

Welcome



TONIGHT'S AGENDA

SESSION 1

4:30 pm

PRESENTATION

- **Project Overview**
 - Goals
 - Process & Schedule
- **By-law Text**
- **Mapping**
 - Approach
 - Process

5:15 - 6:00 pm

OPEN HOUSE

- **City Wide Maps**
- **Existing Zoning**
- **Proposed Zoning**

SESSION 2

6:30 pm

PRESENTATION (REPEAT)

- **Project Overview**
 - Goals
 - Process & Schedule
- **By-law Text**
- **Mapping**
 - Approach
 - Process

7:15 - 8:00 pm

OPEN HOUSE (REPEAT)

- **City Wide Maps**
- **Existing Zoning**
- **Proposed Zoning**

Mapping Open House Series

February 22 - Garden City Canad Inns

February 23 - Convention Centre

February 28 - Transcona Canad Inns

March 1 - Holiday Inn South

March 2 - Polo Park Canad Inns

Project Goals

- Ensure consistency with City policies
- Reduce red tape
- Improve customer service
- Achieve more flexibility
- Encourage innovation
- Accommodate mixed-use
- Make the by-law clearer, simpler to use, and easier to understand
- Provide more predictability and transparency



What's Included- What's Not

INCLUDED

- Menu of Zone Districts
- Allowed Uses
- Design & Development Standards
- Select Mapping

NOT INCLUDED

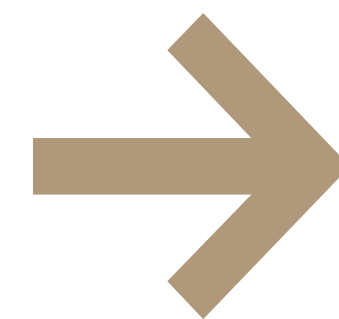
- Downtown Winnipeg
- Review Processes
- City-wide Mapping

Process & Schedule



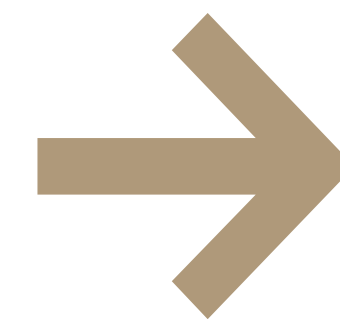
May 2005

Consult with City Staff, ZAC members and Councillors about the current By-law



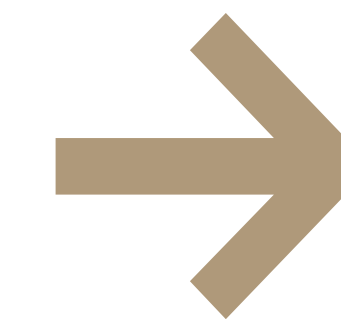
May 2005

Review the approaches other cities have used



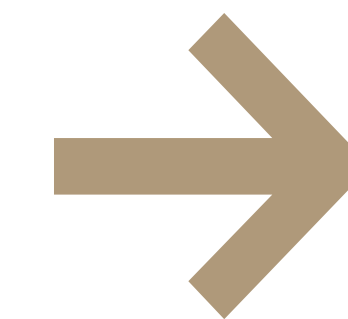
Jun-Jul 2005

Prepare the By-law Approach Report



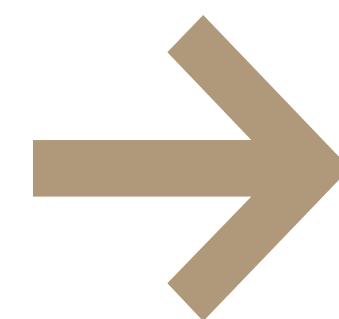
Aug 2005

Public Open House #1 To present the By-law Approach Report



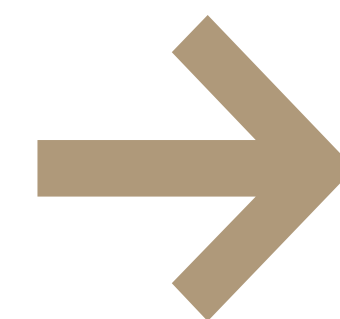
Sept 2005

Prepare Draft By-law



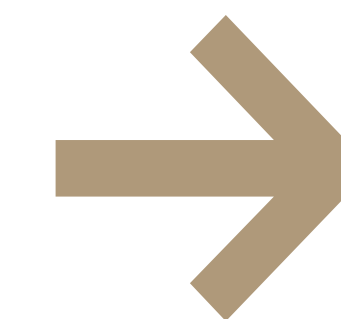
Jan 2006

Public Open House #2 To review the Draft By-law



TODAY
Feb 2006

Public Open House Series To review the Draft Mapping

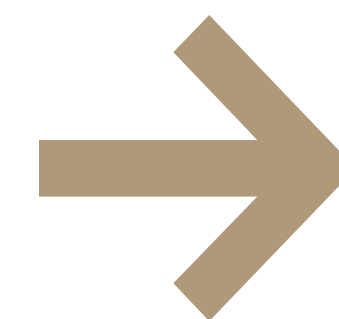


June 2006

Public Hearing to present the Draft By-law

(Tentative)

(Con't)



ZAC = Zoning Advisory Committee

Mapping



The general intent of the mapping approach is to minimize the number of changes to existing zoning 'rights', and to most closely relate current land uses to an appropriate zoning category. In nearly all cases, changes to zoning labels does not result in a greater restriction of development 'rights' than currently exists.

- Mapping separate from text
- Zoning change rules developed to ensure objectivity
- Updating district names ('label changes')
- Zoning changes limited to updating select zoning categories to match existing

Label & Zoning Changes



The column on the left lists all existing zoning categories in the city. The column on the right indicates the new zoning category.

	From	To
Single-Family Residential	R1-2.5	R1-S (Single-Family Small)
	R1-3	
	R1-3.5	
	R1-4	R1-M (Single-Family Medium)
	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)

	From	To
Multi-Family Residential	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)

Label & Zoning Changes



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

	From	To
Industrial	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	
	M1-B	
	MP-S	
	---	MMU (Industrial Mixed Use)

NOTE: Also subject to rules regarding site size, depth and location.

Label & Zoning Changes

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

