

**Minutes – Standing Policy Committee on Property and Development, Heritage and Downtown Development – July 5, 2016**

**REPORTS**

**Item No. 34                      Winnipeg Zoning By-Law 200/2006 – 2016 Review**

**STANDING COMMITTEE DECISION:**

The Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service:

1.        That the Winnipeg Public Service be directed to proceed with public and stakeholder consultation on the items contained in the attached Appendices “A” and “B”.
2.        That, upon completion of public and stakeholder consultation, the Winnipeg Public Service be directed to make a text amendment application to amend Zoning By-law 200/2006 with respect to the items set forth in Appendices “A” and “B”.
3.        That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

**Minutes – Standing Policy Committee on Property and Development, Heritage and  
Downtown Development – July 5, 2016**

DECISION MAKING HISTORY:

Moved by Councillor Allard,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

# ADMINISTRATIVE REPORT

**Title:** Winnipeg Zoning By-Law 200/2006 Review (2016)

**Critical Path:** Standing Policy Committee on Property and Development, Heritage and Downtown Development

## AUTHORIZATION

Author	Department Head	CFO	CAO/COO
B. Smith	J. Kiernan	N/A	M. Jack COO

## RECOMMENDATIONS

1. That the Standing Policy Committee on Property and Development, Heritage and Downtown Development direct the Winnipeg Public Service to proceed with public and stakeholder consultation on the items contained in the attached Appendices "A" and "B".
2. That, upon completion of public and stakeholder consultation, the Winnipeg Public Service be directed to make a text amendment application to amend Zoning By-law 200/2006 with respect to the items set forth in Appendices "A" and "B".
3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

## REASON FOR THE REPORT

As part of the *OurWinnipeg* Implementation Plan, the Winnipeg Public Service has committed to reviewing the City's two zoning by-laws, the Winnipeg Zoning By-law No. 200/2006 and the Downtown Zoning By-law 100/2004, on a regular basis to address any errors and omissions, along with issues of clarity or alignment with *OurWinnipeg* and *Complete Communities* policies.

## EXECUTIVE SUMMARY

The Winnipeg Public Service proposes a list of 66 “minor” amendments and 10 considerable or “major” amendments, all of which are discussed in Appendix “A” and “B” respectively. Minor amendments included in Appendix “A” are deemed to be minor because they deal with any one or more of the following:

Correction	Includes spelling errors and confusing or missing wording.
Clarification	Includes opportunities to add additional text or more specific language to minimize potential confusion.
Functional Improvements	Includes tweaks to the regulations to achieve better results in the built product and/or a more streamlined, predictable process.

Appendix “A” lists the 66 proposed minor amendments and provides:

- The section where the change can be found;
- A description of the change;
- The rationale for the change; and,
- The current regulation.

Appendix “B” lists the 10 “major” amendments. The proposed major amendments result in changes to zoning entitlements or the introduction of provisions that are not currently found in Winnipeg Zoning By-law 200/2006. The proposed major amendments discussed in Appendix “B” are:

1. Amending regulations for *care homes* and *neighbourhood rehabilitation homes*, and changing the existing focus from separation distances to the intensity of each use and form in relation to the zoning district.
2. Permitting *body modification establishments* where these uses are conditional.
3. Adding *call centres* as a permitted use with a use specific standard in the C2 zone.
4. Adding *craft brewery, distillery and winery* as a principal use with use specific standards in order to accommodate small-scale breweries or distilleries, particularly in commercial zones.
5. Changing the existing definition of *micro-brewery, distillery or winery* to allow beer or alcohol produced onsite to be sold to other restaurants, drinking establishments or wholesalers and making this accessory use permitted where it is currently conditional.
6. Allowing for limited, shared, non-accessory parking per the January 13, 2015 motion from the Standing Committee on Property and Development, Heritage and Downtown Development.
7. Amending the minimum front yard requirements under Table 5-5 for the C1, C2 and CMU districts to ensure that the minimum front yard of 0 (zero) feet does not apply to parking, loading or queuing spaces.

8. Amending the existing fascia signage (signs attached to a building) provisions per the March 8, 2016, Standing Policy Committee on Property and Development, Heritage and Downtown Development motion.
9. Requiring landscaping improvements consistent with section 191.1 of Zoning By-law 200/2006 when a substantial amount of the site is redeveloped.
10. Extend the current 20% parking reduction in the Urban Infill Area to include all Mature Communities.

Appendix “B” lists each of the 10 “major” amendments contemplated and provides:

- a description of the change and the general approach to amending the Zoning By-law;
- the policy direction guiding the change; and,
- the rationale for the change.

## IMPLICATIONS OF THE RECOMMENDATIONS

The Public Service is requesting that the Standing Policy Committee on Property and Development, Heritage and Downtown Development direct the Public Service to proceed with public and stakeholder consultation on the items contained in the attached Appendices “A” and “B”. Public and stakeholder consultation is planned to consist of the inclusion of the amendments proposed on the City website and the hosting of an in-person open house for feedback. The website is anticipated to allow for public feedback as well. Some targeted stakeholder engagement may also be required for the “major” amendments contemplated in Appendix “B”. All consultation material will be reviewed by the Office of Public Engagement prior to finalization.

Once consultation is complete, the Public Service will initiate an application to amend Winnipeg Zoning By-law 200/2006 generally in accordance with Appendices “A” and “B” per recommendation 2. As consultation has not yet occurred, the exact amendments cannot be determined at this time. The rezoning application (DAZ) for the text amendments to Winnipeg Zoning By-law 200/2006 will be prepared and advertised in accordance with the statutory requirements for a public hearing, which will be held before the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

## HISTORY

Since the adoption of *OurWinnipeg* By-law 67/2010 and the *Complete Communities Direction Strategy* By-law 68/2010, the Public Service has brought forward amendments to either better align both the Winnipeg Zoning By-law 200/2006 and the Downtown Winnipeg Zoning By-law 100/2004 to *OurWinnipeg* and *Complete Communities*, or to make changes such as correcting various errors and omissions in order to continually improve the functionality of the Zoning By-laws.

The Downtown Zoning By-law has undergone two series of omnibus changes: once in 2013/2014 under DAZ 200/2014, and just recently under DAZ 226/2015. The last review of the Winnipeg Zoning By-law 200/2006 was adopted by Council under DAZ 219/2014.

## FINANCIAL IMPACT

### Financial Impact Statement

Date: **May 11, 2016**

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#### Project Name:

**Winnipeg Zoning By-Law 200/2006 Review (2016)**

#### COMMENTS:

Any costs associated with the recommendations contained in this report, such as cost to hold an open house for public consultation, are not material in nature. As such, there are no financial implications associated with this report.

