



draft

Small-Scale and Low-Rise

Residential Development Guidelines

for Mature Communities



Welcome

Fall 2020



Introduction

- What we set out to do
- Policy alignment
- Consultation overview
- Context
- Project highlights

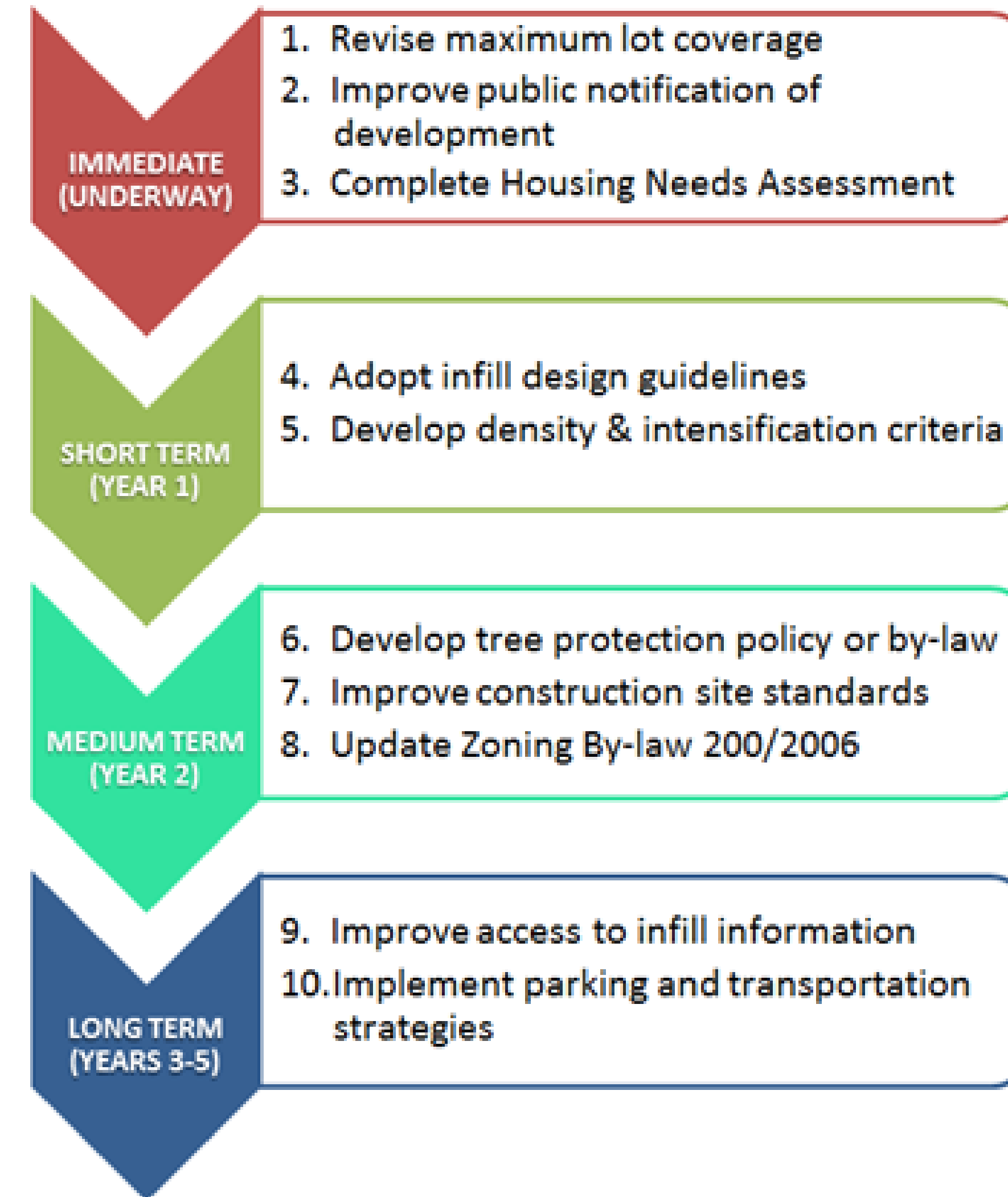


What we set out to do

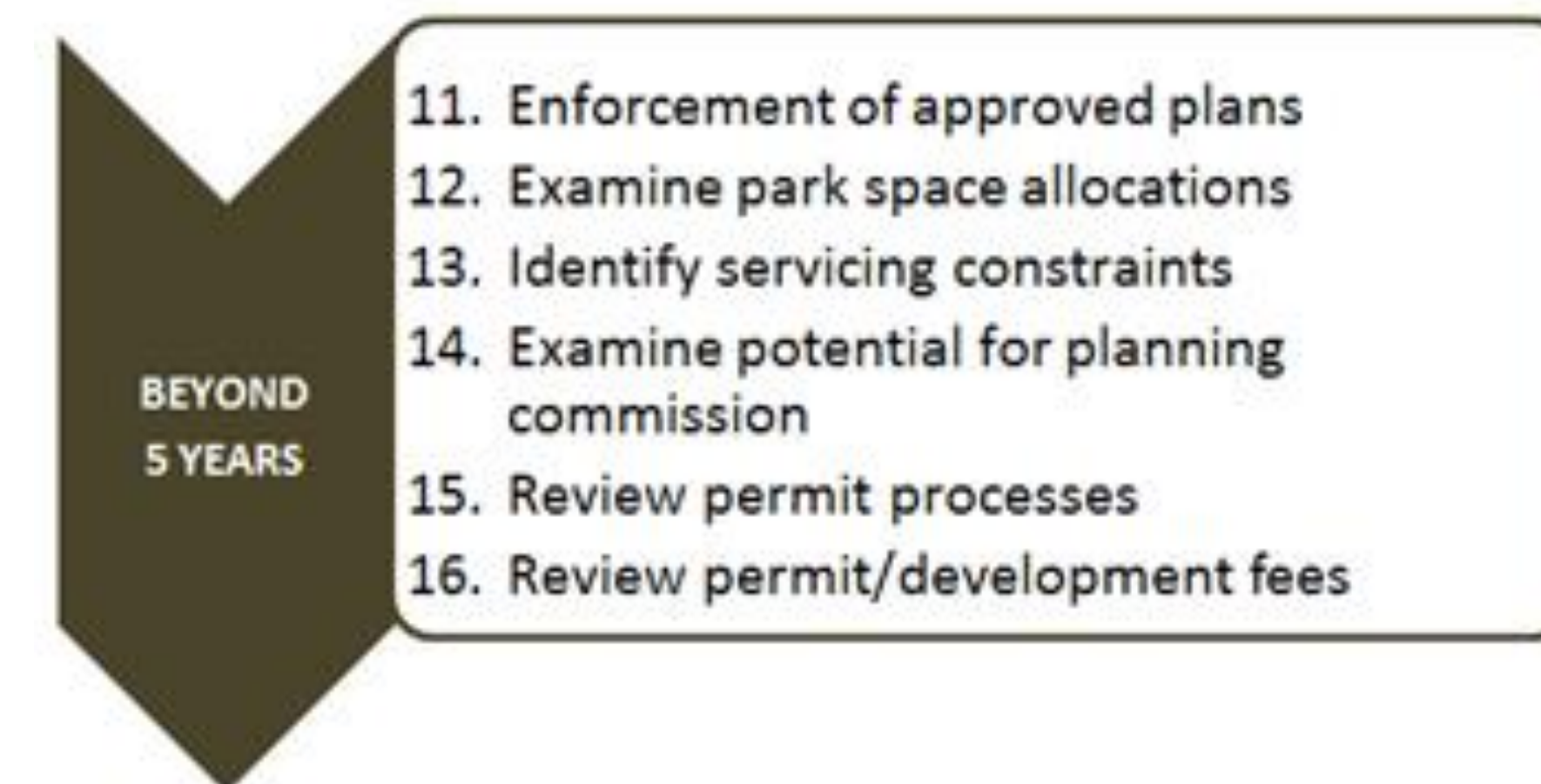
This project focuses on the following 3 action items from the implementation action plan.

