

Mature Communities

They represent some of the most “complete” communities in Winnipeg and for the most part, were developed prior to the 1950s. Section policies are intended to encourage compatible residential development that positively contributes to neighbourhood character while expanding housing options in alignment with the intensification target and the Residential Infill Strategy, which is underway.

Recent Communities

These are areas of the city that were planned between the 1950’s and the 2010’s. They are primarily residential areas and contain a mix of low and medium density housing with nearby amenities. They can also accommodate some infill development to increase housing choice and maximize the use of existing infrastructure.

OTHER

These are other areas found throughout the city.

Employment Lands

These are areas that promote the competitiveness and economic diversity of the City of Winnipeg and surrounding region by accommodating and supporting existing and future employment, including industrial uses that cannot thrive in a mixed use setting. The City will enable a stable operating environment for businesses by preventing the intrusion of incompatible uses and by maintaining the affordability and attractiveness of Employment Lands for employment purposes.

Major Open Space

These are large contiguous open space areas within the City that currently have a “public function” and that provide an aesthetic, recreational and/or environmental significance to the City as a whole. The City will ensure a higher level of review underlies any pressures or intentions to transition these lands to another use.

Reinvestment Areas

A subset of Mature Communities, these are areas that normally have a desirable character but would benefit from reinvestment through infill and redevelopment. The City will identify and support these areas to help them reach their full potential as vibrant, healthy, and complete communities.

Rural and Agricultural

These are large tracts of undeveloped land that currently support a mix of agricultural and rural residential uses within city limits. The City will facilitate management of rural and agricultural lands to accommodate food production, rural living, and supportive uses that do not require a full range of municipal services as well as minimize land fragmentation in preparation for long-term urban development.

SPECIAL DISTRICTS

These are areas with inter-jurisdictional responsibilities that require specialized policies.

Airport Area

Support the airport as a major 24-hour transportation hub for

passengers and cargo and periodically update the Airport Vicinity Protection Area Plan to ensure the 24-hour operation of the airport remains protected from land use conflicts.

Indigenous Economic Development Zones

Negotiate Municipal Development and Service Agreements with First Nations to clarify servicing requirements, land use regulations, dispute resolution, and other relevant items.

Capital Region

The Capital Region is made up of eighteen municipalities with the City of Winnipeg as its principal investment and business centre and is home to almost two-thirds of Manitoba’s population. The City will continue to collaborate with the Winnipeg Metropolitan Region and other partners to plan for a sustainable, vibrant, and growing region.

URBAN STRUCTURE SUPPORTS

These supporting sections are not related to any one area or type of area of the City. They are intended to be applied throughout the City where they are applicable. Key section policies include:

Strategic Infrastructure and Resources

Prevent land use conflict from freight rail, active and closed landfills, snow disposal sites, wastewater treatment plants, major roadways, high pressure gas lines, antenna systems, flood prone areas and riverbanks, and mining activity.

Mobility

Support the successful integration of transportation systems and land use planning.

Heritage

Recognize, identify, and designate a broad range of heritage resources to illustrate Winnipeg’s unique sense of place, community identity, and heritage values.

Urban Design

Urban design will respond to our city’s dynamic character to create a legacy of high-quality public and private spaces, a lasting civic identity, and a quality built environment for years to come.

Parks and Recreation

Winnipeg’s parks and recreation systems will foster the well-being of individuals, communities, and natural environments by allowing everyone to engage in meaningful, accessible, indoor and outdoor experiences and activities.

Housing

Winnipeg will achieve a sustainable and healthy housing environment that meets the needs of its population by supporting a range of housing types, tenures, sizes, and affordability levels.

IMPLEMENTATION

By-laws are only as valuable as their implementation. To succeed, they must be supported by policies and specific actions to guide their effective implementation. *Complete Communities 2.0* includes a detailed implementation schedule at the back of the document organized by priority and timeline for completion.



An Overview: Complete Communities 2.0

An *OurWinnipeg* Direction Strategy

What is the Complete Communities Direction Strategy?

In Manitoba, all municipalities are required to prepare a development plan that sets out long term plans and policies for its physical, social, environmental, and economic objectives. In Winnipeg, the development plan is accompanied by a more detailed secondary plan that focuses on the physical environment.

OurWinnipeg is the City of Winnipeg’s development plan. The Complete Communities Direction Strategy 2.0 (*Complete Communities 2.0*) is a citywide secondary plan that guides growth, development, and land use in the City of Winnipeg.

HIGHLIGHTS

Complete Communities 2.0 is introducing three key directions in order to be more strategic about how we grow and the best implementation complete communities principles.

