THE CITY OF WINNIPEG

BY-LAW NO. /2025

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law by adding the Housing Accelerator Fund Supportive Housing Sites Planned Development Overlay 1 pursuant to Development Application No. DAZ 218/2025.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Winnipeg Zoning By-law amended

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

Subsection 57(4) amended

2 Subsection 57(4) is amended:

(a) by replacing clause (b) with the following:

(b) to add to the list of permitted or conditional uses, except for the following:

(i) the Mature Communities PDO-1;

(ii) the PDO-1 Malls and Corridors; and

(iii) the PDO-1 HAF Supportive Housing Sites;

and

(b) in clause (d), by adding "except for the PDO-1 HAF Supportive Housing Sites," before "where the proposed changes…".

PDO-1 HAF Supportive Housing Sites added

3 The document attached as Schedule "A" to this By-law and entitled "Housing Accelerator Fund Supportive Housing Sites Planned Development Overlay 1" is added as the next available schedule.

RECEIVED FIRST READING on the day of , 2025;

RECEIVED SECOND READING on the day of , 2025;

RECEIVED THIRD READING on the day of , 2025;

DONE AND PASSED this day of , 2025.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

for Director of Legal Services
and City Solicitor

SCHEDULE "A"

HOUSING ACCELERATOR FUND SUPPORTIVE HOUSING SITES PLANNED DEVELOPMENT OVERLAY 1
(PDO-1 HAF Supportive Housing Sites)

Purpose

1 The purpose of the PDO-1 HAF Supportive Housing Sites (the "PDO") is to facilitate quick approvals and construction of housing developments with on-site supports on City-owned land with the goal of providing housing for vulnerable populations at risk of homelessness.

Applicability

2 This PDO applies to every lot shown on Maps 1 through 5 of this PDO (the "PDO Area").

Development Standards

3(1) Except to the extent modified by the standards in this PDO, all standards of this By-law apply within the PDO Area.

3(2) Where there is a conflict between the provisions of this PDO and the underlying provisions of this By-law, the provisions of this PDO prevail.

Permitted Uses

4(1) Subject to anything else in this PDO, the following principal uses are permitted in all zoning districts within the PDO Area:

(a) Dwelling, multi-family;

(b) Assisted living facility;

(c) Care home; and

(d) Single room occupancy.

4(2) The following accessory uses are permitted in all zoning districts within the PDO Area:

(a) Day care; and

(b) Social service facility.

Density

5(1) The maximum density for any permitted use authorized under section 4 is 30 dwelling units.

5(2) Despite subsection (1):

(a) any Single room occupancy use authorized under section 7 must not exceed 30 beds; and

(b) any Care home use authorized under section 7 must not exceed 30 persons.

Lot Coverage

6 The maximum lot coverage for any permitted use authorized under section 4 is 70%.

Building Heights

7 The maximum building height for any permitted use authorized under section 4 is:

(a) 39 feet for any lot shown on Map 4 or Map 5; and

(b) 49 feet for any lot shown on Map 1, Map 2 or Map 3.

Yard Setbacks

8 The following minimum yard setbacks apply to any lot within the PDO Area for any permitted use authorized under section 7:

(a) for any lot shown on Map 1:

(i) rear yard setback of 2 feet;

(ii) front yard setback of 5 feet;

(iii) north side yard setback of 20 feet; and

(iv) south side yard setback of 5 feet;

(b) for any lot shown on Map 2:

(i) rear yard setback of 25 feet;

(ii) front yard setback of 5 feet for the northernmost 180 feet of frontage and 15 feet for the remainder of the property;

(iii) north side yard setback of 20 feet; and

(iv) south side yard setback of 20 feet;

(c) for any lot shown on Map 3:

(i) rear yard setback of 25 feet;

(ii) front yard setback of 10 feet;

(iii) east side yard setback of 6 feet; and

(iv) west side yard setback of 6 feet;

(d) for any lot shown on Map 4:

(i) rear yard setback of 2 feet;

(ii) front yard setback of 10 feet;

(iii) north side yard setback of 20 feet; and

(iv) south side yard setback of 20 feet;

(e) for any lot shown on Map 5:

(i) rear yard setback of 25 feet;

