

Glenwood Neighbourhood Infill Planning

Summary of Residential Infill Guidelines and Infill-related Issues in Glenwood

The City of Winnipeg is developing a Planned Development Overlay (PDO) to reinforce parts of the [Small-Scale and Low-Rise Residential Development Guidelines for Mature Communities](#) (Residential Infill Guidelines) in Glenwood, specifically as it relates to the character of houses, privacy, sunlight, landscaping, and trees.

The table below identifies areas of the Residential Infill Guidelines that may be included in a PDO for Glenwood and the issues they aim to address. Sections that may be included in a PDO are identified in green and sections that would best be addressed through a Design Review process are identified in orange.

Legend

X	Include in Planned Development Overlay (PDO)
X	Considered during Design Review

Residential Infill Guidelines		Issue Addressed				
Section	Guideline	Privacy	Sunlight	Character (Design aesthetics, size and setbacks)	Trees (Protection and planting)	Landscaping
2.1	Preferred Location Criteria					
2.1.1	SINGLE-FAMILY DETACHED/UP-DOWN DUPLEX					
2.1.1.1	Two lot subdivision requires lane and min site width (25')			X		
2.1.1.1	Two lot subdivision min site width 40'			X		
2.1.1.2	No more than 2 resulting lots (unless the same as 25% of lots on block)			X		
2.1.1.3	Up-down duplex requires lane; min width 32'; min lot area of 2,880ft ²			X		
2.1.1.4	Subdivision not permitted on gravel or mud lanes			X		
2.1.1.4	Lot splits (underlying lots of record) permitted. Min 25' wide			X		

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2.1.2	SIDE-BY-SIDE					
2.1.2.1	Requires rear lane			X		
2.1.2.1	Requires min 40' wide lot			X		
2.1.2.1	Requires min 4,000ft ²			X		
2.1.2.2	Secondary Suites require 50' wide lot			X		
2.1.2.2	Secondary Suites require min 5,000ft ²			X		
2.2	Secondary Considerations					
2.2	What is the predominant built form (height, setback, lot coverage)?			X		
2.2	Is the development out of scale with other nearby properties?			X		
2.2	Does the development mitigate massing impacts through design considerations?			X		
2.2	Does the development consider impact of shadows on nearby properties?		X	X		
2.2	Does the development consider viewsheds impact on nearby properties?		X	X		
2.2	Does the development consider sky views impact on nearby properties?		X	X		
2.2	Does the development consider privacy impact on nearby properties?	X		X		
2.2	What design and landscaping solutions mitigate land use conflict between buildings of different scale/intensity?			X	X	X
2.2	What uses and amenities are within 400m?					
2.2	Is the subject side separated from transit by long blocks?			X		

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2.2	How much larger is the lot than the average in the neighbourhood?			X		
2.2	Does the lot have lane access?			X		
2.2	Is the property a corner lot?			X		
2.2	Does the building type and design consider the shape of the lot?			X		
2.2	What type of street is the lot on (Local, collector, or arterial)?					
2.2	What is the traffic capacity of the road design?					
2.2	How wide is the ROW in relation to building height?			X		
2.2	Does the building design contribute to the pedestrian experience at street level?			X		
2.2	Can the condition of the lane accommodate the proposed development?			X		
2.2	Does the design of the parking area compromise the functionality of the lane?			X		
2.2	Is the lot within 400m of the Primary Transit Network?					
2.2	How many transit routes are within 400m?					
2.2	What types of amenities are along walking routes to Transit?					
2.2	What is the quality of the pedestrian environment between the lot and Transit?					
2.2	Can local water, wastewater and land drainage accommodate the development?					

