THE CITY OF WINNIPEG

BY-LAW NO. 17/2018

A By-law of THE CITY OF WINNIPEG to amend the Downtown Winnipeg Zoning By-law.

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

Downtown Winnipeg Zoning By-law amended

1 The Downtown Winnipeg Zoning By-law No. 100/2004 is amended by this by-law.

Subsection 200(4) amended

2 Subsection 200(4) is amended by adding "*Prohibited Uses must not be established and variances for Prohibited Uses must not be approved within Downtown Winnipeg.* " before "*Prohibited Uses include:*".

Subsection 210(3) replaced

3 Subsection 210(3) is replaced with the following:

210(3) All buildings and must comply with the maximum floor area ratio for the sector in which the building is located.

Subsection 230(3) amended

4 Subsection 230(3) is amended by:

(a) replacing the table in clause (a) with the following:

Aisles and Driveways minimum dimensions

One-way aisle	Two-way aisle	One-way Driveway	Two-way Driveway
Less than 50 degree angle: 12 feet wide	20 feet wide	8 feet wide (may be shared with loading driveway)	16 feet wide (may be shared with loading driveway)
50 to 74 degree angle: 18 feet wide			
75 to 90 degree angle: 20 feet wide			

Parking Space minimum dimensions

Standard space	Accessible space*	Van Accessible space*	Small Car space**
8 feet wide*** 18 feet long 160 square feet in area 7 feet high	10 feet wide 20 feet long 7 feet high	8 + 8 feet wide**** 20 feet long 8 feet high	8 feet wide 14 feet long 128 square feet in area 7 feet high

Minimum number of Accessible and Van Accessible spaces based on number of Standard spaces

Total spaces provided	Accessible spaces*	Van Accessible spaces*

(quantities listed include the number of Accessible and Van Accessible spaces)		
2-25	1	0
26-50	2	1
51-75	3	1
76-100	3	2
101-150	4	2
151-200	5	2
201-300	6	2
301-400	6	3
401-500	7	3
501-1000	2% of total	4
* - must include signage reserving the space for use by persons with disabilities ** - not exceeding 30% of the total number of spaces provided *** - width must be increased to 10 feet if long dimension is immediately adjacent to a fence, wall or column **** - 8 foot wide space with an adjacent 8 foot wide wheelchair loading and maneuvering space that may be shared with an adjacent van accessible space as illustrated below.		

(b) replacing subclause (g)(iv) with the following:

(iv) planting medium for all trees must be a minimum of 300 cubic feet in volume and 30 inches in depth, with a minimum radius of 3 feet from the trunk of the tree;

Section 240 amended

5 Section 240 is amended:

(a) in clause (4)(d), by:

(i) replacing subclause (i) with the following:

(i) screening of <u>loading facilities</u> and garbage receptacle/storage areas must be provided where such facilities or areas are adjacent to public road <u>frontages</u> or where such facilities <u>abut</u> residential uses that are located at grade;

and

(ii) deleting "*loading facilities or*" in subclause (ii);

(b) in subclause (4)(e)(ii), by replacing:

(i) "*perpendicular*" with "*adjacent*"; and

(ii) "*a curb, or combination*" with "*or other solution subject to Urban Design Review approval*";

(c) in subsection (5), by deleting "*gross*"; and

(d) in subsection (6), by replacing the "**Office**" row of the table with the following:

Office	1 square foot to 40,000 square feet: 0 spaces	1 square foot to 40,000 square feet: 0 spaces
	40,001 square feet to 100,000 square feet: 0 spaces	40,001 square feet to 100,000 square feet: 1 space
	100,001 square feet and up: 1 space for every 100,000 square feet or fraction thereof	100,001 square feet and up: 1 space for every 100,000 square feet or fraction thereof

Subsection 310(2) amended

5 Subsection 310(2) is amended by:

(a) replacing the "**COMMERCIAL SALES & SERVICE**" table with the following:

COMMERCIAL SALES & SERVICE	
Retail Sales	P*
Wholesale sales	P*
Personal services	P*
Business support services	P*
Medical/dental/optical/counseling clinic	P*
Veterinary, not including kennel	P*
Bank/finance service	P*
Private club, not licensed	P*
Hostel	P
Hotel	P
Restaurant	P*
Drinking establishment	P*
Studio for artists/dancers/designers/musicians/photographers, including production from finished products	P*
Billiard hall, primarily participant	P*
* - conditional if located at ground level and not directly accessible from a public road	

(b) replacing "*Brewery*" with "*Craft brewery*" in the "**LIGHT INDUSTRIAL**" table; and

(c) deleting the "*Amusement devices, maximum 4 devises*" row in the "**ACCESSORY**" table.

Clauses 330(2)(e), 430(2)(e), 530(2)(e) and 630(2)(e) amended

6 Clauses 330(2)(e), 430(2)(e), 530(2)(e) and 630(2)(e) are amended by replacing "*Not applicable*" with "*Set back from the public road right-of-way by a minimum distance equal to one half of the height of the sign*" in the "**Sign Location**" row.

Subsection 410(2) amended

7 Subsection 410(2) is amended by:

(a) replacing the "**COMMERCIAL SALES & SERVICE**" table with the following:

COMMERCIAL SALES & SERVICE	
Retail Sales	P*
Wholesale sales	P*
Personal services	P*
Business support services	P*
Medical/dental/optical/counseling clinic	P*
Veterinary, not including kennel	P*
Bank/finance service	P*
Private club, not licensed	P*
Hostel	P
Hotel	P
Restaurant	P***
Drinking establishment	P**
Studio for artists/dancers/designers/musicians/photographers, including production from finished products	P*
Billiard hall, primarily participant	P**
* - conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 5,000 square feet. ** - conditional if located at ground level and not directly accessible from a public sidewalk, if floor area exceeds 5,000 square feet, or if capacity exceeds 100 patrons. *** - conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 10,000 square feet.	

(b) replacing "*conditional if directly accessible from public sidewalk or if exceeding 3000 square feet of floor area or 100 patrons*" with "*conditional if located at ground level and not directly accessible from public sidewalk, if floor area exceeds 5,000 square feet, or capacity exceeds 100 patrons*" in the "**CULTURAL & ENTERTAINMENT**" table;

(c) replacing "*Brewery*" with "*Craft brewery*" in the "**LIGHT INDUSTRIAL**" table; and

(d) deleting the "*Amusement devices, maximum 4 devices*" row in the "**ACCESSORY**" table.

Subsection 510(2) amended

8 Subsection 510(2) is amended by:

(a) replacing the "**COMMERCIAL SALES & SERVICE**" table with the following:

COMMERCIAL SALES & SERVICE	
Retail Sales	P*
Wholesale sales	C
Personal services	P*
Business support services	P*
Medical/dental/optical/counseling clinic	P*
Veterinary, not including kennel	P*
Bank/finance service	P*
Private club, not licensed	P*
Hostel	C
Hotel	C
Restaurant	P*
Drinking establishment	C
Studio for artists/dancers/designers/musicians/photographers, including production from finished products	P*
Billiard hall, primarily participant	C
* - conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 5,000 square feet.	

(b) replacing "*Brewery*" with "*Craft brewery*" in the "**LIGHT INDUSTRIAL**" table; and

(c) deleting the "*Amusement devices, maximum 4 devices*" row in the "**ACCESSORY**" table.

