

Glenwood Neighbourhood Infill Planning

**Community Open House
March 14, 2022**

Welcome

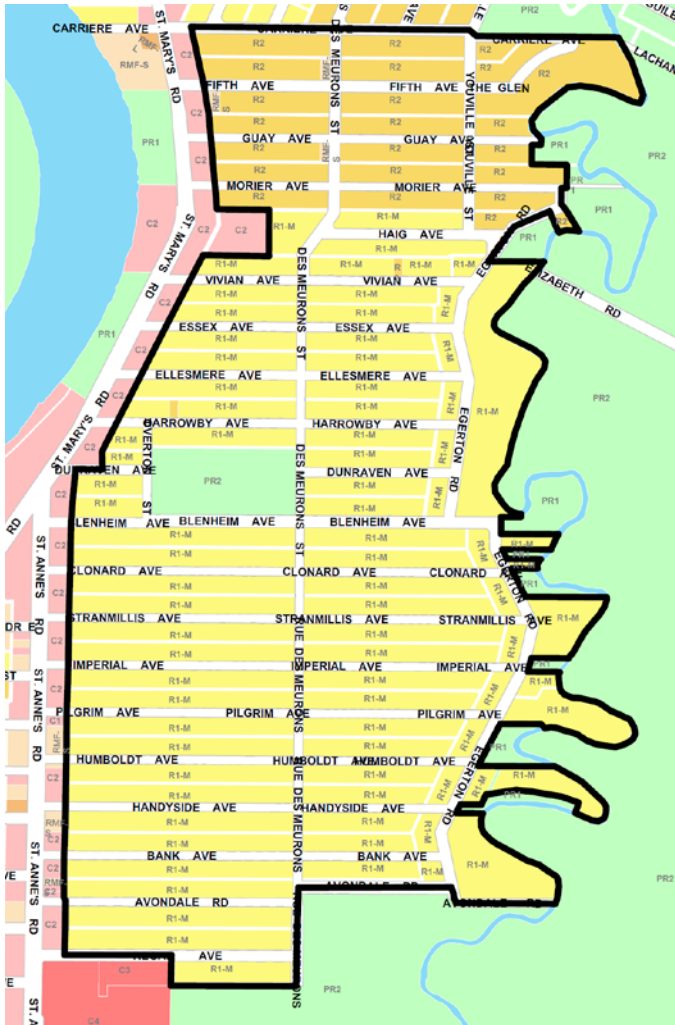
Why we are here this evening...

- Background
- Overview of the Residential Infill Guidelines
- Infill-related issues in Glenwood
- Proposed Planned Development Overlay (PDO) for Glenwood
- Next steps and opportunities for input

Background

- Significant infill housing in Glenwood over the past 10 years
- Infill has contributed to many issues for the community
- December 5, 2016 - Council direction to prepare a residential infill strategy including planning and design guidelines
- June 24, 2021 - Council approves the *Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities* (Residential Infill Guidelines)
 - Council direction to complete a secondary plan for the Glenwood neighbourhood
 - Later determined that a Planned Development Overlay (PDO) would be more effective to address infill-related issues identified as part of this project

Glenwood Neighbourhood

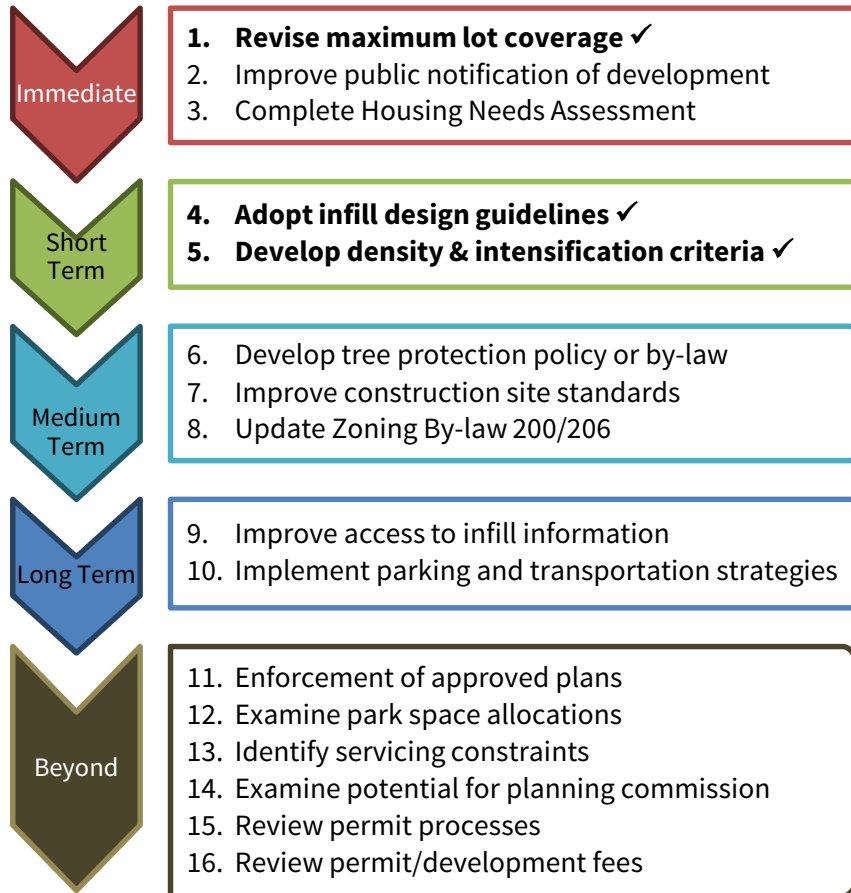


Project zoning map:

- The residential area bounded by Fermor Avenue to the South, the Seine River to the East, Carriere Avenue to the North, St. Mary's Road to the West and St. Anne's Road to the Southwest
- The area is zoned R2 (Residential Two-Family) and R1-M (Residential Single-Family)

Residential Infill Strategy

Priority Actions



- The Residential Infill Strategy outlines 16 priority actions
- These action items address a wide range of infill-related issues
- Three of the action items are fulfilled in the **Residential Infill Guidelines**

Residential Infill Guidelines

From Infill Strategy to Infill Guidelines



- 1. Revise maximum lot coverage**
2. Improve public notification of development
3. Complete Housing Needs Assessment



- 4. Adopt infill design guidelines**
- 5. Develop density & intensification criteria**



