THE CITY OF WINNIPEG

BY-LAW NO. 19/2026

A By-law of THE CITY OF WINNIPEG to amend the Airport Area West Residential Area Secondary Plan By-law 85/2016 and Ridgewood South Precinct Plan By-law 62/2013 to remove policy barriers to housing development in accordance with the Housing Accelerator Funding Agreement.

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

Airport Area West Residential Area Secondary Plan By-law amended

1 The Airport Area West Residential Area Secondary Plan By-law 85/2016 is amended:

a) In bullet b of clause 3.1.3.2 by:

(i) Deleting "*along collectors, and in proximity to higher density areas,*";

(ii) Adding "*Low rise apartments may be considered along collectors, or when abutting higher density residential uses to provide a transition from higher density to lower density residential uses.*"

Ridgewood South Precinct Plan By-law amended

2 The Ridgewood South Precinct Plan By-law 62/2013 is amended:

a) In clause 6.1.2(1) by adding "*ground-oriented*" immediately after "*public lane*," and before "*multi-family dwellings*", and by adding immediately after clause 6.1.2 (1) the following: "*Low rise multi family dwellings may be considered along collectors.*";

b) In clause 6.1.2(2) by:

(i) replacing "*shall be*" with "*are encouraged to have*";

(ii) replacing "*only*" with "*access*";

c) By deleting clause 6.1.2(4) in its entirety;

d) By deleting clause 6.1.2 (5) and replacing it with the following:

Despite section 6.1.2(1), the predominant use of land in Sub Areas 8-11 (north of the Harte Trail) shall be single family, two-family, triplex, or fourplex uses. Where new development abuts existing residential lots, new development should generally reflect the pattern and character of existing development.

e) In clause 6.1.2 (8) by:

(i) Replacing *"Alternative housing forms"* with *"Other uses"*;

(ii) Deleting *"special needs housing,", "public uses,"*, and *"secondary suites"*

f) In clause 6.2.2 (2) by:

(i) Adding *"Other uses including"* before *"Alternative housing forms";*

(ii) Deleting *"including special needs housing,", "public uses,",* and *"secondary suites,";*

g) In clause 12.1(16) by deleting "*a semi detached dwelling,*".

RECEIVED FIRST READING this 25th day of June, 2026;

RECEIVED SECOND READING this day of , 2026;

RECEIVED THIRD READING this day of , 2026;

DONE AND PASSED this day of , 2026.

Mayor

City Clerk

Approved as to Content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"F. Alabi" (June 15, 2026)
for City Solicitor and
Director of Legal Services