*"Original Signed By"*

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Mike McGinn, CPA, CA  
Manager of Finance

## CONSULTATION

In preparing this report there was consultation with:

Internal Consultation: Zoning and Permits Branch; Public Works; Water and Waste

External Consultation: Liquor and Gaming Authority of Manitoba; West Alexander Residents Association

## OURWINNIPEG POLICY ALIGNMENT

The majority of the proposed amendments, particularly those found in Appendix “A”, are quite minor, functional improvements or changes needed to make the Zoning By-law easier to understand and use. As such, these improvements align with the following *OurWinnipeg* policy:

### *01-3 Prosperity*

DIRECTION 1: Provide efficient and focused civic administration and governance.

The following policy statements apply to the “major” amendments, of which most are being proposed to either: improve the quality of the built environment; accommodate different uses; reduce standards that may be difficult to achieve; or to make uses more compatible with their surrounding neighbourhoods.

### *01-1 City Building*

- *Create Complete Communities*
- *Provide Options to Accommodate Growth*

Specific policies from the *Complete Communities Direction Strategy* By-law 68/2010 that apply to each of the ten proposed “major” amendments are listed in Appendix “B”.

## SUBMITTED BY

Department: Planning, Property and Development

Division: Urban Planning Division

Prepared by: Robert Kostiuik, MCIP

File No. n/a

Date: June 27, 2016

ATTACHMENTS: Appendix “A” Proposed Minor Amendments to Zoning By-law 200/2006  
Appendix “B” Proposed Major Amendments to Zoning By-law 200/2006

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UD 2016-033

***Appendix "A"***  
***Proposed Minor Amendments to Zoning By-law 200/2006***

**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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**1**

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**Section:** Proposed after section 36

**Change:** Add an expiration period from when a variance is approved (Functional Improvement)

**Rationale:** Virtually all approved variances include the following condition: "That if any Variance granted by the Order is not established within two (2) years of the date thereof, the Order, in respect of that Variance, shall terminate."

**Current Regulation:** N/A

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**2**

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**Section:** 48

**Change:** Add definition for "Dwelling, row" (Clarification)

**Rationale:** A definition is needed primarily to deal with parking for this type of multi-family use

**Current Regulation:** N/A

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**3**

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**Section:** 48

**Change:** Definition for "Dwelling, semi-detached" (Clarification)

**Rationale:** The term "semi-detached single-family dwelling unit" is found in section 141(3) of the Zoning By-law; however, there is no definition for this use. With this change, the term "semi-detached single-family dwelling unit" in section 141(3) will need to be changed as well.

**Current Regulation:** N/A

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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**4**

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<b>Section:</b>	48
<b>Change:</b>	Adjust definitions of "Auto/light truck/ motorcycle sales and rental" and "Auto/light truck/motorcycle, repair and service" to accommodate boat and recreational vehicle sales and repair (Clarification)
<b>Rationale:</b>	Under the Zoning By-law, boat and other recreational vehicle repair fall between both the "Heavy equipment sales, service, and rental" and "Auto/light truck/motorcycle, repair and service" uses.
<b>Current Regulation:</b>	N/A

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**5**

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<b>Section:</b>	48
<b>Change:</b>	Change instances from where "living area" is used to "floor area" as "floor area" is defined within the By-law (Correction/Clarification)
<b>Rationale:</b>	The term "living area" is found within several locations of the Zoning By-law, but the term is not defined.
<b>Current Regulation:</b>	N/A

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**6**

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<b>Section:</b>	48
<b>Change:</b>	Modify "Home-based business, major" definition (Clarification/Functional Improvement)
<b>Rationale:</b>	Clarify that a major home-based business should not adversely affect the residential character of the dwelling, site, or neighbourhood.
<b>Current Regulation:</b>	" <b>home-based business, major</b> " means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not adversely affect the residential character of the neighbourhood, but that has more impacts than minor home-based businesses.

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**7**

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<b>Section:</b>	48
<b>Change:</b>	Modify "Home-based business, minor" definition (Clarification/Functional Improvement)
<b>Rationale:</b>	Clarify that a minor home-based business should not adversely affect the residential character of the dwelling, site, or neighbourhood.
<b>Current Regulation:</b>	" <b>home-based business, minor</b> " means an occupation or activity that is accessory to the use of the premises as a dwelling and that does not adversely affect the residential character of the neighbourhood.

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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**8**

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**Section:** 48  
**Change:** Modify "Kennel" definition (Clarification/Functional Improvement)  
**Rationale:** There is at times confusion between what could be deemed a "personal service" use that includes small animal grooming and a kennel. Taking the term "groomed" out of the definition will help eliminate the confusion.  
**Current Regulation:** "kennel" means an establishment in which dogs or cats are housed, groomed, boarded, trained, bred, or sold, on a daily or overnight basis, for commercial purposes.

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**9**

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**Section:** 48  
**Change:** Change "prohibited use" definition (Clarification/Functional Improvement)  
**Rationale:** Use variance applications have been made for uses that are expressly prohibited in the Zoning By-law.  
**Current Regulation:** "prohibited use" means a use not permitted in a zoning district.

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**10**

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**Section:** 48  
**Change:** Define "Vehicle display area" (Clarification)  
**Rationale:** There are regulations found under section 172(9) of the Zoning By-law, but there is no definition for a vehicle display area.  
**Current Regulation:** N/A

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**11**

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**Section:** 48 and several other locations in the By-law  
**Change:** Change wording in secondary suite, attached and detached definitions (Clarification)  
**Rationale:** Currently, the definitions state that attached or detached secondary suites can be accessory to a "single-family residence," which is not defined in the by-law. "Single-family residence" should be replaced with "single-family detached dwelling" in both definitions.  
**Current Regulation:** See above.

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	55(3)
<b>Change:</b>	Add some commentary about the potential of having multi-family in the C2 zone (Clarification)
<b>Rationale:</b>	Limited residential is allowed in the C2 zone, but it is not described in the purpose statement.
<b>Current Regulation:</b>	Section 55(3) Commercial Community (C2)  The Commercial Community (C2) district is intended to accommodate more intensive commercial sites that do not have a local or neighbourhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighbourhoods and the broader community. C2 districts are generally located in Community or Regional mixed use centres or along Community or Regional mixed use corridors.

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**13**

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<b>Section:</b>	55(4)
<b>Change:</b>	Correct purpose statement for C3 Districts (Correction/Clarification)
<b>Rationale:</b>	Correction of a typo.
<b>Current Regulation:</b>	Last sentence currently states: C3 districts are generally located in Community or Regional mixed use <b>corridors</b> or along Community or Regional mixed use corridors.

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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**Section:** 55(5)  
**Change:** Remove "residential uses" from the purpose statement for the Commercial Regional District (C4) (Clarification)  
**Rationale:** Residential and residential-related uses are not permitted in the C4 district.  
**Current Regulation:** **Commercial Regional (C4)**  
...The centre should provide commercial, office, institutional, **and residential uses** and structures at higher intensities than surrounding areas...

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**15**

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**Section:** Table 4-1  
**Change:** Prohibit "Library" in Agricultural districts (Functional Improvement)  
**Rationale:** Omission from 2013 Complete Communities/Zoning By-law alignment.  
**Current Regulation:** Libraries are currently conditional uses in the Agricultural district.