(ii) front yard setback of 10 feet;

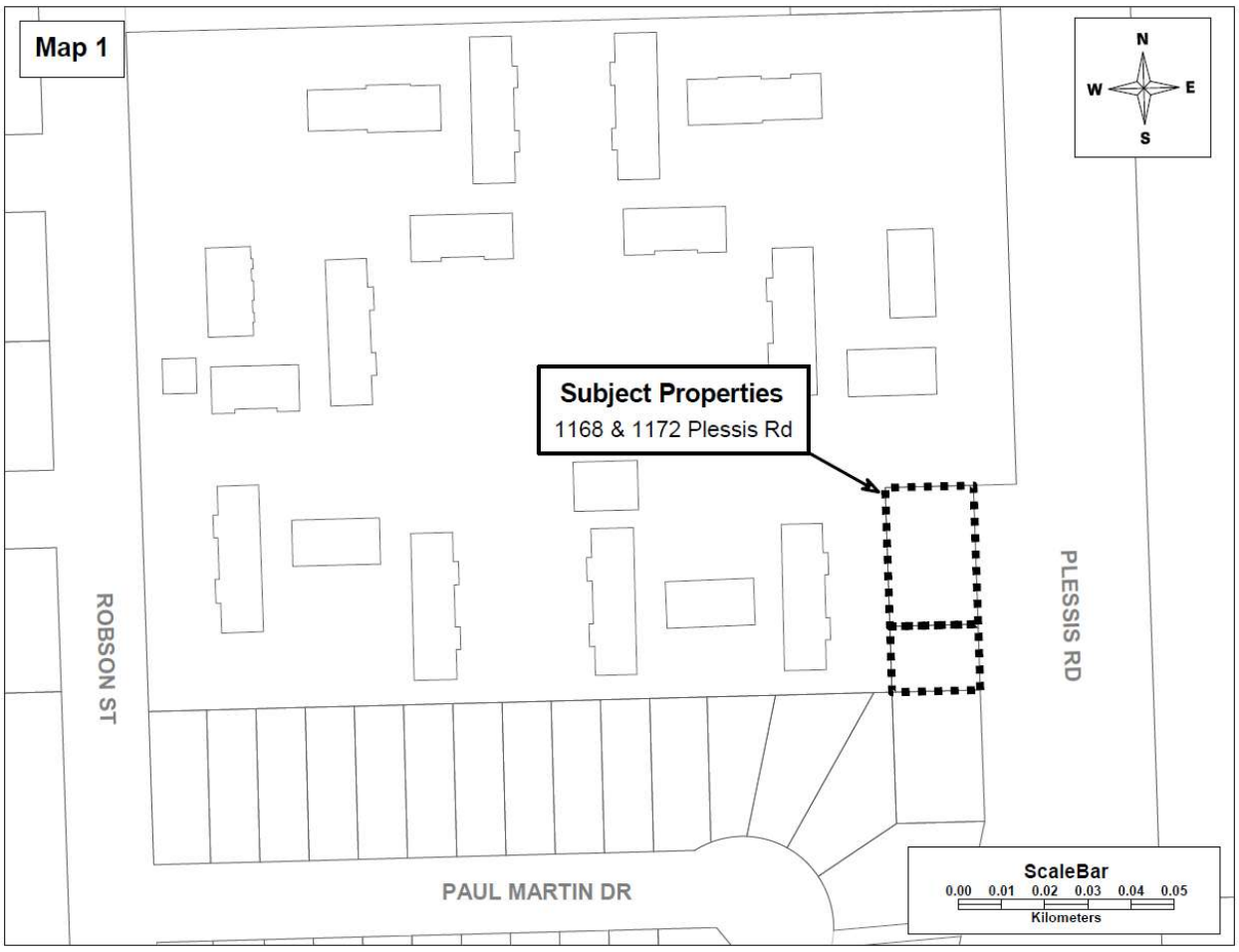
(iii) east side yard setback of 4 feet; and

(iv) west side yard setback of 4 feet;

