

# Residential Infill Strategy:

## Design Guidelines and Intensification Criteria

**Open House**  
**Fall 2019**

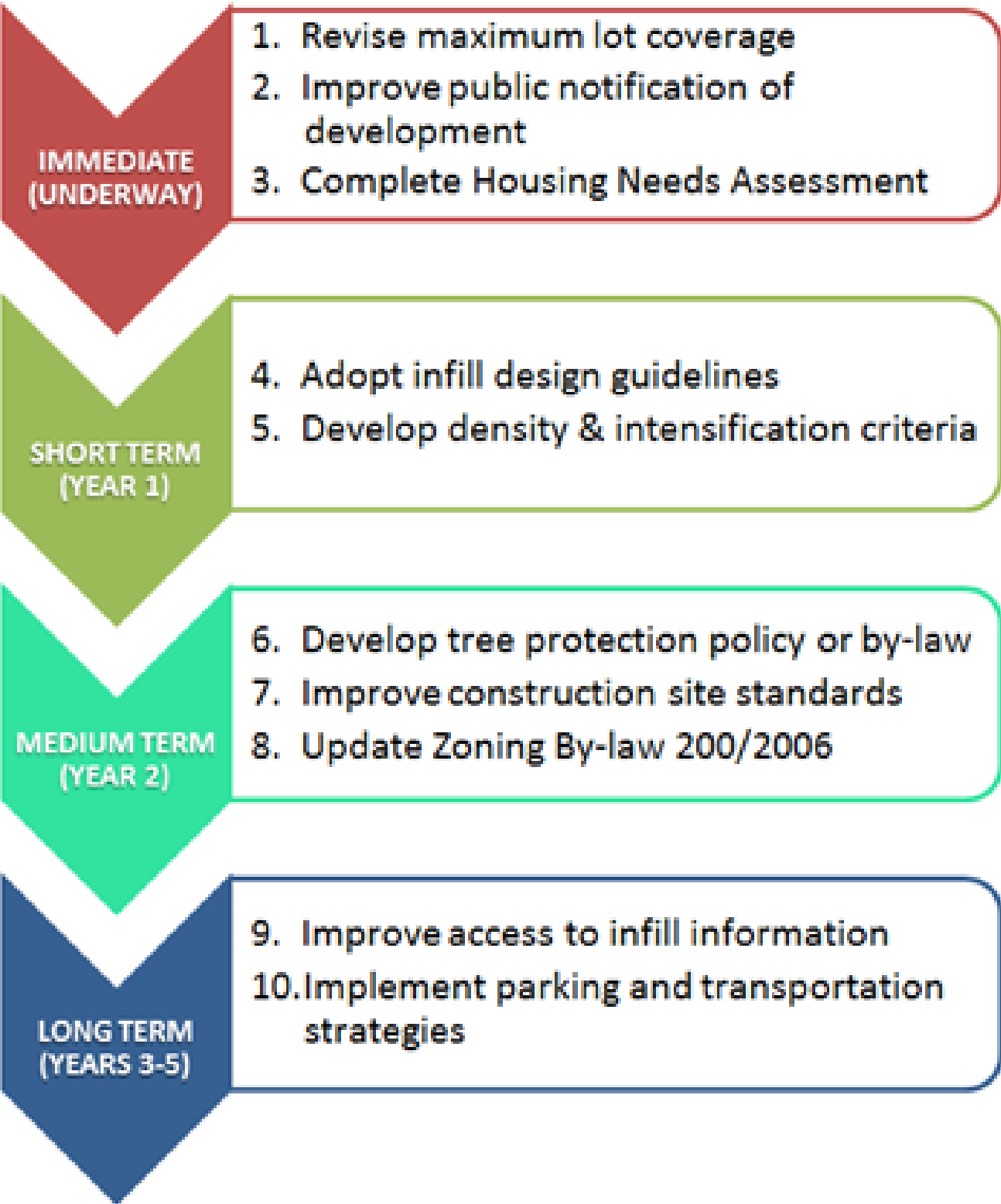
# Residential Infill Strategy: Design Guidelines and Intensification Criteria

## What we are doing

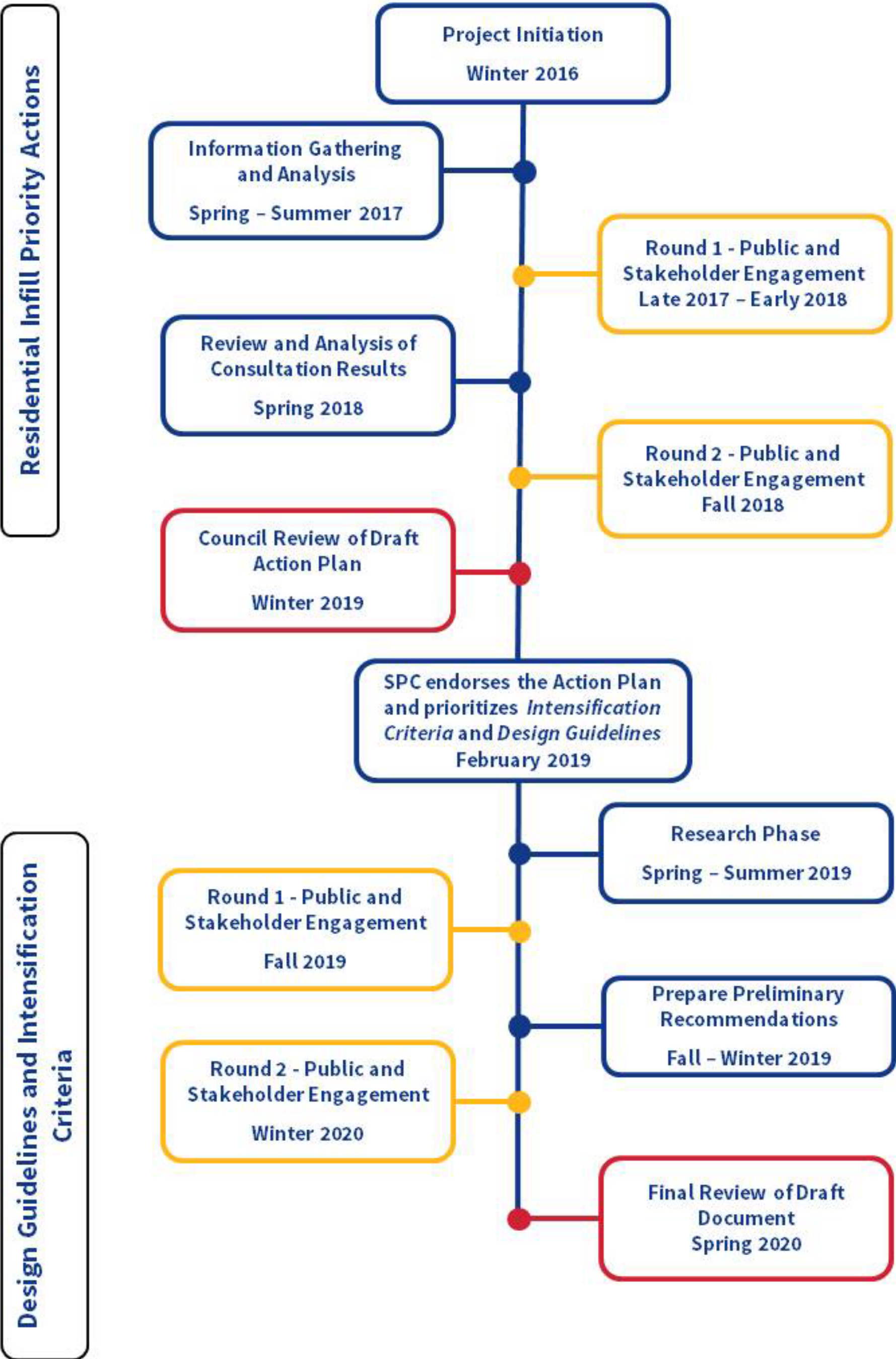
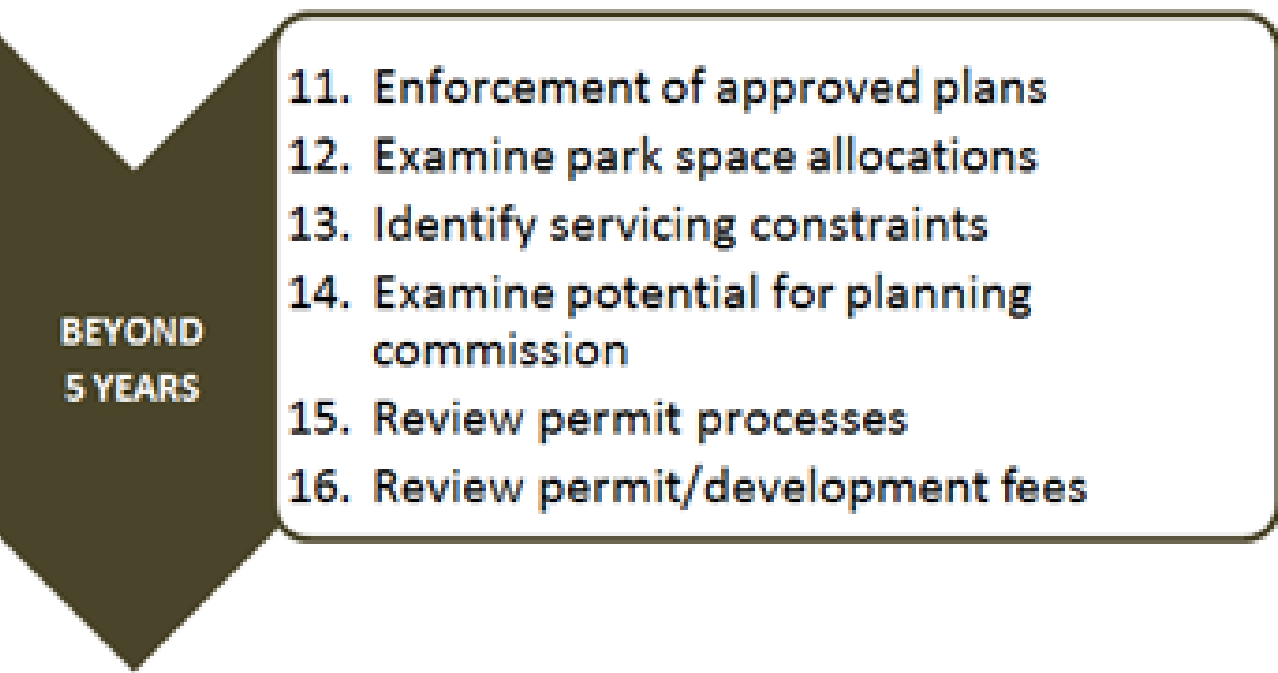
This project focuses on the following 3 action items from the implementation action plan .

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

### PRIORITY ACTIONS



### OTHER ACTIONS:





# Project Goals

Develop a residential infill strategy that will guide the location and design of residential infill development in established neighbourhoods.

The creation of these guidelines should address the following goals:

- To respect and enhance the character of existing neighbourhoods through compatible development.
- To contribute to the physical renewal and revitalization of older neighbourhoods.
- To support transit and maximize walkability.
- To increase the supply of affordable housing.
- To increase housing choice for all including seniors and families.
- To provide a diversity of housing options and life-cycle housing in all neighbourhoods.
- To make more efficient use of existing municipal infrastructure and community facilities.
- To increase population levels to support retention of neighbourhood schools, commercial areas and neighbourhood main streets.
- To maintain a balanced mix of housing within each neighbourhood.
- To distribute density amongst mature neighbourhoods.

## ***What are the benefits of infill housing?***

**There are many benefits to infill development for existing communities. Some of these benefits include:**

- Reducing infrastructure costs;
- Efficient use of existing municipal infrastructure and community facilities;
- Using our land more efficiently;
- increase population levels to support retention of neighbourhood schools, commercial areas and main streets;
- Meeting community housing needs;
- Preserving rural and natural areas outside existing urban neighbourhoods;
- Revitalizing older neighbourhoods; and
- Creating more transportation choice through easier access to daily destinations like work, shopping and entertainment (e.g., mixed-use, pedestrian- and transit-oriented neighbourhoods).

# Residential Infill Guidelines

## What are design guidelines?

Infill Guidelines are a tool that will be used to evaluate how the design and location of a building will look on a property, while also encouraging a better “fit” within the established character of the immediate surroundings.

## What is intensification criteria?

Intensification criteria is a means to evaluate where new development might occur.

## Where will it apply?

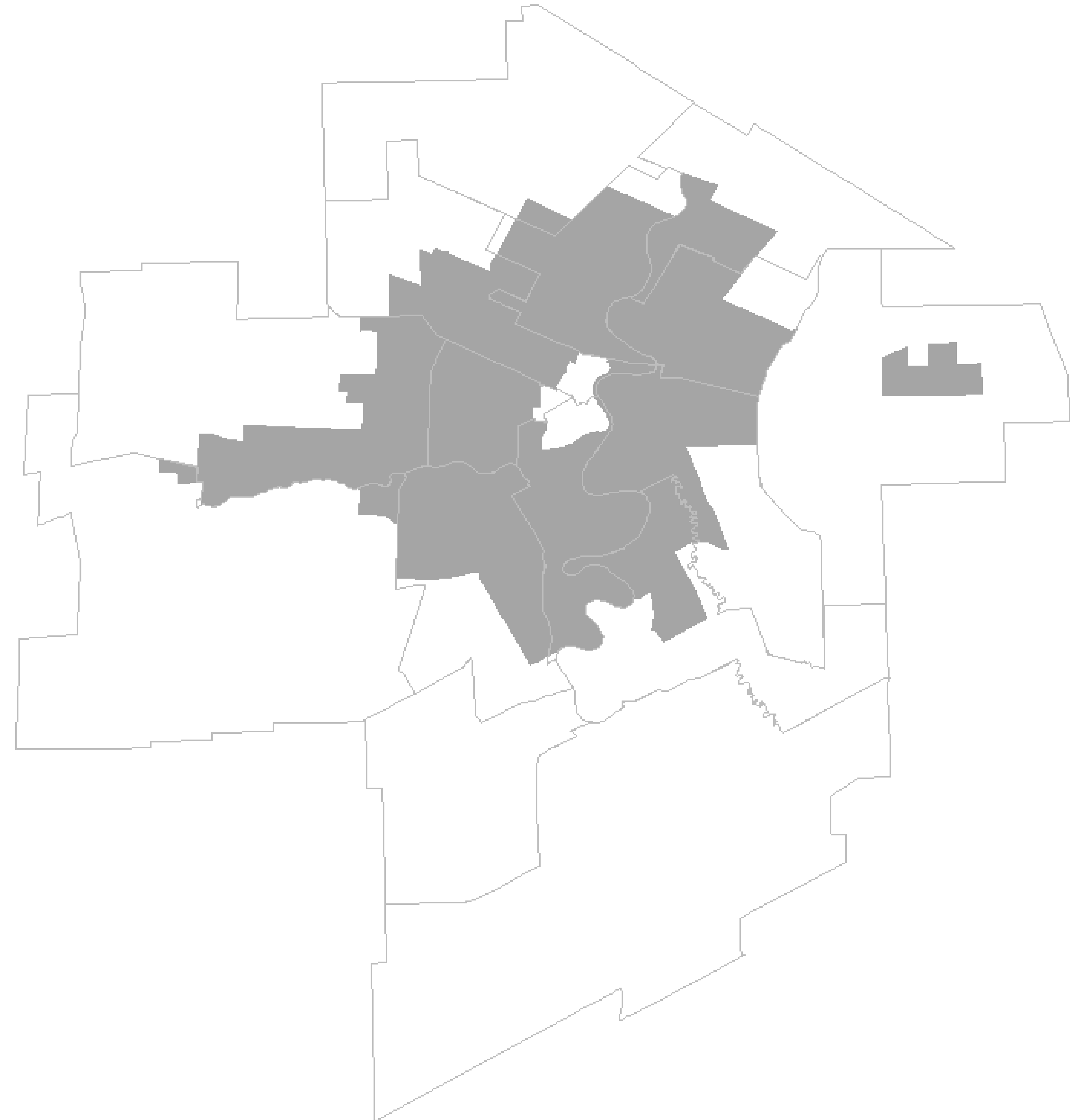
This project will establish guidelines for neighbourhoods identified as “Mature Communities” within the Complete Communities Direction Strategy.

