

THE CITY OF WINNIPEG

BY-LAW NO. 112/2025

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 27th day of November, 2025;

RECEIVED SECOND READING on the 18th day of December, 2025;

RECEIVED THIRD READING on the 18th day of December, 2025;

DONE AND PASSED this 18th day of December, 2025.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" (October 23, 2025)
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;
 - (d) Single room occupancy; and
 - (e) Social service facility.
- 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 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 4 feet; and
 - (iv) south side yard setback of 21 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) *intentionally left blank*
- (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;

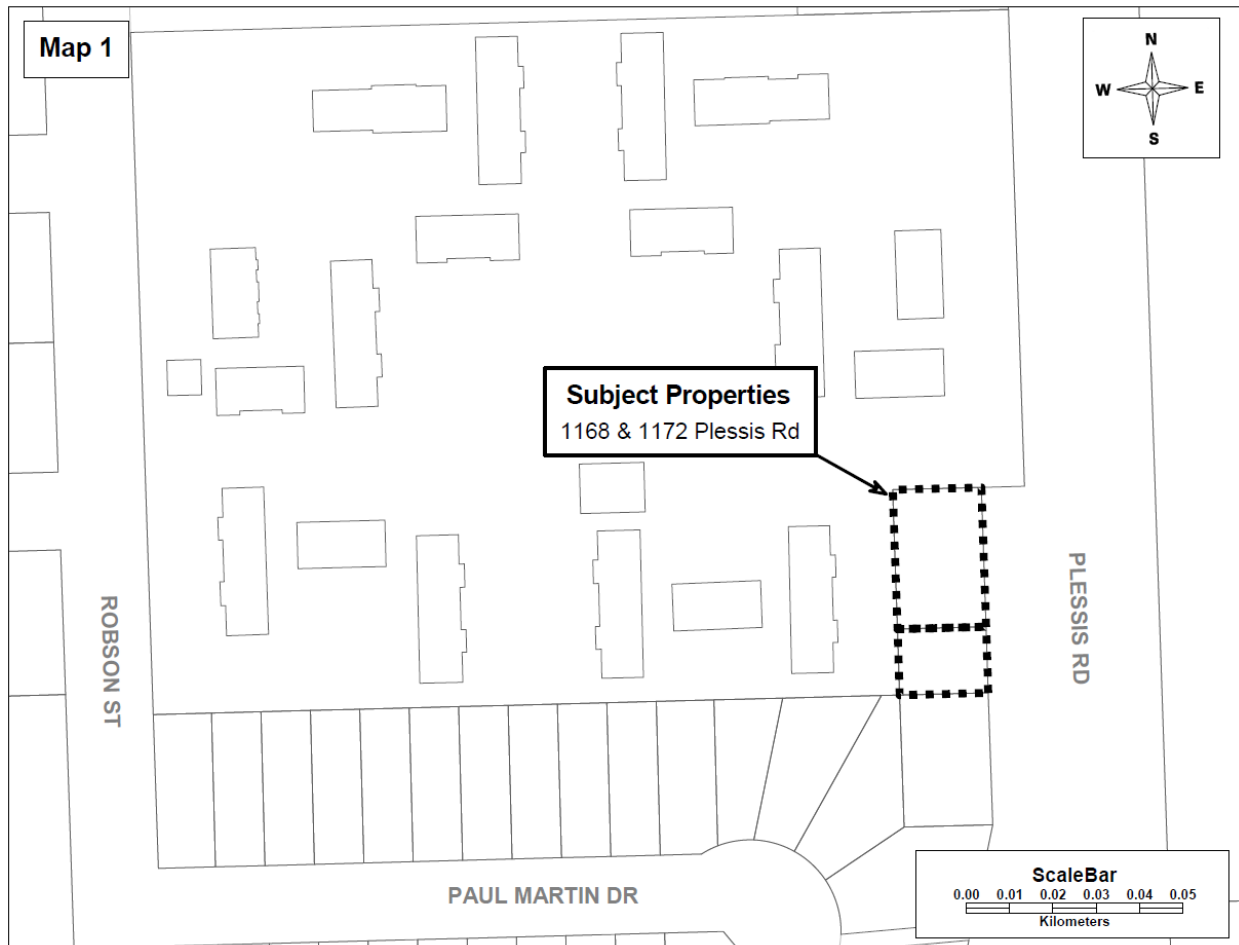
Parking

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

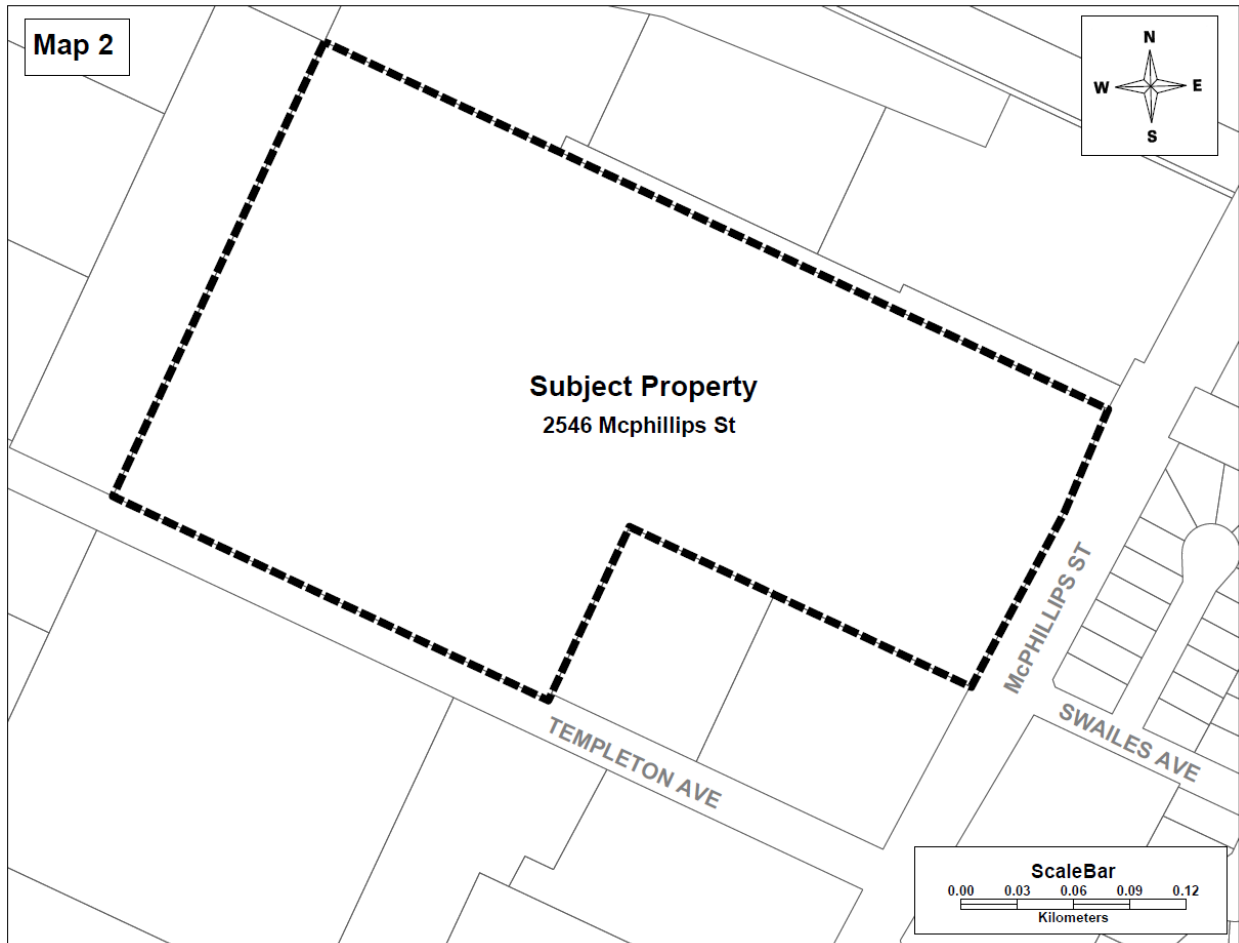
Site Plan Approval

- 10** Except as otherwise provided in this section, all development, redevelopment, expansion and exterior alteration within the PDO that is visible from public rights-of-way is subject to site plan approval under the Development Procedures By-law and must be approved by the relevant Community Committee and the Director of Planning, Property and Development in accordance with this section prior to issuance of a development permit.