- Priority action 1: reviewing **lot coverage**
- Priority action 4: **infill design guidelines**
- Priority action 5: developing **intensification criteria**

PRIORITY ACTIONS



OTHER ACTIONS:

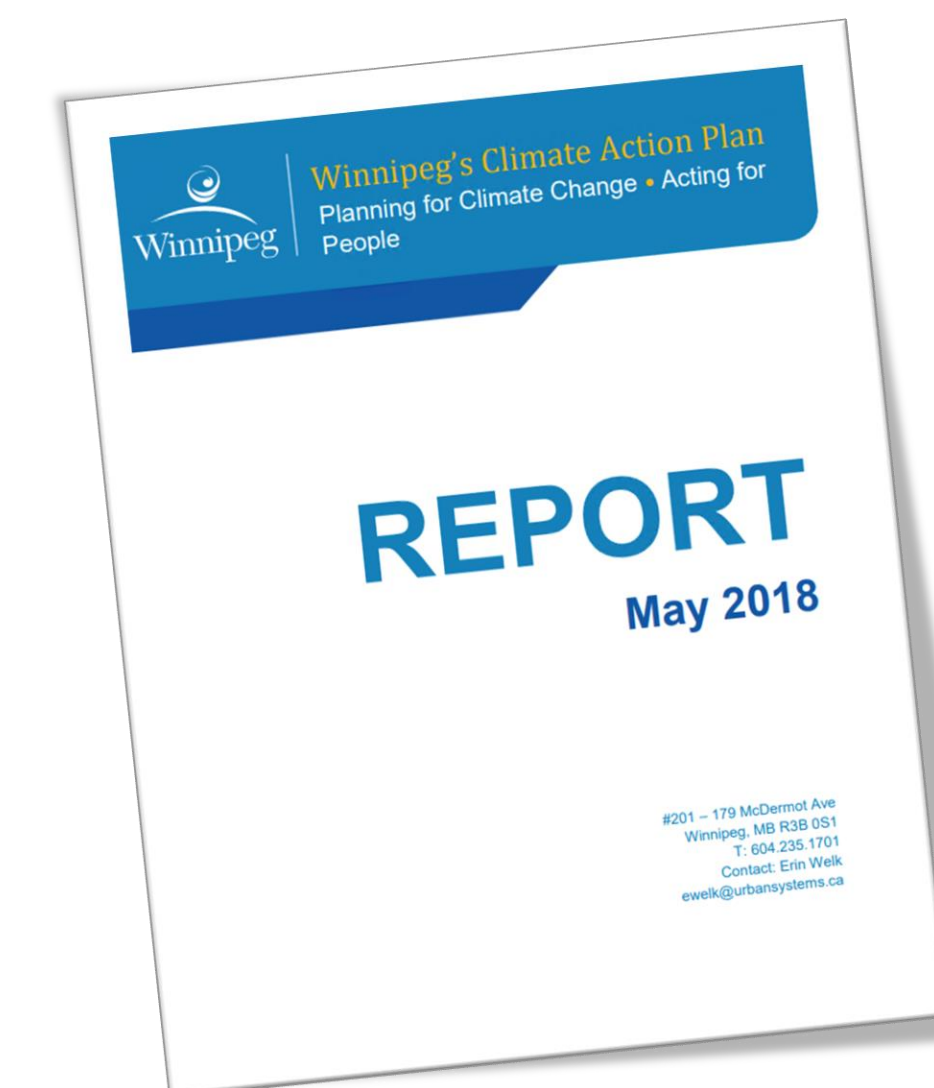


Policy alignment

- Encourage compatible residential development
 - Expand housing options in alignment with the intensification target (50% greenfield & 50% infill)
 - Create Infill Design Guidelines to direct location and design of development within Mature Communities
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- Infill development is key to meeting greenhouse gas reductions
 - 50% target for growth to be located at strategic infill locations
 - Density should be located around Primary Transit Network
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- Aligning density in proximity to the Primary Transit Network.



**OurWinnipeg
& Complete
Communities 2.0**



**Winnipeg Climate
Action Plan**

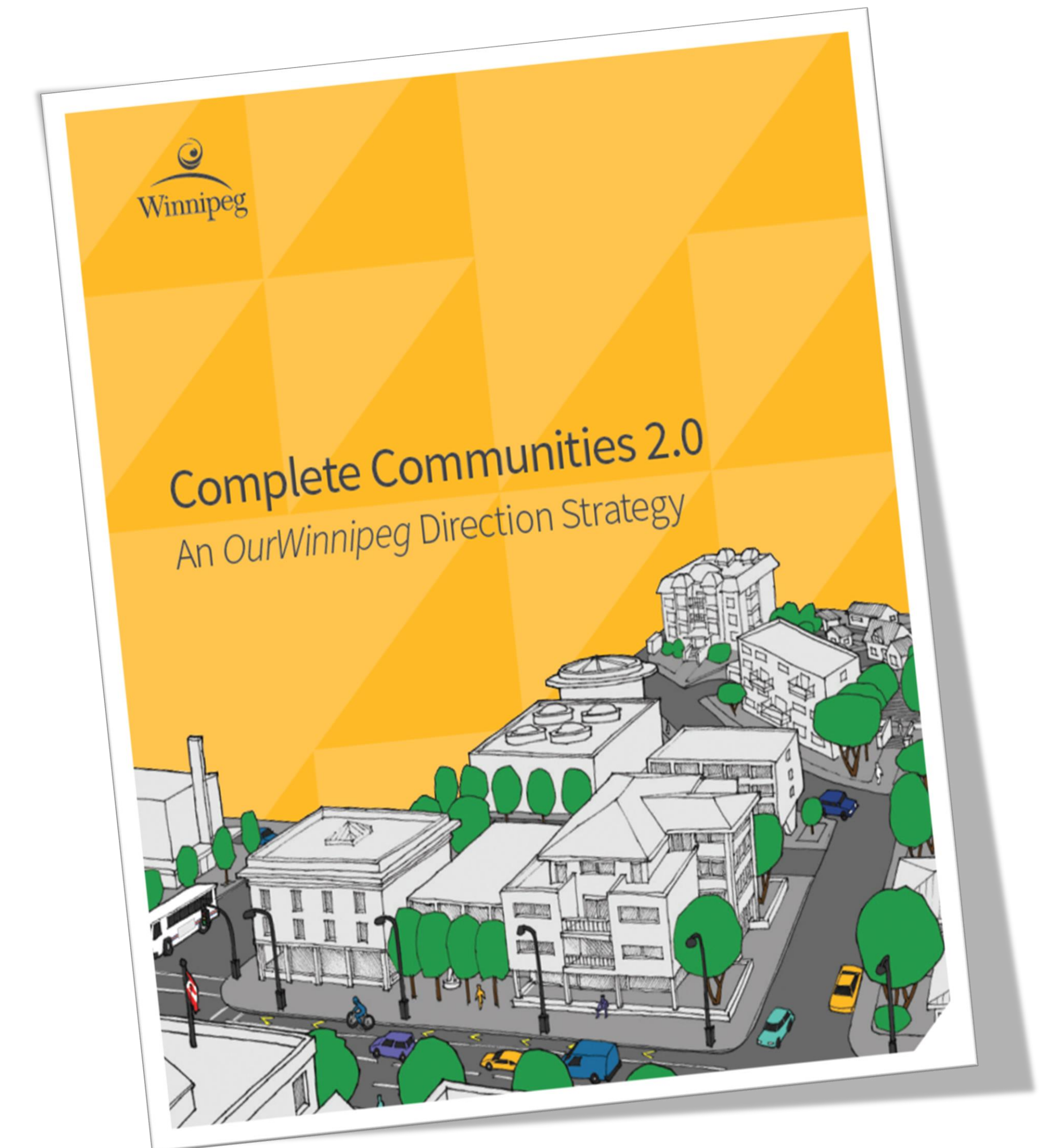


**Draft Winnipeg Transit
Master Plan**

Policy alignment

Develop a residential infill strategy that will guide the location and design of residential infill development in established neighbourhoods while addressing the following goals:

- Provide a diversity of housing options for all residents, at all life stages, in all neighbourhoods;
- Maintain a balanced mix of housing within each neighbourhood;
- Distribute additional residential density amongst mature neighbourhoods;
- Contribute to the physical renewal and revitalization of older neighbourhoods;
- Support transit and maximize walkability;
- Make more efficient use of existing municipal infrastructure and community facilities;
- Increases population levels to support retention of neighbourhood schools, commercial areas and main streets (i.e. Urban Mixed Use Corridors); and
- Respects and enhances the character of existing neighbourhoods through compatible development.



Consultation overview

- New buildings are often built too big for the context of abutting properties and the neighbourhood.
- Incentivize the preservation of existing mature trees and introducing/improving landscaping requirements for new builds.
- Larger multi-unit development should occur at corners, near transit services, commercial uses, or other multi-unit residential buildings.
- Design elements that contribute to new housing being compatible with the established context are: building height, front yard setbacks, building façade materials, lot coverage and main entrance elevation.
- Greater clarification and predictability on what can be built and where is needed for builders and residents.

