

Appendix A - Design Guidelines & Intensification
Criteria Survey Questions



Residential Infill Strategy - Design Guidelines and Intensification Criteria

Introduction

What should infill development look like, and where should it go? Please take a moment to provide your feedback.

Building on the priorities identified in the Residential Infill Strategy's [Implementation Action Plan](#), the City of Winnipeg is seeking public input on residential infill design guidelines and intensification criteria to help ensure that new development in Mature Communities is compatible in form, scale, and design, and to help determine when and where density changes should occur on residential streets.

The overall objective of this project is to advance a vision for residential infill development within our mature communities that helps address the demand for new housing while enhancing existing neighbourhood quality, character, and livability.

The [open house boards](#) have additional information about the current regulations and issues that have been brought forward for each of the sections. For more information, please visit winnipeg.ca/infillstrategy.

This survey will take approximately 10 minutes of your time. The survey will be collecting feedback until October 10.

This survey is also available in [French](#)/Ce sondage est également disponible en [français](#).



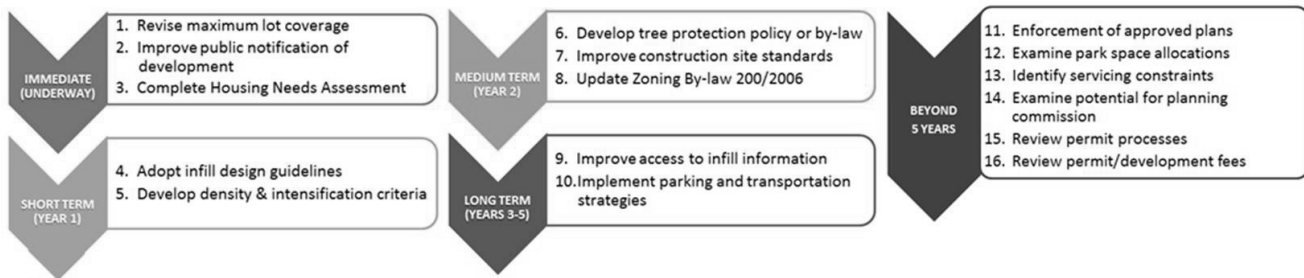
Introduction

The first stage of this project resulted in identifying 16 action items that were felt would improve how infill development occurs in Winnipeg.

This project focuses on 3 of these action items.

- Priority action 1 is reviewing lot area coverage
- Priority action 4 is infill design guidelines
- Priority action 5 is developing intensification criteria

PRIORITY ACTIONS





Residential Infill Strategy - Design Guidelines and Intensification Criteria

About you

Please tell us about yourself. Your answers to these questions are not required, but will help us in determining which segments of Winnipeg's population we are hearing from so we can improve engagement in the future.

1. What is your age?

- Under 18
- 18 - 34
- 35 - 54
- 55 - 64
- 65+

2. How did you hear about this project? Please select all that apply.

- Newspaper
- Public Engagement Newsletter
- Facebook
- Twitter
- Website
- Word of mouth
- Other (please specify)

3. Please provide the first three characters of your postal code.

4. Please indicate your gender.

- Male
- Female
- Prefer not to say
- Other

5. What street do you live on?

6. What housing type best describes the type of dwelling you live in?

- Single family detached home
- Duplex/side-by-side
- Triplex/fourplex
- Small scale apartment or condo (4 stories or less)
- Other (please specify)

7. Do you own or rent?

Own

Rent

8. How many people live in your home?



Residential Infill Strategy - Design Guidelines and Intensification Criteria

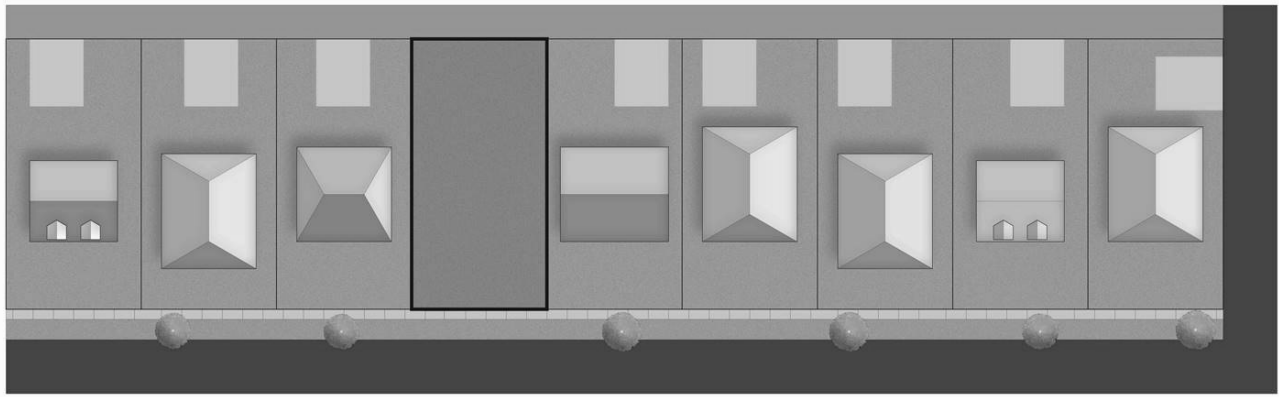
Intensification criteria questions

In order to assist in the creation of criteria for evaluating where and when the City should encourage small scale infill development (e.g. single family homes, duplexes/side-by-sides, triplexes, fourplexes, and small scale apartments) within our Mature Communities please answer the following questions. It should be noted that the following questions and criteria below are not meant to be applied in an absolute sense to determine whether or not a site should be recommended for approval.



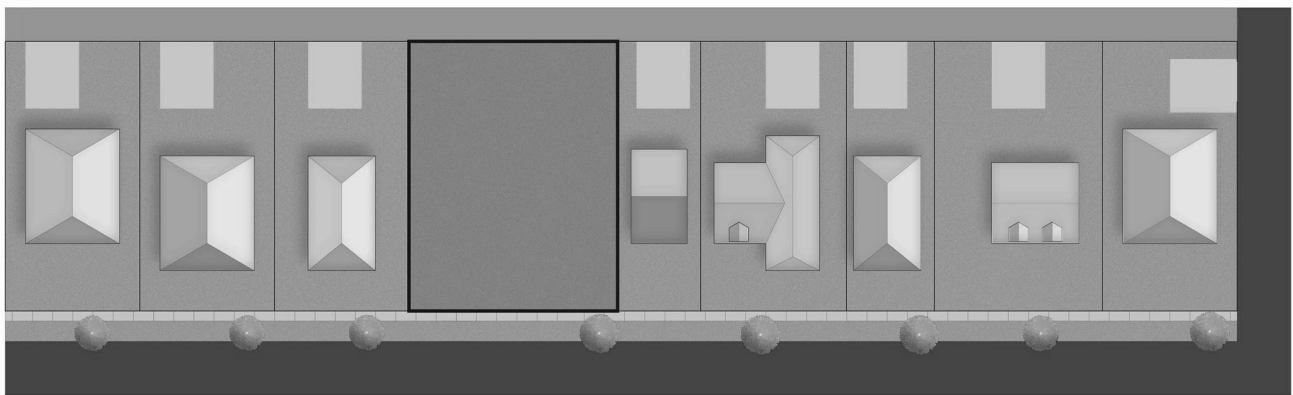
9. When considering where the City should prioritize small scale infill development in our mature neighbourhoods, it should be:

	Low priority	Medium priority	High priority
Within close proximity to transit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near commercial and other community amenities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within walking distance to schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within close proximity to parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In close proximity to other buildings with similar densities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On streets with more frequent traffic	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Next to non-residential buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On lots that are larger than are typically found in the neighbourhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On corner lots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On lots located mid-block	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



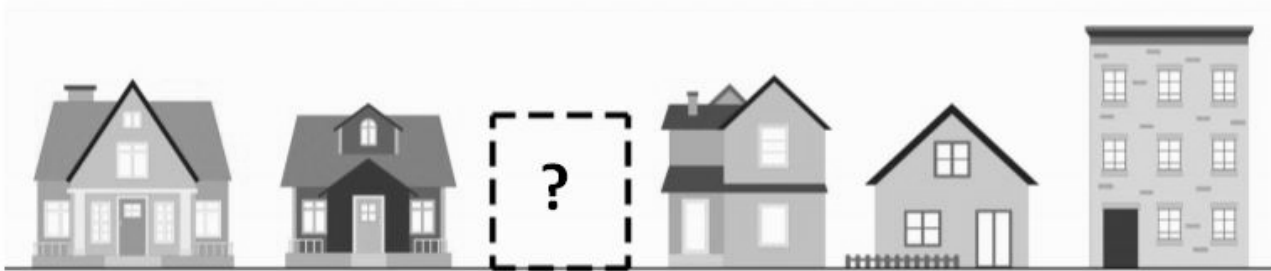
10. On street blocks with consistent lot width sizes (e.g. 50 feet wide) how should the city accommodate small scale infill development?

	Low priority	Medium priority	High priority
Allow duplex/side-by-sides	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow triplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow fourplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow small scale apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow the creation of smaller lots for single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



11. On street blocks with a variety of lot width sizes, how should the city accommodate small scale infill development?

	Low priority	Medium priority	High priority
Allow duplex/side-by-sides	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow triplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow fourplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow small scale apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow the creation of smaller lots for single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



12. On street blocks with a variety of existing densities (e.g. duplex/side-by-sides, triplexes, fourplexes, small scale apartments), how should the city accommodate small scale infill development?

	Low priority	Medium priority	High priority
Allow duplex/side-by-sides	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow triplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow fourplexes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow small scale apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Allow the creation of smaller lots for single family homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. How strongly would you support adding additional residential units (either by subdividing or through additions) to existing large character homes ?

Do not support	Somewhat support	Moderately support	Strongly support	Very strongly support
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



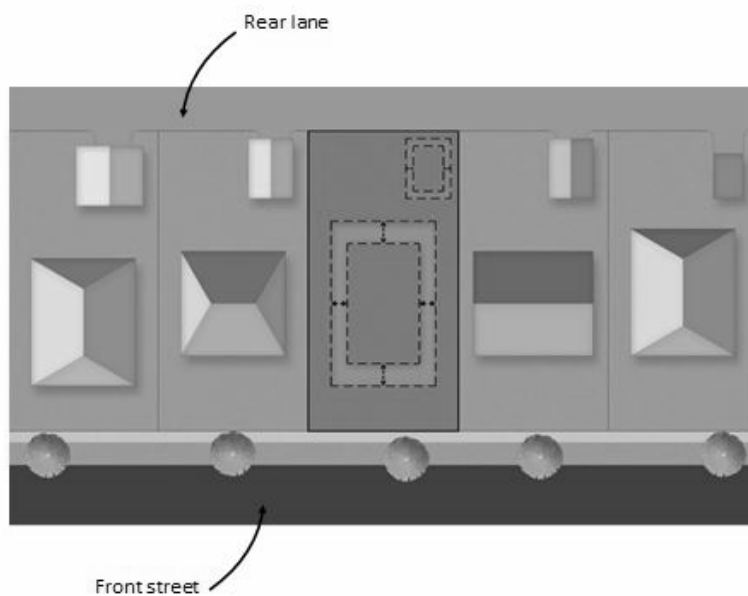
Residential Infill Strategy - Design Guidelines and Intensification Criteria

Site Design Questions

The following questions relate to site design elements that help to define the character of the lots in a neighbourhood. These lot features include: lot size, lot width (street frontage) and private landscaped areas.

Lot Coverage

Lot coverage is measured as the percentage of the total lot area covered by buildings on a lot.



14. How important is it for you that all buildings on the street have consistent lot coverage?

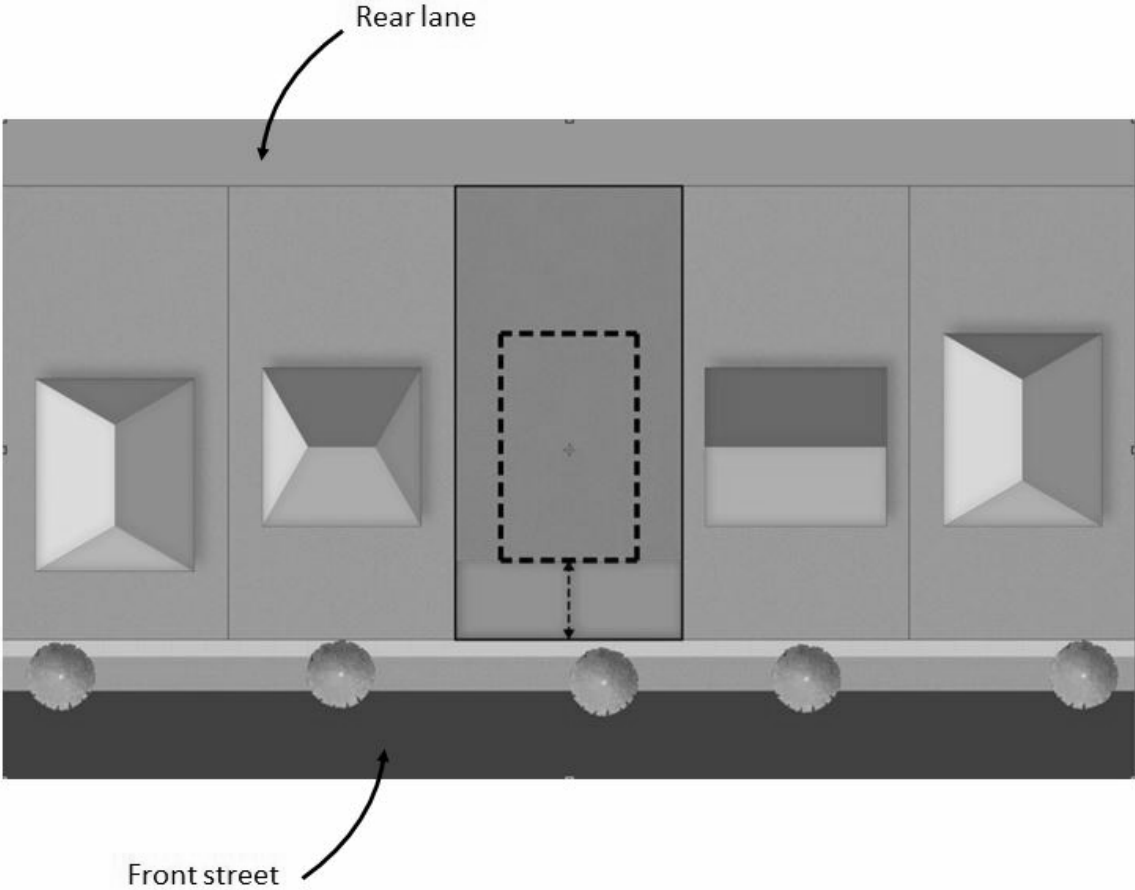
Not important	Somewhat important	Very important
☆	☆	☆

15. Which of the following concerns is the most important to you when considering how much lot coverage a new development should have?