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**16**

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**Section:** Table 4-1  
**Change:** Amend parking category for Mini-warehouse, self-storage in Table 4-1 to refer to "0" instead of "10" (Correction)  
**Rationale:** Mini-warehouse, self-storage uses are already listed under parking category "0" in Table 5-9; Table 4-1 needs to be updated to match.  
**Current Regulation:** See the regulations for "Mini-warehouse, self-storage in Tables 4-1 and 5-9.

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**17**

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**Section:** 67.1  
**Change:** Add appropriate heading for Section 67.1 (Correction)  
**Rationale:** Section 67.1 appears to form part of the use specific standards for "single-room occupancy" but the standards in 67.1 apply to multi-family dwelling units in the C1 and C2 districts.  
**Current Regulation:** Currently there is no heading above section 67.1.

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	67.1(1)
<b>Change:</b>	Amend Section 67.1 to ensure that the ground floor is not used for parking, which is not the intent of the provision (Clarification/Functional Improvement)
<b>Rationale:</b>	Some applicants have come forward wishing to use this provision to build parking on the entire main level with residential above, which was not the intent of the use specific standard.
<b>Current Regulation:</b>	67.1(1)  In C1 and C2 zoning districts, multi-family dwelling units must be located above the ground floor.

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**19**

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<b>Section:</b>	72(1)
<b>Change:</b>	Re-write the use specific standard for places of worship without changing how the use specific standard functions (Clarification)
<b>Rationale:</b>	The use specific standard should reference the zoning districts where the use specific standards apply.
<b>Current Regulation:</b>	<b>Place of Worship</b>  <b>72.</b> (1) Places of worship with a gross floor area of more than 40,000 square feet are permitted only in the C4, EI, MMU, M1 and M2 zoning districts.

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**20**

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<b>Section:</b>	98(1)
<b>Change:</b>	Add a section number for "Billboard Signs" (Correction)
<b>Rationale:</b>	Typo
<b>Current Regulation:</b>	After Section 98  <b>Billboard Signs</b>  (1) All billboard signs must comply with the following standards:...

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	Illustrations 9.1-9.3 and Illustrations 18.1-18.3
<b>Change:</b>	Add a previously omitted restricted area diagonally opposite from stop line, pedestrian crossing, and near-side rail (Functional Improvement)
<b>Rationale:</b>	This is not a change to regulations but is a clearer illustration of an existing regulation. The new drawings better reflects that digital signs are restricted in traffic decision locations for traffic flows in both directions of a street.
<b>Current Regulation:</b>	See existing Illustrations 9.1-9.3 and Illustrations 18.1-18.3

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**22**

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<b>Section:</b>	113(5)
<b>Change:</b>	Add the word "detailing" to section 113(5), which prohibits painting and repairs to automobiles and other motorized vehicles as a home-based business (Clarification)
<b>Rationale:</b>	Minor clarification
<b>Current Regulation:</b>	(5) On-site painting, body repairs, or other repair of automobiles, trucks, boats, trailers, or other motorized vehicles;

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<b>Section:</b>	113(10)
<b>Change:</b>	Add the words "boats, trailers, or other motorized vehicles" to section 113(10), which prohibits the sale of automobiles and motorcycles as a home-based business (Clarification)
<b>Rationale:</b>	Minor clarification
<b>Current Regulation:</b>	(10) Any business engaged in the sales and rental of autos, light trucks, or motorcycles.

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<b>Section:</b>	113
<b>Change:</b>	Add "Retail Sales" to the list of prohibited home-based businesses (Clarification/Functional Improvement)
<b>Rationale:</b>	Retail sales, as defined in the Zoning By-law, is beyond the scope of a home based-business.
<b>Current Regulation:</b>	N/A

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	114(6)
<b>Change:</b>	Restrict the maximum cumulative size of a minor home-based business to 25% of the gross floor area or 400 square feet, whichever is less (Functional Improvement)
<b>Rationale:</b>	The proposed change is being made in conjunction with adding a size limitation to major home-based businesses.
<b>Current Regulation:</b>	(6) The cumulative size of all home-based businesses within a dwelling unit or accessory building must not exceed 25 percent of the total gross floor area of the dwelling unit and accessory building or 800 square feet, whichever is less.

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<b>Section:</b>	115
<b>Change:</b>	Add a clause similar to 114(6) that restricts the maximum cumulative size of a major home-based business to 25% of the gross floor area or 800 square feet, whichever is less (Functional Improvement)
<b>Rationale:</b>	The proposed change is being made in conjunction with changing the size limitation to minor home-based businesses.
<b>Current Regulation:</b>	N/A

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27

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<b>Section:</b>	118(1)
<b>Change:</b>	Add "A" to the list of uses identified in section 118(1) (Correction)
<b>Rationale:</b>	Outside storage is identified as a "P*" accessory use in the "A" zone under Table 4-2.
<b>Current Regulation:</b>	<b>Outside Storage</b> 118. (1) Accessory outside storage in the, C3, C4, MMU, M1 and M2 districts is subject to compliance with section 197, Screening of Outside Storage Required.

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<b>Section:</b>	120(1)(e)
<b>Change:</b>	Add same clause as in 120(2)(m) to 120(1) to prohibit home-based businesses, care homes, and neighbourhood rehabilitation homes in secondary suites (Functional Improvement)
<b>Rationale:</b>	Adding this clause makes the regulations for secondary suites more consistent
<b>Current Regulation:</b>	n/a

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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**Section:** 120(2)(a)  
**Change:** Allow a detached secondary suite on a corner lot (Functional Improvement)  
**Rationale:** The main objective of the provisions in 120(2)(a) is to ensure that there is access to the secondary suite from either two streets or from a lane and a street.  
**Current Regulation:** 120.(2) Secondary suite, detached  
(a) The lot must be a 'through lot' or abut an improved public lane;

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**Section:** 120(2)(o)  
**Change:** Refine the description as to how lot coverage is calculated for detached secondary suites (Clarification)  
**Rationale:** There can be conflicting interpretations between section 142 (provisions for accessory structures) versus rules that apply to detached secondary suites.  
**Current Regulation:** 120(2)(o) The maximum lot coverage of the site, including the secondary suite, shall be no greater than the applicable zoning district allows.

