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CONSOLIDATION UPDATE: MARCH 24, 2022

THE CITY OF WINNIPEG

NORTH HENDERSON HIGHWAY SECONDARY PLAN BY-LAW
NO. 1300/76

A District Plan By-law of THE CITY OF WINNIPEG to approve a District Plan for The North Henderson Highway District 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. 1300/76 is hereby approved as The North Henderson Highway District Plan.
2. The boundaries of The North Henderson Highway District Plan are hereby established, as described in said SCHEDULE "A".
amended 1905/78, 1906/78, 2524/80, 5048/88, 5220/89, 6682/95,
3. This by-law shall be referred to as the **"North Henderson Highway Secondary By-law"**.
added 8162/2002

RECEIVED FIRST READING on this 3rd day of June, A.D., 1976;

RECEIVED SECOND READING on this 3rd day of November, A.D., 1976;

RECEIVED THIRD READING on this 19th day of January, A.D., 1977.

DONE AND PASSED in Council assembled, this 19th day of January, 1977.

THE NORTH HENDERSON HIGHWAY DISTRICT PLAN

SCHEDULE A TO BY-LAW NO. 1300/76

INTRODUCTION

Section 579 of *The City of Winnipeg Act* provides for the preparation and adoption of District Plans within the City which consists of text and maps or illustrations formulating in such detail as Council thinks appropriate, proposals for the development and use of land in district, and a description of the measures which Council considers should be undertaken for the improvement of the physical, social and economic environment and transportation within the district.

INTENT

It is the intent of this District Plan to establish a land use plan and policies for the improvement of the North Henderson Highway District within the guidelines set out in The Greater Winnipeg Development Plan.

LAND USE PLAN

The proposed land use plan showing the boundaries of proposed land uses and other features, indicates only the approximate boundaries of locations thereof and precise boundaries or locations will be determined by land use control or other appropriate by-laws.

DISTRICT PLAN OBJECTIVES

I. General

- (a) Development on the east side of Henderson Highway should be compatible with development on the west side of said Highway as determined by City Council.

II. Residential

- (a) Existing single-family neighbourhoods should be protected from intrusion of commercial or multiple-family uses unless established to the satisfaction of City Council as necessary or desirable in the public interest.
- (b) Where existing land uses conflict with the character or a residential area residential redevelopment or the introduction of buffers and screening should be permitted and encouraged.

III. Recreation

- (a) Neighbourhood parks should be established on both sides of Henderson Highway
- (b) The acquisition of river bank land should be directed towards a two or three acre landscaped passive park.

IV. Transportation

- (a) The integrity of Henderson Highway as a major arterial highway should be maintained.
- (b) Intersections requiring future signalization should be identified.

DISTRICT PLAN POLICIES

The North Henderson Highway District has been classified into four sub-areas as shown on the proposed land use plan. In addition to the district plan objectives, policies are hereby established for each sub-area as follows:

Sub-Area 1: Bounded by Glenway Avenue on the north, McIvor Avenue on the south, Pentland Street and its northerly production on the east, and Henderson Highway on the west.

- (a) All areas classified low density residential may have up to a maximum of twelve (12) dwellings per unit.
- (b) The existing vacant commercial lands at the north east corner of Bonner Avenue and Henderson Highway are classified as commercial.
- (c) The entire frontage on the east side of Henderson Highway between McIvor Avenue and Bonner Avenue is classified commercial to a depth of two hundred and twenty (220) feet.
- (d) Design guidelines should be established for the development of land adjacent to Henderson Highway.

Sub-Area 2: Bounded by McIvor Avenue on the north, Fortier Avenue on the south, Pentland Street on the east, and Henderson Highway on the west.

- (a) Henderson Highway frontage now vacant is classified commercial.
- (b) Land to the east of the commercial described in (a) above, is classified for low density residential development with a maximum density of twelve (12) units per acre.
- (c) The through movement of traffic from Henderson Highway to Pentland Street should be discouraged.
- (d) Traffic movement to and from the residential area described in (b) above should be encouraged to relate to Pentland Street.
- (e) Design guidelines should be established for the development of land adjacent to Henderson Highway.

Sub-Area 3: Bounded by Fortier Avenue on the north, Douglas Avenue on the south, Pentland Street on the east, and Henderson Highway on the west.

- (a) The present land use is maintained by classification as low density residential to a maximum of 12 units per acre except the lands bounded by Henderson Highway, Stuart Avenue, Douglas Avenue and the first lane east of and parallel to Henderson Highway which are classified commercial.
- (b) Design guidelines should be established for the development of land adjacent to Henderson Highway.

Sub-Area 4: Bounded by the City limit on the north, north limit of Lots One and Two of Plan No. 11250 (Valhalla Apartment Complex), Henderson Highway on the east and the Red River on the west.

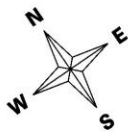
- (a) The area north of the north limit of Lots One and Two, of Plan No. 11250 (Valhalla Apartment Complex) south of the westerly production of McIvor Avenue is designated residential with a maximum density of thirty (30) dwelling units per acre.
- (b) Design guidelines should be established for the development of the above lands to ensure access to the River, adequate traffic flows, and similar designs features.
- (c) The area north of the westerly production of McIvor Avenue is classified for low density residential development with a maximum density of twelve (12) dwelling units per acre.
 - (i) Notwithstanding anything elsewhere contained in this By-law, Lot 2, which is shown on a Plan of Survey of part of River Lot Forty-Five of the Parish of Kildonan, registered in the Winnipeg Land Titles Office as No. 14,288, is hereby reclassified for low density residential development with a maximum density of 12.56 units per acre.
amended 2274/79
 - (ii) Notwithstanding anything elsewhere contained in this By-law, Lot 4 Plan 11459 WLTO is hereby reclassified for high density residential development with a maximum density of 34 units per acre.
added 81/2015
 - (iii) Notwithstanding anything else in this By-law, the property commonly referred to as 2000 Henderson Highway and legally described as SP Lot 10 Plan 19987 WLTO in RL 39 to 43 Parish of Kildonan is hereby reclassified as High Density Residential with a maximum permitted density of 50 units per acre.
added 21/2020

- (d) The City should endeavour to devote sufficient funds derived from development within the area covered by this District Plan toward the acquisition of a two to three acre riverbank park location within Sub-Area 4, one possible location being illustrated on the proposed land use map.

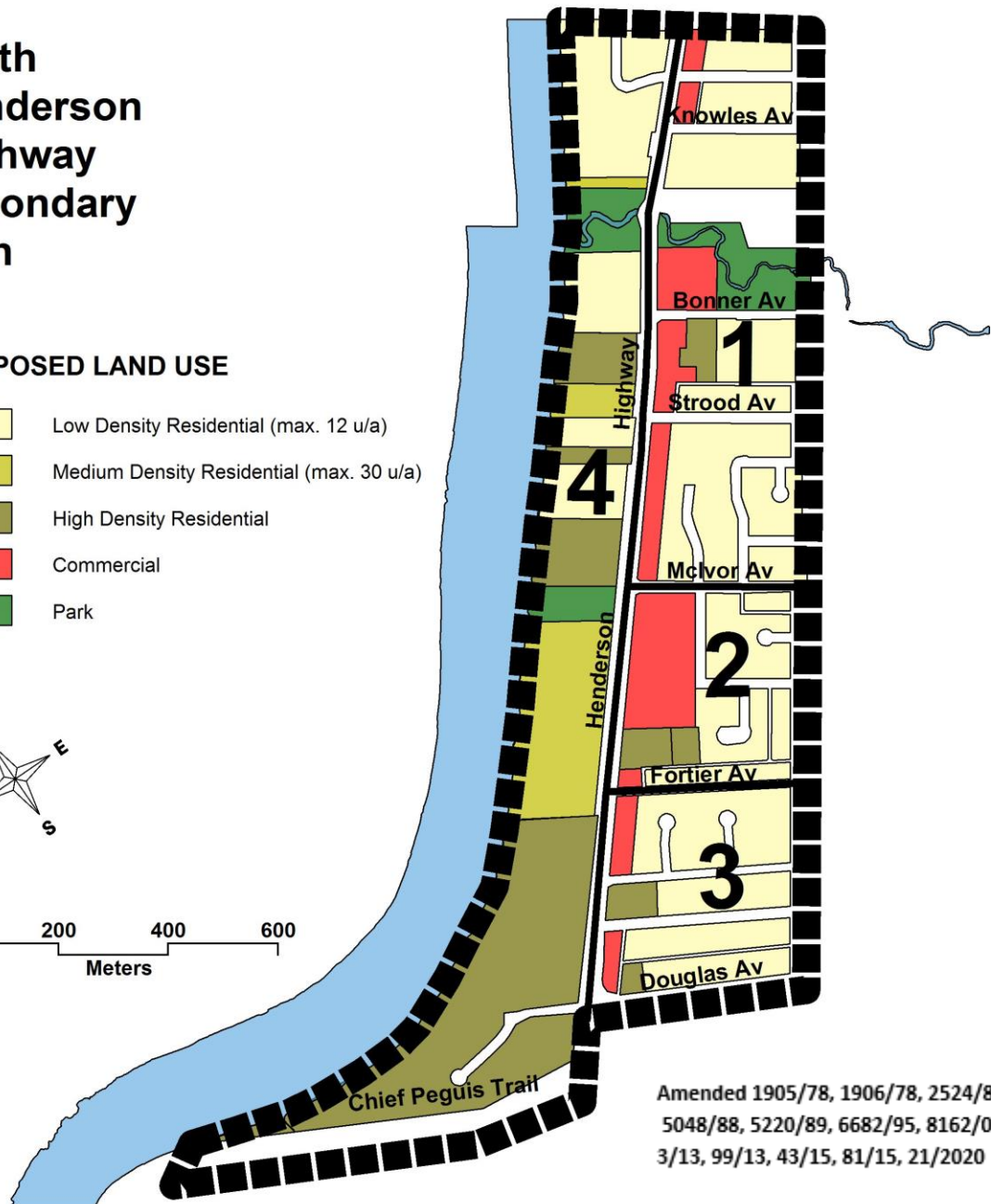
North Henderson Highway Secondary Plan

PROPOSED LAND USE

-  Low Density Residential (max. 12 u/a)
-  Medium Density Residential (max. 30 u/a)
-  High Density Residential
-  Commercial
-  Park



0 200 400 600
Meters



Amended 1905/78, 1906/78, 2524/80,
5048/88, 5220/89, 6682/95, 8162/02,
3/13, 99/13, 43/15, 81/15, 21/2020