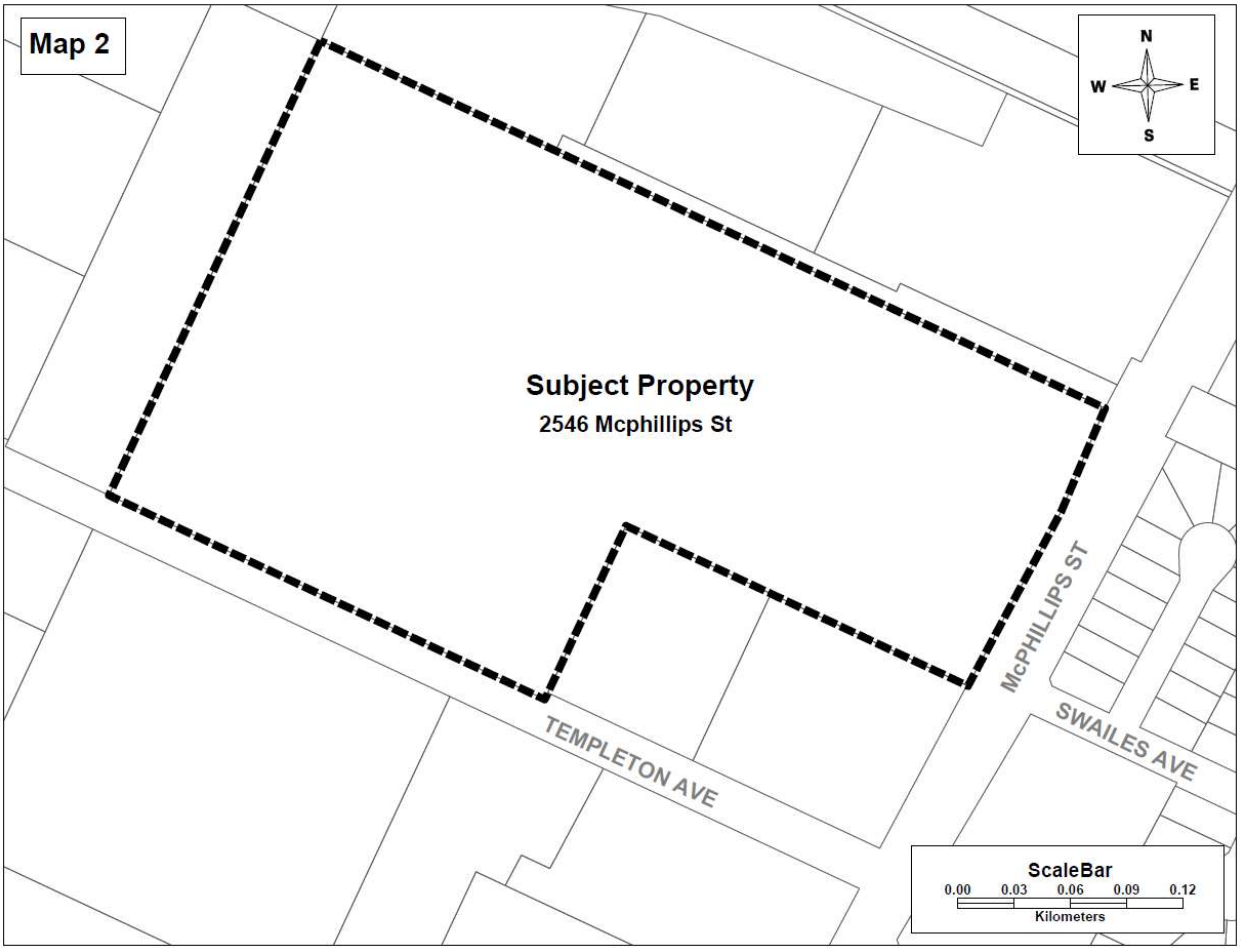
Parking

9 For any permitted use authorized under section 4, a lot within the PDO Area must provide 1 parking space.

