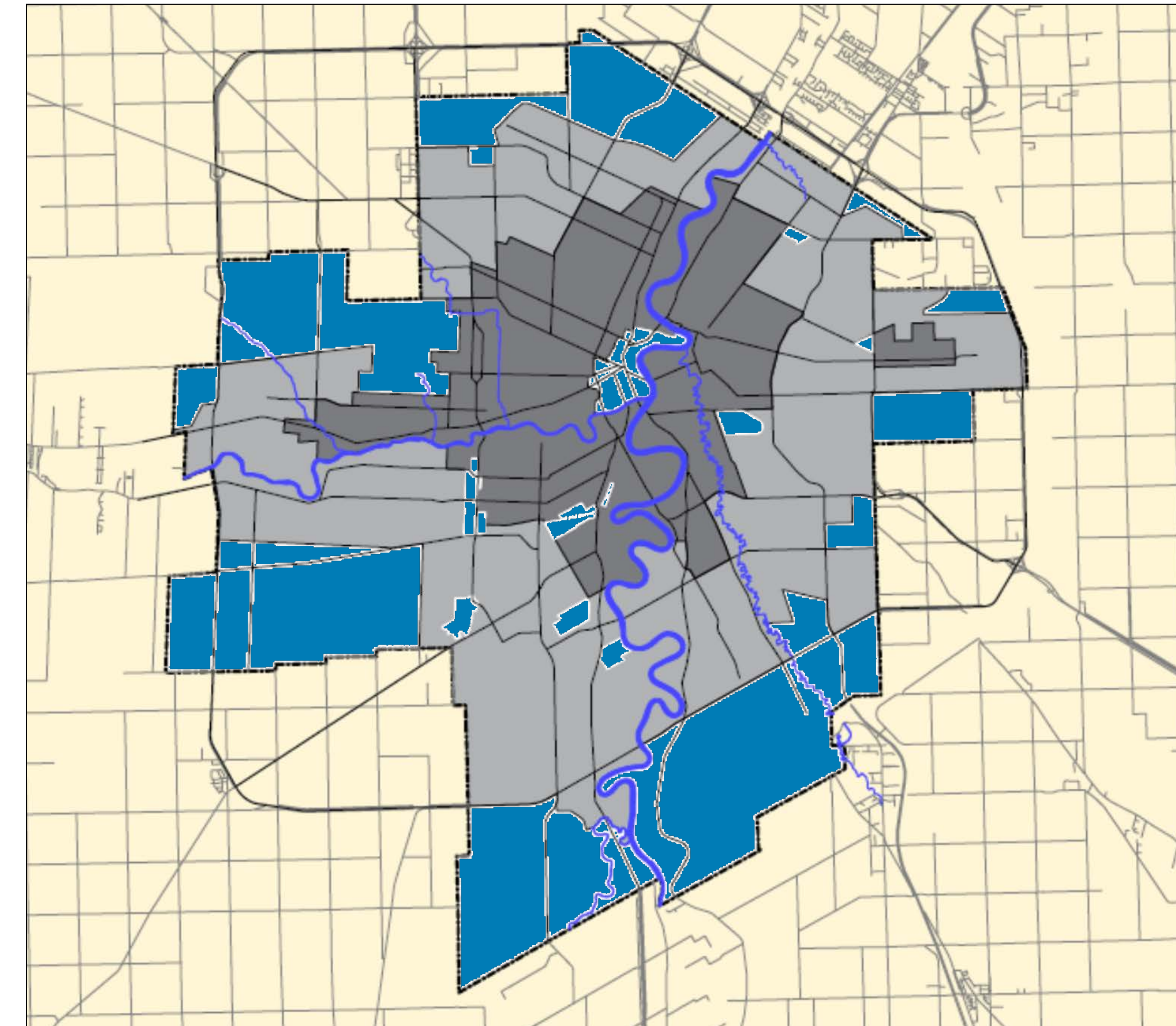


Welcome



BACKGROUND

- Council direction was given to develop a Residential Infill Strategy
- The *Residential Infill Strategy* is looking at new housing in ‘mature’ and ‘recent’ communities, as outlined in the City of Winnipeg’s planning documents, *OurWinnipeg* and *Complete Communities*.
- The *Residential Growth Study* is a separate project under the *OurWinnipeg* review that will determine the best places in the city to accommodate increased population and major housing growth, with a focus on ‘transformative areas.’ These areas will be studied in order to develop policy that assigns a priority level to each area.



Residential Infill Strategy:

- Mature Communities
- Recent Communities



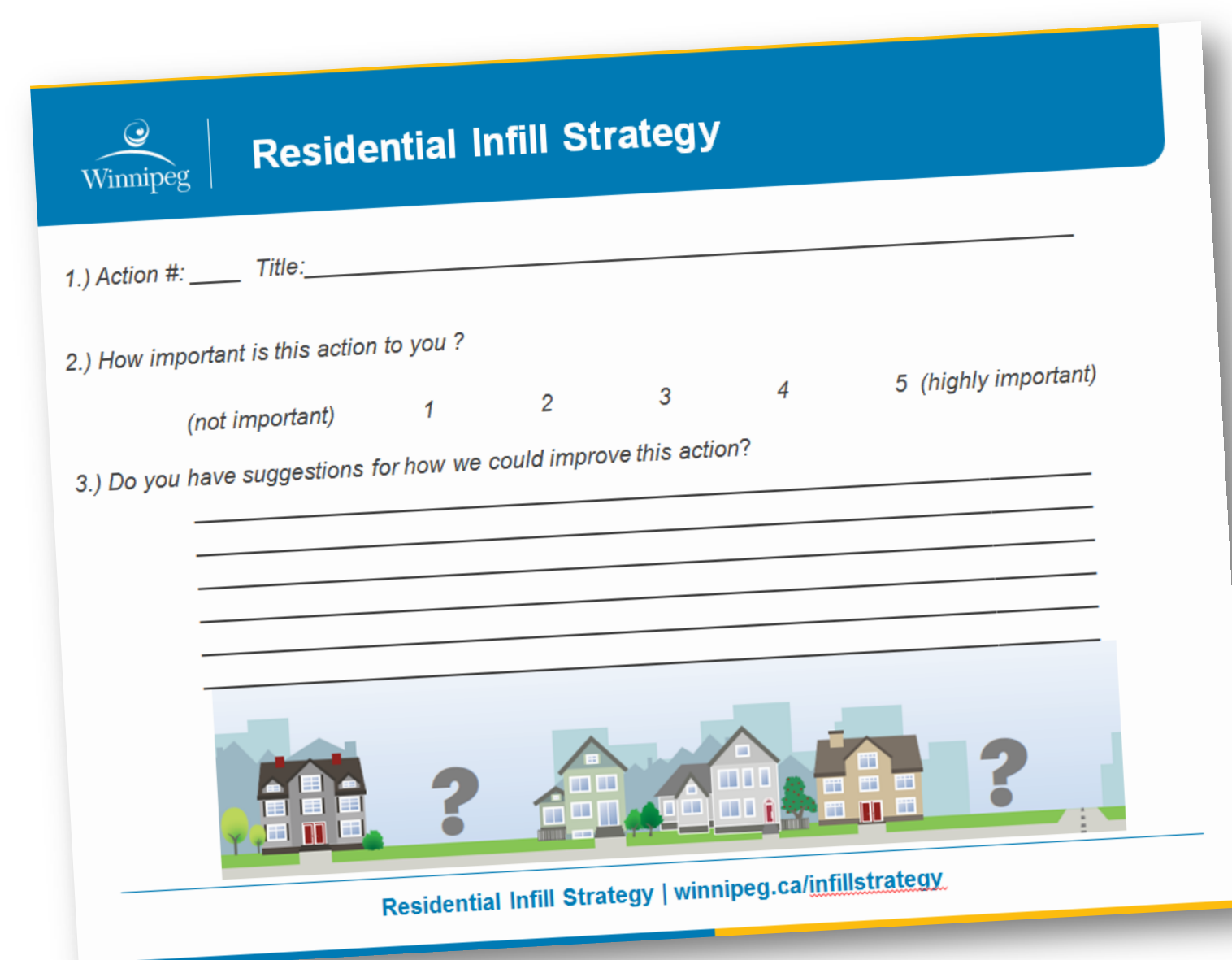
Residential Growth Study:

- Transformative Areas



PUBLIC ENGAGEMENT

- To date, we have held multiple stakeholder engagement opportunities.
- The most recent was the public priorities workshop which resulted in the information we are presenting today.
- Please use comment cards to provide feedback on any of the actions described on the following boards.



Winnipeg Residential Infill Strategy

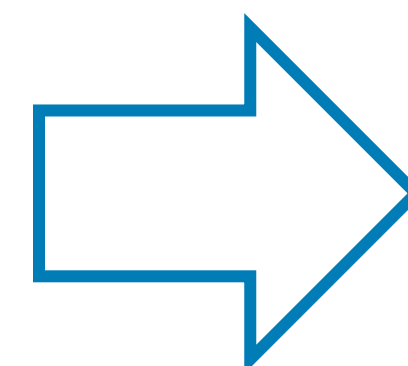
1.) Action #: _____ Title: _____

2.) How important is this action to you ?

(not important) 1 2 3 4 5 (highly important)

3.) Do you have suggestions for how we could improve this action?

Residential Infill Strategy | winnipeg.ca/infillstrategy



Spring/ Summer 2017	• Information Gathering
Late 2017 – Early 2018	• Public Consultation
Spring 2018	• Review and analysis of consultation results
Summer 2018	• Preparation for public open house
Fall 2018	• Public input on Implementation Action Plan
Fall 2018	• Present recommendations to Council

IMPLEMENTATION ACTION PLAN

SHORT TERM ACTIONS – underway

1. Improve public notification
2. Complete Housing Needs Assessment

LONG TERM ACTIONS – 3-5 years

8. Develop tree protection policy or by-law
9. Implement parking and transportation strategies
10. Examine park space allocation and enhancements

MEDIUM TERM ACTIONS – 1-3 years

3. Establish infill design guidelines
4. Develop density criteria
5. Improve access to infill information
6. Update Zoning By-law 200/2006
7. Improve construction site standards

Note: Timeframes indicate when an action is expected to kick off. Some actions require more time to complete than others. See timeline details on the following boards.

PRIORITY: SHORT TERM

ACTION #1

Improve public notification of development

Intent: To give members of the public better access to information to ensure processes are as open and transparent as possible

How?