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**Section:** Proposed new section between section 132 and section 133.  
**Change:** Create a regulation that allows only one single-family detached dwelling per zoning lot in the "A" district (Clarification/Functional Improvement)  
**Rationale:** Like the Residential districts, the Agricultural district is not intended to have more than one single-family detached dwelling on each zoning lot; however, there may be more than one principal building in an "A" district that could be related to a farm operation.  
**Current Regulation:** n/a

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**32**

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**Section:** Table 5-2  
**Change:** Change the minimum lot area for RR5 to state "217,800 sq. ft." (Correction)  
**Rationale:** The minimum lot area column of Table 5-2 notes that the lot area is presented in sq ft. This change will make the RR5 lot area consistent with the rest of the column.  
**Current Regulation:** 5 acres

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<b>Section:</b>	Table 5-2
<b>Change:</b>	Change the minimum lot width in the RR5 zone to 300 feet (Functional Improvement)
<b>Rationale:</b>	The minimum lot width of 25 feet for a 5 acre property is impractical and does not serve the purpose of the district, which is for large-lot rural residential development. Further, 300 ft is the required lot width in existing secondary plans for some rural areas in Winnipeg (Wilkes South Secondary Plan and St. Vital Perimeter South). Last, the 300 foot width has been a requirement in the RR5 (or equivalent) district through a number of previous Zoning By-laws, so most rural lots zoned RR5 are already established to this standard.
<b>Current Regulation:</b>	25

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<b>Section:</b>	Table 5-2
<b>Change:</b>	Change the minimum lot width in the RR2 zone to 180 feet (Functional Improvement)
<b>Rationale:</b>	The minimum lot width of 25 feet for a 2 acre property is impractical and does not serve the purpose of the district, which is for large-lot rural residential development. Further, 180 ft is the required lot width in existing secondary plans for some rural areas in Winnipeg (Wilkes South Secondary Plan and St. Vital Perimeter South). Last, the 180 foot width has been a requirement in the RR2 (or equivalent) district through a number of previous Zoning By-laws, so most rural lots zoned RR2 are already established to this standard.
<b>Current Regulation:</b>	25

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	139
<b>Change:</b>	Typo at beginning of the clause (Correction)
<b>Rationale:</b>	Correction of a typo.
<b>Current Regulation:</b>	<b><i>Front Yard Building Alignments</i></b> 139. Where a new single-family or two-family multi-family dwelling or addition to a dwelling is proposed within a street block or a portion of a street block...

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<b>Section:</b>	141(3)
<b>Change:</b>	Change term from "semi-detached single-family dwelling unit" to "semi-detached dwelling (Clarification)
<b>Rationale:</b>	This change is being proposed in conjunction with the addition of the definition for "semi-detached dwelling".
<b>Current Regulation:</b>	The permitted use of each lot created must be for a semi-detached single-family dwelling unit and permitted accessory uses only.

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<b>Section:</b>	New section after section 141.
<b>Change:</b>	Add a section for splitting a lot that contains "row dwellings" per the recommendations of changes to section 145 (Clarification/Functional Improvement)
<b>Rationale:</b>	Multi-family developments can be established via a conditional use in the R2 zone. One form of multi-family development that may be established is a row dwelling (townhouses as an example). Currently, there are no rules for splitting row dwellings within the single and two-family districts, even though this form of development may be established in the R2 zone.
<b>Current Regulation:</b>	n/a

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<b>Section:</b>	145
<b>Change:</b>	Replace "attached dwellings" or "single-family attached dwelling unit" with "row dwelling(s)" (Clarification)
<b>Rationale:</b>	"Row-dwelling" is being added as a definition, which is the type of development that section 145 is primarily referring to.
<b>Current Regulation:</b>	<p>Splitting a Lot Containing Attached Dwellings</p> <p>145. The owner of a lot with attached dwellings located on it may split the lot to provide individual lots for one or more of the attached dwelling units provided that:</p> <p>(1) The new lot lines must be a straight line between the front and rear lot lines, located in such a manner that the party walls of the attached dwelling must form part of the new lot lines, and, where a new lot line is unable to form a straight line due to the irregular shape of the lot or the structure, the location of that new lot line may be determined by the Director.</p> <p>(4) The permitted use of each lot created must be for a single-family attached dwelling unit and permitted accessory uses only.</p> <p>(7) Each end unit in a grouping of single-family attached dwellings must meet the minimum side yard or corner side yard requirement, as applicable, of a two-family structure in the same zoning district. (See Illustration 15.)</p>

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<b>Section:</b>	146(1)(b) & 146(2)
<b>Change:</b>	Clarify the accessory structure wording (Clarification/Functional Improvement)
<b>Rationale:</b>	Clarify that section 146(1) only applies to multi-family structures in the RMF-M, RMF-L, and RMU zoning districts; state that all yard requirements need to be meet in 146(1)(b); and, identify that structures accessory to a multi-family structure in the RMF-S zoning district must meet the standards in section 142.
<b>Current Regulation:</b>	<p>(1) Structures accessory to a principal multi-family structure must meet the same dimensional requirements applicable to the principal building, except that:</p> <p style="padding-left: 40px;">(b) a detached parking structure must comply with the same front yard and reverse corner side yard standards applicable to the principal multi-family residential structure and have a maximum height of 13 feet.</p> <p>(2) Structures accessory to a principal single-family or two-family dwelling unit must meet the standards set out in section 142.</p>

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	Section 159 Table 5-7
<b>Change:</b>	Adjust the side yard provisions for roofs over exterior entrances (pg. 121) (Functional Improvement)
<b>Rationale:</b>	Under the previous Zoning By-law 6400/94, roofs over exterior entrances were permitted to project up to one foot into a side yard.
<b>Current Regulation:</b>	Side Yard No closer than 4 inches per foot of side yard; No closer than 2 ft to side lot line

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<b>Section:</b>	Section 159 Table 5-7
<b>Change:</b>	Delete "but maximum 13 ft height in residential districts" for flag poles, lighting fixtures, lamp posts, and similar features (Clarification)
<b>Rationale:</b>	The height does not need to be referenced as the height is captured in Table 5-8 (Permitted Projections through Maximum Height Limits).
<b>Current Regulation:</b>	Front Yard      Side Yard      Rear Yard Permitted, but maximum 13 ft height in residential districts

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<b>Section:</b>	Section 159 Table 5-7
<b>Change:</b>	Add "A", "RR5", "RR2", "R1", and "R2" to the list of zoning districts where open parking, or loading areas and queuing spaces permit parking in the rear yard and add a note explaining that open parking is permitted in the side yard for single or two-family dwellings (Clarification)
<b>Rationale:</b>	These districts should have been included in this section of Table 5-7.
<b>Current Regulation:</b>	Does not include "A", "RR5", "RR2", "R1", and "R2" where open parking is permitted in the rear yard.

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	160(1)
<b>Change:</b>	Add RMU district to section 160(1) (Correction/Clarification)
<b>Rationale:</b>	This district should have originally been included in section 160(1).
<b>Current Regulation:</b>	(1) For structures in any Parks and Recreation zoning district, the RMF zoning district, any commercial and institutional zoning district, or any manufacturing zoning district; and..

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<b>Section:</b>	Table 5-9
<b>Change:</b>	Require 1 parking space per dwelling unit for dwelling unit(s) in a row dwelling that does not have a common parking area and 1.5 parking spaces per dwelling unit for dwelling units in a row dwelling with a common parking area (Clarification/Functional Improvement)
<b>Rationale:</b>	A dwelling unit in a row dwelling is similar to a single-family detached dwelling and should be consistent with those parking regulations. If a common parking area is provided for the row dwelling, then it will require 1.5 parking spaces per dwelling unit and 10% of the parking spaces must be for guest parking.
<b>Current Regulation:</b>	Currently, without a definition for "row dwelling," a row dwelling falls under parking category 3 of Table 5-9 as a multi-family use, which requires 1.5 parking spaces per dwelling unit.