## Where will it not apply?

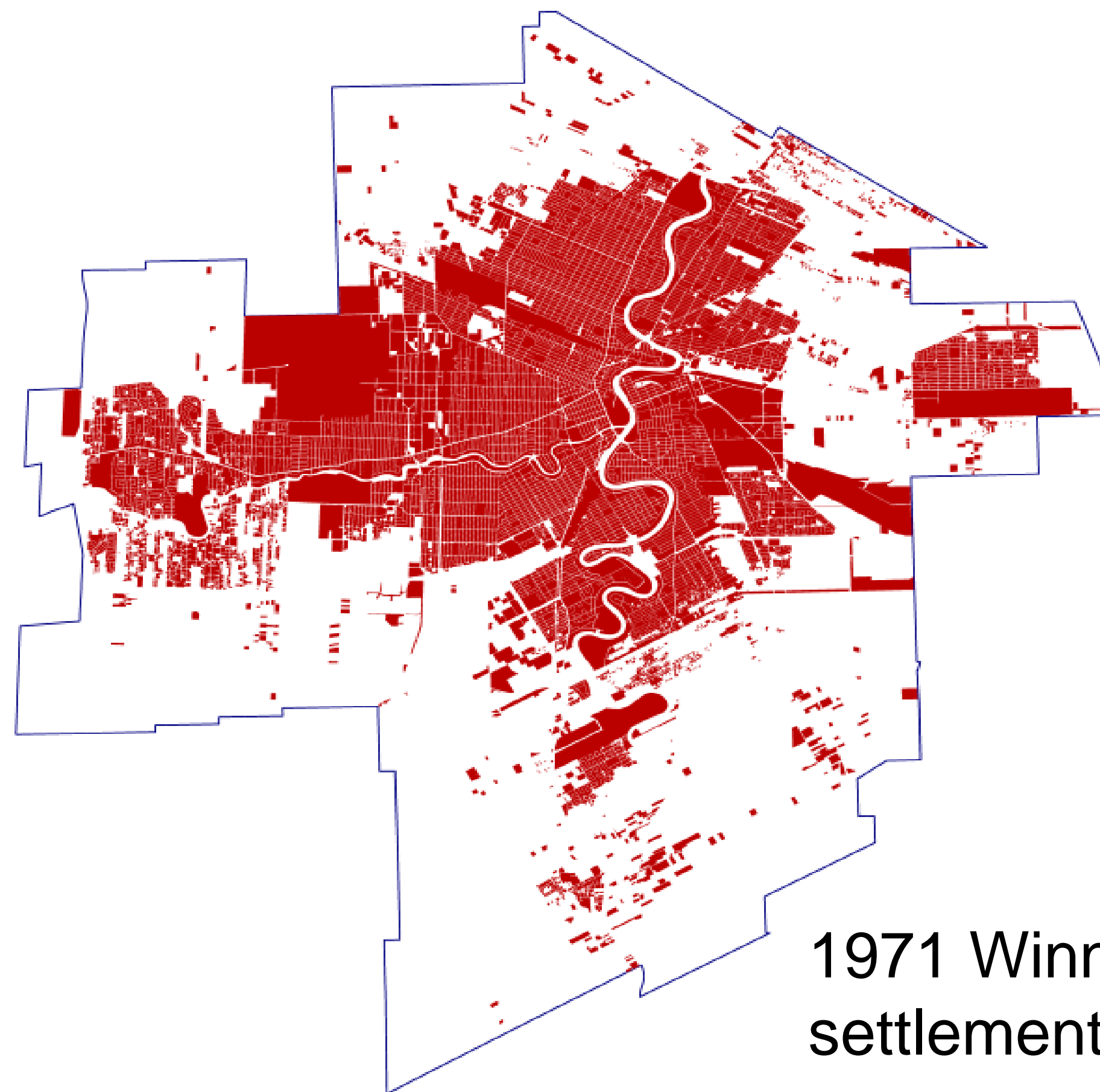
This project will project will not apply to other policy areas within the Complete Communities Direction Strategy (e.g. New Communities, Recent Communities, Mixed Use Corridors and Centres, the Downtown) and within areas governed by a Secondary Plan By-law.

## What type of development will it apply to?

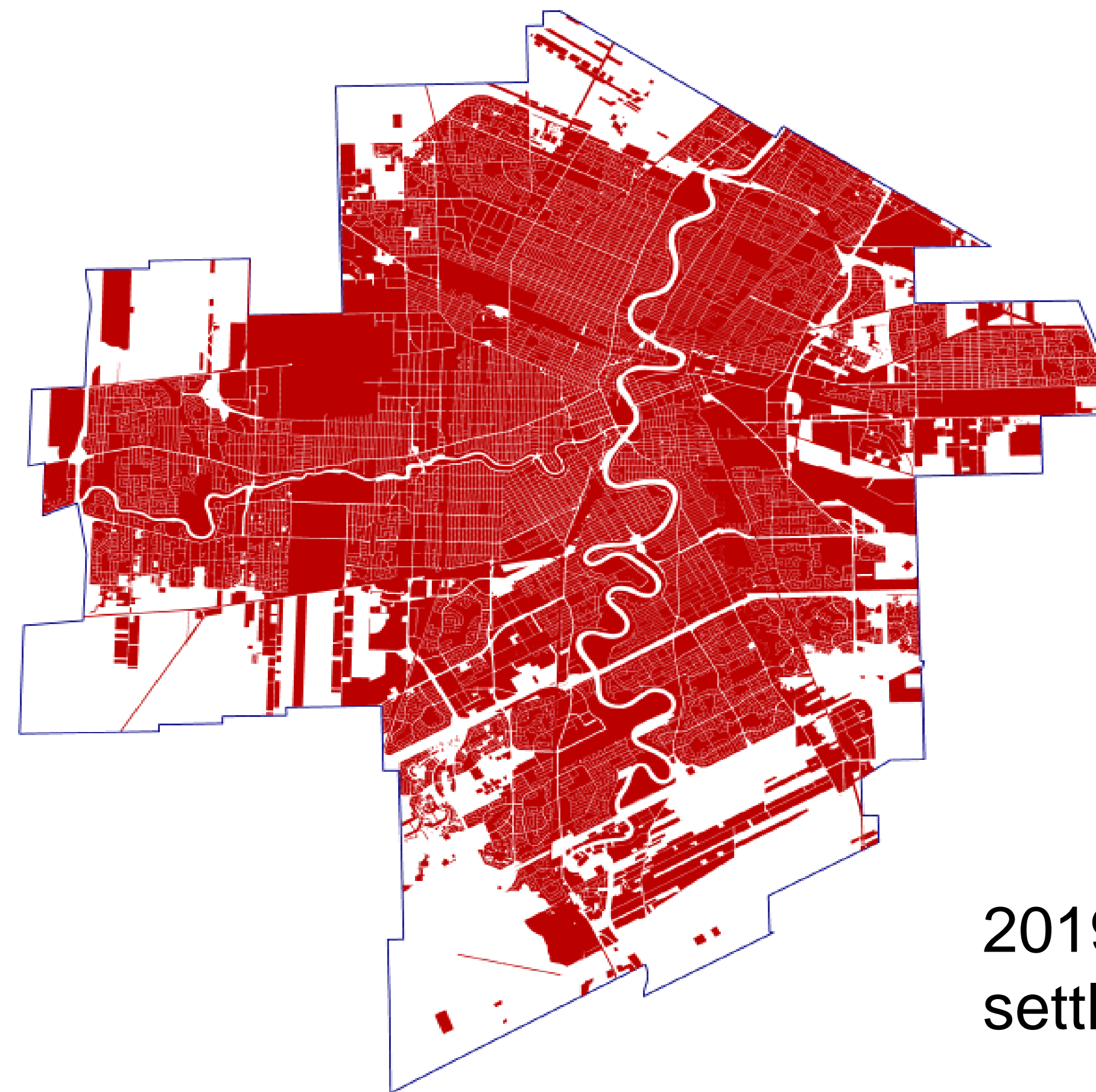
This project will apply to small scale infill development such as single family homes, duplexes/side-by-sides, triplexes, fourplexes, and small scale apartments.



# How have we been growing?



1971 Winnipeg  
settlement area



2019 Winnipeg  
settlement area

From 1971 – 2019, Winnipeg as a whole grew by 197,021 people. This is a 37 percent increase.

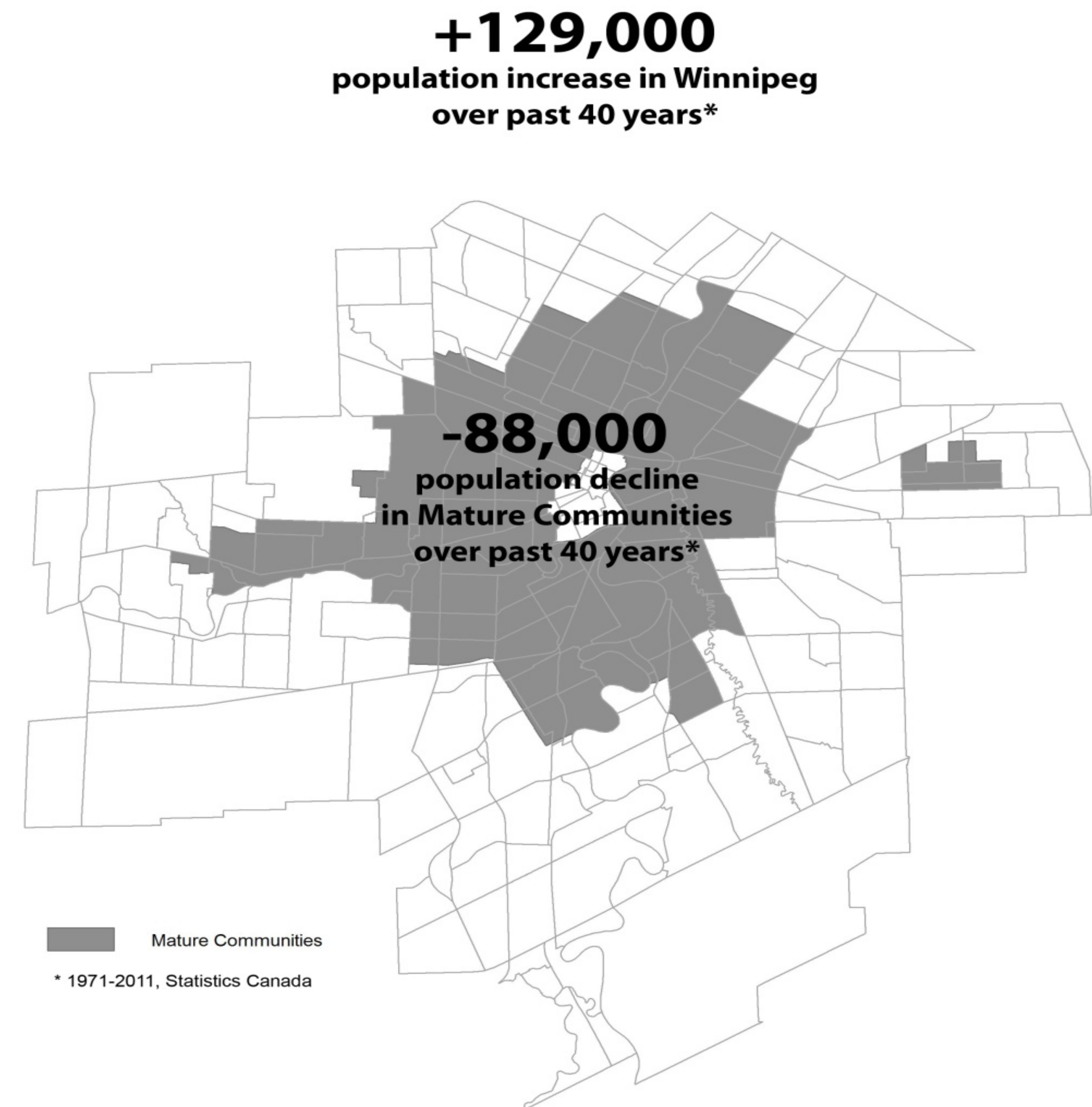
The City's settlement area, however, increased by 96 percent – almost doubling in size. It also means that our settlement area increased at almost 3 times the rate of our population growth.



# How have we been growing?

From 1971 – 2011, Winnipeg as a whole grew by 129,000 people, but population in Mature Communities declined by 88,000 people.

This means that there are fewer people to support existing infrastructure and local businesses and to utilize existing community centres and schools.

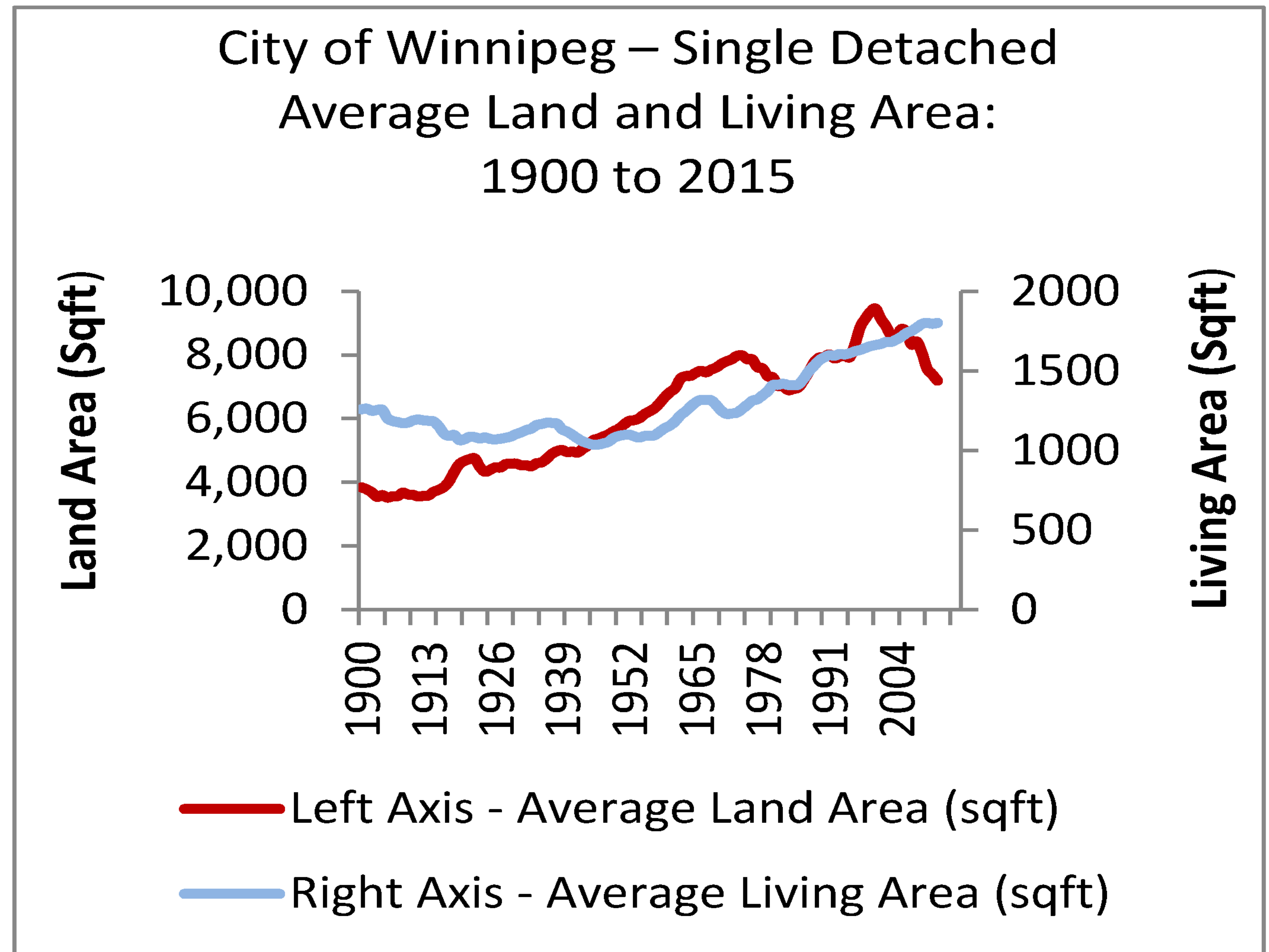


# How have we been growing?

Our growth pattern has been primarily driven by changing consumer preferences for larger lots and larger homes.

In 1918, the average living area for a single family detached home was 997 square feet. This number dropped during the depression and WWII but has been steadily increasing to around 1,800 square feet today.

The challenge we face in accommodating infill development within our Mature Communities (largely built out before 1950s) is that modern housing size preferences are bigger than what typically exists within our Mature Communities. This has created concerns over contextual “fit” of infill development.



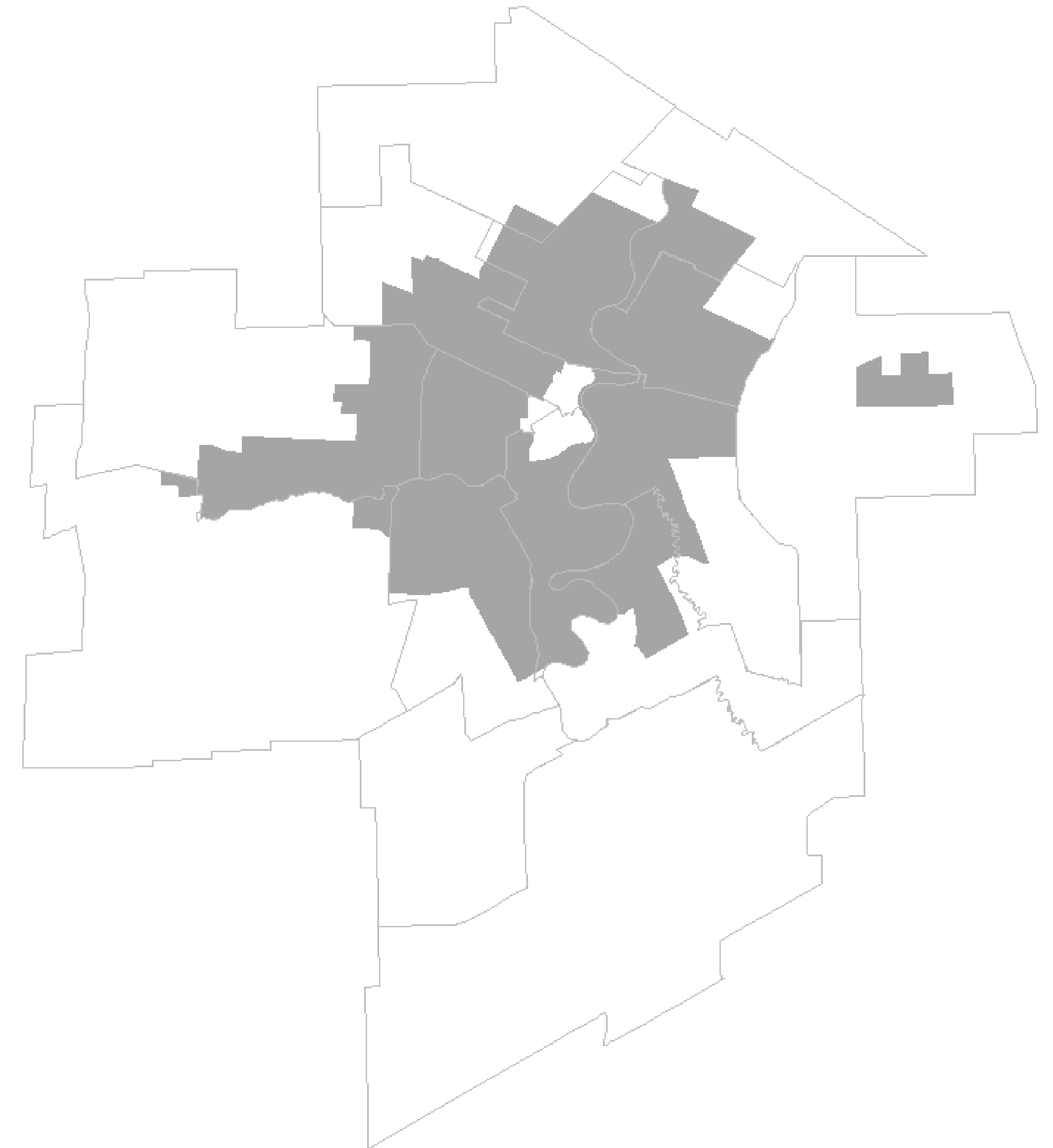
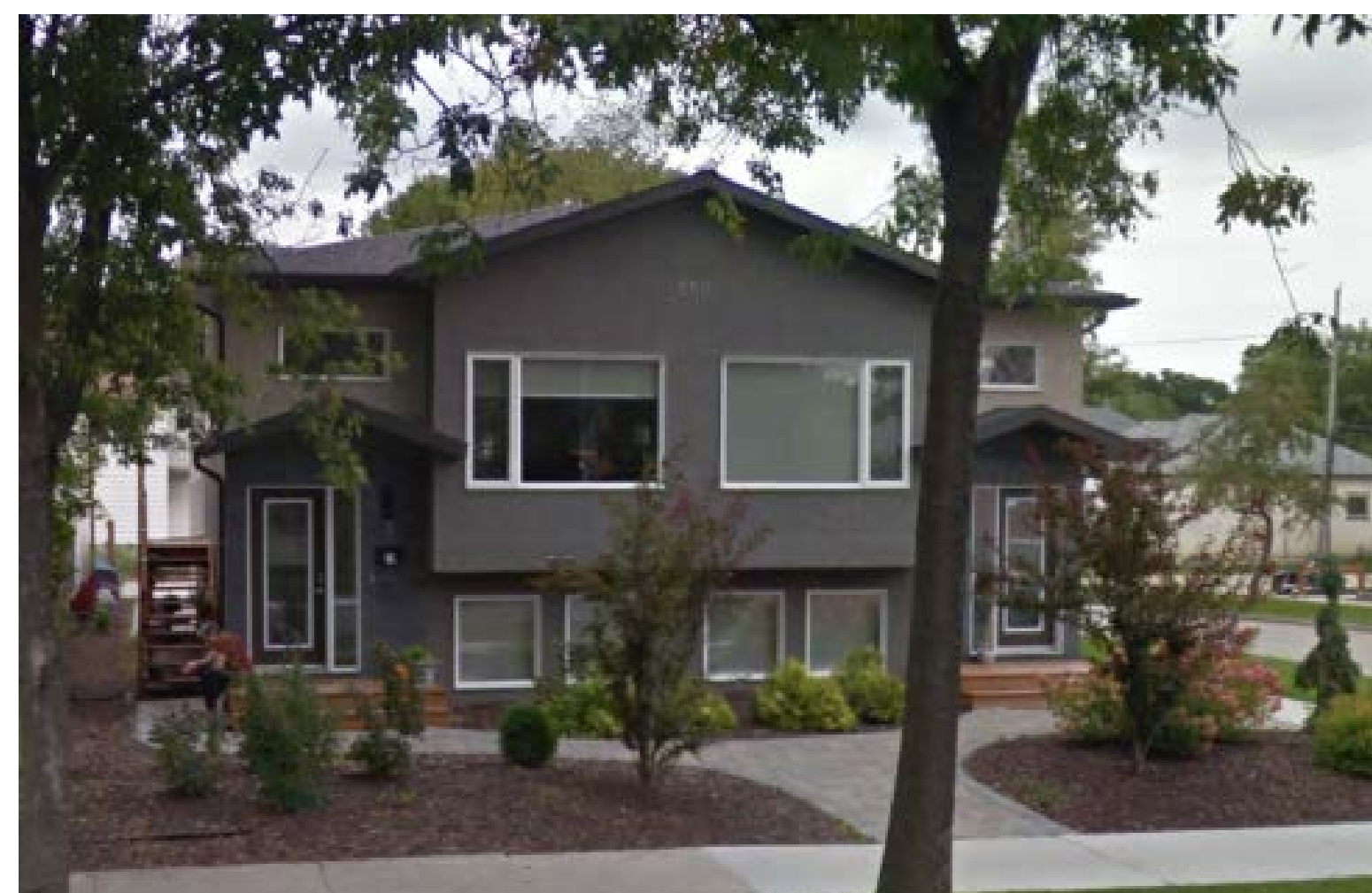
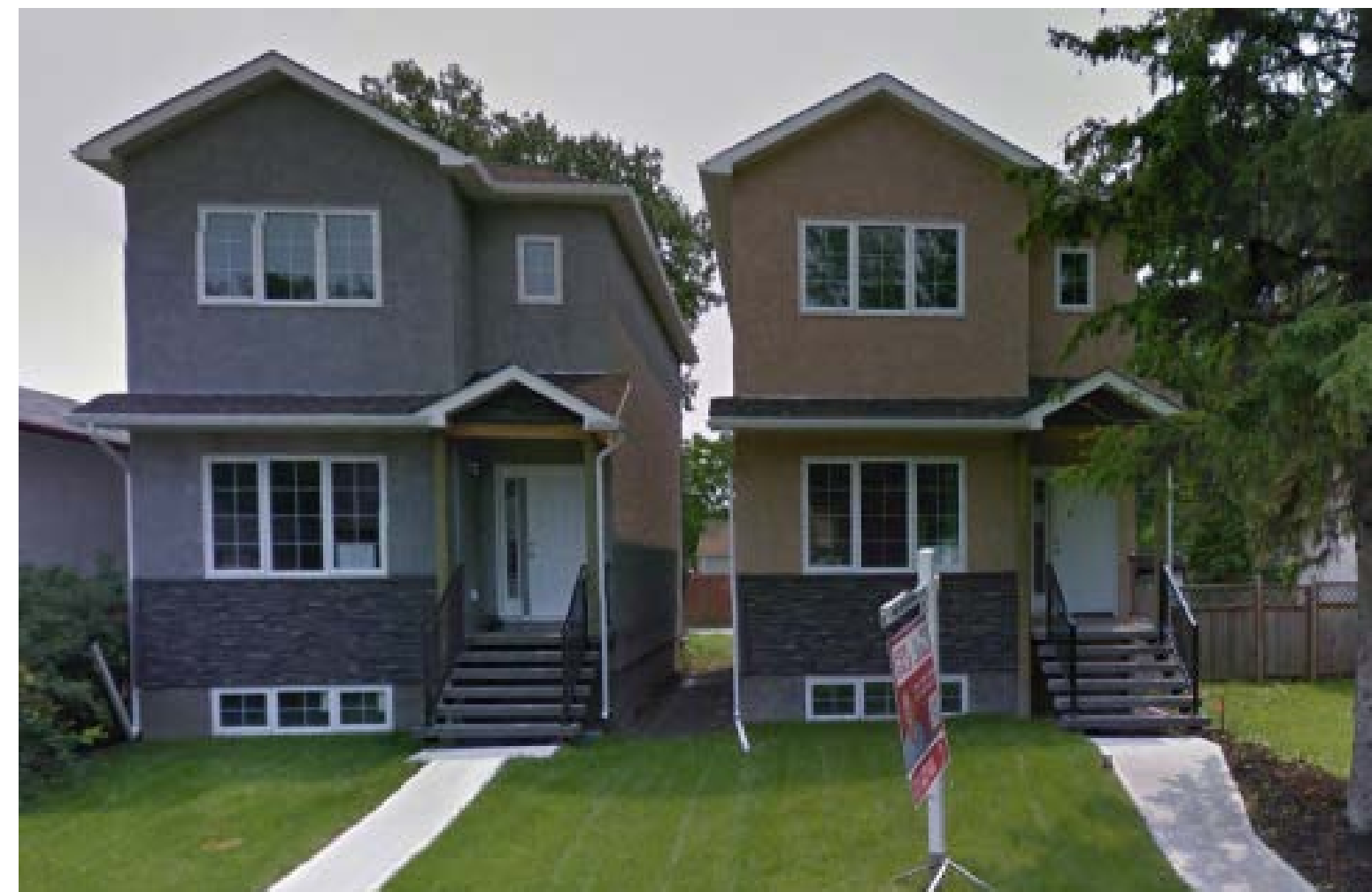


# How might we grow in the future?

Over the past 5 years, our Mature Communities have accommodated 15% of all of Winnipeg's growth.

If our Mature Communities continue to grow at the same rate over the next 20 years (i.e. 15% of all growth), we would need to accommodate approximately 13,000 residential units (or 650 residential units per year).

Consequently, it is important to ensure that this infill development is done in a contextually sensitive manner.





# What should infill look like? – Site Design

## Lot Coverage

### Current Regulation

Homes on single family zoning districts are allowed 40% coverage on properties zoned R1-L (Residential Single Family – Large) and 45% for properties zoned R1-M (Residential Single Family – Medium) and R1-S (Residential Single Family – Small). With the addition of a detached garage this could increase up to between 52.5% and 64.2%, depending on the zoning district and lot size.