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3.0	Single-Family Detached/Up-Down Duplex					
3.1	Site Design					
3.1.1	Front Yards					
3.1.1.1	Min 5' less than the block average		X	X	X	X
3.1.1.1	Never less than 10'		X	X	X	X
3.1.1.1	Max 5' more than adjacent lots		X	X	X	X
3.1.2	Rear Yards					
3.1.2.1	Whichever is less: 36% of site depth or 10' less than adjacent lots	X	X	X	X	X
3.1.2.1	Never less than 25'	X	X	X	X	X
3.1.2.2	Up to 60% of site depth may be required for lots greater than 200' deep		X	X	X	X
3.1.2.3	Rear yard measured from living space when there is an attached garage			X		
3.1.3	Side Yards					
3.1.3.1	Min 4' (for lots 30' wide or more)	X	X	X		X
3.1.3.2	Min 4' on one side & Min 3' on the other side (for lots less than 30' wide)	X	X	X		X
3.1.3.2	Two new SFDs: 3' min will be between new buildings	X	X	X	X	X
3.1.3.3	One 4' side yard should be clear of all projections for the first storey	X	X	X		X
3.1.4	Lot Coverage					
3.1.4.1	30% max lot coverage for Principal Dwelling	X	X	X	X	X
3.1.4.2	440 ft ² max lot coverage for Accessory Structures on lots less than 3,700 ft ²	X	X	X	X	X

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3.1.4.3	12% max for Accessory Structures on lots greater than 3,700 ft ² (to max of 880 ft ²)	X	X	X	X	X
3.1.4.4	Attached garages on lots less than 3,700 ft ² : 30% max for Principal Building + 440 ft ² max for attached garage	X	X	X	X	X
3.1.4.4	Attached garages on lots greater than 3,700 ft ² : 42% max for Principal Building & attached garage	X	X	X	X	X
3.1.4.5	Living space above an attached garage is counted as 'Principal Building' when on a lane	X	X	X	X	X
3.1.4.6	Unenclosed decks do not count towards lot coverage			X		
3.1.5	Driveway Access					
3.1.5.1	Front access not allowed on lots on a lane			X		
3.1.5.2	No lane: driveway should not impact mature trees in the right-of-way				X	
3.1.5.2	No lane: driveway should minimize conflict with pedestrians and vehicles			X		
3.1.5.2	No Lane: driveway should be shared with neighbour			X	X	X
3.1.5.3	Front Driveway flares should be minimized			X		
3.1.5.4	Width should reflect context of the block			X		
3.1.5.4	Width shall not exceed 10' for single-car garage			X	X	X
3.1.5.4	Width shall not exceed 20' for two-car garage			X	X	X
3.1.6	Landscaping					
3.1.6.1	Reflect and enhance landscape quality			X	X	X
3.1.6.2	Tree type should consider room for root system to develop				X	X
3.1.6.2	Tree type should consider room for crown to develop				X	X

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3.1.6.3	Lots 35' or less: one medium (or large) tree and four shrubs				X	X
3.1.6.3	Lots wider than 35' & less than 50': one medium (or large) tree, one small tree, and six shrubs				X	X
3.1.6.3	Lots wider than 50': two large trees, one small tree, and six shrubs.				X	X
3.1.6.4	Encourage a variety (diversity) of native species.			X	X	X
3.1.6.5	Trees shall be min 6.56' from sidewalk				X	
3.1.6.5	Trees shall be min 3.28' from property line				X	
3.1.6.6	Mature trees on subject lot should be protected				X	
3.1.6.6	Mature trees on neighbouring lots should be protected				X	
3.1.6.6	Attention should be paid to mature trees in the front yard				X	
3.1.6.6	Arborist report should be provided which describes how the trees will be protected/preserved				X	
3.1.6.6	Requirement to provide trees may be satisfied by protecting existing or planting new				X	
3.1.6.6	Existing tree satisfies requirement for two new trees when 7.87" caliper (deciduous) or 20' tall (coniferous)				X	
3.1.6.6	Existing tree satisfies all requirements when 18" caliper (deciduous) or 33' tall (coniferous)				X	
3.1.6.7	Boulevard trees should not be removed				X	X
3.1.6.8	Tree protection measures should be required as a condition of a development permit				X	
3.1.6.9	Required landscaping in place within 12 months of occupancy				X	X
3.1.6.10	30% of lot area shall be soft landscaping	X	X	X	X	X

