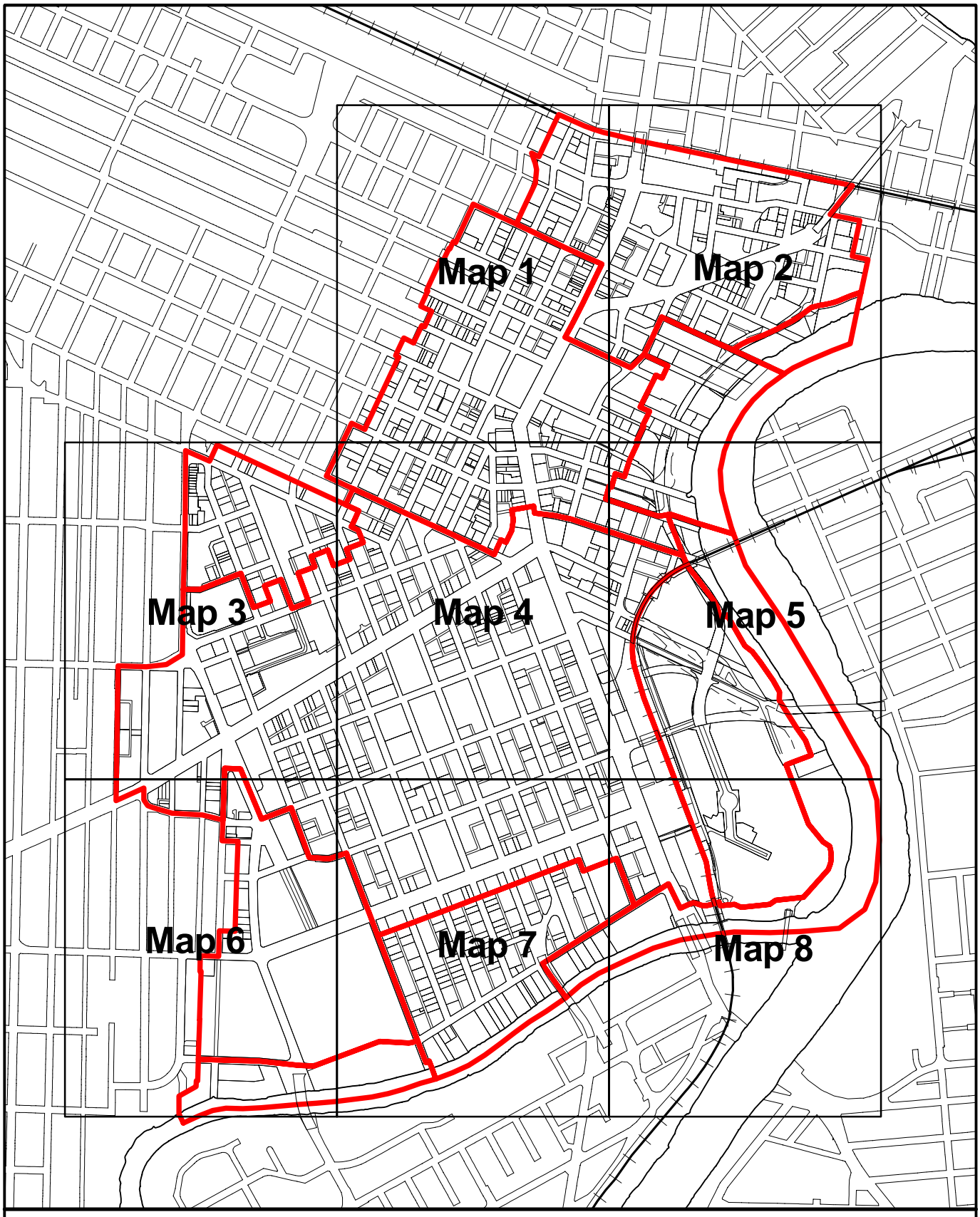
PART 8:

ZONING MAPS



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PART 8: ZONING MAPS

Keymap
By-Law No. 100/2004

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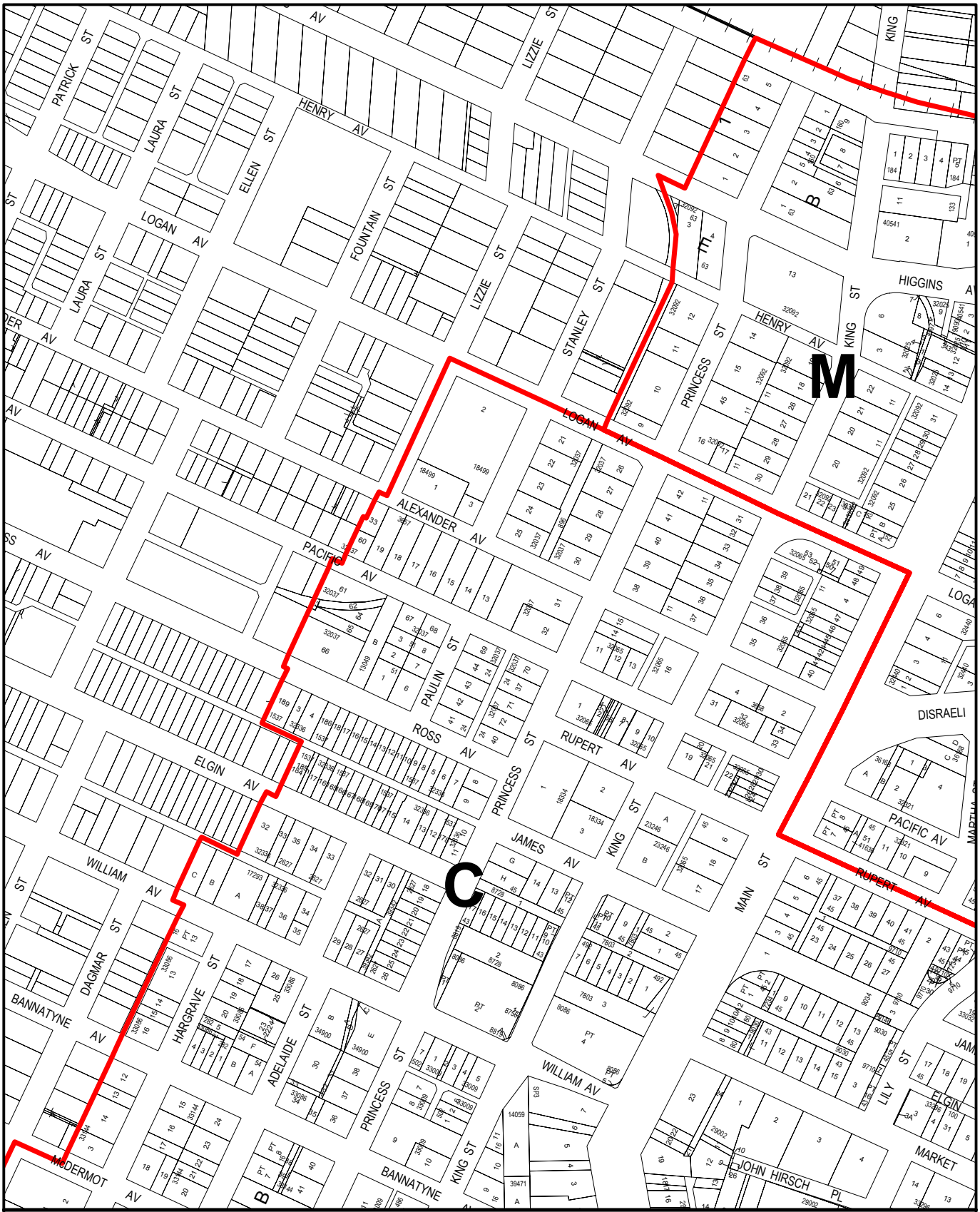