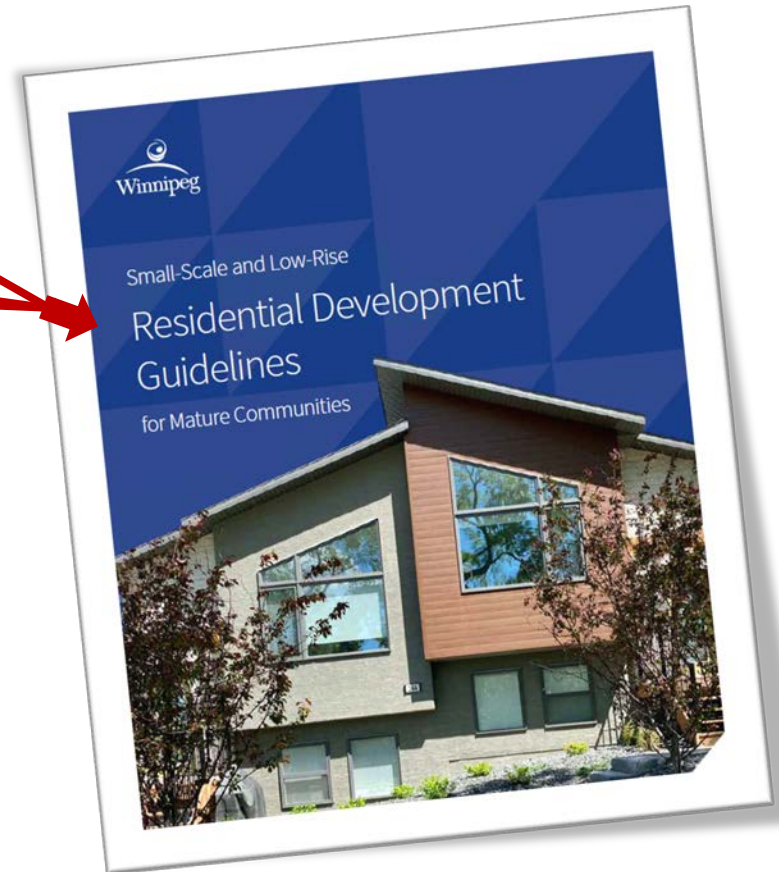
6. Develop tree protection policy or by-law
7. Improve construction site standards
8. Update Zoning By-law 200/206



9. Improve access to infill information
10. Implement parking and transportation strategies



11. Enforcement of approved plans
12. Examine park space allocations
13. Identify servicing constraints
14. Examine potential for planning commission
15. Review permit processes
16. Review permit/development fees



Residential Infill Guidelines

What's included in the guidelines?

- Maximum lot coverage to help ensure that new buildings are in scale with an existing neighbourhood context
- Building height limits, setback distances, main floor height to ensure the scale of new buildings fit their context
- Landscaping and tree planting guidelines for all building types
- Building design and architectural features guidelines for new residential buildings
- Preferred location criteria for all building types
- Allowing narrow lot housing options while ensuring that the size and massing of the building is compatible with the character of the street



For more information, [review the Guidelines](#).

Residential Infill Guidelines

How are the guidelines used?

- City employees use the guidelines to provide design advice and review development proposals associated with **conditional use, variance and rezoning applications***
- Developers 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

*** No new houses have been built in Glenwood since the Residential Infill Guidelines were approved by Council.**



Residential Infill Guidelines

How the guidelines apply to single family dwellings:

- Building height maximums reduced to reflect context of the street
- Smaller area of the lot is covered by the building
- Introduction of landscaping requirements
- Introduction of building design criteria
- Changes to building setbacks (front, side and rear yards) to reflect context of the street



What We Heard

Issues related to infill development in the Glenwood neighbourhood



Privacy



Sunlight



Character

- Design Aesthetics
- Size
- Setbacks



Landscaping & Trees



Goal of this project:
Develop a PDO to address
infill-related issues



Pace of development



Park space



Tree protection



Construction site practices



Traffic congestion

Parking



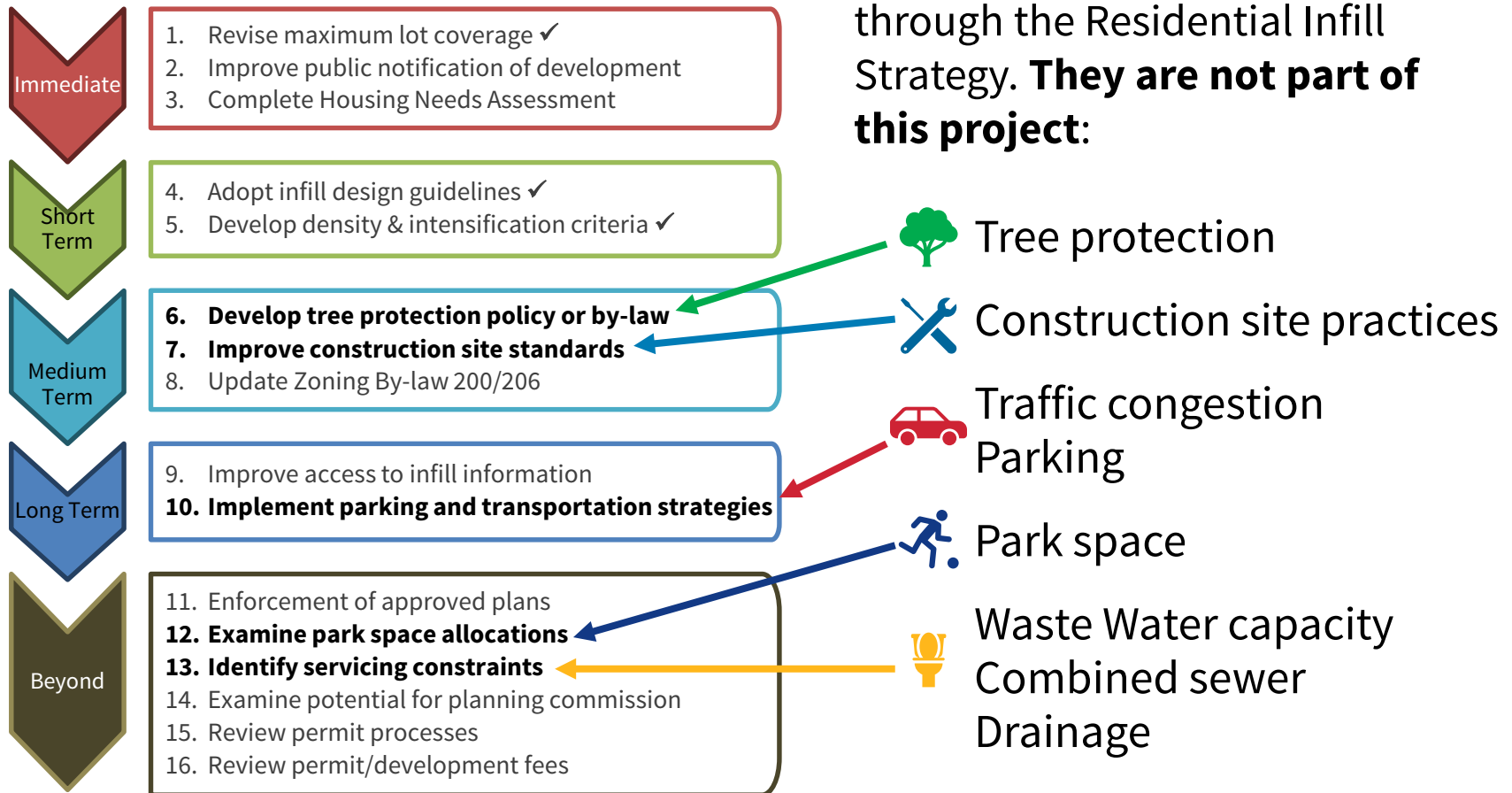
Waste Water capacity

Combined Sewer

Drainage

Infill-related Issues in Glenwood

Residential Infill Strategy Priority Actions



Infill-related Issues in Glenwood

These issues are part of this project:



Privacy



Sunlight

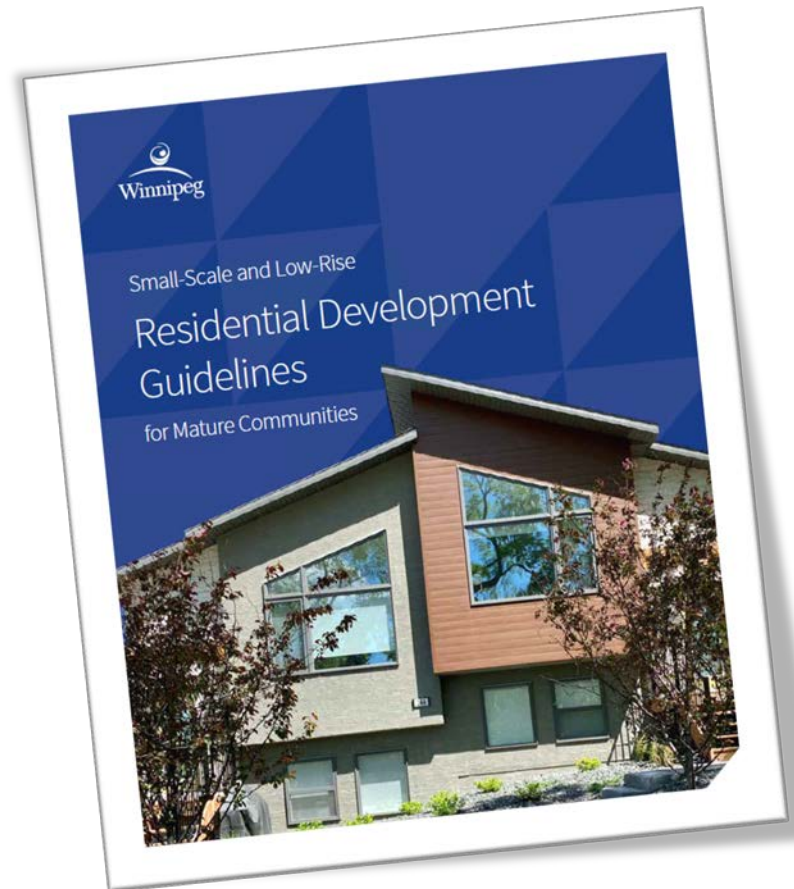


Character



Landscaping & Trees

They are supported through the Residential Infill Guidelines and will be reinforced in a PDO for Glenwood.



Planned Development Overlay (PDO)

PDO for Glenwood

- The City is developing a PDO to address ongoing concerns with residential infill in the Glenwood neighbourhood identified as part of this project.
- The proposed PDO for Glenwood will:
 - reinforce parts of the **Residential Infill Guidelines** by putting them into zoning regulations; and
 - **require design review approval** as part of the development application process.

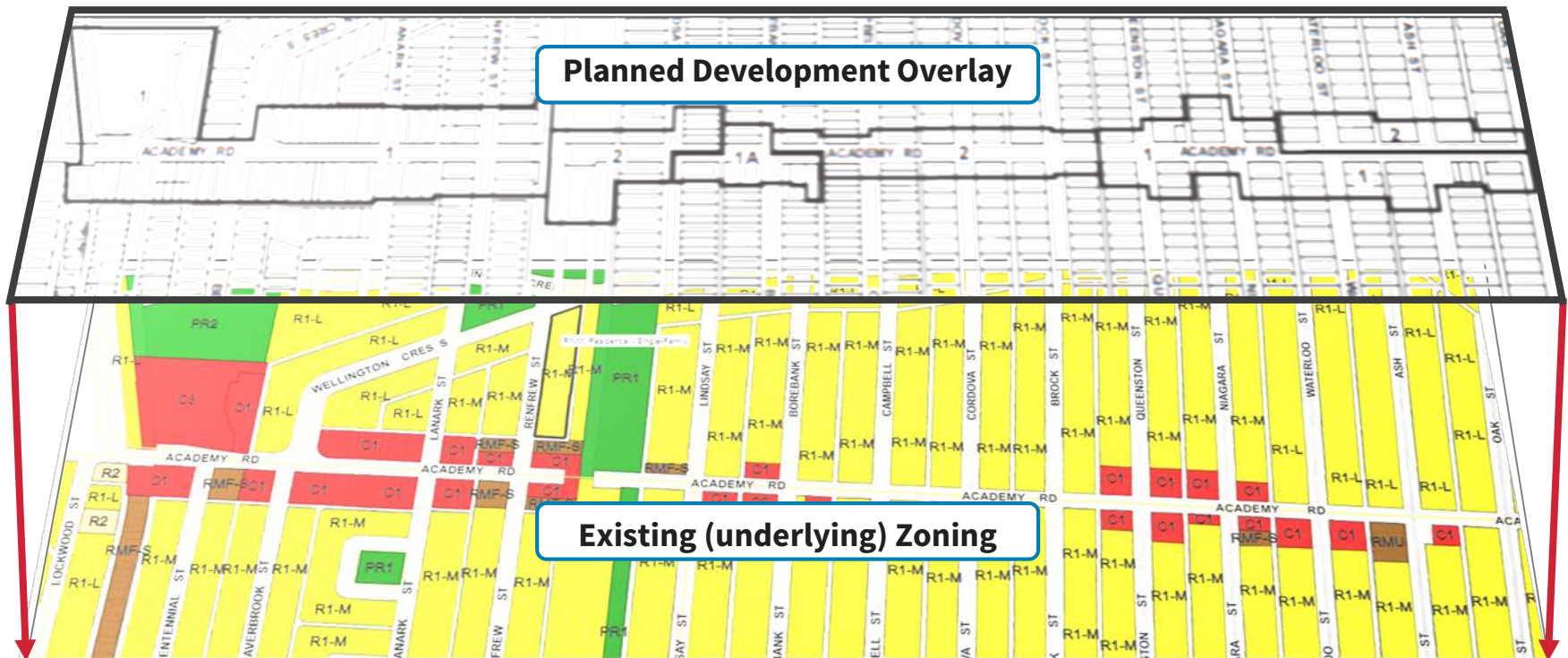
Planned Development Overlay (PDO)

What is a PDO?

