

Comprehensive Review of Winnipeg Zoning By-Law No. 6400/94



**Open House
January 17, 2006**



**The Clarion Team
January 2006**

Summary of Presentation

1. Project Overview

- Goals
- Process & Schedule

2. Key Themes / Issues

- Administration / Definitions
- Zoning Districts
- Use Regulations
- Development & Design Standards
- Key Outstanding Issues

3. Mapping

4. Questions/Discussion

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 – and What's Not

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

- **Downtown Winnipeg**
- **Review Processes**
- **City-wide Mapping**

Process & Schedule

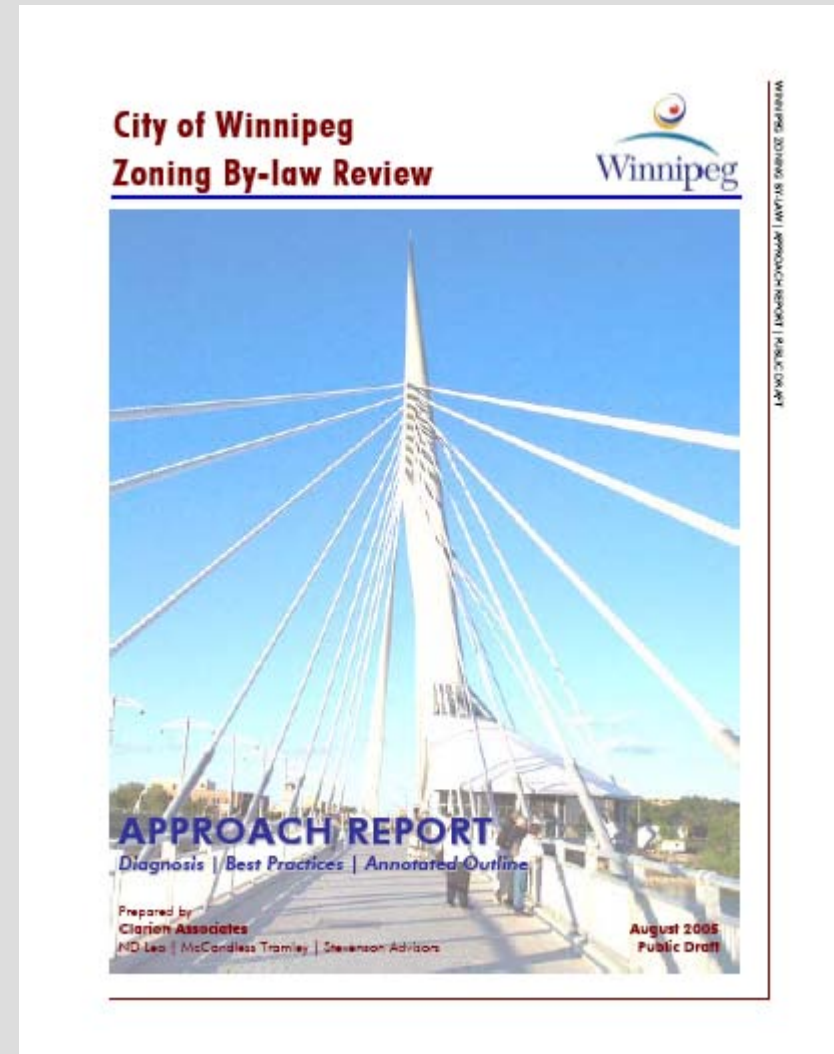
1. By-law Concept/Model	Complete
2. By-law Drafting <ul style="list-style-type: none">a. Module 1 (districts, uses, definitions)b. Module 2 (admin, definitions, standards)c. Revisions Memod. Public Draft	Nov '05 Dec '05 Jan '06 Feb '06
3. Zoning Maps <ul style="list-style-type: none">a. Rules Developedb. Draft Maps	Complete Feb '06
4. Adoption and Transition <ul style="list-style-type: none">a. Adoption (By-law & Maps)b. Council Seminarc. Public Hearings	April – May '06 May '06 June '06

General Principles

- Administrative provisions at front
- Menu of districts modernized; intent clearly described
- List of uses consolidated using Downtown By-law as model
- Allowed uses displayed in single table to allow comparisons
- Dimensional standards described in tables and illustrations
- Expanded development and design standards
- Differentiate between “existing” and “developing” neighbourhoods
- Address weaknesses in current By-law and incorporate best practices

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**



Administration / Definitions

Part 1: Administration

Includes provisions to administer By-law

Infill Areas identified to allow for compatibility with existing neighbourhoods without need for variance review

Transition section to address applications and approvals submitted under existing By-law

Part 2: Definitions

Incorporates all definitions in single chapter

Deletes definitions for unused terms

Adds definitions for many terms currently undefined

Defines all use types (except those commonly understood)

