ATTACHMENT 1.

Summary of Regulatory Barriers to New Public Washrooms and Possible Solutions for Further Review

Barrier	Possible Solution for Further Review
1. **Land Use:** - For any use to be allowed on a property in Winnipeg, it must be listed in either the Winnipeg Zoning By-law 200/2006 or the Downtown Winnipeg Zoning B-law 100/2004 as a permitted principal (major) use or an accessory use, meaning a use that supports the principal (major) use. The Winnipeg Zoning by-law 200/2006 includes an accessory use category for 'Accessory uses, not listed'", and public washrooms could fit into this category. The Downtown Winnipeg Zoning By-law does not have a similar catch-all category.	Align, through amendments or consolidation, the Downtown Winnipeg Zoning By-law and the Winnipeg Zoning by-law to make sure the same language is used to describe how public washrooms would be facilitated as a land use, whether as a principal use, an accessory use, a utility, or something else.
2. **Building Height:** - The Downtown Winnipeg Zoning By-law requires buildings to be at least 25 or 35 feet high (depending on what street they are on). This means one-story stand-alone public washroom facilities would either need a height variance application (adding time to the process), or it means the applicant would have to design a structure that is taller than needed (adding extra costs for materials and maintenance).	Consider including a statement in the Downtown Plan to, through the Urban Design Review process, encourage public washrooms to be built as part of new or existing structures. Create an exemption from minimum height requirements for accessory public washrooms Downtown, where they are not considered a public utility and not subject to these requirements.
3. **Advertising:** Third party advertising signage is not allowed downtown, with the exception of public street infrastructure through specific programs (e.g. bus shelters). This removes the possibility of placing ads on the side of portable washroom units as a cost recovery measure.	The City of Winnipeg Corporate Sponsorship could work with the Planning, Property and Development department to explore alternate revenue-generating opportunities. This could involve designating alternative City of Winnipeg advertising space where it is permitted (e.g. sides of buses or advertising in skywalks) instead of providing it on site at the washroom facility. Revenue generated from designated alternative advertising spaces could help fund the public washroom and ensure third party advertising is only located where it has been approved and/or negotiated by agreement. This would likely be a cross-departmental initiative and would therefore require coordination by and direction from the CAO's office.

4. **Permitting:** Onus is currently on the property owner to apply for permitting, to learn and work within planning regulations/ systems/bylaws. Many potential applicants (non-profit and charitable organizations for example) may not have capacity to navigate these systems easily, which presents a deterrent to installation of public-access washrooms on private property.	In addition to existing process improvement initiatives, the City of Winnipeg could explore a 'systems navigation' training program for staff, or create a staff role to help reduce processing times and provide extra assistance to projects that have a public benefit, such but not limited to public washrooms.