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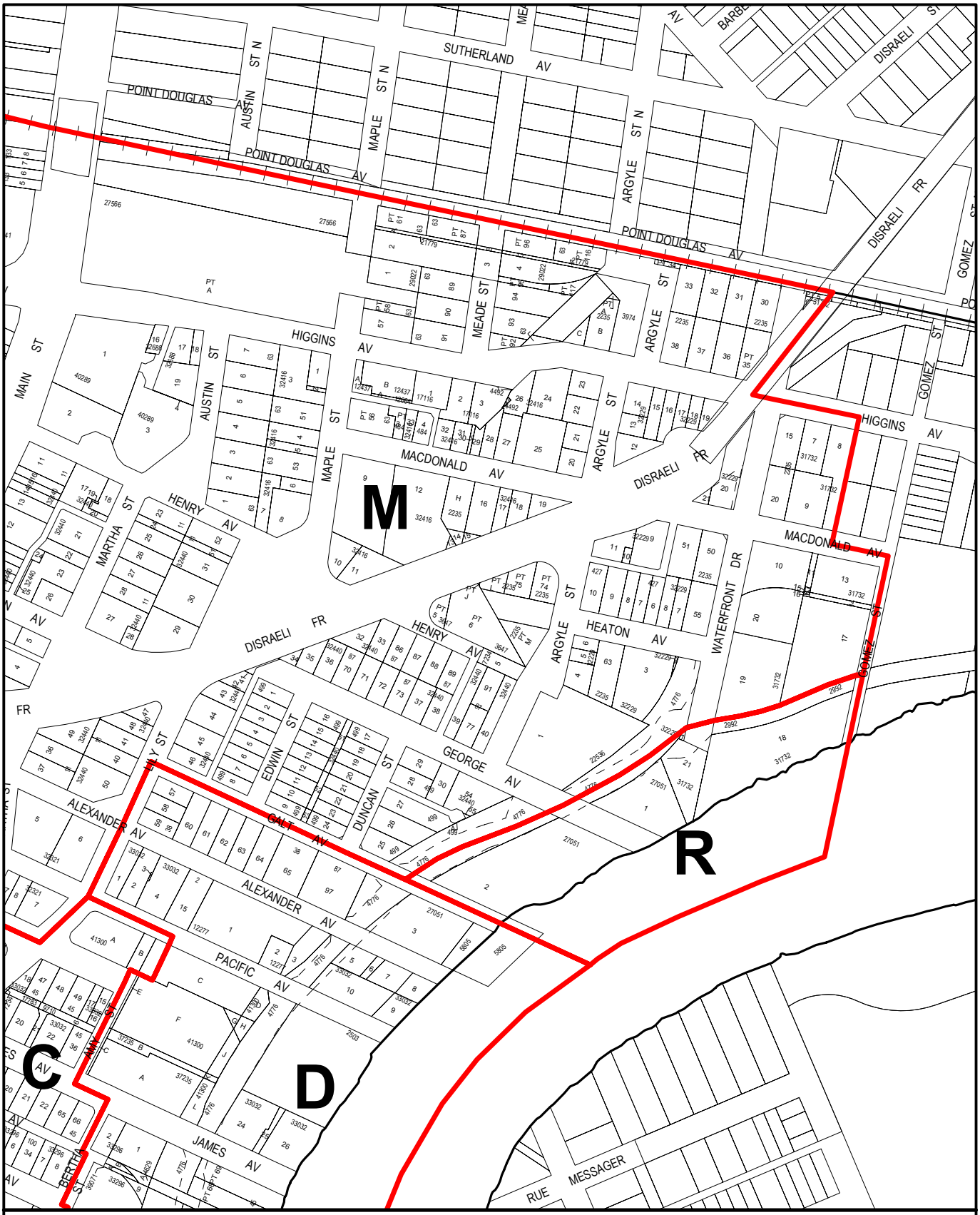
PART 8: ZONING MAPS