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3.1.6.11	Yards visible from roadway shall be sodded					X
3.1.6.11	Areas for garbage facilities, or parking/access are exceptions					X
3.1.6.11	Sodding may be substituted with approved ground cover provided tree growth is not impacted					X
3.1.7	Separation Distances					
3.1.7.1	100' lot depth or more: 10' min between Principal Dwelling and detached garage		X	X		X
3.1.7.1	Less than 100' lot depth: 5' min between Principal Dwelling and detached garage		X	X		X
3.1.7.2	Decks (SFD) may extend between Principal Dwelling and detached garage			X		
3.2	Building Design					
3.2.1	Building Height					
3.2.1.1	Lots less than 60' wide: Greater of 28' OR average of abutting lots plus 5' (to a max of 35')		X	X		
3.2.1.1	Lots more than 60' wide: Max of 35'		X	X		
3.2.2	Roof Pitch					
3.2.2.1	Rooflines should be similar to surrounding properties			X		
3.2.2.2	(Roof) style should reduce negative impact on adjacent properties		X	X		
3.2.2.3	Consider using a variety of rooflines for visual interest.			X		
3.2.3	Garages					
3.2.3.1	Front access garage: width proportional to lot width & similar to other properties on the block			X		

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3.2.3.1	Front access garage: shall not be more than 50% of the ground floor building façade			X	X	X
3.2.3.1	Should be recessed from the front facade			X		
3.2.3.1	Should only protrude beyond the front of the principal building similar to other garages on the block			X		
3.2.3.2	Electrical service required for parking stalls			X		
3.2.4	Façade Materials/Architectural Features					
3.2.4.1	High-quality, energy efficient sustainable materials			X		
3.2.4.2	Design shall add to the interest of the block by including significant details or architectural merit			X		
3.2.4.2	Design elements should be consistent with the architectural style of the house.			X		
3.2.4.3	Front façade must have a projection or recession.			X		
3.2.4.3	Projection/recession may be 8' wide & 2' deep & 8' high			X		
3.2.4.3	Projection/recession not required if building has a porch 8' wide and 4' deep			X		
3.2.4.4	Building shall include at least 2 significant architectural features			X		
3.2.4.4	Significant Architectural Features include: Varied roof lines, entry features (covered entry), bay windows, building articulations/recesses, dormers and porches			X		
3.2.4.4	Minor Architectural Features count as ½ a Significant Architectural Feature. Ex: Shutters, window details, awnings			X		
3.2.4.4	Stucco trims and moldings around windows do not count as minor or significant architectural features			X		

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3.2.4.5	Façade shall include 2+ materials			X		
3.2.4.5	Prominent façade material shall cover min 20% of the façade			X		
3.2.4.6	Min 20% of façade to be window area			X		
3.2.4.6	Corner lots: min 15% of side façade to be window area			X		
3.2.4.7	Design should connect with streetscape. i.e. front porch, window sizing/placement			X		
3.2.4.8	Include elements which reflect the block. i.e. porches, materials, rooflines, chimney details, window placement, and floor height			X		
3.2.4.9	De-emphasize dominance of garages along the street			X		
3.2.4.10	Corner lots: architectural details and features should extend to the side yard			X		
3.2.4.10	Corner lots: Windows should be included on the side flanking the street			X		
3.2.4.11	Identical/mirrored front elevations shall not be located on abutting lots			X		
3.2.4.11	Each building shall be architecturally distinct through the use of 2+ design elements			X		
3.2.4.11	Design elements: rooflines, façade materials, entrance features, placement of windows/doors			X		
3.2.4.12	Innovative and creative designs may replace 3.2.4 criteria			X		
3.2.4.12	Alternative design proposals shall clearly state how the proposal is better than the required design elements			X		

