THE CITY OF WINNIPEG

BY-LAW NO. 97/2025

A By-law of THE CITY OF WINNIPEG to amend the Winnipeg Zoning By-law by adding the Naawi-Oodena Planned Development Overlay 2 pursuant to Development Application No. DASZ 18/2025.

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 by this by-law.

PDO-2 Naaw-Oodena added
2 The document attached as Schedule "A" to this By-law and entitled "Naawi-Oodena Planned Development Overlay 2" is added as the next available schedule.

RECEIVED FIRST READING on the 30th day of October, 2025;

RECEIVED SECOND READING on the day of , 2025;

RECEIVED THIRD READING on the day of , 2025;

DONE AND PASSED this day of , 2025.

Mayor

City Clerk

Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"A. Bellhouse" (October 15, 2025)
for Director of Legal Services
and City Solicitor

SCHEDULE “A”

NAAWI-OODENA PLANNED DEVELOPMENT OVERLAY 2

(PDO-2 NAAWI-OODENA)

Purpose

1. The purpose of this overlay is to support the development of the Naawi-Oodena lands as a Major Redevelopment Site and implement the Naawi-Oodena Secondary Plan policies, in alignment with the Naawi-Oodena Landscape and Architecture Design Guidelines.

Applicability

2. The PDO-2 Naawi-Oodena overlay district shall apply to all lands as shown on the attached Map 1.

Development Standards

3. Except to the extent modified by the standards in this overlay, all standards of this By-law apply within the boundaries shown on Map 1.

4. The Special Boundary Conditions in section 138 of this By-law do not apply in respect of any land or use to which this PDO applies.

5. In this PDO “45-degree analysis” means, in respect of a site that abuts or is across a lane from an abutting lot line of a lot with an R1-L or R2 zoning designation, a 45-degree angular plane that is projected towards the site from 12 feet above grade at the rear lot line of the R1-L or R2 lot.

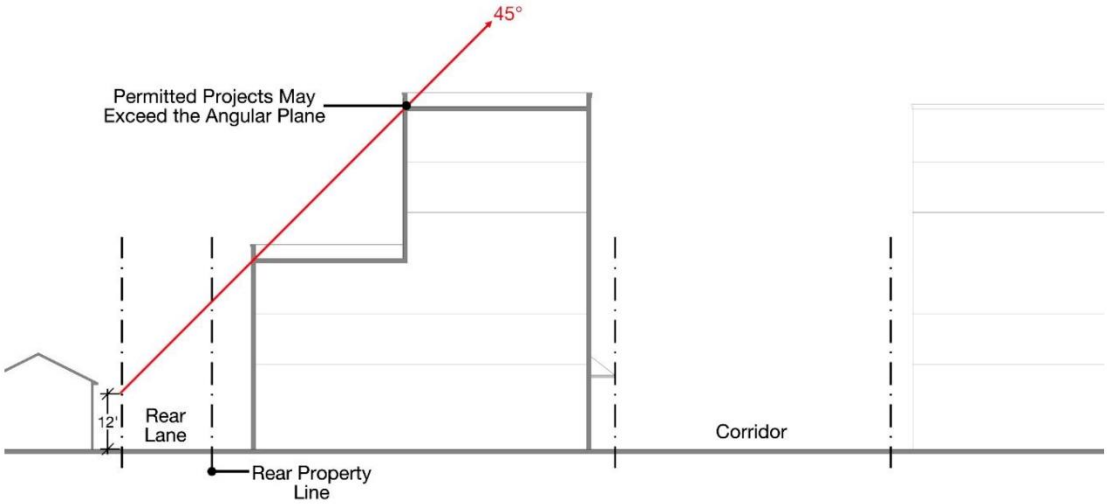

Figure 1 – Illustrated 45-Degree Analysis

Area Wide Density Maximum

6. Notwithstanding other provisions of this By-law, the residential density shall be calculated and regulated based on the entire PDO-2 Naawi-Oodena overlay district as follows:

    1. The maximum residential density for the PDO-2 Naawi-Oodena overlay district is 1,261 dwelling units in general conformance with the development intent of the Areas shown on Map 1.