Map 1
By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N



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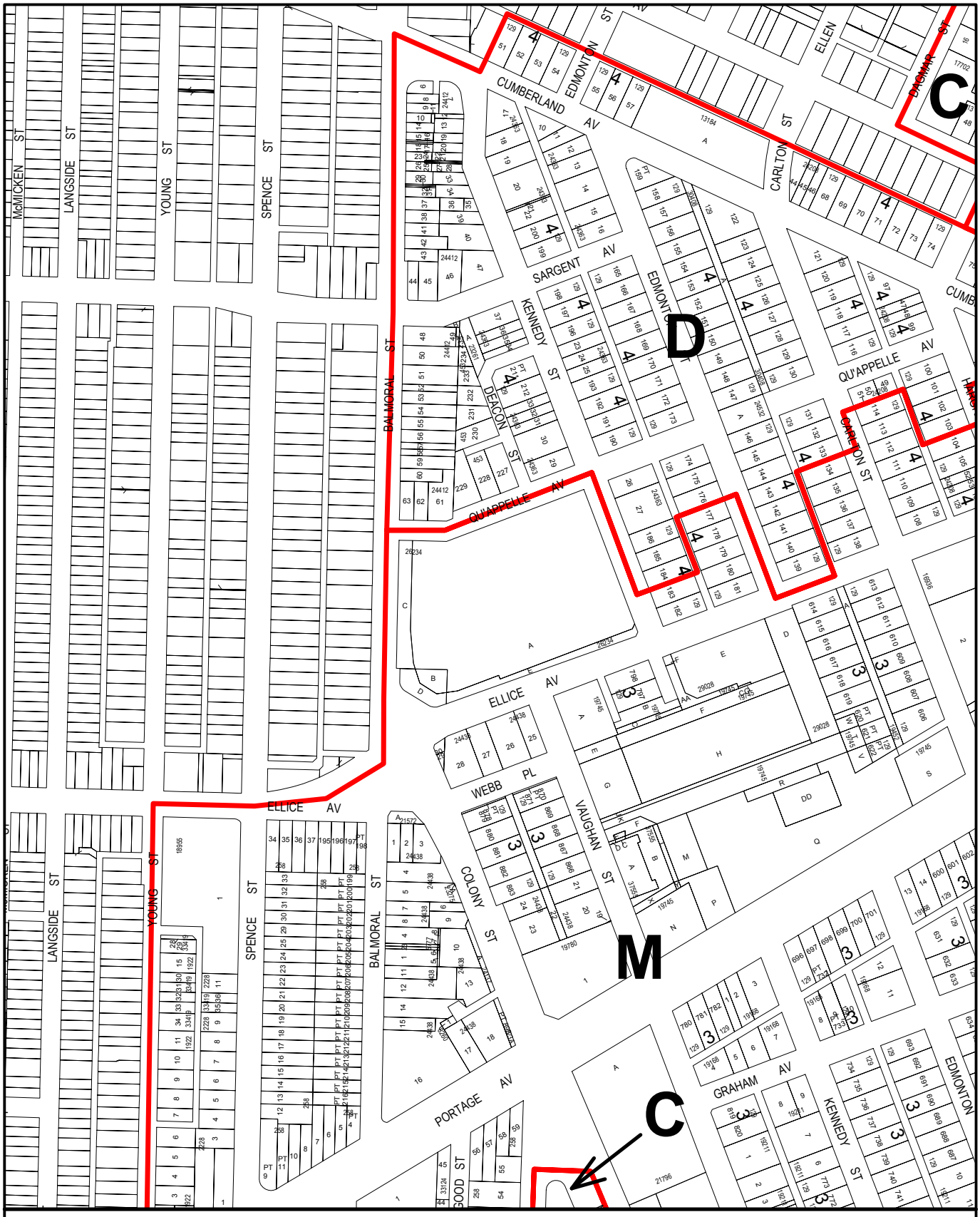
PART 8: ZONING MAPS

Map 2

By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N



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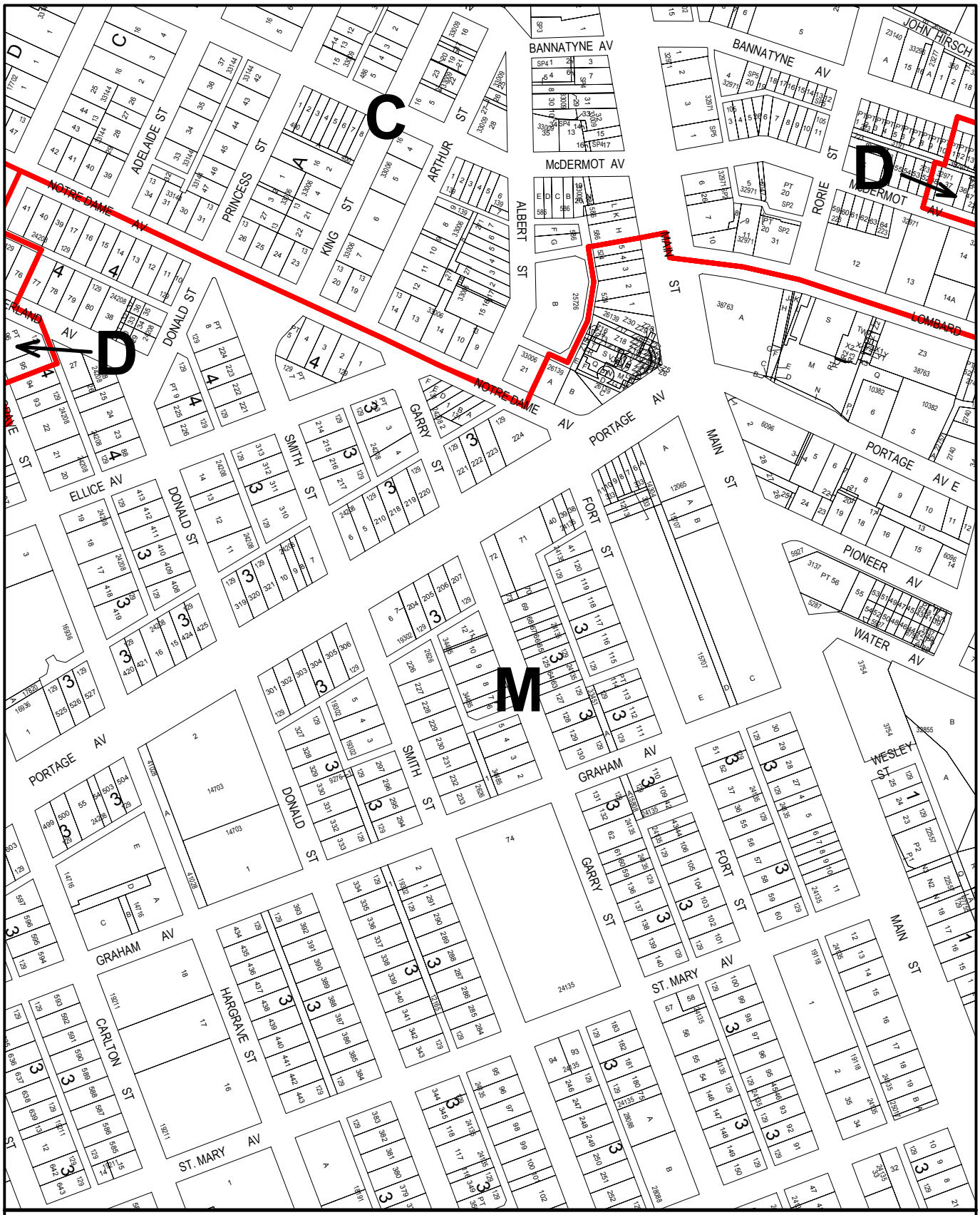
PART 8: ZONING MAPS