Consultation by the numbers:

Online Survey (2019):	2,000+
Open Houses (2019)	5
Design Workshops (2019):	2
External stakeholder meetings:	20+
Technical Advisory Committee meetings:	5

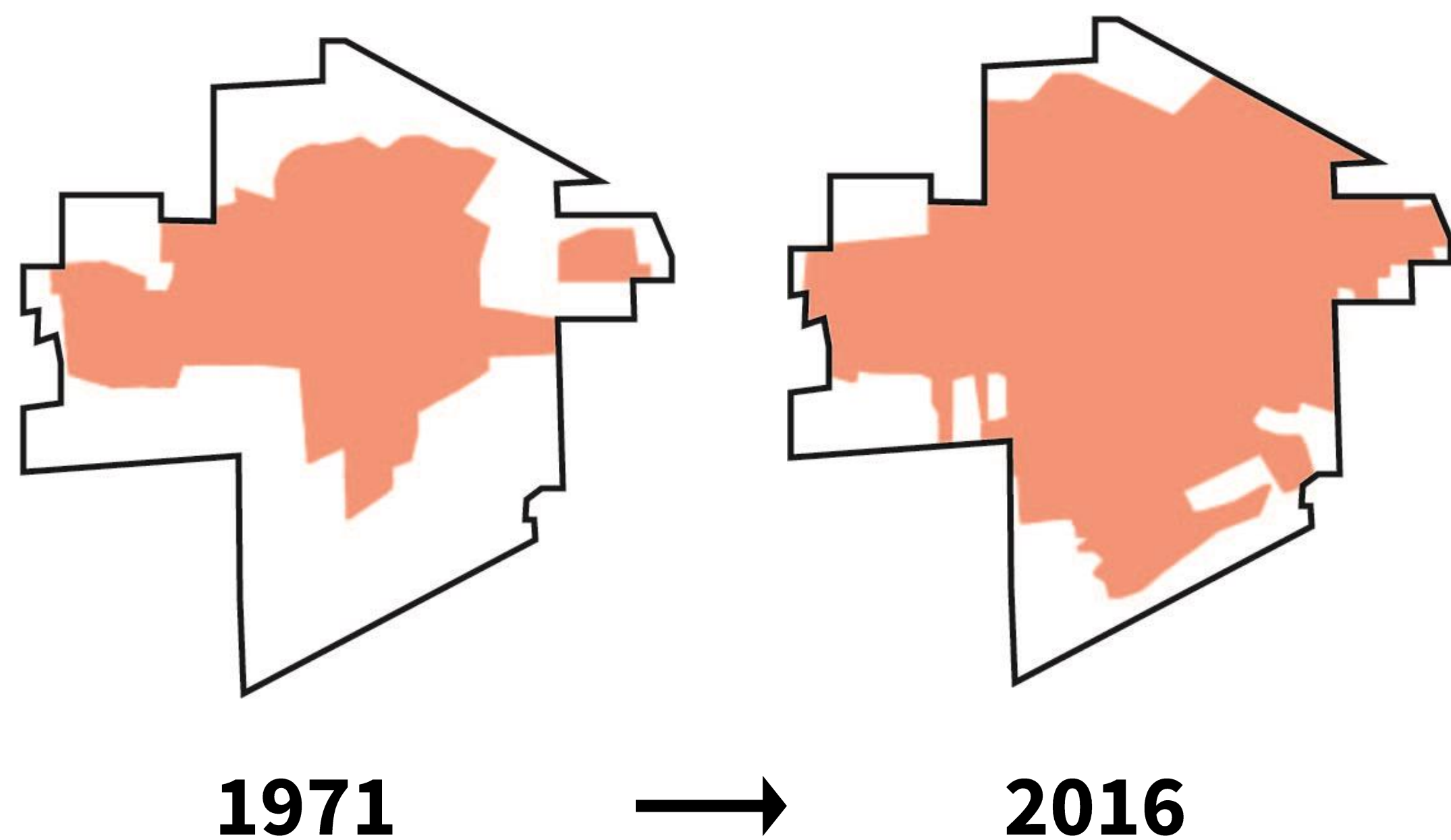


Context: how we have been growing



45% of new residential units were located in the existing built-up area since 2011

- 5%** Downtown
- 5%** along Corridors
- 34%** in Established Neighbourhoods
- 2%** in Major Redevelopment Sites

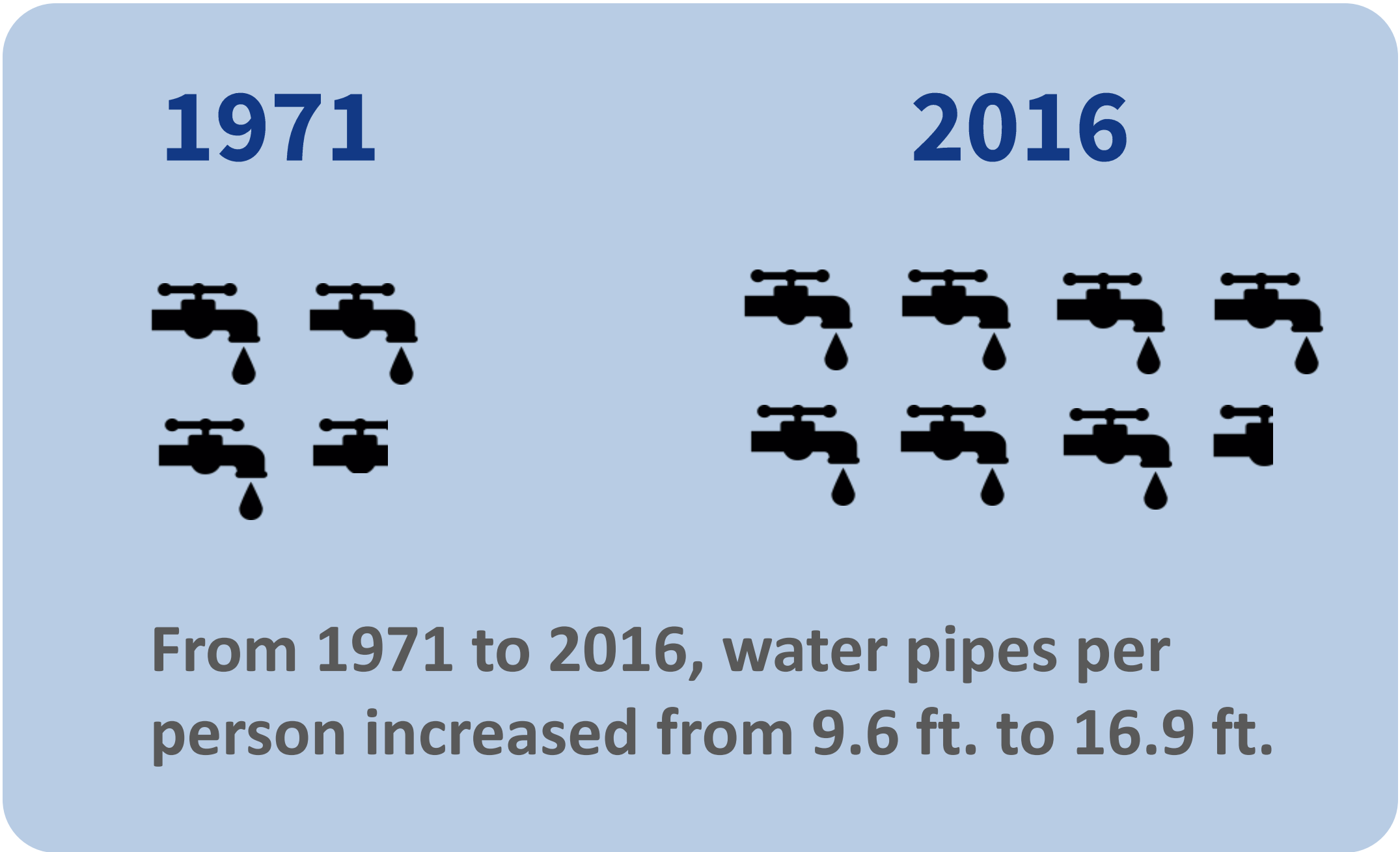


Since 1971, the City's settlement area increased by:

while its population grew by only:

92%

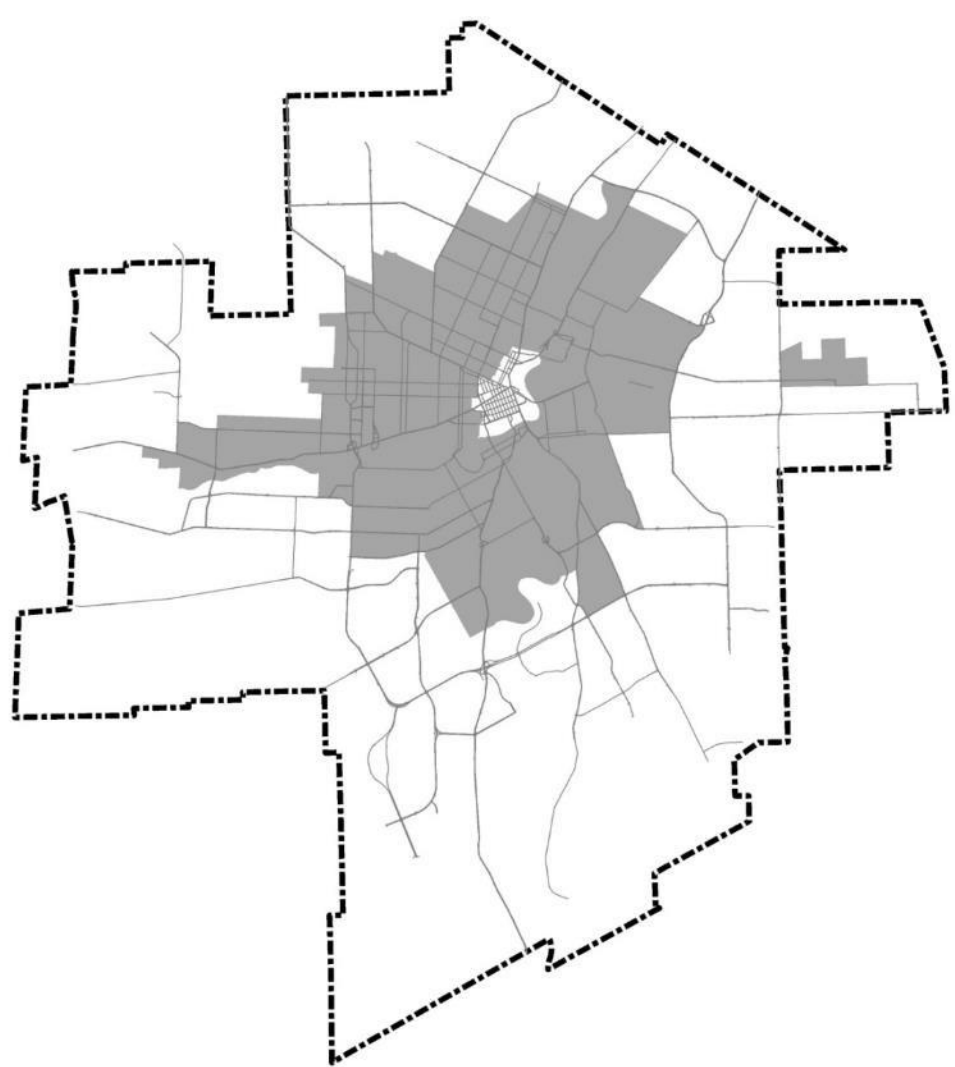
37%



From 1971 to 2016, Mature Communities decreased by

82,000

people

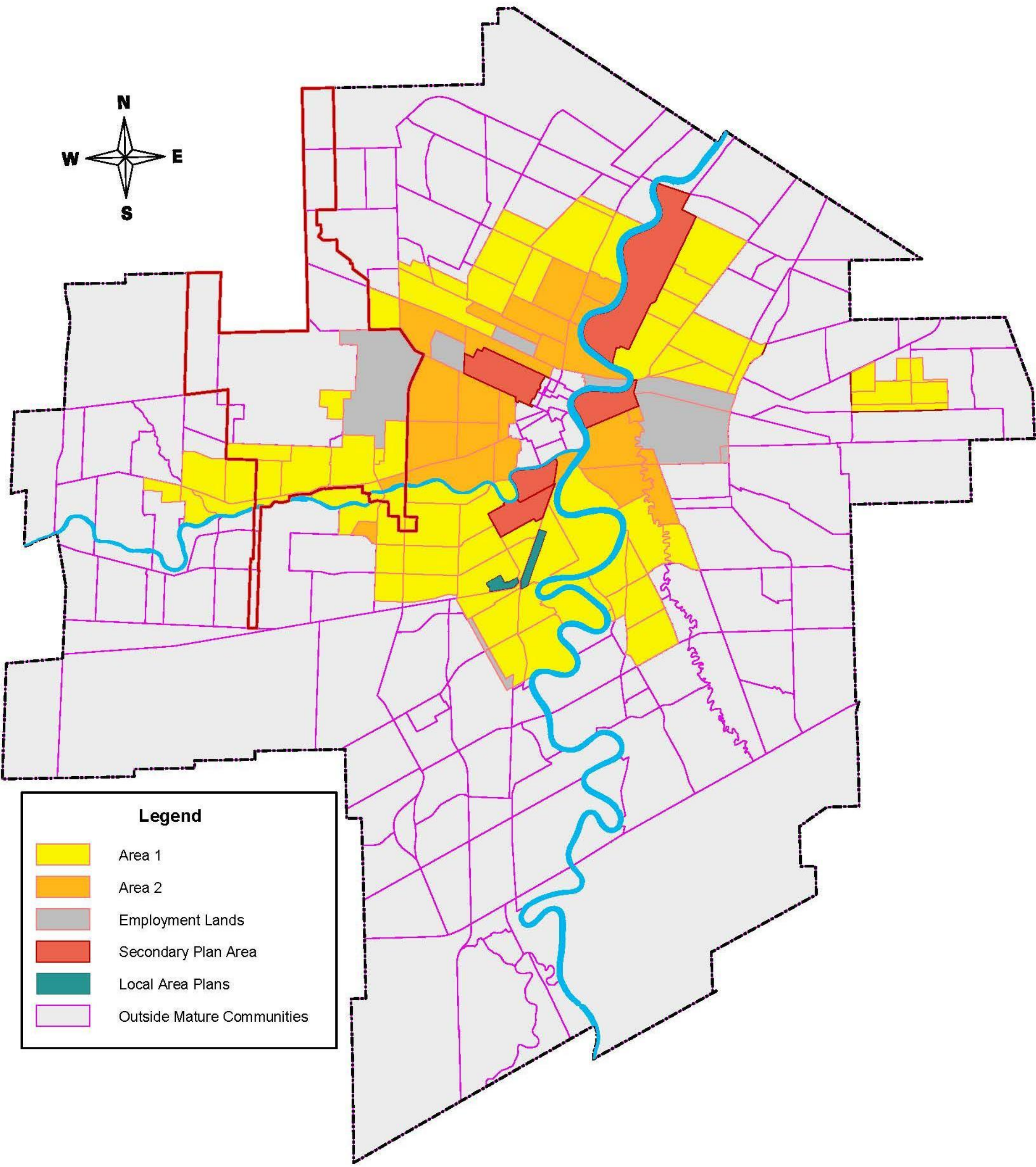


Context: allocation of residential land by building type

% of land area by residential building type within *Mature Communities*

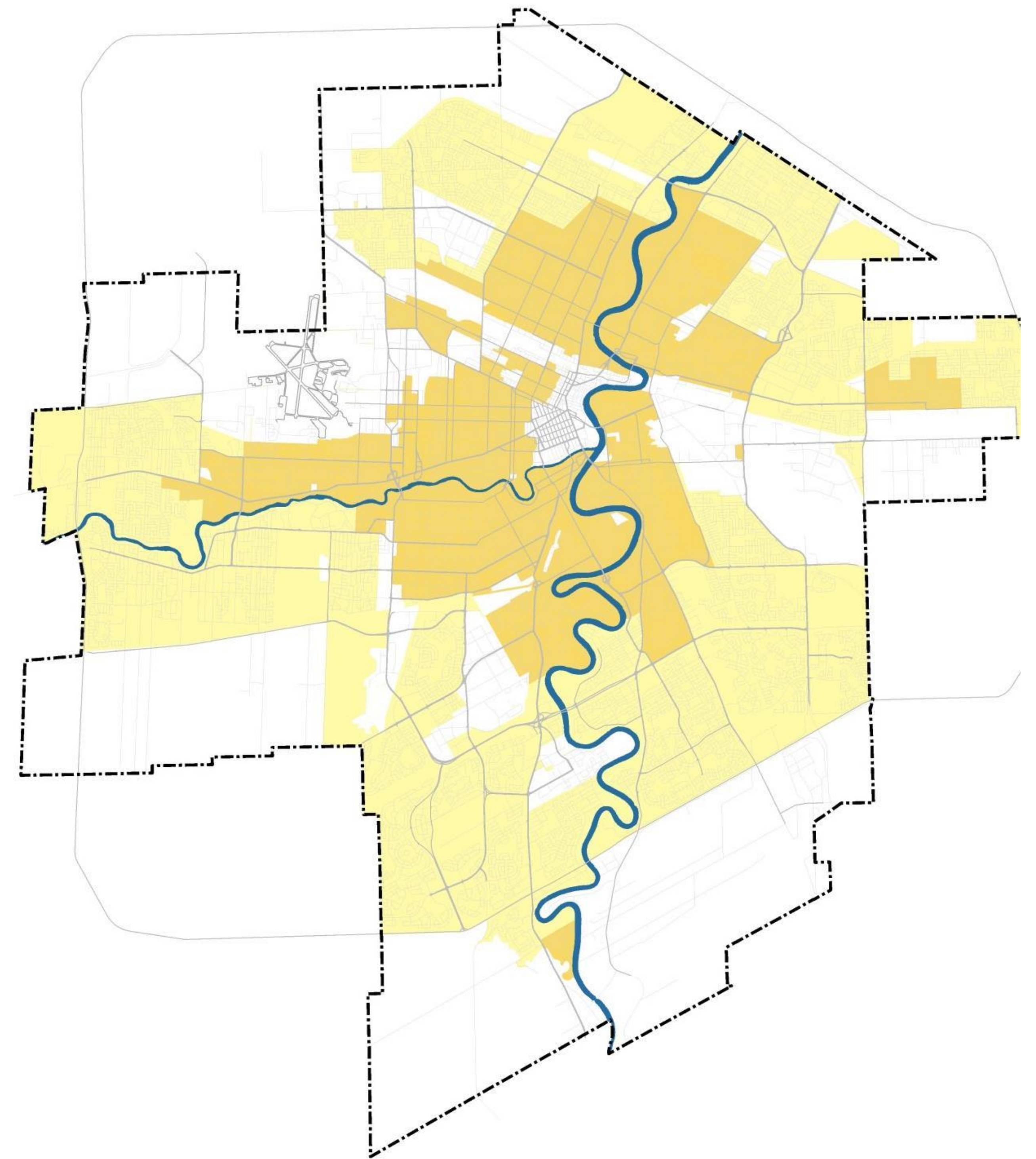
Area	Housing Type			
	Single Family Detached	Side-by-side/duplex	Townhouses	Apartment
All Mature Neigh.	86.2%	1.8%	0.9%	11.1%
Area 1 Neigh.	90.6%	1.6%	1.0%	6.8%
Area 2 Neigh.	70.8%	2.4%	0.6%	26.2%

