



W e l c o m e

City of Winnipeg Zoning By-law Review

- Open House - 4:00 to 8:00 PM
- 30-minute presentations at 5:00 and 7:00 PM

Purpose & Vision of Project



Purpose

- To update and modernize the Winnipeg Zoning By-law.
- The By-law does not cover the downtown area.

Vision

- The Zoning By-law is the foundation for managing development in the City. It regulates what uses are allowed and provides minimum standards of development.

- The By-law needs to be updated so that is an effective tool to guide development.

- The By-law needs to act as an incentive to promote economic development, attract business and industry and facilitate the building of a world-class city. It also needs to balance the community's objectives for promoting quality of life and creating a healthy community.

- A modern zoning By-law, should reflect current industry standards and innovative regulatory approaches. This will improve customer service by making the City's requirements clear, understandable and transparent.
- The Zoning Advisory Committee (ZAC) is made up of stakeholder, community, and industry representatives. The ZAC will provide feedback throughout the process.



Project Process



ZAC = Zoning Advisory Committee

Trends that Affect the New By-law Approach



Mixed-Use

- There is a growing understanding that traditional zoning which separates all uses is outdated.
- There are many examples of uses that are compatible with each other.
- Mixed-use generally refers to compatible residential and commercial uses; a Winnipeg example might be Osborne Village.

Use Categories

- Traditional zoning by-laws listed uses alphabetically; more current by-laws group uses into broader categories such as 'Residential', and then list the various residential uses within that category.

Trends that Affect the New By-law Approach



Regulation Focused on Building Form

- Some newer by-laws focus on the form of buildings and their relationship to the street rather than on traditional uses and the 'bulk' of the building (size, height, etc.)

Design Standards

- Some cities regulate building materials, window sizes and shapes, pedestrian access, roof details etc.
- Quality development attracts investment and a skilled workforce
- Need to determine the extent to which design standards might be applied in Winnipeg

Proposed Zoning By-law Outline



Part 1 Administration	100 General
	110 How to Use This By-law
	120 Zoning Maps
	130 Development Permits and Approvals
	140 Authorities and Duties
	150 Non-Conformities
	160 Offenses and Penalties
	170 Transition from Previous By-law
Part 2 Zoning Districts	210 Agricultural and Parks Districts
	220 Residential Districts
	230 Commercial Districts
	240 Industrial Districts
	250 Planned Development Districts
Part 3 Permitted Uses	310 Use Table
	320 Use-Specific Regulations
	330 Accessory Uses and Structures
	340 Home-Based Businesses
	350 Temporary Uses
Part 4 Development & Design Standards	410 Bulk and Height Standards
	420 Parking and Loading
	430 Signs
	440 Landscaping and Buffering
	450 Fences and Walls
	460 Lighting
	470 Design Standards
	480 Alternative Compliance
	490 Operational Performance Standards
Part 5 – Definitions	510 Rules of Construction and Measurement
	520 Definitions
	530 Description of Use Categories
Appendices	1 – List of Amendments
	2 – Zoning Maps
	3 – Map of Infill Areas

Proposed Zoning District Changes



Zone Districts	
Current	New
Residential Districts	
R-R	R-R (Rural Residential)
R-1	R-1 (Single Family Residential)
R-2	R-2 (Two Family Residential)
R-2T	R-2T (Transitional Residential)
R-M	R-M (Multiple Family Residential)
	R-TN (New Residential Traditional)
	R-MU (New Residential Mixed-Use)
R-MH	R-MH
Notes:	<ul style="list-style-type: none"> The Current Zoning By-law contains several sub-categories in the R1 Single Family Residential Zone. The sub-categories will be reviewed and consolidated. Two new categories - Residential Traditional and Residential Mixed-Use, provide opportunities for unique residential development that reflect recent trends towards neo-traditional design and mixed use development.

Zone Districts	
Current	New
Commercial Institutional Districts	
C-1	C-1 (Neighbourhood)
C-1.5	
C-2	C-2 (Community)
C-3-1	C-3 (Corridor)
C-3-2	
C-4	C-4
CR	C-R
	C-MU (New Commercial Mixed-Use)
OI	I (Institutional)
Notes:	<ul style="list-style-type: none"> The C-1 and C-1.5 zones will be combined to simplify the By-law categories and remove the distinction between similar zones. The C-3-1 and C-3-2 zones will be combined to simplify the By-law categories and remove the distinction between similar zones. The C-4 and CR zones may be combined to simplify the By-law categories and remove the distinction between similar zones A new Commercial Mixed-Use category to provide opportunity for unique commercial mixed-use development that is becoming a trend in urban settings.