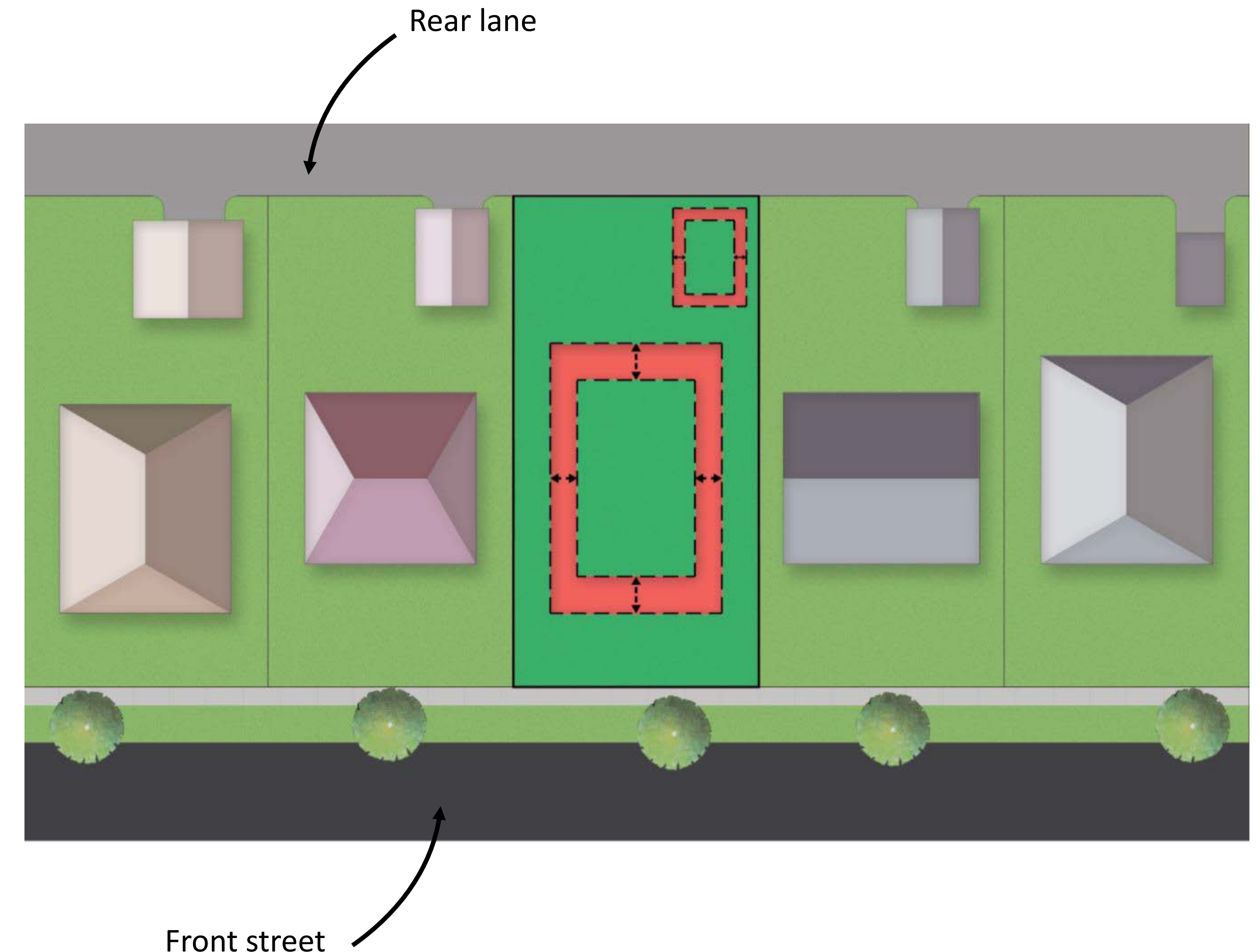
There are no lot coverage maximums for two-family buildings (R2) and multi-family buildings (RMF).

### Issue

Lot coverage controls the scale of buildings on a lot to ensure homes are proportional and to limit overdevelopment of a property. This also helps to mitigate privacy concerns and shadow impacts on adjacent properties.

Lot coverage maximums also ensure properties leave room for green space, landscaping and allow for on-site drainage to reduce impacts of storm water runoff on our municipal piped system.

Concerns have been raised that new infill buildings are too big for the neighbourhood context and should cover less of the lot. Others state that new infill buildings tend to be larger than older housing because of changes in consumer housing preferences.



# What should infill look like? – Site Design

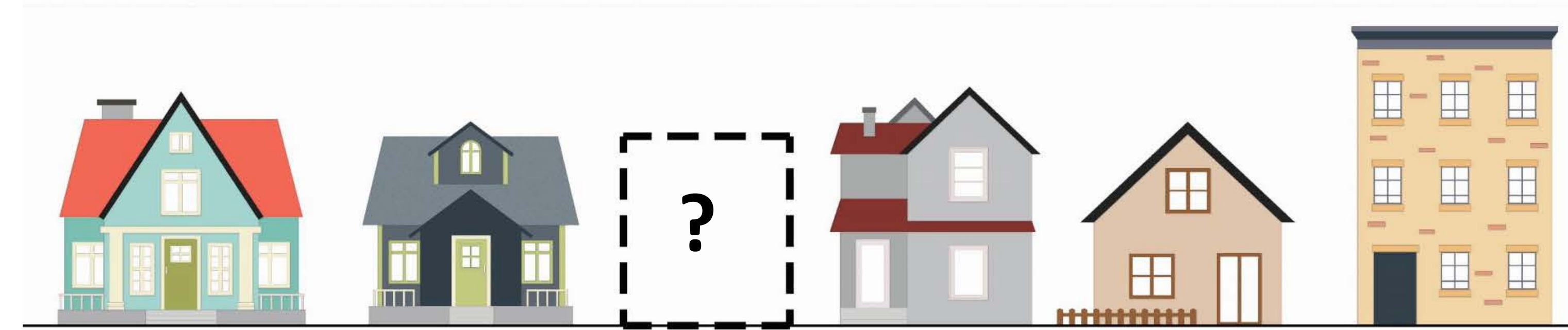
## Building Height

### Current Regulation

The maximum building height for single family dwellings (R1), two-family dwellings (R2) and small scale multi-family buildings (RMF-S) is 35 feet. Building heights are calculated slightly differently depending on the style of roof.

### Issue

Infill buildings are typically 2 storeys in order to meet consumer preferences for residential square footage. This is particularly the case on narrow lots. Concerns have been raised that some infill buildings have been built too tall for their surrounding context. This perception is particularly the case for streets where buildings are typically 1 storey or 1.5 storeys.





# What should infill look like? – Site Design

## Front Yard Setbacks

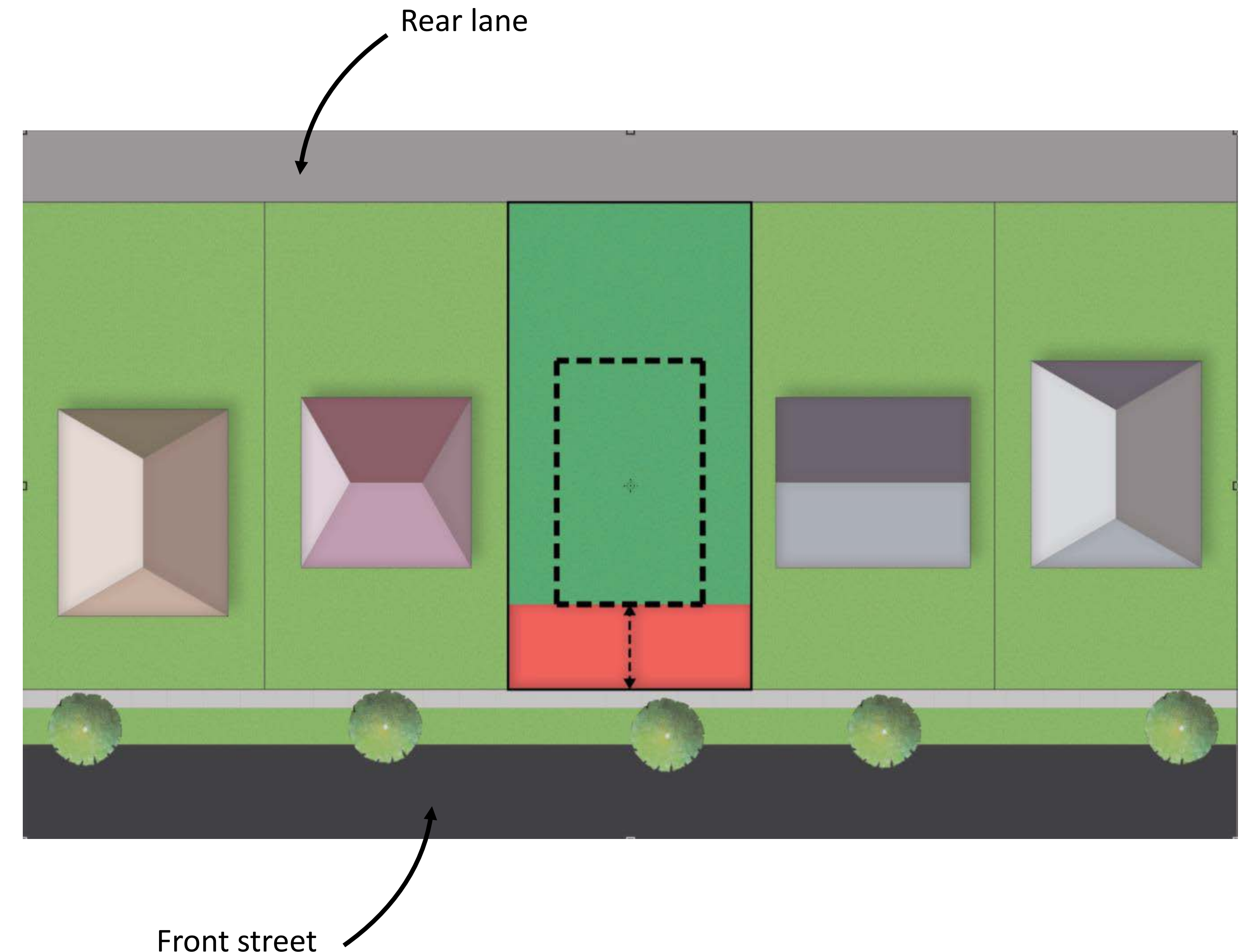
### Current Regulation

Front yard setback means the distance between the front of the house and the front property line. New single and two family dwellings are to be developed with a front yard that is consistent with the average setback of the block.

Zoning By-law regulations for multi family development prescribe 20 feet for properties zoned RMF-S (Residential Multi-Family – Small) and 25 feet for properties zoned RMF-M (Residential Multi-Family – Medium) and RMF-L (Residential Multi-Family – Large).

### Issue

Typically, the regulation of front yard setbacks help achieve a balance of aesthetic and form and help preserve view corridors and sight lines as well as preserve privacy. Front yard setbacks are sometimes reduced in order to accommodate adequate rear yard setbacks or to accommodate a bigger building. Sometimes the character of homes on an existing block is inconsistent with the current trends in new infill development. Concerns are sometimes raised when a new residential building is located further forward than adjacent neighbours.



# What should infill look like? – Site Design

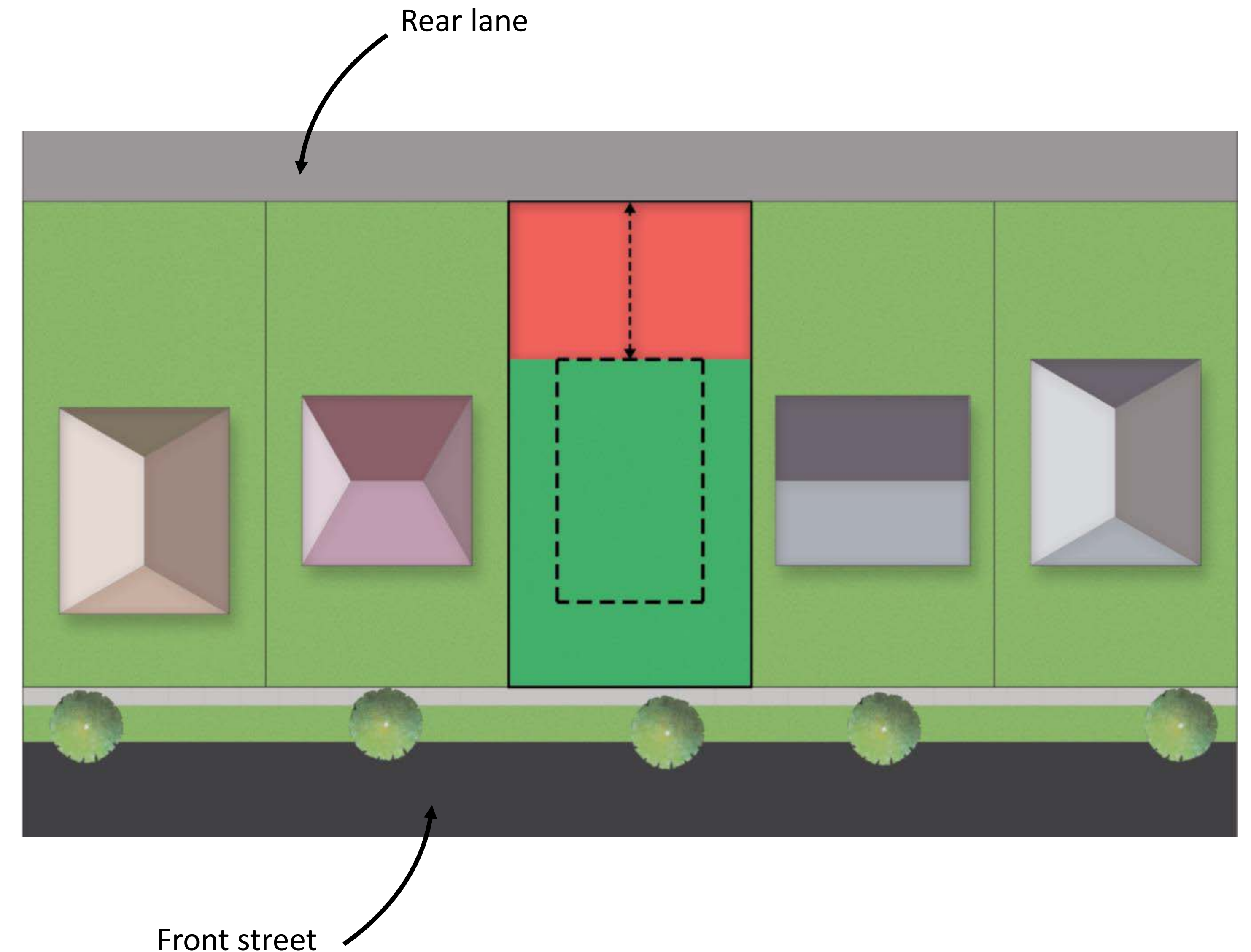
## Rear Yard Setbacks

### Current Regulation

The City requires a minimum 25 foot rear yard in all residential zoning districts. This is the minimum distance that a building can be located from the rear property line.