Map 3

By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N



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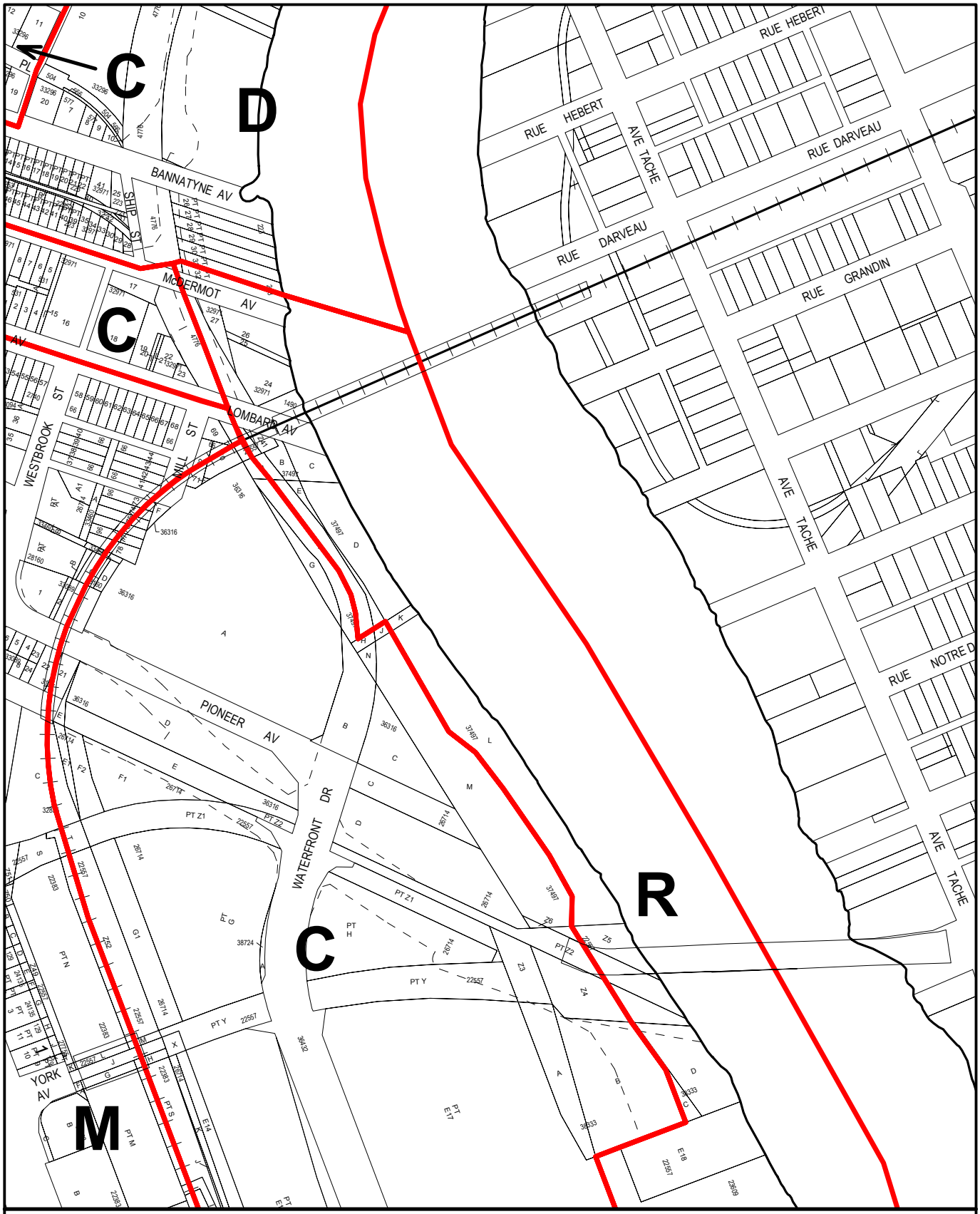
PART 8: ZONING MAPS

Map 4

By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N



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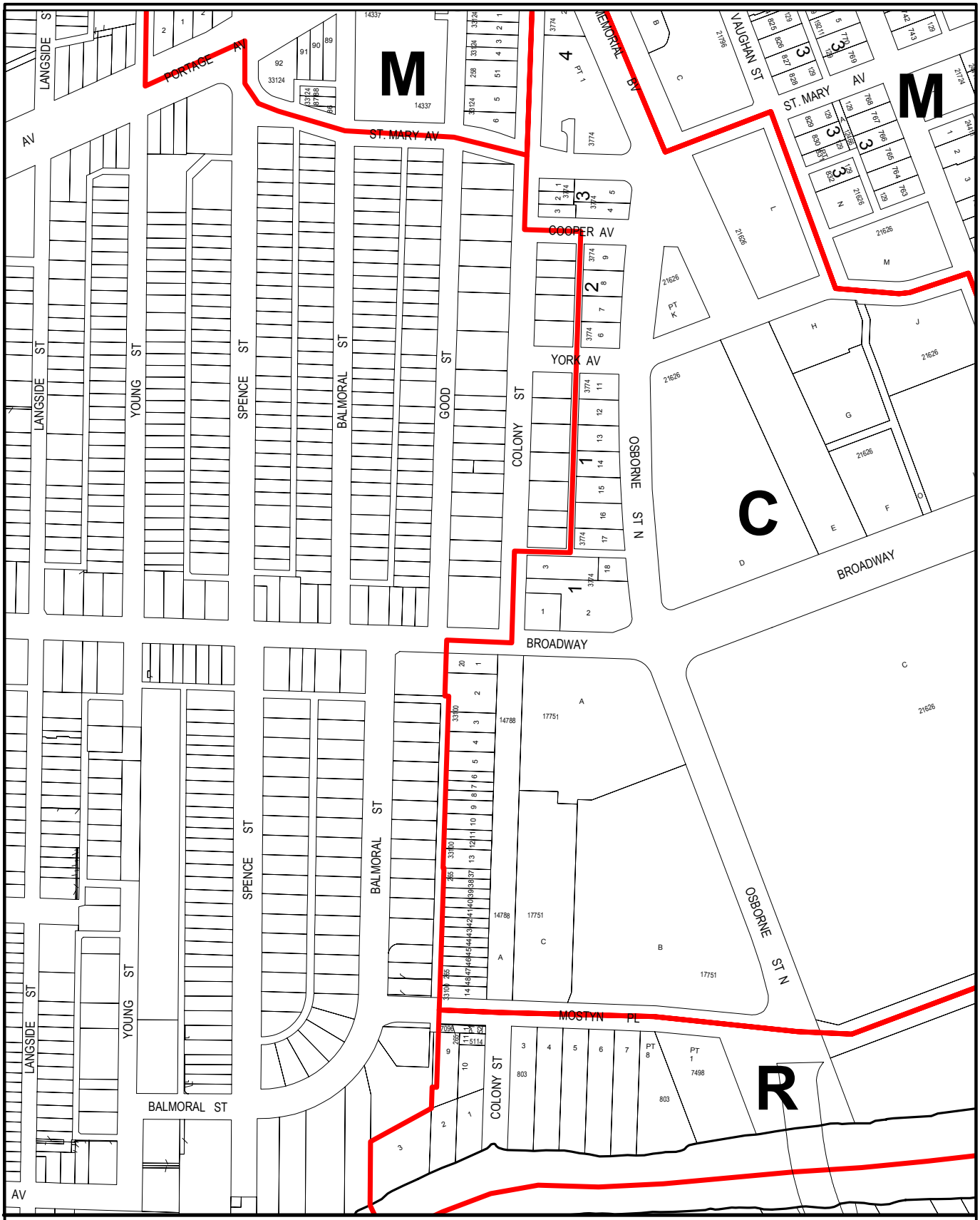
PART 8: ZONING MAPS

