



RESIDENTIAL DISTRICTS:

Changes to the current residential zoning districts and standards are focused on three key issues: changes to the menu of zoning districts, simplification of dimensional standards, and provision of new standards to encourage infill development that is consistent with the character of established neighbourhoods.

ZONING DISTRICT MENU

Existing	Proposed	Comments
A.5	Rural Residential – 5 (RR5)	Former A.5 district, changed to residential
RR-2	Rural Residential – 2 (RR2)	Name change only
R1	Residential – Single-Family (R1)	Estate, Large, Medium and Small
R2	Residential – Two-Family (R2)	Current Residential Two-Family Transitional (R2-T) merged with R2. Standards similar to current R2-T (multi-family allowed as a conditional use).
R2-T		
RM	Residential – Multi-Family (RM)	Large, Medium, and Small
MH-P	Residential – Mobile Home Park (RMH)	Name change only
	Residential – Mixed-Use (RMU)	New zoning district

- Consolidation of the current R2 and R2-T districts into a new district for two-family (duplex) homes, with multi-family housing allowed as a conditional use.
- New Residential Mixed-Use (RMU) district has been added to allow for the development of residential areas combined with limited commercial uses.
- The existing A.5 Agricultural district has been renamed Rural Residential- 5(RR5) reflecting the primarily residential nature of the district.

SIMPLIFYING THE DIMENSIONAL STANDARDS

Winnipeg currently uses a very fine-grained approach to regulating the development of single-family residential, with a large number of sub-districts that control the size and lot frontage of residential development. The new By-law consolidates those sub-districts into a simplified menu – Estate, Large, Medium, and Small. Within each category, more flexibility is provided by placing less emphasis on minimum lot frontage, and instead focusing on a minimum lot area requirement. A similar consolidation of sub-districts is proposed for the Residential – Multi-Family (RMF) district, consolidating the seven current gradations to three – Large, Medium, and Small.

Existing	Proposed
R1-20	R1-Estate
R1-9	R1-Large
R1-6	
R1-5.5	
R1-5	R1-Medium
R1-4.5	
R1-4	
R1-3.5	R1-Small
R1-3	
R1-2.5	

ENCOURAGING APPROPRIATE INFILL DEVELOPMENT

The new By-law allows for the designation of established neighbourhoods as “Infill Areas.” Within these areas, new provisions allow for more flexibility in meeting some dimensional standards, as well as parking and landscaping, to encourage new development to fit in with the existing context. These provisions provide for a balance between encouraging new development and protecting existing character, while reducing the need for variance orders.