### Issue

Rear yards provide outdoor amenity spaces and often include landscaping (e.g. trees), decks, patios and play spaces. Rear yards also provide space for parking where there is a rear lane. When rear yards of new buildings do not align with adjoining properties, concerns are raised about the impacts on adjacent properties in terms of their ability to enjoy outdoor amenity space due to a loss of sight lines, privacy and shadowing.





# What should infill look like? – Site Design

## Side Yard Setbacks

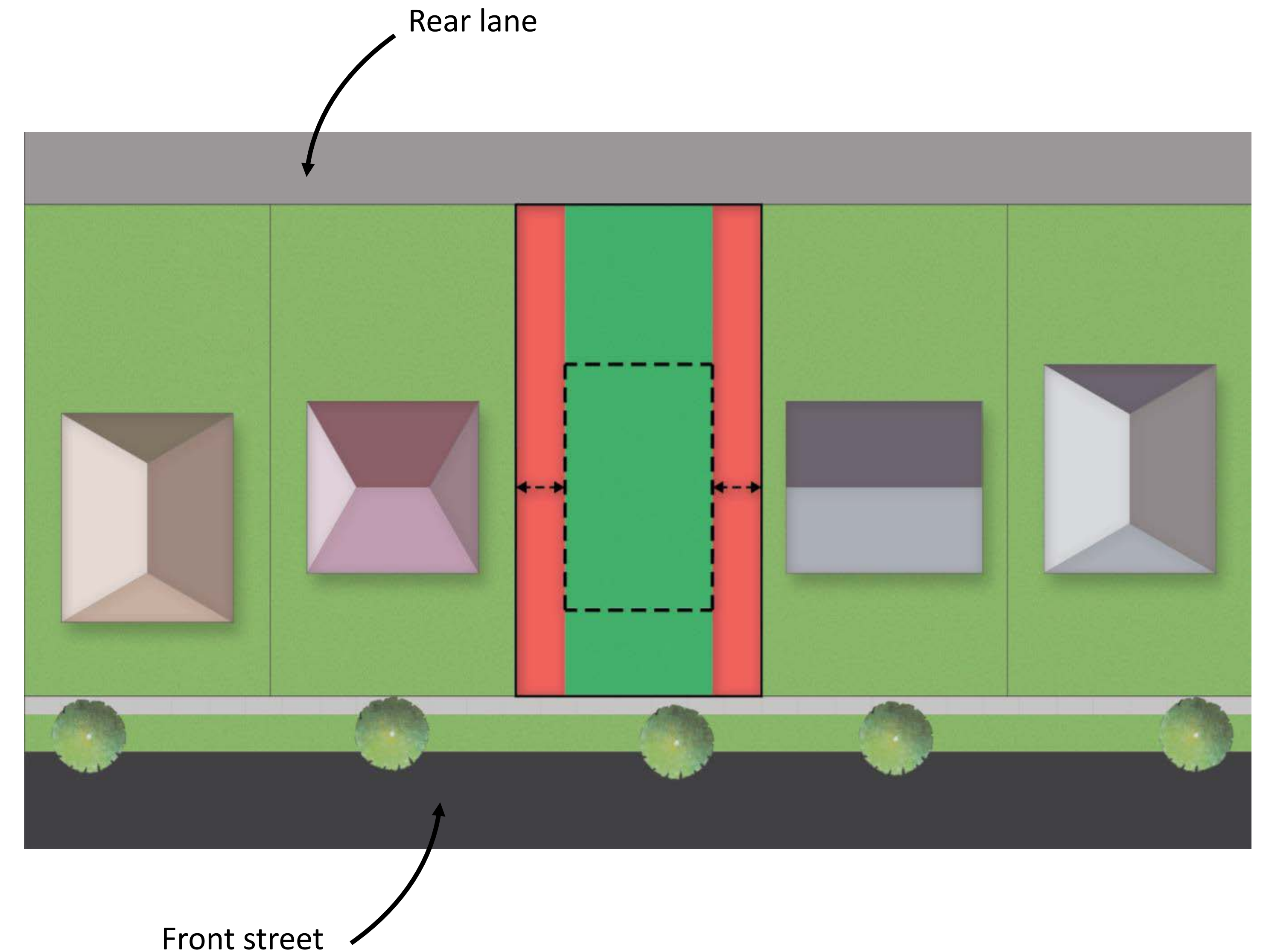
### Current Regulation

The City prescribes side yard setbacks for all residential zoning districts. For single family homes these side yards range between 2 and 4 feet. For multi-family homes the side yards range between 4 and 20 feet, depending on how tall the building is.

### Issue

Smaller side yards than the prescribed setback are often applied for by requesting a variance. Sometimes these variances allow for development that is consistent with the side yards of adjacent buildings, though other times they can result in side yards that are smaller than what exists on the street.

Reduced side yards can make it difficult to move between the front and rear yards of the property without going onto the adjacent property. They can also pose challenges related to access for maintenance of buildings within the side yard as well.



# What should infill look like? – Site Design

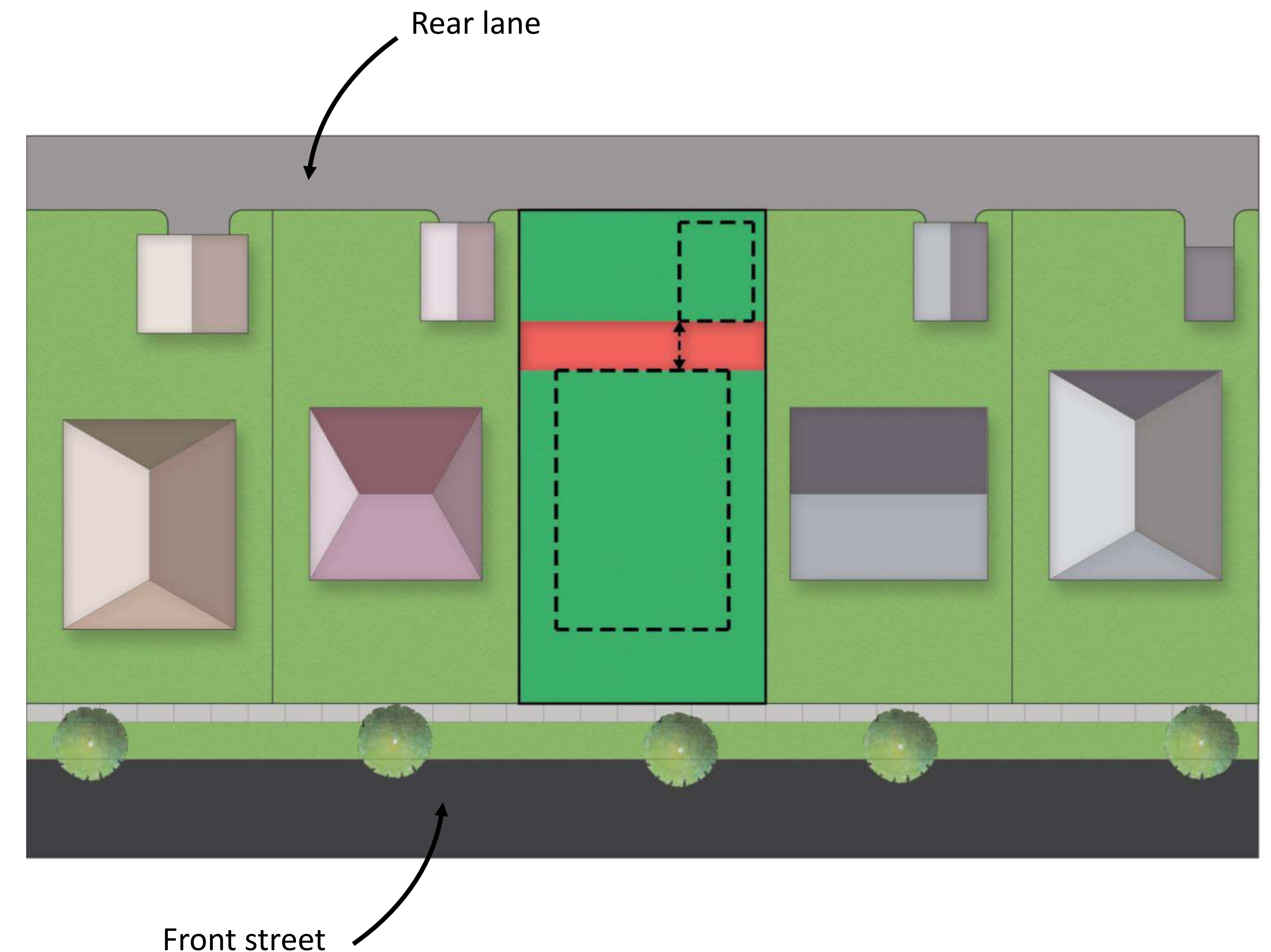
## Distance Between Home and Detached Garage

### Current Regulation

The City of Winnipeg Zoning By-law requires at least 3 feet distance between the garage and the house.

### Issue

Concerns have been raised that as the size of infill buildings are getting bigger it reduces the distance between the house and the garage. This can create a wall like effect in the rear yard which can have a perceived negative impact on the enjoyment of the neighbouring property owner's rear yard space.





# What should infill look like? – Site Design

## Landscaping

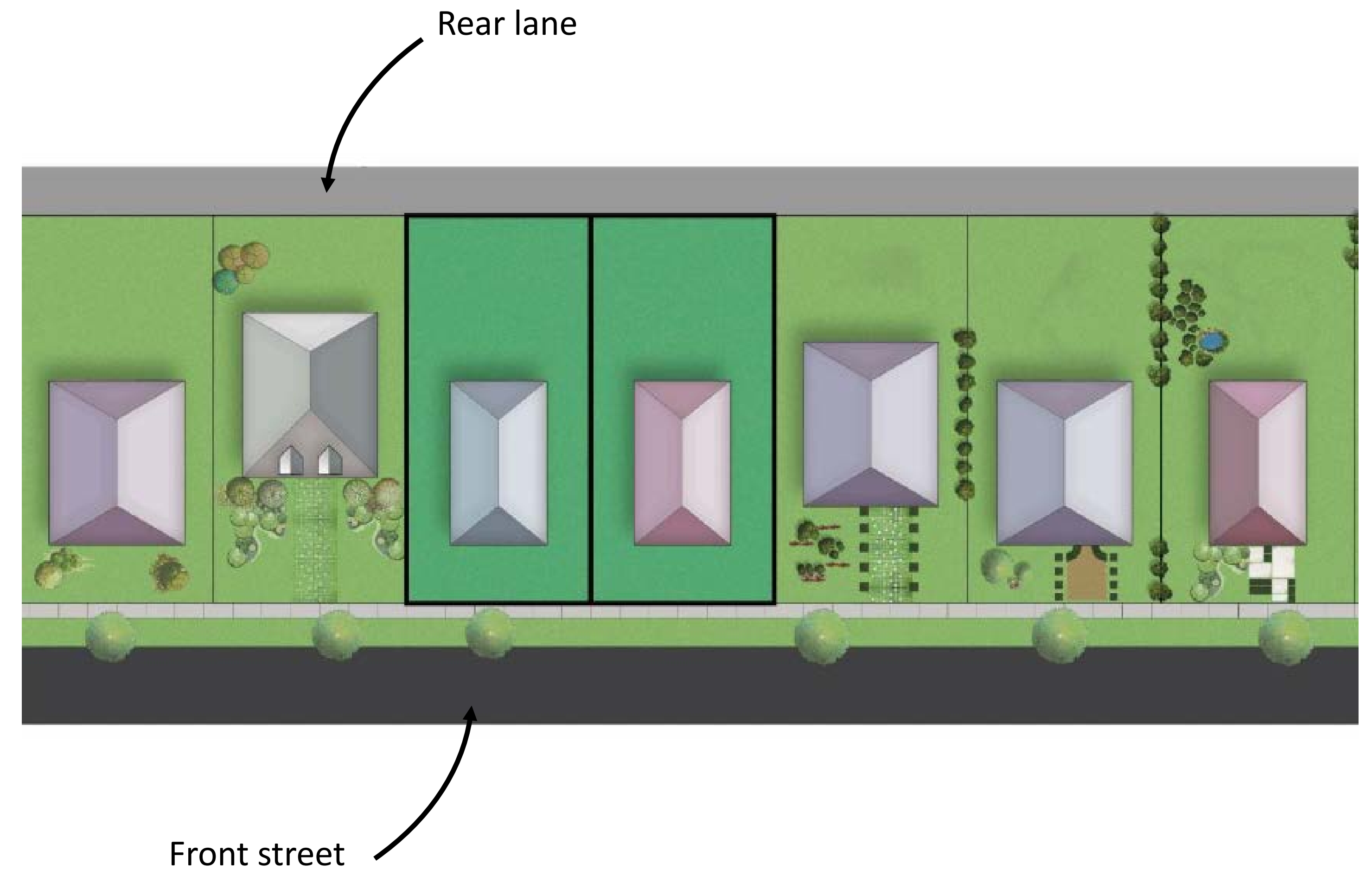
### Current Regulation

The City does not regulate landscaping requirements for single and duplex/side-by-side homes in the Zoning By-law.

Multi-family housing requires street edge, building foundation and parking area landscaping.

### Issue

There are concerns with the quality and timeliness with the installation of landscaping associated with infill development. Others have expressed a concern with the loss of mature trees when properties are redeveloped.