Map 5

By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N

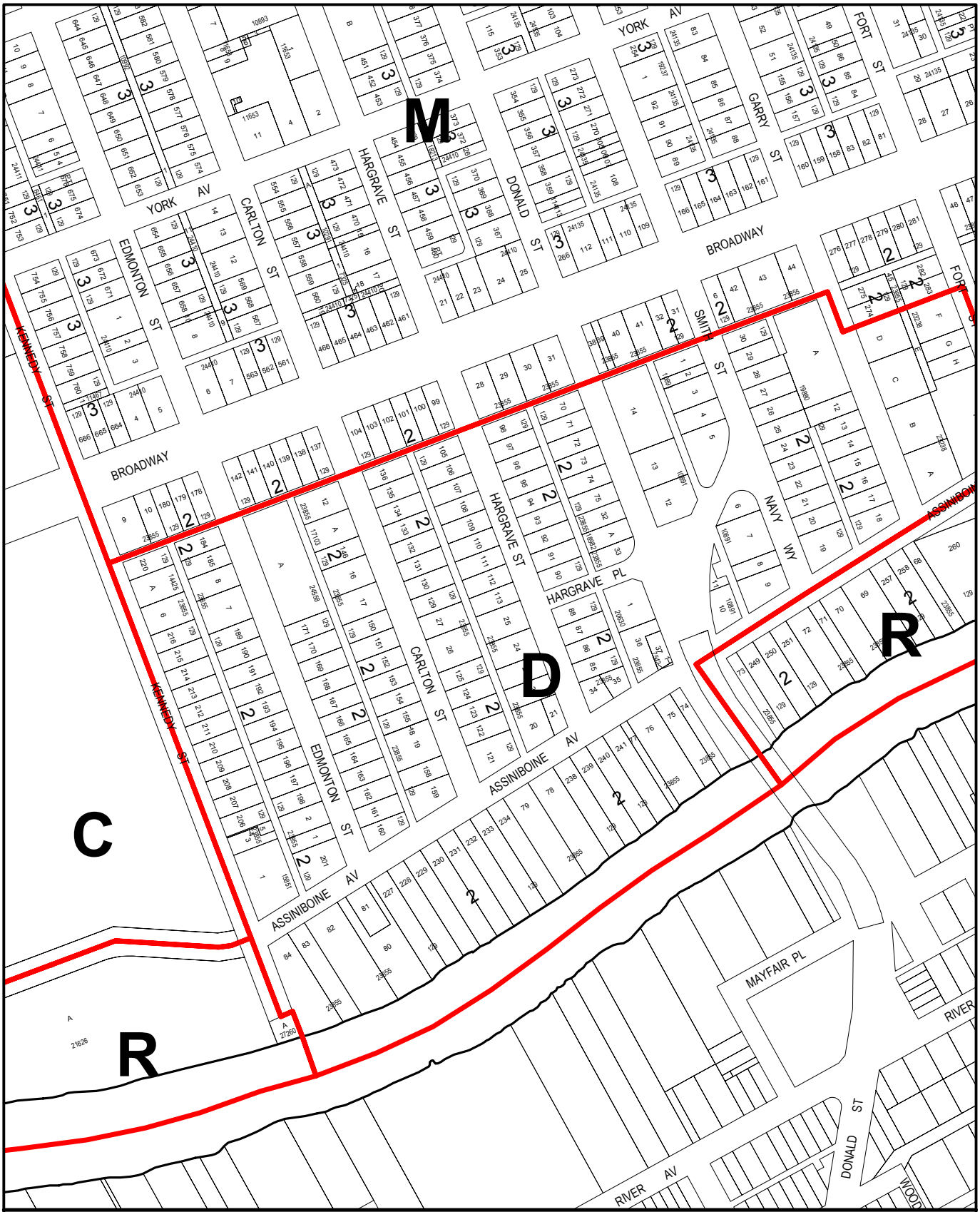


PART 8: ZONING MAPS

Map 6

By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector



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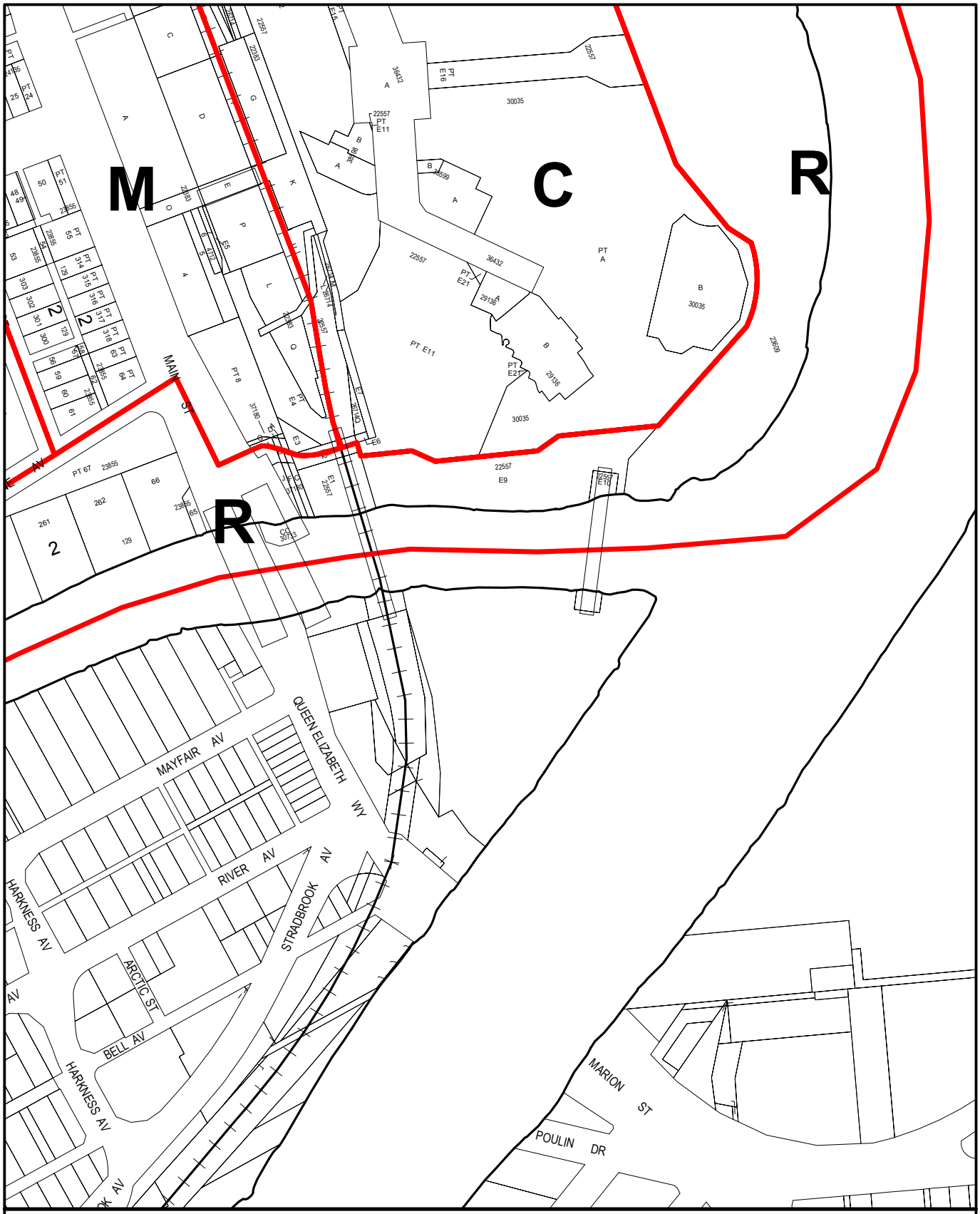
PART 8: ZONING MAPS

