

## Background

Residential infill is new housing in established neighbourhoods. New housing can be single-family, two-family, townhouse, or multi-family. The goal for this project is to advance a shared vision for residential infill that helps address demand for new housing while preserving neighbourhood quality, character, and liveability. The Residential Infill Strategy (the Strategy) will address, at a minimum, built form, design features, lot width and size, yards, landscape standards, density, and zoning.

Despite its potential benefits, infill development can sometimes be a source of tension and conflict. A number of recent infill proposals in Winnipeg have demonstrated a lack of consensus on how and where different forms of infill should occur. The development of the Strategy aims to identify common areas of concern across stakeholder groups, and involve the public in prioritizing opportunities for improving the approach to infill development through our final strategy.



**Workshop January 27, 2018**

## Engagement

Building on the stakeholder engagement process and public survey, the City of Winnipeg (City) hosted a public workshop on Saturday, January 27, 2018 at the University of Winnipeg. Activities at the workshop were designed to refine initial feedback to help inform the Residential Infill Strategy. After receiving high

interest in the workshop, a second workshop was added on January 31, 2018 at the Millennium Library to offer an additional opportunity for public feedback. Around 60 people participated in the first workshop, and 30 in the second.

## Promotion & Outreach

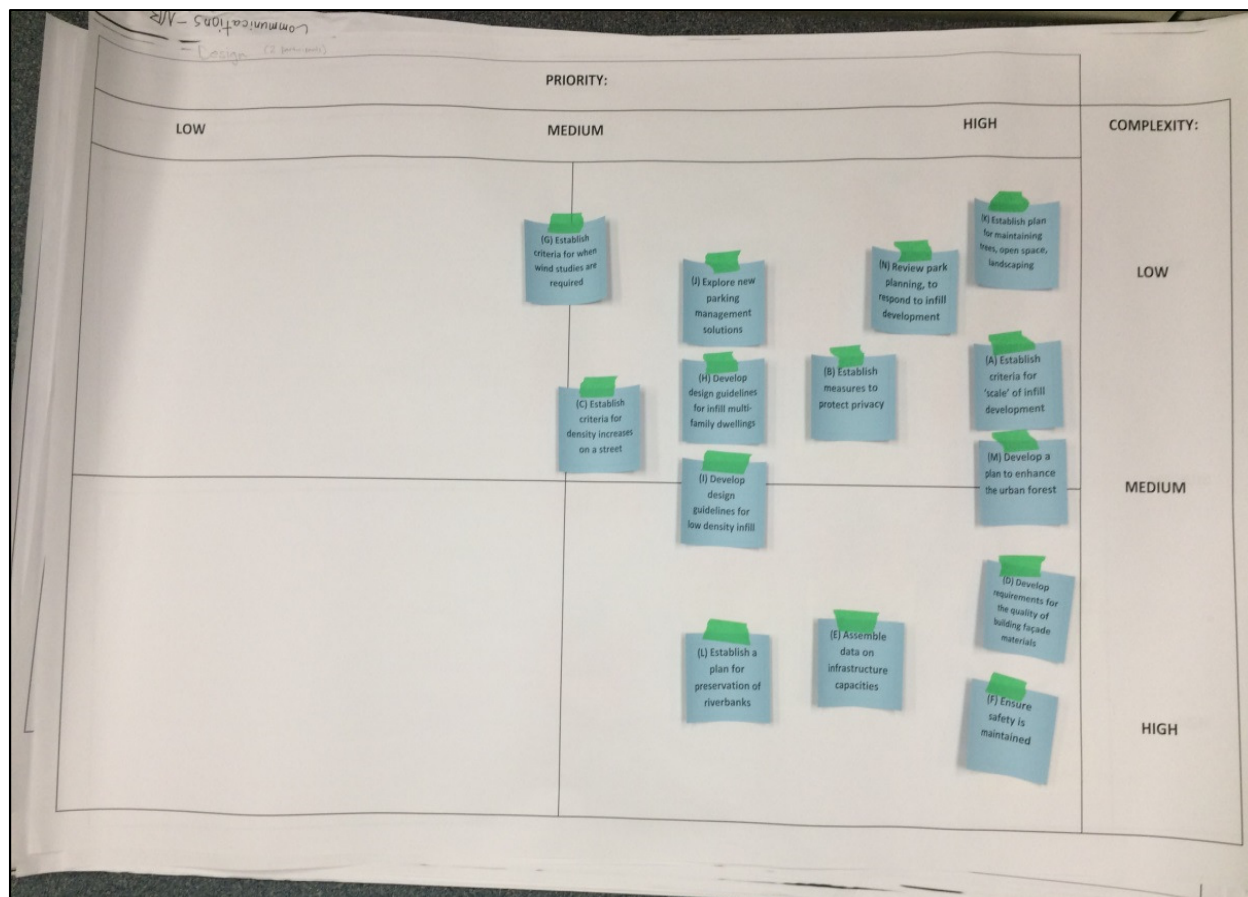
The workshops were promoted through a news release, social media channels, and by email to those who signed up for project updates.

- News release on January 12, 2018;
- Public Engagement Newsletter on January 18, 2018;
- Email updates sent to stakeholders on January 11 and February 21, 2018;
- Six Twitter posts from January 12 to 26, 2018; and,
- Four Facebook posts from January 12 to 18, 2018.

## Format

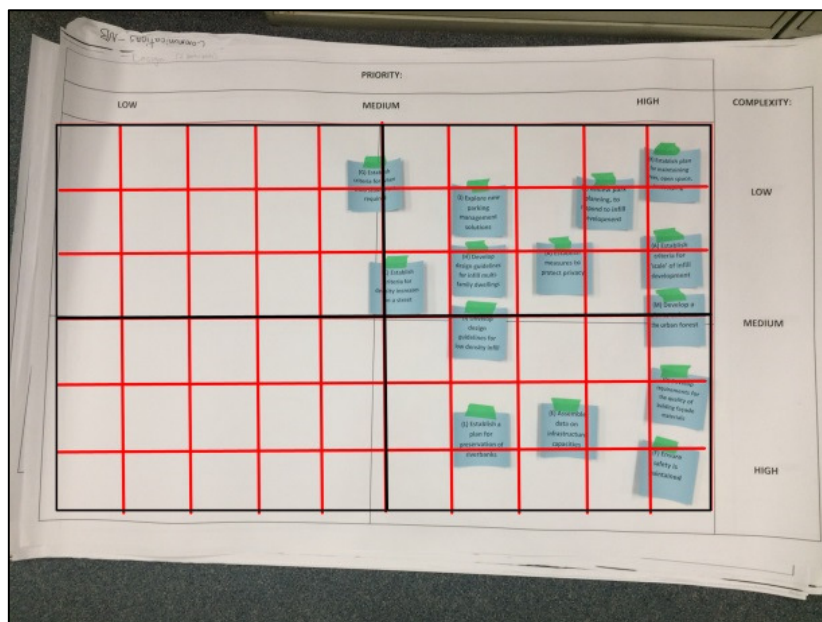
Workshops began with a short presentation (Appendix E), including background on the infill strategy and a description of the workshop process. The workshop format was designed to encourage discussion and group prioritization of actions that had been proposed in the earlier stages of engagement. Participants organized themselves into small groups, and were provided with sets of 35 cards, each with a separate action item. The action ideas were organized into three themes: design, communication, and policy. The full list of actions is available in Appendix A.