# What should infill look like? – Building Design

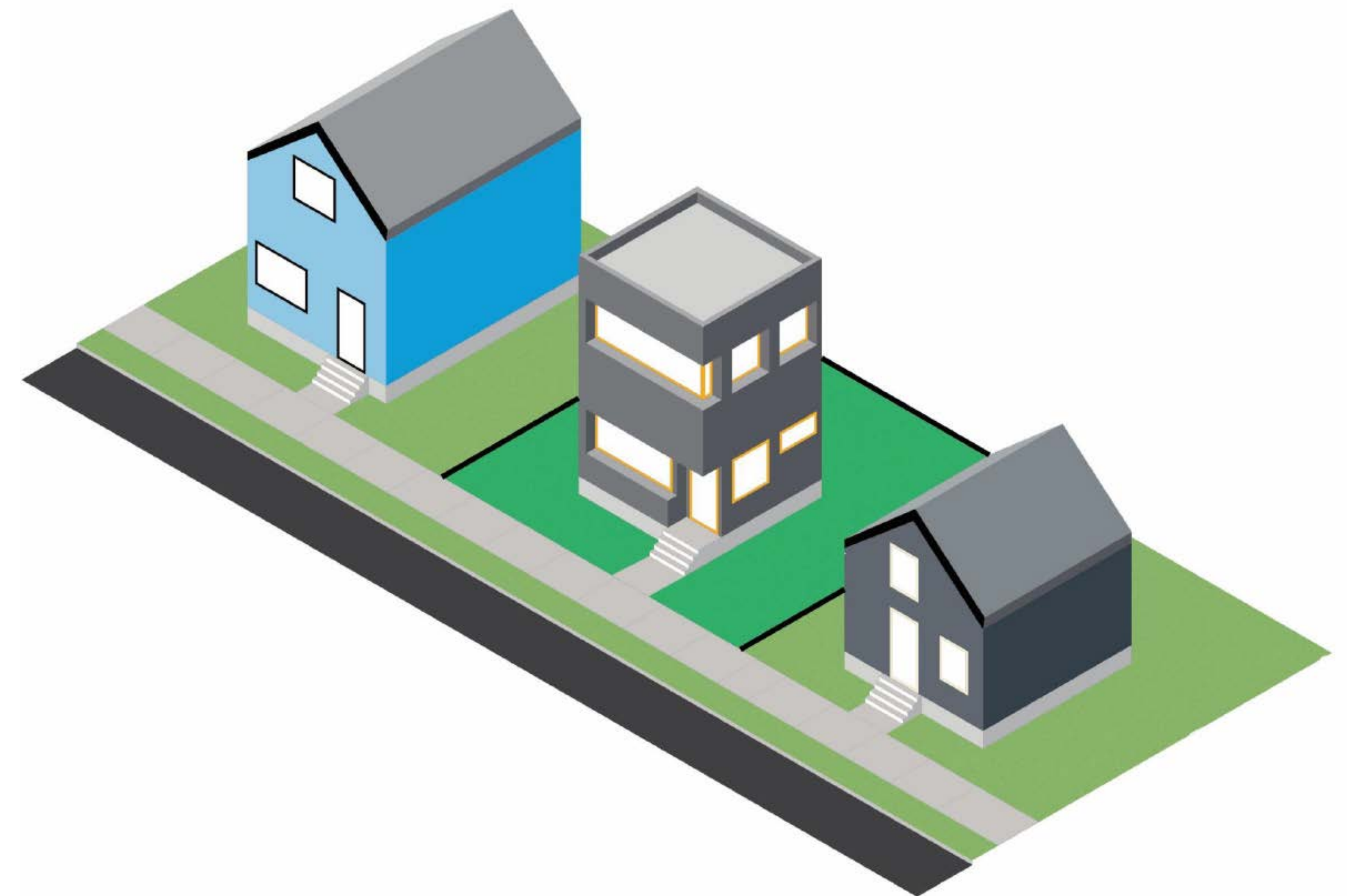
## Roof Pitches

### Current Regulation

The City does not regulate the style of roof for residential buildings in the Zoning By-law.

### Issue

Some people feel that roof styles and pitches are important character features of their neighbourhood and that residential infill buildings should have the same pitch as other homes on the street. Other people feel that the City should not regulate architectural style because it will have a negative impact on individual expression and creativity.





# What should infill look like? – Building Design

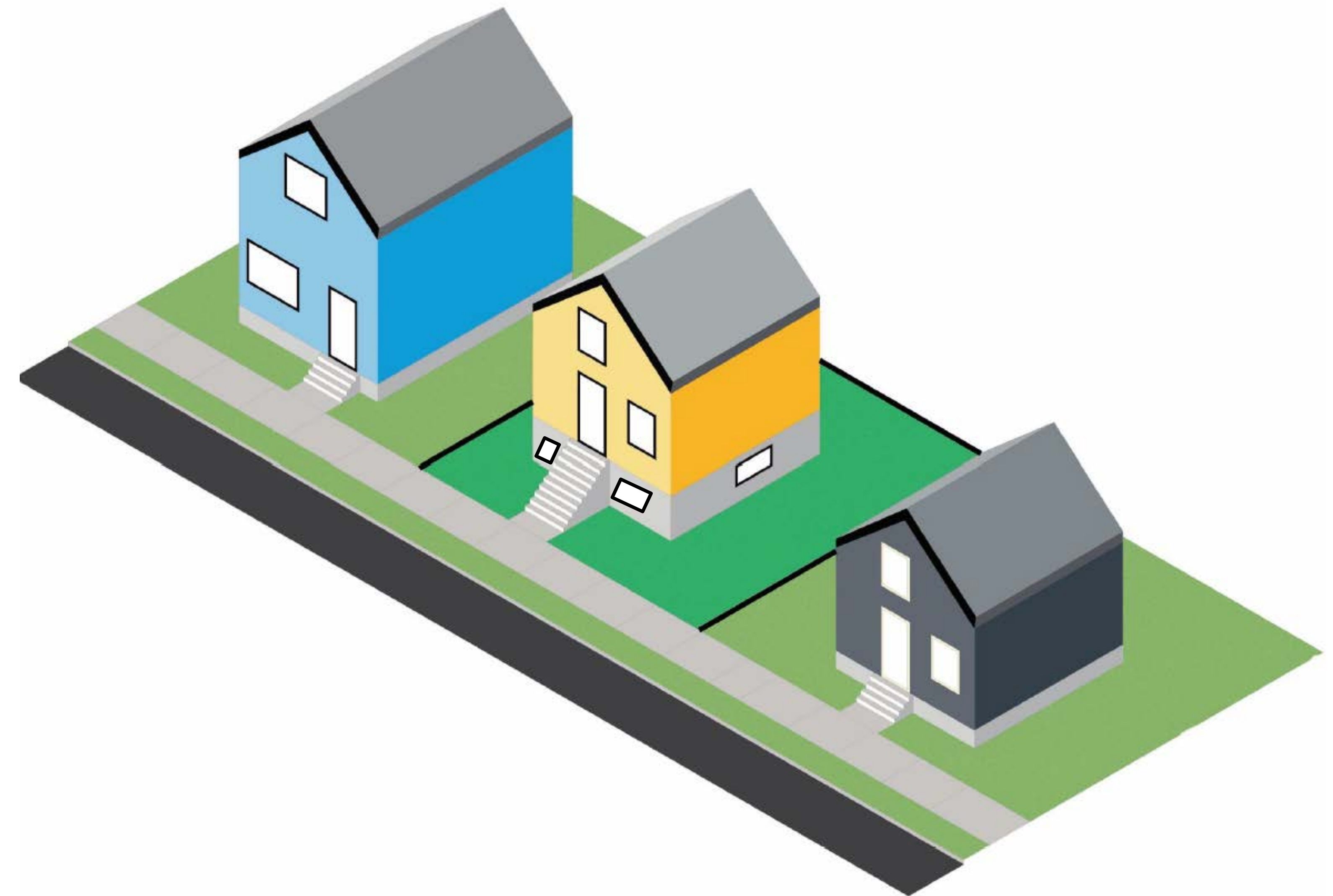
## Main Entrance Elevation

### Current Regulation

The City does not regulate the height of the main entrance of a residential building in the Zoning By-law.

### Issue

Some infill buildings have raised basements and taller ground floor entrances than their neighbouring properties. However, some have expressed concern that building entrances are too tall for their surrounding context.



# What should infill look like? – Building Design

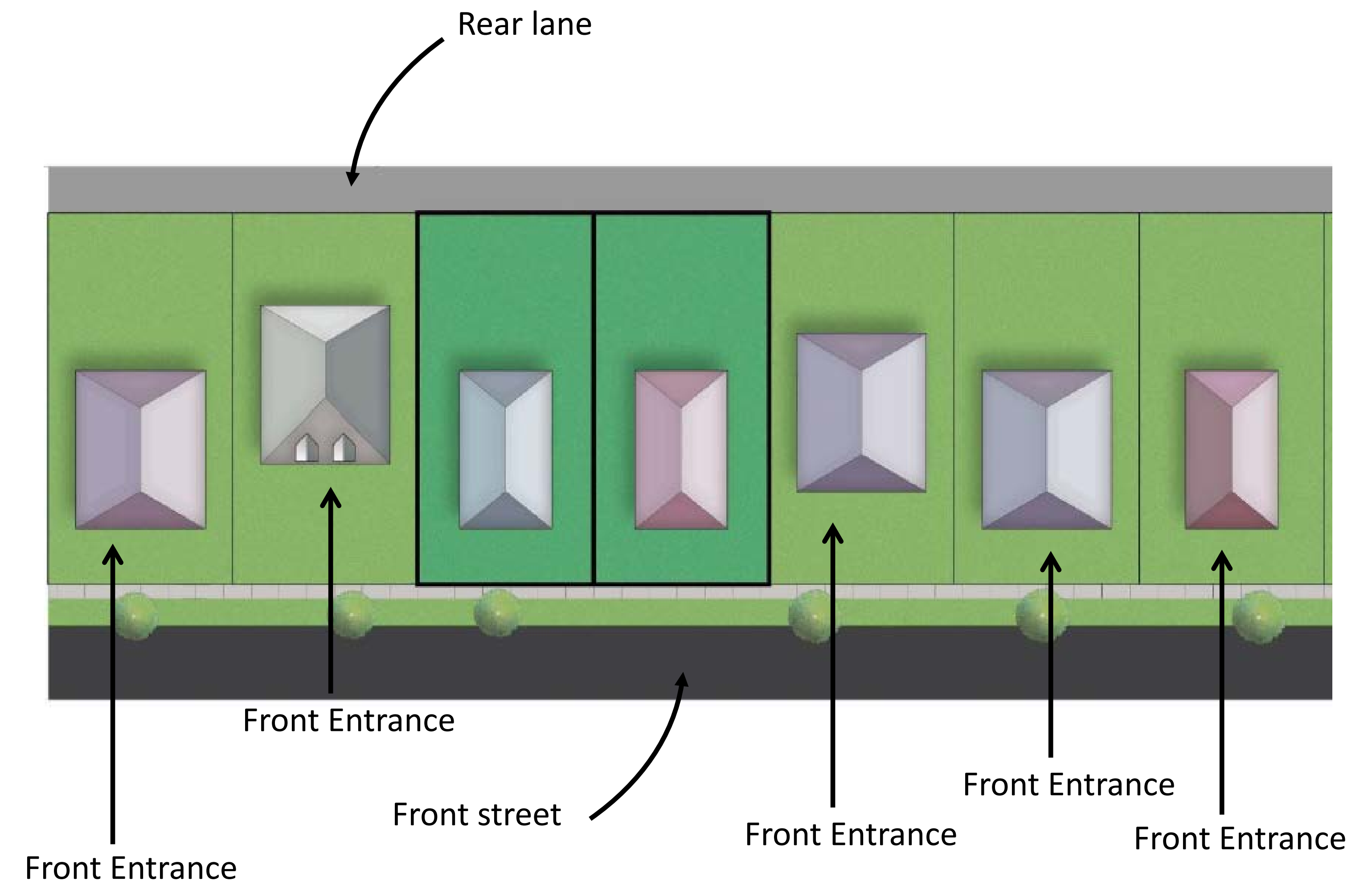
## Entrance Location

### Current Regulation

The City does not regulate the location and number of entrances for residential buildings in the zoning by-law with the exception of secondary suites.

### Issue

Some feel that infill buildings that do not have a front door facing the street are out of character with homes on their street. Others have concerns that multi-family buildings with many entrances on the side of the building can create negative impacts in terms of privacy, noise and lighting for neighbouring properties.





# What should infill look like? – Building Design

## Building Façade Materials and Architectural Features

### Current Regulation

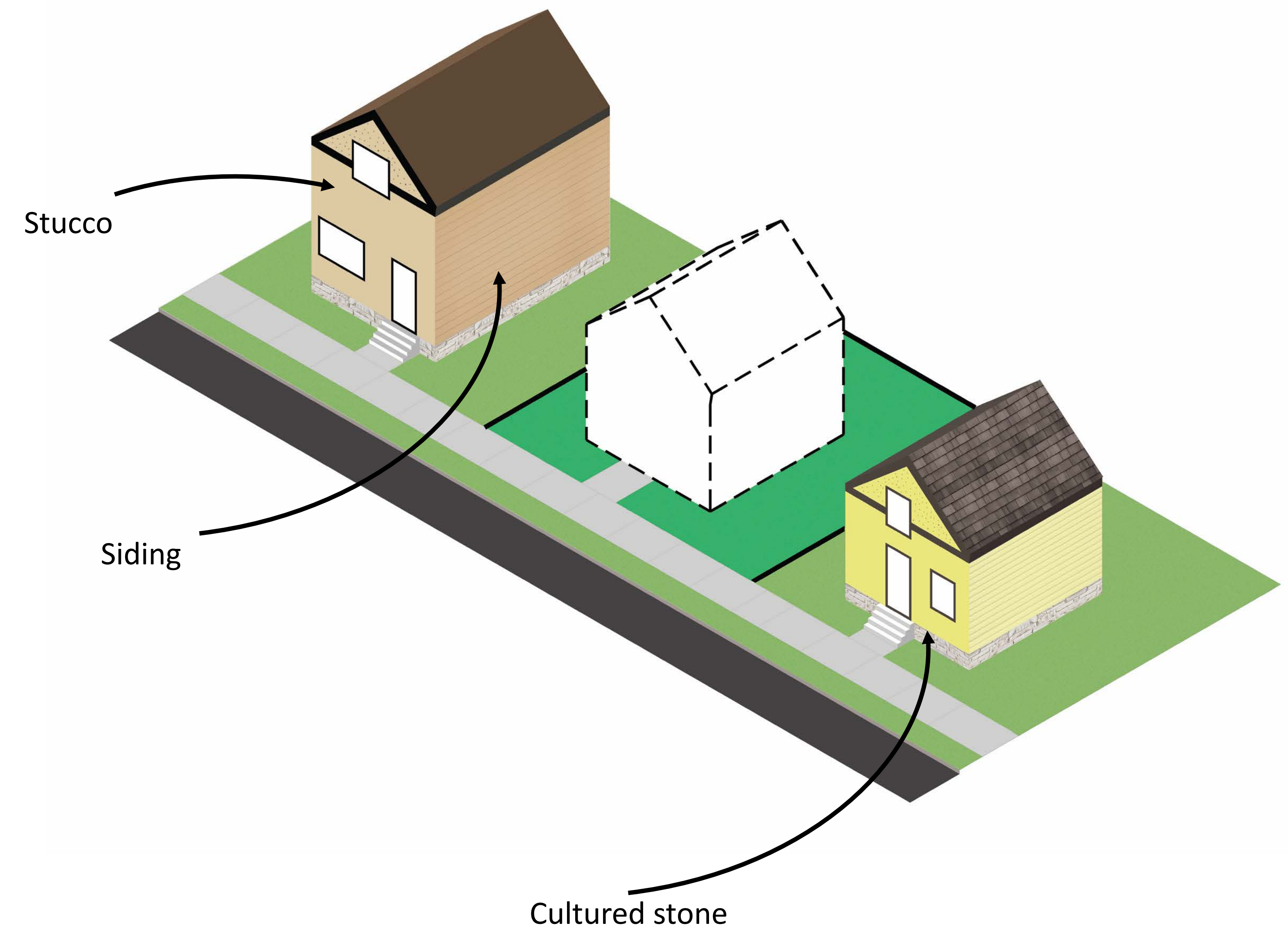
The City does not regulate buildings materials and architectural features for residential buildings in the Zoning By-law.

### Issue

Building façade materials and architectural features of buildings contribute to the character of a neighbourhood.

Some people feel that some infill buildings do not positively contribute to the aesthetic character of the neighbourhood because they do not provide enough variety of building façade materials and architectural features.

Some people feel that building façade materials and architectural features for infill buildings should be the same or reflect other homes on the street. Building façade materials and architectural features of buildings contribute to the character of a neighbourhood.