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	Section 161 Table 5-9
<b>Change:</b>	Make bicycle parking required for elementary schools, junior and senior high schools (Clarification)
<b>Rationale:</b>	Currently bicycle parking is not required in Table 5-9, which is an oversight.
<b>Current Regulation:</b>	Bicycle parking is not required.

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**46**

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<b>Section:</b>	168
<b>Change:</b>	The table in section 168 should be labeled as "Table 5-10: Minimum Required Accessible Spaces" (Correction)
<b>Rationale:</b>	Minor correction as the table is not labeled.
<b>Current Regulation:</b>	n/a

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<b>Section:</b>	168
<b>Change:</b>	Clarify that the van accessible parking spaces are part of the accessible parking spaces required (Clarification)
<b>Rationale:</b>	The table in section 168 could be interpreted that the number(s) listed in the <i>Minimum Number of Van Accessible Parking Spaces Required</i> column are over and above the number of accessible parking spaces required in the adjacent column.
<b>Current Regulation:</b>	<i>Minimum Number of Van Accessible Parking Spaces Required</i>

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	171(4)
<b>Change:</b>	There are two 171(5's) instead of 171(4), 171(5) under Parking Management Plan (Correction)
<b>Rationale:</b>	Correction of a typo
<b>Current Regulation:</b>	The first provision under the "Parking Management Plan" heading is (5)

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<b>Section:</b>	172(2) Table 5-12
<b>Change:</b>	Correct issues with parallel parking; ensure that "note c" applies to all angles of parking; remove the "Minimum Parking Aisle Width" column and replace it with two new columns: "Minimum One-Way Parking Aisle Width" and "Minimum Two-Way Parking Aisle Width." (Functional Improvement)
<b>Rationale:</b>	Adjustments to help ensure that parking lots are developed in a functional manner.
<b>Current Regulation:</b>	Allows parallel parking stalls to be 16 feet in length under note b; note c does not apply to all angles of parking; one and two-way parking aisle widths are not specified.

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<b>Section:</b>	172(3)
<b>Change:</b>	Specify the required minimum width for a driveway with bi-directional traffic (Functional Improvement)
<b>Rationale:</b>	Section 172(3) identifies the minimum required width of a driveway as 8 feet, but it does not specify what may be required for bi-directional traffic.
<b>Current Regulation:</b>	(a) an accessory off-street parking area must be provided with a parking driveway with a minimum width of 8 feet, having access to a street or, where permitted, to a public lane;

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<b>Section:</b>	172(4)(a)
<b>Change:</b>	Clarify that all parking areas and driveways must meet the surfacing standards in 172(4)(a) (Clarification)
<b>Rationale:</b>	The current wording in 172(4)(a) just stipulates that "required" parking areas and driveways must meet the surfacing standards.
<b>Current Regulation:</b>	<b>Surfacing</b>  (4) The following standards apply to the surfacing of required parking areas:  (a) the owner must provide all required parking areas and driveways accessory to single and two-family dwellings with an all-weather, adequately drained, hard surface of compacted crushed stone, asphalt, concrete, paving stones, or similar materials approved by the City, constructed and maintained so loose material is not dislodged and thrown or carried onto adjoining public streets or lanes.

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<b>Section:</b>	172(4)(b)
<b>Change:</b>	Clarify that all parking areas and driveways must meet the surfacing standards in 172(4)(b) (Clarification)
<b>Rationale:</b>	The current wording in 172(4)(b) just stipulates that "required" parking areas and driveways must meet the surfacing standards.
<b>Current Regulation:</b>	<b>Surfacing</b>  (4) The following standards apply to the surfacing of required parking areas:  (b) the owner must surface all required parking areas and driveways accessory to all other uses and all non-accessory parking areas, with asphalt, concrete, paving stones, or other surface approved by the City.

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<b>Section:</b>	172(9)(b)
<b>Change:</b>	Replace post and chain fence with ornamental metal fence or alternative approved by the Director of Planning, Property and Development and remove the requirement for wheel stops (Functional Improvement)
<b>Rationale:</b>	Post and chain is typically discouraged as a fence material for vehicle display areas whereas ornamental metal is preferred.
<b>Current Regulation:</b>	(b) a post-and-chain fence not exceeding 4 feet and not less than 2 feet in height must be erected where the display area abuts upon a public right-of-way or an adjacent property, and wheel stops must be located at least 2½ feet inside the said fence.

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<b>Section:</b>	179(4)
<b>Change:</b>	Clarify that a window sign that covers more than 50% of an individual window – calculated between mullions – must meet the signage regulations of the Zoning By-law (Functional Improvement)
<b>Rationale:</b>	The proposed change aligns with the Downtown Winnipeg Zoning By-law.
<b>Current Regulation:</b>	<b>Section 179 Signs Not Subject to this By-law</b> 179. The following types of signs are not subject to the provisions of this By-law: (4) Window signs, unless such signs occupy more than 30 percent of the window surface on any façade of the principal building in which case they are treated as fascia signs; and

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<b>Section:</b>	183
<b>Change:</b>	Typo: replace "advertising signs" with "billboards" (Correction)
<b>Rationale:</b>	The term "advertising sign" was taken out under By-law 36/2013. This by-law replaced the term "advertising sign" with "billboards".
<b>Current Regulation:</b>	<b>Accessory Signs</b> 183. The owner may erect and maintain accessory signs to all sites and uses other than single and two-family dwellings, and excepting advertising signs, subject to the following standards:

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**Section:** Section 183 Table 5-15.1 and section 183.1 Table 5-15.2

**Change:** Correct typos in Note e of Table 5-15.1 and Table 5-15.2 (Correction)

**Rationale:** Minor typos to correct for clarification as follow-up from the changes introduced into the sign regulations under By-law 36/2013.

**Current Regulation:** Note e. Table 5-15.1 Maximum size of digital static copy signs in all C2 PDO-1, PR, RMF, R, RMU, CMU, EI districts; and digital reader boards in C1, A districts, is 16 square feet.

**Table 5-15.2: Digital Accessory Sign Locations**

District	Digital Reader Boards	Digital Static Copy Signs	Digital Moving Copy Signs
C1, A	Allowed	Not allowed	Not allowed
C2, C3, C4, M1, M2, M3, MMU	Allowed	Allowed	Not allowed
CMU, EI, C2 PDO-1, RMU	Allowed	Allowed	Not allowed
PR, RMF, R	Allowed [note a]	Allowed [note a] [note b]	Not allowed

NOTES:

a. For schools, community centres, golf courses and religious institutions only.  
*amended 95/2014*

b. Must be turned off from 10:00 PM to 7:00 AM every day of the week.