With markers and sticky notes at each table, participants were asked to add action items if their priorities were not listed. Each table also had large sheets of paper upon which the actions could be placed and sorted based on their priority level and their complexity level (see 'Figure 1 – Example of Prioritization Grid with participant input'). Groups worked through each action, prioritizing them based on their importance and the perceived complexity of implementing them. Between the two workshops, 12 groups submitted completed worksheets on each of the three topic areas – 36 worksheets total.



**Figure 1 – Example of Prioritization Grid with participant input**

After the workshops, an overlay was used to assign values to the action items (Figure 2 – Example of Overlay for analysis). This gave each action item a priority of low priority (1-3), medium priority (4-7) or high priority (8-10), based on its location on the grid. During the prioritization exercise, participants tended towards defining many actions as high priority items. From a total of 461 actions, 21 were rated as low priority, 121 were rated as medium priority, and 319 as high priority. The complexity ratings will be used to inform the implementation action plan, which will consider time and resource allocations for individual action items. A full list of the prioritization of actions from the public priorities workshops can be found in Appendix B.



**Figure 2 – Example of Overlay for analysis**

## What We Heard

The clustering of actions at the high end of the priority spectrum resulted in actions with high scores, especially when averaged across all the worksheets. The averages of the highest priority actions are listed below with the standard deviation to represent where there was inconsistency in the prioritization of actions. A low standard deviation (SD) represents consistency among group ratings. A higher standard deviation represents greater inconsistency in rating an action's prioritization.

Based on the priority ratings attributed to the action items, the highest priority action identified in our workshops was *"Establish criteria for 'scale' of infill development."* Nine groups listed this as a priority, with an average priority of 9.8.

The top five priorities from the workshop, along with their average ranking and standard deviation were:

1. Establish criteria for 'scale' of infill development. (9.8 average; SD = 0.43)
2. Enhance neighbourhood consultation. (9.5 average; SD = 0.52)
3. Improve communication/establish a communication plan. (9.25 average; SD = 1.06)
4. Improve transparency/predictability. (9.2 average; SD = 0.75)
5. Establish criteria for density increases on a street. (9.0 average; SD = 1.63)

Some topics that had a high average ranking, but less consistent ranking between groups included:

1. Review park planning to respond to infill development (7.8 average; SD = 1.72)
2. Promote infill best practices (8.5 average; SD = 1.87)
3. Improve/simplify public notification (8.1 average; SD = 1.93)
4. Develop requirements for the quality of building façade materials (7.3 average; SD = 2.11)

Some topics were prioritized at opposite ends of the spectrum by groups, including:

1. Review development fees as they relate to infill (6.9 average; SD =2.67)
2. Develop density bonus criteria (5.5 average; SD = 3.27)
3. Reduce public hearing requirement (6.6 average; SD =3.34)
4. Ensure safety is maintained (6.5 average; SD =3.60)
5. Review customer service in permits office (6.6 average; SD =3.74)

### Summary of Priority Actions

With a large number of actions scoring between 8 and 10, it was helpful to sort similar actions by topic area. The table below is a summary of actions listed that were rated as a high priority (average rating of 8-10) for at least 3 groups.

Category	Topic Area	Priority Actions
Communication	Notification methods	<ul style="list-style-type: none"> <li>Establish a communication plan</li> <li>Improve and simplify public postings and notifications</li> <li>Explore a planning commission</li> </ul>
	Permit process	<ul style="list-style-type: none"> <li>Clarify permit process</li> <li>Review customer service in Permits Office</li> </ul>
	Build trust	<ul style="list-style-type: none"> <li>Enhance neighbourhood consultation on infill projects</li> <li>Improve transparency/predictability</li> <li>Explore increased resident association involvement</li> <li>Address community resistance to change</li> </ul>

Category	Topic Area	Priority Actions
Policy	Development fees	<ul style="list-style-type: none"> <li>Review development fees as they relate to infill</li> <li>Clarify land dedication fee process</li> <li>Reduce renovation fees</li> </ul>
	Development standards	<ul style="list-style-type: none"> <li>Develop construction site standards</li> <li>Ensure safety is maintained</li> </ul>
	Data collection	<ul style="list-style-type: none"> <li>Assemble data on infrastructure capacities</li> <li>Collect data regarding local housing needs</li> </ul>
	Greenspace	<ul style="list-style-type: none"> <li>Develop a plan to enhance the urban forest</li> <li>Review park planning to respond to infill development</li> <li>Establish plan for maintenance of trees, open spaces and landscaping</li> <li>Establish a plan for the preservation of riverbanks</li> </ul>

Category	Topic Area	Priority Actions
Design	Design Guidelines	<ul style="list-style-type: none"> <li>• Develop design guidelines for infill multi-family dwellings</li> <li>• Develop design guidelines for low density infill</li> <li>• Establish criteria for 'scale' of infill development</li> <li>• Establish criteria for density increase on a street</li> <li>• Develop tools to support revitalization of existing homes</li> <li>• Establish measures to protect privacy</li> <li>• Develop requirement for the quality of building façade materials</li> </ul>
	Transportation	<ul style="list-style-type: none"> <li>• Explore new parking management solutions</li> <li>• Improve transit, sidewalks, and cycling amenities</li> </ul>

## Next Steps

The prioritized actions identified through these workshops will form the basis of the draft workplan, detailing short, medium, and long term actions at a forthcoming open house in fall 2018. The action plan will be developed using the input received to date, internal City discussions, and through connecting public priorities to existing City initiatives. Measures of perceived complexity will also be used to understand where greater communication is needed, if the perceived complexity differs greatly from the expectations of the Public Service.

## Appendices

Appendix A – Identification of actions

Appendix B – Prioritization of actions

Appendix C – News release

Appendix D – Stakeholder email

Appendix E – Workshop Presentation



# RESIDENTIAL INFILL STRATEGY PUBLIC WORKSHOPS ENGAGEMENT SUMMARY

June 2018

## **Appendix A – Identification of actions**

## **Appendix A – Identification of Actions**

The following is a list of priorities identified through the public survey and stakeholder workshops held in Phase 1 of the Residential Infill Strategy public engagement. These actions were categorized under three topics (design, communication, and policy) and formed the actions for discussion at the public priorities workshop.