# What should infill look like? – Building Design

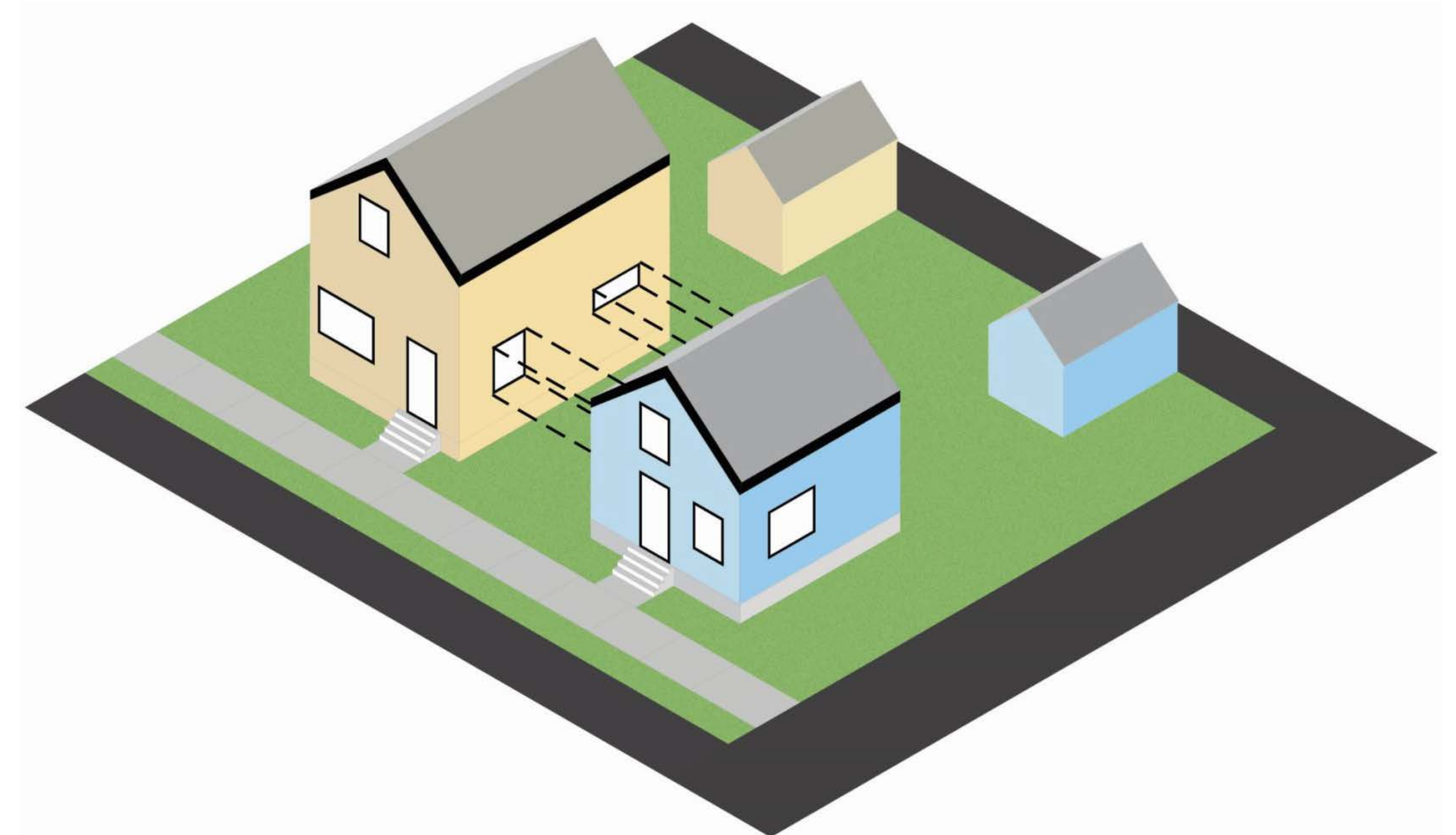
## Privacy

### Current Regulation

The City does not regulate privacy between single family dwellings in the Zoning By-law. However, buffering requirements are established in the Zoning By-law for parking and loading areas for multi-family buildings when they are located within 20 feet of a side or rear property line.

### Issue

Infill development, through the addition of decks, windows or balconies next door to existing homes, can have impacts on the level of privacy that neighbours may have previously enjoyed.





# What should infill look like? – Building Design

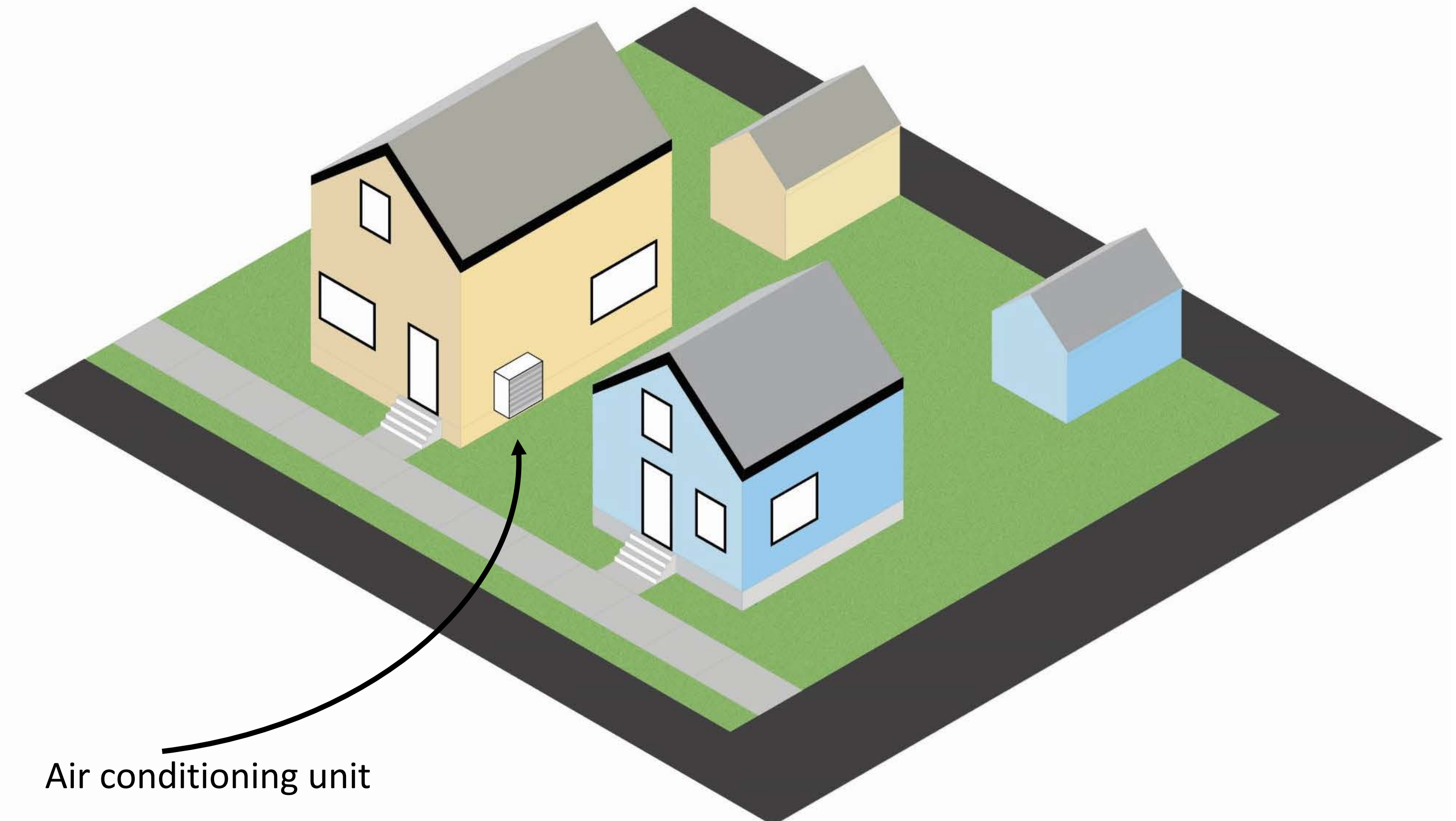
## Mechanical

### Current Regulation

The City of Winnipeg Zoning By-law permits air conditioning units to be located in the side yard. The City of Winnipeg Zoning By-law does not regulate the location of high efficiency furnace exhaust.

### Issue

Where air conditioning units, high efficiency furnace exhausts, or other mechanical features are located in side yards, some people have raised concern over the noise or emissions of these kinds of mechanical equipment.



# What should infill look like? – Building Design

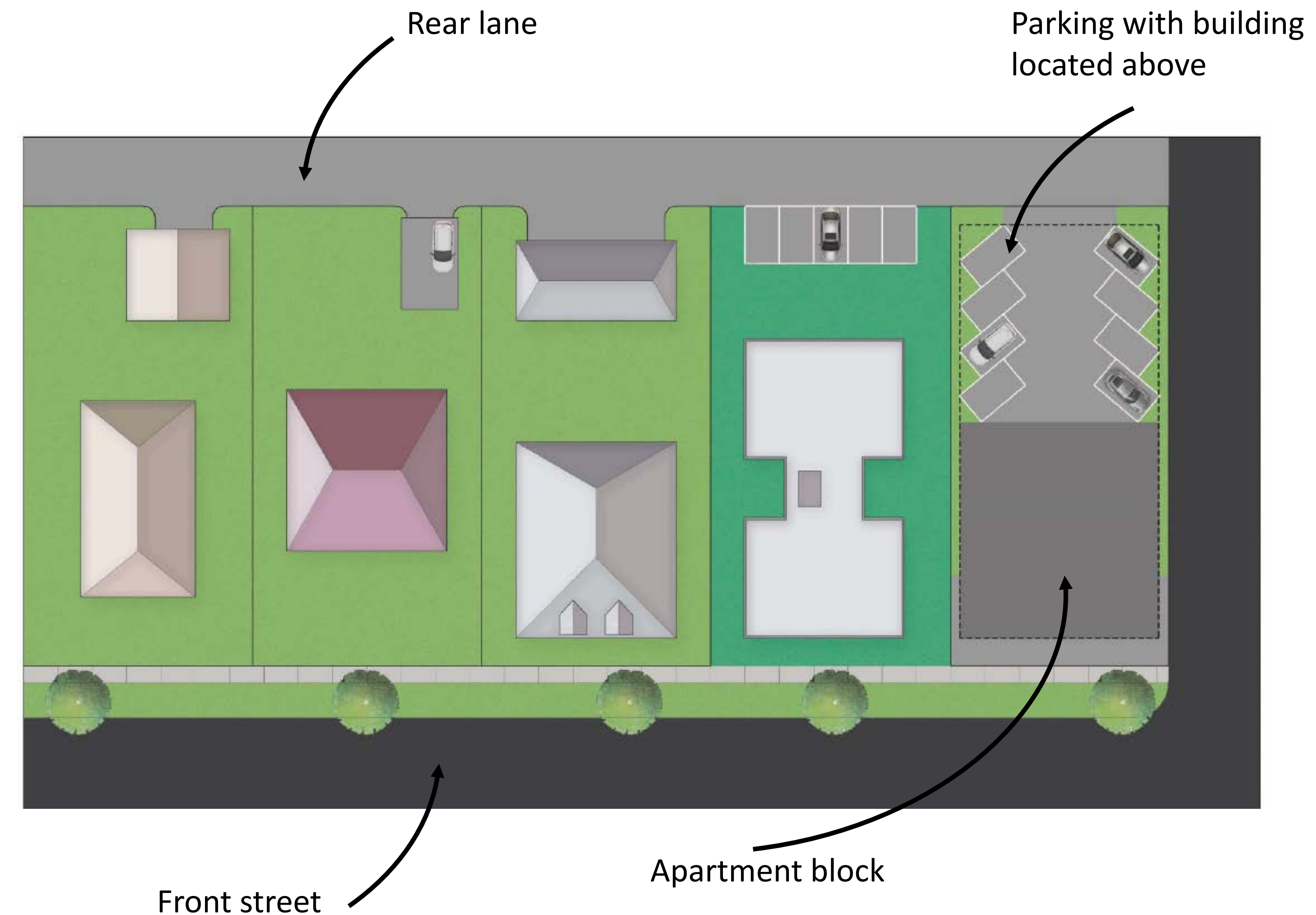
## Parking

### Current Regulation

The City of Winnipeg Zoning By-law requires one parking space for single-family and duplex/side-by-sides and between 1.2 and 1.5 stalls per dwelling unit in other parts of the city. Multi-family properties are also required to provide 10% of the required stalls as assigned guest parking.

### Issue

Typically, small scale multi-family buildings locate their parking area so that cars can park directly off the lane. However, some multi-family projects include parking on the main floor within the building. Some have expressed concern when multi-family buildings incorporate parking within the building on the main floor, creating a “building on stilts” effect. Concerns expressed include loss of residential character, taller buildings and loss of green space/landscaping.





# What should infill look like? – Building Design

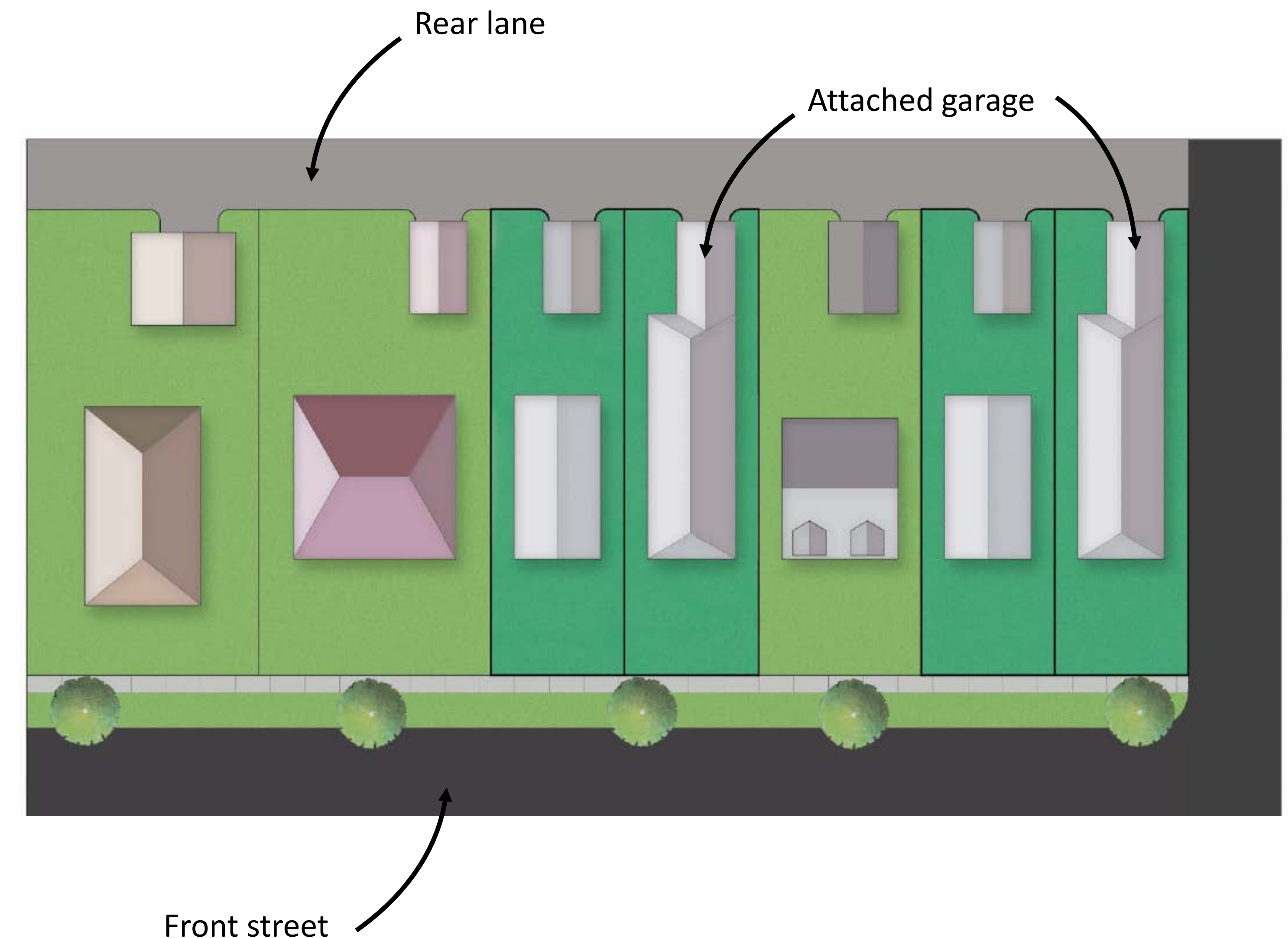
## Rear Attached Garages

### Current Regulation

The City does not regulate rear attached garages for residential buildings in the Zoning By-law.

