Attachment 1. Summary of Regulatory Barriers to New Public Washrooms and Possible Solutions for Further Review: 2024 Update

Barrier	Possible Solution for Further Review	2024 Update
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.	On March 23, 2023 Council directed Planning, Property and Development (PPD) to prepare text amendments for the Winnipeg Zoning By-law No. 200/2006 and the Downtown Winnipeg Zoning No. 100/2004 to facilitate the development of new public washroom facilities, as follows: • Land Use: Amend the Downtown Winnipeg Zoning By-law to include the same language as the Winnipeg Zoning By-law to describe how public washrooms would be facilitated as a land use, whether as a principal use, an accessory use, a utility use or something else. • Building Height: 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. PPD is in the process of updating the zoning by-laws via both rapid amendments and a comprehensive review. The washroom related amendments have been documented by PPD. At minimum, these amendments will be included in the comprehensive review, which is scheduled to begin in 2025.
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.	

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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.	There could be benefits to the City in utilizing advertising as a cost recovery measure related to washroom, however the existing restrictions on advertising limit such opportunities. The Public Service will continue to explore alternate revenue-generating options to support public washroom facilities. This could involve designating alternative City of Winnipeg advertising space where it is, or could be, permitted (e.g. sides of buses or inside washroom facilities) instead of providing it on the exterior of a washroom facility. This is a cross-departmental initiative, and coordination by and direction from the CAO's office is required.
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 as but not limited to public washrooms.	As a component of the new housing projects being funded by the federal Housing Accelerator Fund, the City is establishing a housing Concierge service to support applicants with permitting processes to facilitate housing developments. The Concierge service will provide systems navigation, and help non-profit, Indigenous, and Downtown developers plan their application, communicate considerations at different stages, and monitor City processes to identify snags and provide guidance on next steps. While washrooms are not within this Concierge service's scope, experience with this approach can be used to inform similar supports for public washrooms. Further exploration and engagement with stakeholders is needed to identify the connection between public washrooms and new affordable housing projects, including what role a Concierge service or the Public Service can play to support such an endeavor.