This document is an office consolidation of by-law amendments which has been prepared for the convenience of the user. The City of Winnipeg expressly disclaims any responsibility for errors or omissions.

CONSOLIDATION UPDATE: JULY 16, 2026

THE CITY OF WINNIPEG

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD PLAN BY-LAW NO. 64/2008, as amended

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for the West Alexander & Centennial Neighbourhood.

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

1 This By-Law may be referred to as the **"West Alexander & Centennial Neighbourhood Plan By-Law"**, as amended.

2 The document entitled "West Alexander & Centennial Neighbourhood Plan", attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for the West Alexander & Centennial Neighbourhood.

RECEIVED FIRST READING on this 23rd day of April, 2008.

RECEIVED SECOND READING on this 16th day of July, 2008.

RECEIVED THIRD READING on this 16th day of July, 2008.

West Alexander & Centennial Neighbourhood Plan

By-law No. 64/2008

OFFICE CONSOLIDATION

Current As Of June 26, 2025

Corporate vision

To be a vibrant and healthy city which places its highest priority in quality of life for all its citizens.

Corporate mission

Working together to achieve affordable, responsive and innovative public service.



Land and Water 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

WEST ALEXANDER & CENTENNIAL NEIGHBOURHOOD PLAN

OFFICE CONSOLIDATION EDITION
July 16, 2026

Record of Amending By-laws			
By-law No.	**Adoption Date**	**Notes**	**File No.**
105/2009	Jan 27, 2010		
41/2010	Sept 22, 2010		
102/2010	Sept 28, 2011		
106/2015	Oct 28, 2015		
94/2018	April 25, 2019		
137/2022	Nov 9, 2022		
55/2025	June 26, 2025		
21/2026	July 16, 2026		

This is an office consolidation edition of the West Alexander & Centennial Neighbourhood Plan By-law No. 64/2008, as adopted by Council on July 16, 2008.

All reasonable attempts have been made to accurately reflect the original By-law. All textual amendments or changes are noted in the right margin and are italicized where applicable.

This office consolidation is intended for convenience only. In case of uncertainty, the reader is advised to consult the original By-law documents, available at the office of the City Clerk.

The Planning and Land Use Division wishes to acknowledge the contributions the Stakeholder Committee members made to help in the development of this plan. The Stakeholders included participants from the following groups and organizations:

- McDermot-Sherbrook Resident Association
- Centennial Community Improvement Committee
- West Alexander Resident Association
- Elgin Avenue Resident Association
- University of Manitoba
- International Centre For Infectious Diseases
- Health Sciences Centre
- Committee to the Canadian Centre for Animal and Human Health Research
- National Microbiology Lab and Public Health Agency of Canada
- Red River College
- Winnipeg Health Authority/Health Science Centre Foundation
- Myers Drugs Ltd
- Riediger's Super Market Ltd.

Furthermore we would like to thank community members for supporting the planning process by sharing their opinions, voicing their concerns and by making valuable contributions through participating in the public open houses.

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PART 1 - HOW TO USE THE PLAN

Chapter 1 - How to Use the Plan

The West Alexander & Centennial Neighbourhood Plan is divided into several parts and elements for ease of use. This section explains how to use the plan, and where to look for specific information.

Persons or groups looking for detailed background information on the neighbourhoods, and in depth coverage of current land use patterns and issues in the area should consult **Part IV: Background Study**.

Part I: How to Use the Plan includes the rationale for the Plan, the overall Plan concept and goals, and an explanation of the Plan formulation process.

Part II: Neighbourhood Plan presents the substantive portion of the Plan as it relates to urban form and land use. The Elements contained within this Section include:

- *Residential* – Contains policies to guide development and conservation of existing housing stock;
- *Commercial* – Contains policies to guide commercial development;
- *Institutional* – Contains policies to guide institutional areas;
- *Industrial* – Contains policies to guide industrial areas;
- *Transportation* – Contains policies to guide development projects and capital improvements for streets, public transit, multi-modal transportation, and on-street and off-street parking.
- *Parks & Open Space* – Provides information and policies for open spaces, streetscaping, and the urban forest;
- *Heritage* – Contains policies for heritage conservation in the plan area;

Each of the above Elements contain the following subsections:

- *Overview*– Background and contextual information relating to the specific Element, including a description of land use, transportation networks, issues, and challenges for the future;
- *Issues* –Issues that have been identified as important by the community;
- *Intent* – Explains the intent and purpose of each Element and each sector within that Element;
- Po*licies* – Provides principles and required actions for development expectations, improvements, and future actions in the neighbourhoods;
- *Actions* – Policies which require future action. The specific action, by whom it is to be done, the priority level, and anticipated timeframe are shown in the implementation schedule.

Part III: Plan Management includes the portions of the Plan relating to public participation in planning, plan management, general administration, monitoring & review, and a glossary of terms.

BACKGROUND STUDY:

Part IV: Background Study

The Background Study includes a detailed neighbourhood overview and an identification of key issues. The Study was completed in 2006, and therefore reflects data gathered up to that year.

MEETING NOTES:

Part V: Stakeholder Meeting Notes

This section of the document includes the meetings notes taken from the Stakeholder Meetings, dated from March 2007 to December 2007. The meetings helped define neighbourhood issues and provided the overall direction and vision for the plan.

PLAN NEED:

Intensification of major medical institutions and health research facilities in the vicinity of the Health Sciences Centre and the Virology Lab coupled with development of Red River College Downtown Campus adjacent to the University of Winnipeg Continuing Education Bannatyne Campus has led to demand for scarce land and resources to support the growth needs of these institutions. Located within the heart of the neighbourhoods of West Alexander and Centennial, these new and emerging facilities contribute significantly to the City's economic future.

At the same time, their presence exerts significant and ongoing pressure on the residential precincts within these neighbourhoods, making attempts to stabilize and rejuvenate them more difficult.