### *Design*

- a) **Establish criteria for ‘scale’ of infill development** - relationship to existing neighbourhood character
- b) **Establish measures to protect privacy** between existing and new infill developments
- c) **Establish criteria for density increases on a street**
- d) **Develop requirements for the quality of building façade materials**
- e) **Assemble data on infrastructure capacities** (sewer, water, land drainage, roads) as they relate to infill development
- f) **Ensure safety is maintained** (i.e. buffers from industrial, safety and comfort for pedestrians when new road widenings/ interchanges are being considered, etc.)
- g) **Establish criteria for when wind studies are required** for infill development
- h) **Develop design guidelines for infill multi-family dwellings**
- i) **Develop design guidelines for low density infill** (single detached homes and two-family dwellings)
- j) **Explore new parking management solutions**
- k) **Establish plan for maintaining trees, open space, landscaping** on infill lots
- l) **Establish a plan for preservation of riverbanks** as it relates to infill development
- m) **Develop a plan to enhance the urban forest** on public land
- n) **Review park planning, to respond to infill development**

### Communication

- a) **Enhance neighbourhood consultation** as it relates to infill development
- b) **Explore increased resident association involvement** in decision-making process
- c) **Establish a communication plan** to better relay infill information to residents
- d) **Build trust** by improving connections and communication between planners, developers, and residents
- e) **Develop guidelines for infill construction site practices**
- f) **Address community resistance to change** by educating public on positive impacts of infill
- g) **Improve/ simplify public notification posters**
- h) **Develop tools to support revitalization of existing homes**
- i) **Clarify permit processes by** mapping out path to getting a building permit and occupancy permit
- j) **Clarify land dedication fees process** related to how land dedication money from rezonings and subdivisions is allotted following payment-
- k) **Reduce public hearing** requirement for appropriate development, especially minor variances



### Policy

- a) **Review customer service in Permits Office** to help infill developers navigate the system
- b) **Develop density bonus criteria** to determine when the City should support larger density increases (e.g. provision of affordable units, open space, etc.)
- c) **Review development fees as they relate to infill**
- d) **Streamline permitting process** to reduce processing time
- e) **Improve transparency/predictability** around development approvals
- f) **Promote infill best practices** by using examples of good infill development from other locations
- g) **Explore a Planning Commission** or other decision making body to review development applications
- h) **Collect data regarding local housing needs** to ensure we are building what the community needs most
- i) **Develop construction site standards** including guidelines to reduce nuisances associated with infill construction
- j) **Improve transit, sidewalks, and cycling amenities** in locations targeted for infill



# RESIDENTIAL INFILL STRATEGY PUBLIC WORKSHOPS ENGAGEMENT SUMMARY

June 2018

## **Appendix B – Prioritization of actions**

The following table represents the feedback received during the public priorities workshops on January 27 and 31, 2018. Participants were initially organized into groups based on the predetermined categories of Design, Communication and Policy, and then rotated through each of the topic areas. Actions listed here are a combination of the priorities determined through previous stakeholder engagement activities, and new suggestions from workshop participants.

Participants chose and rated topics on both priority level, and perceived complexity. Topics that were rated highly (8-10) by three or more groups were included in the summary, though others may be included as the workplan is developed. Actions with a '?' listed beside them were left by participants at tables, but were not placed on the prioritization grid to be rated.

Action	Priority	Complexity
Clarify permit process	10	low
Explore increased resident association involvement	10	med
Improve / simplify public notification posters	10	high
10% collected to be reinvested in the same ward!	10	med
Address community resistance to change -- open up process	10	high
Aldermen of CC must sign that he/she has read every page of the report	10	low
Build trust. Residents who have a significant interest (personal and financial) must have priority over developers who usually invest, sells and profits then goes away.	10	high
Clarify land dedication fees process	10	med
Clarify permit process -- post on website	10	low
Enhance neighbourhood consultation	10	high
Establish a communication plan	10	low
Explore increased resident association involvement	10	med
Have meetings at times where people can attend, not 5:00 downtown!	10	low
No Reduce public hearing requirement	10	med
No special meetings -- push for the 5pm. Saturdays OK!	10	low
Planners' reports to include all comments received during the public notice period	10	med
Provide access to owner rights / communicate owner rights adequately	10	med
Require third party to run and record public meetings and be part of record	10	high
Enhance neighbourhood consultation	10	low
Establish communication plan	10	low
Clarify land dedication fees process	10	low
Dedicated planner to infill strategy	10	med
Explore increased resident association involvement	10	low
Build trust.	10	med
Define "guideline" generality vs. specificity.	10	high
Develop guidelines for infill construction site practices.	10	high
Don't use variances where there's a plan and/or guidelines.	10	med
Clarify permit process.	10	med

Develop guidelines for infill construction site practices.	10	low
Establish a communication plan.	10	med
Improve/ simplify public notification posters.	10	low
Publically available info on active permits and potential [infractions?].	10	med
Develop design guideline for low density infill	10	low
Establish criteria for scale of infill development	10	low
Explore new parking management solutions	10	low
Incentives to achieve greater energy efficiency / sustainability cross-government sharing of programs (i.e. power smart)	10	med
Always do shadow studies for neighbours	10	high
Establish criteria for “scale” of infill development	10	low
Establish criteria for density increases on a street	10	med
Applicant for infill should be owner not architect	10	low
Assemble data on infrastructure capacities	10	high
Develop a plan to enhance the urban forest	10	high
Develop design guidelines for infill multi-family dwellings	10	med
Develop design guidelines for low density infill	10	low
Establish criteria for scale of infill development	10	med
Explore new parking management solutions	10	high
Letter of support from neighbouring properties	10	low
Scale to be controlled by 1-storey higher than the adjacent property	10	med
Assemble data on infrastructure capacities	10	low
Developers and builders should know criteria before building. Approval by City of infill house can be now not approved by inspector. Needs to change.	10	low
Ensure safety is maintained	10	med
Establish criteria for scale of infill development	10	low
Too much density in areas and very small lots could cause safety issues for families and children	10	med
Collect data regarding local housing needs	10	med
Promote infill best practices	10	low
Assemble data on infrastructure capacities.	10	low
Establish criteria for ‘scale’ of infill development.	10	med
Investigate protection of property trees	10	med
Establish criteria for density increases on a street	10	med
Assemble data on infrastructure capacities.	10	high
Develop design guidelines for low density infill.	10	med
Establish criteria for ‘scale’ of infill development.	10	low
Establish criteria for density increases on a street.	10	low
Explore new parking management solutions.	10	med
Improve transparency/predictability.	10	low
Review customer service in permits office.	10	low
CC process is too political and favourable to developer	10	high
Construction site clean-up	10	med

Develop construction site standards to fix damage to sidewalks	10	high
Do NOT develop density bonus criteria -- no density bonus.	10	high
Explore a planning commission	10	high
Assemble data on infrastructure capacities	10	med
Develop design guidelines for low density infill	10	low
Establish criteria for 'scale' of infill development	10	med
Review park planning , to respond to infill development	10	high
Pay attention to relationships with communities (trust).	10	high
Address community resistance to change	10	med
Build trust	10	low
Enhance neighbourhood consultation. Open houses to explain project. Councillors to help spread the word.	10	low
Establish a communication plan	10	low
2019 start for impact/growth fee for infill should be pushed forward	10	low
Explore a planning commission involving local input	10	high
Improve transparency / predictability make info to approved homes - more info to affected neighbours	10	low
Promote infill best practices	10	med
Approve transparency around development approvals. The developers have to be held accountable for their actions (ex. damaging neighbours' property)	10	med
At least 5 years having to for reapplying for variance	10	low
Having better criteria for density housing if zoned single family, follow that rule	10	low
Address community resistance to change.	10	high
Develop tools to support revitalization of existing homes.	10	med
Establish a communication plan.	10	low
Develop a plan for the urban forest.	10	med
Develop requirements for the quality of building façade materials.	10	high
Ensure safety is maintained.	10	high
Establish criteria for 'scale' of infill development.	10	low
Establish criteria for when [wind studies] are required.	10	low
Establish plan for maintaining trees, open space and landscaping.	10	low
Develop construction site standards	10	med
Improve transparency / predictability	10	med
Keep the market affordable through policy	10	high
Promote infill best practices	10	high
Address community resistance to change	10	med
Build trust	10	med
Enhance neighbourhood consultation	10	low
Explore increased resident association involvement	10	low
Reduce public hearing requirement – no	10	med
Build trust	10	low
Enhance neighbourhood consultation	10	high
Establish a communication plan	10	med