**Section:** 190(7)(a)(ii)

**Change:** Eliminate the requirement to have breaks in a wall or fence after continuous lengths of 48 feet (Functional Improvement)

**Rationale:** The required breaks in the fence are often varied and are neither desired neither by the developer nor the neighbouring property owners.

**Current Regulation:** Option 2: Site edge buffering must include an opaque wall, berm, fence and/or dense vegetative screen with a minimum combined height of 6 feet. If a vegetative screen is proposed, it must be at least 6 feet in height at the time of planting. If a wall or fence is used the maximum continuous horizontal length of any section is 48 feet, at the end of which a landscaped strip of a minimum length of 16 feet, a minimum depth of 4 feet, and with shrubs a minimum height of 2½ feet must be provided.

**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	191.1(1)
<b>Change:</b>	Typo - Add "%" after the "25" (Correction)
<b>Rationale:</b>	Correction of a typo.
<b>Current Regulation:</b>	(1) Where expansion of the existing building is between 25 and 50% of the gross floor area of the building, street edge landscaping must be installed in accordance with subsections 190(2) through 190(4).

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<b>Section:</b>	Table 5-17
<b>Change:</b>	Typo: Note "e" should refer to section 197, not section 190 (Correction)
<b>Rationale:</b>	Note "e" is intended for screening outside storage. The screening provisions for outside storage are found in section 197, not 190.
<b>Current Regulation:</b>	Notes:  e. Fences required for buffering under section 190 are not subject to this height requirement.

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<b>Section:</b>	Table 5-17
<b>Change:</b>	Add a provision allowing taller fences for properties abutting railroad right-of-ways (Functional Improvement)
<b>Rationale:</b>	Allowing taller fencing helps buffer these properties from the adjacent railroad right-of-way or railway yard.
<b>Current Regulation:</b>	n/a

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**Appendix "A"**  
**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	206.1 Standard "A" (1)
<b>Change:</b>	Improvement for instances where a pedestrian route is required to connect from the development to the roadway (Functional Improvement)
<b>Rationale:</b>	Past requirement was for routes to connect to roadway in cases where no sidewalk exists. Public Works requested a change to that requirement.
<b>Current Regulation:</b>	Standard "A"  (1) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, the route must connect to the roadway. If a transit stop exists in the public right of way adjacent to the subject property, this pedestrian route must provide a direct connection to the transit stop; and

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<b>Section:</b>	206.1 Standard "B" (1)
<b>Change:</b>	Improvement for instances where a pedestrian route is required to connect from the development to the roadway (Functional Improvement)
<b>Rationale:</b>	Past requirement was for routes to connect to roadway in cases where no sidewalk exists. Public Works requested a change to that requirement.
<b>Current Regulation:</b>	Standard "B"  (1) A universally accessible, direct pedestrian route must be provided from the main entrance of at least one of the principal buildings to a public sidewalk. Where no public sidewalk exists, the route must connect to the roadway. If a transit stop exists in the public right of way adjacent to the subject property, this pedestrian route must provide a direct connection to the transit stop; and

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<b>Section:</b>	Table 5-18
<b>Change:</b>	"R2" should be included in the top left hand column under the heading "District" (Correction)
<b>Rationale:</b>	Multi-family development is possible in the R2 zone as a conditional use.
<b>Current Regulation:</b>	<b>District</b>  PR1, PR2, PR3, RMF, RMU, C1, C2, C3, C4, CMU, EI, MMU

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**Appendix "A"**

**Proposed Minor Amendments to Zoning By-law 200/2006**

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<b>Section:</b>	Schedule B 1(1), 2. and Appendix "A"
<b>Change:</b>	Remove section 1(1) of Schedule B and Appendix "A" of Schedule "B" (Correction)
<b>Rationale:</b>	The lands referred to in Schedule "A" were rezoned under By-law 146/2008 and do not need to be referenced separately. By-law 146/2008 needs to be added to the list of map amendments under section 2.
<b>Current Regulation:</b>	(1) The lands designated on the plan in Appendix "A" are hereby zoned as shown on the plan, the zoning districts and zoning district boundaries are hereby located as shown on the plan, and the Zoning Maps shall hereafter be read and construed as shown on the plan.

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<b>Section:</b>	Schedule D Section 3(1)(b)(ii)
<b>Change:</b>	The language used in either OurWinnipeg or Complete Communities refers to a "full range of municipal services". As such, it is proposed that this section use similar language (Correction/Clarification).
<b>Rationale:</b>	Alignment with OurWinnipeg and Complete Communities terminology.
<b>Current Regulation:</b>	(ii) the newly created lot is located on a street in an established residential area where a range of municipal infrastructure exists.

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<b>Section:</b>	Schedule M, PDO-1 Downtown Transcona Sections 5(3) and 5(4)
<b>Change:</b>	Amend section 5(3) and 5(4) in the PDO-1 Downtown Transcona to clarify what is permitted, conditional, or prohibited (Clarification/Functional Improvement)
<b>Rationale:</b>	Sections 5(3) and 5(4) of the PDO-1 Downtown Transcona can make it unclear as to what is permitted, conditional, prohibited, or restricted. Section 5(4) states: <i>"Notwithstanding other provisions of this By-law, Industrial, Commercial Sales and Service, and Private Motor Vehicle related uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses, except in the areas shown as Area 2A on Map 3."</i> Section 5(3), previous to section 5(4), restricts several uses in the entire Downtown Transcona Living Area. However, by virtue of the fact that section 5(4) states <i>"Notwithstanding other provisions of this By-law..."</i> section 5(4) makes it possible to potentially establish the uses prohibited in section 5(3).
<b>Current Regulation:</b>	Permitted Use Regulations
	(3) Notwithstanding other provisions in this By-law, in the Downtown Transcona Living Area, the following uses are prohibited and are not allowed as permitted, conditional, accessory, or temporary uses: (a) Billboard, Digital Moving copy/ Billboard, Digital Static Copy/ Billboard, Poster; (b) Auto / light truck / motorcycle, sales and rental; (c) Auto parts and supplies, sales; (d) Cheque-cashing facility; (e) Drive-in or drive-through; (f) Fuel sales; (g) Pawnshop; and (h) X-rated store.
	(4) Notwithstanding other provisions of this By-law, Industrial, Commercial Sales and Service, and Private Motor Vehicle Related uses are prohibited and are not allowed as permitted, conditional, accessory or temporary uses, except in the areas shown as Area 2A on Map 3.