    2. Minimum Lot Area Per Dwelling Unit standards for the underlying Zoning Districts in this By-law shall not be applied.

Design Review

7. Design Review Required

    1. Any proposed development, redevelopment, expansion, free standing signage, or exterior alteration within the PDO-2 Naawi-Oodena overlay district is subject to urban design review and, prior to commencement of the development, redevelopment, expansion, free standing signage, or exterior alteration, must be approved by the Director in accordance with this section.

8. Design Review Process

1. The Director shall make decisions on urban design review applications.

2. The Assiniboia Community Committee may approve urban design guidelines, standards, or criteria that are generally consistent with the Naawi-Oodena Secondary Plan and this overlay.

3. In making decisions on urban design review applications, the Director must consider the requirements in this section and applicable standards in this overlay, in addition to any urban design guidelines, standards, or criteria approved by the Assiniboia Community Committee.

Parking and Loading

9. Vehicle Parking Space Requirements

1. Within the PDO-2 Naawi-Oodena overlay district, the parking spaces required under Table 5-9 of this By-law shall be the maximum amount of accessory parking permitted for a proposed development. This shall not apply to bicycle parking.

2. For all uses, with the exception of row dwellings with common parking areas and other multi-family, the minimum accessory parking requirement shall be 75% of the amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.

3. The minimum accessory parking requirement for row dwellings with common parking areas and other multi-family shall be 1 parking space per dwelling unit. This shall not apply to bicycle parking.

4. Within 400 metres of Rapid or Frequent Express Transit, the minimum accessory parking requirement shall be further reduced to 50% of the amounts shown in Table 5-9 of this By-law. This shall not apply to bicycle parking.

5. Where off-street parking is provided, 1 car share vehicle may be provided in lieu of up to 12 required off-street parking spaces. Car share vehicles provided to satisfy off-street parking requirements in respect of a site must comply with the following standards:

   (a) The car share vehicle must be provided by a car share whose principal business objective is to provide members with a fleet of shared vehicles which they may reserve on an hourly basis.

(b) The maximum number of car share vehicles that may be provided to satisfy off-street parking requirements is:

i. 2 car share vehicles for sites with fewer than 100 dwelling units.

ii. 3 car share vehicles for sites with more than 100 dwelling units.

(c) A maximum of 50% of total off-street parking spaces may be satisfied by car share vehicles.

(d) The adjustment for car share vehicles may be combined with any other parking reductions, as applicable.

(e) Where an application for a development permit proposes to satisfy off-street parking requirements by providing car share vehicles, the application must include, to the satisfaction of the Director:

i. An agreement in principle with a car share.

ii. A plan showing the car share parking stall location approved by the car share.

iii. A car share service description and detailed competitive user fee structure.

(f) The car share vehicle and a permanent parking space must be provided on the site, to the satisfaction of the Director.

10. Parking, Bicycle Parking and Loading Management Plan

1. A property owner or authorized lessee of land may propose to the Director a Parking, Bicycle Parking and Loading Management Plan prepared by a professional traffic engineer or parking consultant documenting that a reduced amount of off-street parking, and/or bicycle parking, and/or loading is adequate to meet the needs of the proposed use or combination of uses and to prevent traffic and parking congestion on surrounding streets and/or public lanes.

2. If the Director concludes that the proposed Parking, Bicycle Parking and Loading Management Plan will provide off-street parking, bicycle parking, and/or loading adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and/or public lanes, the Director may approve the Parking, Bicycle Parking and Loading Management Plan and may reduce the amount of required off-street parking and/or loading required to conform with the approved Plan.

3. Once a Parking, Bicycle Parking and Loading Management Plan is approved by the Director, the applicable owner shall provide parking spaces and loading spaces in accordance with the requirements of the approved Plan.

4. Any owner or authorized lessee of land in the PDO-2 Naawi-Oodena overlay district may, in accordance with this overlay and this By-law, submit to the Director for approval:

   (a) A Parking, Bicycle Parking and Loading Management Plan for the overlay district; or

   (b) An amended Parking, Bicycle Parking and Loading Management Plan for the overlay district.

11. All bicycle parking spaces in the PDO-2 Naawi-Oodena overlay district must comply with the following design standards:

1. A portion of the bicycle parking spaces must be suitable for short-term bicycle parking, and a portion must be suitable for long-term bicycle parking.

2. There must be suitable bicycle racks or lockers made from high quality materials and anchored with bolts to concrete or asphalt surfaces of the ground, floor, or nearby building wall.

3. If reasonably possible, the bicycle parking spaces must be, situated close to bicycle friendly routes.

4. For residential uses, each site must provide 1 lockable bicycle parking space for every 3 dwelling units.

12. Bicycle Repair Station

1. If at least 25 bicycle parking spaces are required under Table 5-9, a bicycle repair station shall be required adjacent to the long-term bicycle parking area.

2. Bicycle repair stations will offer cyclists the necessary tools (e.g., air pump, air pressure gauge, allen wrenches, hex keys) to complete basic maintenance to ensure safe operation of their bicycle.

3. Common repair supplies (e.g., inner tube patches, chain cleaners/lubricant) should be made available at the repair station.

4. The bicycle repair station should have an adequate workspace surrounding the repair station where the minimum width of the aisle providing access to bicycle repair station shall be at least 5 feet and the workspace should be at least 40 square feet.

Area 1

13. Commercial Mixed-Use

Applicability

1. The PDO-2 Naawi-Oodena Commercial Mixed-Use is shown on Map 1 as Area 1.

Intent

2. To promote a wide range of retail, office, and service commercial uses that serve not only the surrounding residential neighbourhoods, but also the wider city and Treaty 1 communities by:

    (a) Accommodating a full range of retail and service commercial uses, containing both large single users and clusters of smaller users;

    (b) Ensuring that all commercial developments are designed to function as multi-modal places through the coordinated design of pedestrian, transit, cycling, and vehicular access, as well as parking, drop-off, and loading;

    (c) Ensuring that all commercial developments meet the highest standards for building design, siting, massing, and public access;

    (d) Ensuring that commercial developments do not encroach upon or negatively impact adjacent neighbourhoods and are adequately separated from residential areas; and

    (e) To minimize visual impacts of surface parking lots and service areas on the public realm.

Prohibited Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:

    (a) Auto / light truck / motorcycle, repair, and service

    (b) Auto / light truck / motorcycle, sales, and rental

    (c) Car wash

    (d) Drive-in or drive-through

    (e) Fuel sales

    (f) Parking, structured (prohibited as a principal use)

    (g) Parking, surface (prohibited as a principal use)

(h) Recycling collection centre

Permitted Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying CMU zoning district:

   (a) Craft brewery, distillery or winery

   (b) Cultural centre

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying CMU zoning district:

   (a) Landscape / garden contractor or production

   (b) Research institution

Dimensional Standards

6. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the dimensional standards listed in this section.

   (a) Height of Buildings:

      i. The maximum height of a principal building in the Commercial Mixed-Use area is shown on Map 2.

      ii. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45-degree analysis and shall not exceed the 45-degree angular plane.

   (b) Yard Requirements:

      i. In the Commercial Mixed-Use area the minimum front yard is 10 feet.

      ii. In the Commercial Mixed-Use area the maximum front yard is 15 feet.

      iii. In the Commercial Mixed-Use area the minimum interior side yard is 0 feet.

      iv. In the Commercial Mixed-Use area the minimum corner side yard is 0 feet.

v. In the Commercial Mixed-Use area the minimum rear yard is 15 feet.

(c) Additional Standards:

i. Notwithstanding subsection (6)(b) above, the maximum front yard setback may be up to 20 feet to accommodate an otherwise approved public space, plaza, outdoor dining / drinking area, or other pedestrian amenity. The increased setback may extend up to 25 continuous feet or 50% of the length of the ground floor façade, whichever is less. In the event a single building has multiple such amenities, multiple portions of the building may be setback up to 20 feet, so long as each portion is no more than 25 feet in length and the cumulative length of all portions is no more that 50% of the ground floor façade.

Design Standards

7. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the design standards established in this section.

(a) Building facades:

i. For non-residential uses, at least 50% of the ground floor façade of a building facing a street must consist of unobscured windows, doors, or display areas.

(b) Building entrances:

i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.

ii. Any residential uses shall use a common interior lobby entrance rather than direct entrances from the street.

(c) Surface parking and refuse areas:

i. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

8. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Commercial Mixed-Use area, development must comply with the signage standards outlined in this section.

(a) Digital and mobile signs shall be prohibited.

(b) Freestanding signs shall not exceed 6 feet in height.

(c) The total surface area of signs attached to a building shall not exceed 25% of the applicable building wall.

Area 2

14. Medium Density Residential

Applicability

1. The PDO-2 Naawi-Oodena Medium Density Residential area is shown on Map 1 as Area 2.

Intent

2. To promote a mix of well-designed, multi-unit housing types that provide a mix of tenures and offer a range of housing options for households of all ages, abilities, make-up, and income levels by:

   (a) Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;

   (b) Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles;

   (c) Ensuring the design of all buildings reinforces the relationship between the buildings and the street by maintaining a high degree of permeability and activation at the ground level; and

   (d) Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying RMF-M zoning district:

   (a) Dwelling, live-work

   (b) Personal services

   (c) Retail sales

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, where the immediately abutting property is zoned R1-L or R2, multi-family residential uses shall be limited to the following types:

    (a) Townhouse

    (b) Stacked townhouse

    (c) Clustered townhouse

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying RMF-M zoning district:

    i. Landscape / garden contractor or production

Use Specific Standards

6. Regardless of whether a use is allowed as a permitted or conditional use in the PDO-2 Naawi-Oodena Medium Density Residential area, the following additional standards must be met in respect of the uses identified, except as authorized by other sections of this By-law or by a conditional use or variance order:

    (a) Personal services and retail sales established under 11(3)(b) and 11(3)(c) of the PDO-2 Naawi-Oodena overlay district are subject to the following use specific standards:

        i. Personal services and retail sales must be located within a building with residential use(s).

        ii. Personal services and retail sales shall only be permitted on ground floor.

        iii. The maximum area per personal service or retail sales use shall be 1,500 square feet.

Dimensional Standards

7. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the dimensional standards listed in this section.

    (a) Height of Buildings:

i. The maximum height of a principal building in the Medium Density Residential area is shown on Map 2.

ii. Where the immediately abutting property is zoned R1-L or R2, the maximum height of the principal building shall be subject to the 45-degree analysis and shall not exceed the 45-degree angular plane.

(b) Yard Requirements:

i. In the Medium Density Residential area the minimum front yard is 10 feet.

ii. In the Medium Density Residential area the maximum front yard is 15 feet.

iii. In the Medium Density Residential area the minimum side yard is 5 feet.

iv. In the Medium Density Residential area the minimum rear yard is 15 feet.

(c) Notwithstanding the yard requirements in (b) above, where the immediately abutting property is zoned R1-L or R2, the abutting yard shall:

i. be at least 15 feet or 2 feet where a lane is proposed between the two properties.

ii. adhere to such building setbacks as required by a 45-degree analysis.

Design Standards

8. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the design standards established in this section.

(a) Building entrances:

i. All buildings must provide a main entrance on the façade of the building nearest to and facing a street with a direct pedestrian connection.

ii. If a building has limited frontage on a street, the main entrance may be provided along a pedestrian pathway which connects to the nearest street.

(b) Surface parking and refuse areas:

i. Surface parking and refuse areas must be located behind a building and/or screened from the adjacent right-of-way with landscape planting and/or features.

Signage

9. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Medium Density Residential area, development must comply with the signage standards outlined in this section.

    (a) Digital and mobile signs shall be prohibited.

Area 3

10. Lower Density Residential

Applicability

1. The PDO-2 Naawi-Oodena Lower Density Residential area is shown on Map 1 as Area 3.

Intent

2. To promote a mix of well-designed, lower density housing types in locations along the western edge of the site by:

    (a) Providing a diverse mix of housing, including variation in unit sizes, tenure mix, integration of accessible and age-friendly housing, and affordable housing options to accommodate a range of household income levels;

    (b) Encouraging high quality architecture and urban design to ensure new development contributes to a strong community identity and embraces Indigenous design principles; and

    (c) Minimizing the visual impact of parking, service areas, and similar elements on the public realm.

Permitted Use Regulations

3. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be permitted in addition to the permitted and conditional uses of the underlying R2 zoning district:

    (a) Dwelling, live-work

    (b) Dwelling, multi-family

Conditional Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying R2 zoning district:

(a) Landscape / garden contractor or production

Dimensional Standards

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Lower Density Residential area, development must comply with the dimensional standards listed in this section.

   (a) Height of Buildings:

      i. The maximum height of a principal building in the Lower Density Residential area is shown on Map 2.

   (b) Yard Requirements:

      i. In the Lower Density Residential area the minimum front yard is 15 feet.

      ii. In the Lower Density Residential area the minimum side yard is 4 feet.

      iii. In the Lower Density Residential area the minimum rear yard is 15 feet.

   (c) Lot Area:

      i. In the Lower Density Residential area the minimum lot area is 2,500 square feet.

      ii. In the Lower Density Residential area the minimum lot area per dwelling unit shall be 1,950 square feet for two-family dwellings.

Area 4

16. Community Spaces

Applicability

1. The PDO-2 Naawi-Oodena Community Spaces area is shown on Map 1 as Area 4.

Intent

2. To promote the development of a high quality, connected network of publicly accessible parks and open spaces by:

   (a) Providing an interconnected system of parks and open spaces for a variety of year-round active and passive recreational opportunities, leisure pursuits, and cultural and ceremonial activities;

(b) Providing high quality publicly accessible open spaces in support of the institutional, commercial, residential, and cultural uses throughout the site;

(c) Complementing and enhancing the planned pedestrian and cycling network, connectivity with existing surrounding neighbourhoods, and community amenities;

(d) Providing opportunities for the integration of public art that represents the history of place, culture, and identity for First Nations peoples, and promoting the creative practices of First Nations artists;

(e) Providing opportunities for elements that commemorate the military heritage of the site;

(f) Providing open public spaces to accommodate large and small community gatherings;

(g) Promoting the natural beauty of Manitoba through the use of native plant species and materials; and

(h) Promoting innovation in sustainability and landscape management, particularly for our northern climate (all seasons) recognizing current and future realities of climate change.

Permitted Use Regulations

3. In the PDO-2 Naawi-Oodena Community Spaces area, permitted principal uses shall be consistent with the permitted uses in the underlying PR1 zoning district.

Prohibited Use Regulations

4. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following uses shall be prohibited and not allowed as principal, conditional, accessory, or temporary uses:

   (a) Retail sales

Conditional Use Regulations

5. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, the following principal uses shall be conditional in addition to the permitted and conditional uses of the underlying PR1 zoning district:

   (a) Landscape / garden contractor or production

Dimensional Standards

6. Notwithstanding other provisions of this By-law, in the PDO-2 Naawi-Oodena Community Spaces area, development must comply with the dimensional standards listed in this section.

(a) Height of Buildings:

i. The maximum height of a principal building in Community Spaces is shown on Map 2.