- **Planning tool** that modifies land uses and/or development standards in a specifically defined area
- Creates an 'overlay' on the existing zoning map that modifies existing rules found in the underlying zoning districts
- Provides measurable parameters that **must be adhered to**

Planned Development Overlay (PDO)

Creates an 'overlay' on the existing zoning map that modifies existing rules found in the underlying zoning district

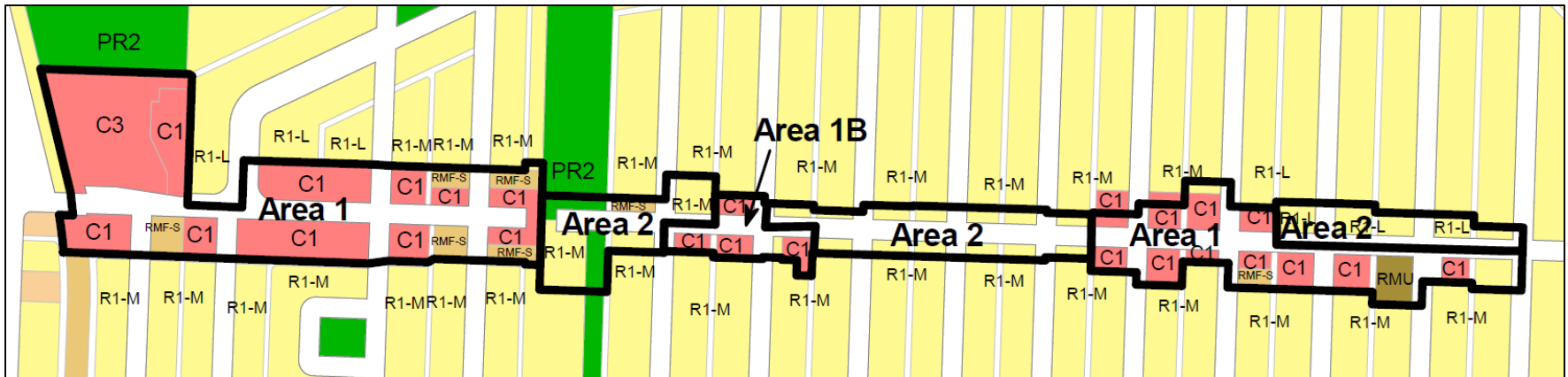


Planned Development Overlay (PDO)

Modifies existing rules found in the underlying zoning districts

Example: PDO-1 Academy Road

- Area 1 - Intent is to respect and reinforce the character of the Academy Shops and Services area as a vibrant, intimate, eclectic street
- As per the PDO, some uses are not permitted in Area 1 that may otherwise be allowed in a commercial zoning district such as cheque-cashing facilities, pawnshops, drive-ins
- The PDO achieves the intent by modifying the existing rules in the underlying zoning district



Academy Road Principal Overlay Map

Design Review

- Evaluates the site-layout and design of proposed:
 - Buildings
 - Landscaping
- When required, must be approved before development occurs:
 - **Current:** Design review **may be required** as a condition of approval for a development application (e.g. variance)
 - **Proposed:** Design review approval **will be required** before a permit is issued as per the PDO
- In mature neighbourhoods such as Glenwood, proposals for residential infill are evaluated against the Residential Infill Guidelines



For more information, [review the Design Review Application Form.](#)

Design Review

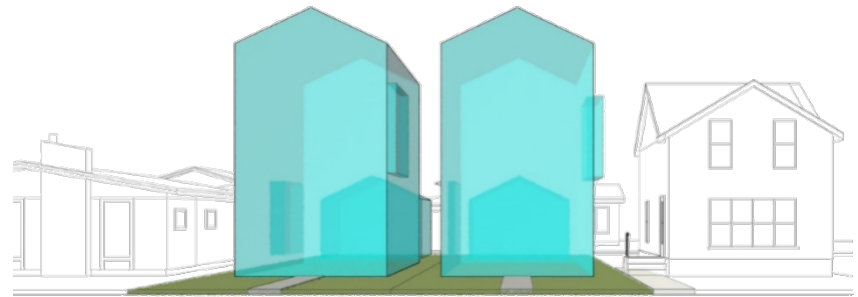
Example:

- A property owner has a 50-foot lot with two underlying 25-foot lots that they want to split for development. They apply for a variance.
- PDO for Glenwood would mean:
 - Their proposal would need to conform with Residential Infill Guidelines enforced as part of the Zoning By-law:
 - Building height
 - Front yard
 - Side yards
 - Rear yard
 - Maximum lot coverage
 - Some building design
 - Entrance heights
 - Tree planting requirements
 - Design Review approval **will be required** before a permit is issued.

Design Review

Example:

- During the Design Review process, building and landscaping design will be reviewed against the Residential Infill Guidelines, including:
 - Building design
 - Roof style
 - Building materials
 - Window placement
 - Compatibility with neighbours
 - Landscaping quality
 - Tree protection
 - New tree type
 - Ground cover
 - Utility placement



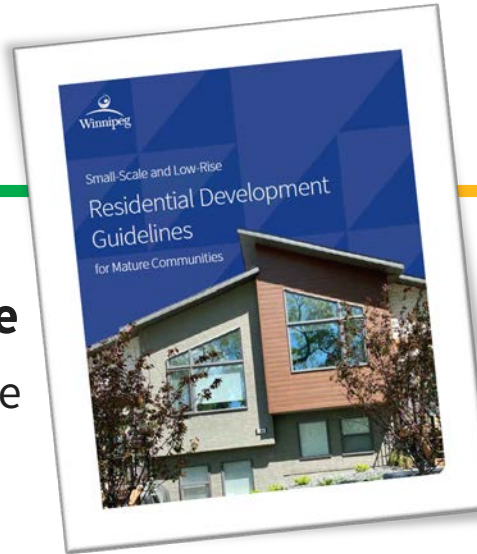
Residential Infill Guidelines

Reinforce the Guidelines by putting them into zoning regulations specific to Glenwood

PDO

Measurable / Quantitative

- ✓ 30% maximum lot coverage
- ✓ New trees must have a minimum caliper of 1 ¾ inches
- ✓ Façade shall include at least two types of exterior cladding
- ✓ Identical/mirrored front elevations shall not be located on abutting lots



Design Review

Aesthetic / Qualitative

- ✓ Encourage a variety of native tree and shrub species
- ✓ Development should consider impact of shadows on nearby properties
- ✓ Balconies should be designed to avoid privacy issues

Infill-related Issues in Glenwood



Privacy

- Entrances
- Windows
- Balconies
- Fencing



Character

- Facade materials and architectural features
- Variety with adjacent houses
- Compatibility with adjacent houses and the neighbourhood



Sunlight

- Building height
- Building footprint
- Detached garages
- Separation distances



Landscaping & Trees

- Loss of green space
- Requirement for new trees
- Protection for existing trees



For detailed information, review the [Glenwood Infill Background](#).

Privacy

Issue: Lack of privacy

Key changes to mitigate privacy concerns:

- Main entrances must face the street
- Front and side entrance height limits
- Windows should be offset and designed to mitigate privacy concerns
- Balconies and fencing should be designed to avoid privacy issues

Privacy

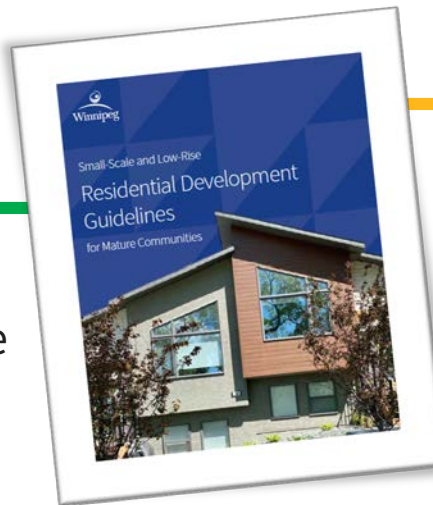
Entrances

PDO

- ✓ Main entrance must face the street
- ✓ Front and rear entrances limited to height of 4 ft.
- ✓ Side entrances limited to height of 2 ft.