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***Appendix “B”***  
***Proposed Major Amendments to Zoning By-law 200/2006***

### **Amend Regulations for Care Homes and Neighbourhood Rehabilitation Homes**

Consider the following changes to the existing regulations for *Care Homes* and *Neighbourhood Rehabilitation Homes*:

- Amend the definition of a Neighbourhood Rehabilitation Home.
- Create a use specific standard for Neighbourhood Rehabilitation Homes limiting the number of occupants per home in the low-density zoning districts (i.e. RR2, R1, R2). For example, a limit of 4 people per home may be considered.
- Create a use specific standard limiting the maximum number of occupants in a Neighbourhood Rehabilitation Home in the multi-family, mixed use, educational and institutional, and commercial districts. A maximum number of occupants that could be considered for each household is 6.
- Review and potentially adjust the minimum parking requirements for Care Homes and Neighbourhood Rehabilitation Homes.
- Eliminate separation distances for Care Homes and Neighbourhood Rehabilitation Homes in the use specific standards.
- Amend the definition of a Care Home to indicate that a Care Home needs to be developed in a manner similar to a detached single-family home when developed in the RR5, RR2, or R1 zones.
- Change the maximum number of occupants in a Care Home in the low-density zoning districts to 4 and in the multi-family, mixed-use, educational and institutional, and commercial districts to 6.

#### *Policy Direction*

#### COMPLETE COMMUNITIES DIRECTION STRATEGY

##### New Communities (Under Direction 3)

- Encourage greater choices in housing type, density, style and tenure.

##### Mature Communities (Under Direction 1)

- Support Complete Communities by ensuring diverse and high quality housing stock.
- In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.

#### *Rationale for the Change:*

- The regulations in the Zoning By-law focus primarily on separation distances rather than on the intensity of each use and form in relation to the zoning district.

**Permit Body Modification Establishments Where These Uses Are Conditional**

Make Body Modification Establishments permitted where these uses are currently conditional, which is in the C2, C3, C4, and MMU zoning districts. Currently Body Modification Establishments can only be established through a conditional use process in the C2, C3, C4, and MMU zoning districts per Table 4-1: Principal Use Table.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Direction 3)

- Ensure communities have a range of commercial services to meet their local needs in order to complete the communities and to minimize the need for travel.

*Rationale for the Change:*

- Since the City of Winnipeg Zoning By-law 200/2006 was passed on March 1, 2008 there have been a total of 28 applications for Body Modification Establishments. The Public Service has recommended approval for all of the applications and the relevant hearing body has approved the recommendations of the Public Service on virtually every application. In most instances, Body Modification Establishment applications were approved without conditions. There has also been minimal public opposition to these applications.
- The City of Winnipeg already requires licencing and regulates body modification uses through By-law 40/2005. The Province also requires body modification establishments to register with the Health Protection Unit.

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**Add Call Centre as a Permitted Use with a Use Specific Standard in the C2 Zone**

There have been a number of smaller-scale call centres looking to occupy existing buildings in the C2 zoning district.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Under Direction 3)

- Recognize and support the role that commercial businesses play in local employment.

*Rationale for the Change:*

- There have been a number of small call centres looking to occupy existing buildings in C2. Call centres can be seen as a compatible use with other uses permitted in the C2 district, such as an office.
- As an initial step, call centres could be considered to be permitted in the C2 district with a use specific standard that limits the gross square footage.

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**Add Craft Breweries, Distilleries and Wineries as a Principal Use**

A brewery, distillery or winery can be established as a light manufacturing use in any of the manufacturing districts. However, a small-scale brewery, which is often referred to as a “craft brewery” or “micro-brewery,” with a tap room or associated commercial space can not be established in any commercial zones per the existing zoning regulations. This may create a problem as some craft breweries may be more sought after in commercial areas where there are restaurants, drinking establishments or other like uses. The Public Service has met with representatives from the Liquor and Gaming Authority of Manitoba to gain insight as to how the Provincial regulations work for craft, or small-scale, breweries.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Direction 3)

- Ensure communities have a range of commercial services to meet their local needs in order to complete the communities and to minimize the need for travel.

Commercial Areas (Under Direction 3)

- Recognize and support the role that commercial businesses play in local employment.

*Rationale for the Change:*

- In many cities, craft breweries are increasing in popularity and demand. The Province of Manitoba has recently launched a craft breweries strategy. Adding “craft brewery, distillery or winery” as a principal use that may be allowed – with limitations – in commercial areas can help a growing industry.

**Change Definition of “Micro-Brewery, Distillery or Winery” and where this Accessory Use is Permitted**

The existing definition of a “micro-brewery, distillery or winery” allows for this use to be established in conjunction with either a restaurant or a drinking establishment. However, the beer or alcohol produced onsite can not be sold to other restaurants, drinking establishments or wholesalers, which is inconsistent with Provincial regulations as confirmed by the Liquor and Gaming Authority of Manitoba. The definition describes a development that may be referred to as a “brew pub” – a restaurant or bar with an on-site brewery.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Direction 3)

- Ensure communities have a range of commercial services to meet their local needs in order to complete the communities and to minimize the need for travel.

Commercial Areas (Under Direction 3)

- Recognize and support the role that commercial businesses play in local employment.

*Rationale for the Change:*

- Provincial regulations allow “brew pubs” to sell or distribute alcohol produced in the brew pub to other establishments. This is inconsistent with the zoning definition.
- Currently, there are instances in the Zoning By-law where a “micro-brewery, distillery or winery” is a conditional use, even if the associated principal use is a restaurant, which is permitted in all of the same zoning districts.

**Allow for Limited, Shared, Non-Accessory Parking per Standing Committee Motion**

In this context, “shared parking” describes the provision of non-accessory parking as an accessory use. In simpler terms, shared parking is onsite parking made available to offsite users.

On January 13, 2015, the Standing Policy Committee on Property and Development, Heritage and Downtown Development directed the Winnipeg Public Service to investigate and report back within 90 days on changes to the Winnipeg Zoning By-law 200/2006 that would accommodate limited non-accessory parking as an accessory use through discretionary approval in Zoning Districts where it is currently not permitted. On October 13, 2015, the matter was referred to the Zoning By-law 200/2006 Review.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Transformative Areas – Centres and Corridors (under Direction 1)

- Promote innovative parking strategies and high intensity developments, including locating parking lots to the rear of developments, encouraging the development of underground parking or parking structures and encouraging the preservation and/or planting of trees and other types of vegetation within and around surface parking lots.

*Rationale for the Change:*

- A property currently cannot supply parking to an off-site user if the property is zoned residential, institutional, or C1.
- Many situations arise in which 1) excess parking is available on residential lots, 2) such parking is needed to support an adjacent development, and 3) the property owners are willing to do a parking management plan.
- Informal illegal shared parking arrangements occur in all parts of the city and most frequently around large institutions such as hospitals and universities, and commercial businesses on corridors with smaller lots. Requests for shared parking appear to be occurring more frequently in recent years.
- When a complaint is received about the practice occurring, the Zoning and Permits Branch is compelled to undertake enforcement action.
- Canadian and American cities studied have a range of ways of dealing with shared parking in their zoning by-laws. The ‘sharing economy’ is driving cities to explore options around shared parking.
- Shared parking provisions support infill, and standards will help regulate the practice. Analysis shows that currently, there are many examples of lots illegally overbuilt with shared parking while other lots that have capacity are not being used.
- Winnipeg data was compiled from two test areas to determine supply and demand currently and under the new proposed regulations.