Proposed Zoning District Changes



Zone Districts	
Current	New
Agricultural Park Districts	
A	A
A.5	
PR-1	PR-1
PR-2	PR-2
Notes:	<ul style="list-style-type: none"> The A and A.5 zones will be combined to simplify the By-law categories and remove the distinction between similar zones.

Zone Districts	
Current	New
Industrial Zone Districts	
CF	M-1 (Light)
M1	
M1-B	
M2	M-2 (Medium - uses narrowed)
M3	M-3 (General)
MR	
MP-1	M-MU (New Manufacturing Mixed Use, including Industrial Business Parks)
MP-2	
MP-S	
Notes:	<ul style="list-style-type: none"> The CF, M1 and M1-B zones will be combined to simplify the By-law categories and remove the distinction between similar zones (i.e. all three are industrial zones). The M2 Industrial district has been narrowed in scope to reduce the number of uses that are currently permitted. The M3 and MR zones will be combined to simplify the By-law categories and remove the distinction between similar zones. The MP-1, MP-2 and MP-S categories have been collapsed to create a new M-MU Manufacturing Mixed Use category that reflects the trend toward lower impact mixed-use industrial business parks.

Zone Districts	
Current	New
Planned Development Overlay Districts	
	PDO-1 (New Neighbourhood Character district, including Boulevard Provencher and other Secondary Plan areas)
	PDO-2 (Site specific regulations subject to size thresholds and approval standards)
Notes:	<ul style="list-style-type: none"> Two new Planned Unit Development Overlay Districts have been added to reflect the need to accommodate additional reviews in special areas that are subject to a Secondary Plan, and site specific reviews.

Other Highlights



- A Combined Use Table. Currently land uses are listed separately in every category (in Residential, Commercial, etc.). The new By-law will have a single Use Table so that it will be easier to tell which uses are permitted in which zones.
- New use-specific regulations. In order to reduce negotiations and confusion, specific uses such as drive-throughs will have specific development requirements listed rather than having development requirements negotiated through approvals.
- Home-based businesses will be defined based on impacts, rather than by listing them. This should help reduce controversial approvals.
- New mixed-use zones will be provided for commercial-industrial, residential-commercial, etc.

Other Highlights



- There will be a menu approach to design standards to allow for flexibility and creative solutions to design (i.e. developments must follow a certain number of design standards taken from an overall menu of design standards).
- New parking and loading standards will be revised to increase flexibility and reduce the number of variances required. Better landscaping and lighting requirements will be added.
- Tighter control of signage by increased standards on size, type and consistency will help improve the streetscape.
- New landscaping, fencing and lighting standards will be more explicit about minimum requirements.

Major Themes for Improvement



1. IMPROVE THE BY-LAW'S CLARITY AND USABILITY

- A. Restructure The By-law To Be More Logical And Organized
- B. Use Graphics And Illustrations
- C. Use Clear Language And Well-Defined Terms
- D. Create A Table Of Contents And Index
- E. Design The By-law For Easy Online Use

Major Themes for Improvement



2. REDUCE RELIANCE ON NEGOTIATED APPROVALS

- A. Limit The Use Of Negotiated Agreements To Truly Exceptional Projects
- B. Require Consistency With Base Standards
- C. Develop Clear Standards For Rezoning And Variances

Major Themes for Improvement



3. SIMPLIFY AND MODERNIZE ZONE DISTRICTS

- A. Consolidate Use and Bulk Tables; Revise List of Uses
- B. Incorporate Use-Specific Standards
- C. Simplify Residential Zones
- D. Allow for Diverse Housing Types
- E. Match Commercial Districts to Development Types
- F. Simplify and Modernize Industrial Districts
- G. Encourage Mixed-Use Development
- H. Create a Zone for Institutions and Public Uses

Major Themes for Improvement



4. IMPROVE DESIGN AND DEVELOPMENT QUALITY THROUGH TAILORED STANDARDS

- A. Differentiate Between Established and Developing Areas
- B. A Menu Approach to Design Standards
- C. Encourage Better Connections Through Site Design Standards
- D. Standards for Residential Developments
- E. Standards for Commercial Developments
- F. Parking Standards and Design

Major Themes for Improvement



5. STRENGTHEN TIES TO ADOPTED PLANS

- A. Provide Tools to Implement Master Plans
- B. Consistency with Winnipeg Policy Documents
 - i. Integrated Planning Model
 - ii. Red Tape Commission Report
 - iii. Sustainable Winnipeg: Comprehensive Environmental Strategy
 - iv. Image Route Enhancement Strategy
 - v. Housing Policy
 - vi. Universal Design Policy
 - vii. Recreation and Leisure Facilities Strategy