Current Zoning By-law:

- Main entrance does not have to face the street
- No entrance height limits



Design Review

- ✓ Design of entrances should respect privacy of abutting lots
- ✓ Corner lot secondary entrances should face flanking street

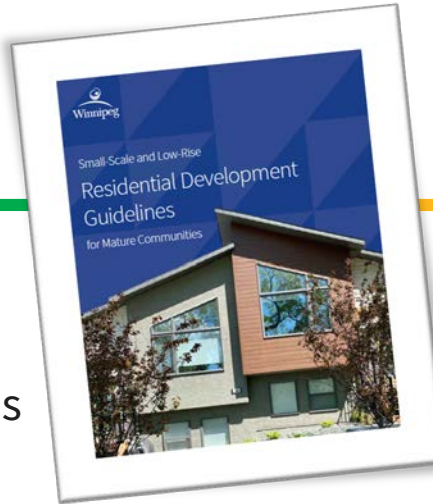


Privacy

Windows

PDO

- ✓ 30% maximum lot coverage
- ✓ Building footprint limitations

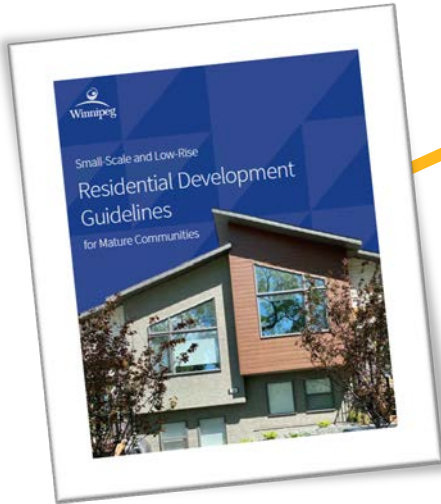


Design Review

- ✓ Windows should be offset to those of the existing lot
- ✓ Windows should be designed to mitigate privacy concerns of abutting houses (e.g. frosting, raised windows)

Privacy

Balconies



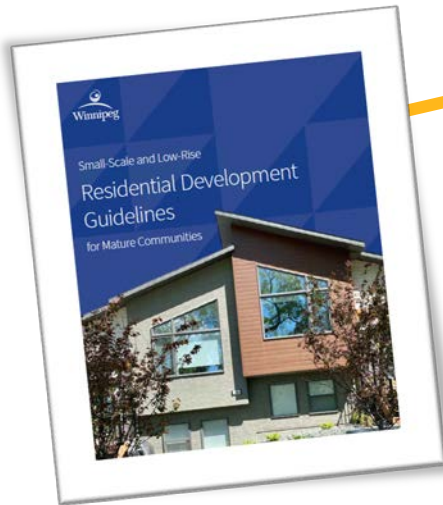
Design Review

- ✓ Balconies should be designed to avoid privacy issues
- ✓ Design features should obscure view of abutting properties



Privacy

Fencing



Design Review

- ✓ Fencing, screening, and landscaping, should be used to mitigate privacy issues of abutting properties
- ✓ Opaque fencing should be placed on side property lines where new development abuts existing buildings





Issue: Lack of sunlight

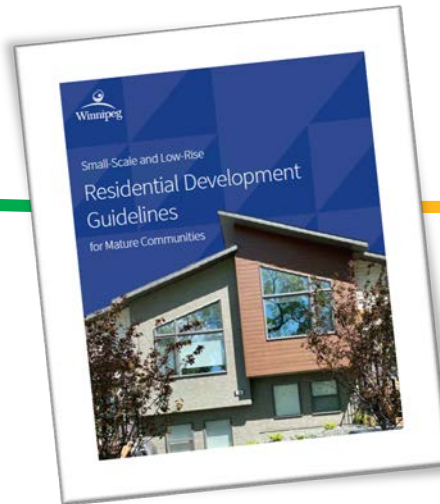
Key changes to improve access to sunlight:

- Building height maximums reduced to reflect context of the street
- Smaller area of the lot is covered by the building
- Smaller detached garages with greater separation from the principal dwelling
- Greater separation between houses