### Issue

Some people like the convenience of rear attached garages. Others feel that they can create a wall like effect in the rear yard which can have a perceived negative impact on the enjoyment of the abutting property owner's rear yard space.



# What should infill look like? – Building Design

## Front Garages

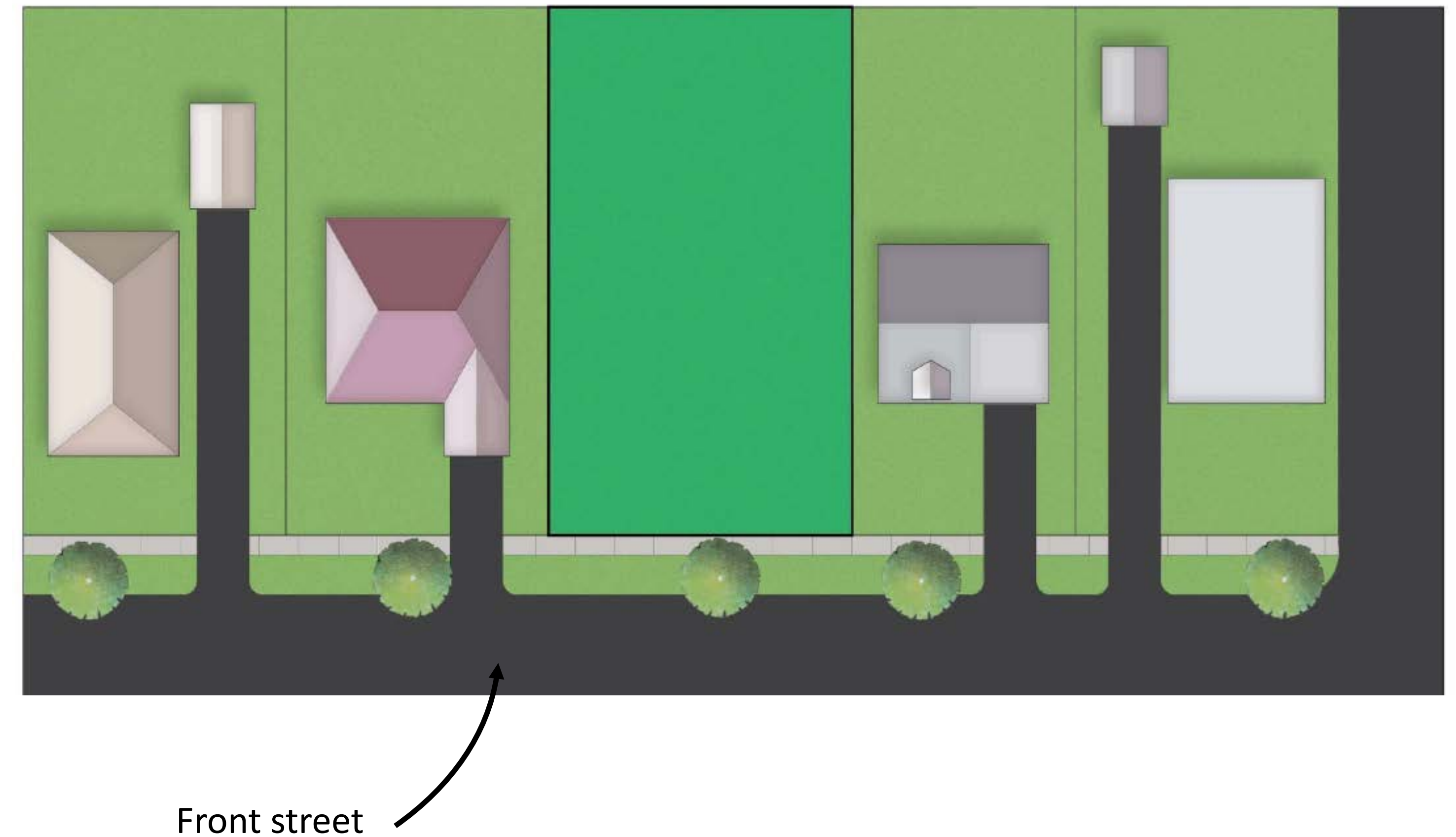
### Current Regulation

Setbacks to front garages are the same as principle building requirements in respective zoning districts.

Typically, the regulation of front yard setbacks help achieve a balance of aesthetic and form and help preserve view corridors and sight lines as well as protect privacy.

### Issue

On streets where there are no back lanes, typically garages are located beside or behind the building in a manner to minimize the visual appearance of the garage. Some people like the convenience of a front approach leading to a garage within the front yard. Others feel that they can create a wall like effect in the front yard and can negatively impact the character of the neighbourhood.





# What should infill look like? – Building Design

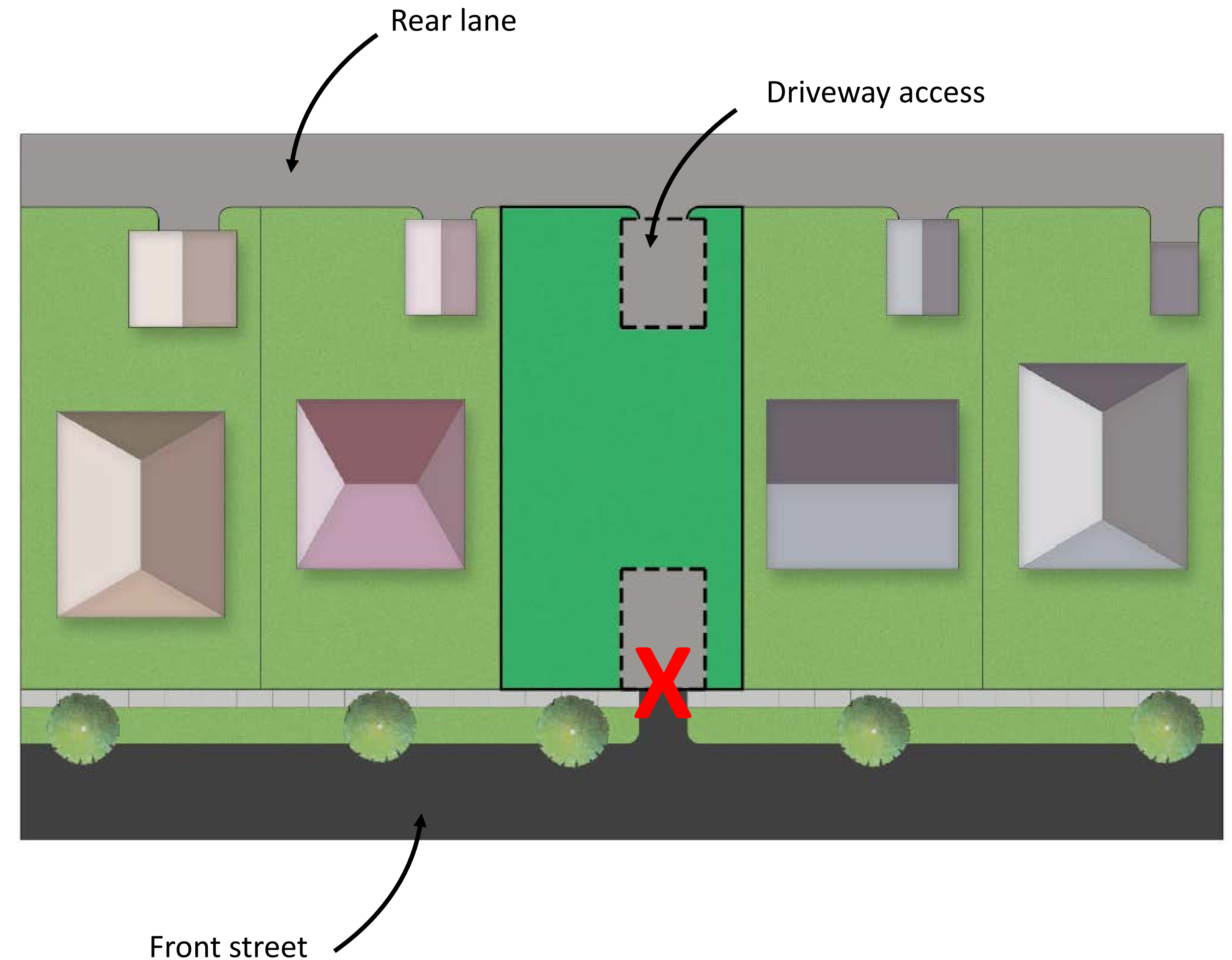
## Driveway Access

### Current Regulation

The City of Winnipeg Private Access By-law requires that all properties with a rear lane shall take vehicular access from the lane and not the front street.

### Issue

Rear lanes exist to provide vehicle and service access to properties. Not having front driveways adds space for on-street parking, street trees, improved visual aesthetics along the street, and increases pedestrian safety (by reducing points of conflict with pedestrians because of fewer sidewalk disruptions).



# What should infill look like? – Building Design

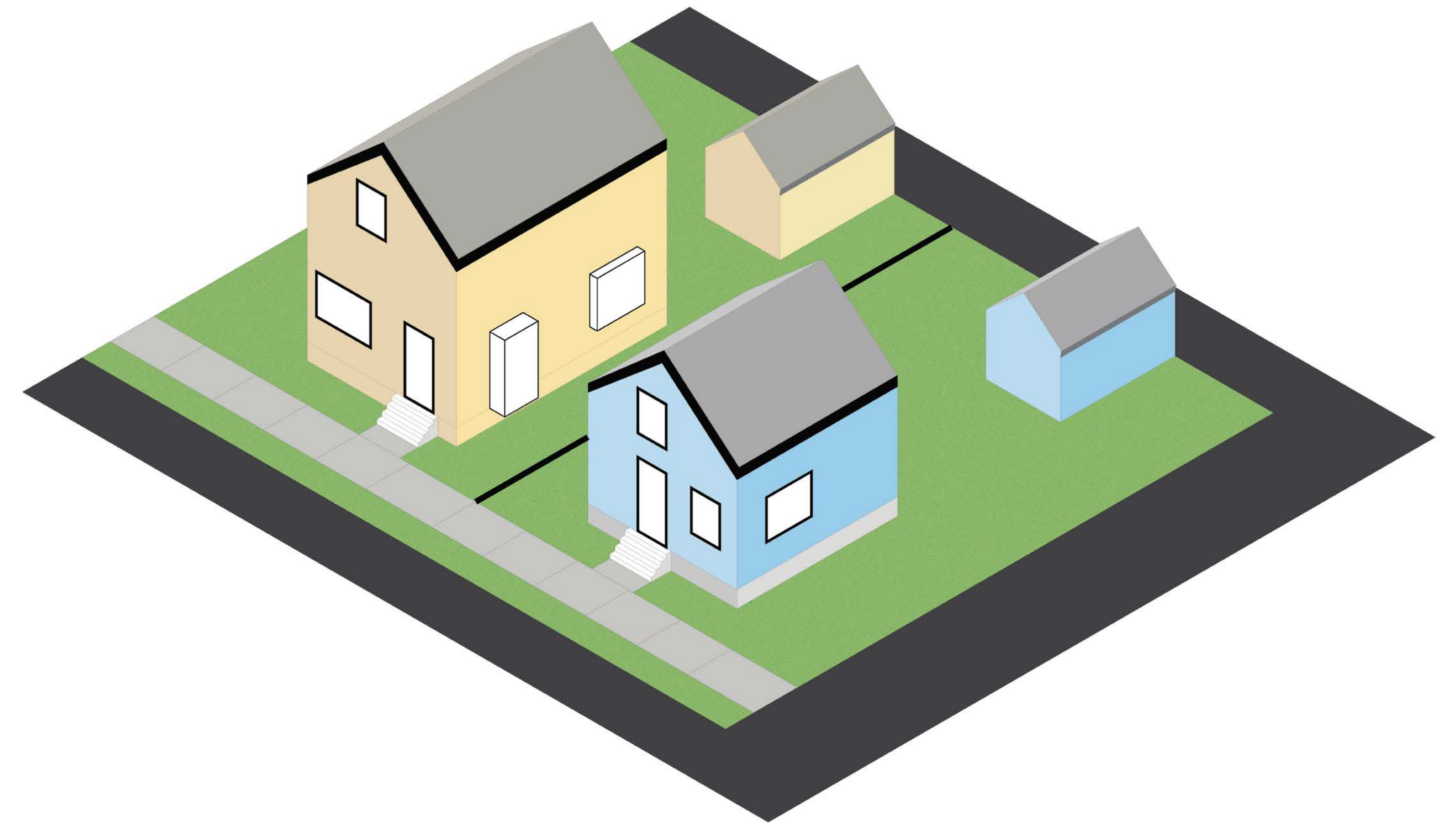
## Projections in Side Yards

### Current Regulation

Alcoves, bay windows, vestibules and similar additions creating interior floor area (limited to one storey) are allowed 2 foot projections into the side yard but not less than 1 foot from the property line. The maximum floor area of the projection is 20 square feet.

### Issue

Projections allow additional floor area in a minimal way while also providing architectural interest and detail. However, concerns have been raised that projections in conjunction with small side yards (less than 4 feet) negatively impacts circulation between houses and creates a negative building massing effect on the neighbouring properties.





# **Residential Infill Strategy:**

## Design Guidelines and Intensification Criteria

**Thank you!**

**[winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)**

**Additional contact info**