Striking a balance, then, which supports and encourages growth and development of these institutions while protecting and enhancing the quality of the residential neighbourhoods, is the thrust of the Secondary Plan for the West Alexander & Centennial neighbourhoods.

PLAN CONCEPT:

The West Alexander & Centennial Neighbourhood Plan is based on the concept of a **Health and Wellness District** – where principles of a healthy neighbourhood are valued, promoted, and shared. This concept is designed to recognize the unique assets that exist in the neighbourhood today and to build upon these strengths. The following Healthy Neighbourhood information was taken from Canada Mortgage and Housing Corporation's features of Sustainable Neighbourhoods.

Healthy Neighbourhood Streets

A healthy neighbourhood is a place where streets are for people, not just for cars. The human scale of the streets and slow speed of the cars make them comfortable, safe and pleasant places to walk.

Safety

A healthy neighbourhood means that people look out for one another. Homes close to the sidewalk with porches and windows out front allow you to keep an eye on the street. You can stop and chat with neighbours at the shops, by the front porch, or at a nearby park. Neighbours can meet each other along the street, and children can play safely.

Pedestrian Oriented

A healthy neighbourhood is a place where shopping, schools, recreation, and public transit are available within a short walk from home so you don't have to use your car every time you go out. Boulevard trees also make it a pleasant place to walk. By living close to work, you can get there easily by bus, foot, bike, or a short car ride. This means spending less time in traffic.

Affordability

A healthy neighbourhood is a place where you can find a home that meets your needs at a price or rent that you can afford. There are a variety of housing choices ranging from apartments to condos to townhomes, duplexes and semi- or single-detached houses. It's the sort of place you can stay in throughout life's changes. As your age, family situation, abilities and income change, you can still find a suitable home in the same neighbourhood, where you have put down roots.

Strong businesses & institutions

A healthy neighbourhood is a place where businesses and institutions thrive today and have an opportunity to grow and prosper in the future. It is a place where a wide variety of employment opportunities are available and where new opportunities are continually presenting themselves.

VISION:

The ambition of this Plan is to tie together the important role of the neighbourhood institutions with the values of neighbourhood health and sustainability to forge a new, positive vision for the community, which is captured in the proposed new designation for the area - the **City of Winnipeg's Health and Wellness District**.

GOALS:

The goal of the plan is to build on the strengths that exist today and to establish policies which seek to improve on the identified challenges in the neighbourhoods, in order to foster a healthier, more sustainable community that will:

- Support and encourage the growth and development of the local institutions;
- Protect and enhance the quality of the residential neighbourhoods;
- Maintain a balance of complementary land uses;
- Create and reinforce a well- designed, liveable, integrated community;
- Encourage building design, site layouts, and urban design features which promote safety, accessibility and Contribute to the uniqueness of the community;
- Promote affordable and varied housing choices.

COMMUNITY ASSETS AND CHALLENGES

The general land use of West Alexander & Centennial is comprised of several key factors, all of which are considered assets by the stakeholder committee:

1. A pedestrian oriented scale and design of the area;
2. A diversity of land uses, housing types, and population;
3. World class institutions;
4. Availability of local services;
5. The presence of numerous buildings of heritage and architectural importance;
6. Affordable housing;
7. A desirable location adjacent to downtown and institutions;
8. Strong access to public transit;

9. Low land prices help facilitate redevelopment potential of the area.

At the same time, the following challenges have been identified:

Health and Safety

1. Crime is high or perception of crime is high;
2. Concentration of uses which have spillover impacts into the community (bathhouses, beer vendors);

Land Use

3. There are pressures to expand the HSC into existing residential areas;
4. Land uses are expanding in an ad hoc manner;
5. Lack of services (such as banks);

Transportation

6. High volumes of primarily regional traffic through the neighbourhood heighten the feeling that the area is just for passing through;
7. Parking pressures from land uses;
8. Construction and detours;
9. Need more traffic controls (HSC, Notre Dame & Gertie, Notre Dame & Ellen, Pacific, Ross, & Alexander, back lanes);
10. Infrastructure upgrade to provide for better pedestrian accessibility;

Housing

11. Houses declining/ abandoned/ demolished;
12. Derelict houses foster illicit activities;
13. Difficulty in obtaining property insurance and mortgages in the neighbourhood ("red lining");
14. Manitoba Housing concerns;
15. Low home ownership rates;
16. Slum landlords not properly maintaining properties;

Other

17. Poor by-law enforcement;
18. Low property values discourage investment in properties;
19. Land speculators in the area.

TIME FRAME:

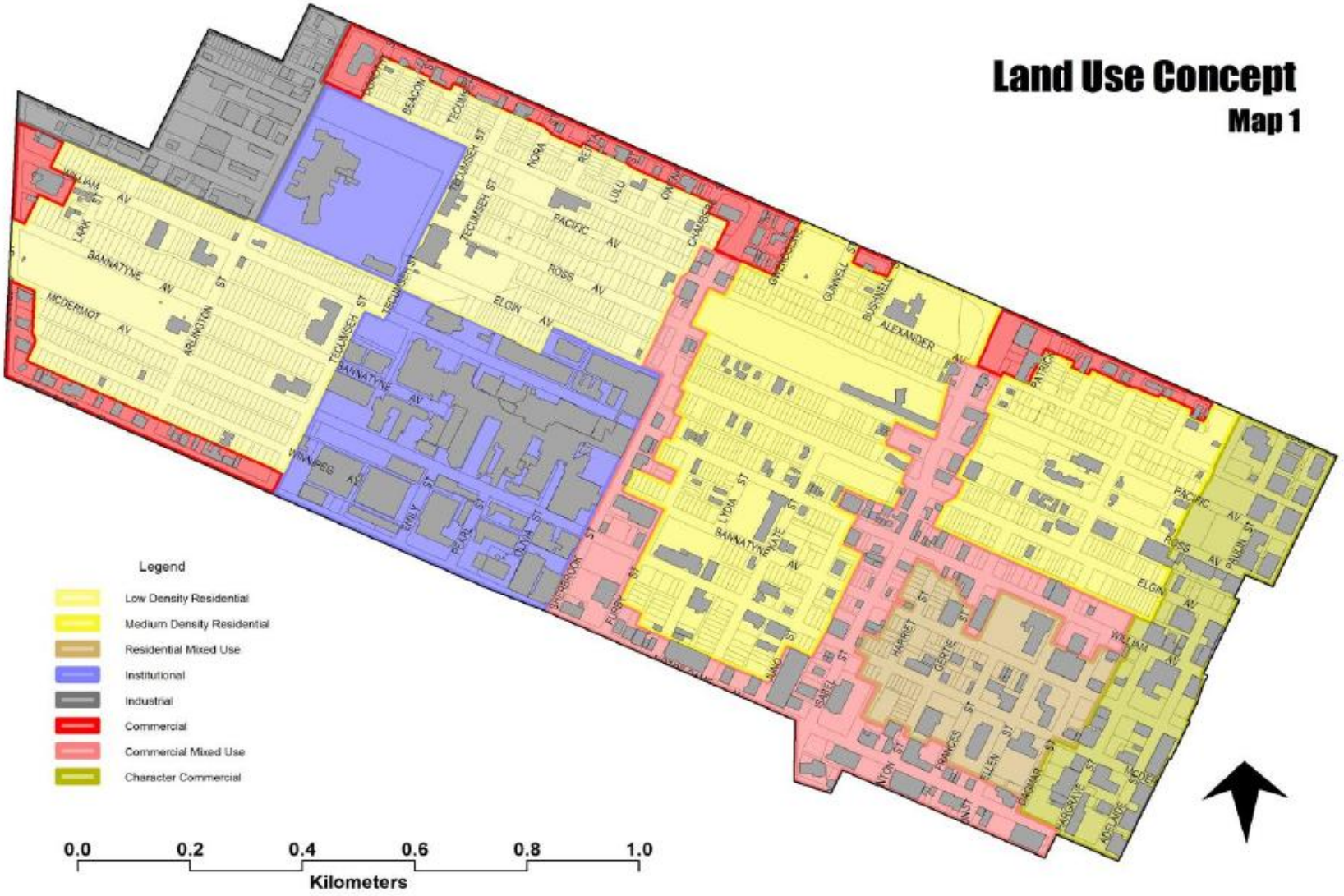
The plan is future-oriented and depicts how development and redevelopment are to occur over an extended time period through private and public sector projects. Due to the complexity of land use and market issues, and the pace of development and redevelopment in West Alexander and Centennial, the plan has a time frame of twenty (20) years.

PLAN FORMULATION PROCESS/PUBLIC INPUT

The formulation and development of the *West Alexander & Centennial Neighbourhood Plan* have involved a multi-step, thorough, and inclusive planning process. These steps have included:

- Stakeholder group consultations; this has included numerous meetings of the stakeholder group over a period of three years, starting in 2005;
- Meetings with community representatives;
- Background study preparation;
- Draft Neighbourhood Plan preparation;
- Public feedback opportunities—including five public open houses; and
- Final Neighbourhood Plan adoption, in accordance with the public hearing process outlined in Section 234 of The City of Winnipeg Charter. These meetings include:
    - A public hearing before the Lord Selkirk-West Kildonan Community Committee;
    - Review and recommendation by the Standing Policy Committee on Property and Development; amended 137/2022
    - Review and recommendation by the Executive Policy Committee; and,
    - Review and by-law approval by City Council.

PART 2 – NEIGHBOURHOOD PLAN



Chapter 2 - Residential Element

OVERVIEW:

The residents of West Alexander and Centennial think of their community as a special place – where people know one another and where you are “accepted as you are”, according to one resident.

It is the people who make the community special. Recognizing this, the plan aims to preserve and protect what is unique about the existing residential neighbourhoods while encouraging change which will complement and enhance what is already there. The planned area consists of a number of residential enclaves which are distinct and separated from each other by major areas of non-residential uses or major traffic arterials.

The areas west of Tecumseh and north of the Health Sciences Centre are characterized by low-density, low-rise leafy residential neighborhoods that are made up of one-family and two-family dwellings almost exclusively. The one exception to this is north of Alexander Avenue, where a number of multiple-family dwellings are present.

The residential pockets between Sherbrook and Isabel and east of Isabel, north of William are characterized by mix of multiple-family dwellings such as triplexes, row houses, and walk up apartments interspersed between single and two family dwellings.

Lastly, the area south of William and east of Isabel has seen the most encroachment by nonresidential uses over the years. At this time, it can be best characterized as a mixed-use district which contains a variety of housing types and uses.

In light of the fact that these residential areas possess a diverse housing stock in terms of age, type, form, and tenure, and in order to encourage careful integration of new development and redevelopment, the West Alexander & Centennial Plan designates three (3) residential categories to provide for a mixture of residential development types and to ensure compatibility with the character and the scale of surrounding properties.



ISSUES:

The following have been identified as issues for residential land uses in West Alexander & Centennial.

Promote stability:

i. More needs to be done to encourage infill housing in the Plan area;

ii. There are a number of older houses which need rehabilitation;

iii. The neighbourhoods are plagued by an excessive number of properties which are not properly maintained;

iv. The neighbourhoods are experiencing pressure from ad hoc development, land speculation, incompatible land uses, and pressures from competing land uses.

Promote safety:

i. Policies to encourage infill housing, reuse of vacant buildings, and increasing activity on the street are needed;

ii. A better understanding of the type and source of crime in the community is needed.