Get residents' input at very beginning of process	10	med
Assemble data on infrastructure capacities	10	high
Develop a plan to enhance the urban forest on public land	10	low
Develop design guidelines for low density singel detached/two family	10	med
Develop design guidelines for multi-family	10	high
Develop new parking management solutions	10	low
Ensure safety is maintained	10	med
Establish criteria for density increases on a street (onsite parking)	10	med
Establish criteria for scale of infill development	10	high
Develop requirements for the quality of building façade materials	10	med
Establish criteria for 'scale' of infill development	10	low
Establish criteria for density increases in a street	10	med
Establish measures to protect privacy	10	low
Develop design guidelines for infill multi-family dwellings	10	med
Establish criteria for 'scale' of infill development	10	low
Establish criteria for density increases on a street	10	low
Develop construction standards	10	low
Heritage [Conservation?] District start; how does it fit infill strategy?	10	high
Improve transparency/predictability	10	med
Infill process must include follow up to ensure compliance with what is approved	10	high
Context sensitivity mature before 1950 *preserve character (access online survey?)	10	high
Need requirements for neighbour notifications	10	low
Enhance neighbourhood consultation	10	low
Establish a communication plan	10	low
Explore a planning commission	10	high
Promote infill best practices	10	low
Review customer service in permits office	10	low
Streamline permitting process	10	med
Build trust	9	low
Enhance neighbourhood consultation	9	high
Establish communication plan	9	med
2 week public notice okay. Add one week for the planning report.	9	high
Develop tools to revitalization of existing homes	9	high
Improve simplify public notification posters	9	med
Build trust	9	med
Reduce public hearing requirement	9	low
Timing	9	high
Address community resistance to change	9	low
Development for dummies	9	med
Enhance neighbourhood consultation	9	low
Enhance neighbourhood consultation.	9	med
Enhance neighbourhood consultation	9	low

Enhance neighbourhood consultation.	9	med
Assemble data on infrastructure capacity	9	low
Develop a plan to enhance the urban forest	9	med
Establish a plan for the preservation of riverbanks	9	low
Establish criteria for density increases on a street	9	low
Develop requirements for the quality of building façade materials	9	low
Establish a plan for the preservation of riverbanks	9	low
Explore new parking management solutions	9	med
Affordability - houses are \$50K more than neighbours. Losing residents.	9	high
Consolidate all regulations by subject (i.e. infill) for ease of reference	9	high
Ensure safety is maintained	9	med
Land owners rights - inform owners of their rights, protect older homes with natural features (ex. caveats on title)	9	low
Parking studies need to take into account all users in a calculable formula	9	high
Develop design guidelines for infill multi-family dwellings	9	med
Establish criteria for density increase on a street	9	low
Every area should have a criteria for infill homes. They should fit into their surroundings, not "jump out"! Residents should be allowed to view all plans.	9	med
Explore new parking management solutions	9	low
No green space for the kids to play -- yard is taken up by house and garage.	9	med
Improve transparency / predictability	9	med
Design house in relation to lot size and space between houses.	9	high
Develop design guidelines for low density infill.	9	med
Establish measures to protect privacy.	9	med
Look at height in combo with pitch and yard setbacks.	9	low
Need neighbourhood specific guidelines created collaboratively neighbourhood by neighbourhood.	9	med
Require heights and setbacks of adjacent homes and other character attributes.	9	low
Develop tree policy	9	med
Establish criteria for "scale" of infill	9	med
Establish plan for maintaining trees, open space and landscaping	9	med
Maintain space in park	9	low
Review park planning to respond to infill development	9	low
Stronger language	9	med
Develop design guidelines for infill multi-family dwellings.	9	med
100% against lot splitting in our neighbourhood	9	low
Engineering controls (ie storm water management)	9	low
Improve transparency / predictability	9	med
Review customer service in permits office	9	low
"Develop density bonus criteria" sounds like a bribe/corruption.	9	med
Post bond to ensure against bad building practices and property damage	9	med
Collect statistical data regarding local housing needs; do not exceed demand for housing	9	high

Fees for renovation to be cut in half	9	med
Improve transit, sidewalks, and cycling amenities.	9	med
Improve transparency / predictability	9	med
Review development fees as they relate to infill	9	low
Streamline permitting process – enforce the current process	9	high
Establish measures to protect privacy	9	med
Develop a plan to enhance the urban forest	9	med
Develop requirements for the quality of building façade materials	9	med
Base setback on existing buildings in the neighbourhood.	9	low
Consultation in infill projects.	9	high
Improve transparency/predictability.	9	med
Look at 6 foot fences on corner frontage (snow storage)	9	low
Improve transparency / predictability	9	high
Clarify land dedication process	9	med
Improve, simplify public notifications. Appeals and variance posters should be different. Advertise in community papers.	9	low
City need to monitor and recoup cost of damages to roads and sidewalks	9	low
Collect data regarding local housing needs	9	med
Develop density bonus criteria- multi-family	9	med
Review customer service in permits office	9	low
Review development fees as they relate to infill	9	low
Streamline permitting process	9	med
Document / compensate impact on adjacent properties and right of way caused by infill	9	low
Encouragement for affordable housing options	9	med
Link number of houses on a street / block to level of city services	9	low
Enhance neighbourhood consultation.	9	low
Review park planning to respond to infill development.	9	low
Collect data regarding local housing needs	9	high
Clarify permit processes	9	low
Establish a communication plan	9	low
Improve / simplify public notification posters	9	low
Develop guidelines for infill construction site practices	9	med
Notification to neighbourhood -- must be early in process	9	med
Establish criteria for maintaining trees on site	9	med
Review park planning, to respond to infill development	9	med
Criteria for scale of infill, % of height, area, setback, rear yard, including absolute criteria	9	low
Establish plan for maintaining trees, open space, landscaping, private and public land	9	med
Project approved needs to include parking requirement (9, medium)	9	med
Develop design guidelines for low density infill	9	low
Establish plan for maintaining trees, open spaces, landscaping	9	low
Require variance for height increase	9	med