- Loss of green space
- Loss of privacy for adjacent properties
- Shadow impact of new development on adjacent properties

Front Yard Setbacks

The front yard setback is the minimum distance by which a building must be set back from the front property line.



16. How important is it for you that all buildings on the street have a consistent setback from the front property line?

Not important	Somewhat important	Very important
☆	☆	☆

17. What do you value most?

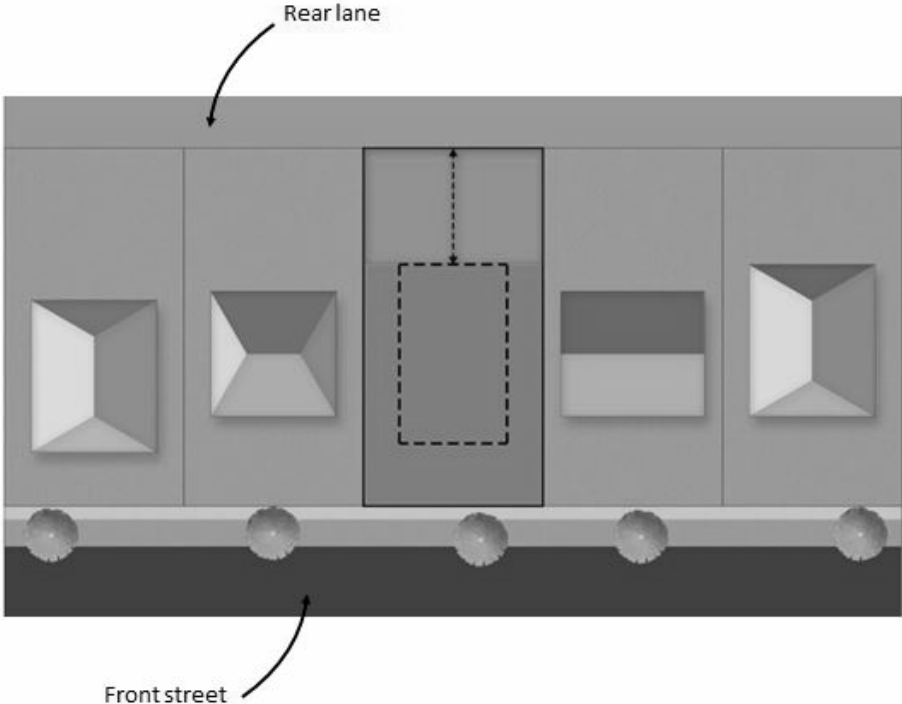
- A bigger front yard than rear yard
- A bigger rear yard than front yard
- Equally value a front yard and rear yard

18. When determining how far a new building should be built away from the front property line, it should be:

- Based on the setbacks of the immediate neighbours on either side of the property.
- Based on the average setbacks of all buildings on the same side of the street.
- A fixed number regardless of the context of the homes on the street

Rear Yard Setbacks

The rear yard setback is the minimum distance which a building must be set back from the rear property line.



19. How important is it for you that all buildings on the street have a consistent setback from the rear lane?

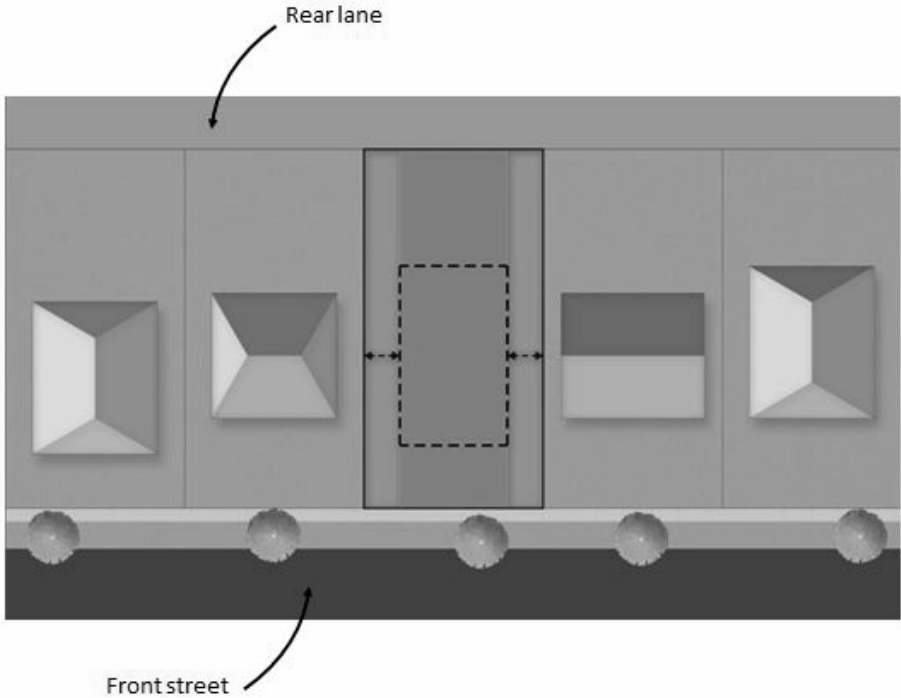
Not important	Somewhat important	Very important
☆	☆	☆

20. When determining how far a new building should be set back from the rear lane, it should be:

- Based upon the buildings of the immediate neighbours on either side of the property
- Based upon the average distance of all buildings on the same side of the street
- A fixed number regardless of the context of the buildings on the street
- Based upon how deep the lot is (i.e. the deeper the lot, the bigger the rear yard setback; the shallower the lot depth, the smaller the rear yard setback)
- Unsure

Side Yard Setbacks

The side yard setback is the minimum distance which a building must be set back from the side property line.



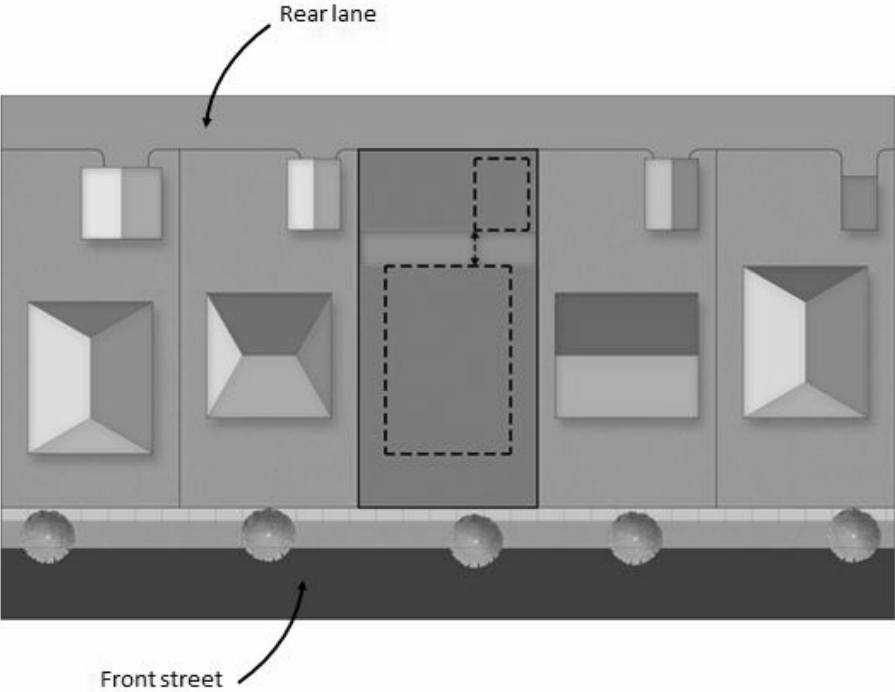
21. How important is it for you that all buildings on the street have a consistent distance from their side property lines?

