



Winnipeg Zoning By-law Review

Mapping Open House Series

Zoning By-Laws



What is a Zoning By-Law:

- A Zoning By-Law regulates how land is used in the City of Winnipeg.
- There are other regulations that may be the responsibility of the Province or other agencies of the Province (environmental, noise, etc.)
- Zoning By-Laws are usually made up of three major parts that include:

Zoning By-Law Parts



1. A description of what **types of land uses** there are, which are represented by Zoning Districts (Residential, Commercial, etc.)
2. What you **can and can't do** in each kind of Zoning District (Permitted, Not Permitted or Conditional Uses).
3. **How** you must develop in each Zoning District (Development and Design Standards)

Zoning By-Laws (cont'd)



Proposed Zoning By-Law Parts:

1. Administration
2. Definitions
3. Zoning Districts
4. Uses
5. Development Standards

Zoning By-Laws (cont'd)



- Zoning By-Laws usually come together with **Zoning Maps**.
- Zoning Maps illustrate what **each parcel in the City is Zoned**.
- The current Zoning Maps **must be updated** to reflect any new or deleted Zoning Categories.

Zoning By-Laws (cont'd)



Zoning By-Laws are normally updated every number of years to reflect changes that are ongoing in the City, and to revisit 'old' rules.

Major Themes for Improvement

1. Improve the By-law's Clarity and Usability
2. Reduce Reliance on Negotiated Approvals
3. Simplify and Modernize Zoning Districts
4. Improve Design and Development Quality Through Tailored Standards
5. Strengthen Ties to Adopted Plans



City of Winnipeg Zoning By-law Review



What's Not Included



- Downtown Winnipeg
- Review of Development Processes
- City-Wide Mapping
- Site Specific Planning Analysis
- 'Spot' Rezoning

Process & Schedule

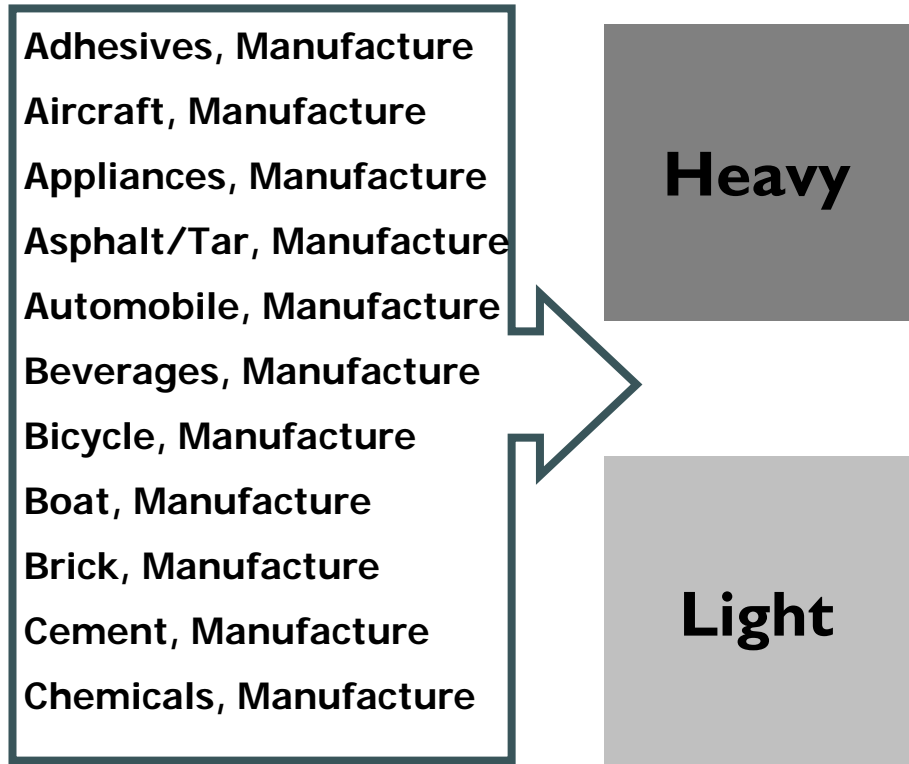


1. By-law Concept/Model	June-September 2005
2. Open House 1	
3. By-law Drafting	Oct-December 2005
4. Open House 2	
5. Zoning Maps	Nov 2005-Jan 2006
6. Open Houses 3, 4, 5, 6 and 7	
7. Adoption and Transition	June 2006
8. Public Hearing (target)	
9. Additional Stakeholder Meetings	Aug 2005 – Feb 2006