Part 3: 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
	R2	Residential – Two-Family
	RMF	Residential – Multi-Family
	RMU	Residential – Mixed-Use
	RMH	Residential – Mobile Home Park
Commercial and Institutional	C1	Commercial – Neighbourhood
	C2	Commercial – Community
	C3	Commercial – Corridor
	C4	Commercial – Regional
	CMU	Commercial – Mixed-Use
	EI	Educational & Institutional
Industrial	MMU	Manufacturing – Mixed-Use
	M1	Manufacturing – General
	M2	Manufacturing – Heavy
Overlay	PDO-1	Planned Development Overlay – 1 (District)
	PDO-2	Planned Development Overlay – 2 (Site-Specific)

26 → 22

Commercial

8 → 5

Industrial

9 → 3

New Districts:

- mixed-use
- parks
- institutions
- overlays

Agricultural & Parks

Existing

Revised

	Existing	Revised	
A	Agricultural (A)	Agricultural	A
A.5	Agricultural (A.5)	Rural Residential 5 (renaming only)	RR5
PR1	Parks & Recreation (PR-1)	Parks & Recreation 1 Neighbourhood	PR1
PR2	Parks & Recreation (PR-2)	Parks & Recreation 2 Community	PR2
		Parks & Recreation 3 Regional	PR3

Residential

Existing

Revised

A.5	Agricultural (A.5)	Rural Residential 5 (renaming only)	RR5
RR	Rural Residential	Rural Residential 2	RR2
R1	Residential Single-Family	Residential Single-Family	R1
R2	Residential Two-Family	Residential Two-Family	R2
R2-T	Residential Two-Family Transitional		
RM	Residential Multi-Family	Residential Multi-Family	RM
MH-P	Mobile Home Park	Residential Mobile Home Park	RMH
		Residential Mixed-Use	RMU

Commercial & Institutional

Existing		Revised	
C1	Commercial 1	Commercial 1 Neighbourhood	C1
C1.5	Commercial 1.5		
C2	Commercial 2	Commercial 2 Community	C2
OI	Office & Institutional		
C3-1	Commercial 3-1	Commercial 3 Corridor	C3
C3-2	Commercial 3-2		
C4	Commercial 4	Commercial 4 Regional	C4
CR	Commercial Regional		
BP	Boulevard Provencher	Overlay District	PDO
		Educational & Institutional	EI
		Commercial Mixed-Use	CMU

Manufacturing

Existing

Revised

CF	Commercial Fabrication	Manufacturing Mixed-Use	MMU
M1	Manufacturing 1		
M1-B	Light Manufacturing		
MP-1	Manufacturing Park 1		
MP-2	Manufacturing Park 2		
MP-S	Manufacturing – Special		
M2	Manufacturing 2	Manufacturing Light	M2
M3	Manufacturing 3	Manufacturing Heavy	M3
MR	Manufacturing – Restricted		

Overlay Districts

PDO-1

Enabling authority only.

Planned District Overlay 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)
- Kapyong Barracks ?

PDO-2

Enabling authority only.

Planned District Overlay 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. Examples:

- Transit nodes?
- Highly constrained sites?

Part 4: Use Regulations

- **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

Adhesives, Manufacture
Aircraft, Manufacture
Appliances, Manufacture
Asphalt/Tar, Manufacture
Automobile, Manufacture
Beverages, Manufacture
Bicycle, Manufacture
Boat, Manufacture
Brick, Manufacture
Cement, Manufacture
Chemicals, Manufacture

MANUFACTURING

Heavy

Light

Part 5: Development & Design Standards

Moderate & mainstream approach

Less negotiation and more predictability through clear, objective standards

Current zoning agreement conditions and common variances as starting place

Options to achieve code standards

- menus, alternative compliance, private design standards

Topics include:

- dimensional standards, parking, signs, landscaping, fences, lighting, etc.

Dimensional Standards (5.2)

Residential Districts

- Consolidation of lot-size variations into new categories to simplify by-law
- Infill provisions to address compatibility with existing neighbourhoods without variance
- New provisions to allow flexibility in site design



	EXISTING	PROPOSED
Single-family	R1-20	R1-Estate
	R1-9	R1-Large
	R1-6	
	R1-5.5	
	R1-5	R1-Medium
	R1-4.5	
	R1-4	
	R1-3.5	
	R1-3	R1-Small
	R1-2.5	

Dimensional Standards (5.2)

Commercial Districts

- Distinction in uses and dimensional standards based on character/context of area
 - Neighbourhood (C1)
 - Community (C2)
 - Corridor (C3)
 - Regional (C4)
- Infill provisions require new development to “fit in” with existing neighbourhoods - no variance required.



