Minutes – Executive Policy Committee – October 21, 2025

REPORTS

Item No. 15 Text Amendment to Schedule Y – The Mature Communities PDO-1 of the Winnipeg Zoning By-law No. 200/2006
File DAZ 219/2025

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and recommended to Council:

1. That first reading be given to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 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.

DECISION MAKING HISTORY:

Moved by Councillor Duncan,

That the recommendation of the Standing Policy Committee on Property and Development be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to the Executive Policy Committee and Council:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 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.

PUBLIC HEARING SUMMARY

File: DAZ 219/2025

Before: Standing Policy Committee on Property and Development
Councillor Duncan, Chairperson
Councillor Browaty
Councillor Santos
Councillor Wyatt

Public Hearing: October 9, 2025
Council Building, 510 Main Street

Applicant: Director of Planning, Property and Development

Subject:



Applicant: Planning , Property & Development Department
File: DAZ 219/2025
Proposal: Proposed amendments to Schedule Y – The Mature Communities PDO-1 of the City of Winnipeg Zoning By-Law No. 200/2006 to make the standards found in Schedules I and K apply if in conflict with a regulation in Schedule Y, and to amend the title of Schedule Y to: "Mature Communities Planned Development Overlay 1."
For more information, please contact Robert Kostiuk, Planner at 204-986-7367

DEMANDEUR: Ville de Winnipeg
N° DE DOSSIER: DAZ 219/2025
PROJET: Proposition de modifications à l'annexe Y du Zoning By-law No. 200/2006 (règlement municipal sur le zonage) de la Ville de Winnipeg, intitulée « The Mature Communities PDO-1 » (DO-1 des quartiers établis), visant à faire en sorte que les normes figurant aux annexes I et K s'appliquent en cas de conflit avec une disposition de l'annexe Y, et à changer le titre de l'annexe Y à « Mature Communities Planned Development Overlay 1 » (développement organisé 1 des quartiers établis). **Pour plus de renseignements, communiquez avec R. Kostiuk, urbaniste, au 204-986-7367.**

RE:	Text Amendment to Schedule Y – The Mature Communities PDO-1 of the Winnipeg Zoning By-law No. 200/2006 File DAZ 219/2025
For submission to:	Executive Policy Committee
Prepared by:	L. Cowan, Senior Committee Clerk Standing Policy Committee on Property and Development
Report date:	October 9, 2025

Standing Committee Recommendation:

On October 9, 2025, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and recommended to Executive Policy Committee:

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 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.

The Standing Policy Committee on Property and Development provided the following supporting reason for its recommendation:

1. This is largely just a clean up matter and happy to move this along.

Objections under the Charter:

Total number of valid objections as per section 125(2) – 0

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

Exhibits Filed:

1. Application dated July 24, 2025
2. Advertising Notice dated September 3, 2025
3. Notification of Public Hearing to:
   - A. Minister of Municipal Relations dated September 11, 2025
   - B. Applicant dated September 11, 2025
   - C. Administration dated September 11, 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 September 11, 2025
4. Report from the Urban Planning Division dated September 12, 2025
5. Petition in support of the application purporting to contain 117 signatures, submitted by Don Armstrong
6. Recording of Representations

REPRESENTATIONS:

In Support:

Robert Kostiuk
Don Armstrong

In Opposition:

Nil

For Information:

Nil

For the City:

H. Borys, Director, Planning, Property and Development
J. Veitch, Manager of Urban Planning, Planning, Property and Development Department

Exhibit “4” referred to in File DAZ 219/2025

ADMINISTRATIVE REPORT

Title: DAZ 219/2025 – Text Amendment to Schedule Y: Mature Communities PDO-1 of the City of Winnipeg Zoning By-law No. 200/2006

Critical Path: Standing Policy Committee on Property and Development – Executive Policy Committee – Council

AUTHORIZATION

Author	Department Head	CFO	CAO
J. Veitch	H. Borys		

EXECUTIVE SUMMARY

On July 18, 2024, Winnipeg City Council added the Areas 1 & 2 Mature Communities Planned Development Overlay 1 (Mature Communities PDO-1) to the City of Winnipeg Zoning By-law No. 200/2006. This PDO-1 made it easier to build single-family, two-family, and three-unit homes in older neighbourhoods. This was part of a larger plan to speed up housing development, supported by the City’s Housing Accelerator Fund and Council’s Strategic Priorities.

On June 26, 2025, Council passed Schedule AC– Development Requirements for Low Density Infill, which focused on low-density housing (ex. two, three, and four-unit homes) amendments to Winnipeg Zoning By-law No. 200/2006. This change meant the Mature Communities PDO-1 would now only apply to single-family homes.

Schedule AC has special rules that override most zoning rules, except in certain areas like near airports, along roadways, or near stormwater basins. The Mature Communities PDO-1 also overrides most zoning rules but does not include all the same exceptions.

Council asked the public service to amend Schedules I and K to override the Mature Communities PDO-1 zoning rules. This amendment, which is proposed in the subject application, makes the Mature Communities PDO-1 more consistent with Schedule AC. In addition to this amendment, the Public Service recommends a minor change to the full name of the PDO-1 by eliminating “Areas 1 & 2” from the title.

