THE CITY OF WINNIPEG

BY-LAW NO. 12/2017

A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to correct an error in amending By-law No. 135/2016.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

Winnipeg Zoning By-law amended

1 The Winnipeg Zoning By-law No. 200/2006 is amended in section 143 by replacing Table 5-4 with the following:

TABLE 5-4: Dimensional Standards for Multi-Family Districts

Zoning District and Designation	Minimum Lot Area (Sq. Ft.)	Minimum Lot Area Per Dwelling Unit (Sq. Ft.)	Minimum/ Maximum Front Yard (Ft.)	Minimum Rear Yard (Ft.)	Minimum Interior Side Yard (Ft.)	Minimum/ Maximum Corner Side Yard (Ft.)	Principal Building Separation (Ft.) [note a]	Minimum/ Maximum Building Height (Ft.)
Multi-Family Residential Structures								
RMF-S	9,000	1,250	20 / NA	25	4	5 / NA	8	NA / 35
RMF-M	9,000	800	25 / NA	25	8 **[note b]**	20/ NA	8	NA / 60
RMF-L	20,000	400	25 / NA	25	8 **[note b]**	20 / NA	8	NA / 150
RMU	9,000	500	20 / NA	25	5 **[note b]**	20 / NA	8	NA / 100
TOD	NA	200	NA / 10 [note c]	25	5 **[note b]**	NA / 10 [note c]	8	30 / 200
Single-family residential structures must meet the requirements of the R1-M zoning district								
Two-family residential structures must meet the requirements of the R2 zoning district								
Principal Non-Residential Structures								
RMF-S, RMF-M, RMF-L	20,000	NA	25 / NA	25	8	20 / NA	NA	NA / 35
RMU	9,000	NA	20 / NA	25	5	20 / NA	NA	NA / 39
TOD	NA	NA	NA / 10	25	0	NA / 10	NA	30 / 200

NOTES:
a. For buildings taller than 35 ft, the principal building separation distance must be 50% of the height of the taller building to a maximum of 25 feet.
b. In the RMF-M, RMF-L, and RMU zoning districts, where a building is more than one storey in height, the required interior side yard increases by 2 feet for each storey above the ground floor to a maximum of 20 feet.
c. In the TOD zoning district, up to 50% of the length of the ground floor façade of any building, to a maximum continuous length of 25 feet, may have a maximum yard of 15 feet for the purpose of accommodating an otherwise approved public space, plaza, outdoor dining/drinking area or other pedestrian amenity.

Retroactive coming into force

2 This By-law is intended to take effect retroactively and is deemed to have come into force on December 14, 2016.

DONE AND PASSED, this day of , 2017.

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Mayor

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City Clerk

Approved as to form:

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For Director of Legal Services and
City Solicitor