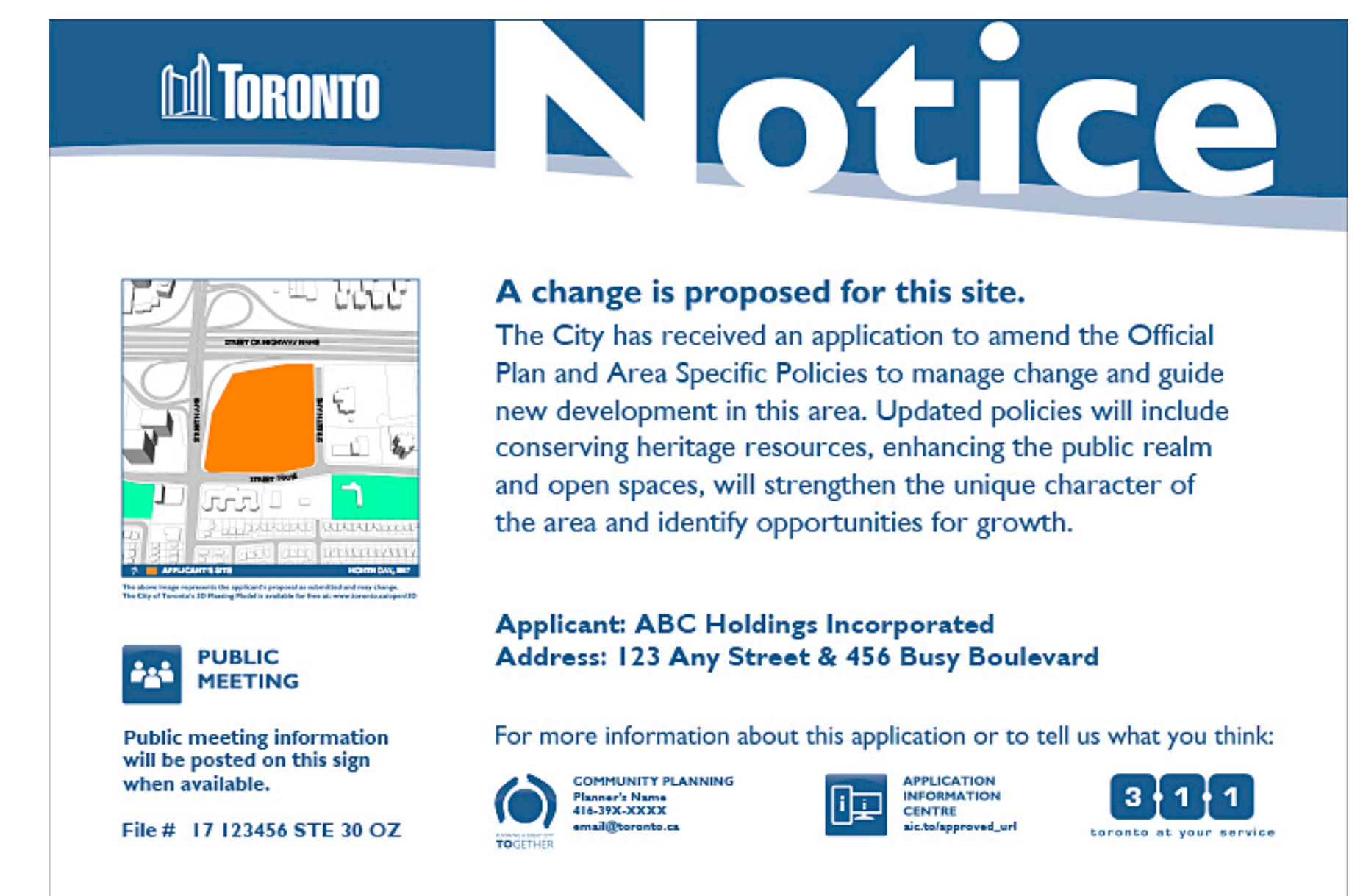
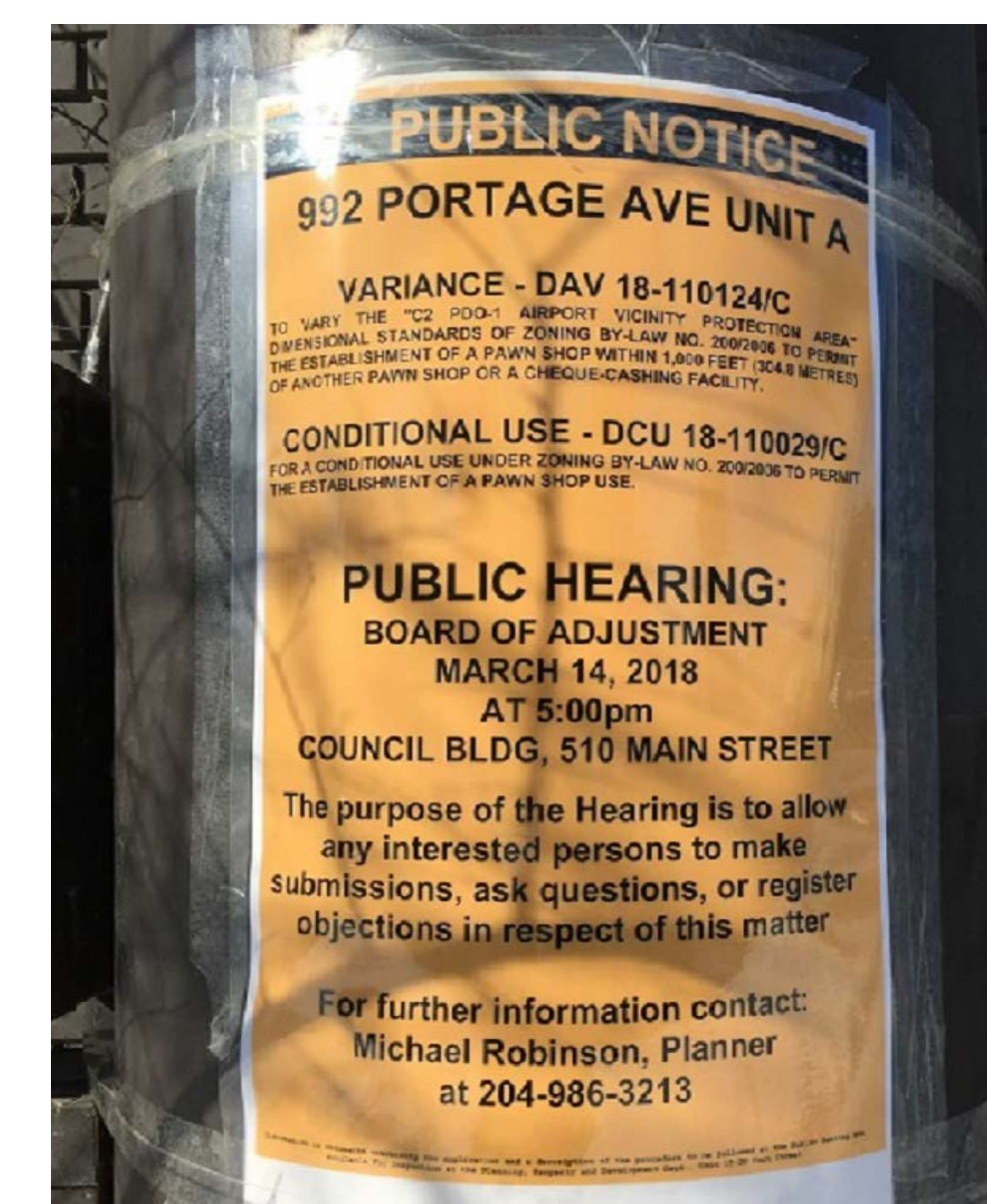
- Conduct a cross jurisdictional analysis to find best practices for the advertisement of development applications
- Expand the advertising toolkit to include social media and improve website advertisement
- Review how information with respect to public hearings can be made public prior to the 4 business day publication requirement.
- Establish better communication and clearer expectations for public consultation in advance of a public hearing

When? The Land Development Application Notification Review is currently underway.