Provide for new housing options:

i. The percentage of renters to homeowners is much higher than in the City as a whole;

ii. New policies must consider large families that live in the area because of the size of the homes and their affordability;

iii. There is very little student housing for the major institutions in the area, such as the University of Manitoba and Red River College;

iv. More support for a variety of housing types, including market and integrated non- market housing, and housing aimed at different lifestyles, age groups, abilities and income levels is required;

v. More needs to be done to encourage the participation of local nonprofit groups and the private sector in new housing creation;

vi. Increased residential densities at appropriate, designated locations, which have convenient access to employment opportunities and a broad range of community and commercial facilities, are needed to provide more housing options in the neighbourhood.

GENERAL INTENT OF DISTRICT:

The general intent of the residential districts is the following:

To foster a high quality living environment and to preserve the strong sense of community while offering a wider variety of attractive and affordable housing choices which meet the changing needs of the West Alexander & Centennial community. In addition, the intent is to encourage more housing in locations with convenient access to employment opportunities and a broad range of community and commercial facilities.

Low Density Residential

The general intent of the area is to maintain the existing housing stock, and ensure that new and renovated housing is compatible in mass and scale with existing housing, maintains sunlight and privacy on adjacent properties, and retains the pedestrian oriented character of the front street

Amended By-law 55/2025

The area north of the Health Science Centre may transition to health care and related institutional land uses over the life of the Plan. Until this happens, the general intent is to maintain the existing housing stock and to ensure that new and renovated housing is compatible in mass and scale with existing housing.

Medium Density Residential

The general purpose of the area is to preserve a mixture of residential uses, accommodating the apartments that already exist, and maintaining single-family, duplex, and low/medium density multiple-family residential development, so that a variety of housing can continue to be provided in the area. A secondary purpose is to encourage compatibility of built form between the types of housing, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape.

Amended By-law 21/2026

Residential Mixed Use

The intent of this district is to encourage a fine grained mix of low and medium density residential uses with low intensity commercial uses – rather than a separation of uses. A secondary purpose is to encourage compatibility of built form between building types, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape.

Amended By-law 21/2026

GENERAL POLICIES:

In order to achieve the Residential District intent and address the issues identified by the community, the following policies are to be implemented:

Use

1. Encourage the phasing out of non-conforming uses through the elimination or adaptive reuse of existing non- residential buildings;

Density

2. Encourage secondary suites;
3. Prohibit the establishment of new or expansion of existing single room occupancies (SRO's), except for medical receiving homes and student dormitories, which may be accommodated in the Medium Density Residential and Mixed Use Residential Areas;

Action: Amend the Zoning By-Law by PDO to prohibit new or expanded single room occupancies within the Plan area.

Urban Form & Design

4. Require that intensification and infill projects are consistent in design with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces must be respected;
5. Encourage development to have an urban character and reinforce the relationship between buildings and the street by:
    - Orienting buildings to the street to restore traditional mature neighbourhood character;
    - Respecting the traditional character of the area and surrounding properties in terms of pedestrian orientation, mass and scale of surrounding properties, compatible building materials, orientation of entrances to the street, and incorporation of compatible alignment, setbacks, and height of building(s) along the street;

- Locating parking at the rear of the buildings wherever possible;
- Having consideration for light, view, and privacy of adjacent buildings and areas.

By-Law Enforcement

6. Encourage increased By-law enforcement for zoning By- law infractions and property maintenance issues;

Sustainability

7. Encourage the use of 'green' design principles, such as the use of sustainable building design, and the utilization of 'green roofs';
8. Encourage new buildings to be designed and developed in a matter that considers future reuse, and not solely designed and built for only one specific use or user;

Safety and Accessibility

9. Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards;
10. Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design;

Action: Endorse the City of Winnipeg Draft CPTED Guidelines

LOW DENSITY RESIDENTIAL POLICIES

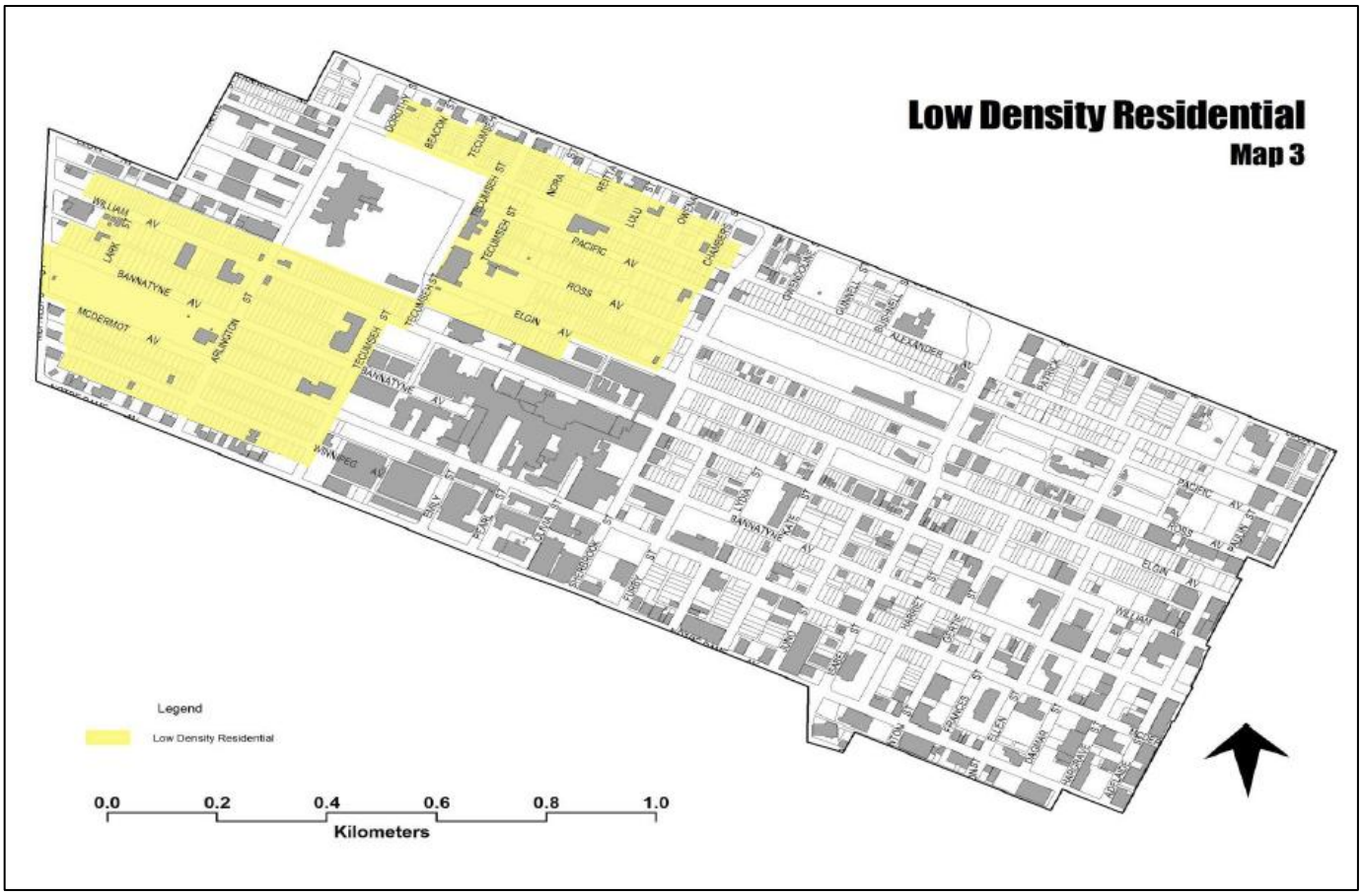
In order to achieve the stated intent for this area, and address the issues identified by the community, the following policies are to be implemented:

Use

1. Limit residential development in this area to single and two- family dwellings, triplexes and fourplexes;
   Amended By-law 55/2025
2. Prohibit new commercial, industrial, and institutional expansion in this area;
3. Accommodate community services such as schools, parks, community centres, and churches which are primarily intended to serve local neighbourhood residents;

Urban Form & Design

4. Encourage new development to be similar in scale and character to established adjacent residences.



MEDIUM DENSITY RESIDENTIAL POLICIES

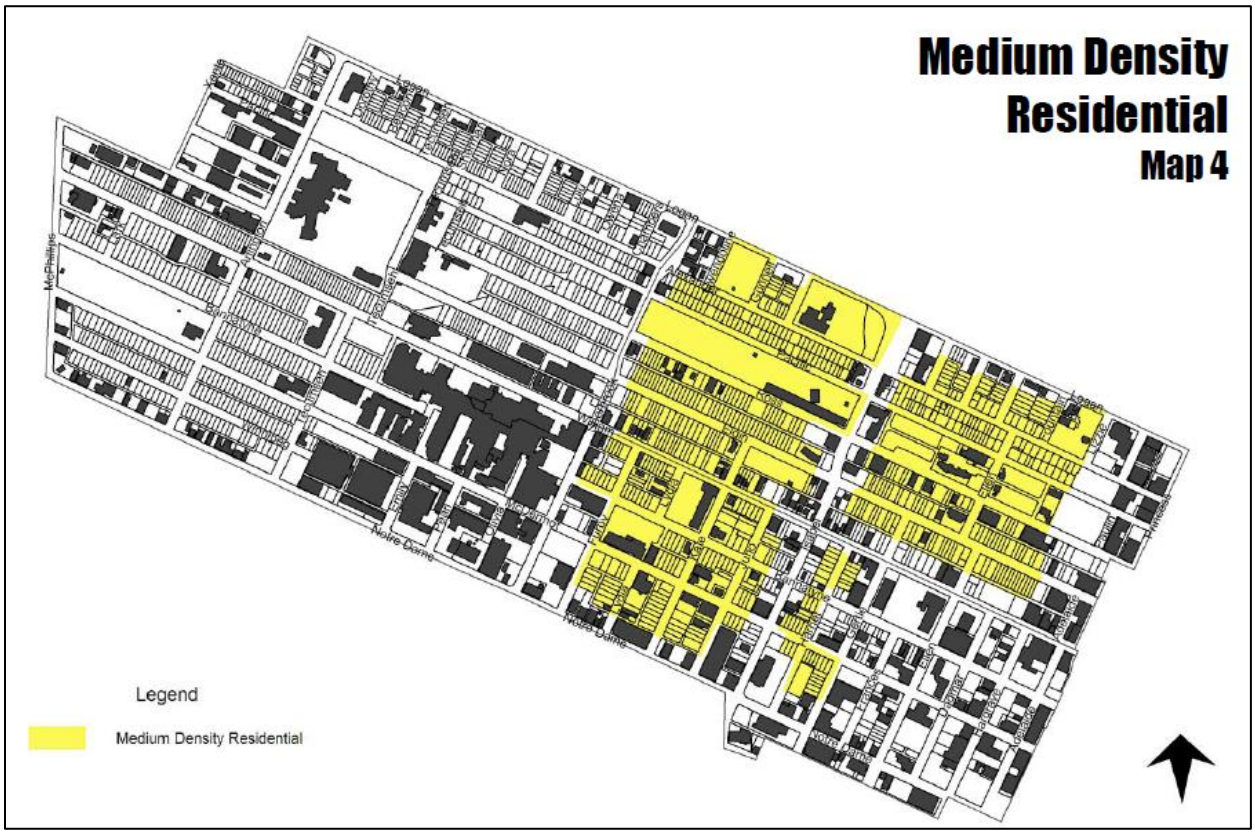
In order to achieve the stated intent for this area, and address the issues identified by the community, the following policies are to be implemented:

Use

1. Accommodate a mix of residential housing including single-family, duplexes, triplexes, fourplexes, and low/medium density multiple- family development;

Amended By-law 55/2025

2. Prohibit new industrial and institutional expansion in this area;



3. Prohibit commercial uses in this area, except for the following:

    i. On William Avenue, between Sherbrook and Furby Streets, the following commercial uses will be accommodated:

        - Mixed-use buildings combining residential with low-intensity office or commercial uses on the ground floor;
        - Development of professional, financial, and support services provided that the development is compatible with the surrounding residential land uses in terms of yards, building height, building orientation, scale and massing, parking and other features and that the residential character of the structure and property is maintained.