**Appendix “B”**  
**Proposed Major Amendments to Zoning By-law 200/2006**

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- In a block zoned “R2” adjacent to the Health Sciences Centre and University of Manitoba Bannatyne Campus, there are currently 29 stalls that appear to be used for shared parking. Under the proposed new standards, 33 stalls could be permitted to be used legally. The new standards would therefore capture demand in this area to a threshold roughly equivalent to the current market.
- The new standards would also usher in better lot-to-lot balance in this area. Twelve properties appear to have overbuilt their parking to share. Compliance would bring these properties down to the acceptable threshold. There are 5 properties in the area that don’t currently appear to be sharing any stalls. These properties would have the option to begin sharing up to the acceptable threshold.
- This test area can serve as a reasonable extrapolation set to understand supply and demand at the University of Manitoba Fort Garry Campus, which often sees demand on ‘game days’/ other event days. It is estimated that approximately 1/3 of the residential lots zoned “R1” near to the University of Manitoba, on the same side of Pembina Highway, meet the criteria of having paved rear lane access to support shared parking as per the proposed standards.
- In another test area -a mixed commercial and residential area off Corydon Avenue at Beaverbrook - it was found that the new standards would increase capacity and better capture demand. Five properties zoned “R1” appear to have overbuilt parking on their lots to share. Compliance would bring these properties down to the acceptable threshold. There are 14 properties in the area that don’t currently appear to be sharing any stalls. These properties would have the option to begin sharing up to the acceptable threshold. This test area can serve as a reasonable extrapolation set for other commercial properties along corridors.
- Face to face consultation was done with stakeholders who included the West Alexander Residents Association. According to Zoning and Permits Division, West Alexander is the area in Winnipeg receiving the most complaints regarding illegal shared parking, mainly for its close proximity to the Health Sciences Centre and the University of Manitoba Bannatyne Campus. Key points of feedback and Urban Planning Division responses were:

**Appendix “B”**  
**Proposed Major Amendments to Zoning By-law 200/2006**

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<b>Stakeholder feedback</b>	<b>Public Service response</b>
Should there be Director approval to avoid ‘red tape’. No public hearing unless Variance required	Will be considered
Require an annual permit renewal, to adjust to changing circumstances	May present resource issues for Zoning - needs internal discussion
How do we prevent an approval precedent for large Variances - will this open the floodgates	This is a risk experienced with all approvals
Who assumes responsibility for any hazards stemming from loose cords, block heater fires etc.?	The owner providing the stalls may need to sign a waiver as part of their application. The Public Service will explore legal issues.

- The Zoning and Permits Branch has expressed some concerns about enforcing the new proposed regulations; however it is unclear at this stage the level of enforcement issues that would be created. The Advisory Committee has agreed to proceed and present the option to SPC.
- The Public Service recommends that since the biggest demonstrated need for shared parking is currently within the R1 and R2 districts, that the proposed zoning regulations may be best limited to these lots at this time. The Public Service can monitor the practice and if need arises, potential expansion options for multifamily, rural residential, institutional, and C1 and C2 districts can be explored in the future.

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**Amend Minimum Front Yard Requirements under Table 5-5 for the C1, C2 and CMU Districts**

The minimum front yard of 0 feet should not apply to parking in the C1, C2 and CMU districts, but currently does under the Zoning By-law.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Direction 4)

- Encourage the creation of vibrant and high quality commercial developments.

Commercial Areas (Under Direction 4)

- Promote principles of high quality design in commercial areas, such as building design, layout and materials, the adequacy of landscaping, parking, access, pedestrian and vehicular circulation and consideration of commercial signage in terms of its size, design and location.

Commercial Areas (Under Direction 4)

- Encourage an animated streetscape and “eyes on the street” as determined by the characteristics of the urban structure area in which they are located. This may include placing parking at the rear of buildings with proper screening, orienting buildings and entrances the public street and blending public and private space through the use of windows.

*Rationale for the Change:*

- The 0 foot front yard is intended to accommodate the principal buildings, not parking areas. The intent of the regulation is to allow for principal buildings to be built next to the street.

**Amend Existing Fascia Signage (Signs Attached to a Building) Provisions**

On March 8, 2016, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended that the Public Service investigate and report back on limiting the amount of fascia (wall) signage permitted on storefronts and include recommendations for amendments to the Winnipeg Zoning By-law No. 200/2006.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Commercial Areas (Direction 4)

- Encourage the creation of vibrant and high quality commercial developments.

Commercial Areas (Under Direction 4)

- Promote principles of high quality design in commercial areas, such as building design, layout and materials, the adequacy of landscaping, parking, access, pedestrian and vehicular circulation and consideration of commercial signage in terms of its size, design and location.

Urban Design (Direction 4)

- Promote the design of a liveable and beautiful city.

Urban Design (under Direction 4)

- Use planning tools to establish high quality design standards for signage.

*Rationale for the Change:*

- Direction from the Standing Policy Committee on Property and Development, Heritage and Downtown Development via the City Centre Community Committee recommendation.
- The motion was prompted by fascia signage on some commercial businesses that was viewed as excessive and that resulted in a negative impact on the street.

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**Landscaping Requirements for Redevelopment of a Site**

Require landscaping improvements consistent with 191.1 when a substantial amount of the site is redeveloped.

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Urban Design (Direction 4)

- Promote the design of a liveable and beautiful city.

*Rationale for the Change:*

- Section 191.1 requires landscaping improvements upon expansion of the building, but does not specify the landscaping required when a site or a zoning lot is redeveloped.

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**Extend the Current 20% Parking Reduction in the Urban Infill Area to include all Mature Communities**

Currently there is a 20% parking reduction offered within the Urban Infill Area for instances where a property currently does not meet the minimum standards for accessory off-street parking, or the property is located with frontage on a public transit route with regular daily service. The Public Service recommends extending this 20% parking reduction to include the Urban Infill Area as well as all Mature Communities as shown in the Complete Communities Direction Strategy (By-law 68/2010).

*Policy Direction*

COMPLETE COMMUNITIES DIRECTION STRATEGY

Areas of Stability (Under Direction 1)

- Review existing policies and by-laws for residential infill development with an aim to streamline the approval process for development that is consistent with Complete Communities objectives.

Commercial Areas (Under Direction 2)

- Encourage the redevelopment, infill and expansion of existing commercial areas as the preferred method of accommodating new commercial development.

*Rationale for the Change:*

- 20% is the standard parking reduction that has been permitted in the Zoning By-Law for the Urban Infill Area since 2008.
- The proposed adjustment would extend the geography to include neighbourhoods such as the North End, Elmwood, North Point Douglas, older parts of Transcona, Old St. Boniface, River Heights and older parts of St. James.
- These neighbourhoods are typically characterized by walkable grid patterns of streets and blocks, are generally pedestrian-oriented, and include a number of public transit routes with daily service.
- Infill development can be more difficult in these areas due to generally smaller lot sizes than other parts of the city.