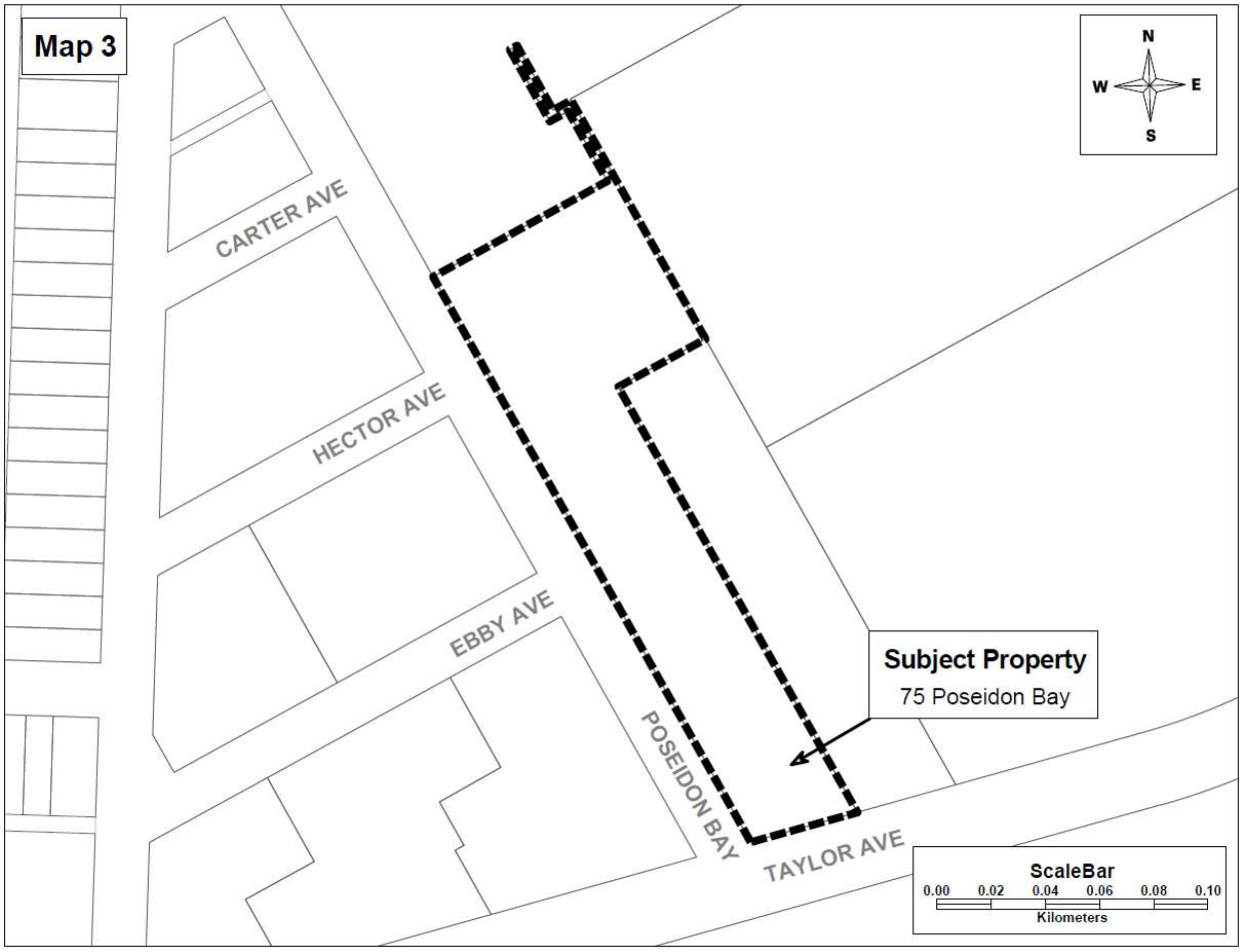
Map 1


Map 1
N
W
E
S
Subject Properties
1168 & 1172 Plessis Rd
ROBSON ST
PLESSIS RD
PAUL MARTIN DR
ScaleBar
0.00 0.01 0.02 0.03 0.04 0.05
Kilometers