Map 7
By-Law No. 100/2004

M	Multiple-Use Sector	D	Downtown Living Sector
C	Character Sector	R	Riverbank Sector

N



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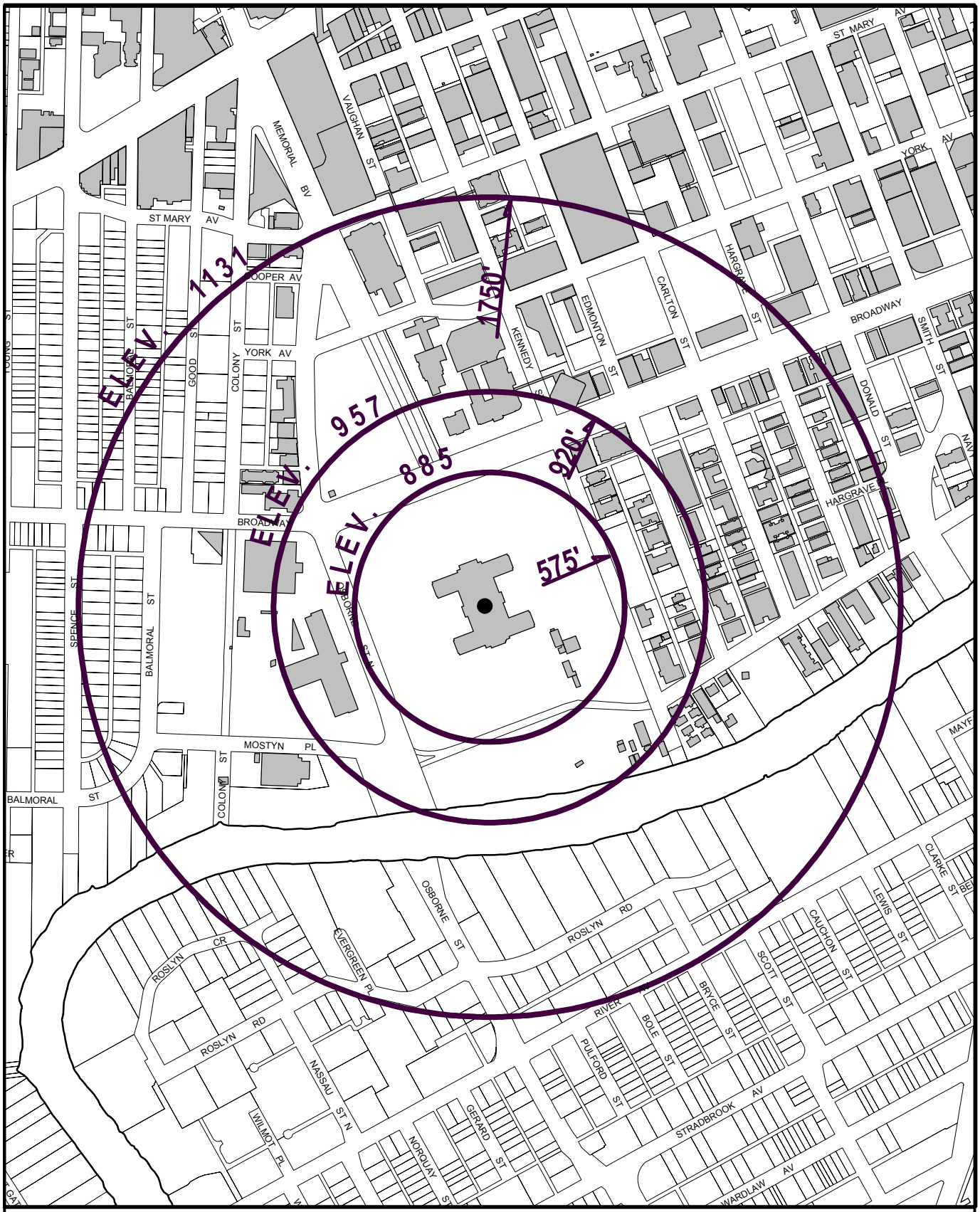
PART 8: ZONING MAPS

Map 8

By-Law No. 100/2004

M	**Multiple-Use Sector**	D	**Downtown Living Sector**
C	**Character Sector**	R	**Riverbank Sector**

N



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PART 8: ZONING MAPS

By-Law No. 100/2004

BUILDING HEIGHT CONTROL AREA
LEGISLATIVE CORE - WINNIPEG

VERTICAL CONTROL DATUM - ELEVATION 764.00 GEODETIC
VERTICAL CONTROL ANGLE - 11° 51' 10"
HORIZONTAL CONTROL DATUM - CENTRE LINE DOME OF LEGISLATIVE BUILDING

N

APPENDICES

Appendices

This section includes information for illustrative purposes only. The tables, maps, and illustrations in this section do not form part of the Downtown Winnipeg Zoning By-Law.