Parking & Loading (5.4)

Flexibility

- Reduced parking requirements in infill areas, mixed uses, adjacency to transit, parking management plans
- Cash-in-lieu program



Improved Quality

- New accessible and bike parking standards
- Large parking lot standards:
 - Maximum parking
 - Pedestrian walkways
 - Parking dispersed between front and side of buildings
 - Landscaping



Landscaping and Buffering (5.6)

Objective standards to improve development quality based on best practices and current zoning agreement conditions. Not applicable to single- and two-family residential.

New Standards

- Street frontage
- Parking & loading areas
- Building perimeter
- Side & rear buffers
- Tree protection tools



Signs (5.5)

Current standards revised to improve character of commercial corridors and business areas

Freestanding Signs

- Maximum heights reduced
- No change in maximum surface area

Wall Signs

- Surface area reduced from 25% to 15% in most districts

Mobile / Special Event Signs

- New restrictions on size, location, number of signs per lot



Design Standards (5.9)

Commercial & Institutional

- Four-sided design
- Variation in walls (menu options)
- Visible entryway (menu options)
- Rooftop screening
- Front facade materials
- Connections
- Additional standards for large commercial buildings (menu options)

Industrial

- Variation in walls (menu options)
- Front facade materials
- Visible entryway (menu options)



Private Design Controls and Enforcement Allowed

Alternative Compliance (5.10)

Director authorized to certify alternative compliance when consistent with intent of standards and no greater impact on neighbours:

- Landscaping
- Fencing
- Lighting
- Design Standard

Encourage Flexibility and Innovation

Key Outstanding Issues

Use Regulations

- Secondary suites
- Adult uses
- Retail sales/service (size)
- Industrial district uses

Building Design

- Maximum front setback (C1)
- Four-sided design

Landscaping

- Building foundations
- Mature tree protection

Parking

- Sunset clause
- Maximum parking limits
- Parking lot walkways
- Parking lot visibility
- Parking lot location
- Cash-in-lieu program

Signs

- Mobile signs (size, location, number)
- Freestanding and wall signs (size)

Site Specific Examples

Application of New Standards to Specific Sites

Tool for testing the new by-law

- Charleswood (residential infill)
- South St. Boniface (new residential/commercial)
- St. Boniface Industrial Park (established industrial)
- Tuxedo Business Park (developing industrial/commercial)
- Osborne Village (infill commercial/mixed-use)
- Grant Park Festival (new commercial)

Mapping

- Mapping changes are separate from the text changes
- Mapping changes carried out through clear, objective rules to avoid subjectivity
- Limited zoning changes:
update district names, apply mapping rules, limited map updates to match zoning to existing uses



Mapping Process

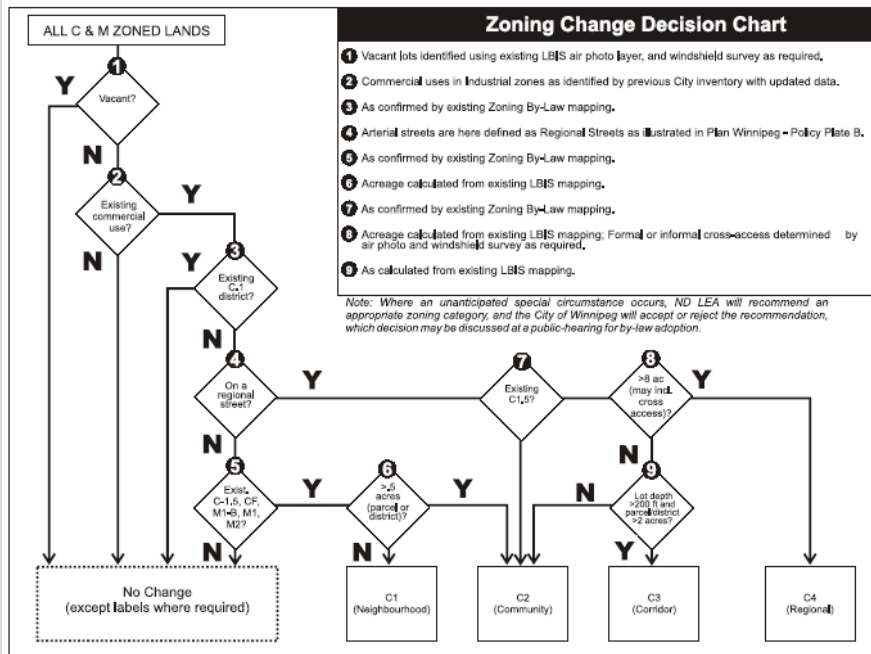
Develop Rules
December

Draft Maps
Staff Review
January

Draft Maps
ZAC/Public
Review
February

Council
Seminar
May

Adoption
Hearings
June



Questions / Comments