Low complexity. Estimated completion: Fall 2019

What you told us:

- Establish a communication plan
- Improve and simplify public postings and notifications
- Enhance neighbourhood consultation on infill projects
- Improve transparency/predictability
- Explore increased resident association involvement
- Address community resistance to change



ACTION #2

Complete Housing Needs Assessment

Intent: To identify the housing requirements of the City over the next five years, with an emphasis on the housing demand and supply for low and moderate-income households and households requiring significant support services.

How?

A consultant has been contracted to:

- Analyze current and future demand and supply trends
- Analyze affordability by area
- Identify housing supply gaps and what income groups and household types are not being adequately served
- Determine how many affordable dwelling units are needed and in what areas they should be built
- Identify policies that improve housing affordability

When? This work is already underway and a final report is expected to be completed in spring 2019.
Medium complexity.

What you told us:

- Accommodate a broad spectrum of housing needs
- More housing options needed, including rental
- Housing is needed for single parent families, people with disabilities, older adults (visitable housing), tiny homes and intergenerational housing opportunities
- Too much new housing in some areas is targeted to luxury buyers



ACTION #3

Establish design guidelines for infill development

Intent: To ensure that new development (single-family, two-family and multi-family) in established neighbourhoods is compatible in form, scale and design

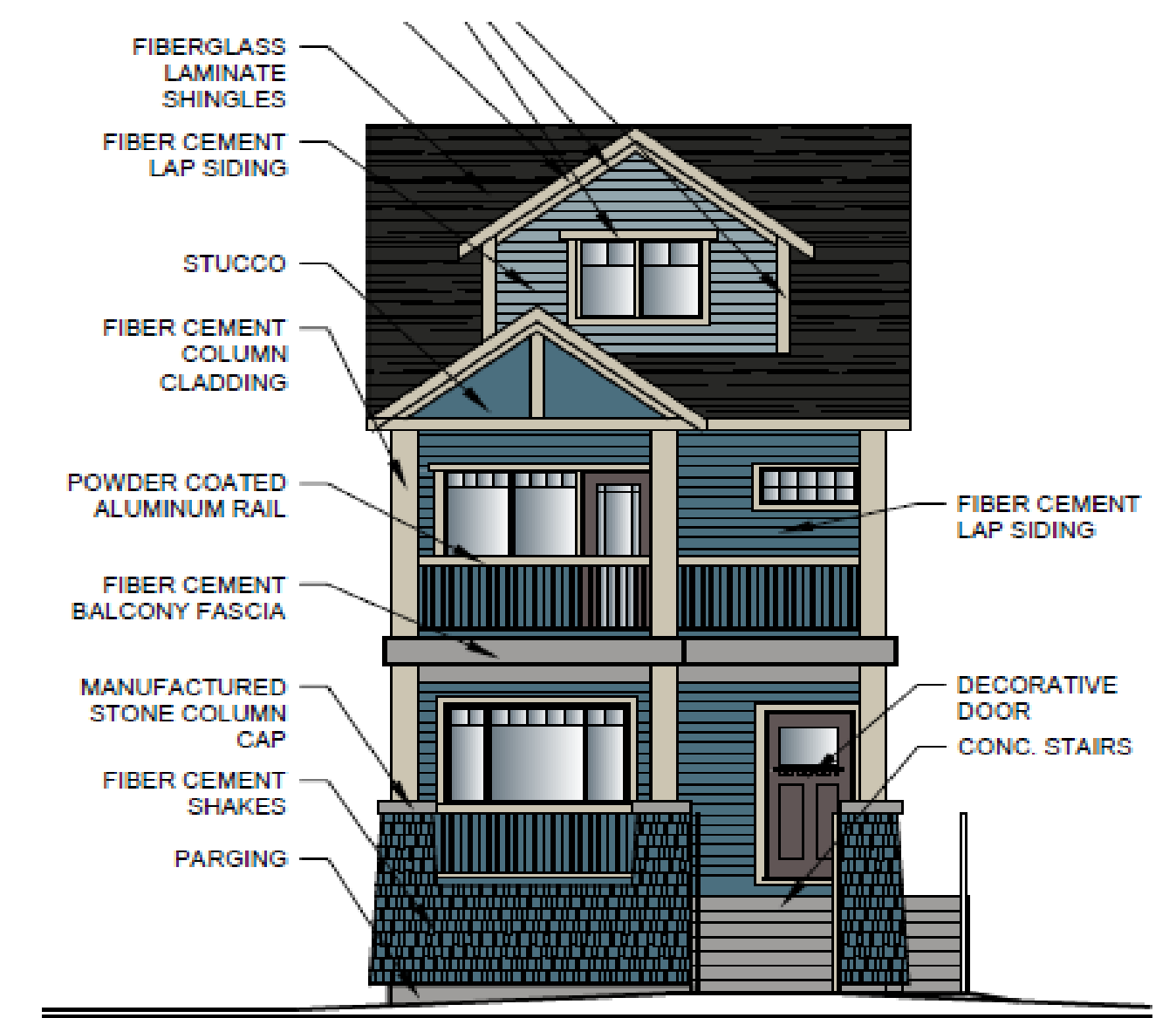
How?

- Analyze infill design guidelines from other jurisdictions
- Evaluate local trends and needs and conduct additional public consultation
- Establish Council-adopted policy to support decision-making that will provide consistency when evaluating development proposals
- Incorporate infill standards into the Zoning By-law

When? Medium complexity. Estimated start date: 2019-2020
Estimated time to complete: 12-24 months

What you told us:

- New buildings are out of scale
- “Skinny, tall and long houses” result in a wall like condition along the property line
- Reduced side yards and buildings “maxing out” the lot
- Lower quality facade materials are contributing to a loss of character
- Establish plan for maintaining trees, open space and landscaping
- Establish measures to protect privacy



Sample facade plan from a local project



Sample design approach from a neighbourhood plan

ACTION #4

Develop Density & Intensification Criteria

Intent: To help determine when and where density changes should occur on residential streets, especially the splitting of lots and two-family development

How?

- Conduct a review of other municipalities to inform density and intensification criteria.
- Conduct additional public consultation
- Establish Council –adopted policy that would identify what site (or neighbourhood) characteristics would need to be present for a site to be considered for subdividing, or two-family or multi-family development
- Consider establishing policy to encourage the preservation of larger, older homes by supporting duplex conversions

When? Intended to build on **Action #3 – Establish design guidelines**. Will occur in conjunction with OurWinnipeg review.
High complexity. Estimated start date: 2019-2020
Estimated time to complete: 12-24 months

What you told us:

- Reduced lot sizes have impact on building proportions
- Preserve / rehab older single family homes
- There should be services and infrastructure in place to support infill
- Increase diversity in existing neighbourhoods
- Density as a tradeoff for providing public benefits such as affordable housing and sustainability



ACTION #5

Improve access to general infill information

Intent: To provide easier access to information for both industry and residents regarding how infill occurs

How?

- Establish a singular infill portal on winnipeg.ca along with info brochures available at City offices
- Showcase infill best practices, locally and in other cities
- Highlight the City's infill policies
- Post geographical data and statistics about infill in the City of Winnipeg
- Publish frequently asked questions about infill
- Post information on navigating the approval process

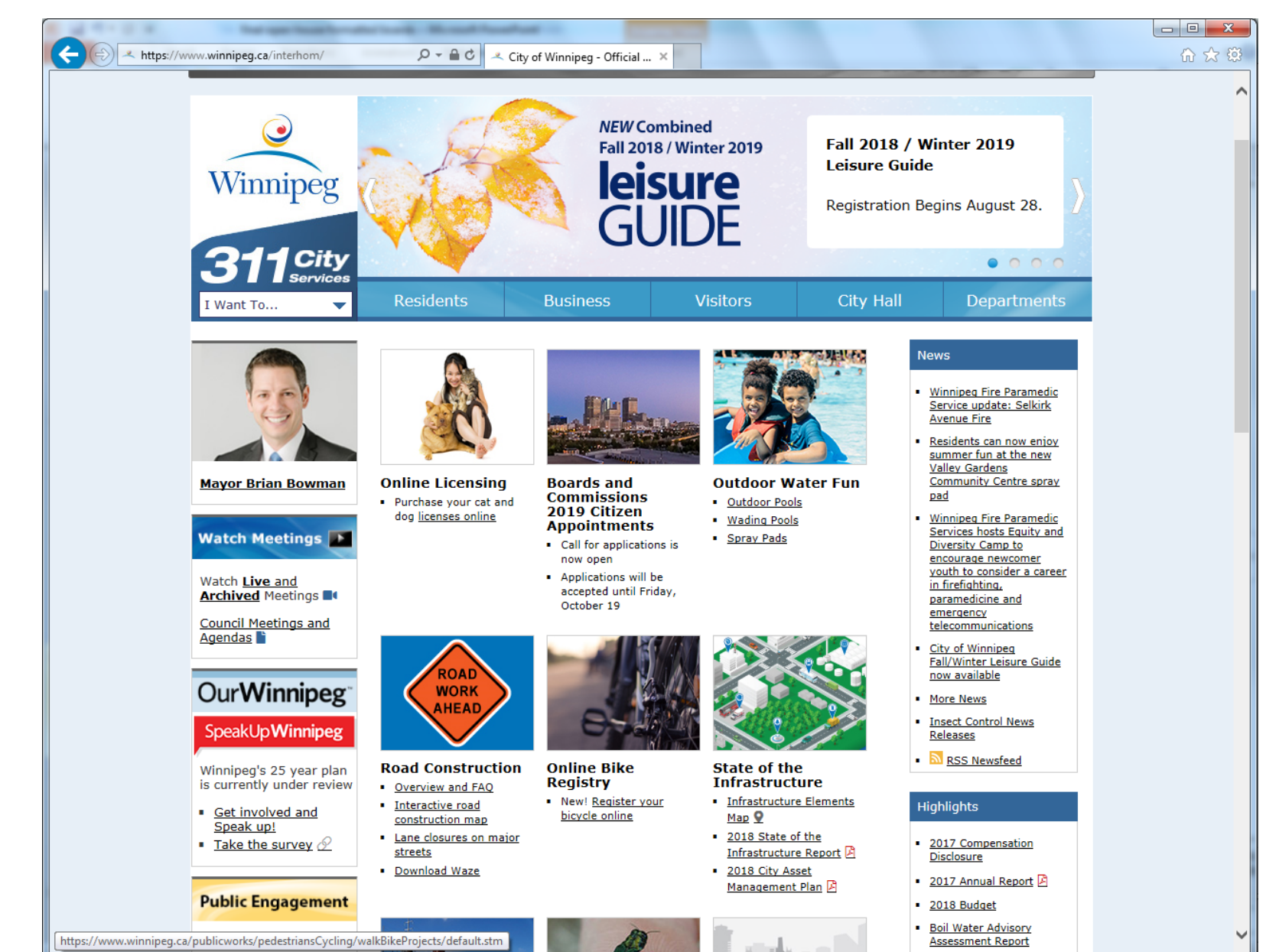


When? Intended to build on **Action #1 – Improve public notification of development**

Low complexity. Estimated start date: 2019-2020. Estimated time to complete: 6-12 months

What you told us:

- Develop educational materials that explain the planning policies and potential impacts of infill development
- Clarify permit processes
- Foster a better understanding of time lines and key decision points
- Establish a communication plan
- Promote infill best practices.
- Explore establishing a website that will provide clear, user-friendly information



ACTION #6

Update Zoning By-law 200/2006

Intent: To provide clearer more intuitive density categories and standards that improve infill compatibility

How?

- Review the dimensional standards which govern the scale, placement and coverage of buildings on residential lots
- Explore revisions to existing zoning district densities
- Consider the establishment of new districts which address specific concerns relating to infill development (scale, density etc.)

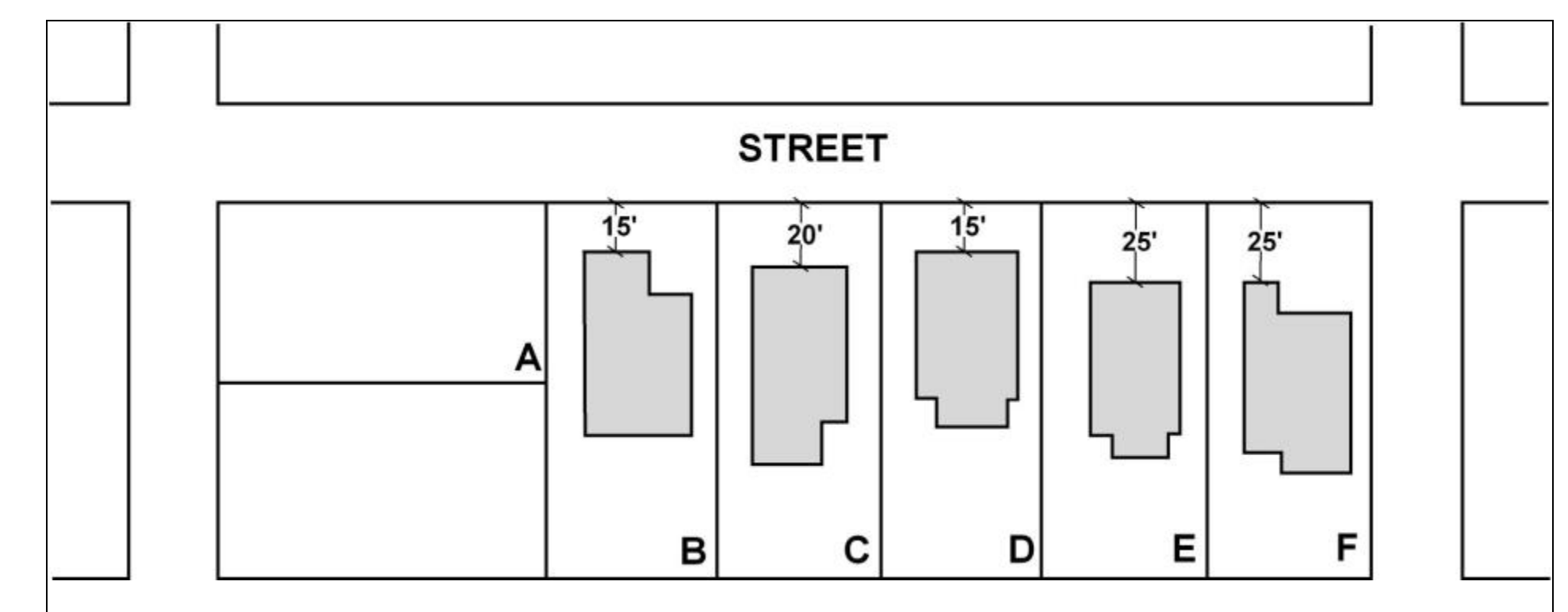
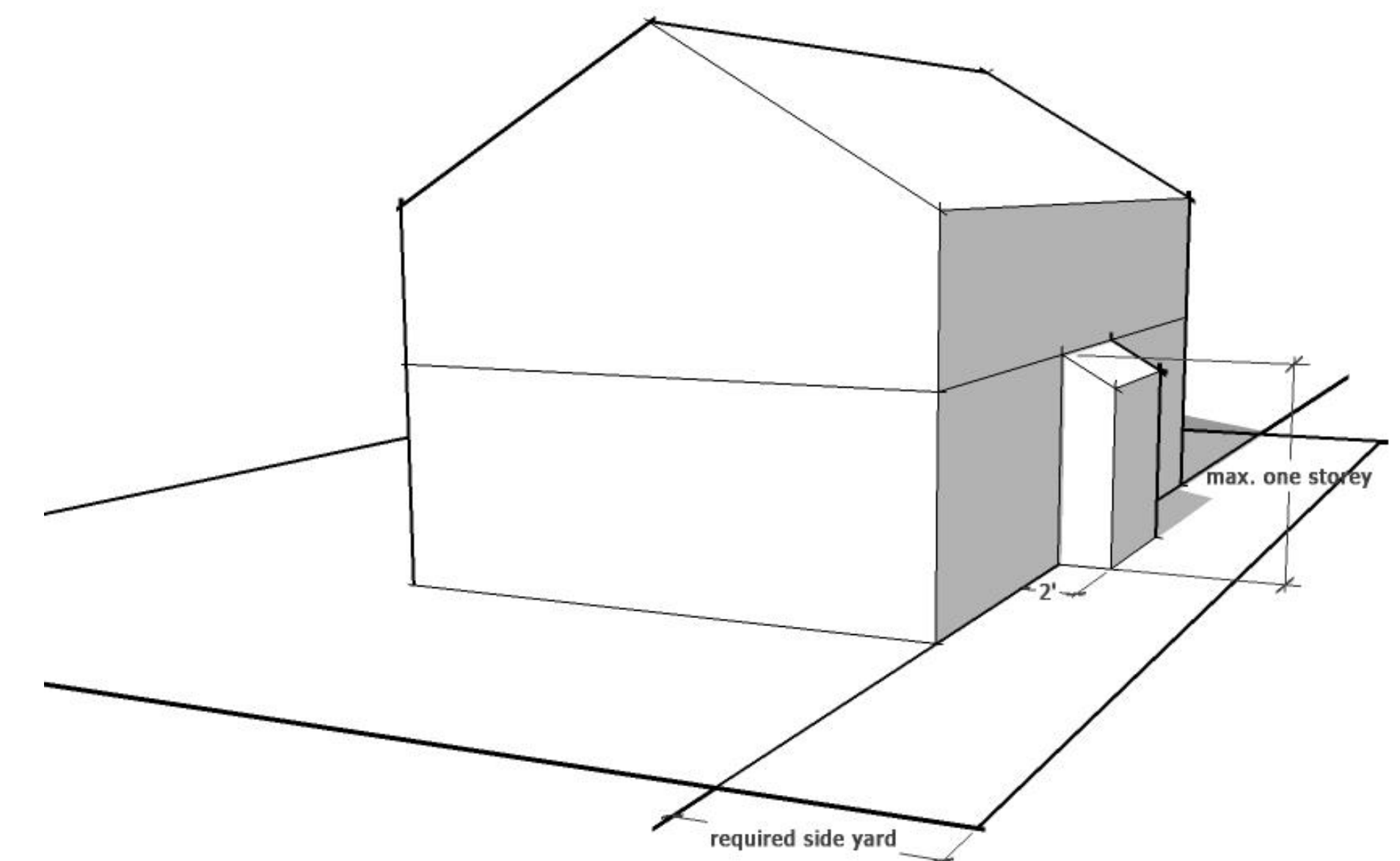
When? Intended to build on **Action #3 – Establish design guidelines,**
and **Action #4 – Develop Density & Intensification Criteria**

Medium complexity. Estimated start date: 2020-2021

Estimated time to complete: 12-24 months

What you told us:

- Designs that are out of scale with the existing neighbourhood, reducing greenspace and trees
- “Skinny, tall and long houses” result in a wall like condition along the property line
- Current dimensional standards applied to these “skinny lots” means new buildings out of scale with the surrounding neighbourhood
- Current lot coverage regulations encourage incompatible form
- There are too many variance applications



ACTION #7

Improve construction site standards

Intent: To raise awareness of existing by-laws, legislation and regulation which governs construction site management and provide direction on issues of nuisance, damage and safety

How?

- Create a webpage which summarizes construction site requirements as they relate to infill development
- Develop material which answers Frequently Asked Questions FAQ as they relate to infill construction concerns
- Assess inspection and enforcement resources
- Explore the Code of Practice approach used elsewhere
- If warranted, explore the creation/amendment of by-laws which address specific issues associated with infill construction

When? Intended to build on **Action #5 – Improve access to general infill information**

Low complexity. Estimated start date: 2020-2021

Estimated time to complete: 6-12 months

What you told us:

- Construction of infill development can be slow, with unfinished buildings becoming eyesores
- Truck traffic and construction noises can be disruptive
- Garbage control and site cleanliness can be an issue
- Communication between neighbours and builders could be improved (notification of timelines)



ACTION #8

Develop a tree protection policy or by-law

Intent: To establish a policy or by-law that protects the urban forest on public and private lands

How?

- Consolidate existing policies/regulations on public tree preservation (The Urban Forestry Branch is developing a comprehensive urban forestry strategy as a first step.)
- Establish a By-law regulating trees on private residential properties (may require a Charter amendment)
- Consider requirement for tree removal permits
- Increase administration and enforcement resources
- Conduct further public engagement

When? High complexity. Estimated start date: 2021-2023
Estimated time to complete: 12-24 months

What you told us:

- Infill development has resulted in loss of greenspace
- Reduced setbacks and increased lot coverage means less landscape
- Developers have clear cut 100 year old trees
- Natural features are part of a place's heritage
- Trees are agents for cooling and runoff filtration



ACTION #9

Implement parking and transportation strategies

Intent: To improve access and mobility options, including parking, within neighbourhoods.

How?