Sunlight

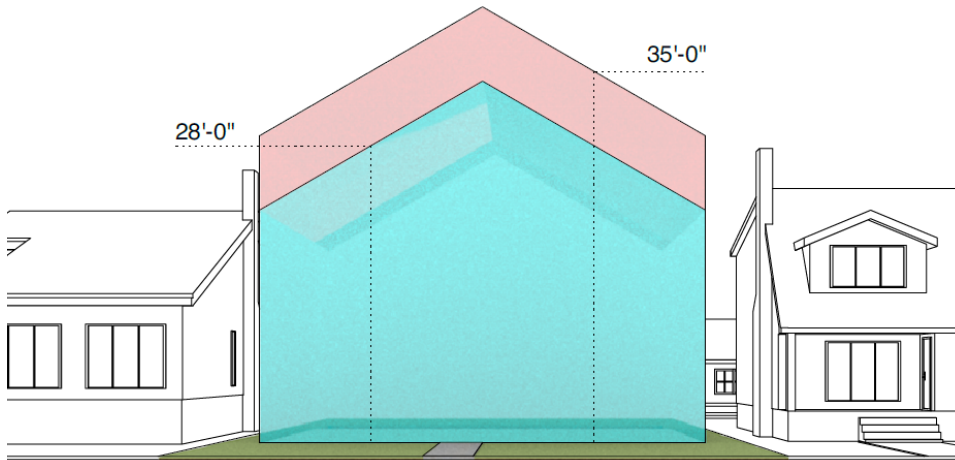
PDO

- ✓ Building height limitations
- ✓ Building footprint limitations



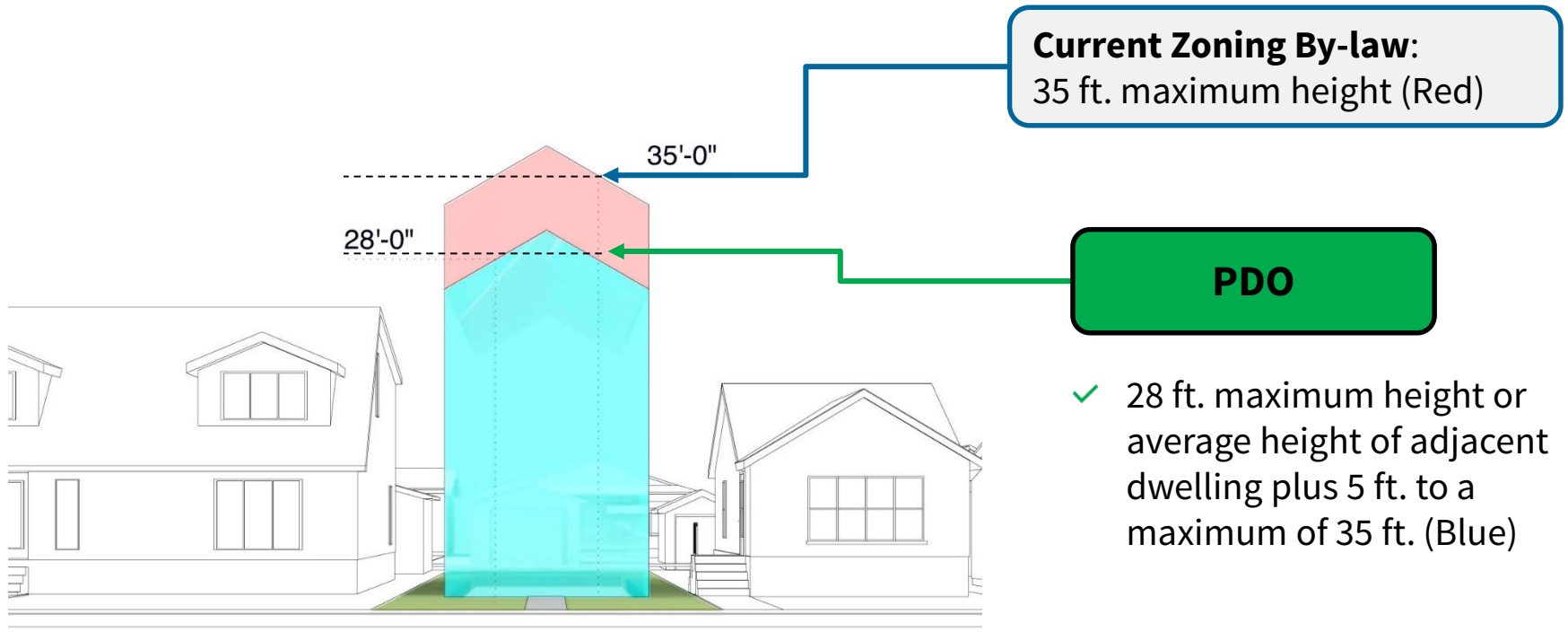
Design Review

- ✓ Development should consider impact of shadows on nearby lots
- ✓ Roof style should reduce negative impact on adjacent properties



Sunlight

- Building height
 - Measured to midpoint of roof slope

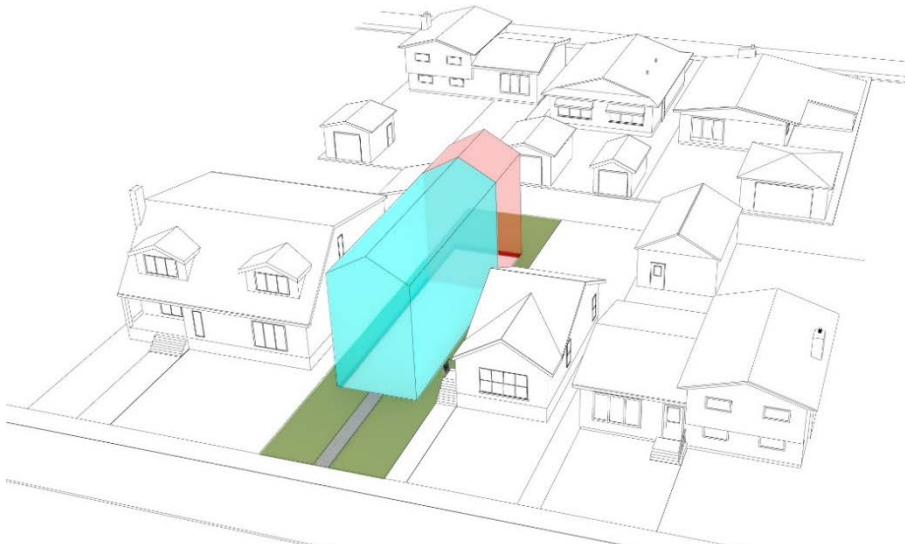


Sunlight

- Principal building footprint

PDO

- ✓ 30% maximum lot coverage (Blue)



Current Zoning By-law:

45% maximum lot coverage (Red)



Sunlight

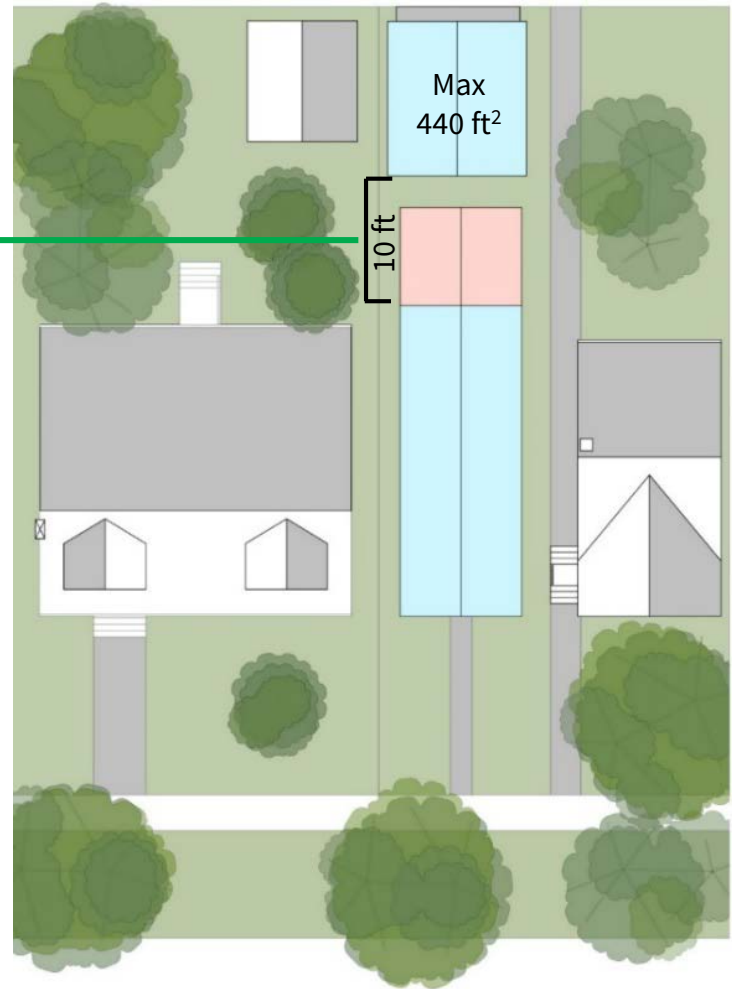
- Detached garage (25 ft. lots)

PDO

- ✓ Maximum of 440 ft²
- ✓ Separation between principal dwelling and detached garage:
 - 10 ft. min. (lots 100 ft. deep or more)
 - 5 ft. min. (lots less than 100 ft. deep)

Current Zoning By-law:

- 12.5% to a maximum of 880 ft²
- Separation between principal dwelling and detached garage: 3 ft. minimum