This change ensures that the special rules for yards on certain streets and in unique areas – like the 50-foot front yard setback in Wildwood Park – are followed rather than the rules in the Mature Communities PDO-1.

RECOMMENDATIONS

1. That Council give first reading to a by-law to amend the Winnipeg Zoning By-law No. 200/2006 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

In accordance with the Development Procedures By-law No. 104/2020 and s. 236.1(2) of The City of Winnipeg Charter, before Council gives first reading to the proposed by-law, the Standing Policy Committee on Property and Development must conduct a public hearing with respect to zoning by-law text amendments.

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. In the event that the City does not receive sufficient objections to the amending by-law, it will be brought back directly to Council for second and third readings at the following meeting of Council.

HISTORY/DISCUSSION

On July 18, 2024, Council enacted By-law No. 26/2024 (see DAZ 204/2024 for associated Administrative Report), which included the addition of the Areas 1 & 2 Mature Communities Planned Development Overlay 1 (Mature Communities PDO-1) of Winnipeg Zoning By-law No. 200/2006. When introduced, the Mature Communities PDO-1 helped make it easier to develop single-family detached dwellings, two-family dwellings, and three-unit dwellings in Mature Communities.

The addition of the Mature Communities PDO-1 was part of a four-stage zoning by-law amendment process to improve processing and accelerate housing that was guided by both Council's Strategic Priorities Action Plan ("SPAP") and The City of Winnipeg's Housing Accelerator Fund (HAF) application.

On June 26, 2025, Council enacted By-law No. 59/2025 (see DAZ 20/2025 for associated Administrative Report). This By-law added Schedule AC – Development Requirements for Low Density Infill (i.e. two-family, three-unit, and four-unit dwellings) and broadly amended the Mature Communities PDO-1 so that it only dealt with single-family detached dwellings in Mature Communities.

Schedule AC overrides most other zoning requirements in the Winnipeg Zoning By-law, but includes specific provisions in section 1(4) where Schedule AC must not override existing provisions:

> *1(4) Where there is a conflict between this Schedule and the provisions of any of the following Schedules, the provisions of the following Schedules shall prevail:*
>
> *(a) Schedule D – PDO-1 Airport Vicinity;*
>
> *(b) Schedule H – Additional Yard Requirements for Lots Adjacent to Storm Water Retention Basins;*
>
> *(c) Schedule I – Special Yards;*
>
> *(d) Schedule J – Lots Adjacent to Greater Winnipeg Gas Easement; and*
>
> *(e) Schedule K – Additional Area-Specific Yard Requirements*

The Mature Communities PDO-1 also overrides most other zoning requirements in the Winnipeg Zoning By-law, except the PDO-1 Airport Vicinity. However, it does not include the same exceptions found in section 1(4) of Schedule AC.

On September 12, 2025, the Standing Policy Committee on Property and Development (and ultimately Council) directed the Public Service:

> "…*to prepare an amendment to the Winnipeg Zoning By-law No. 200/2006, using the Wildwood Into Tomorrow visioning document as a reference, that prioritizes the specific special yard requirements as set out in Schedules I and K, over the general provisions in the Mature Communities PDO-1 (Schedule Y) in order to preserve the spatial integrity of the Wildwood Park central greenway.*"

The Public Service has prepared an amendment to the Mature Communities PDO-1 consistent with the motion above and has added a minor change to the full name of the PDO-1 by eliminating "Areas 1 & 2" from the title.

The proposed amendment makes the Mature Communities PDO-1 more consistent with section 1(4) of Schedule AC. Schedules H & J are not included in the amendments to the Mature Communities PDO-1. However, these Schedules do not include properties found in the Mature Communities mapped area and are therefore not applicable to the Mature Communities PDO-1.

Per the direction provided in the motion, this amendment ensures that the special yard provisions that apply to streets and unique areas, such as the 50-foot front yard setback Wildwood Park, take precedence over provisions in the Mature Communities PDO-1.

FINANCIAL IMPACT

Financial Impact Statement

Date: September 5, 2025

Project Name:

DAZ 219/2025 – Text Amendment to Schedule Y: Mature Communities PDO-1 of the City of Winnipeg Zoning By-law No. 200/2006

COMMENTS:

There are no financial implications associated with this report.

Mike McGinn Sep. 5, 2024
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services Department (as to legal issues)

OURWINNIPEG POLICY ALIGNMENT

City Building

Objective: Facilitate development opportunities that complete established communities, and plan new communities as complete and connected from the outset.

6.2 Complete Communities Characteristics:
The characteristics of complete communities must be identified and defined in Complete Communities, and will include, at minimum, equitable access to: safety and security, affordable housing for all incomes, local employment opportunities, health-supportive amenities, access to nature, social interaction opportunities, sustainable transportation options, and digital communication technology infrastructure to align with this Plan's goals.

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.

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

N/A

SUBMITTED BY

Department: Planning, Property and Development
Division: Urban Planning and Design
Prepared by: Robert Kostiuk, RPP, MCIP
Date: September 12, 2025
File No: DAZ 219/2025

Attachments: Appendix A – Draft Amending By-Law