

Winnipeg Zoning By-law Review

Recent Changes Fact Sheet



Introduction

The purpose of this fact sheet is to highlight changes to the draft Zoning By-law since it was last made available to the public for review in July 2006. The Standing Policy Committee on Property and Development approved a project extension to conduct additional work on issues related to Industrial zoning districts and mapping, signs, urban design, and By-law implementation/"Red Tape". Through consultation with the Zoning Advisory Committee and various stakeholder groups, some changes have been made, mainly relating to industrial zoning districts and signs, as well as other issues.

Industrial Zoning Districts and Mapping

The zoning of the 4 industrial parks in Winnipeg (Murray, Inkster, St. Boniface, and Fort Garry) will be changed from MP-2 (Industrial Park) in the current Zoning By-law to M2 (Manufacturing General) in the proposed Zoning By-law. The rationale for this approach was that existing industrial parks are almost fully built-out and struggling to retain and attract new tenants. Older, existing industrial buildings tend to be functionally obsolete by today's development standards and it is difficult to introduce new industry.

Three industrial/business parks (Terracon, Tuxedo, SmartPark) will be zoned MMU (Manufacturing Mixed Use) in the proposed Zoning By-law. Criteria used to assess the suitability of zoning those sites to MMU are outlined in the sidebar.

Criteria for MMU zoning

MMU should be applied to the sites that:

- include a mix of uses such as manufacturing, warehousing, office, accessory retail, and a limited amount of supportive commercial development;
- include a higher level of design quality;
- are generally of a master planned, contiguous, clustered nature; and
- have a minimum site area of 50 acres.

Sites that meet these criteria in built or partially built form, are: Tuxedo Business Park, Terracon Business Park, and University of Manitoba SmartPark.

Signs

Permanent Signs:

The minimum height requirement for permanent, freestanding signs in the MMU zoning district is being increased from 8' to 20'. This is comparable to sign heights for business parks in other North American cities and addresses a concern regarding snow blockage and visibility.

Signs (continued)

Mobile Signs:

“Special event signs” will be named “mobile signs” as in the current Zoning By-law.

The number of mobile signs allowed per lot will be reduced from 3 to 2.

The proposed length of display time for mobile signs will be retained at three 90 periods, as in the current zoning by-law. Maintaining the time limits from the current by-law will be combined with other enforcement measures to manage the cumulative impact of these signs on Winnipeg streetscapes (see sidebar).

The time limits and new enforcement measures will be monitored and evaluated over a period of 18 months once the by-law is in force. Public opinion surveys will be conducted to measure the public’s awareness and views of the sign regulations.

The City of Winnipeg will work with the Winnipeg Mobile Sign Association to implement the following measures:

- Place a copy of the sign permit on the sign structure
- Increase application fees to fund additional enforcement officers
- Increase fines and penalties to act as a deterrent to the placement of illegal signs
- Limit mobile signs along “image routes”
- License or bond mobile sign operators

Other Changes

- Included a **Planned Development Overlay (PDO)** district to provide an additional level of protection for **Neighbourhood Main Streets** that are currently zoned C1.5 Commercial District. This PDO district is intended to protect the scale and character of the pedestrian-oriented, neighbourhood scale commercial areas in older areas of the city and prevent the proliferation of certain uses (auto-oriented and advertising) that will erode the scale, character, or walkability of those areas. Active commercial uses, such as drinking establishments and auto-related uses, will also be restricted to minimize potential conflicts in surrounding residential neighbourhoods.
- Increased the **maximum lot coverage requirement in the R1-Small and R1-Medium from 40% to 45%**. This is consistent with lot coverage maximums in other large Canadian cities like Calgary and Edmonton. This change promotes compact urban form and is consistent with Plan Winnipeg in that regard.
- Removed the requirement to limit **hours of operation for drive-throughs** directly adjacent to residential uses where there is no intervening lane, road or building. The impacts of extended hours of operation will be managed as part of the normal application process and reviewed on a case-by-case basis.
- Minor amendments to the contents of a Master Plan for the Educational and Institutional (EI) zoning district to clarify the requirements and ease compliance.

For further information about the Zoning By-law project, please view the project website at the link below:
www.winnipeg.ca/ppd/zoning_6400review.stm