Subsection 610(2) amended

9 Subsection 610(2) is amended by replacing "*Brewery*" with "*Craft brewery*" in the "**LIGHT INDUSTRIAL**" table.

Subsection 700(2) amended

10 Subsection 700(2) is amended by:

(a) replacing the definition "floor area ratio" with the following:

"floor area ratio"

Means the total floor area of all buildings and structures on a zoning lot divided by the total area of the zoning lot.

and

(b) adding the following definition, in alphabetical order:

"floor area"

Means the sum of all horizontal areas of all floors of all buildings and structures on a zoning lot, measured from the exterior faces of exterior walls or from the centre line of partitions, but does not include areas used for the following:

(a) below- or above-grade parking facilities;

(b) interior loading facilities;

(c) interior tenant space that is located at grade and is:

(i) adjacent to a public road; or

(ii) directly accessible from a public sidewalk;

(d) any use that:

(i) is located along;

(ii) is on the same floor as; and

(iii) has direct access to

the designated Weather Protected Walkway System;

(e) incidental service storage; and

(f) rooftop mechanical structures housing elevators, stairwells, heating/ventilation/air conditioning equipment, water systems, fire equipment, or similar building mechanical systems.

Subsection 700(3) amended

11 Subsection 700(3) is amended by adding the following definition in alphabetical order:

"craft brewery/distillery/winery"

Means a facility that possesses the appropriate license(s) issued by the Province of Manitoba to allow it to produce onsite, sell, and distribute beer, wine or other liquor or distilled spirits. All processes, functions and mechanical equipment directly associated with the production of beer, wine or other liquor must be contained inside a building. A tasting room established in accordance with all Province of Manitoba regulations and licensing requirements for the consumption of beer, wine or other liquor may form part of the craft brewery, distillery or winery.

Appendices amended

11 The Appendices are amended by replacing the "**LAND USE COMPARATIVE TABLE**" with the table attached as Schedule "A" to this By-law.

DONE AND PASSED this day of , 2018.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property and Development

Legally reviewed and certified as to form:

for Director of Legal Services
and City Solicitor

Schedule "A"

USE CATEGORIES & USES	MULTIPLE-USE SECTOR*	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
RESIDENTIAL & RESIDENTIAL RELATED				
Dwelling	P*	P**	P	-
Care home	P*	P**	P	-
Neighbourhood care home	P*	P**	P	-
Dormitory	P*	P**	P	-
Single-room occupancy	P*	C	C	-
Bed & breakfast	C	C	C	-
Live-work unit	P***	P***	P***	-
* - conditional if located at-grade of if adjacent to the following public roads: Main Street, Portage Avenue, Graham Avenue, Broadway ** - conditional if located at-grade, adjacent to the following public roads: Main Street, Osborne Street, Memorial Boulevard, Broadway *** - conditional if not directly accessible from street level or if exceeding 3000 sq ft of floor area				

COMMERCIAL SALES & SERVICE				
Retail sales	P*	P**	P**	A to Park uses
Wholesale sales	P*	P**	C	-
Personal services	P*	P**	P**	A to Park uses
Business support services	P*	P**	P**	-
Medical/dental/optical/counseling clinic	P*	P**	P**	-
Veterinary, not including kennel	P*	P**	P**	-
Bank/financial service	P*	P**	P**	-
Private club, not licensed	P*	P**	P**	-
Hostel	P	P	C	-
Hotel	P	P	C	-
Restaurant	P*	P****	P**	A to Park uses
Drinking establishment	P*	P***	C	-
Studio for artists / dancers / designers / musicians / photo-graphers, including production from finished materials	P*	P**	P**	A to Park uses
Billiard hall, primarily participant	P*	P***	C	-
* - conditional if located at ground level and not directly accessible from a public road ** - conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 5,000 square feet. *** - conditional if located at ground level and not directly accessible from a public sidewalk, if floor area exceeds 5,000 square feet, or if capacity exceeds 100 patrons. **** - conditional if located at ground level and not directly accessible from a public sidewalk, or if floor area exceeds 10,000 square feet.				