Sector Comparative Tables for Land Use, Bulk, and Signs:

LAND USE COMPARATIVE TABLE

"P" – permitted use
"C" – conditional use
"A" – accessory use
"-" – not permitted use

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 or 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 3000sqft 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/ counselling 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/ photographers, including production from finished materials	P	P*	P*	A to Park uses

USE CATEGORIES & USES	MULTIPLE-USE SECTOR	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
COMMERCIAL SALES & SERVICE *(cont'd)*				
Billiard hall, primarily participant	P	P**	C	-

* - conditional if not directly accessible from public sidewalk or if exceeding 3000sqft of floor area

** - conditional if not directly accessible from public sidewalk, if exceeding 3000sqft of floor area, or 100 patrons

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	-

USE CATEGORIES & USES	MULTIPLE-USE SECTOR	CHARACTER SECTOR	DOWNTOWN LIVING SECTOR	RIVERBANK SECTOR
PUBLIC & INSTITUTIONAL *(cont'd)*				
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	-
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 not directly accessible from public sidewalk or if exceeding 3000 square feet of floor area or 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	-	-
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	-
Amusement devices	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 STREET	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 AVENUE, MAIN STREET	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 square feet	128 square feet	64 square feet	64 square feet	64 square feet	96 square feet	48 square feet	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

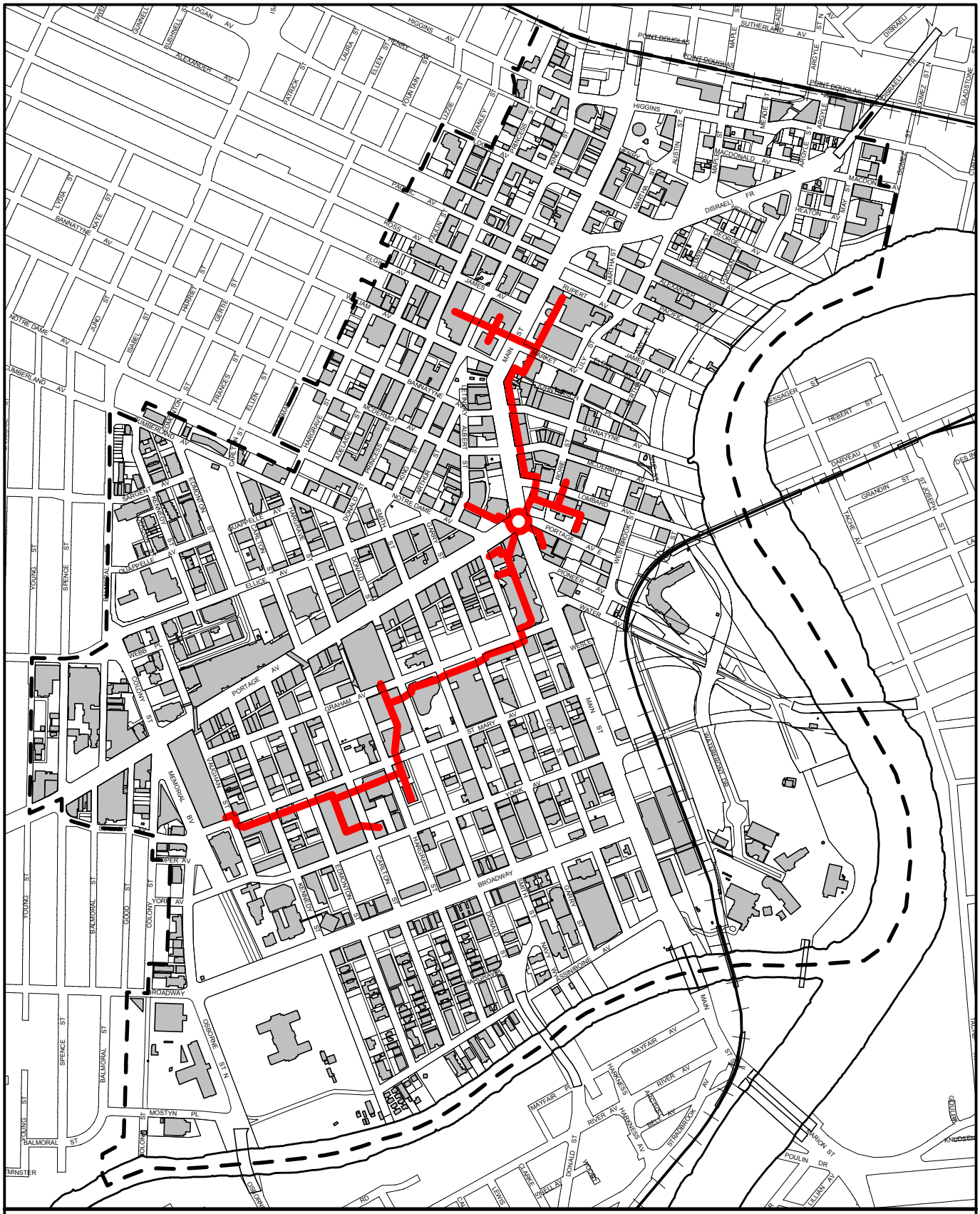
* - can only be established in conjunction with “Cultural & Entertainment” and “Public & Institutional” uses, restaurants, and drinking establishments

** - 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, PIONEER 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	

Information Maps:



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DESIGNATED WEATHER PROTECTED WALKWAY SYSTEM

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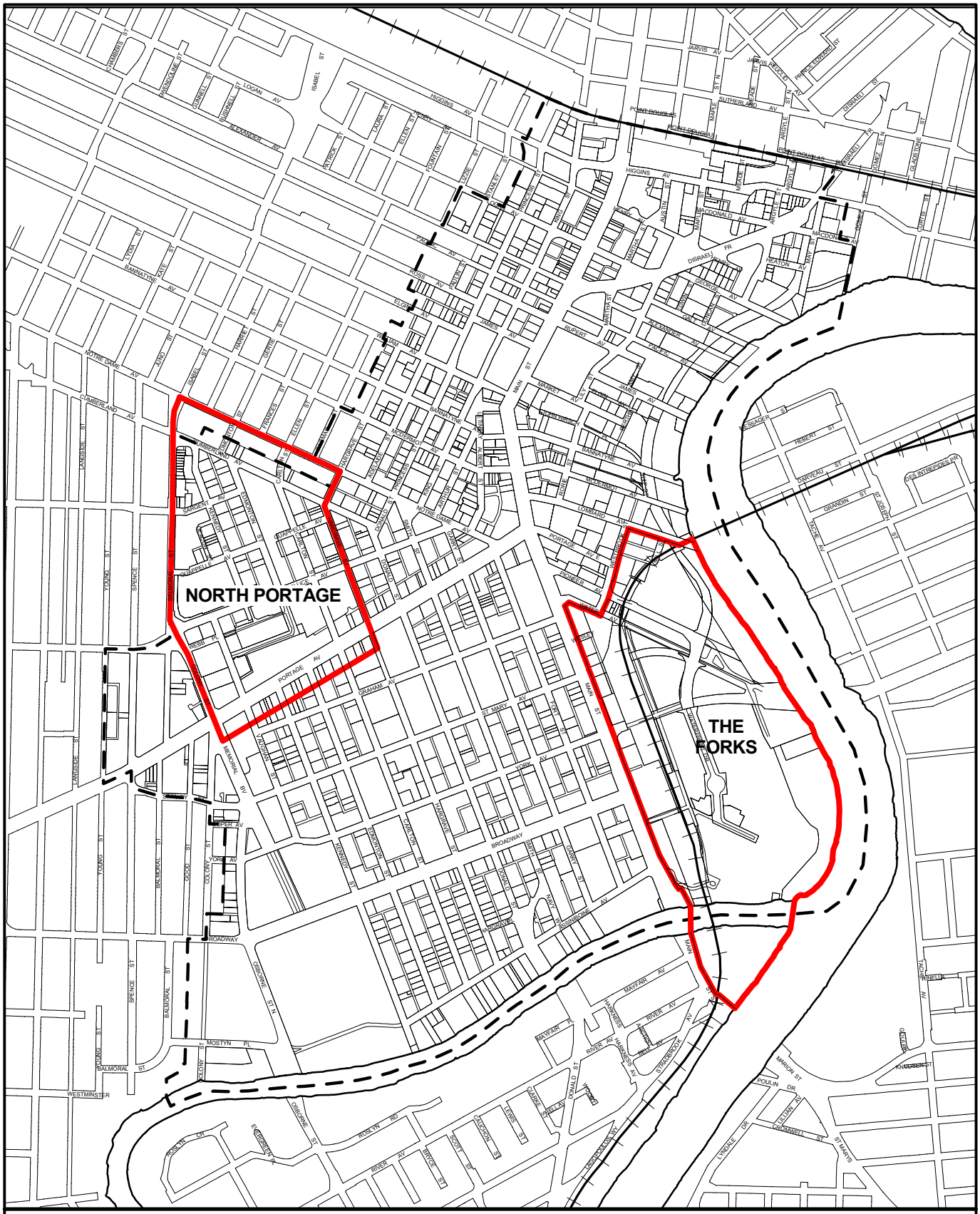

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THE FORKS NORTH PORTAGE PARTNERSHIP
MANDATE AREAS

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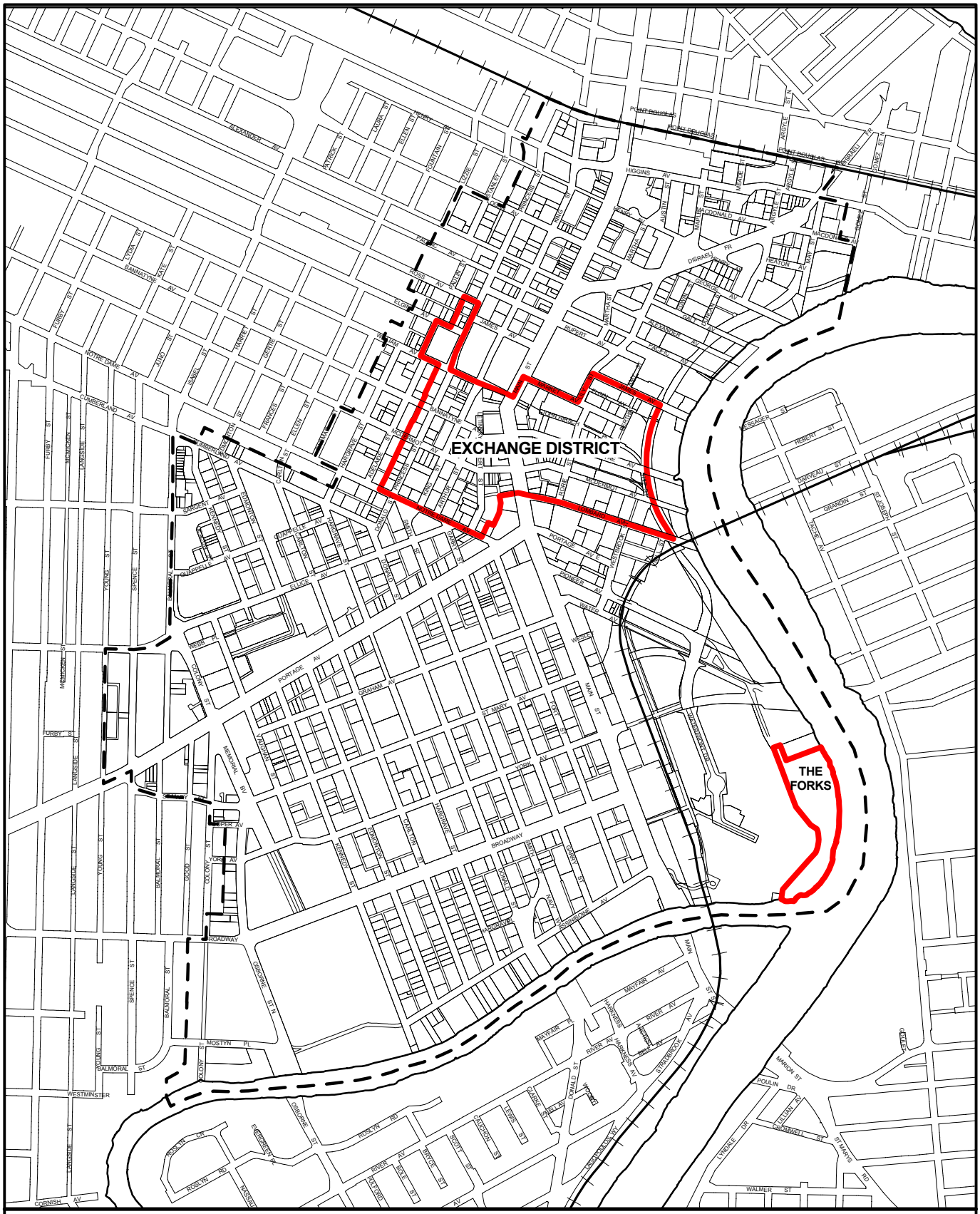

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NATIONAL HISTORIC SITES

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Illustrations, supplemental to Part 7 Definitions: