

The following is a summary of questions received from participants during the October 8 online webinar, followed by project team responses. Please note that questions are presented as they were written in case of any errors or omissions.

**Q1:** Are attached secondary suites by-right allowed for single family & up down duplexes? What about detached secondary suites?

**Q1 ANSWER:** Attached secondary suites are permitted uses for single-family homes. Detached secondary suites are conditional uses. Currently, attached secondary suites are not permitted in the zoning by-law within buildings that have two-family uses, such as duplexes.

**Q2:** why has the city ignored the underlying lots within the infill guidelines? there are many 50 ft lots in R1-M zoning that has 2 underlying lots and can be interpreted as not allowed to be split according to 2.1.1 of the guidelines.

**Q2 ANSWER:** Answered live. – See Q5.

**Q3:** what happens if a house is demolished and a new one replaced on a 25ft lot? do the infill guidelines apply?

**Q3 ANSWER:** The proposed Infill Guidelines would apply to properties seeking a development application, such as a variance, conditional use or rezoning.

**Q4:** will these guidelines become bylaws? and what will happen if a variance of the guidelines is being sought after?

**Q4 ANSWER:** It is our intent to update the Zoning By-law to align with the proposed infill guidelines in the future. All variance applications are reviewed on a case-by-case basis to assess where deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the Guidelines.

**Q5:** 2.1.1.2 - lot may not be subdivided into more than 2 lots notwithstanding the min site requirements of the zoning district" this reads as being minimum 35ft sorry richard, yes it is 25ft, i was thinking when a 100ft deep lot has 2 underlying lots that the min would be 25ft wide. but i guess the key word under 2.1.1.2 is "subdivide" and not lot split? so will the guidelines further reduce the need to vary the lot area then? will this be part of the zoning bylaw amendments that may be considered?

**Q5 ANSWER:** One of the goals of the Guidelines is to provide direction on what constitutes contextual infill development. One of the expectations of any future change to the zoning by-law would be to reduce the number of variances associated with development.

**Q6:** what is considered "primary transit network"? how will this be defined?

**Q6 ANSWER:** This is a term that has been used in the public engagement for the new Transit Master Plan. It refers to a proposed set of high frequency routes that will run along the city's primary corridors. See also:

Proposed Transit network (table of transit route types):

<https://winnipegtransit.com/en/major-projects/transit-master-plan#tab-proposed>

**Q7:** Has anyone done the math to see the reduction in variance applications with these guidelines in place? It doesn't sound like it's anything different from the current guidelines for the most part.

**Q7 ANSWER:** The proposed Infill Guidelines would apply to properties seeking a development application, such as a variance, conditional use or rezoning. It is our intent to update the Zoning By-law to align with the proposed infill guidelines in the future. All variance applications are reviewed on a case-by-case basis to assess where deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the Guidelines.

**Q8:** can the maps for the areas become more defined with street boundaries? the extents become hard to confirm without confirmation from the City and it would be nice to have this info readily available.

**Q8 ANSWER:** Answered live - project team followed up individually with participant for further

**Q9:** The guidelines apply, regardless of whether the redevelopment increases density, I believe is the case. So, if a decades old duplex on a 30-foot lot, which is common in many mature communities like Glenelm (West Elmwood) & West Broadway, burns down & needs to be replaced it can't by-right due to the 33 foot lot standards?

**Q9 ANSWER:** The proposed Infill Guidelines would apply to properties seeking a development application, such as a variance, conditional use or rezoning. It is our intent to update the Zoning By-law to align with the proposed infill guidelines in the future. All variance applications are reviewed on a case-by-case basis to assess where deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, or to allow an acceptable alternate means to achieve the general intent of the Guidelines. It should be noted that the current Zoning By-law requires a minimum of 5,000 square feet of lot area for a two-family use, such as a duplex, within the R2 - Two-Family Zoning District.

**Q10:** can i call someone with my question = or which can i send that to? I am an wondering about the associated regulations referred to on p.10 - will there be links to the associated ones? if so i would we have a recommendation for your consideration - thx

**Q10 ANSWER:** Answered live – project team followed up individually with participant for further clarification.

**Q11:** What's the reason for reducing the max lot coverage to 30% in certain zones? That seems like a huge waste of land, forcing people into tiny houses with massive yards.

**Q11 ANSWER:** Separating lot coverage for the primary building and accessory structures (e.g. garages and sheds) will make infill development more compatible with neighbouring properties. Reducing lot coverage for the principle building also reduces the amount of storm water run-off into our combined sewer district system.

**Q12:** The anecdote about a senior looking for apartment housing earlier was nice, however, I find it really hard to see how that scenario is solved with these guidelines in place.

None of the housing introduced bar massive 5+ unit apartments being built in Winnipeg to my knowledge accommodates small scale developers in the first area, and in those areas the guidelines limit that development to arterial roads.

That senior isn't going to be able to find that housing unless they buy a house with those guidelines in place due to the fact that a 35-50-foot lot can only be developed by small scale developers which presently are selling housing instead of renting housing.

30% of Winnipeg residents rents their housing while 90% of the area 1 homes will remain SFD which are primarily unrentable. I don't see how rental housing is going to improve in area 1 zones - how is this plan different than the densification efforts along grant which has been poor?"

**Q 12 ANSWER:** Answered live. We encourage you to review the Location Criteria (Section 2.1) in the Infill Guidelines [insert link] document for more information on where certain building types are encouraged to be located. The goal of the Preferred Location Criteria is to outline the preferred scenario(s) where certain types of buildings should be supported based upon site criteria and surrounding context. The 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(s) where certain types of buildings should be supported. One of the goals of the project is to encourage a diversity of housing options in our mature neighbourhoods in an incremental manner while respecting and enhancing the character of our neighbourhoods.

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. Secondary Considerations are less specific and will be more broadly considered to determine whether or not a particular project is appropriate for that location. The reason for that is that the Preferred location criteria cannot anticipate all circumstances where a certain type of development may be appropriate. As

a result, in those cases we will assess applications through the lens of these secondary considerations and our other city of Winnipeg policy documents, such as Complete Communities 2.0.

**Q13:** under 2.1.2.2 - does this read as each side by side unit have the option for a secondary suite or just the one side? and would the size of the secondary suite be based on the side or the whole building?

**Q13 ANSWER:** A secondary suite would be permitted within each unit of the side-by-side dwelling. The size of the attached secondary suite must comply with the use-specific standards of the Zoning By-law.

**Q14:** for lot coverage - how is this calculated? foundation perimeter or roof perimeter which can vary with cantilevers and projections and overall depth of soffits

**Q14 ANSWER:** Lot coverage is measured as the percentage of the total lot area covered by buildings. It is calculated by dividing the square footage of building cover by the square footage of the lot. This would be calculated using the foundation perimeter.

**Q15:** the associated recommendations i am speaking of pertain to workplace safety and health for the construction and demolition phases - it may serve the developers to understand those before they demolish in particular re:asbestos - it can often result in work stoppages especially in older areas. i am an occupational hygienist with the Province - workplace safety and health - we already work closely with the COW - we have an FAQ could be linked

**Q15 ANSWER:** Answered live. As indicated in the infill Implementation Action Plan Summary, improving construction site standards is one of the priority actions recommended by the project team.