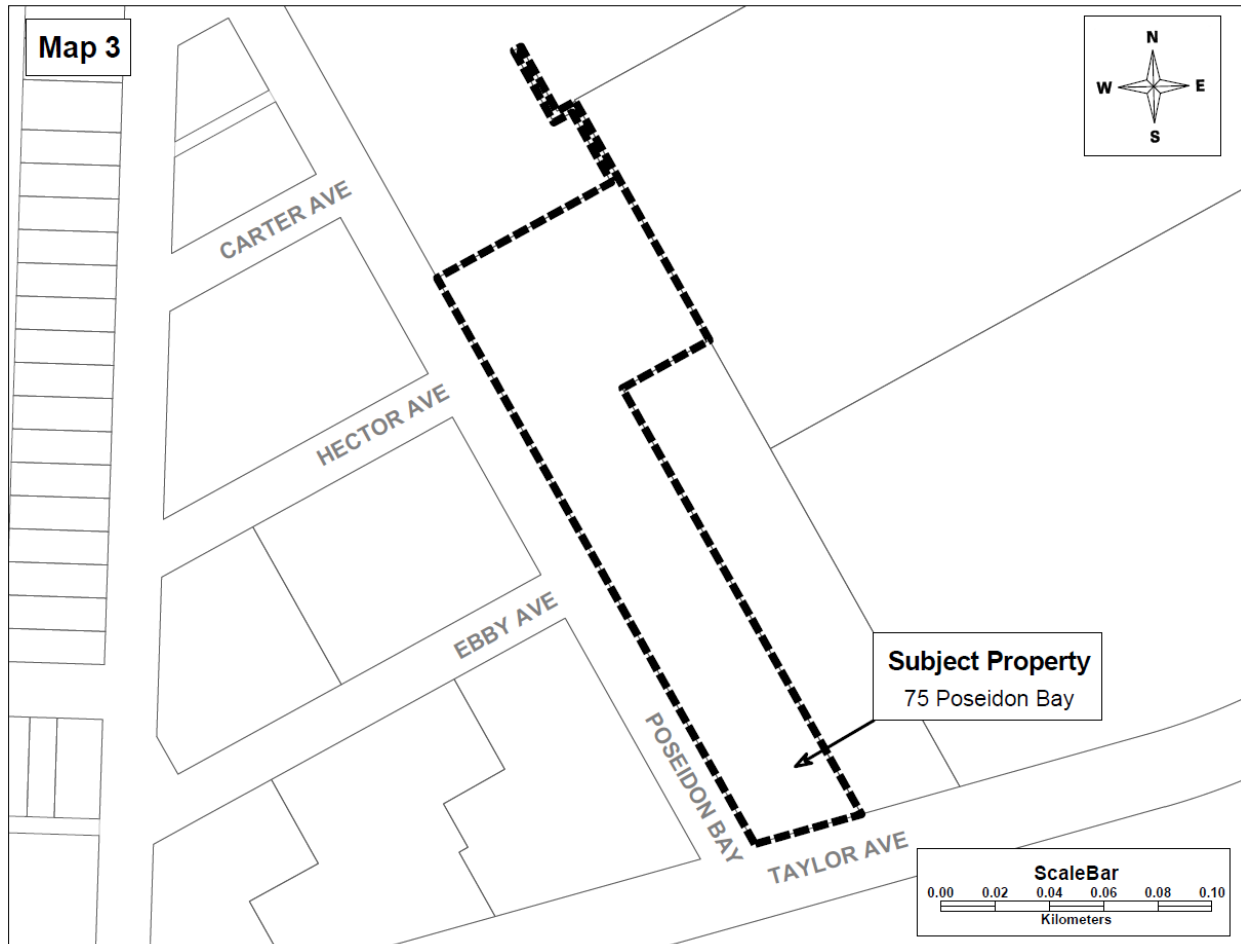
Map 1



Map 2



Map 3



Map 4

[intentionally left blank]

Map 5

