35)
    - Concerns regarding the lack of concrete measures to ensure long-term housing affordability (33)

        - Concerns about increased crime and decreased community pride associated with renter-occupied households (32)
        - Concerns that the City will become too dense and/or suggestions to focus infill development on newer neighbourhoods/encourage greenfield development (24)
        - Concerns about increased shadows and/or privacy concerns (22)
        - Concerns that infill housing will result in increased noise levels (16)
    - Of the respondents that indicated positive associations with or support for the proposed changes, the following comments or reasons for support were provided:
        - Suggestions to remove parking minimums or reduce parking requirements (18)
        - Suggestions to reduce restrictions to enable more density and residential development (e.g., increase the 800 metre walkshed, restrictions on fourplexes, increase lot coverage, less lot size restrictions) (14)
        - Positive associations with increased density and residential development (13)
        - Associations with modernization/positive changes for the City (13)
        - Associations with less expensive services and infrastructure (6)
- Comments and questions received between March 3 and May 7, 2025 are provided in Appendix C.

Changes After Public Information Sessions

- The following changes to the proposed zoning by-law were added based on the feedback received from the public information sessions:
    - 3-unit and 4-unit dwellings in the R1 Single Family zone are not permitted on lots that abut:
        - the Red, Assiniboine, Seine, or the La Salle Rivers; and,
        - Omand's, Bunn's, Sturgeon, or Truro Creeks.
    - In addition, a larger 25-foot rear setback is required to all 2, 3 or 4 unit developments along the above-mentioned rivers and creeks in R2 and RMF-S zoning districts.

FINANCIAL IMPACT

Financial Impact Statement Date: May 16, 2025

Project Name:

DAZ 209/2025 – Amendments to the City of Winnipeg Zoning By-law to Allow As-of-Right Residential Development of New 2-unit, 3-unit and 4-unit dwellings

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn May 16, 2025
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services

OURWINNIPEG POLICY ALIGNMENT

OurWinnipeg 2045

6.1 Sustainable Urban Growth

The City must accommodate physical development that reflects this Plan's goals, and achieves a continuum of complete and connected communities over the lifecycle of the Plan.

6.6 Intensification Target

Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable, as directed in Complete Communities.

6.16 Established Neighbourhoods

Designate Established Neighbourhoods within the Urban Structure, representing lands that will accommodate additional growth in a context-sensitive manner, while promoting the efficient use of land, cost-effective municipal servicing, enhanced housing choice and affordability, and conservation of green infrastructure and heritage resources and districts, as defined in Complete Communities.

6.39 Affordable and Supportive Housing Options

Facilitate affordable and supportive housing in all neighbourhoods, through a continuum of private and non-profit housing development that includes a mix of sizes, forms and tenures; resilient, low-carbon, and energy-efficient construction; adaptable, universal design accessibility; and proximity to integrated and, sustainable transportation options.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Strategic Opportunity #4: Facilitate Compact, Complete Development and Increase Density

4.1 Increase Strategic Infill Development that Provides Access to and Capitalizes on Existing and Planned Corridors with Frequent Transit Service (Primary Responsibility: Planning, Property and Development Department)

WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021 – 2031) by aligning with the following goals and objectives:

GOAL 2: The City Actively Plans for and Partners in Affordable Housing

A. The City's capacity and commitment to advancing affordable housing initiatives are increased.

C. Municipal tools, resources and partnerships are developed and used to encourage and facilitate affordable housing development.

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Kostiuk, RPP, MCIP
Date: May 16, 2025
File No: DAZ 209/2025

Attachments:

Appendix A – Draft Amending By-Law

Appendix B – Amendments to Existing Planned Development Overlays (PDOs)

Appendix C – Compiled Questions and Comments