

CONSOLIDATION UPDATE: FEBRUARY 20, 2008

THE CITY OF WINNIPEG

NORTH ST. BONIFACE SECONDARY PLAN BY-LAW
NO. 965/75

**A District Plan By-law of THE CITY OF
WINNIPEG to approve a District Plan for The
North St. Boniface District and to determine
the boundaries of that District.**

THE CITY OF WINNIPEG, in Council assembled, enacts as follows:

1. The document attached to this By-law marked Schedule A to By-law No. 965/75 is hereby approved as the North St. Boniface Secondary Plan.
amended 179/2005
2. The boundaries of the North St. Boniface Secondary Plan are hereby established, as described in the North St. Boniface Secondary Plan Proposed Land Use Map forming part of Schedule A to this By-law.
amended 179/2005
3. This by-law shall be referred to as the "**North St. Boniface Secondary Plan By-law**".
added 8162/2002

RECEIVED FIRST READING on this 16th day of April, A.D., 1975;

RECEIVED SECOND READING on this 17th day of September, A.D., 1975;

RECEIVED THIRD READING on this 21st day of January, A.D., 1976.

DONE AND PASSED in Council assembled, this 21st day of January 1976.

THE NORTH ST. BONIFACE DISTRICT PLAN
SCHEDULE A
to By-law No. 965/75 of THE CITY OF WINNIPEG

INTRODUCTION

The City of Winnipeg Charter authorizes Council to adopt a secondary plan to provide such objectives and actions as Council considers necessary or advisable to address, in a neighbourhood, district or area of the city, any matter within a sphere of authority of the City. This includes matters dealt with in Plan Winnipeg or matters relating to economic development or the enhancement or special protection of heritage resources or sensitive lands.

amended 179/2005

It is the intent of this District Plan to establish "Policies" for the improvement of the North St. Boniface District within the broad guidelines set out in Plan Winnipeg.

amended 179/2005

The North St. Boniface Secondary Plan Proposed Land Use Map which forms part of this Plan, showing the boundaries of existing and proposed land use areas, thoroughfares and any other features, indicate only the approximate boundaries or locations thereof and precise boundaries or locations will be determined by land use control or other appropriate by-laws.

amended 179/2005; 221/2007

NEIGHBOURHOOD CHARACTER

1. To encourage the maintenance and continued development of North St. Boniface as a predominantly residential community.
amended 179/2005
2. To encourage the location of family units in North St. Boniface through the adoption of suitable policies pertaining to housing, parks and recreation, transportation, commercial and community services.
3. To encourage the maintenance of the character of the existing community through the provision of community services and the encouragement of existing and additional cultural activities.
4. To encourage the recognition of the historical significance of the confluence of the Seine and Red Rivers eg. Lagimodiere Homestead, Louis Riel's birthplace and the Seine River Mill.

HOUSING

1. To encourage the location of family units in North St. Boniface through the provision of a wide variety of housing types.
2. To encourage the rehabilitation and maintenance of the existing housing stock.
3. *deleted 179/2005*
4. To endeavour to ensure that any redevelopment in North St. Boniface is compatible with the area by allowing redevelopment of smaller parcels with housing types reasonably in character with the existing development and by re-zoning larger parcels for development only on application and subject to a zoning agreement when deemed necessary by the City.
5. To encourage the provision of conveniently located senior citizens housing in this area.

PARKS AND RECREATION

1. To recognize the urgent priority of the acquisition of the riverbanks along the Red and Seine Rivers and their development as an integral part of the park system in North St. Boniface. The Belgian Club and the Belgian Credit Union as they are presently zoned commercial should be allowed to remain in their present location.
2. Subject to any thoroughfare requirements Whittier Park, together with its name, should be preserved as a major parkway linking the lineal parkway system along the Red River to that along the Seine.
amended 179/2005
3. To develop an internal park system within the community when suitable sites becomes available.

INDUSTRY

1. To establish a set of performance standards for industrial and Commercial uses located in North St. Boniface which will endeavour to ensure that these uses are compatible with residential uses.
2. To encourage the upgrading of the physical appearance of both industrial and commercial establishments which remain in the area.

3. To establish a program to encourage and assist the relocation of non-compatible industries.
4. To endeavour to acquire all industrial land along the riverbank for public use.

COMMUNITY SERVICES

1. To encourage an Action Area Plan for the commercial sector of Boulevard Provencher in conjunction with the local merchants and residents.
2. *deleted 179/2005*

COMMERCIAL SERVICES

1. To encourage the concentration of retail, service, entertainment, and cultural uses along Boulevard Provencher.
amended 179/2005
2. To establish standards for off-street parking, including paving, landscaping and screening, which will endeavour to ensure that these facilities are compatible with adjacent uses.

TRANSPORTATION

1. To establish public transportation within North St. Boniface, the manner and system to be determined after consultation with the residents.
2. To endeavour to ensure that adverse environmental effects are reasonably minimized if any public transportation thoroughfares are situated in this area.
3. To encourage the removal of those spur tracks which are no longer required.
4. *deleted 179/2005*

MUNICIPAL SERVICES

1. To prepare a program for the replacement and upgrading of the municipal services in North St. Boniface.
2. To establish a program to pave or resurface the streets and lanes.

3. To establish a program of boulevard planting once servicing is completed.
- 3A. To establish a program to introduce or improve pedestrian sidewalks and pathways.
added 179/2005
4. To encourage the replacement of overhead hydro/telephone distribution with underground services when replacement is warranted.

IMPLEMENTATION

1. To guide development and redevelopment of properties, based on the following land use policies and the Proposed Land Use Map that follows, and in accordance with Plan Winnipeg:
 - A. Lower Density Residential
 - i. Encourage retention and enhancement of existing residential development and establishment of new residential development, up to a maximum of 25 units per acre net (62 units per hectare);
amended 221/2007
 - ii. Accommodate community services—including schools, parks, daycares, healthcare facilities—provided they are primarily intended to serve North St. Boniface residents.
 - B. Higher Density Residential
 - i. Focused along regional roads (namely Provencher Boulevard), collector roads (namely Tache Avenue and St. Joseph Street) railway lines, and public transportation corridors, encourage retention and enhancement of existing residential development and establishment of new residential development up to a maximum of 55 units per acre net (136 units per hectare), with the exception of the property located at the north east corner of Tache Avenue and rue La Verendrye where a density of 76 units per acre (188 units per hectare) may be achieved.
amended 181/2007
 - ii. Accommodate community services-including schools, parks, daycares, healthcare facilities-provided they are primarily intended to serve North St. Boniface residents;
 - iii. Encourage retention and enhancement of existing and establishment of new locally-oriented commercial development in conjunction with higher density residential development.

C. Park and Riverbank

- i. Assemble and enhance riverbank properties to enable an integrated and continuous linear parkway system;
- ii. Encourage retention and enhancement of existing riverbank public access points and activity centres and establishment of new public access points and activity centres;
- iii. Away from the riverbanks, encourage retention and enhancement of existing public parks and establishment of new active and passive locally-oriented parks throughout the neighbourhood.

D. Commercial

- i. Encourage a vibrant, pedestrian-oriented concentration of retail, service, restaurant, entertainment, and cultural developments along Boulevard Provencher: initially from Tache Avenue to Langevin Street; subsequently from Tache Avenue connecting to the commercial area east of Thibault Street-including higher density residential development above street-level;
- ii. Away from Boulevard Provencher, encourage retention and enhancement of existing and establishment of new locally-oriented commercial development in conjunction with Mixed-Use developments and Higher Density Residential developments.

E. Mixed-Use

- i. Encourage retention and enhancement of existing and establishment of new mixed-use developments-including predominantly residential and locally-oriented retail, service, restaurant, office, and industry;
- ii. Encourage mixed-use developments: initially along south side of Dumoulin Street between Tache Avenue and Langevin Street; subsequently along both sides of St. Joseph Avenue, from Dumoulin Street to Aubert Street.

F. Industrial Employment

- i. Encourage retention and enhancement of existing and establishment of new industrial developments along the west side of Archibald Street, north of the CNR Redditt mainline;
- ii. Acquire riverbank portions of these Archibald Street properties in order to establish Elmwood Parkway;

- iii. Away from Archibald Street, encourage retention and enhancement of existing and establishment of new compatible industries, especially in conjunction with Mixed-Use and Commercial developments.”
- 2. The ‘Higher Density Residential’ and ‘Lower Density Residential’ density maximums may be exceeded by up to 25% where the Community Committee within whose boundaries the North St. Boniface District is located declares by motion that “one or more of” the following exceptional or extraordinary circumstances exist in respect of a site:
 - A. the location of a utility (e.g. hydro transmission tower, aqueduct) or irregular lot configuration encumbers land assembly;
 - B. lot area is reduced through street widening (or similar measure that results in lot area reduction) imposed by Council;
 - C. the site requires unusually high preparation or remediation costs (e.g. environmental clean-up, major building demolition);
 - D. the site requires exceptionally high infrastructure costs (e.g. front-ending water, sewer), which will subsequently provide offsite development opportunities.
- 3. To ensure the secondary plan remains contemporary and continues to provide adequate land development and redevelopment guidance, the North St. Boniface Secondary Plan must be continuously monitored. Plan performance will be gauged according to the following objectives:
 - A. Increasing number of proposed developments and redevelopments that correspond to the Implementation land use policies and the Proposed Land Use Map;
 - B. Increasing property values;
 - C. Decreasing number of long-term building vacancies; and
 - D. Increasing pedestrian traffic along boulevard Provencher.

amended 179/2005 (Nos. 1 to 3 inclusive)

amended 221/2007