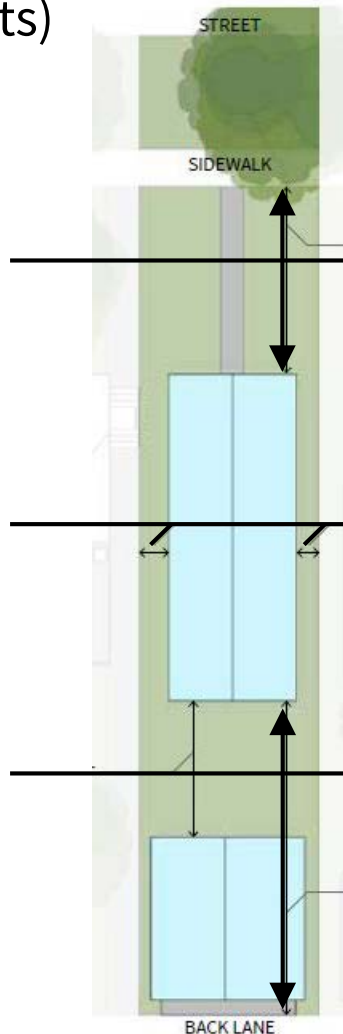


Sunlight

- Separation distances (25 ft. lots)

PDO

- ✓ **Front Yard Setback**
Average of existing front yards on block plus or minus 5 ft.
In no case less than 10ft.
- ✓ **Side Yard Setback**
4 ft. on one side and 3 ft. on the other for lots less than 30 ft.
- ✓ **Rear Yard Setback**
36% of site depth or average of abutting properties less 10 ft.
In no case less than 25 ft.



Current Zoning By-law:

Front Yard Setback
15 ft. or block average

Side Yard Setback
3 ft.

Rear Yard Setback
25 ft.



Character

Issue: New housing does not fit with the character of the community

Key changes to encourage a better fit within the established character of the community:

- Introduction of building design criteria such as façade materials and architectural features
- Ensure there is variety among adjacent houses
- Changes to building setbacks to reflect context of the street (front, side and rear yards)
- Limits on ‘projections’
- Ensure overall compatibility with the adjacent houses and the neighbourhood

Character

Façade materials and architectural features

PDO

- ✓ Must include at least two prominent façade materials
- ✓ Prominent building material must be used for at least 20% of front façade



Design Review

- ✓ Should include at least two significant architectural features
- ✓ Front façade must have an area projecting or recessed
- ✓ At least 20% of façade must be windows

Character

Variety with adjacent houses

PDO

- ✓ Must not be identical to (or mirror) houses on abutting lots
- ✓ At least two the following elements must differ from the abutting lot:
 - Roofline
 - Façade materials
 - Entrance features
 - Window placement
 - Door placement



Character

Compatibility with adjacent houses

PDO

- ✓ Front, side, and rear yard setback minimums
- ✓ Limits on 'projections'

Projections cannot be more than 10 ft. in length

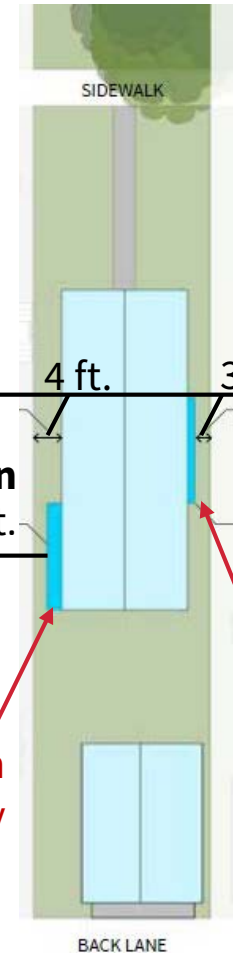
Side Yard Setback

Projection
2 ft.

Projection
1 ft.

Limited to 2 ft. when
on the upper story

Limited to 1 ft.
one story



Character

Compatibility with the neighbourhood

Design Review

- ✓ Incorporate architectural elements from the neighbourhood:
 - Porches
 - Materials
 - Roof lines
 - Chimney details
 - Window placements
 - Floor heights
- ✓ Rooflines and main floor entrances should be similar to others on the block
- ✓ Design shall add to the interest of the block by including significant details or architectural merit



Character

Compatibility with the neighbourhood

PDO

✓ Height

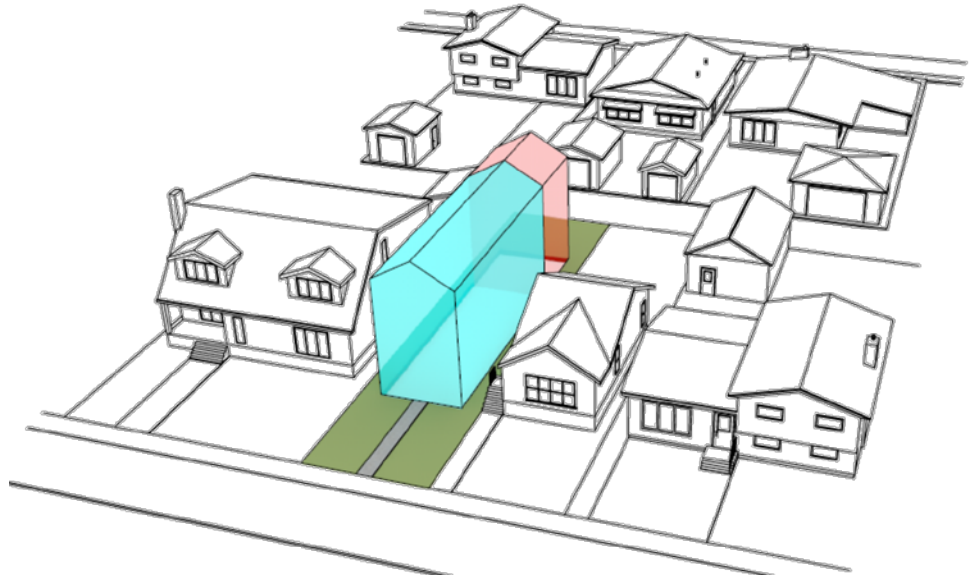
28 ft. maximum height or average height of adjacent dwelling plus 5 ft. to a maximum of 35 ft.

✓ Front Yard Setback

Average of existing front yards on block plus or minus 5 ft.
In no case less than 10 ft.

✓ Rear Yard Setback

36% of site depth or average of abutting properties less 10 ft.
In no case less than 25 ft.





Landscaping & Trees

Issue: Not enough soft landscaping, damage/loss to existing trees, planting of new trees

Key changes to ensure green space on a property, mature trees are preserved and new trees are planted:

- Introduction of landscaping requirements
- Requirement for new trees and shrubs
- Incentive for preserving mature trees
- Arborist report that describes how trees will be protected/preserved

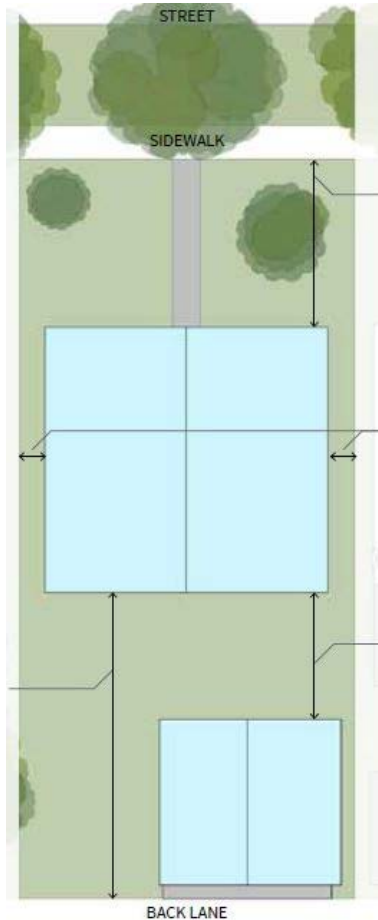
Note: The Winnipeg Urban Forestry Strategy is currently being developed and will provide a 20-year vision help protect, preserve, and grow Winnipeg's tree canopy.