- It is targeting that a minimum of 50% of all new dwelling units be accommodated in the existing built-up area of the city. It seeks to achieve this by making infill development easier, more desirable, and more predictable.
- It more explicitly directs the highest residential and employment densities to the best transit to enhance the viability of sustainable transportation.
- It provides more direction regarding the management of greenfield land to enhance the certainty and timeliness of capital infrastructure and local area plan delivery.

In addition, *Complete Communities 2.0* provides further direction on:

- Reinforcing Downtown as the city’s destination of choice and preeminent complete community.
- The City’s financing of growth and development.
- The accommodation of infill development in Established Neighbourhoods.
- Managing commercial lands to maintain and enhance the vibrancy of existing areas.
- Managing industrial lands to promote City competitiveness, protect existing businesses, and mitigate land use conflicts.

DID YOU KNOW?

- By 2040, Winnipeg is projected to grow by over 160,000 people and 82,000 new households. This is equivalent to adding three communities the size of Brandon, Manitoba to the city over the next 20 years.
- Our city is expected to add 83,000 new jobs over the next 20 years.
- From 1971 to 2019, Winnipeg’s population grew by 37%, but our urban footprint nearly doubled in size (an increase of 96%).
- Winnipeg’s Mature Communities lost 82,000 people between 1971 and 2016.
- The nature of residential development is changing. Single family dwellings now comprise only one-third of all new residential units and this is expected to continue over the next 20 years.
- New suburbs are becoming increasingly dense. Over the last 10 years, average densities have increased from 8 units per net acre to up to 15 units per net acre.
- The City is facing a significant shortfall of vacant serviced industrial land to accommodate growth over the next 20 years, which threatens the competitiveness of the city and region.

WHAT IS A COMPLETE COMMUNITY?

Complete Communities are places that offer and support a variety of lifestyle choices as well as opportunities for people of all ages and abilities to live, work, shop, learn, and play in close proximity to one another.

Complete communities provide options for accessing services, amenities, and community resources by ensuring that most of the daily necessities of life — services, facilities, and amenities — are readily accessible.

Complete communities celebrate diversity and provide housing options that accommodate a range of incomes and household types for all stages of life. Complete communities provide options for local employment, while recognizing that Downtown, airport lands, and designated employment lands will continue to be the centres of employment in the city.

Complete communities facilitate a range of transportation options.

Complete communities also help us to meet our sustainability goals, which include better air quality, resource efficiency, waste management, and climate change mitigation as well as adaptability to climate change and resilience to natural disasters.

ENABLE A RANGE OF TRANSPORTATION OPTIONS

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SEE THE POSSIBILITIES: POSSIBLE TRANSFORMATION OF DOWNTOWN LIVING AREAS FOLLOWING COMPLETE COMMUNITIES PRINCIPLES



WHAT IS AN URBAN STRUCTURE?

OurWinnipeg and Complete Communities 2.0 are based on an urban structure, which is a spatial articulation of city building objectives. It guides how the city will be realized by identifying and defining its physical components, not as they are today, but how they are envisioned for the future.

An urban structure differentiates between areas of the city based on their period of growth and other descriptive characteristics. This approach recognizes the uniqueness of different areas of the City, providing the basis for accommodating growth and change in a way that is sensitive to its context.

THE COMPONENTS OF THE URBAN STRUCTURE AND A KEY POLICY OBJECTIVES ARE:

Transformative Areas

These are areas of the City that provide the best opportunity to accommodate significant growth and change.

Downtown

Our Downtown is the entertainment, cultural, and economic heart of our city and our window to the world. It will be the location of choice for offices and it provides one of the best opportunities to create complete, mixed-use, higher-density communities.

Corridors

Mixed Use Corridors are targeted segments of major roadways that, due to their excellent transit service via the Primary Transit Network and strong commercial opportunities, provide the best opportunities for mixed use intensification outside of the Downtown.

Mixed Use Centres

Mixed Use Centres are the largest commercial areas in the City. They will provide opportunities to accommodate major retail uses and, over the long term, will become vibrant, pedestrian-friendly areas connected by multiple modes of transportation, offering a variety of housing options, activities, services, and jobs.

Major Redevelopment Sites

Major Redevelopment Sites will provide transformational opportunities for the redevelopment of vacant or underutilized sites within the existing built-up area. The redevelopment of these sites will embody the principles of sustainability within a well-designed, walkable environment.

New Communities

New Communities are large undeveloped land areas identified for future urban development. They will continue to play an important role in accommodating the city’s projected population growth. They will be planned as complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction, and management.

ESTABLISHED NEIGHBOURHOODS

These are existing residential areas where most Winnipeggers live. They will accommodate moderate growth and change. Key section policies include:

MAP OF THE URBAN STRUCTURE