Process whereby neighbours are notified needs review – little yellow note on a tree 2 weeks before Property Committee meeting not sufficient	9	low
Promote infill best practices	9	low
Advertise meetings well in advance	9	med
Explore increased resident association involvement	9	low
Improve / simplify public notification posters	9	low
Build trust	9	med
Reduce public hearing requirements	9	low
Timing	9	high
Collect data on local housing needs	9	med
Develop density bonus criteria	9	low
Review development fees as they relate to infill	9	low
Develop tools to support revitalization of existing homes	8	med
Improved record of accountability that information is complete before moving forward	8	med
Reposting a changed variance -- provide some notification so neighbours know	8	low
Develop tools to support revitalization of existing homes	8	low
Info on sewer capacity	8	low
Build trust	8	low
Email notification of public hearings in neighbourhood	8	med
Establish a communication plan	8	low
Address community resistance to change through engagement	8	med
Establish communication plan.	8	med
Improve/simplify public notification posters.	8	med
Explore website for info	8	med
Improve / simplify public notification posters	8	low
Explore increased resident association involvement.	8	med
Review park planning to respond to infill development (focus on maintenance)	8	low
Ensure safety is maintained	8	low
An infill lot is an empty lot to be infilled. These are tear down, fill up the landfill, squish in 2 more.	8	high
Declare land surplus first then sell it	8	med
Due to smaller lots and parking taking up the whole back and a very small front yard, not even room for kids/children to play.	8	low
Establish measures to protect privacy	8	low
Establish plan for maintaining trees, open space and landscaping	8	low
Height needs to be a huge factor in building	8	med
Review park planning to respond to infill development	8	med
Explore a planning commission	8	med
Improve transit, sidewalks, and cycling amenities.	8	med
Streamline permitting process	8	low
Develop a plan to enhance the urban forest	8	high
Establish a plan for preservation of riverbanks	8	high

Establish plan for maintenance of trees, open spaces and landscaping.	8	high
Finishes and materials; liveability and aesthetic value.	8	med
Develop a plan to enhance the urban forest	8	med
Establish plan for revitalization of riverbanks	8	low
Maintain river access	8	low
Establish measures to protect privacy (i.e. view planes).	8	low
100% against raising population density [without] splitting lots	8	low
Improve communication process, seniors focused strategy	8	low
Improvements to surrounding infrastructure prior and during development i.e. (above) poor quality back lanes degradation is expedited during construction	8	low
Promote infill best practices	8	low
Review development fees as they relate to infill	8	low
Streamline permit process	8	low
Charter changes to better reflect community values and not developer needs.	8	med
No variances unless for very good reason.	8	high
Develop design guidelines for infill multi-family dwellings	8	med
Establish plan for maintaining trees, open space, landscaping	8	high
Better enforcement of rules	8	low
Develop construction site standards	8	med
Explore a planning commission	8	high
Improve posting information	8	med
Early notice to existing residents.	8	med
Improve transparency/predictability.	8	low
Clarify permit process	8	low
Explore increased resident association involvement	8	low
Respect adjacent home owners property	8	low
Explore increased resident association involvement.	8	low
Assemble data on infrastructure capacities.	8	high
Establish measures to protect privacy.	8	med
Develop tools to support revitalization of existing homes	8	med
Explore increased resident association involvement	8	low
Reduce public hearing requirement	8	med
Establish criteria for when wind studies are required	8	med
No bookending blocks	8	low
Shadow studies to be considered for single family homes	8	med
Ensure safety is maintained	8	low
Establish measures to protect privacy related to height and viewplanes	8	med
Pre and Post structural engineer sign off for adjacent foundation	8	low
Collect data regarding local housing needs	8	low
Address resident concerns to by-laws not being followed	8	med
Build trust by policing developers	8	low
Develop tools to support revitalization of existing homes	8	low

Info on sewer capacity	8	low
Develop construction site standards	8	low
Improve transit, sidewalks, and cycling amenities.	8	low
Improve transparency / predictability	8	med
Amnesty for getting permits for new homeowners	7	low
Develop tools to support revitalization of existing homes	7	high
Establish a communication strategy	7	med
Explore increased resident association involvement	7	low
Develop tools to support revitalization of existing homes.	7	med
100% No lot splitting	7	low
Develop design guidelines for multi-family dwellings. Duplexes on 50' fit better than two 25' wide lots; look at location.	7	low
Assemble data on infrastructure capacities	7	med
Develop a plan to enhance the urban forest	7	low
Develop design guidelines for infill multi-family dwellings	7	med
Develop a plan to enhance the urban forest	7	med
Develop design guidelines for low density infill	7	low
Review customer service in permits office	7	low
Develop design guidelines for infill multi-family dwellings.	7	med
Develop design guidelines for multi-family dwellings	7	low
Develop requirements for the quality of building façade materials	7	med
Ensure design consistency / context	7	med
Establish measures to protect privacy	7	med
In order to gain trust there must be enforcement to ensure compliance	7	low
Explore new parking management solutions	7	med
Require meetings for any development approvals.	7	low
Collect data regarding local housing needs	7	med
Communication for those not on computers (better information)	7	med
Promote infill best practices	7	med
Developers should be rated based on infractions, etc.; publicly available "reputation" metrics.	7	med
Reduce public hearing requirement	7	low
Better garbage management practices and enforcement during infill construction	7	med
Promote infill best practices	7	low
Reduce [public hearing?] requirement.	7	med
Develop design guidelines for infill multi-family dwellings.	7	med
Develop design guidelines for low density infill.	7	med
Establish a plan for preservation of riverbanks.	7	high
Explore new parking management solutions.	7	low
Explore a planning commission	7	high
Address community resistance to change	7	med
Developers/builders must include proof of public consultation before applying for rezoning	7	med

Establish measures to protect privacy	7	med
Develop requirements for the quality of building façade materials	7	low
Not cookie cutter	7	low
Singular front entrance for secondary suites	7	med
Consider replacing 3 Councillors [from the] Property Committee with people from a neighbourhood or experts	7	high
Develop density bonus criteria BUT neighbours must be consulted first!	7	med
Explore a Planning Commission	7	med
Neighbourhood Boards	7	high
Planning process should include neighbourhood views as start and planning not after plan developed	7	med
More notices going out to specific residents that are affected through mailboxes/notices on community boxes, grocery stores, emails, postcard notices	7	low
Depends on the situation -- who is applying for the permit (current owner or developer) and what is being done?	7	med
Maintain the community's character , it is what the owners want	7	low
Who is in charge for fixing or replacing streets and boulevards that have been ripped up during construction?	7	low
Address community resistance to change	6	high
Clarify land dedication fees process	6	low
Clarify permit process	6	low
Develop tools to support revitalization of existing homes	6	low
Don't; rely on site postings for communication.	6	med
Restrict size of construction equipment for infill	6	high
Better explanation of process (hearing)	6	low
Build Trust	6	high
Hearing process can be scary	6	med
Public consultations in the community	6	med
Develop requirements for the quality of building façade materials	6	low
Develop design guidelines for lower density infill	6	med
Establish measures to protect privacy	6	med
Establish plan for maintaining trees, open space landscaping	6	low
Review infill developments to respond to park planning	6	low
Review park planning to respond to infill development	6	low
Building not being inspected/ policed to make sure following plans. One building was too close and not caught until too late (Vivian Ave.)	6	med
Develop requirements for the quality of building façade materials	6	low
Establish a plan for preservation or riverbanks	6	med
Establish criteria for when wind studies are required	6	low
Develop design guidelines for low density infill	6	med
Explore new parking management solutions	6	low
Establish plan for maintenance of trees, open space, landscaping.	6	low
Better policy for City Employees to implement good planning.	6	med
Explore a Planning Commission.	6	high

In Charter we should not build in such a manner as to negatively affect the health of the community.	6	med
No planning commission -- neighbourhood groups.	6	high
Promote infill best practices.	6	low
Establish criteria for density increases on a street	6	med
Develop tools to support the revitalization of existing homes	6	low
Improve transit, sidewalks, and cycling amenities.	6	med
Build Trust.	6	low
Improve/ simplify public notification posters.	6	med
Establish criteria for density increases on a street.	6	med
Clarify permit process	6	low
Establish a plan for riverbank preservation	6	low
Establish criteria for when wind studies are required – big buildings	6	med
Assemble data on infrastructure capacities	6	low
Improve transit, sidewalks, and cycling amenities.	6	low
Review customer service in Permits Office	6	med
Review development fees as they relate to infill	6	med
Streamline permitting process	6	high
Better data needs to be collected and explained to the homeowners	6	med
Explore increased resident association involvement.	5	med
Build trust.	5	low
Clarify land dedication fees process. Publically available info on active permits, potential infractions	5	med
Establish a plan for the preservation of riverbanks.	5	low
Establish criteria for when wind studies are required.	5	med
Review park planning to respond to infill development.	5	high
Take into account loss of canopy.	5	med
Provide resident associations with guidance on how to set up their organizations.	5	med
Fees should increase with density.	5	med
Improve transit, sidewalks, and cycling amenities.	5	low
Prioritize local walkability.	5	med
Promote infill best practices.	5	med
Review development [fees] as they relate to infill	5	med
Develop construction site standards	5	med
Clarify land dedication fees process.	5	med
Improve transit, sidewalks, and cycling amenities.	5	med
Renew development fees as they relate to infill, balancing fees to ensure equality with new developed areas	5	med
Clarify dedication fees process	5	med
Develop tools to support revitalization of existing homes	5	med
Develop requirements for the quality of building façade materials/ compatibility	5	med
Establish a plan for the preservation of riverbanks	5	low
The developer / builder needs to be accountable to the City and By-laws	5	low

Develop construction site standards	4	low
Develop density bonus criteria	4	med
Assemble data on infrastructure capacity	4	med
Develop a plan to enhance the urban forest.	4	low
Develop requirements for the quality of building façade materials.	4	med
Developers should be responsible for trees until established.	4	med
Ensure safety is maintained.	4	low
Improve / simplify public notification posters	3	low
Address community resistance to change.	3	med
Establish criteria for when wind studies are required	3	med
Ensure safety is maintained	3	med
Clarify permit process.	3	med
Reduce public hearing requirement	2	low
Establish criteria for when wind studies are required	2	low
Review development fees as they relate to infill	2	low
Ensure safety is maintained	2	med
Not concerned with privacy	2	med
Develop density bonus criteria	2	low
Develop plan for preservation of riverbanks	2	med
Establish criteria for when wind studies are required	2	low
Need fencing around construction sites	2	low
Develop density bonus criteria	2	med
Streamline permitting process	2	med
Reduce public hearing requirement	1	low
Ensure safety is maintained	1	low
Establish criteria for when wind studies are required	1	low
Review customer service in Permits Office	1	low
Review customer service in permits office	1	med
[Handout with design comments attached to sheet] These are all important. If the City was following these guidelines, they would NOT have to have any further meetings with residents.	?	?
Develop tools to support revitalization of existing homes. The City needs to give grants to people renovating existing housing stock in some areas. My neighbourhood is <u>still</u> affordable. But the "infill" housing they are building in my neighbourhood is NOT (\$259K for an 800 sq.ft. condo, \$800K for a duplex). We feel like our neighbourhood is being turned over to developers to make quick bucks and the City just takes the tax money and runs. I now worry that my kids won't ever be able to afford my neighbourhood -- they would love to stay in Fort Rouge.	?	?
Address community resistance to change	?	?
Develop tools to support revitalization of existing homes (we already have in Our Winnipeg process)—no score	?	?
Establish a clear communication plan –Yes! Advertise these meetings well in advance –no score	?	?
Promote infill best practice	?	?



# RESIDENTIAL INFILL STRATEGY PUBLIC WORKSHOPS ENGAGEMENT SUMMARY

June 2018

## **Appendix C – News Release**



## INFORMATION - COMMUNIQUÉ

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For Immediate Release  
Friday, January 12, 2018

### **Residential Infill Strategy: Public Priorities Workshop**

**Winnipeg, MB** – The City of Winnipeg is hosting a public workshop on residential infill to help determine priorities for action as we develop our Residential Infill Strategy.

Building on input gathered during the first phase of stakeholder and public engagement, the public workshop will be organized around three key themes: Policy, Design, and Communication. A short presentation will be given, followed by facilitated group discussions that will identify shared priorities and key opportunities for improvement to shape the strategy.

#### **Registration Information:**

**Date:** Saturday, January 27, 2018

**Time:** 1 p.m. to 3 p.m.

**Location:** The University of Winnipeg Commons, [320 Colony Street](#)

**Registration:** Interested participants are invited to register by email at [infill@winnipeg.ca](mailto:infill@winnipeg.ca) or by phone at 204-986-2636, by January 24, 2018. Registrants who require ASL interpretation or alternate formats are asked to please advise by January 19, 2018.

\* Snacks and refreshments will be provided. Accessible washrooms are available.

For more information on the Infill Housing Strategy, please visit [winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy).

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Media inquiries should be directed to the City of Winnipeg Media Inquiry Line at 204-986-6000 or via email at [City-MediaInquiry@winnipeg.ca](mailto:City-MediaInquiry@winnipeg.ca).

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# RESIDENTIAL INFILL STRATEGY PUBLIC WORKSHOPS ENGAGEMENT SUMMARY

June 2018

## **Appendix D – Stakeholder email**



# PROJECT UPDATE

## RESIDENTIAL INFILL STRATEGY

### Public Priorities Workshop

The City of Winnipeg is hosting a public workshop on residential infill to help determine priorities for action as we develop our Residential Infill Strategy. Building on input gathered during the first phase of stakeholder and public engagement, the public workshop will be organized around three key themes: Policy, Design and Communication. A short presentation will be given, followed by participants working in groups with a facilitator to identify shared priorities and key opportunities for improvement to shape our strategy.

### Registration Information:

**Date:** Saturday, January 27, 2018

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**Location:** The University of Winnipeg Commons, [320 Colony Street](#)

**Registration:** Interested participants are invited to register by email at [infill@winnipeg.ca](mailto:infill@winnipeg.ca) or by phone at 204-986-2636. Registrants who require ASL interpretation or alternate formats are asked to please advise by Wednesday, January 24, 2018.

Snacks and refreshments will be provided. Accessible washrooms are available.

For more information on the Residential Infill Strategy, please visit [winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy).

### Stratégie sur les logements intercalaires :

#### Atelier public sur les priorités

La Ville de Winnipeg organise un atelier public sur le logement intercalaire pour aider à définir les actions prioritaires aux fins de l'élaboration d'une stratégie sur les logements intercalaires.

L'atelier public s'appuiera sur les commentaires recueillis pendant la première phase de participation publique auprès des parties intéressées, et tournera autour de trois thèmes clés : politiques, conception et communication. Après une courte présentation, les membres du public travailleront en groupe, aidés par un animateur, afin de dégager les priorités communes et les possibilités clés qui permettront d'améliorer la façon de mettre notre stratégie sur pied.

**Renseignements sur l'inscription :**

**Date :** Le samedi 27 janvier 2018

**Heure :** De 13 h à 15 h

**Lieu :** Université de Winnipeg, Downtown Commons, [320, rue Colony](#)

**Inscription :** Nous invitons les personnes qui aimeraient assister à l'atelier à s'inscrire par courriel à [infill@winnipeg.ca](mailto:infill@winnipeg.ca) ou par téléphone au 204-986-2636. Les personnes inscrites qui ont besoin de services d'interprétation en ASL ou de formats de présentation différents sont priées de nous en aviser au plus tard le 19 janvier 2018.

Veuillez noter que l'atelier se déroulera en anglais seulement.

\* Des grignotines et des rafraîchissements seront offerts. Toilettes accessibles sur place.

Pour des renseignements supplémentaires sur la stratégie sur les logements intercalaires, veuillez visiter [winnipeg.ca/strategie\\_logements\\_intercalaires](http://winnipeg.ca/strategie_logements_intercalaires).



# RESIDENTIAL INFILL STRATEGY PUBLIC WORKSHOPS ENGAGEMENT SUMMARY

June 2018

## **Appendix E – Workshop presentation**



# **Residential Infill Strategy**

**Public Workshop**

**Date: January 27, 2018**

**Planning, Property and Development**

**[winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)**

## Purpose of this workshop

- Present a brief background on what consultation has taken place to date.
- Present a brief summary of what we have heard through the consultation sessions.
- Break out into groups to discuss and prioritize findings to help shape the strategy going forward.



## Why we are here

On December 5, 2016, Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service to prepare a work plan for a residential infill strategy which will prescribe anticipated stakeholder consultation and deliverables, including those that could be prepared within the OurWinnipeg review, as well as the following:

- 1) A policy framework to encourage infill development;
- 2) Planning and Design guidelines for residential infill; and
- 3) An infill communications strategy to share information clearly and widely with builders and residents.

On April 11, 2017, the Residential Infill Strategy work plan was approved to move forward. We are now in the first phases of the work plan.

## What is Residential Infill?

Residential Infill refers to new housing in established neighbourhoods. New infill housing can include single-family houses, duplexes, triplexes, or multi-family dwellings (e.g. condo or rental apartment buildings).



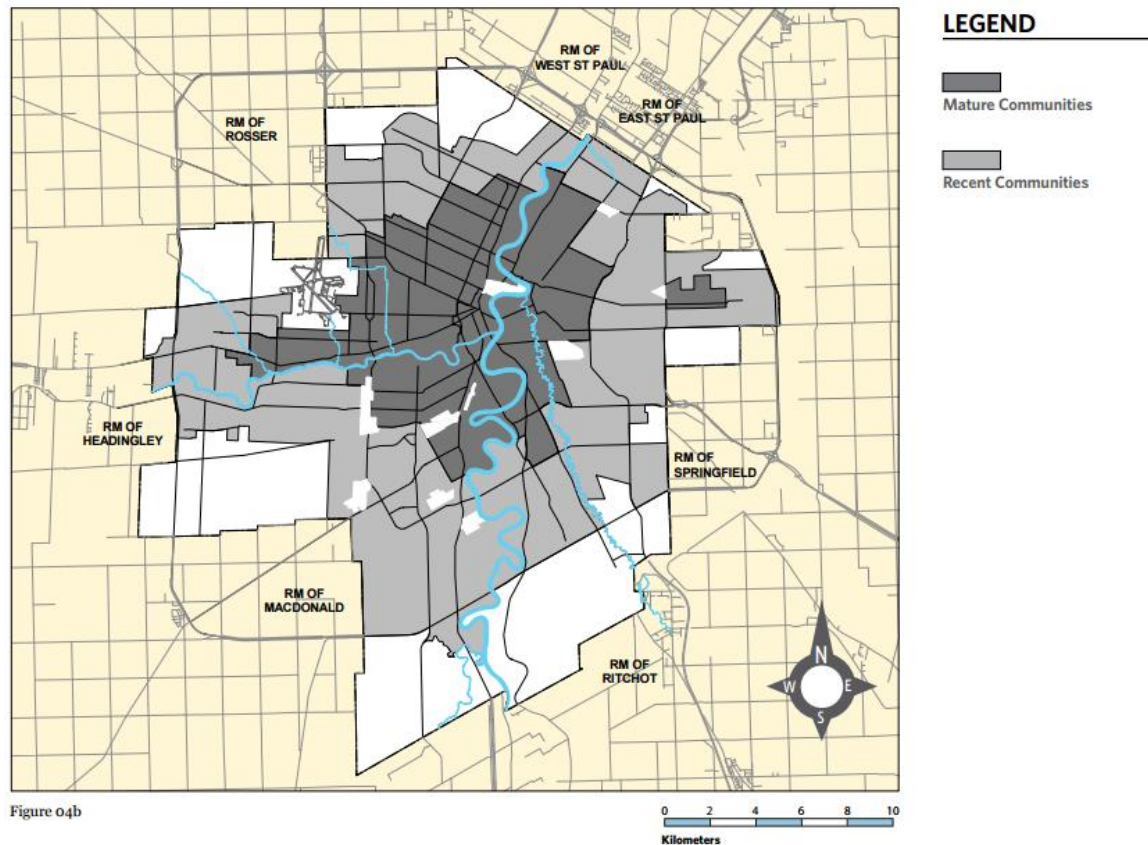


## Purpose of the Infill Strategy

- Understanding the challenges of growth;
- Ensuring housing options to meet all needs;
- Encouraging sustainable development that draws value from features like rapid transit and active transportation;
- Ensuring context-sensitive development;
- Understanding and mitigating the concerns associated with residential infill; and
- Providing greater clarity, consistency and predictability in the development application process.