A large number of ageing single-family housing creates an opportunity for meeting life-cycle housing needs of all Winnipeggers



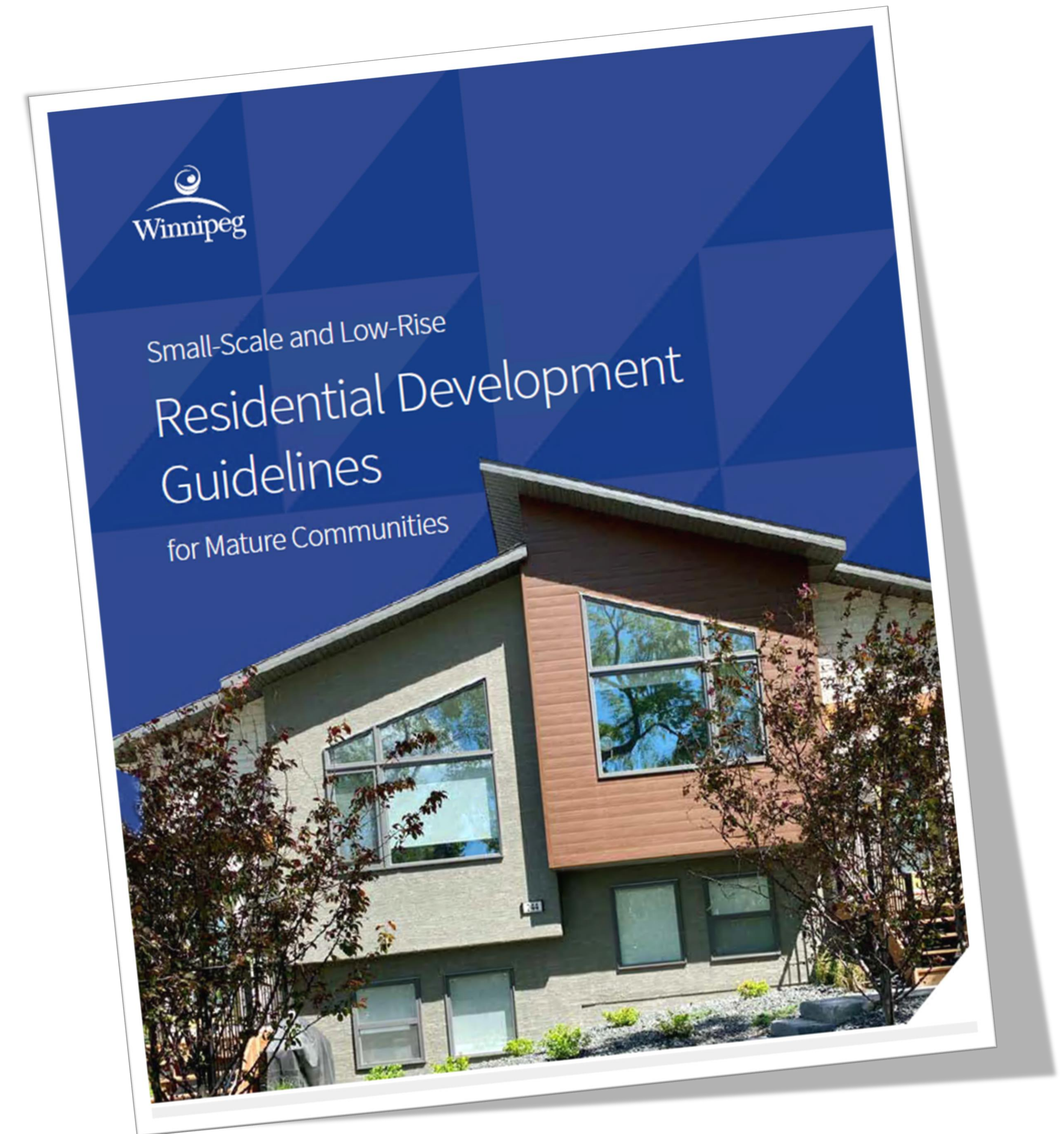
Project highlights: applicability

- Guidelines apply only to small-scale residential development within Winnipeg's Mature Communities
 - Single family homes;
 - Two-unit dwellings (up-down duplex or side-by-side);
 - Triplex housing;
 - Fourplex housing; and
 - Townhouse and apartment housing (typically less than 4 storeys).
- Intent is for Guidelines to not supersede the policies that are covered by an existing local area plan/secondary plan or area covered by another policy area within Complete Communities 2.0 (e.g. Downtown, Recent Communities, etc.)



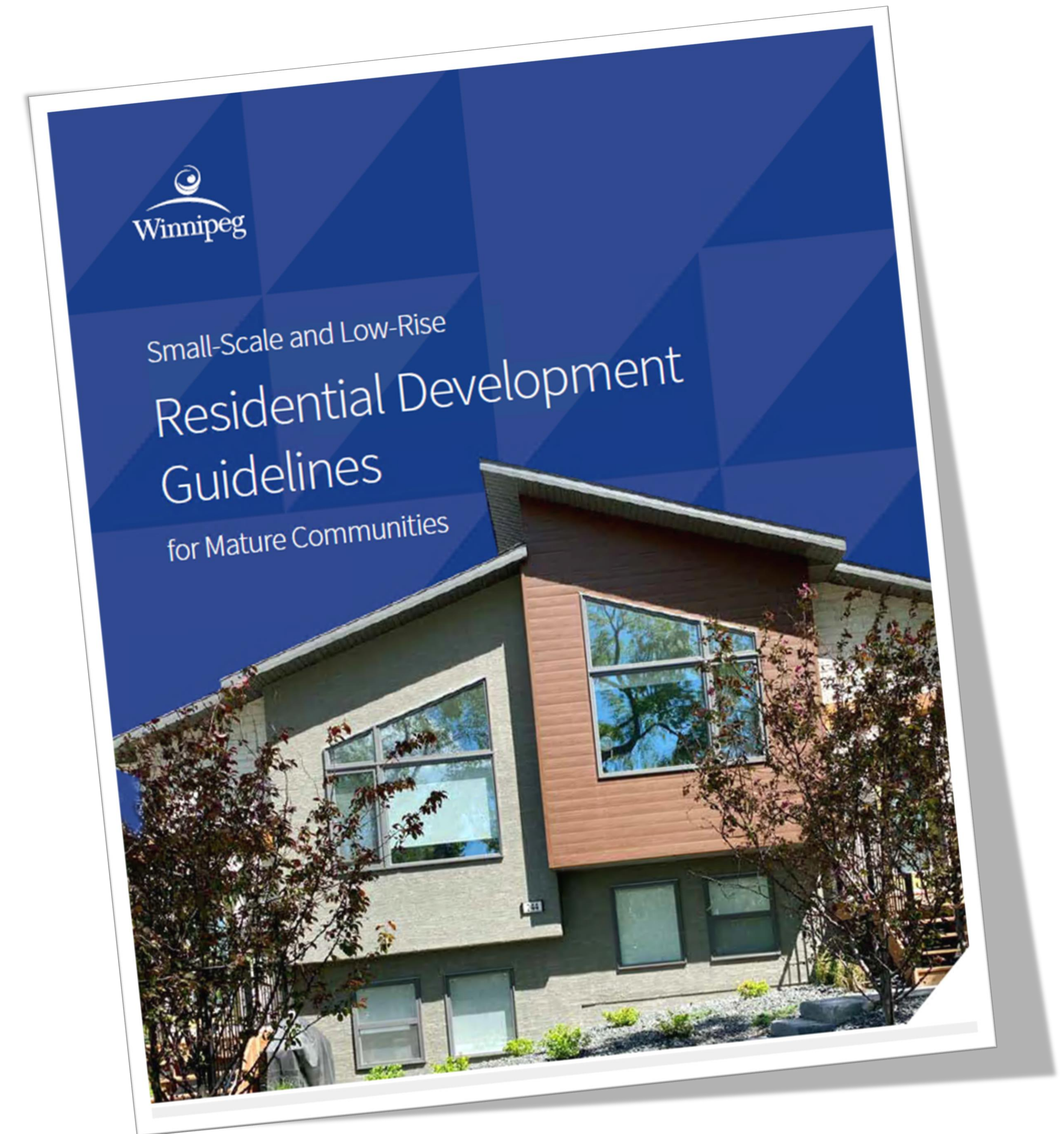
Project highlights: how will the Guidelines be used