Landscaping & Trees

Loss of green space

PDO

- ✓ 30% maximum lot coverage for principal dwelling
- ✓ 30% of lot area shall be soft landscaping



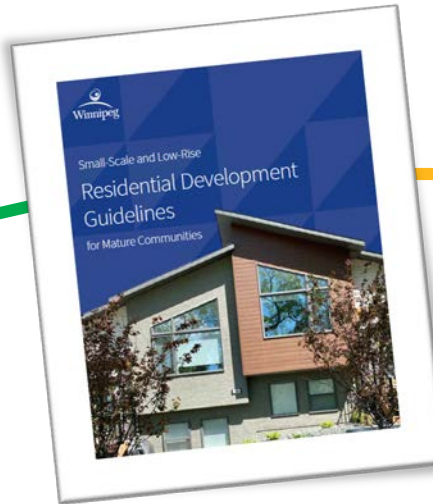
- ✓ Front yard must be at least 10 ft.
- ✓ Minimum 4 ft. side-yards to existing houses
- ✓ Separation distances between detached accessory structure and principal building

Landscaping & Trees

Landscaping

PDO

- ✓ Minimum 30% of lot area shall be soft landscaping
- ✓ 30% maximum lot coverage for principal building
- ✓ Front yards must be at least 10 ft.



Design Review

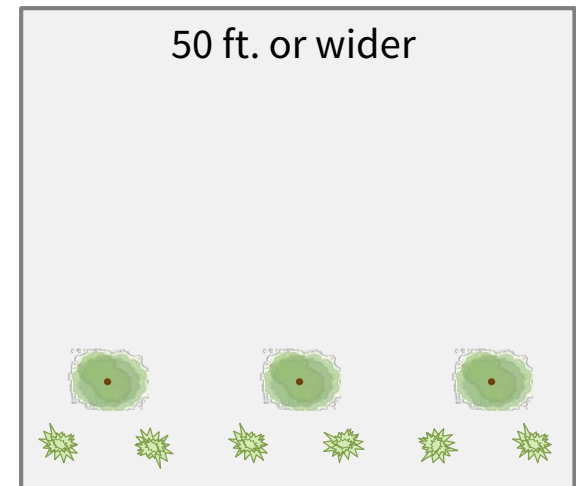
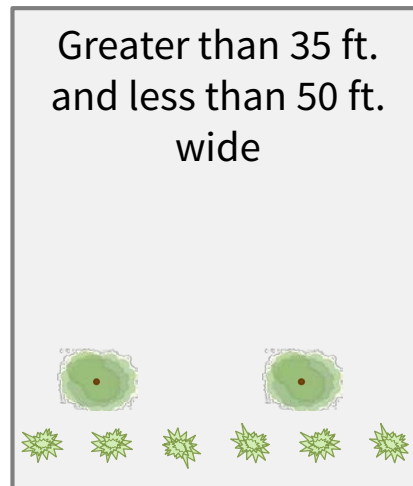
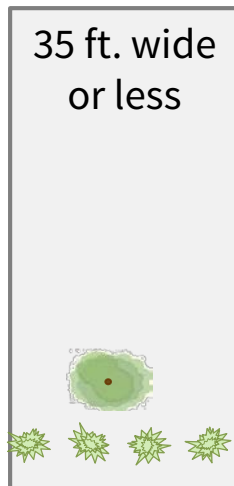
- ✓ Reflect and enhance the quality of existing streetscape/landscape
- ✓ Yards visible from roadway shall be sodded
- ✓ Sodding may be substituted with other approved ground cover provided tree growth is not impacted
- ✓ Required landscaping in place within 12 months of occupancy

Landscaping & Trees

Requirement for new trees

PDO

- ✓ **Lots 35 ft. or less:** one medium or large tree and four shrubs
- ✓ **Lots wider than 35 ft. and less than 50 ft.:** one medium or large tree, one small tree, and six shrubs
- ✓ **Lots 50 ft. or wider:** two large trees, one small tree and six shrubs

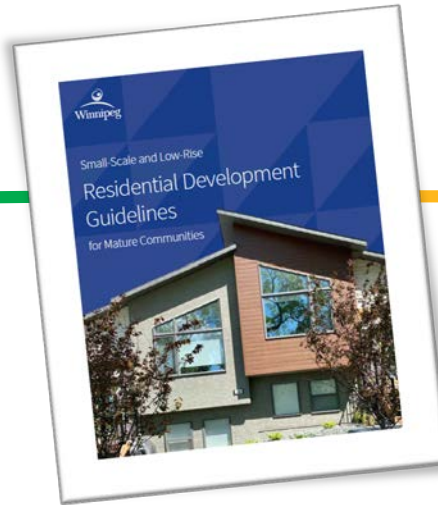


Landscaping & Trees

Requirement for new trees

PDO

- ✓ Requirement to provide trees and shrubs may be satisfied through preserving existing trees
- ✓ Existing tree satisfies all requirements when 18 in. caliper (deciduous) or 33 ft. tall (coniferous)



Design Review

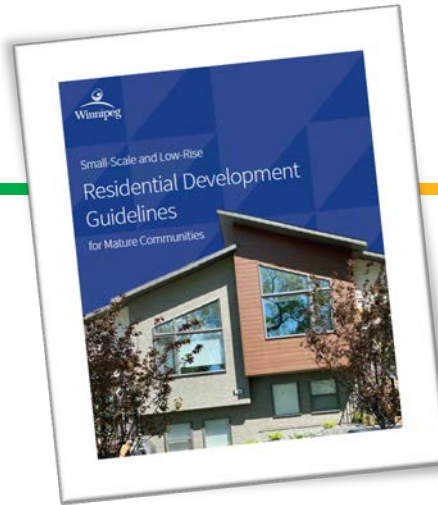
- ✓ Tree type should consider room for root system and crown to develop
- ✓ Encourage a variety (diversity) of native species
- ✓ Trees shall be min. 3.28 ft. from property line

Landscaping & Trees

Protection for existing trees

PDO

- ✓ Incentive for preserving mature trees
- ✓ Arborist report should be provided which describes how trees will be protected/preserved



Design Review

- ✓ Boulevard trees should not be removed
- ✓ Protect mature trees on adjacent lots
- ✓ Tree protection should be condition of a building permit

Next Steps

- Summarize your feedback in a Public Engagement Summary
- Develop recommendations for Council consideration
- Report to City Council in spring of 2022

Glenwood Neighbourhood Infill Planning

Thank you!

**Visit the project webpage and take the
survey.**

winnipeg.ca/glenwoodinfill

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