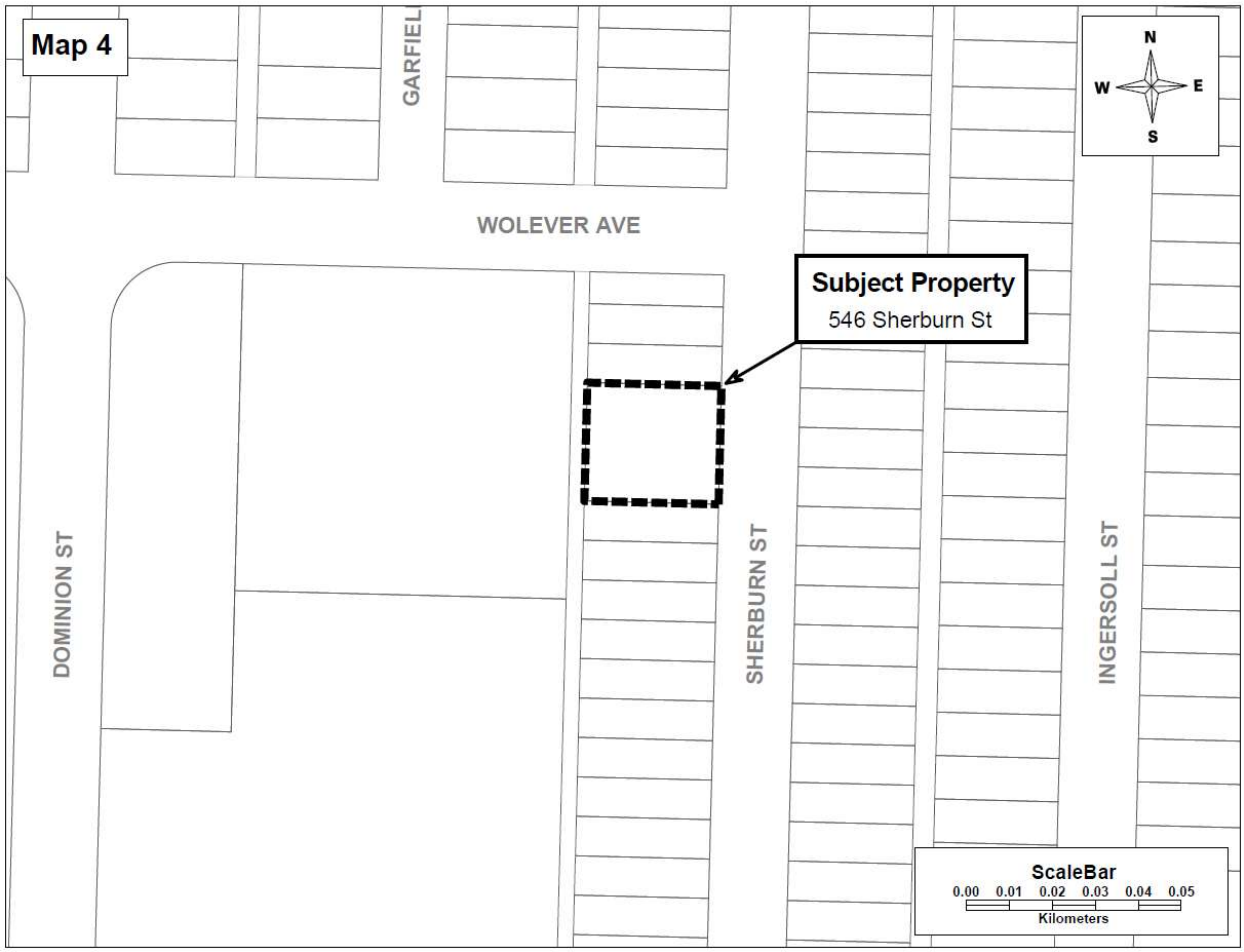
Map 2


Map 2
N
W
E
S
Subject Property
2546 Mcphillips St
McPHILLIPS ST
SWAILES AVE
TEMPLETON AVE
ScaleBar
0.00 0.03 0.06 0.09 0.12
Kilometers