- City staff will use the guidelines to provide design advice and review development proposals.
- Developers will use the guidelines to help guide how they design buildings.
- Zoning By-law will be updated to incorporate relevant elements of the Guidelines into regulations.



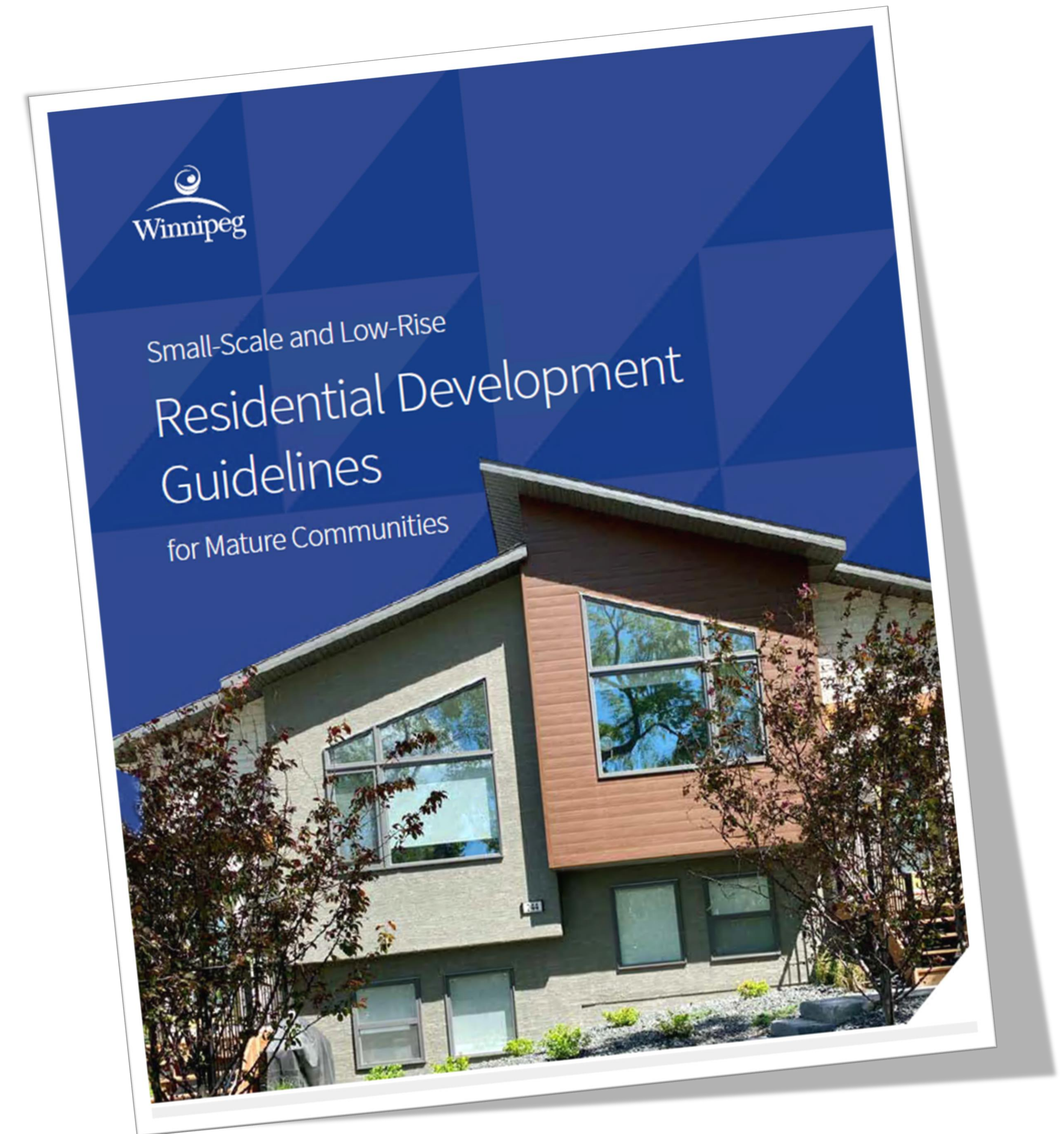
Project highlights: key considerations

- This document reflects a wide variety of community input and addresses the following key **site design & building design** considerations:
 - Building massing (i.e., length and height of building), including lot coverage and building heights;
 - Building setbacks (i.e., how far back the building is set from the edge of its lot);
 - Landscaping requirements;
 - Vehicle access and parking;
 - Separation distances (distance between garage and house);
 - Façade materials and building design;
 - Main floor height;
 - Projections into setbacks (i.e., how far a building can extend or project into a setback area)
 - Privacy; and
 - Utilities, servicing, and mechanical.



Project highlights: overall highlights

- Increase landscaping standards for multi-unit housing
- Introduce landscaping standards for single and two-unit housing.
- Incentivize mature tree protection
- Limit overall housing size to retain a compatible scale
- Raise the bar on building design to positively contribute to neighbourhood character
- Diversify housing options by allowing more types of housing
- Introduce more 3 and 4 unit type housing opportunities while ensuring the size of the building is similar to a big house