By-law Text



- **Consolidated use list**
Current: 460
Revised: 111
- **Many *Conditional Uses* Now *Permitted***
- **Use-Specific Standards**
 - Reduces need for additional review
 - Based on currently-applied conditions and variances



Development and Design Standards



- **Design options to achieve By-law standards**
- **Parking and Loading**
- **Landscaping and Buffering**
- **Signs**
- **Building and Design Standards**
- **Alternative Compliance Provisions**

Mapping



- Intent: to minimize the number of changes to the existing zoning 'rights', and to most closely relate current land uses to the new zoning categories
- Not a parcel by parcel analysis – rather a set of rules to make the transition as fair as possible and achievable

Zoning Districts

Agricultural and Parks	A	Agricultural
	PR1	Parks and Recreation – 1 (Neighbourhood)
	PR2	Parks and Recreation – 2 (Community)
	PR3	Parks and Recreation – 3 (Regional)
Residential	RR5	Rural Residential – 5
	RR2	Rural Residential – 2
	R1	Residential – Single-Family (Small, Medium, Large, Estate)
	R2	Residential – Two-Family
	RMF	Residential – Multi-Family (Short, Medium, Tall)
	RMH	Residential – Mobile Home Park
	RMU	Residential – Mixed-Use
Commercial and Institutional	C1	Commercial – Neighbourhood
	C2	Commercial – Community
	C3	Commercial – Corridor
	C4	Commercial – Regional
	CMU	Commercial – Mixed-Use
	EI	Educational & Institutional
Industrial	M1	Manufacturing – Light
	M2	Manufacturing – Medium
	M3	Manufacturing – Heavy
	MP	Manufacturing – Parks
	MMU	Manufacturing – Mixed-Use
Overlay	PDO-1	Planned Development Overlay – 1 (District)
	PDO-2	Planned Development Overlay – 2 (Site-Specific)

Single-Family Residential

10 → 4

Multi-Family Residential

8 → 3

Commercial

8 → 5

Industrial

9 → 5

New Districts:

- mixed-use
- parks
- institutions
- overlays

Agricultural and Parks



From	To
A	A (Agricultural)
A-5	RR5 (5-acre Rural Residential)
PR-1	PR1 (Neighbourhood Park)
PR-2	PR2 (Community Park)
-	PR3 (Regional Park)

Residential



From	To
R1-2.5	R1-S (Single-Family Small)
R1-3	
R1-3.5	R1-M (Single-Family Medium)
R1-4	
R1-4.5	
R1-5	
R1-5.5	R1-L (Single-Family Large)
R1-6	
R1-9	
R1-20	R1-E (Residential Estate)
R2	R2 (Two-Family Residential)
R2-T	
MH-P	RMH (Mobile Home)

Residential con't



From	To
RM-L	RMF-S (Multi-Family Short)
RM-1	
RM-2	
RM-3	RMF-M (Multi-Family Medium)
RM-4	
RM-5	RMF-T (Multi-Family Tall)
RM-6	
RM-7	
RR-2	RR2 (2-acre Rural Residential)
-	RMU (Residential Mixed Use)

Commercial and Institutional



From	To
C1	C1
C1.5	C1 or C2
C2	C2 (Neighbourhood Commercial)
OI	
BP	
C3	C3 (Corridor Commercial)
C3-1	
C3-2	
C4	C4 (Regional Commercial)
CR	
-	CMU (Commercial Mixed Use)

Industrial



From	To
CF	M1 (Light Industrial)
M1	
M2	M2 (Medium Industrial)
M3	M3 (Heavy Industrial)
MR	
MP-1	MP (Industrial Parks) - temporary; subject to further review
MP-2	
MP-S	
M1-B	
-	MMU (Industrial Mixed Use)

Overlay Districts



PDO-1

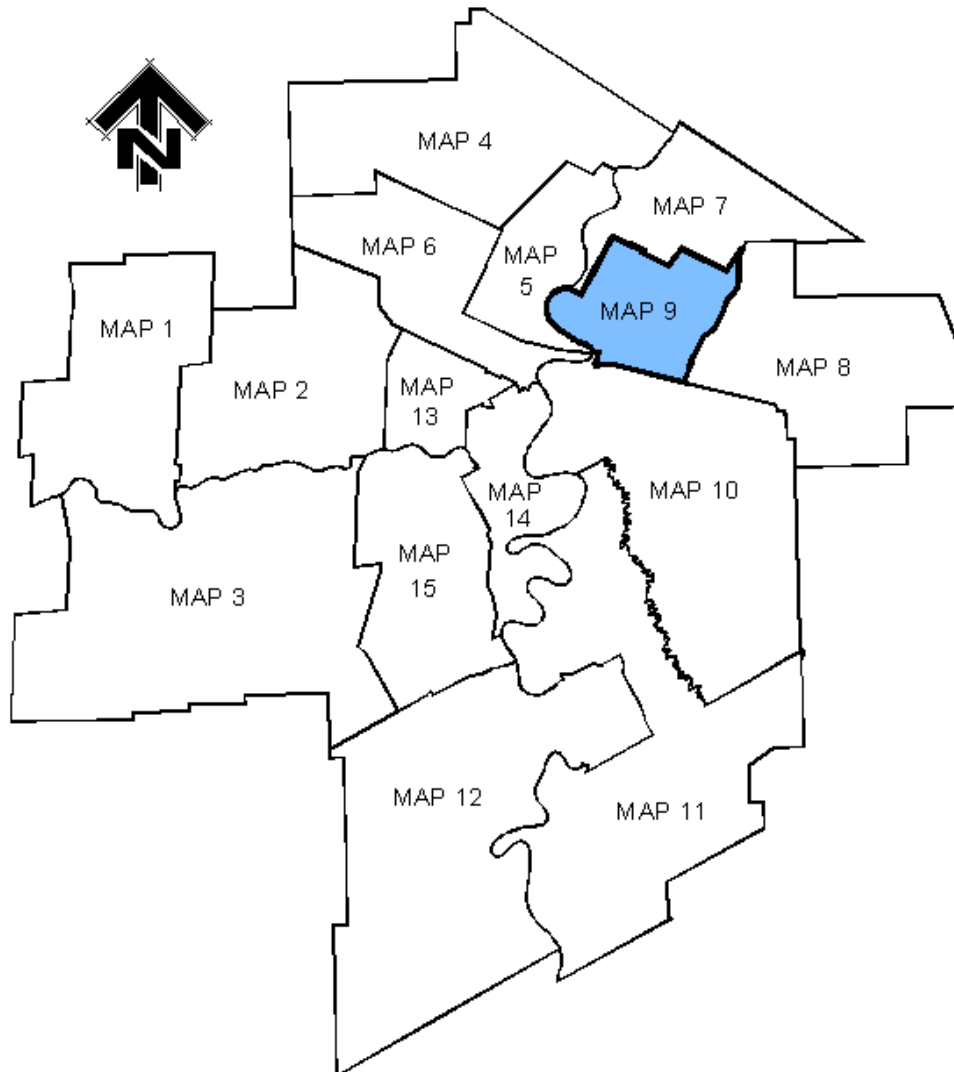
Supplements, but does not replace, underlying zoning with AREA-WIDE controls on certain topics (with or without a Secondary Plan). Examples:

- Airport Vicinity Protection Area (PDO-1/AV)
- Boulevard Provencher Area (PDO-1/BP)

PDO-2

Supplements, but does not replace, underlying zoning with SITE-SPECIFIC controls to allow innovation or accommodate unanticipated development patterns that cannot be achieved through other zoning tools.








Mapping by Ward



Map Legend



LEGEND: ✓

-  WARD BOUNDARY
-  ZONED COMMERCIAL
-  ZONED INDUSTRIAL
-  PROPOSED - PR1
-  PROPOSED - PR2
-  PROPOSED - PR3
-  (1-14) C2 TO C3 = (PROPOSED CHANGE)

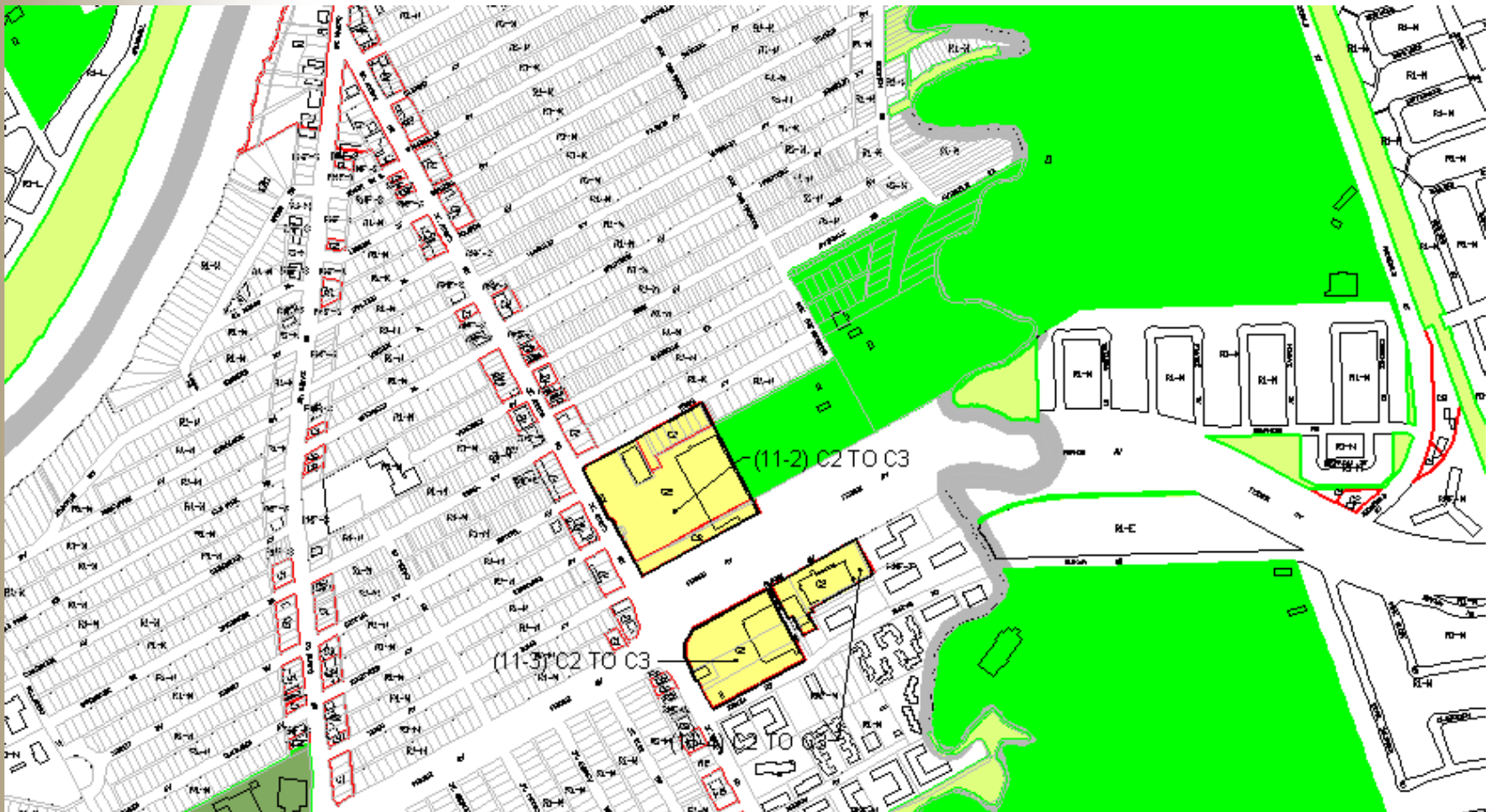
MAPPING AREA

CHANGE NUMBER

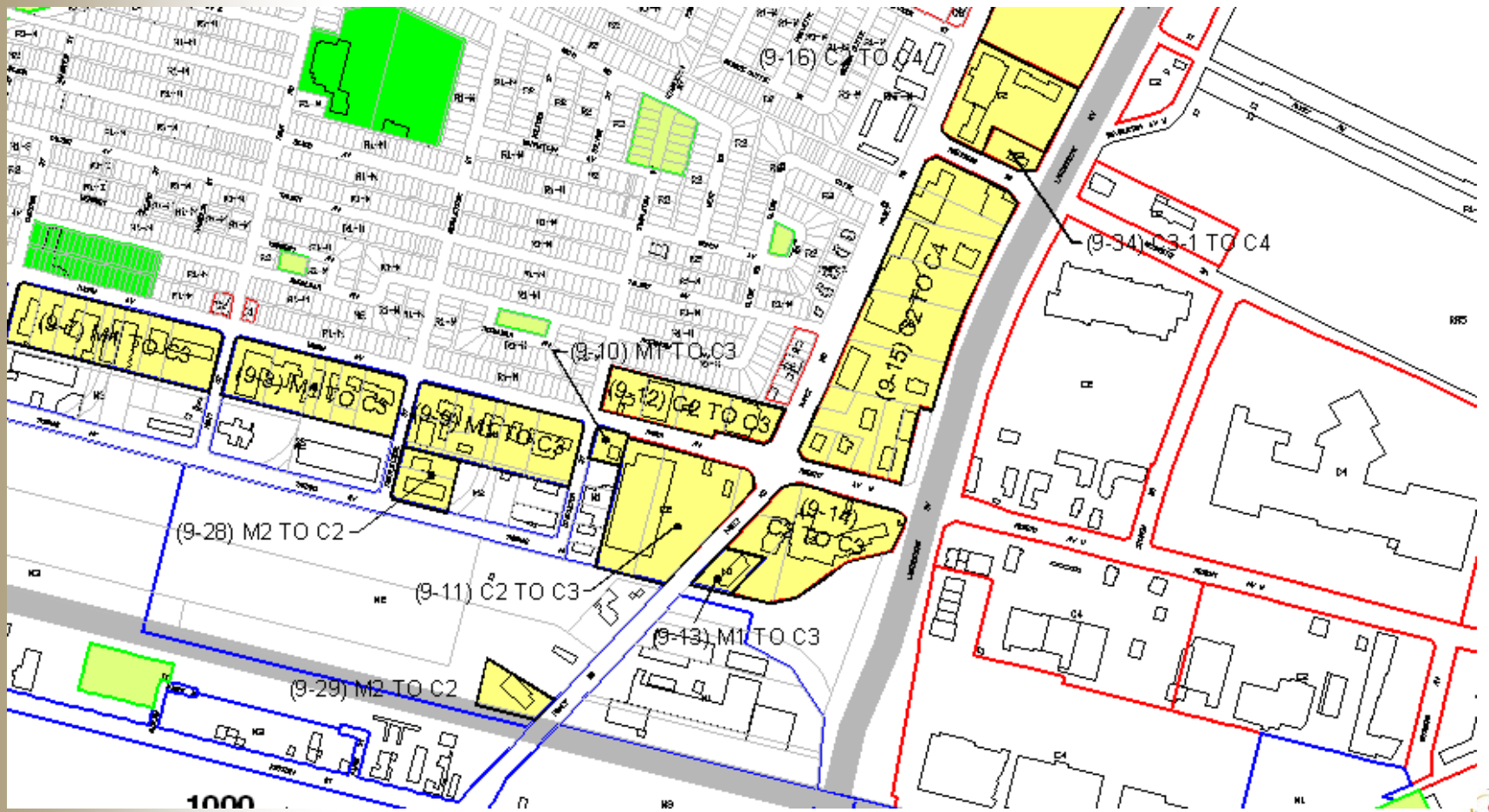
EXISTING ZONING

PROPOSED ZONING

Sample Area 1



Sample Area 2





Questions?