USE CATEGORIES & USES	MULTIPLE-USE SECTOR*	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
OFFICE				
Office	P	P	P	A to PR uses
Call centre	P	P*	C	-
* - conditional if located at-grade or if adjacent to any public road				

PRIVATE MOTOR VEHICLE-RELATED				
Auto/light truck/ motorcycle Rental & sales, entirely within enclosed building	P	C	-	**-**
Auto/light truck/ motorcycle repair & service, entirely within enclosed building	C	C	-	**-**
Fuel sales	C	**-**	**-**	**-**
Drive-in, Drive-through	C	-	-	-
Parking, non-accessory offstreet at grade	C	C	C	-
Parking, non-accessory offstreet above/below grade	P	P	P	-

TRANSPORTATION, UTILITY, & COMMUNICATIONS				
Power station, electrical / heating / cooling / communications distribution facility	P	P	P	**-**
Bus depot	C	C	-	**-**
Train station	C	C	**-**	**-**
Commercial marina	P	C	C	C
Radio/television broadcast tower	P	C	C	-
Wireless communications tower	P	C	C	-
Loading, non-accessory	C	C	C	-

PUBLIC & INSTITUTIONAL				
Church/religious institution	P	P	P	**-**
School	P	P	P	**-**
Daycare	P	P	P	**-**
Community/recreation centre, primarily participant	P	P	P	P
Courthouse	P	P	C	-
Jail/detention centre	P	P	-	-
Neighbourhood rehabilitation home	C	C	C	-
Emergency residential shelter	C	C	C	-
Library	P	P	P	-
Hospital, including overnight accommodations	P	C	C	-
Protection & emergency services	P	C	C	
Research institution	P	C	C	-

USE CATEGORIES & USES	MULTIPLE-USE SECTOR*	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
CULTURAL & ENTERTAINMENT Auditorium / concert hall / theatre / cinema	P	P	C	C
Convention centre/exhibition hall	P	C	-	-
Amusement enterprise	P	P	-	-
Casino	P	C	-	-
Cultural centre	P	P	C	-
Gallery, primarily spectator	P	P	P	A to PR uses
Museum	P	P	P	A to PR uses
Sports & entertainment arena / stadium, primarily spectator	P	C	-	-
Studio, radio/TV/motion picture broadcast & production	P	P	-	-
Dance hall	P	P*	C	-
Banquet hall	P	P*	C	-
* - conditional if located at ground level and not directly accessible from a public sidewalk, if floor area exceeds 5,000 square feet, or if capacity exceeds 100 patrons.				

PARK & PARK-RELATED Park/plaza/square/playground, public access	P	P	P	P
Trail/walkway, public access	P	P	P	P
Boat dock, public access	P	P	P	P

LIGHT INDUSTRIAL Manufacture / assembly / repair / packaging of products from prepared materials, in enclosed building	P	P	-	-
Warehouse, entirely within enclosed building	P	P	-	-
Printing/publishing	P	P	C	-
Commercial laundry/dry-cleaning plant	C	C	-	-
Craft brewery/distillery/winery	C	C	-	-
Commercial bakery	C	C	-	-
Recycling centre	C	C	-	-

USE CATEGORIES & USES	MULTIPLE-USE SECTOR*	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
RESTRICTED				
Adult entertainment	C	C	-	-
X-rated store	P	C	-	-
Dating & escort service	C	C	-	-
Massage parlour	C	C	-	-
Pawnshop	C	-	-	-

ACCESSORY				
Parking, to all uses offstreet at-grade not exceeding greater of 10 parking spaces or 40% of lot area; to all uses offstreet above-or below-grade, no restrictions	A			A
Parking, to all uses offstreet at-grade not exceeding greater of 10 parking spaces or 40% of lot area*; to all uses offstreet above or below-grade, no restrictions		A*	A*	
Not exceeding lesser of 10 parking spaces or 20% of lot area in Exchange District National Historic Site		*	*	
Loading, to all uses	A			
Loading, to all uses not exceeding 20 feet wide X 30 feet long, unless entirely within building		A	A	A
Refuse storage, to all uses	A	A	A	A
Sign, to all uses	A	A	A	A
Home occupation, to Dwelling	A	A	A	-
Parish hall, to Church	A	A	A	-
Micro-brewery/winery/distillery, to Restaurant	A	A	A	-
Bakery, to Restaurant and Grocery	A	A	A	-
Beekeeping Yard	A	A	A	A

