

NEW DOWNTOWN WINNIPEG ZONING BY-LAW (100/2004) I N F O R M A T I O N

WHAT IS THE DOWNTOWN WINNIPEG ZONING BY-LAW?

- The zoning by-law is a set of rules that guides the physical development of Downtown Winnipeg. It regulates types of land use, building heights, density, signs, parking and loading requirements, and provides for urban design review of all developments. As such, it provides a filter for determining the appropriateness of development proposals, provided the regulations are policy-based.
- The current *Downtown Winnipeg Zoning By-Law* (No. 4800/88) was adopted by City Council in March 1988.
- The *City of Winnipeg Charter* provides the legislative framework for zoning regulation in Winnipeg.

WHY IS A NEW DOWNTOWN WINNIPEG ZONING BY-LAW BEING PREPARED?

- Since the current downtown zoning by-law was adopted, Downtown Winnipeg policy has evolved:
 - *CentrePlan Vision & Strategies* was endorsed in 1994;
 - *CentrePlan Development Framework* was endorsed in 1999;
 - CentreVenture Development Corporation was established in 1999;
 - *Plan Winnipeg 2020 Vision* was adopted in 2001
- Downtown Initiatives Committee directed preparation of a simpler and clearer downtown zoning by-law in 2002.

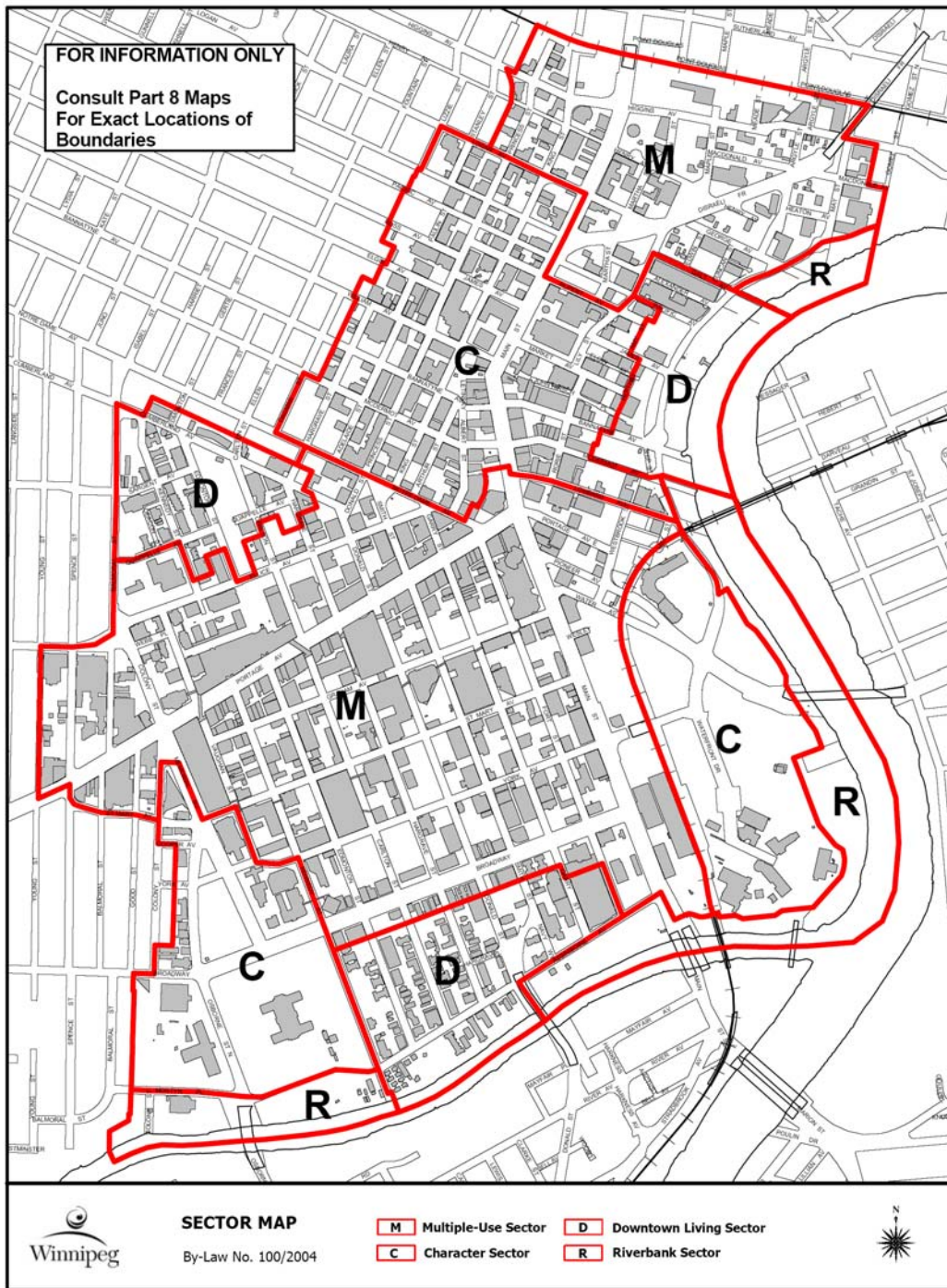
WHY REGULATE AT ALL? WHY NOT LET THE MARKET DICTATE HOW, WHERE AND WHEN DEVELOPMENT WILL TAKE PLACE?

- Downtown Winnipeg policies, as articulated in *Plan Winnipeg* and *CentrePlan*, provide strong direction that certain forms and types of development are desirable, others are not.
- Both plans reflect the expectations of citizens, property owners, business operators, councillors—all of whom expect their desires to be realized and their investments to be protected from inappropriate development. Given these policies and expectations, zoning regulations are necessary to ensure developments align with policy.

WHAT ARE THE PROJECT BENCHMARKS?

- That zoning regulations clearly reflect Downtown Winnipeg policy;
- That zoning regulations be clearly described and organized; and
- That downtown zoning by-law boundaries correspond to CentreVenture Development Corporation mandate area boundaries.

DOWNTOWN SECTORS



DOES THE NEW ZONING BY-LAW HAVE NEW FEATURES & INNOVATIONS?

It's organized on a geographic basis

- regulations have been crafted to apply to specific geographic areas called Sectors;
- the geographic areas are distinct in terms of look, function, or character – these distinctions are valued by Winnipeggers, as expressed in Plan Winnipeg and CentrePlan.

Regulations are bundled

- there are four Sectors: Multiple-Use, Character, Downtown Living, and Riverbank—each with an Intent Statement that describes what the Sector regulations are intended to achieve;
- each Sector has its own land use, bulk, sign, parking, loading, and urban design regulations—ranging from the almost wide-open Multiple-Use Sector to the more restrictive Riverbank Sector;
- each Sector’s bundle of regulations reflects its distinct values.

There are no overlapping layers of zoning regulations, a significant feature of the previous zoning by-law

- the current zoning by-law (No. 4800/88) requires the application of six layers of regulations to every property—over 9,000 potential combinations of regulations applicable to an individual property;
- in the new zoning by-law, a property is located within one of only four Sectors, each with a different set of regulations.

Residential development is encouraged throughout Downtown Winnipeg

- residential development is permitted in every Sector, with the exception of the Riverbank Sector—which is intended to enhance public views and access to, from, and along the rivers;
- none of the Sectors is exclusively residential or commercial—instead, each Sector encourages a range and mix of uses based on its Intent Statement.

Land uses are organized on the basis of Use Categories

- within each Sector’s bundle of regulations is a series of Use Categories, which groups land uses with common functional or physical impact characteristics into broader categories;
- land uses listed within a particular Use Category are identified as either permitted or conditional;
- the list of land uses is intended to be inclusive, though an exhaustive list of specific manifestations is not provided

Built form regulations are simplified

- the number of building height and floor area ratio (density) categories has been reduced;
- maximum (e.g. Warehouse area) and minimum (e.g. Broadway) front yards have been introduced in specific locales to respect valued built forms (both current and anticipated);
- the Residential Separation Space requirement has been replaced with a modified Residential Uses building separation approach to better accommodate adaptive reuse developments;
- the Residential Recreation Space requirement has been eliminated.

Sign regulations are simplified & more explicit

- preferred Sign Types and Sign Forms are explicitly identified as permitted;
- Sector Intent Statements provide the bases for explicit sign size and location distinctions.

Parking is not required to be provided in conjunction with development

- while new developments, adaptive reuse developments, and additions to existing developments can provide offstreet parking spaces voluntarily, they are not required to do so.

Urban design review is enhanced

- introduction of Key Considerations provides upfront disclosure of bases for urban design review throughout the downtown;
- Wind Impact processes are explicit;
- roles of administrators, committees of Council, and advisory committees in urban design review are distinguished.

Format and supplemental features

- in addition to the familiar print copy (binder format), the new downtown zoning by-law will be available on the department website— interactive features will be introduced;
- zoning regulations are provided in table format to enhance presentation;
- the appendices provide several supplemental features, including: comparative tables (enabling cross-Sector comparisons of land use, bulk, and sign regulations); information maps (referencing important civic commitments that are not part of the zoning by-law); and illustrations (forthcoming).

WHAT IS THE DOWNTOWN WINNIPEG ZONING BY-LAW?

	NEW BY-LAW (100/2004)	CURRENT BY-LAW (4800/88)
Organization	<ul style="list-style-type: none"> Sectors provide at-a-glance regulations for any property 	<ul style="list-style-type: none"> variety of groups, designations, ranges, amendments requires cross-referencing of 6+ sets of regulations
Intent	<ul style="list-style-type: none"> intent statement for each sector identifies connection between policy and regulations 	<ul style="list-style-type: none"> no statement of intent no evident connection between policy and regulations
Description	<ul style="list-style-type: none"> regulations stated simply and clearly 	<ul style="list-style-type: none"> regulations use jargon and abstract concepts
Interpretation	<ul style="list-style-type: none"> emphases on organization and clarity policy link simplifies interpretation of regulation 	<ul style="list-style-type: none"> complexity, obscurity, lack of policy basis complicate interpretation of regulations

WHAT IS THE PROJECT PROCESS?

- Council endorses project benchmarks January/02
- Zoning options reviewed and draft by-law prepared January/02 – November/02
- Downtown Stakeholder Forums November/02
- Revisions to draft by-law December/02 – March/04
- Public Hearing and Council Adoption Spring/04 – Summer/04

HOW CAN I FIND OUT MORE OR PROVIDE COMMENTS?

- For background and supplementary information regarding the new downtown zoning by-law – including a copy of the final draft zoning by-law itself, visit:
- the Planning, Property & Development website at www.winnipeg.ca/ppd/planning_downtown
- the Planning, Property & Development Department office at #15-30 Fort Street
- For further information on the new downtown zoning by-law, contact Martin Sandhurst (senior planner) at: email-- msandhurst@winnipeg.ca; phone-- 986-5066
- Public hearing for the new downtown zoning by-law is anticipated be held before the Standing Policy Committee on Downtown Development in Spring/04