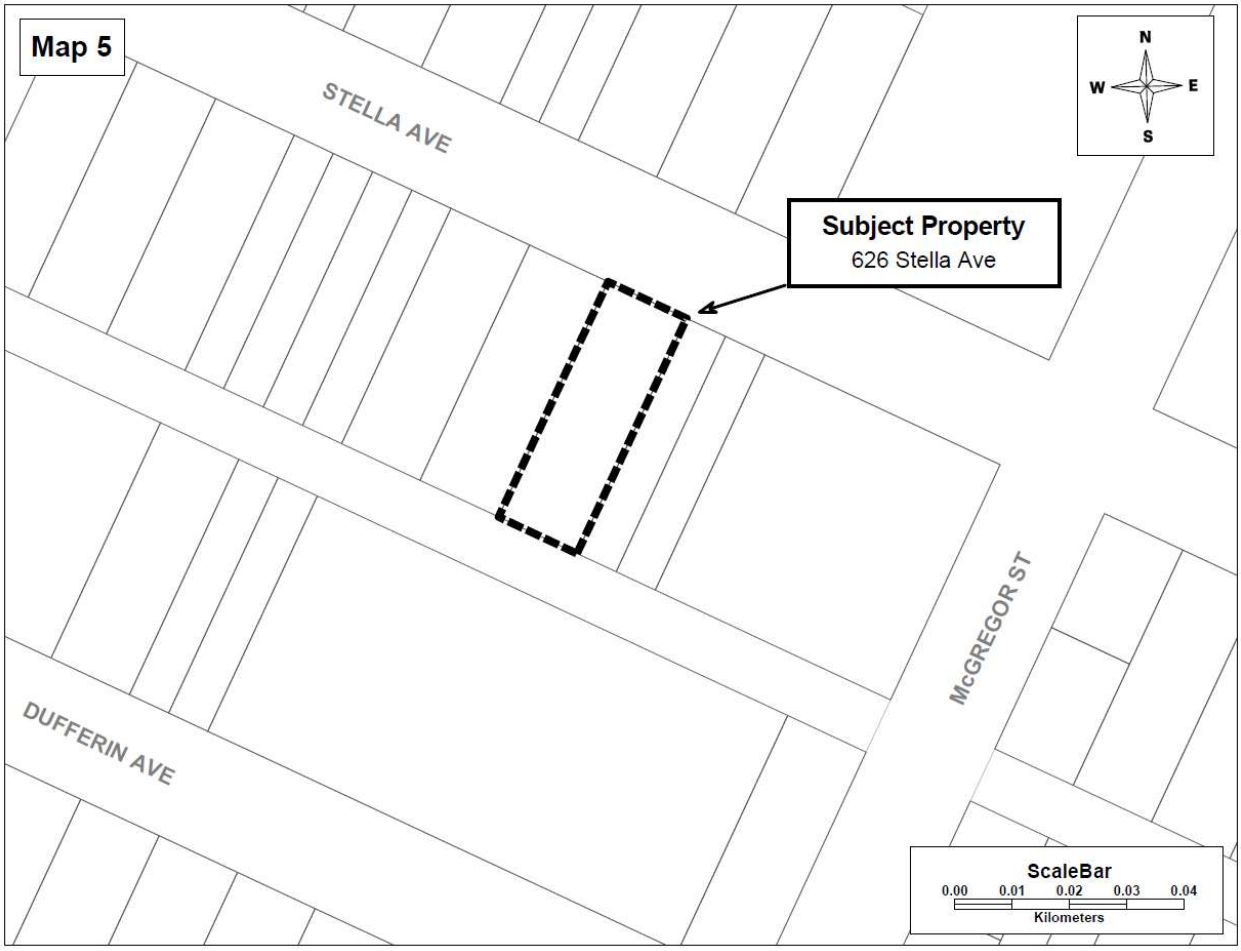
Map 3


Map 3
N
W
E
S
CARTER AVE
HECTOR AVE
EBBY AVE
POSEIDON BAY
TAYLOR AVE
Subject Property
75 Poseidon Bay
ScaleBar
0.00 0.02 0.04 0.06 0.08 0.10
Kilometers

Map 4


Map 4
GARFIEL
WOLEVER AVE
Subject Property
546 Sherburn St
DOMINION ST
SHERBURN ST
INGERSOLL ST
N
W
E
S
ScaleBar
0.00 0.01 0.02 0.03 0.04 0.05
Kilometers

Map 5


Map 5
STELLA AVE
Subject Property
626 Stella Ave
McGREGOR ST
DUFFERIN AVE
N
W
E
S
ScaleBar
0.00 0.01 0.02 0.03 0.04
Kilometers