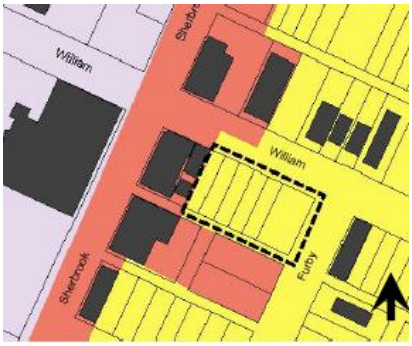


Figure 1: *Mixed-use & enhanced residential block on Willian Avenue between Sherbrook & Furby Streets*

ii. On Bannatyne Avenue, between Sherbrook and Furby Streets, the following commercial uses will be accommodated:

- Development of professional, financial, and support services provided that the development is compatible with the surrounding residential land uses in terms of yards, building height, building orientation, scale and massing, parking and other features, that the residential character of the structure and property is maintained, and that the building is owner- occupied;



Figure 2: *Dotted line showing enhanced home occupation block*

iii. except that non-accessory parking areas may be accommodated on Lot 41, Plan 32328 and Lot 62, Plan 43 and/or on the same lands should said lots of Plan 32328 and Plan 43 be replaced by a new plan of subdivision, provided that the development is compatible with the surrounding residential land uses.

Added By-law 102/2010

4. Accommodate community services such as schools, parks, community centres, and churches which are primarily intended to serve local neighbourhood residents;
5. Encourage the adaptive reuse of old industrial and commercial buildings for offices, artisans, or other compatible uses;

Density

6. *Deleted By-law 21/2026*
7. A density exceeding what is permitted in the zoning by-law may be considered in the following circumstances:

    i. For existing non- residential structures, when they are being rehabilitated and converted to a residential use;

    ii. For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College;

    iii. For non-profit, social housing.

Amended By-law 21/2026

Lot area

8. Encourage infill development and preserve the existing fine grained development patterns in this area by reducing the required minimum lot size;

Action: Amend Zoning By-Law 200/2006 by PDO to reduce the minimum lot size requirements

Height

9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys.

Amended By-law 21/2026

Urban Form & Design

10. Encourage future apartment development to be sensitive to the scale of adjoining single- family development and to reflect the interesting qualities and character of the streetscape that is currently present in the community. This can be achieved by:

i. Articulation of the front façade and regular placement of the front entrances;

11. Accommodating reduced side yard requirements to provide a pattern of breaks in development that is more consistent with single-family and two-family housing;
12. Accommodating features at the first storey level to create interest on the street and reduce the appearance of height and mass.

RESIDENTIAL MIXED USE POLICIES

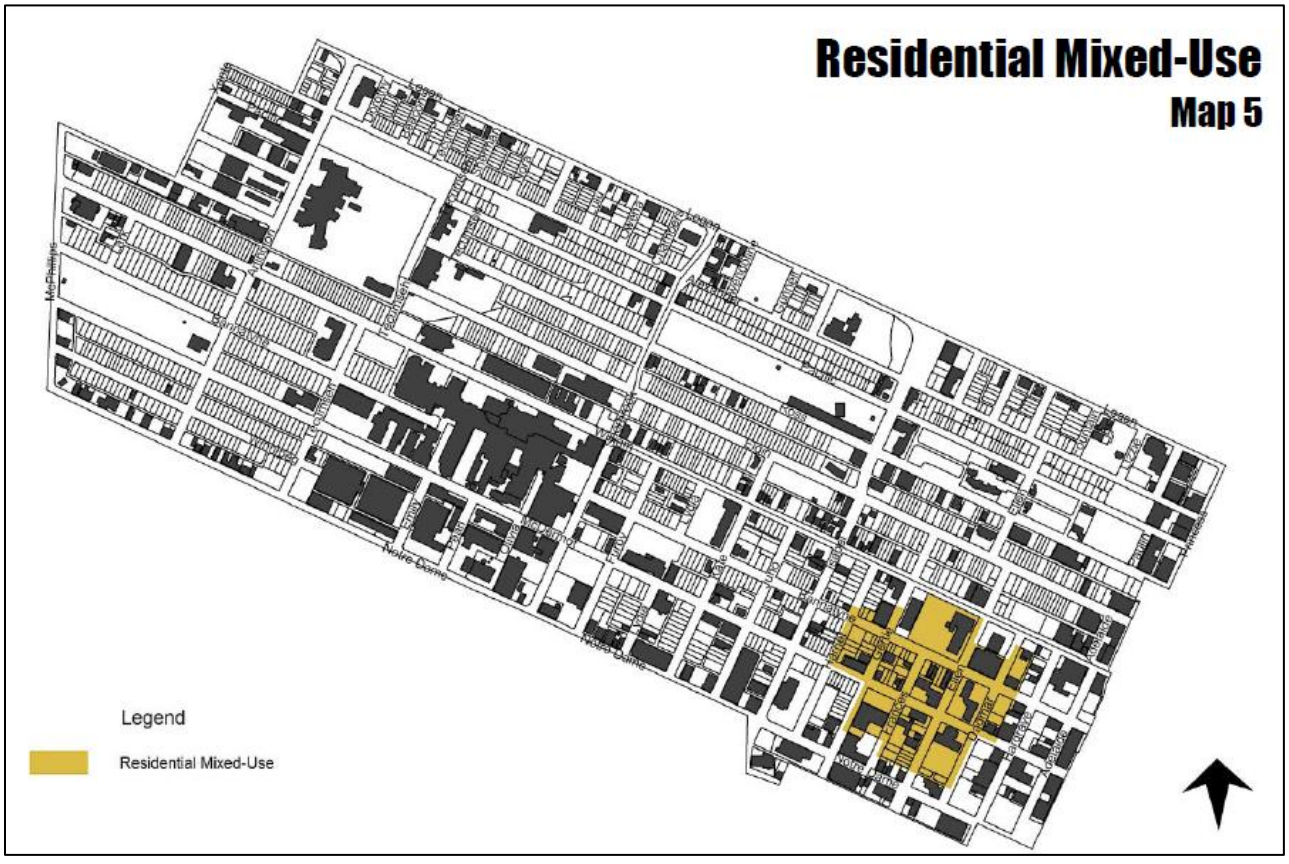
In order to achieve the stated intent for this area, and address the issues identified by the community, the following policies are to be implemented:

Use

1. Accommodate a mix of low and medium density residential uses with low intensity commercial uses;
2. Prohibit new industrial expansion in this area;
3. Accommodate community services such as schools, parks, community centres, and churches;
4. In order to protect the residential characteristics of the area, commercial development will be limited to the following:
    i. Low intensity and pedestrian oriented commercial uses, such as professional offices and small retail businesses (under 2,500 square feet). Automobile-oriented land uses, such as gas stations, non-accessory parking lots, and other drive-through uses will not be accommodated, except that non-accessory parking areas may be accommodated on Lots 7 to 11, Plan 33086, and/or on the same lands should said lots of Plan 33086 be consolidated into one lot under a new plan of subdivision.

Added By-law 41/2010

Action: Amend Zoning By-Law 200/2006 by PDO



Density

5. Encourage the adaptive reuse of old industrial buildings for offices, artisans, or other compatible uses;
6. *Deleted By-law 21/2026*
7. A density exceeding what is permitted in the zoning by-law may be considered in the following circumstances:
    i. For existing non- residential structures, when they are being rehabilitated and converted to a residential use;
    ii. For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College;
    iii. For non-profit, social housing;
    iv. *Deleted By-law 21/2026*

Amended By-law 21/2026

Lot area

8. Encourage infill development and preserve the existing fine grained development patterns in this area by reducing the required minimum lot size;

Action: Amend Zoning By-Law 200/2006 by PDO to reduce the minimum lot size requirements

Height

9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys.

Amended By-law 21/2026

Urban Form & Design

10. Encourage mixed use buildings with commercial uses at street level and office, live/work units, and residential uses above;
11. Encourage new development to reinforce and contribute to a strong streetscape and pedestrian oriented environment:
    i. Encourage pedestrian access as a predominant feature in site design;
    ii. Encourage building design that reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;
    iii. Provide wider sidewalks in active areas to accommodate pedestrian traffic, particularly where outdoor seating and retail activities are to occur;
    iv. Encourage the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations;
    v. Discourage blank walls and ensure that all sides of a building that face a public street have windows with transparent glass that look out onto the street.
12. Encourage future apartment development to be sensitive to the scale of adjoining single- family development and to reflect the interesting qualities and character of the streetscape that is currently present in the community. This can be achieved by:
    i. Articulation of the front façade and regular placement of the front entrances;
    ii. Accommodate reduced side yard requirements to provide a pattern of breaks in development that is more consistent with single-family and two-family housing;

iii. Accommodate features at the first storey level to create interest on the street and reduce the appearance of height and mass.