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3.2.5	Main Floor Height					
3.2.5.1	Main floor entrance should be similar to others on the block	X		X		
3.2.5.2	Max 4' high	X		X		
3.2.6	Entrances					
3.2.6.1	Primary entrance shall be on front façade			X		
3.2.6.1	Primary entrance shall be visible from the street			X		
3.2.6.1	Primary entrance shall have a direct path to the sidewalk			X		
3.2.6.2	Primary entrances should be one storey in height			X		
3.2.6.2	Primary entrances should not use double height columns or arches			X		
3.2.6.3	At grade entrances are encouraged (to support barrier free access to mobility challenged people)			X		
3.2.6.4	Primary entrances encouraged to include canopies, recessed entries, porches, verandas			X		
3.2.6.5	Secondary entrances encouraged to be weather protected (canopies/recessed entry)			X		
3.2.6.6	Side yard entrances should be secondary entrances	X		X		
3.2.6.6	Side yard entrances should be close to grade (to protect privacy of neighbouring lot)	X		X		
3.2.6.7	Rear yard entrances max 4' high (to protect privacy of neighbouring lot)	X		X		
3.2.6.8	Corner lot: secondary suite entrance should face flanking street	X		X		
3.2.6.9	UP-DOWN DUPLEX: primary entrance for one unit may be on the building side or rear			X		

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3.2.7	Projections into Setbacks					
3.2.7.1	<i>Side Yard Projections</i>					
3.2.7.1	Min 2' from property line to outside wall of all portions of a dwelling (including eaves)			X		
3.2.7.1	Lots less than 30' (3' side yard): 1' Cantilevered projection for living space			X		
3.2.7.1	The total of all cantilevered projections shall not exceed 1/3 of the length of the house			X		
3.2.7.1	Length of any one projection shall not exceed 10'			X		
3.2.7.1	Projections are limited to one storey			X		
3.2.7.1	Lots less than 30' (4' side yard): 2' projection permitted for upper storey			X		
3.2.7.1	Attached garage walls are excluded when calculating building length (when calculating cantilevered projections)			X		
3.2.7.2	4' min required on one side to the outside wall of all first storey projections (not including steps)			X		
3.2.7.3	Steps (landing) in a side yard required to be less than 2' high	X		X		
3.2.7.4	<i>Front Yard Projections</i>					
3.2.7.4	Projections not permitted within 10' of front property line			X	X	X
3.2.7.5	Max 5' for porches (provided that no part of the porch is within 10' of the front property line)			X	X	X
3.2.7.6	First storey front porches may extend width of building.			X		
3.2.7.7	Projections may extend higher than the first storey (except for unenclosed porches)			X		

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3.2.7.8	<i>Rear Yard Projections</i>					
3.2.7.8	Projections may extend higher than the first storey			X		
3.2.8	Privacy					
3.2.8.1	Design of buildings, entrances, decks and balconies should respect privacy of abutting lots	X		X		
3.2.8.1	Fencing, screening, landscaping, and strategic window placement may be used to mitigate privacy issues	X				
3.2.8.2	Opaque fencing should be placed on side property lines where new development abuts existing buildings	X				
3.2.8.3	Windows should be placed to avoid privacy issues	X				
3.2.8.3	Design includes offsetting windows to the existing lot, frosting, raised windows (clerestory window)	X				
3.2.8.4	Balconies should be designed to avoid privacy issues	X				
3.2.8.4	Design includes screening (to obscure sightlines) from amenity areas of abutting lots	X				
3.2.9	Utilities, Servicing and Mechanical					
3.2.9.1	Air conditioning units should be placed at the building rear			X		
3.2.9.1	Corner lots – Air conditioning units should be placed on the flanking side yard			X		
3.2.9.1	Max 3' projection for Air conditioning. 2' must be maintained from the side property line			X		
3.2.9.1	When 2 new infill buildings are adjacent, air conditioning unit should be located in the rear yard or in the space between the 2 new buildings			X		

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3.2.9.2	Mechanical units should not be visible from the street. Landscaping/screening permitted			X		
3.2.9.3	Sump pump discharge should not be located on the side of a building			X		