Not important	Somewhat important	Very important
☆	☆	☆

22. The distance between new buildings and their side property lines should be:

- A fixed distance regardless of the existing context of buildings on the street
- Tied to the lot width (i.e. wider lots should have larger side yards; narrower lots should have smaller side yards)
- Tied to building height (i.e. taller buildings should have larger side yards; shorter buildings should have smaller side yards)

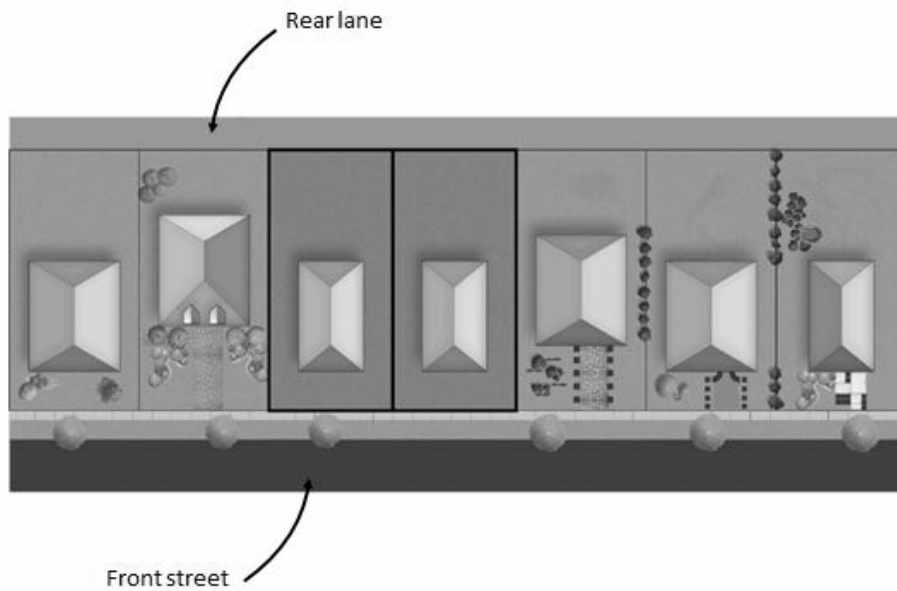
Distance Between Home and Detached Garage



23. When determining the distance between the rear garage or parking area and the building on the property, it should be:

- Similar to the immediate neighbours on either side
- A fixed number regardless of the immediate neighbours on either side
- Based upon how deep the lot is (i.e. the deeper the lot the larger the distance; the shallower the lot the smaller the distance)

Landscaping



24. Should the City require minimum landscaping expectations (e.g. requiring a certain number of trees and shrubs) for single and two family homes?

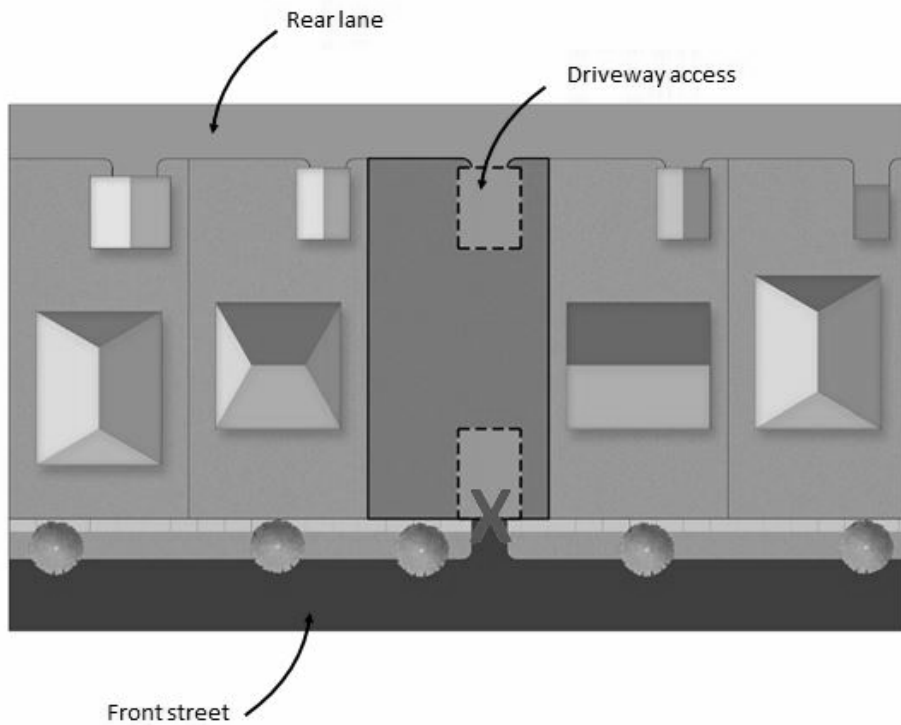
- Yes
- No
- Unsure

25. Should the City require that new trees be planted if existing mature trees on site cannot be maintained?

- Yes
- No
- Unsure

Driveway Access

Driveway access means the area between the roadway or street and required parking spaces which provide an approach to the parking spots.



26. How important is it to you that the City not allow front driveways for infill when there is a rear lane?

Not important

Somewhat important

Very important



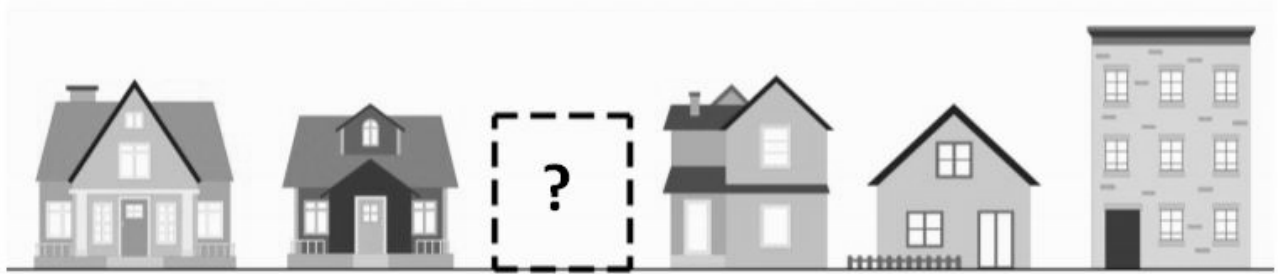
Residential Infill Strategy - Design Guidelines and Intensification Criteria

Building Design Questions

The following questions relate to building design elements that help to define the character of the

buildings and their form in a neighbourhood.