## Where does the Infill Strategy apply?

### AREAS OF STABILITY

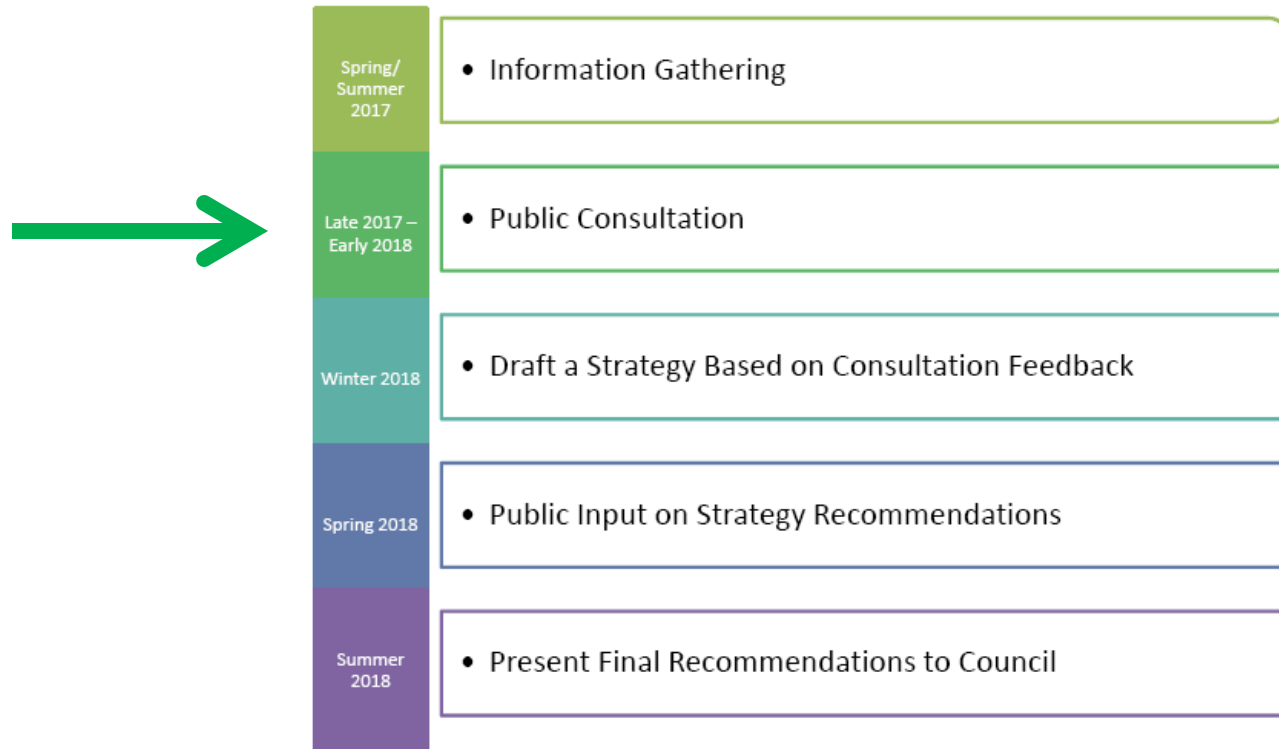


## Goal for this project

To advance a shared vision for residential infill that helps address demand for new housing while preserving neighbourhood quality, character, and livability.



## Where we are today



## Consultation Summary...so far

- **5 focus groups**
  - 2 focus groups with resident groups – Total of 12 people in attendance - June 14<sup>th</sup> and 21<sup>st</sup>, 2017
  - 3 focus groups with industry (developers, realtors, designers) – Total of 19 people in attendance - June 21<sup>st</sup> and 22<sup>nd</sup>, 2017
  - Approximately 325 comments received from all 5 focus group events

## Consultation Summary...so far

- **2 Workshops**
  - Stakeholder workshop at Millennium Library – Total of 15 people in attendance – June 29<sup>th</sup>, 2017
  - Workshop with Winnipeg Realtors Association – Total of 25 people in attendance – Sept 12<sup>th</sup>, 2017



## Consultation Summary...so far

### Additional Engagement

- Daniel McIntyre – St. Matthews Community Association BBQ – August 26<sup>th</sup>, 2017
- Neighbourhood Presentations:
  - William Whyte Neighbourhood Association – October 11<sup>th</sup>, 2017
  - River-East Neighbourhood Network – October 25<sup>th</sup>, 2017
  - Spence Neighbourhood Association – November 7<sup>th</sup>, 2017
  - South Osborne Residents Group – November 22<sup>nd</sup>, 2017

## Consultation Summary...so far

### Additional Engagement Continued...

- 4 Pop-up events
  - Grant Park Mall – October 26<sup>th</sup>, 2017
  - Garden City Mall – October 26<sup>th</sup>, 2017
  - St. Vital Mall – October 27<sup>th</sup>, 2017
  - Kildonan Place Mall – October 30<sup>th</sup>, 2017

Between 8-15 people engaged in discussion at each event

- Speaker Series – Attended by 46 people as well as 2,000 video views on Facebook – November 18<sup>th</sup>, 2017
- Surveys provided at various locations such as libraries, online and brought to all public engagement events – Between October 3<sup>rd</sup> and December 1<sup>st</sup>, 2017




## Consultation Findings...so far

- Survey Results
- Focus Group Findings
- Phase 1 Public Engagement Summary Report

## Consultation Findings...so far

Total number of completed surveys received

- 68 online surveys
- 76 hard copy surveys
- Total of 144 surveys


**Residential Infill Strategy**

Have your say!




**What Is Residential Infill?**

Residential infill is new housing in established neighbourhoods. New housing can be single-family, two-family, townhouse, or multi-family. The goal for this project is to advance a shared vision for residential infill that helps address demand for new housing while preserving neighbourhood quality, character, and liveability.

[winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)

Tear this off and ask your family and friends to fill out the online survey at: [winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)




**Residential Infill Strategy**

Have your say!

**WE WANT TO HEAR FROM YOU!**

Name \_\_\_\_\_ Organization \_\_\_\_\_ (if applicable) Postal Code \_\_\_\_\_ (First 3 characters)

Have you experienced new/ recent development in your neighbourhood? Yes No

How has new/recent development contributed to your neighbourhood? (positively / neutral / negatively)

Please explain: \_\_\_\_\_

How has new/recent development contributed to the city overall? (positively / neutral / negatively)

Please explain: \_\_\_\_\_

In your neighbourhood, do you feel there is enough variety of housing options? Yes No  
(for example - single family, duplexes, townhouses, secondary suites, apartments, etc.) Please explain: \_\_\_\_\_

What do you think the City should consider in an infill strategy? (for example - building design, locations, construction practices, landscaping, etc.) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

[winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)

**Our Winnipeg**  
Be Our Call, Be Our Plan, Be Our Time

Tear this off and ask your family and friends to fill out the online survey at: [winnipeg.ca/infillstrategy](http://winnipeg.ca/infillstrategy)

## Consultation Findings...so far

### Survey Themes

- |                               |                               |
|-------------------------------|-------------------------------|
| 1) Housing options            | 7) Process                    |
| 2) Building dimensions/scale  | 8) Neighbourhood reinvestment |
| 3) Landscaping and greenspace | 9) Construction protocol      |
| 4) Character and aesthetic    | 10) Housing options           |
| 5) Transportation             | 11) Affordability             |
| 6) Preservation               | 12) Municipal Sustainability  |

## Consultation Findings...so far

### Focus Group Themes

- Approximately 325 comments
- Coded into 20 themes
- Further arranged into three broad themes to align with Council's direction for the infill strategy: **Policy**, **Design**, and **Communication**

#### Policy:

- Development approval process
- Data
- Implementation
- Fees
- Incentives
- Permit process
- Housing types and affordability
- Sustainability
- Rehabilitation of existing housing stock versus demolition

## Consultation Findings...so far

### Focus Group Themes continued...

#### **Design**

- Development considerations
- Design guidelines and community context
- Parking
- Natural features

## Consultation Findings...so far

### Focus Group Themes continued...

#### **Communications:**

- Resident/community involvement
- Trust and the need for relationship building
- Infill project scope
- Construction practices
- Neighbourhood opposition
- Public education/awareness
- Building code

## Exercise

- Break out into groups
- Discuss and prioritize the opportunities