BULK COMPARATIVE TABLE

SECTOR	BUILDING HEIGHT MAXIMUM	FLOOR AREA RATIO MAXIMUM	YARDS	RESIDENTIAL USES INTERIOR SIDE YARDS* MINIMUM	RESIDENTIAL USES REAR YARDS** MINIMUM
BUSINESS general	Not applicable	12	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Portage Ave, Main St Properties	Not applicable	15	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Broadway properties	Not applicable	12	12 foot minimum front/corner side yard (excluding canopies, stairs, podiums less than 4 feet high)	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
CHARACTER General	8 – storey	8	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Warehouse portion properties	8 - storey	8	5 foot maximum front/corner side yard.***	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Main St, Lombard Ave properties	12 storey	12	5 foot maximum front/corner side yard.***	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Water Ave properties	Not applicable	12	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
DOWNTOWN LIVING general	Not applicable	8	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
Waterfront portion properties	8-storey	8	5 foot maximum front/corner side yard.***	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot
RIVERBANK	4-storey	2	Not applicable	1-storey to 4-storey: 10 feet; 5-storey and above: 20 feet	20 foot

* - no interior side yard is required when no doors, windows, or other openings are provided in the wall of the adjacent property

** - 1-storey to 4-storey 20' minimum rear yard may be calculated from the building wall to the mid-point of an existing public road or lane

*** - applies to minimum 50% of building wall length

SIGNS COMPARATIVE TABLE

USE IDENTIFICATION TYPE		MULTIPLE-USE			CHARACTER			DOWNTOWN LIVING		RIVERBANK
		BASIC	PORTAGE AVENUE, MAIN ST	BROADWAY	WAREHOUSE	LEGISLATURE	FORKS	BASIC	WATERFRONT	BASIC
Total Sign Volume Maximum		4 square feet per frontage feet	5 square feet per frontage feet	2 square feet per frontage feet	3 square feet per frontage feet	3 square feet per frontage feet	3 square feet per frontage feet*	2 square feet per frontage feet	3 square feet per frontage feet	2 square feet per frontage feet
Sign Form	Attached	All	All	All	All	All	All	All	All	All
	Free-standing	Podium, pylon, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	None	Podium, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	None	None
Sign Size Maximum		Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	32 square feet	Not applicable	32 square feet
Sign Structure Height Maximum, Free-Standing		25 feet	25 feet	10 feet	Not applicable	10 feet	25 feet	10 feet	Not applicable	Not applicable
Sign Location, Attached		1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet
		3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling

* - where property does not have frontage on a public road, 300 square foot total per building
** - where property does not have frontage on a public road, 200 square foot total per building

BUILDING IDENTIFICATION TYPE		MULTIPLE-USE			CHARACTER			DOWNTOWN LIVING		RIVERBANK
		BASIC	PORTAGE AVENUE MAIN STREET	BROADWAY	WAREHOUSE	LEGISLATURE	FORKS	BASIC	WATERFRONT	BASIC
Total Sign Volume Maximum		2% of building wall*	2% of building wall*	2% of building wall*	2% of building wall***	2% of building wall***	2% of building wall***	1.5% of building wall*****	2% of building wall***	1.5% of building wall*****
Sign Form	Attached	All	All	Fascia, projecting, marquee	All	All	All	Fascia, awning, canopy	All	Fascia, awning, canopy
	Free-standing	Podium, pylon, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	Roof	Podium, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	Roof	None
Sign Size Maximum		Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Sign Structure Height Maximum, Free-Standing		25 feet	25 feet	10 feet	10 feet above parapet	10 feet	25 feet	10 feet	10 feet above parapet	Not applicable
Sign Location	Attached	1 sign per building wall maximum**	Not applicable	1 sign per building wall maximum**	1 sign per building wall maximum**	1 sign per building wall maximum**	1 sign per building wall **maximum****	1 sign per building wall maximum**	1 sign per building wall maximum**	1 sign per building wall maximum**
	Free-standing	1 sign per public road frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum****	1 sign per public road frontage maximum	1 sign per public road frontage maximum	Not applicable

* - 64 square foot maximum sign size, when 2% of building wall calculation results in less than 64 square feet
** - does not apply to those signs located below 2nd storey ceiling
*** - 48 square foot maximum size, when 2% of building wall calculation results in less than 48 square feet
**** - where property does not have frontage on a public road, 2 signs per building maximum
***** - 48 square foot maximum sign size, when 1.5% of building wall calculation results in less than 48 square feet

EVENT TYPE*		MULTIPLE-USE			CHARACTER			DOWNTOWN LIVING		RIVERBANK
		BASIC	PORTAGE AVE, MAIN ST	BROADWAY	WAREHOUSE	LEGISLATURE	FORKS	BASIC	WATERFRONT	BASIC
Total Sign Volume Maximum		Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Sign Form	Attached	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee	Fascia, projecting, marquee
	Free-standing	Podium, pylon, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	Podium, pylon, ground-oriented	Podium, pylon, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented	Podium, pylon, ground-oriented	Podium, ground-oriented
Sign Size Maximum		128 sq ft	128 sq ft	64 sq ft	64 sq ft	64 sq ft	96 sq ft	48 sq ft	64 square feet	48 square feet
Sign Structure Height Maximum, Free-Standing		25 feet	25 feet	10 feet	25 feet	25 feet	25 feet	10 feet	25 feet	10 feet
Sign Location	Attached	1-and 2-storey building: below parapet	Not applicable	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet
		3 storey and above building: below 2nd storey ceiling	Not applicable	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling	3 storey and above building: below 2nd storey ceiling
	Free-standing	1 sign per public road frontage maximum	2 signs along frontage maximum	1 sign along frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum**	1 sign per property maximum	1 sign per public road frontage maximum	1 sign per public road frontage maximum

* - can only be established in conjunction with "Cultural & Entertainment" and "Public & Institutional" uses, restaurants, and drinking establishments

** - where property does not have frontage on a public road, 2 signs per building maximum

DIRECTIONAL TYPE		MULTIPLE-USE	CHARACTER		DOWNTOWN LIVING	RIVERBANK
		BASIC	BASIC	WATER AVENUE, PIONNER AVENUE	BASIC	BASIC
Total Sign Volume Maximum		Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Sign Form	Attached	All	All	All	All	All
	Free-standing	All	All	All	All	All
Sign Size Maximum		6 square feet per sign	4 square feet per sign	6 square feet per sign	4 square feet per sign	4 square feet per sign
Sign Structure Height Maximum, Free-standing		10 feet	10 feet	10 feet	10 feet	10 feet
Sign Location	Attached	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet	1-and 2-storey building: below parapet
		3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling	3-storey and above building: below 2nd storey ceiling
	Free-standing	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

PARKING INSTRUCTIONS TYPE		**ALL**
Total Sign Volume Maximum		Not Applicable
Sign Form	Attached	All
	Free-standing	All
Sign Size Maximum sign		24 square feet per
Sign Structure Height Maximum, Free-standing		10 feet
Sign Location	Attached	1-and 2-storey building: below parapet
		3-storey and above building: below 2nd storey ceiling
	Free-standing	Set back from the public road right-of-way by a minimum distance equal to one half of the height of the sign