Building Height



27. How important is it for you that all buildings on a street have a consistent height?

Not important

Somewhat important

Very important

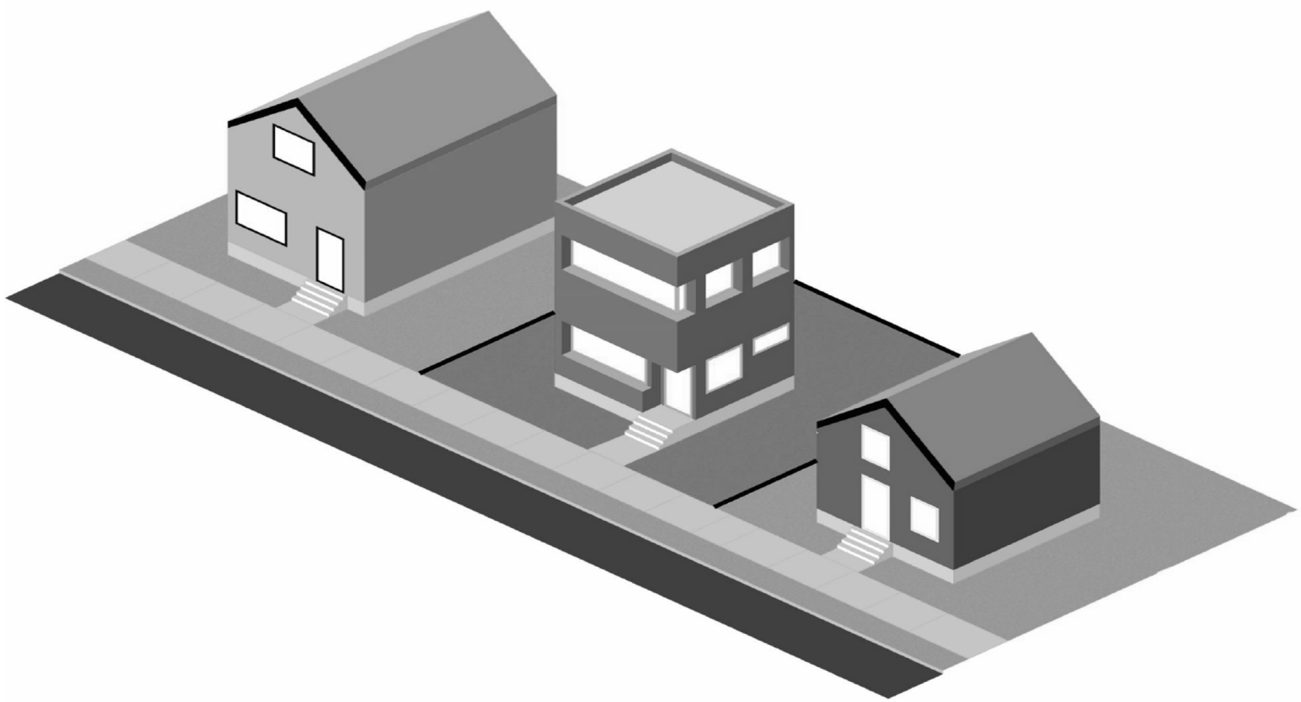


28. When determining how tall a new building can be built, it should be:

- No taller than its immediate neighbours on either side of the property.
- No taller than a fixed number of feet regardless of the context of the buildings on the street.
- No taller than the tallest existing building on the street.

Roof Pitches

Roof pitch refers to the angle or incline of a building's roof.



29. How important is it for you that all buildings on the street have a consistent roof pitch?

Not important

Somewhat important

Very important



30. Should the City of Winnipeg regulate the type of roof pitch that can be built on a street?

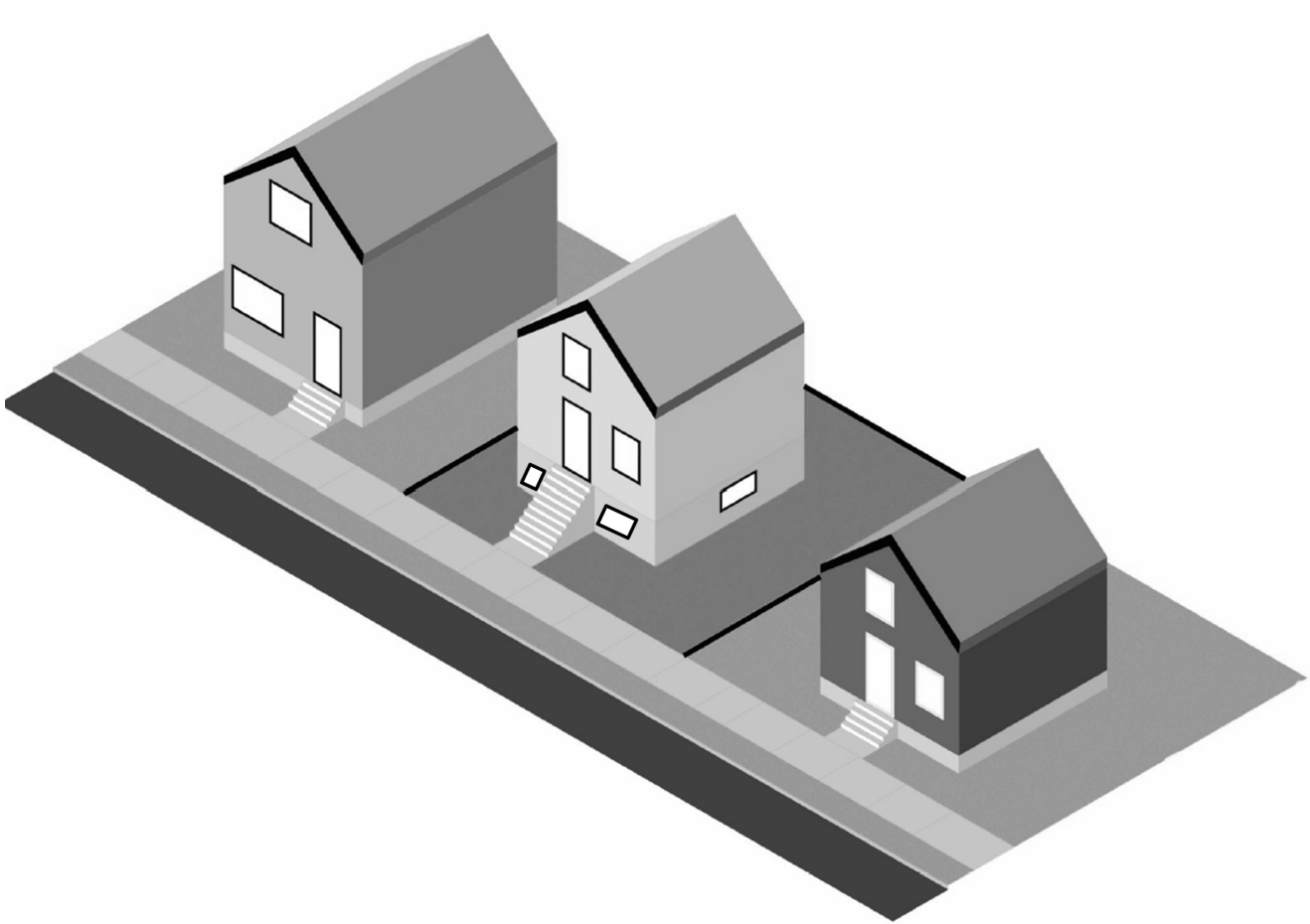
Yes

No

Unsure

Main Entrance Elevation

Means the height of the ground floor of a building as measured from the finished grade of the ground immediately surrounding such building.



31. How important is it for you that the City regulate the height of main floor entrances?

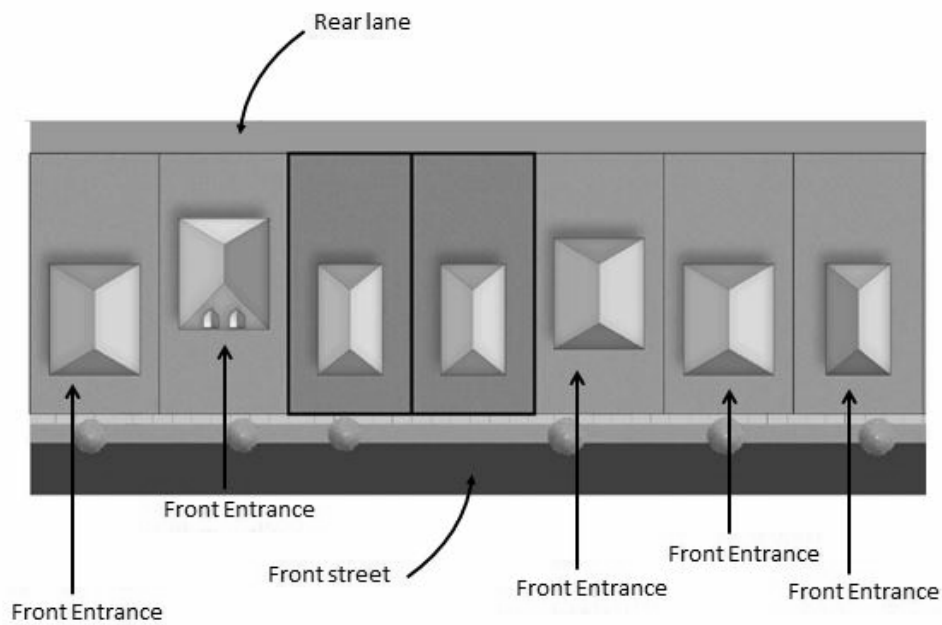
Not important	Somewhat important	Very important
☆	☆	☆

32. When determining how high a main floor entrance can be, it should:

- Be no higher than the main floor entrance of the immediate neighbours on either side of the property
- Be a maximum fixed number of feet regardless of the context of the buildings on the street to allow a bedroom window in the basement that meets the building code requirement
- Have no restrictions.

Entrance Location

Refers to the location of the entrances to each residential unit within a building.



33. How important is it for you that the City guide the location of building entrances?

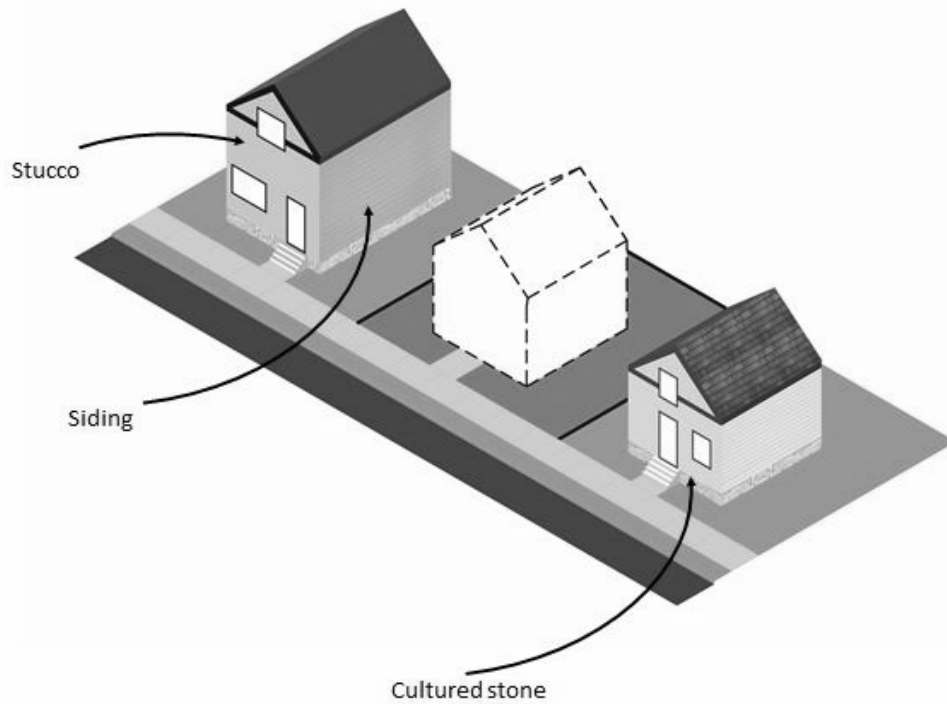
Not important	Somewhat important	Very important
☆	☆	☆

34. If building entrance locations were regulated, when determining the location of the main entrance for buildings, they should:

- Be required on the front façade of the building facing the street.
- Be based upon the typical location of the entrances of the buildings on the street block.
- Unsure

Building Façade Materials and Architectural Features

Building façade materials refers to the type of building material (e.g. siding, stucco, brick, etc.) used on the exterior side of the building, usually the front. Architectural features refers to the architectural elements and details (e.g. dormers, porches, gables, etc.).



35. How important is it for you that the City have guidelines related to building façade materials and architectural features?

Not important	Somewhat important	Very important
☆	☆	☆

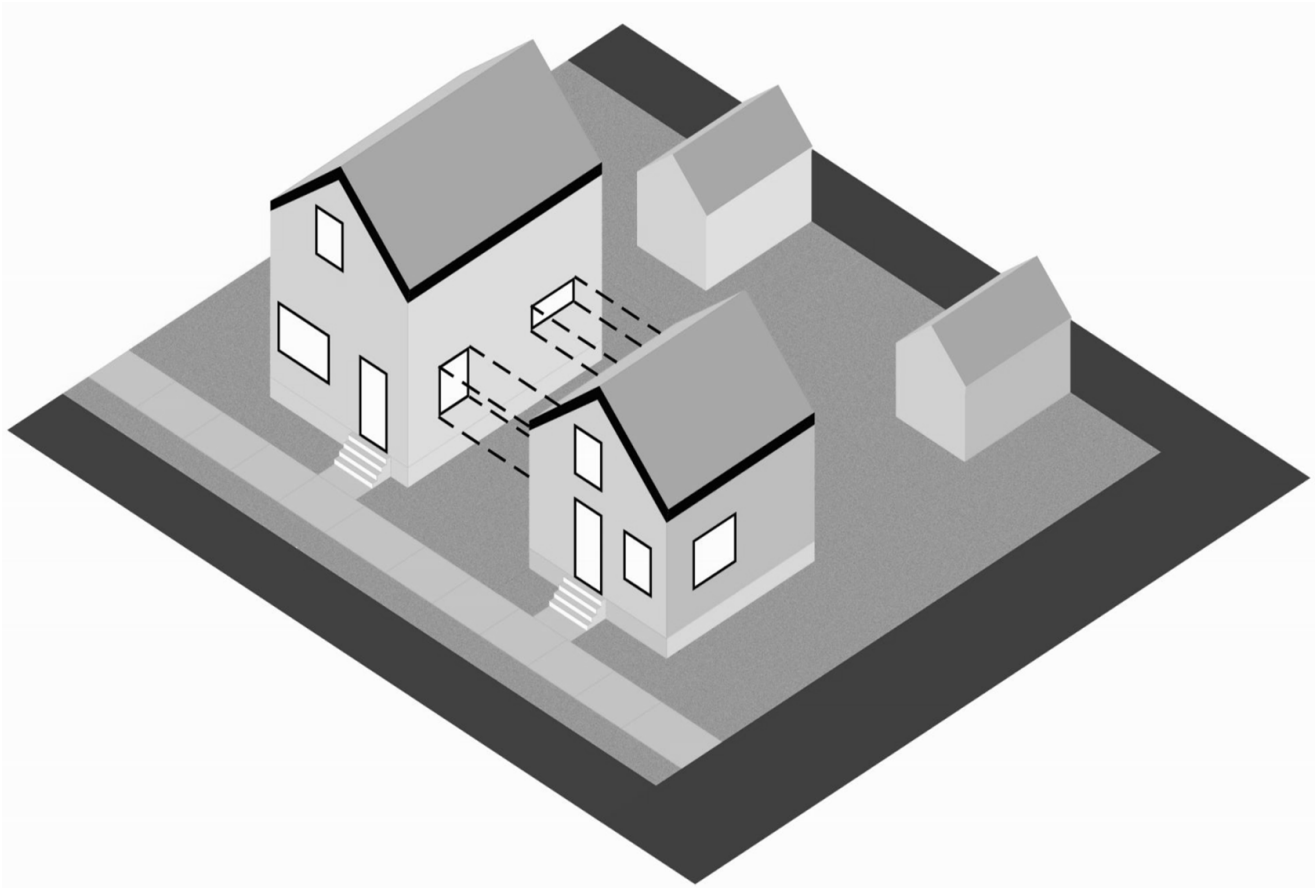
36. Should single family buildings include building façade materials and architectural features that reflect the buildings on the street?

- Yes
- No
- Unsure

37. Should multi-unit buildings (e.g. side-by-side/duplex and multi-family buildings) include building façade materials and architectural features that reflect the buildings on the street?

- Yes
- No
- Unsure

Privacy



38. Should the City ensure that windows in new developments are placed to ensure adequate privacy for adjacent neighbours?

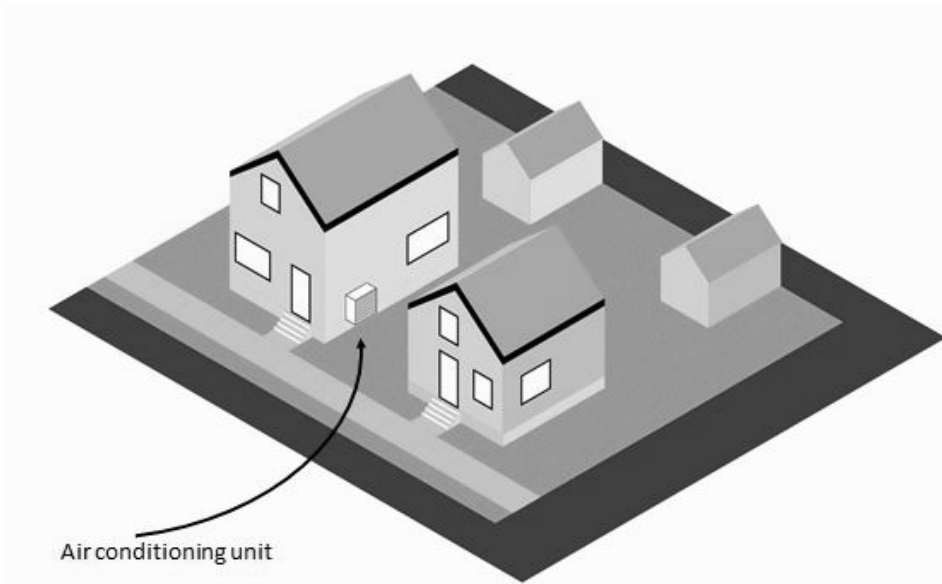
- Yes
- No
- Unsure

39. Should the City regulate outdoor privacy (e.g. through privacy screens, landscaping, or other design features)?

- Yes
- No
- Unsure

Mechanical

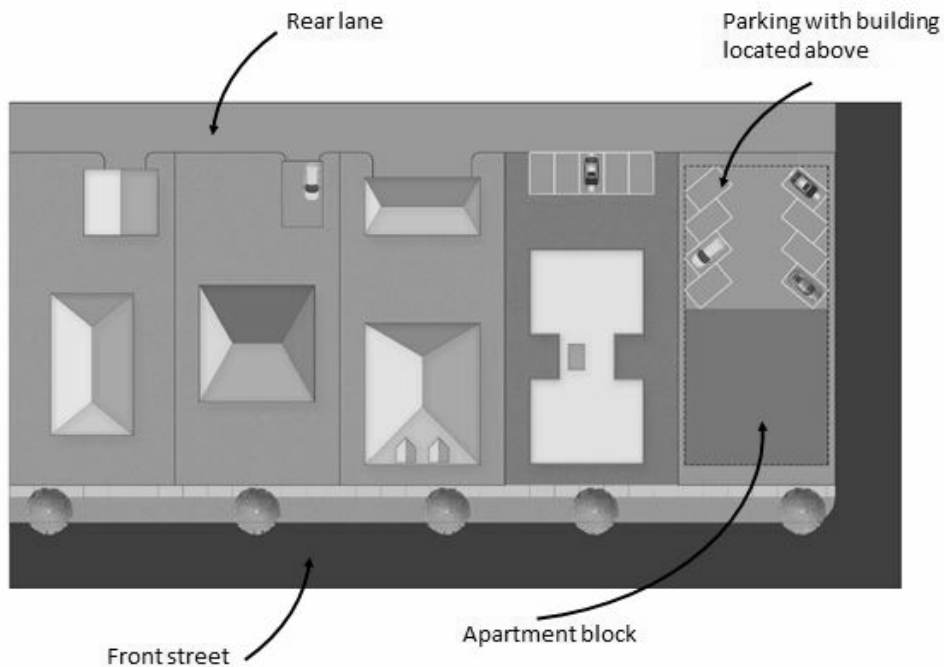
Refers to air condition units, high efficiency furnace exhausts or other mechanical features associated with residential buildings.



40. In what scenario below should mechanical equipment (e.g. air conditioning units or furnace exhausts) be permitted in the side yard:

- They can be located in the side yard regardless of the size of the side yard
- They cannot be located in the side yard
- Unsure

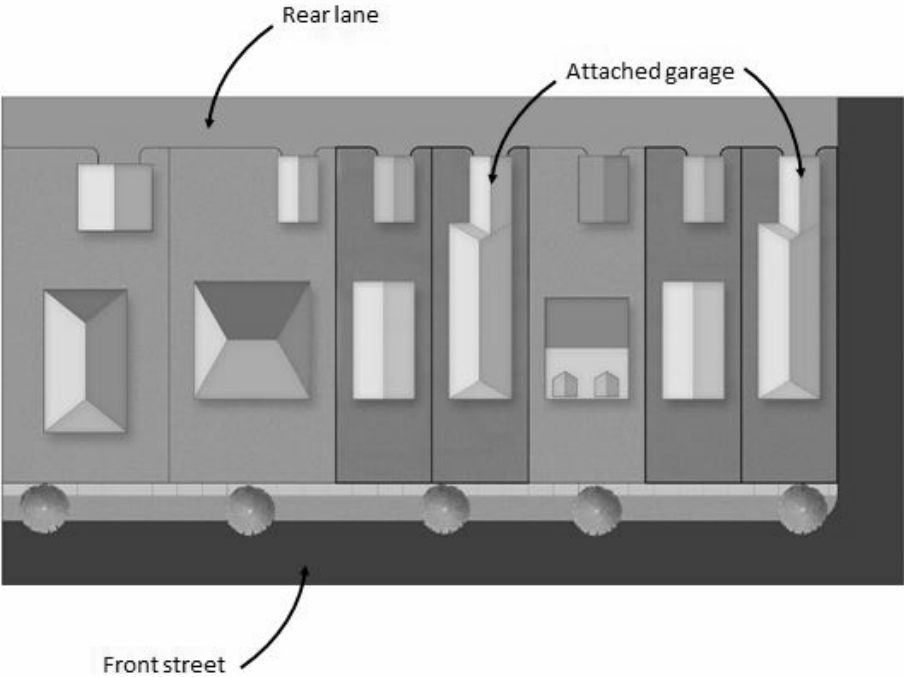
Parking



41. How important is that multi-family buildings screen parking areas by having residential suites on the main floor of buildings facing the street?

Not important	Somewhat important	Very important
☆	☆	☆

Rear Attached Garages



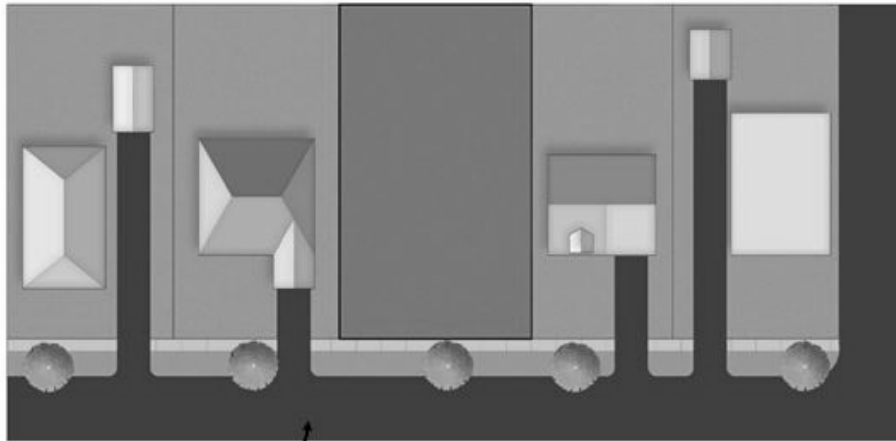
42. How important is it that buildings should not have rear attached garages?

Not important	Somewhat important	Very important
☆	☆	☆

43. If rear attached garages are encouraged, they should:

- Be limited to a single car garage to help reduce their physical impact
- Be based upon the size of the lot (i.e. the larger the lot, the larger the permitted garage)
- Be allowed only on corner lots
- Not have restrictions

Front Garages



Front street

44. On streets where there are no back lanes, how important is it for you that the placement of new garages are located in manner that is consistent with other garages on the block?

Not important

Somewhat important

Very important

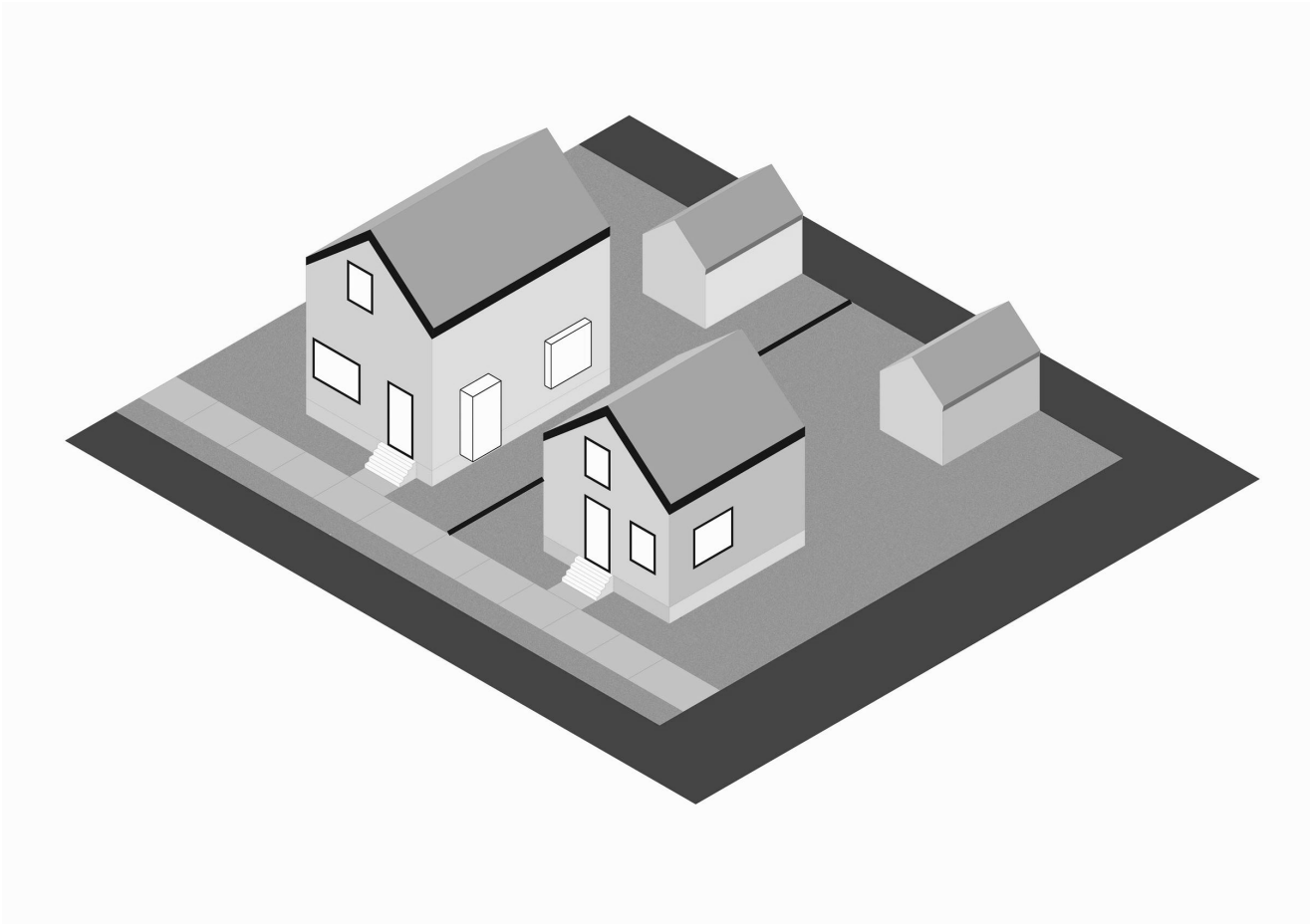


45. Where front garages are permitted, they should:

- Be built with a front setback to match other garages on the block
- Not protrude beyond the front wall of the house
- Be recessed back from the front wall of the house
- Unsure

Projections in Side Yards

This refers to the portion(s) of the building (e.g. chimneys, alcoves, etc.) that extends into the part of the side yard where the building is not permitted to be located.




46. How important is it that a building's architectural feature (e.g. chimney, alcove, etc) does not project into the part of the side yard where the building cannot be located?

Not important

Somewhat important

Very important





Thank you for providing your input. A summary of the results will be posted online after the survey closes.
Your time is appreciated!

For more information, please visit: winnipeg.ca/infillstrategy