



Winnipeg Zoning By-law Rewrite

Open House

May 2026

Welcome!

Land Acknowledgement

Winnipeg is located in Treaty One Territory, the home and traditional lands of the Anishinaabe (Ojibwe), Ininew (Cree), and Dakota peoples, and in the National Homeland of the Red River Métis. Our drinking water comes from Shoal Lake 40 First Nation, in Treaty Three Territory.

Winnipeg is undertaking a comprehensive rewrite of its zoning by-law. The purpose of this event is to:

1. Introduce the project and provide an opportunity to discuss with project team members.
2. Explain what zoning is all about (and what it isn't about).
3. Share the timeline, goals, challenges, and context for the project.
4. Gather early input on how the current Zoning By-law is working or not working.

What is a zoning by-law?

- The zoning by-law sets the rules for how land and buildings can be used and developed in the city.
- It divides the city into zones (like residential, commercial, industrial, or mixed-use), and each property has a zone.
- The by-law says what's allowed in each zone and sets rules such as building, size, height, and location.
- All new development must follow these rules.

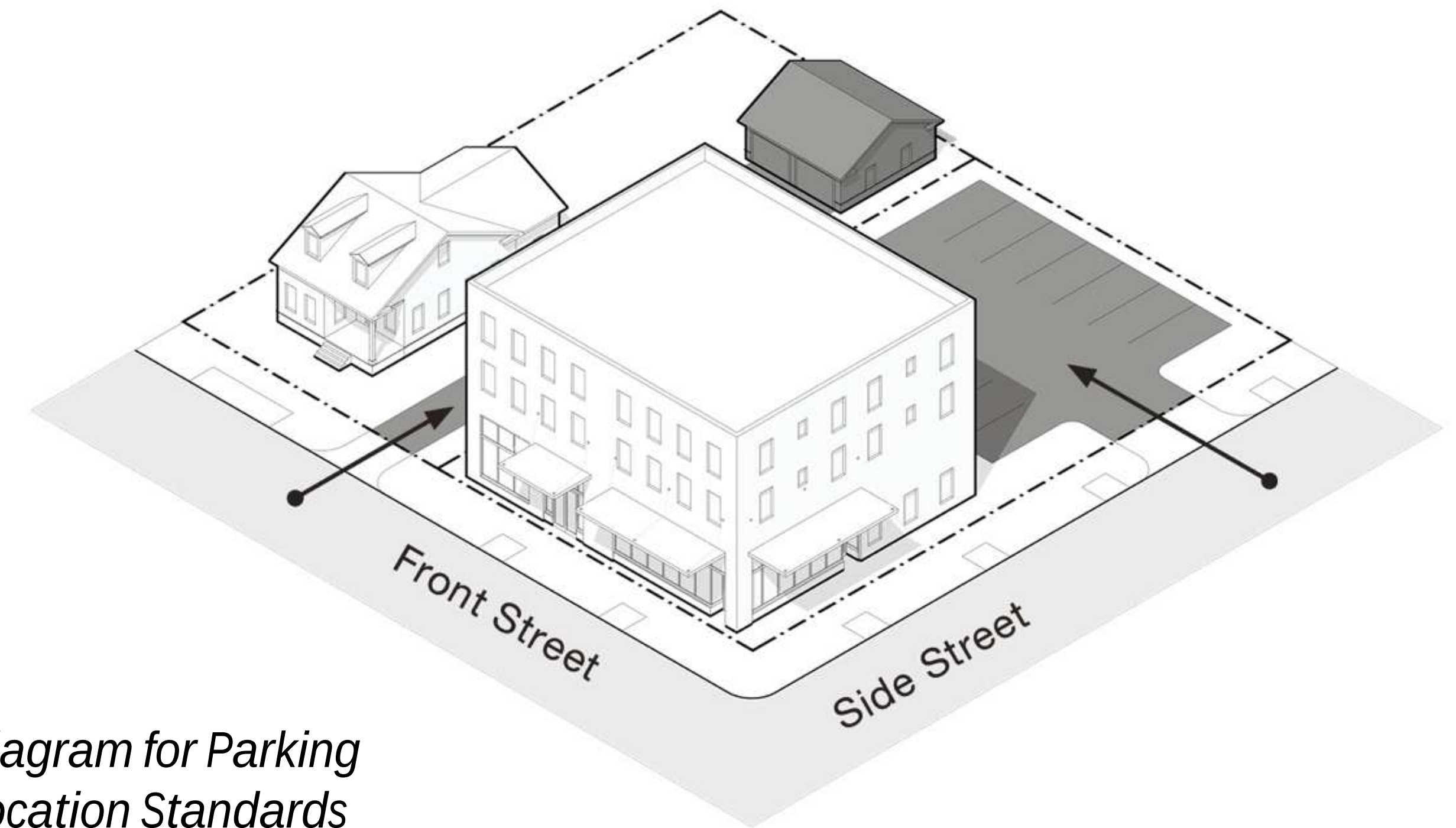
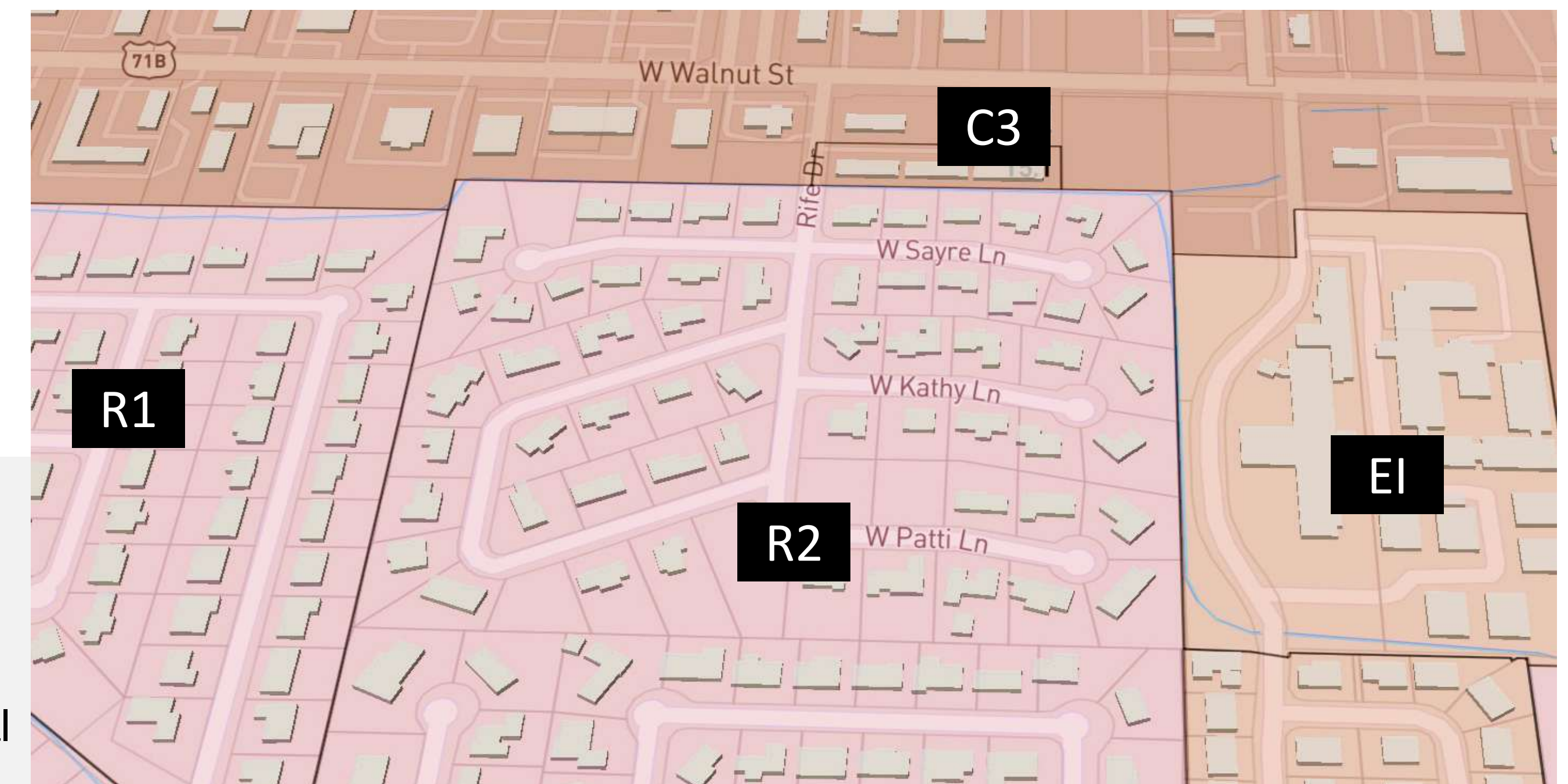


Diagram for Parking Location Standards



Sample Zoning Map

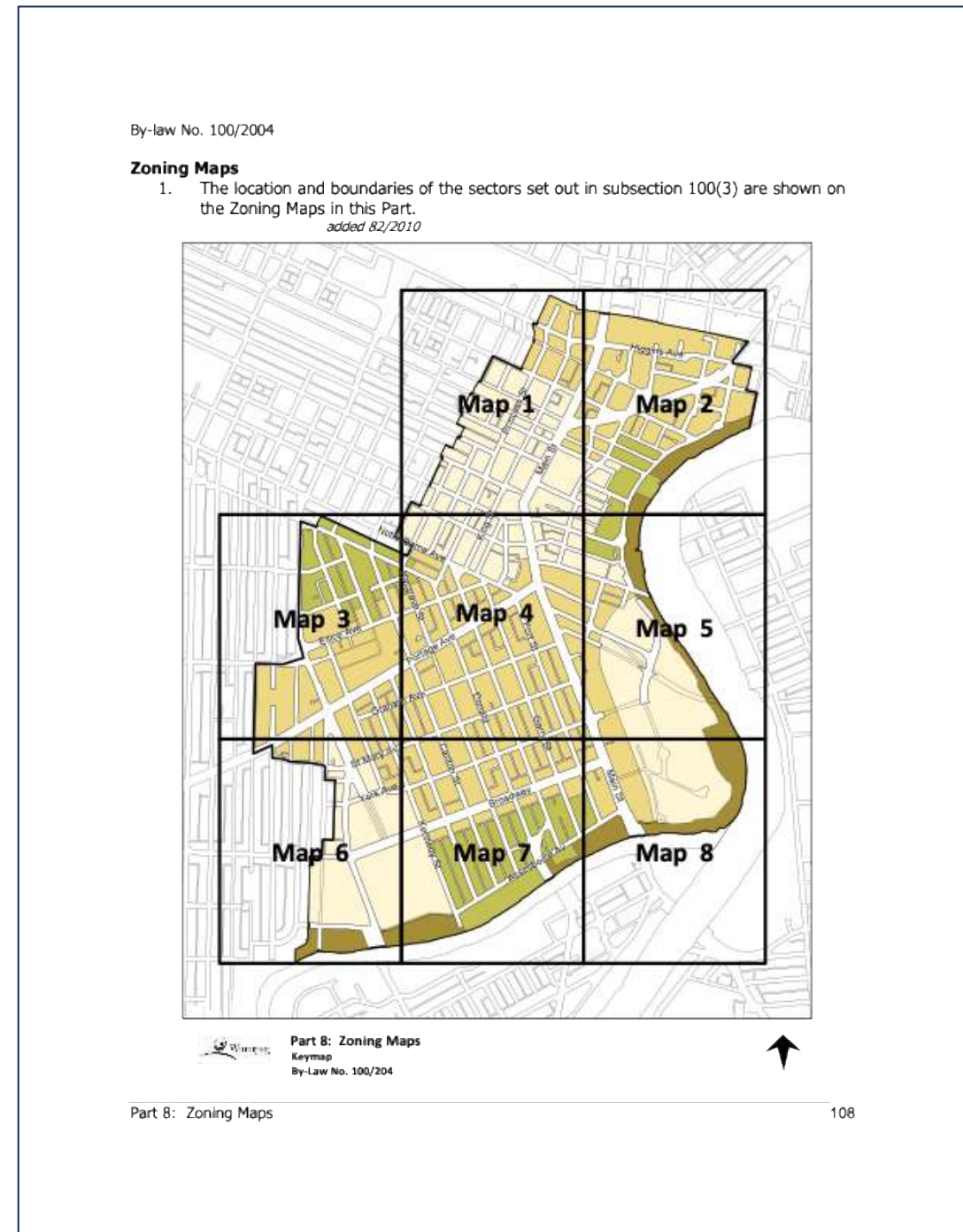
Legend:
R1 = Residential single-family
R2 = Residential two-family
C3 = Commercial corridor
EI = Educational and Institutional

How zoning supports planning

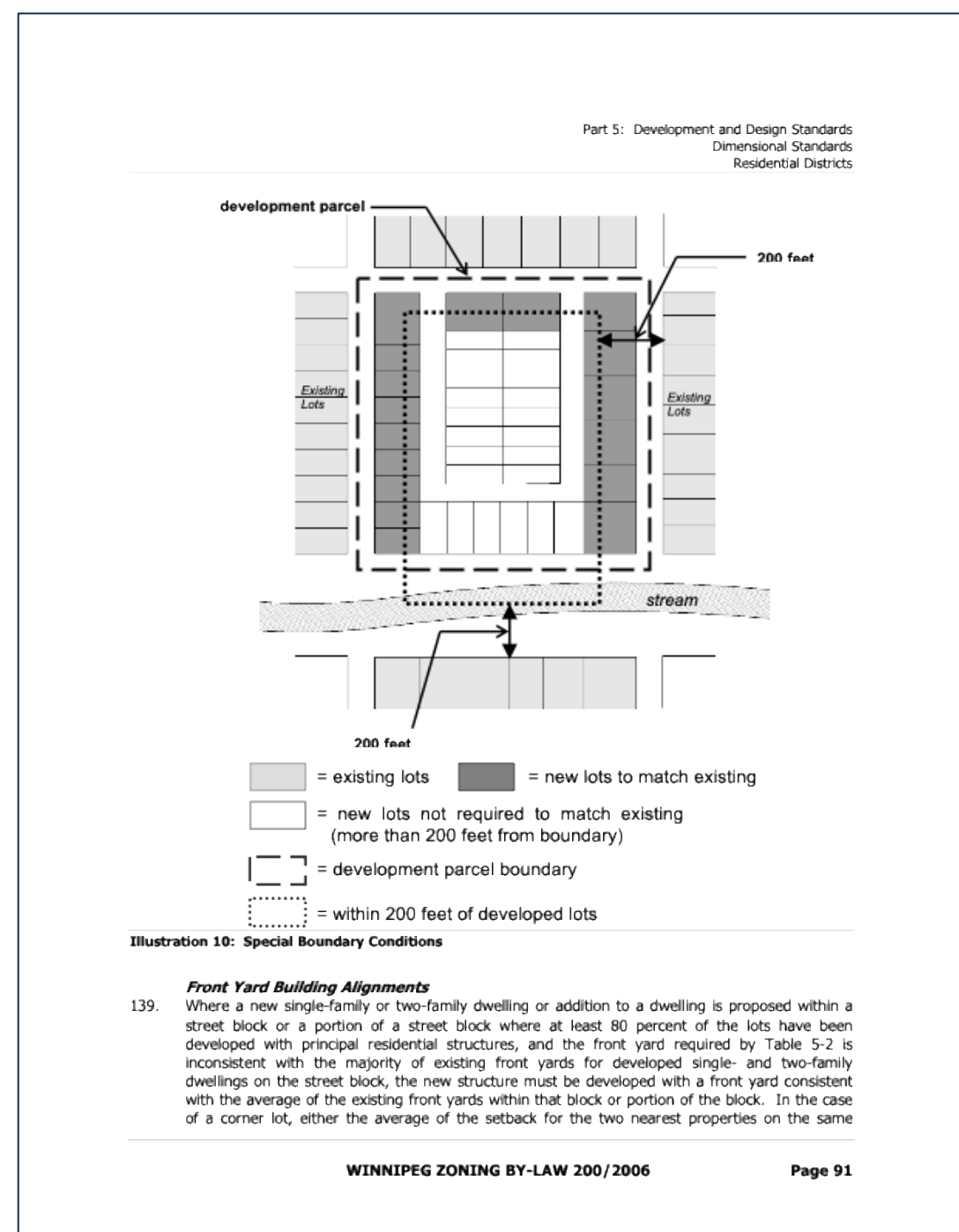


- All Canadian cities have a Development Plan. It describes the long-term goals for how the city should grow and change. In Winnipeg, this plan is called 'OurWinnipeg.'
- Many cities also have more detailed plans for certain areas or topics. These are often called Secondary Plans.
- Cities also have zoning by-laws. Zoning by-laws turn the big ideas in the development plan into clear rules. They explain what can be built, where it can be built, and what conditions must be followed.

Why a new zoning by-law?



Downtown Zoning By-law

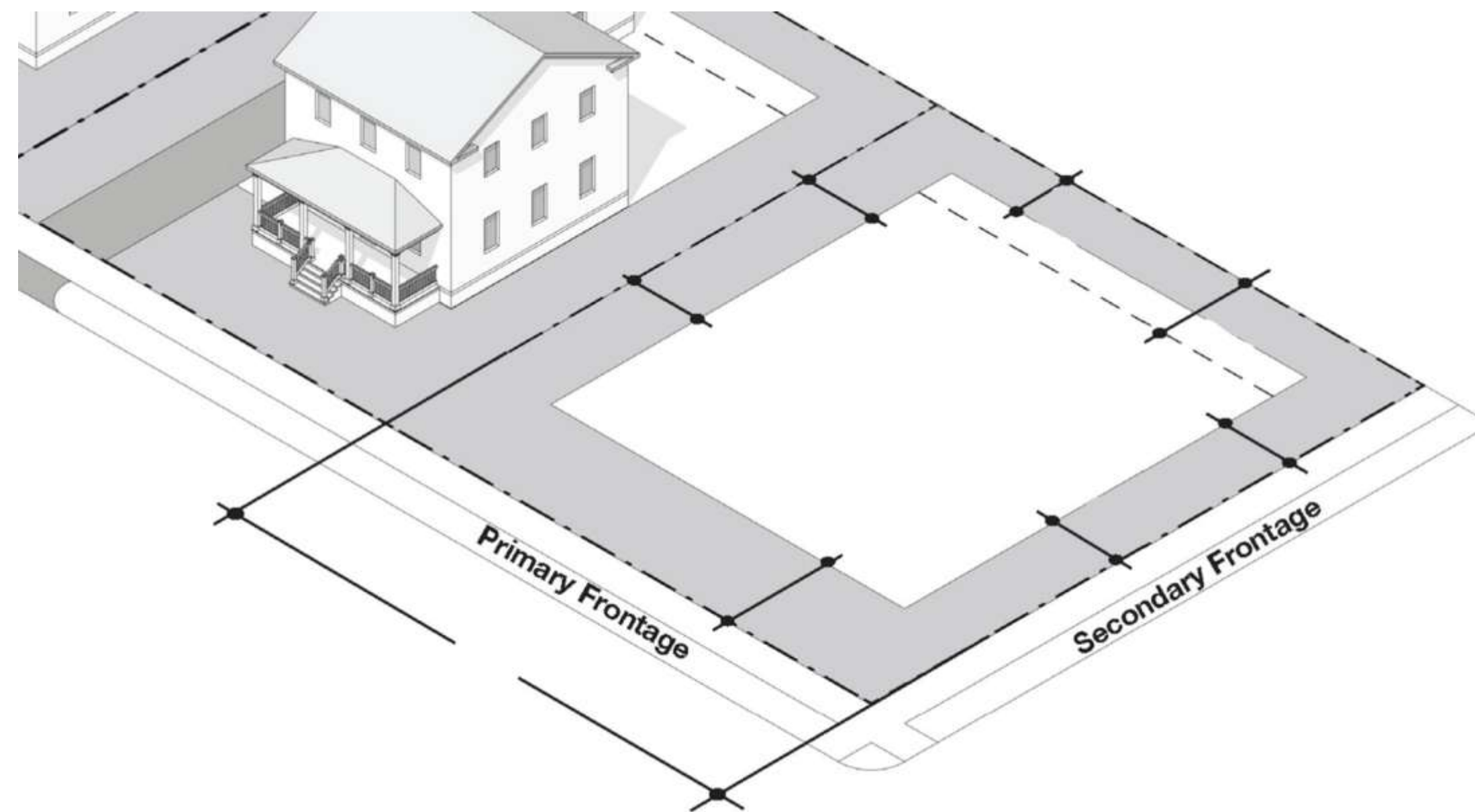


Winnipeg Zoning By-law

- Winnipeg currently has two zoning by-laws:
 - The Downtown Zoning By-law; and
 - The Winnipeg Zoning By-law which applies to all areas of the city outside of Downtown.
- The last time these zoning by-laws were fully updated was about 20 years ago. They don't fully reflect newer city plans or how the city is changing.
- A new zoning by-law for the whole city will update the rules to match today's needs and future growth.
- It will be easier to use, more flexible and support a wider range of development.
- It will put more focus on the look and shape of buildings, not just what they are used for.

How does zoning shape your community?

The Winnipeg Zoning By-law includes rules related to the following topics:



Lot & Building Regulations

- Setbacks (minimum and maximum distances from property lines)
- Lot coverage requirements (how much space the building should take up)
- Frontage requirements (width of a lot)
- Building height limits
- Density regulations (for example, number of dwelling units per lot)

T2 Rural			T3 Sub-Urban			T4 General			T5 Center		
1	2	3	1	2	3	1	2	3	1	2	3

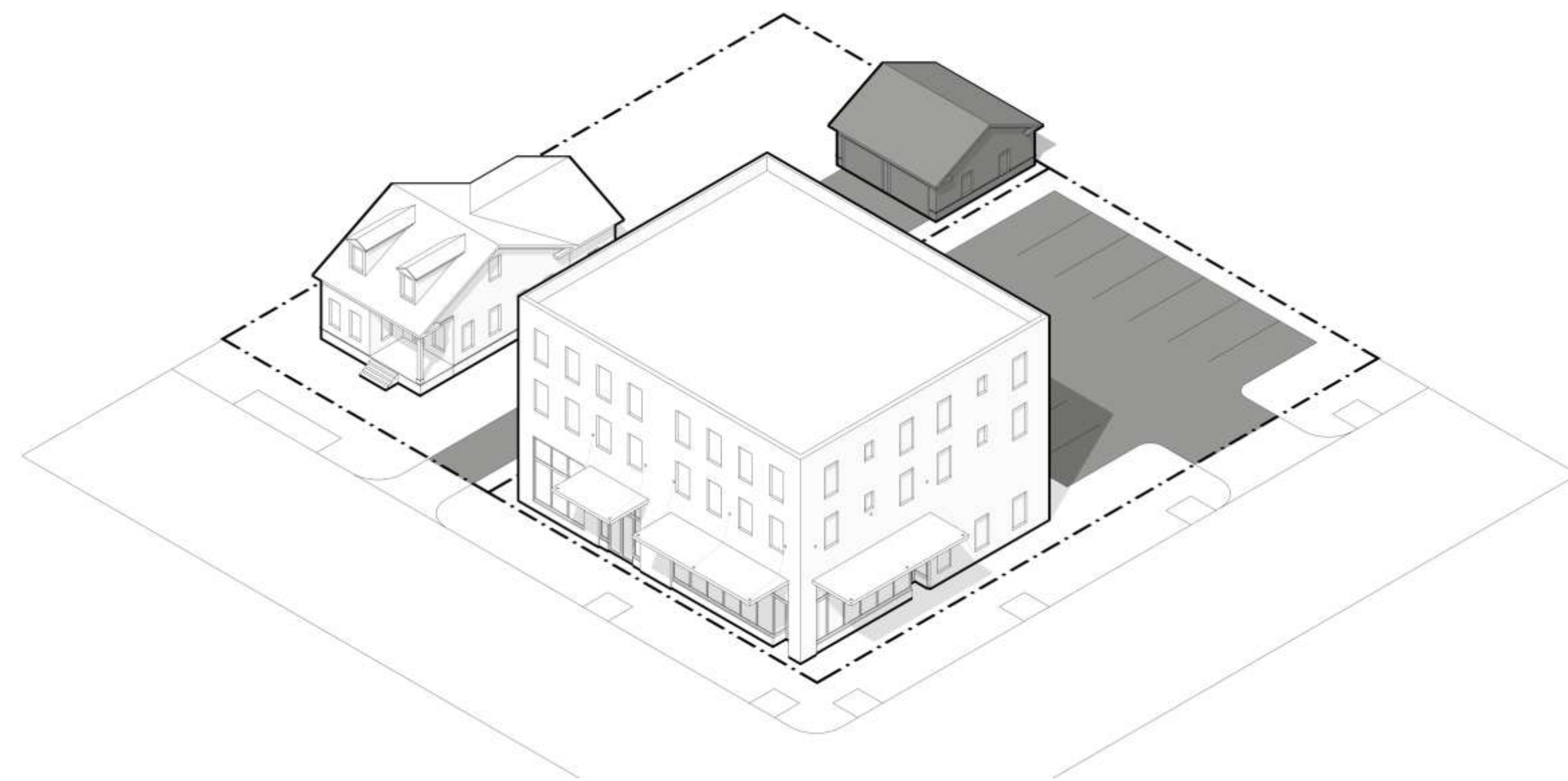
Residential (see Sec. 40-160 Residential. for Additional Standards)												
Dwelling, Single	P			P			P					
Dwelling, Duplex						P*	P*			P*		
Dwelling, Townhouse							P*			P*		
Dwelling, Triplex							P*			P*		
Multi-Dwelling, 6 or less								P		P	P	
Multi-Dwelling, more than 6										P	P	
Accessory Dwelling Unit	P*			P*			P*					
Adult or Child Day Care Home	S*			S*			S*	S*		P*	P*	
Adult or Child Day Care Center	S*			S*			S*	S*		P*	P*	

Permitted & Conditional Uses

- Permitted uses: automatically allowed in a zone (for example, single-family dwellings in a residential zone)
- Conditional uses: allowed with approval by the City, often subject to additional standards (for example, a day-care in a residential area)

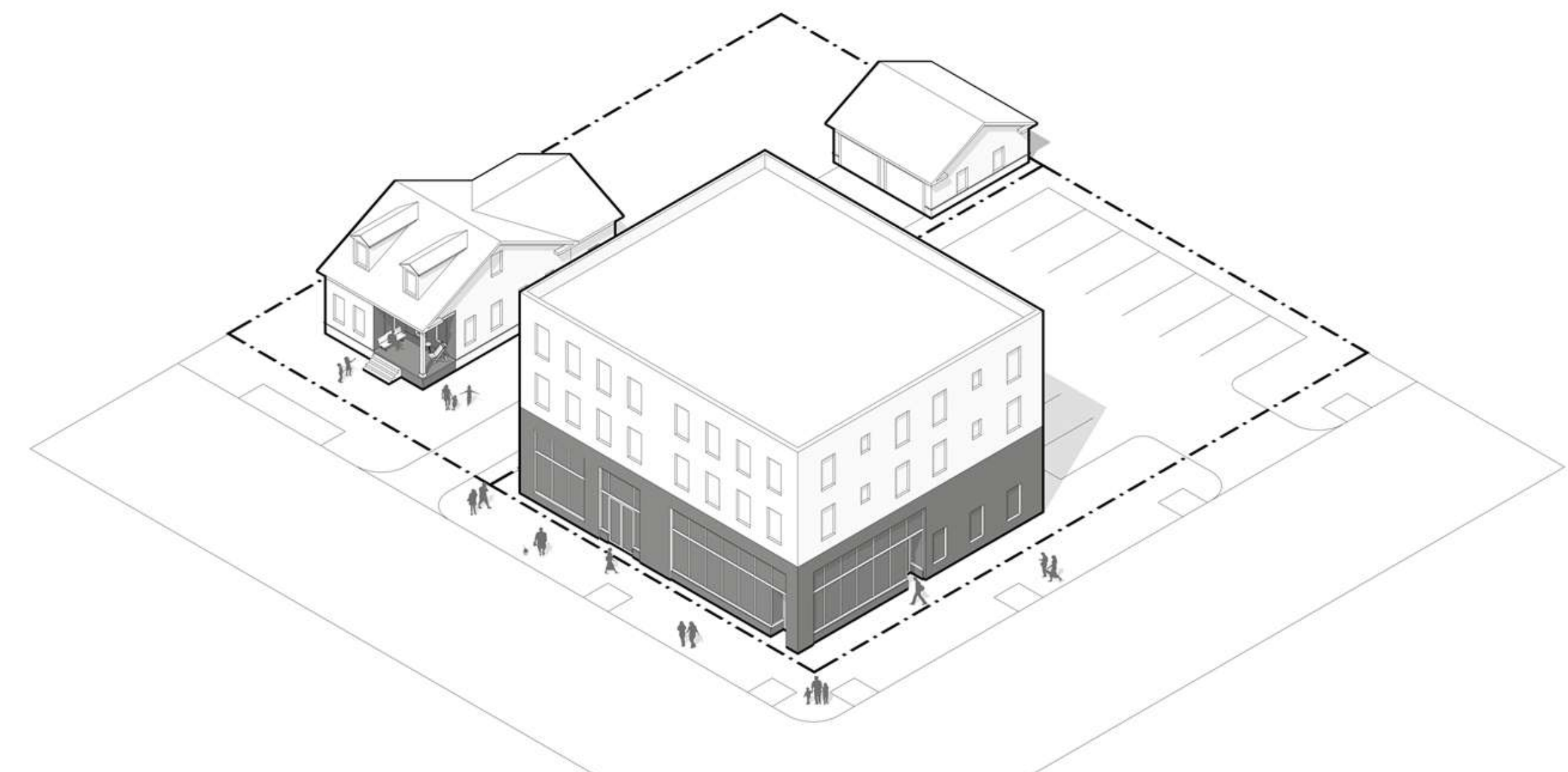
How does zoning shape your community?

The Winnipeg Zoning By-law includes rules related to the following topics:



Parking & Access Requirements

- Minimum off-street parking requirements by use
- Loading areas for commercial/industrial uses
- Driveway width and parking lot standards

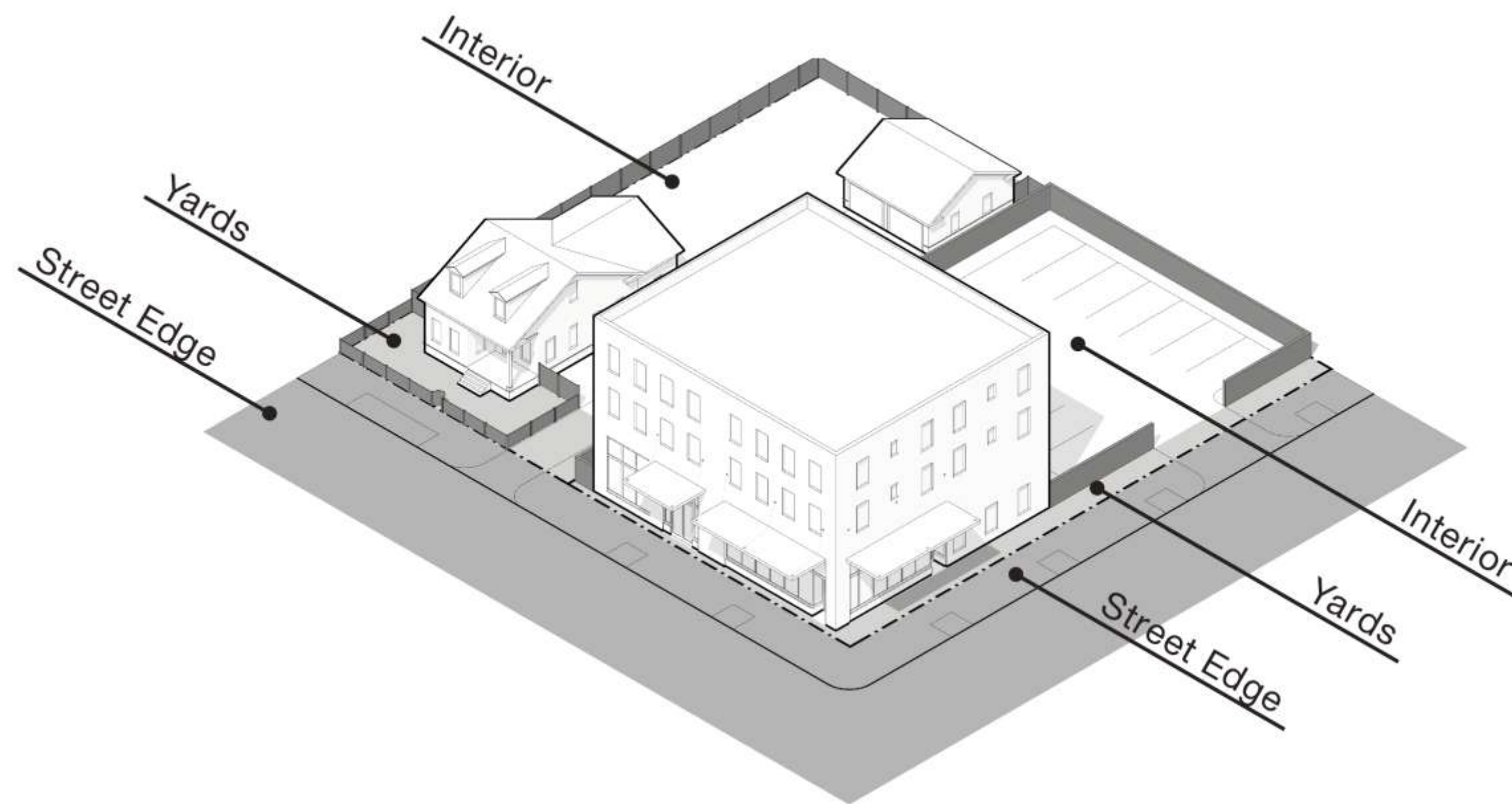


Building Design

- Requirements for building exteriors (for example, windows, balconies, articulation, and materials)
- Requirements for ground-floor uses for some mixed-use and commercial buildings

How does zoning shape your community?

The Winnipeg Zoning By-law includes rules related to the following topics:



Site Design

- Landscaping requirements (street-edge landscaping, building foundation landscaping, parking lot interior landscaping)
- Buffering standards for residential uses adjacent to a non-residential use



Sign Regulations

- Permitted signage types by zone
- Restrictions on size, location, illumination

What zoning cannot regulate

A zoning by-law regulates how land and buildings may be used and developed, but it does not control all aspects of development or community outcomes.

What zoning cannot regulate

- Whether a dwelling is rented or owned
- Who can live in a neighbourhood
- Land values and property taxes
- Construction practices and noise (this is regulated by the Neighbourhood Liveability By-law No.1/2008)



Use-based & form-based zoning

We're updating Winnipeg's zoning by-law to incorporate both *use-based* and *form-based* zoning approaches.

Use-based zoning

- The current zoning by-law uses use-based zoning.
- Land is divided into zones based on what activities or uses are allowed on each parcel of land (for example, residential, commercial, industrial).
- The type of use determines the rules for development such as:
 - Allowable densities
 - Floor area ratio
 - Other dimensional standards (for example, building height)

Form-based zoning

- Form-based zoning still includes zones.
- There is greater emphasis on the physical form (the look and shape) of buildings and structure. It places less emphasis on the uses inside them or on the property.
- This approach is used to achieve a specific urban form. It allows for a mix of uses as long as they adhere to the building standards established for buildings, streets, and public space.

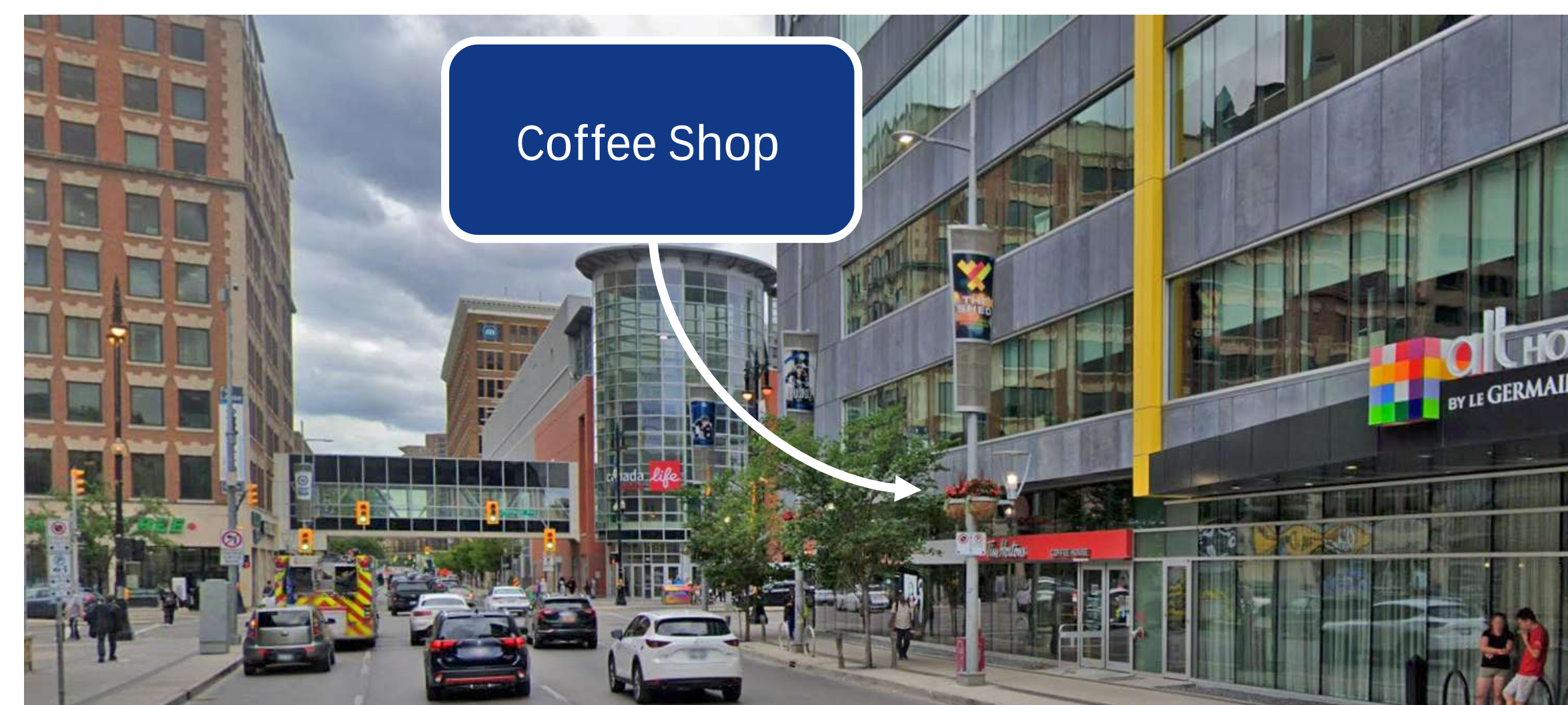
Building form compatibility



Same building form, different uses on Corydon Avenue

Form-based zoning is important for walkable and mixed-use areas.

When building form is consistent and compatible, different uses can work well together, like on Corydon Avenue.



Same use, different building forms.

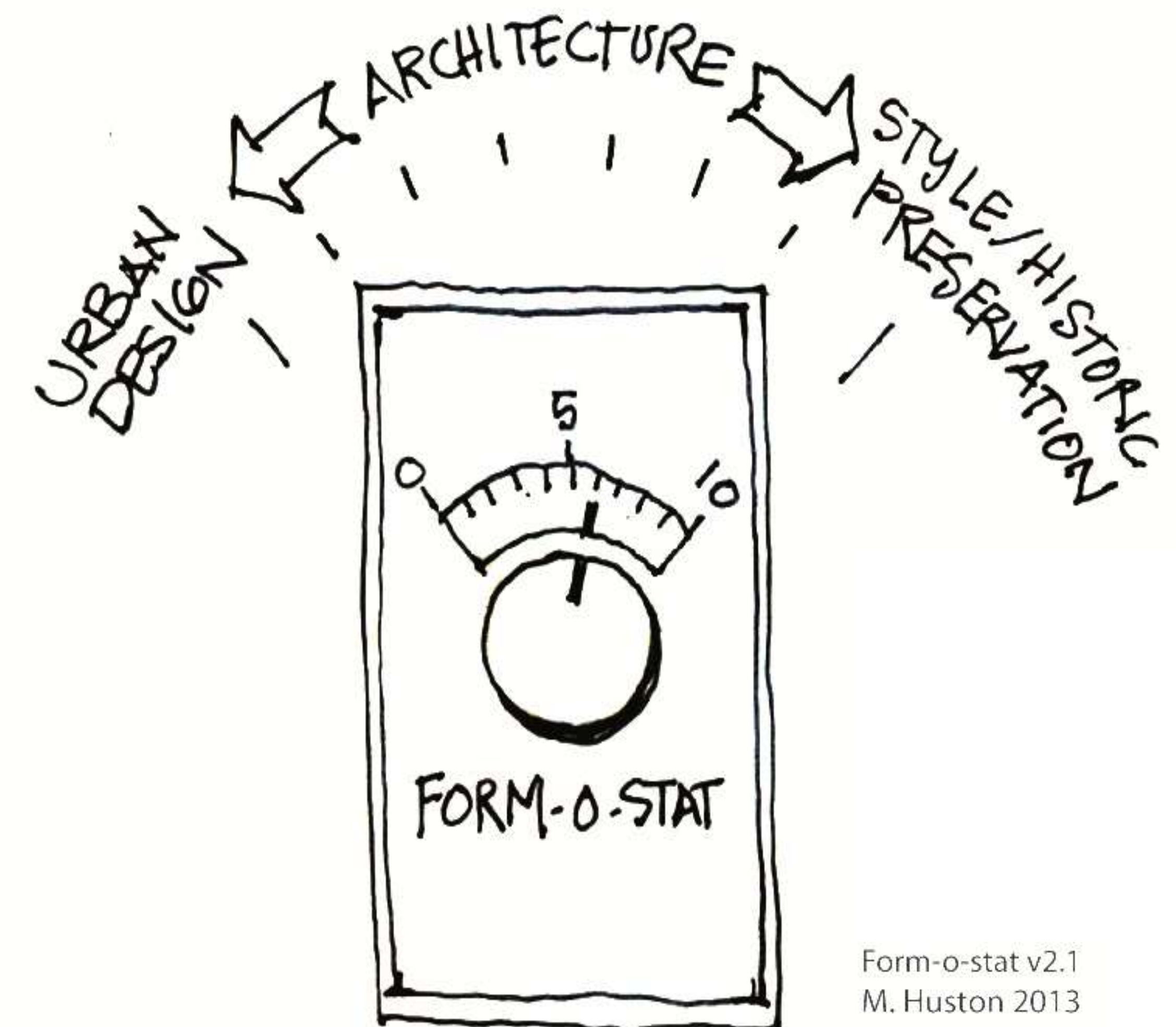
The same use can fit many different forms, demonstrated by the coffee shop images to the left.

Form-based zoning focuses on form first and use second. This often results in fewer zones and use categories and more predictable outcomes.

Applying form-based zoning

Form-based zoning helps shape the look and feel of an area.

- The degree to which form is regulated can be adjusted to meet the character and needs of a community.
- Form-based rules can cover different things: simple building rules, design details, or style and historic features.
- Form-based rules can also vary within a community or area. For example, built form may be emphasized along urban corridors, and less in new communities at the edge of the city.
- The Form-O-Stat image shows this idea. It works like a dial to adjust the level of design control. Low numbers mean less design control. High numbers mean more control over building design, style, and how buildings fit together.

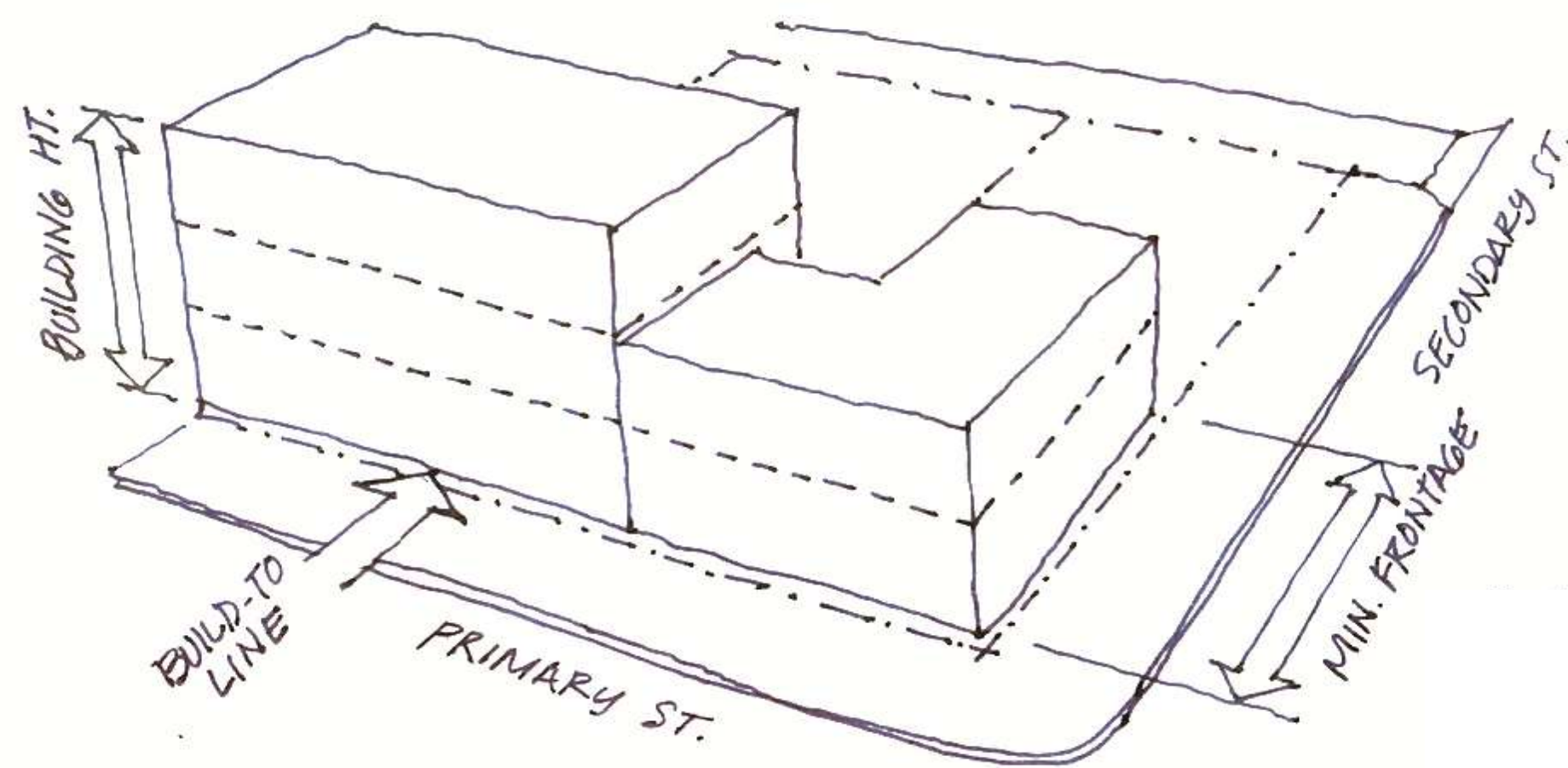


“Temperature” settings may vary within a community or area.

Applying form-based zoning

The level of control over form can vary. Different “degrees” of control can be applied in different contexts.

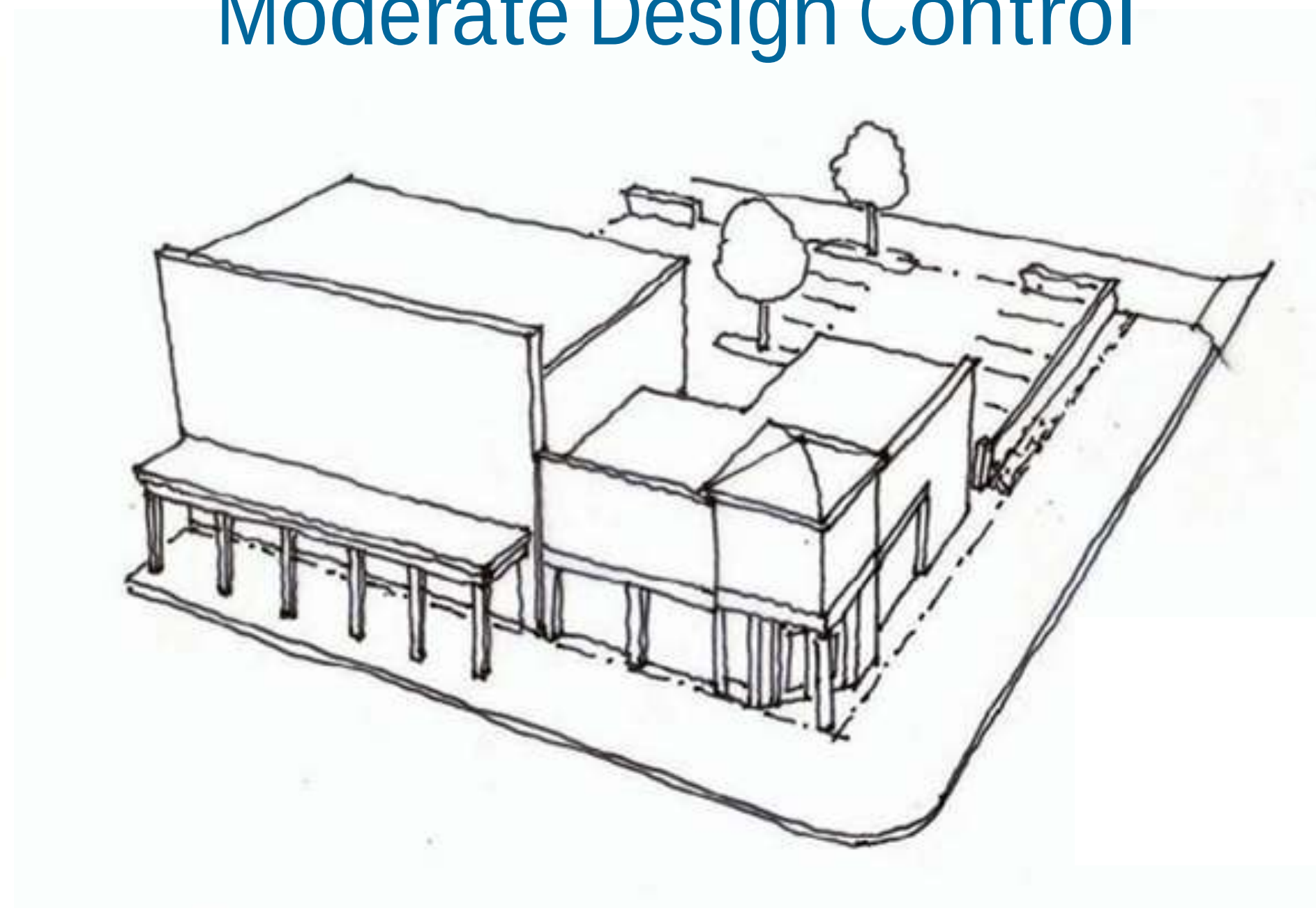
1° Less Design Control



Form-based rules may include:

- Build-to lines (building placement)
- Minimum frontage
- Building mass & height

5° Moderate Design Control



Form-based rules may include:

- Site design standards
- Building entrance orientation & frontage types
- Roof types & projections

8° More Design Control



Form-o-stat v2.1
M. Huston 2013

Form-based rules may include:

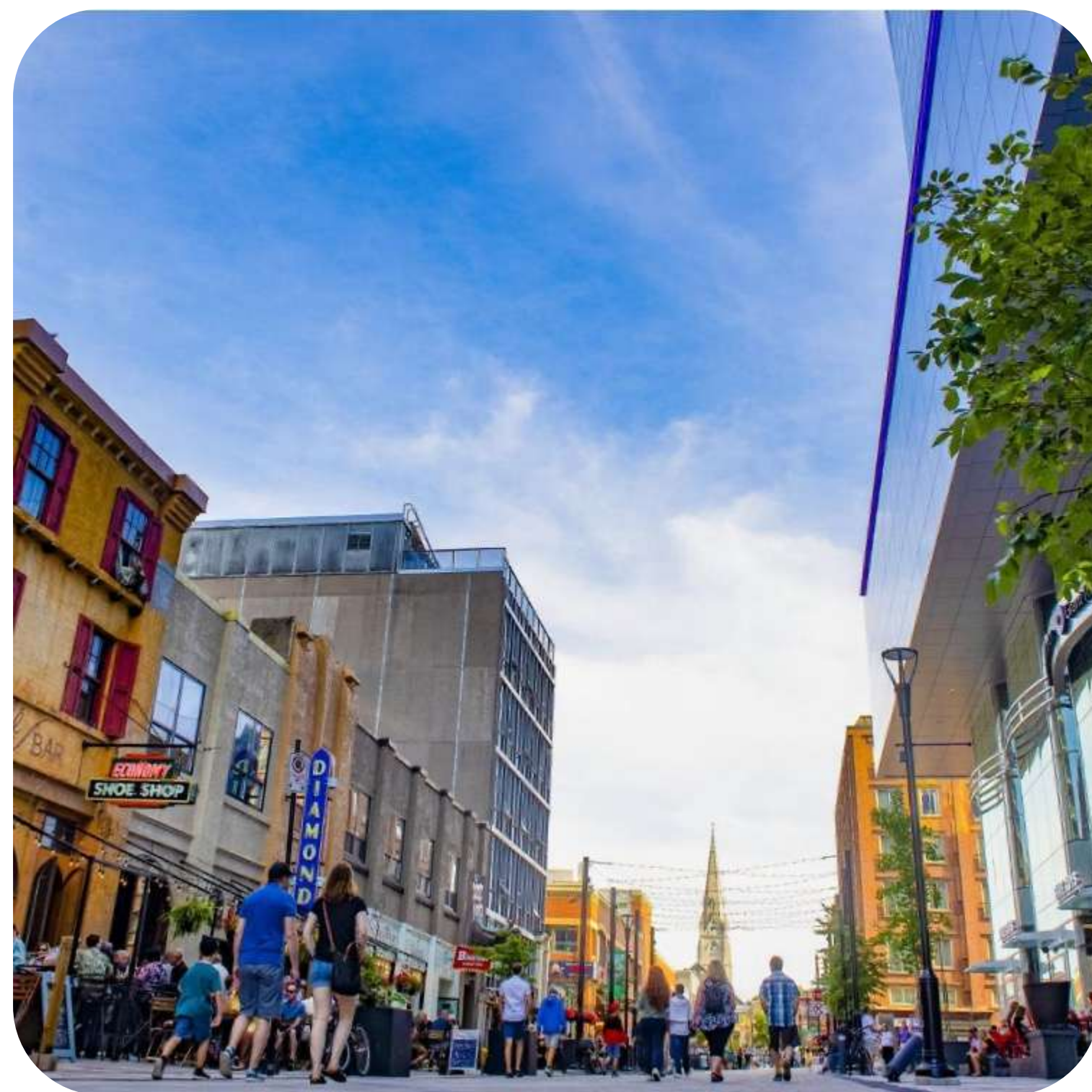
- Glazing (window) ratios
- Façade articulation (design elements that make the façade more interesting)
- Building materials

URBAN DESIGN ← ARCHITECTURE → STYLE

Form-based zoning in Canada

Other Canadian cities have adopted form-based rules within their zoning by-laws:

Halifax, Nova Scotia



In 2006, the Halifax Regional Municipality introduced hybrid form-based zoning through the *Downtown Halifax Land Use By-law*. This approach was later expanded in 2021, when Halifax's *Centre Plan* applied form-based zoning across the Halifax Peninsula and central Dartmouth.

Laval, Quebec



In 2022, the City of Laval updated their Zoning By-law to be fully form-based. Laval was the first city in Canada to implement form-based zoning on a city-wide level.

Ottawa, Ontario

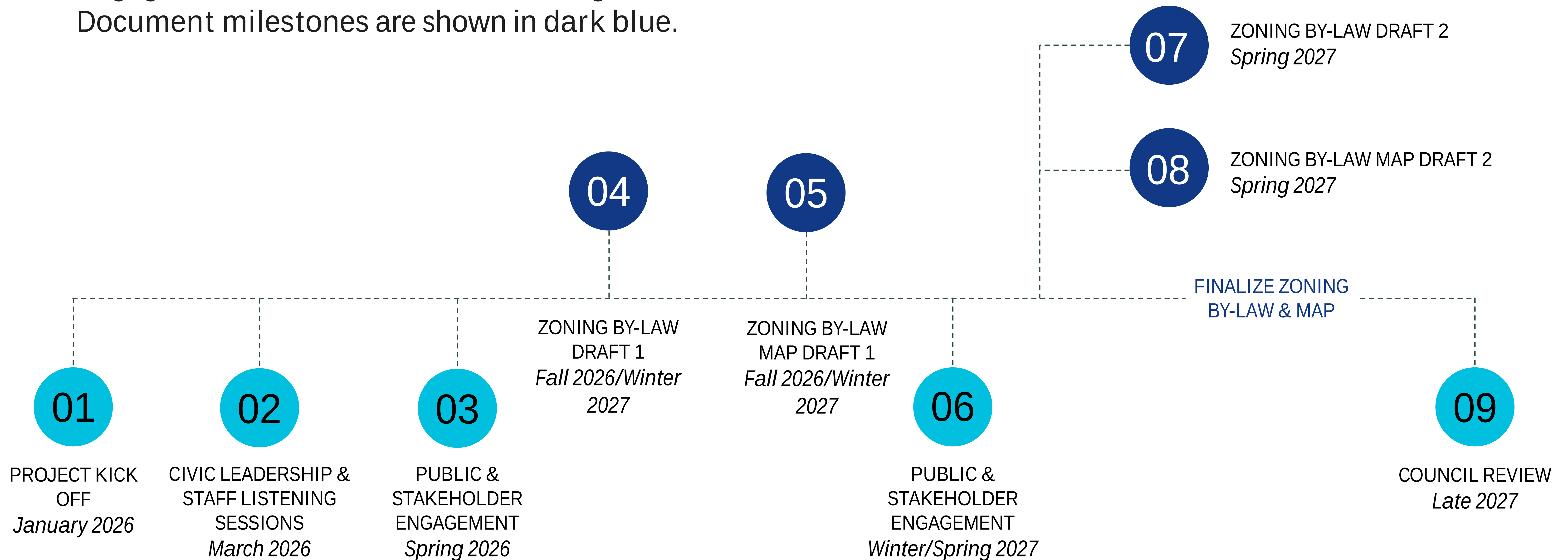


In 2026, the City of Ottawa updated their Zoning By-law. The new regulations include form-based zoning rules that prioritize building size and location over building type.

Project milestones

Major project milestones are shown below.

Engagement milestones are shown in light blue, while Document milestones are shown in dark blue.



Key stakeholders

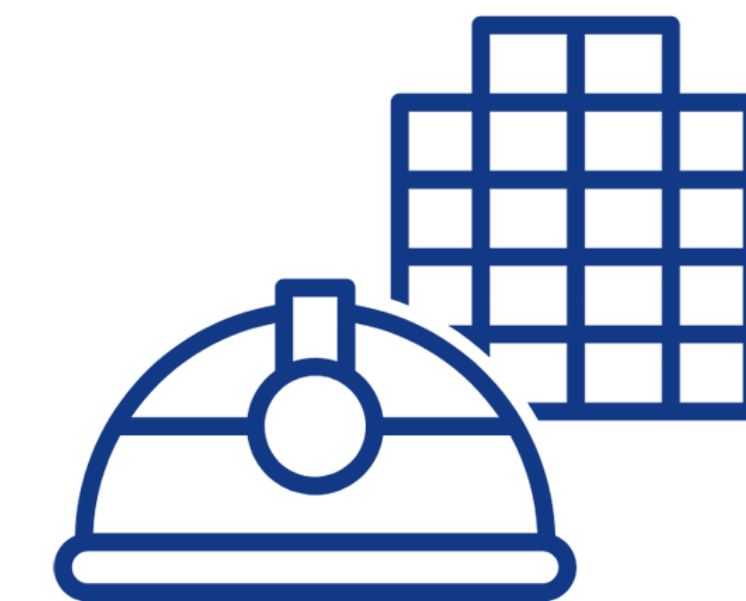
There are many people and groups who may be interested in or affected by changes to the zoning by-law, including:



Residents and businesses



Community organizations



Developers, builders, and other industry professionals



City departments involved in development rewrite and administration



City Council and Committees of Council



Others identified through the process

Key questions

As we get started on this new zoning by-law, what would you suggest the team should be mindful of?

- How are you affected by the existing zoning by-law?
- From your perspective what is working well in the current zoning by-law?
- Is there anything that is not working well for you or creates challenges?
- Your ideas for how zoning could be improved.



Your input will help inform potential changes and ensure the by-law supports city-building goals and community needs.

Thank you

Tell us your thoughts

Contact us



Email: zoningrewrite@winnipeg.ca



Phone: 204-986-4243



winnipeg.ca/zoningrewrite



Take the survey by June 5:

