

**Comprehensive Review of Winnipeg Zoning By-Law 6400/94
Public Meeting #1 - Open House Summary of Comments**



The first public meeting for the Comprehensive Review of Winnipeg Zoning By-law 6400/94 was held on August 30, 2005 at the Delta Hotel in downtown Winnipeg from 4:00PM to 8:00PM.

Purpose: To provide the general public with information regarding the proposed approach to the new Zoning By-law and to gain feedback accordingly.

Attendance: 51 people attended.

Format: Display boards describing the proposed By-law approach were provided for attendees to review. Numerous consulting team members and City staff were on hand throughout the evening to discuss issues and respond to questions from attendees. Two 45-minute summary PowerPoint presentations were provided during the evening in order to help attendees understand the scope and nature of the proposed changes.

Notification: Advertisements were listed in each of the Winnipeg Free Press, the Winnipeg Sun and the Community Newspapers. An extensive list of stakeholders were notified directly (see attachment).

Public Input: A comment sheet was provided. 19 comment sheets were filled out at the meeting. Attendees had the option of responding via email at a later date. Not all respondents answered every question on the comment sheet. The results presented below while meaningful, should not be considered statistically valid.

Input Summary:

Question 1: How did you hear about tonight's Open House?

Direct Invitation	1
Newspaper Ad	8
Word of Mouth	2
Other	4

- Civic Environment Committee
- Winnipeg Real Estate News
- Winnipeg Inner-City Research Alliance
- Internet

Question 2: What is your interest in the Zoning By-Law process?

As an industry professional	4
I own or live near a specific property of interest	2
General interest	3
Other interest:	6

- Home Occupations. Concern re: backdoor methods of municipal approval
- Change modest-sized churches back to approved use in residential areas
- The implementation of tree protection By-Law in Winnipeg

Question 3: What did you like about the content of the Approach Report?

- R-TN; R-MU; C-MU [new mixed use zones]
- Diagrams as examples
- Lighting standards
- Overall pleased, but poor turnout
- I liked the idea of increased variety in residential areas, perhaps because that objective meshes well with what I have stated above [re: churches]. Also it makes for nearby, lively shopping opportunities
- The report keys-in on the by-law areas needing change and clarification
- New ideas; reduction of variances required; consistency with overall city plan 2020 direction; simplification generally a good idea
- Very straightforward; best practices from other cities
- Presentation and method of application vague
- Good
- Was not aware it was available on-line. The document is too lengthy to absorb in the time of one evening

Question 4: What did you dislike about the content of the Approach Report?

- Haven't had time to read it. Looks fine. Would have liked to know if transit zones will be added eventually (Transit Oriented Development)
- Parking and design issues could have been better presented (i.e. examples like mixed-use areas, overnight parking to residents, shared?)
- It does not address the large amount of conditional uses areas which risk political bias
- Insufficient time to analyze
- Need to look at the strength of historic designations etc. that zoning and zoning variances cannot supercede

Question 5: What's missing from the Approach Report?

- Transit lanes and bicycle lanes; Environmental regulations; Stormwater Management
- Accessory dwellings
- Grandfathering existing permitted uses on property or have the City rezone the property that best reflects the current uses
- A consensus of lighting for safety; parking vs traffic; residential parking
- A tree protection by-law would greatly benefit the City of Winnipeg, known and respected for its urban forest. Policy regarding environmentally-sensitive areas and protected-site designations (i.e. wetlands, riparian zone preservation, is also required. A tree protection by-law could complement proposals for a comprehensive landscaping plan for the City of Winnipeg).
- How this might encourage further economic development
- How existing businesses might be affected by new “mixed-use” type commercial activity, say in residential neighbourhoods
- Maybe not in the mandate but “process” needs to be addressed
- There is much in it – I would expect that everything is covered

Question 6: Do you have any other general comments about tonight's presentation on the proposed changes?

- I like the idea of having some sort of design standards as long as they're not too prescriptive, leading to monotony
- Good
- Designs should not be regulated for buildings downtown or residential (i.e. tiles, materials)
- Proposed changes, as mentioned, include the establishment of a tree protection by-law on public and private property including policy regarding ecologically-sensitive areas. Policy that seeks to protect existing trees during development
- Very good.
- The need for universal design principles incorporated into parking lot design
- Off site parking very important
- Regarding “Other Highlights” in your display – you refer to signage. Too many business streets do not have establishments clearly show the street number of their establishments – it makes it difficult if one looks for a business by number – traveling by car means having to drive slowly and take the signs of the road. Do we have to wait for the “Boomers” to reach my age before changes are made to the street signs? Right now the signage cannot be read because of inadequate size of the letters – in other words at each intersection in an unfamiliar area, I must slow down because the street sign cannot be read until I am almost right at it

Question 7: Do you generally agree that the project can move forward based on the direction for the new by-law outlined in the Approach Report?

Yes 4

No 0

Why or Why not?

- Very good job. You seem to have considered almost everything. Don't let the developers push you around though. Listen to the people – we're the ones who have to live with their projects
- Not sure, the final wording on how things will work will determine my opinion
- I like it's incremental approach – refinement and streamlining rather than revolution
- Sets the template for 6400 review into new by-laws
- May need to go into several neighbourhoods