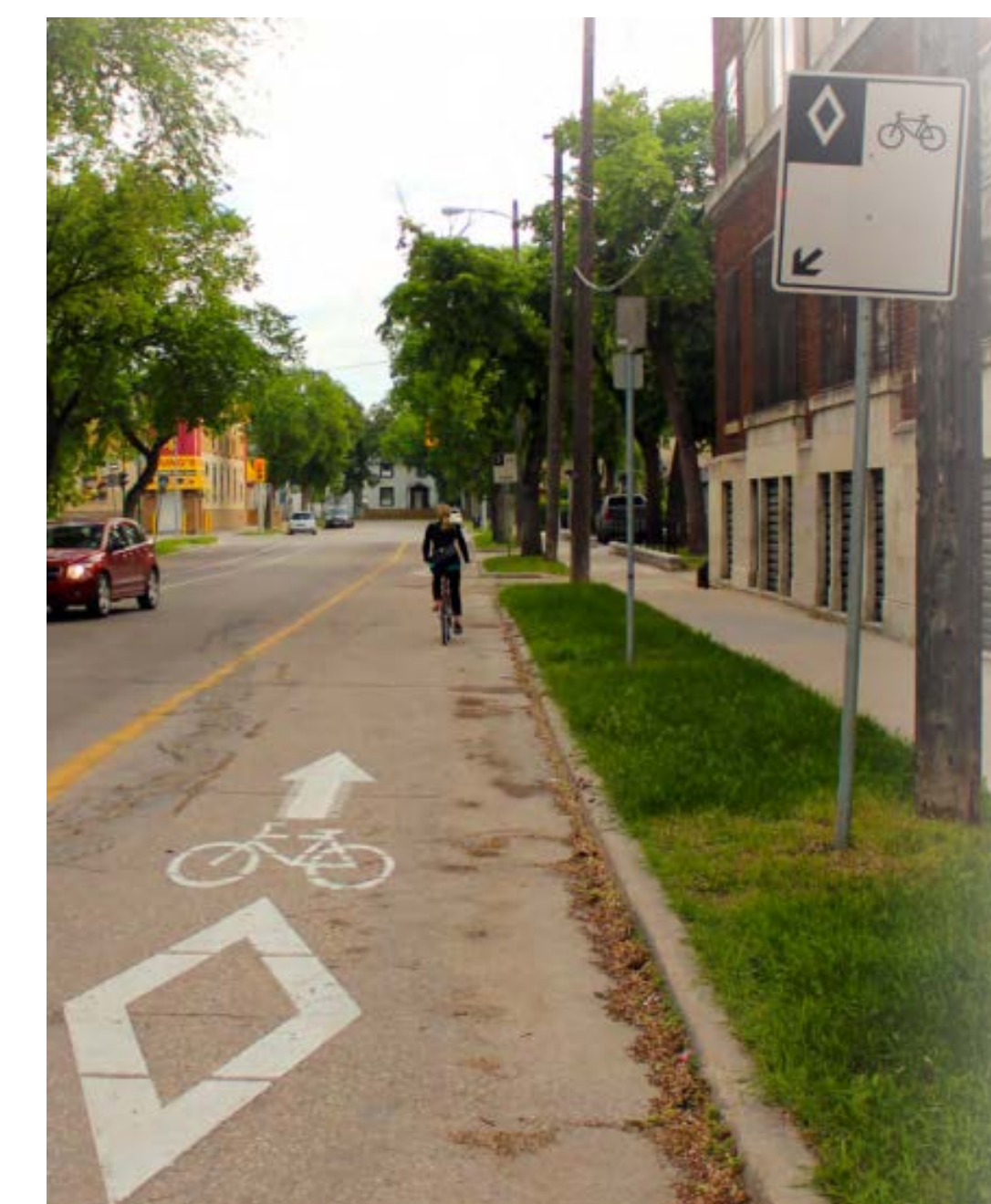
- Explore bus stop improvements and transit service level review
- Support cycling and pedestrian improvements being carried out under the Pedestrian and Cycling Strategy.
See: winnipeg.ca/publicworks/pedestriansCycling
- Conduct neighbourhood parking studies that examine the availability of street parking by location at various times and inform variances
- Consider on-street parking changes: meters, permits, time restrictions
- Shared parking arrangements/agreements, including car share opportunities

When? Medium complexity. Estimated start date: 2021-2022

Estimated time to complete: 6-12 months per neighbourhood

What you told us:

- Car share parking spaces should be located where infill is occurring
- Parking minimums should be reduced and bus service should be improved
- Transportation alternatives to reduce personal car use.
- Need better understanding of the impacts of traffic
- Parking provisions of infill development projects are not adequate
- Parking studies need to take into account all users in a calculable formula



ACTION #10

Examine park space allocation and enhancements

Intent: To support and encourage infill by ensuring public amenity space is at a level appropriate to greater population densities

How?

- Conduct a broad cross-jurisdictional review (what other cities are doing)
- Review the development agreement parameters (guidelines for how much public park space should be available)
- Review land dedication use and criteria (how the land dedication fund is being spent)
- Identify public riverbank opportunities for protection/acquisition
- Support forthcoming Winnipeg Food Council recommendations related to community gardens.
- Conduct additional public consultation

When? Medium complexity Estimated start date: 2021-2022
Estimated time to complete: 6-12 months

What you told us:

- Protect features such as riverbanks and the urban forest
- Clarify land dedication fees process,
- Enhancing natural features
- Review park planning to respond to infill development
- Maintain river access
- Maintain space in park
- 10% collected should be reinvested in the same ward



OTHER ACTIONS

Either due to complexity or priority ranking, these items are beyond the initial 5-year implementation plan but are noted for future consideration

ACTION #11 – Identify servicing capacity/constraints for infill

How?

- Because servicing capacity can vary street by street and a great deal of research is needed to assess capacity for infill, this is a longer term, high complexity undertaking. Similar work is being undertaken currently for Transformative Areas through the Residential Growth Study as part of the OurWinnipeg review. It is recommended that one neighbourhood be identified as a pilot for this type of investigation as an outcome of the work on OurWinnipeg.

ACTION #12 – Examine the potential of a planning commission

How?

- In order to improve consistency and transparency in the application of land use policies related to infill, the City could look at establishing a planning commission to undertake development review and potentially public hearings. This would be a longer term, high complexity undertaking. Although the City Charter allows for a planning commission, its implementation would affect the entire decision-making system for development and involves various organizational by-laws.

ACTION #13 – Review permits process and permit office services

How?

- Numerous process improvement initiatives are ongoing, including increased access to online application services. A case study on infill approvals could be incorporated as a future initiative.

OTHER ACTIONS

Either due to complexity or priority ranking, these items are beyond the initial 5-year implementation plan but are noted for future consideration

ACTION #14 – Review permit fees and development fees

How?

- The City regularly reviews all fees, to keep up with inflation and to align with associated costs. The City is also reviewing future application of the Impact Fee. City Council can also adjust fees to encourage or discourage certain things (For example, the City offers a 10% permit fee discount to encourage downtown development).

ACTION #15 – Engage Inspections & Enforcement to ensure approved plans are followed

How?

- Council has directed the Public Service to identify options to improve compliance with approved plans for new developments and to report back in early 2019. Staff are preparing a report looking at how other cities enforce compliance.



THANK-YOU!

Thank-you for taking the time to review the material. Please fill out our survey cards and provide us with your comments and thoughts.

Please note that all other feedback from earlier stages in the project is included in the public engagement summaries on the project website. The draft Implementation Action Plan focuses on actionable items that were identified as public priorities.

Next Steps –

We will review the feedback received today and use it to finalize the Implementation Action Plan. Upon approval by Council later this year, we will move forward with each of the action items. We anticipate further workshops and engagement opportunities as these actions progress.

Contact the infill team at – Infill@winnipeg.ca