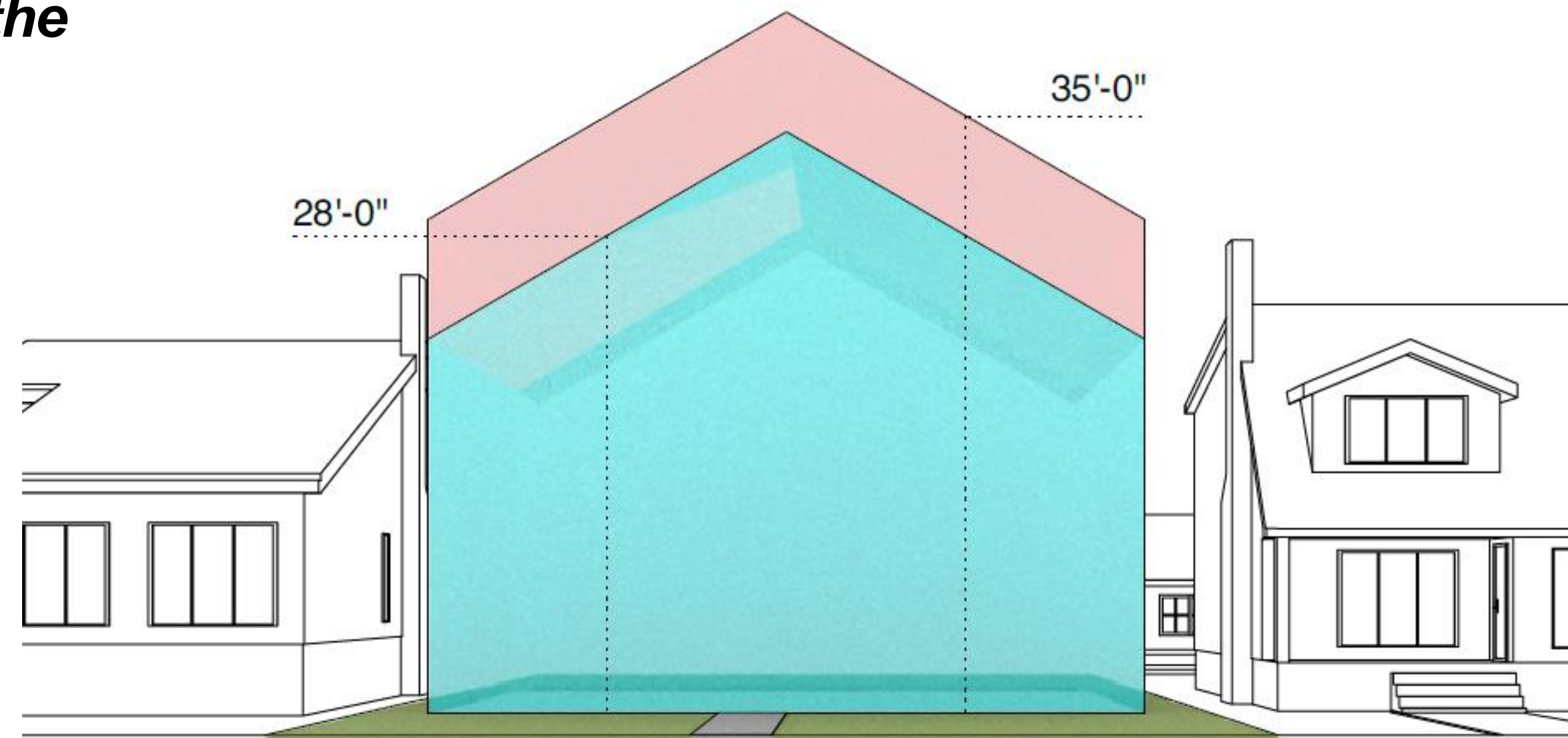


Project highlights: single family & up-down duplex housing

- Introduce landscaping requirements
- Introduce lot coverage requirements for the house and for detached structures (e.g. garages)
- Building height requirements that respond to the context of abutting properties
- Introduce rear yard setbacks that respond to the context of abutting properties
- Improve building form and design by requiring buildings to include significant architectural features



For more detailed information go to pages 22-33 of the Guidelines document



Project highlights: 2-unit housing

- Introduce landscaping requirements
- Introduce lot coverage requirements for the house and for detached structures (e.g. garages)
- Building height requirements that respond to the context of abutting properties
- Introduce rear yard setbacks that respond to the context of abutting properties
- Improve building form and design by requiring buildings to include significant architectural features
- Accessory units (secondary suites) will be permitted as a mortgage helper and to increase housing supply that supports affordability

For more detailed information go to pages 34-41 of the Guidelines document



Project highlights: 3- and 4-unit housing

- The previous recommendations for single family and up/down duplex will also mostly apply to 3- and 4-unit housing typologies.
- Different Side Yard Requirements.
- Introducing entrance location requirements to minimize privacy impacts on abutting properties
- Introducing mechanical and utility locations and screening to improve aesthetics.
- Lot coverage requirements for 4-unit housing will reflect the unique floor plate requirements for that building type.



For more detailed information for:

3-unit housing: go to pages 42-49 of the Guidelines document

4-unit housing: go to pages 50-57 of the Guidelines document

Project highlights: multi-unit housing (5 or more)

- Improving landscaping requirements.
- Introducing lot coverage guidelines.
- Introducing common amenity space requirements for buildings over 20 units.
- Different building height limits will be recommended based on the type of street the building is to be located.
- Building setback requirements will be recommended based on type of street and how tall the building is proposed to be.
- Improving building form and design by requiring buildings to include significant architectural features.



For more detailed information for:

townhouses: go to pages 57-68 of the Guidelines document

apartments: go to pages 69-79 of the Guidelines document

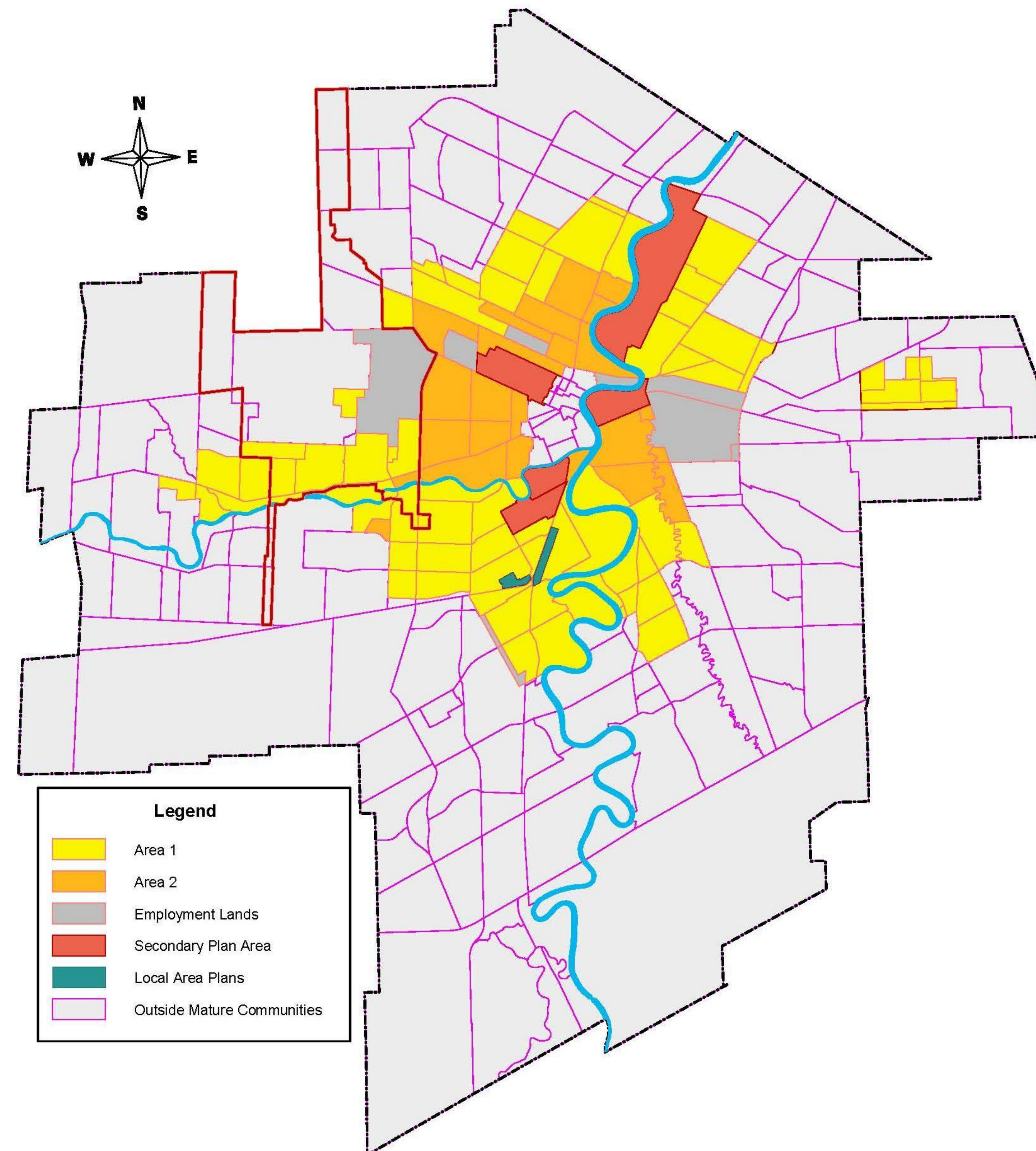
Project highlights: location criteria

Preferred Location Criteria

- Preferred Location Criteria outline specific conditions that should be present to support a particular type of development.
- The goal of the Preferred Location Criteria is to outline the scenario where certain types of buildings should be supported.

Secondary Considerations

- Secondary Considerations are less specific and may be broadly considered to determine whether or not a particular project is appropriate for that location.
- City administration will use the Secondary Considerations as a guide to review land development applications when a proposed project does not meet the Preferred Location Criteria.



Project highlights: location criteria

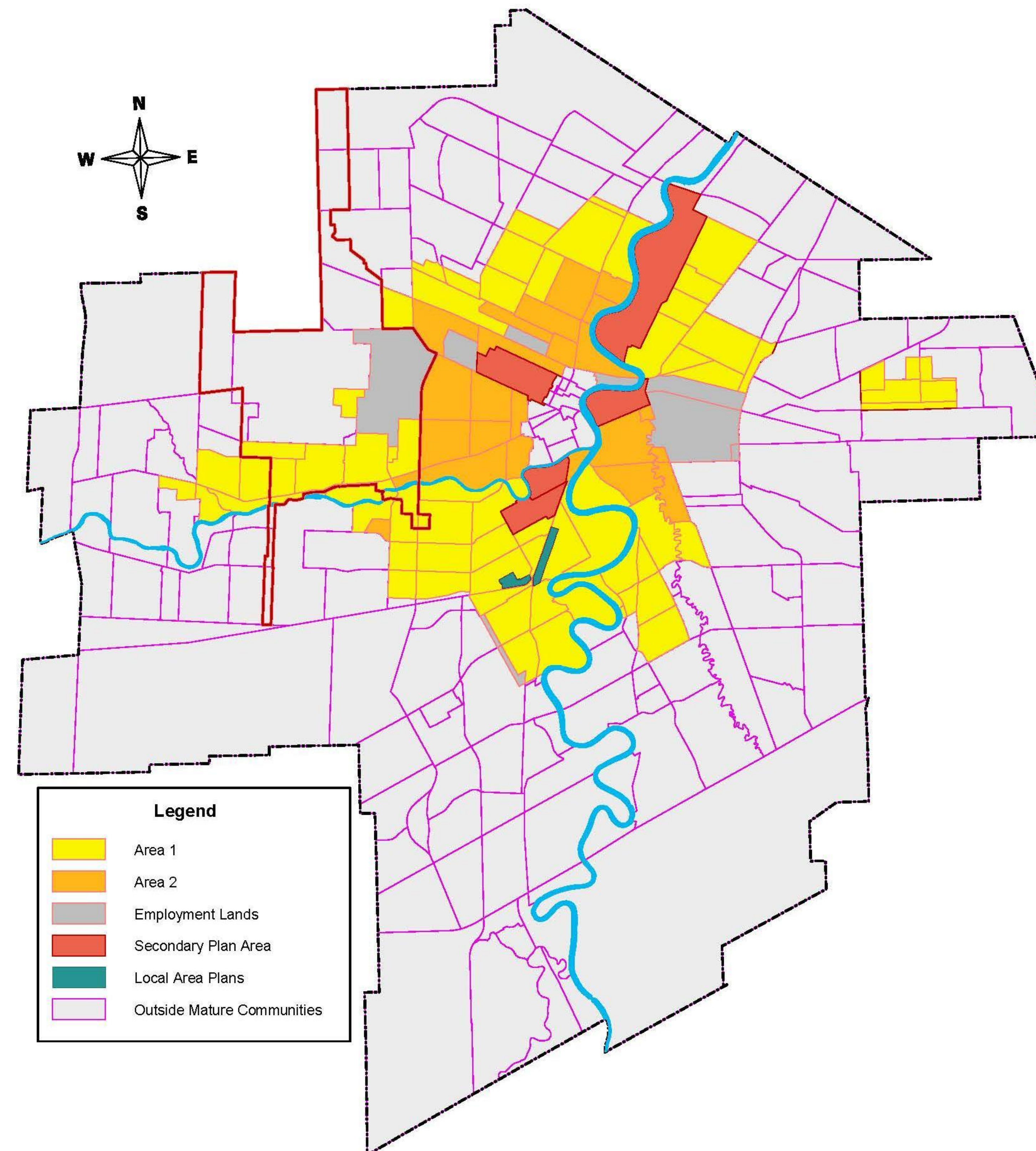
Location criteria will also differ based upon where you are located within Mature Communities to reflect the context of the neighbourhoods.

Area 1

- Neighbourhoods that have relatively low density, less mix of housing options and predominantly single-family zoning.
- Typical neighbourhoods: Central River Heights, Munroe West and Garden City

Area 2

- Neighbourhoods that have greater mix of densities and uses and where the predominant zoning is two-unit and limited multi-unit housing.
- Typical neighbourhoods: St. Mathews, Central St. Boniface, Dufferin and Sargent Park.



Project highlights: preferred location criteria

Housing Type	AREA 1 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
3-unit buildings	Corner sites while meeting all of these criteria: 35ft wide (3,500 sqft); back lane; and within 800 metres of the primary transit network
4-unit buildings	Corner sites while meeting all of these criteria: 50ft wide (5,000 sqft); back lane; and within 800 metres of the primary transit network
Multi-unit buildings (5 or more)	Scenario 1: lots located on an arterial street while meeting all of these criteria: back lane and within 400 metres of the primary transit network Scenario 2: lots that have a back lane, are located within 400 metres of the primary transit network and meet 2 of the following criteria: corner site, adjacent to a multi-unit/commercial use or across the lane from a multi-unit/commercial use.

For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: preferred location criteria (single-family homes)



Project highlights: preferred location criteria

Housing Type	AREA 1 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
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For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: preferred location criteria (2-unit)



Project highlights: preferred location criteria

Housing Type	AREA 1 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
3-unit buildings	Corner sites while meeting all of these criteria: 35ft wide (3,500 sqft); back lane; and within 800 metres of the primary transit network
4-unit buildings	Corner sites while meeting all of these criteria: 50ft wide (5,000 sqft); back lane; and within 800 metres of the primary transit network
Multi-unit buildings (5 or more)	Scenario 1: lots located on an arterial street while meeting all of these criteria: back lane and within 400 metres of the primary transit network Scenario 2: lots that have a back lane, are located within 400 metres of the primary transit network and meet 2 of the following criteria: corner site, adjacent to a multi-unit/commercial use or across the lane from a multi-unit/commercial use.

For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: preferred location criteria (3-unit)



Project highlights: preferred location criteria

Housing Type	AREA 1 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
3-unit buildings	Corner sites while meeting all of these criteria: 35ft wide (3,500 sqft); back lane; and within 800 metres of the primary transit network
4-unit buildings	Corner sites while meeting all of these criteria: 50ft wide (5,000 sqft); back lane; and within 800 metres of the primary transit network
Multi-unit buildings (5 or more)	Scenario 1: lots located on an arterial street while meeting all of these criteria: back lane and within 400 metres of the primary transit network Scenario 2: lots that have a back lane, are located within 400 metres of the primary transit network and meet 2 of the following criteria: corner site, adjacent to a multi-unit/commercial use or across the lane from a multi-unit/commercial use.

For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: preferred location criteria (4-unit)



Project highlights: preferred location criteria (4-unit)



Project highlights: preferred location criteria

Housing Type	AREA 1 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
3-unit buildings	Corner sites while meeting all of these criteria: 35ft wide (3,500 sqft); back lane; and within 800 metres of the primary transit network
4-unit buildings	Corner sites while meeting all of these criteria: 50ft wide (5,000 sqft); back lane; and within 800 metres of the primary transit network
Multi-unit buildings (5 or more)	Scenario 1: lots located on an arterial street while meeting all of these criteria: back lane and within 400 metres of the primary transit network Scenario 2: lots that have a back lane, are located within 400 metres of the primary transit network and meet 2 of the following criteria: corner site, adjacent to a multi-unit/commercial use or across the lane from a multi-unit/commercial use.

For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: preferred location criteria (apartment)



Project highlights: preferred location criteria (apartment)



Project highlights: preferred location criteria (apartment)



Project highlights: preferred location criteria

Housing Type	AREA 2 - Criteria
Single Family buildings	Subdivision into 2 lots of equal size. Lot width will depend on minimum lot with requirements in zoning by-law and whether there is a presence of a lane.
Two-unit buildings	Up/down duplex: Supported where the property is at least 32ft wide (2,880 sqft). Attached secondary suites not supported. Side-by-side: supported where the property is at least 50ft wide (4,500 sqft). Attached secondary suites supported.
3-unit buildings	Support on lots that are 35ft wide (3,500 sqft); back lane; and within 800 metres of the primary transit network
4-unit buildings	Support on lots that are 50ft wide (5,000 sqft); back lane; and within 800 metres of the primary transit network
Multi-unit buildings (5 or more)	Scenario 1: lots located on an arterial street while meeting all of these criteria: back lane and within 400 metres of the primary transit network Scenario 2: lots that have a back lane, are located within 400 metres of the primary transit network and meet 1 of the following criteria: corner site, adjacent to a multi-unit/commercial use or across the lane from a multi-unit/commercial use.

For more detailed information go to pages 12-21 of the Guidelines document

Project highlights: outcomes

- Single family homes will continue to be the predominant housing type for generations to come.
- Ensure new development contributes to the landscaping character of our neighbourhoods today while contributing to the mature tree canopy of tomorrow.
- Construction of various housing types is expected to occur incrementally over time and more evenly distributed through the city.
- Some of our older housing stock will be upgraded and fixed up to prolong their life however many houses that are in need of major repair/investment or do not meet today's housing needs will ultimately need to be replaced.
- New housing construction will meet today's construction standards, be free of lead and asbestos, and will be more energy efficient.
- New forms of small-scale housing will be distributed in neighbourhoods across the city to meet changing demographic needs and provide more housing to people at different stages (seniors looking to downsize or young adults looking for a starter home) in the neighbourhoods they want.
- As a whole, the Guidelines will help to mitigate the rising cost of housing, limit the size of new houses, provide greater housing choice, and prioritize a wide range of housing types for people of all ages, abilities and incomes.

Thank you!

**Richard Mahé
&
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