Chapter 3 - Commercial Element

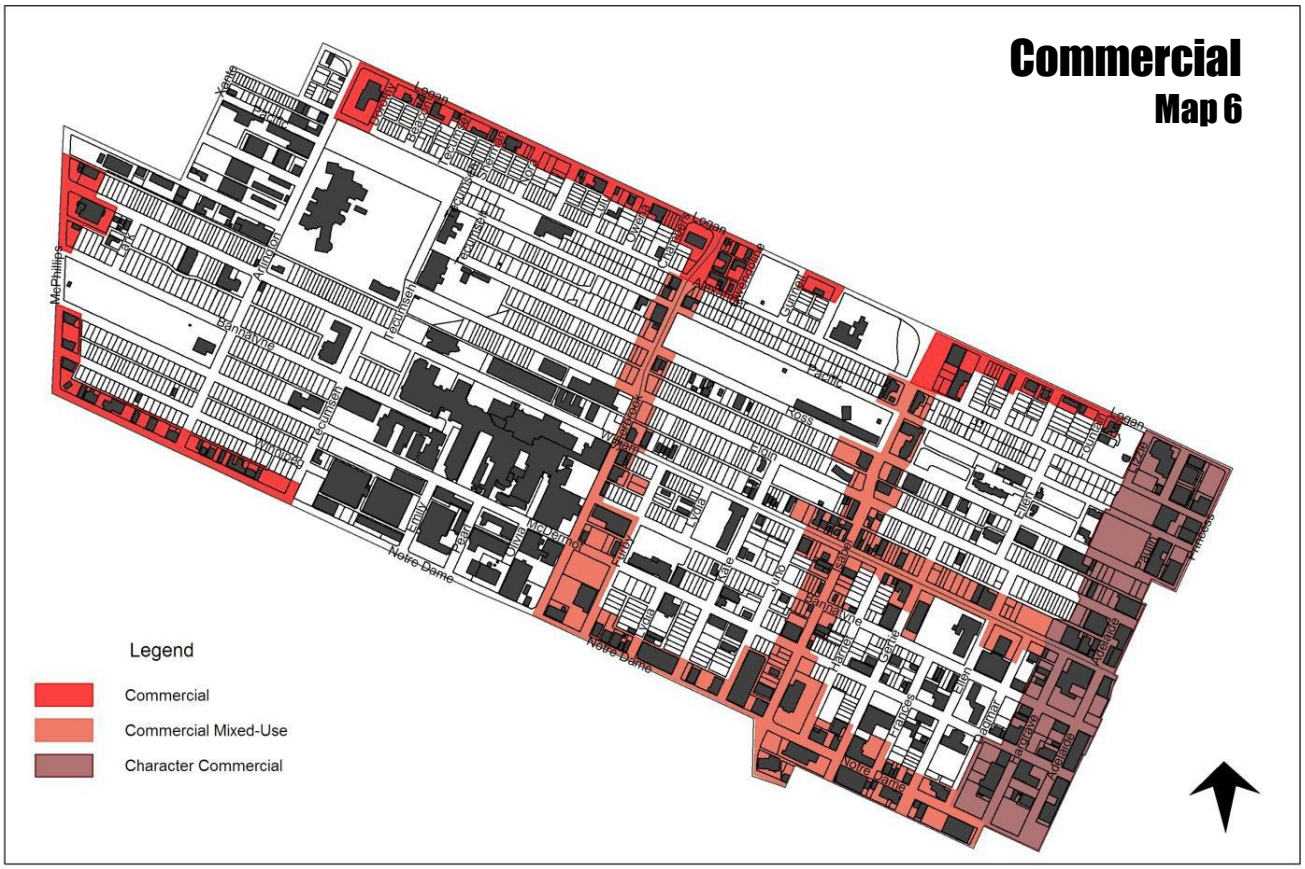
OVERVIEW

There is a wide range of commercial uses in the West Alexander & Centennial neighbourhoods. This diversity is symbolic of the nature of the communities, edged on one side by the urban charm of the Exchange District National Historic Site and on the other by the vehicular oriented McPhillips Street. The intent of this section of the Plan is to set policies which provide some guidance for commercial development in the area.

Part of this guidance includes discouraging the expansion or establishment of uses which local residents feel have a negative impact on the character and the safety of their community. These uses include beverage rooms, massage parlours, pawnshops and steam baths.

Commercial Mixed-Use

Sherbrook and Isabel Street and parts of William and Notre Dame Avenue are busy streets with a commercial focus, but also with a residential component that helps form the overall character. These smaller scale or mixed-use commercial areas have strong ties to the local community, but have also acted as barriers because of traffic and safety issues, further fragmenting the neighbourhood. The Plan focuses on reinforcing the links between the residential neighbourhoods by strengthening these specific commercial corridors, through an improved built environment.



Character Commercial

The Commercial Character area is focused on the downtown, and sites at the outer edges of the Exchange District National Historic Site. While there is no significant portion of the Historic Site within the boundaries of the plan, many similar attributes of this area can also be found outside of its immediate boundaries. The established built form of this area, lends itself to a non-traditional form of commercial because of the nature and wealth of the heritage buildings. It differs from the Mixed-Use area because it has higher concentrations of commercial and light industrial uses, and seems to tolerate this diversity more readily. Additionally it is further tied together through a similar architectural era of building and use of materials.

Commercial

Notre Dame and Logan Avenue are major connectors to the downtown, and generally buildings edge the sidewalk forming a traditional vertical rhythm of storefronts. The Avenues are busy thoroughfares, and are more accepting of more regional focused commercial developments, although smaller- scaled businesses are still an important component of the street. New development should respect the established built form of the street.

McPhillips Street marks the final type of commercial use in the area. McPhillips Street has a more suburban approach, with parking located in the front and the building setback from the street. The street has a higher intensity regional commercial focus and development occurs at a larger scale.

McPhillips Street, parts of Notre Dame and Logan Avenues, do not have area specific policies, although must still adhere to the general policies of the commercial areas.

Commercial uses related to the health service sector are encouraged to be located on Sherbrook Avenue, with larger scaled businesses along Notre Dame, Logan or McPhillips, or in the industrial area.

ISSUES:

The following have been identified as issues in the West Alexander & Centennial Neighbourhoods:

i. There are concerns over the encroachment of commercial uses into the surrounding residential area;

ii. There is pressure for the development of larger commercial operations, which are not consistent with the small scale commercial establishments in the area;

iii. There are safety concerns associated with some businesses and uses in the neighbourhood which are believed to compromise the safety of area residents.

INTENT:

The general intent of the commercial sectors is the following:

To encourage commercial businesses which positively contribute to the community by supporting a pedestrian friendly neighbourhood, but also giving opportunities for auto-oriented developments along parts of McPhillips and Logan Avenues.

Commercial

The intent of this district is to provide for commercial businesses with a more regional focus.

Commercial Mixed-Use

The intent of this district is to encourage thriving, pedestrian- oriented commercial streets that act as threads weaving the residential communities together.

Character Commercial

The intent of this district is to maintain the established commercial identity that reinforces the recognized character of the Exchange District National Historic Site.

GENERAL POLICIES:

In order to achieve the Commercial District intent and address the issues identified by the community, the following policies are to be implemented:

Use

1. Prohibit the following businesses, where possible:
    a. Any steam bath or expansion of an existing steam bath;
    b. Any new massage parlour or expansion of an existing massage parlour;
    c. Any new pawn shop or expansion of an existing pawn shop;
    d. Any new beverage room or expansion of an existing beverage room.

Action: Amend Zoning By-Law 200/2006 by PDO

2. Limit the size of cocktail lounges so that the square footage does not exceed 1/3 of the gross floor area of the overall tenant area (for example, a 1,500 square foot restaurant would be permitted a 500 square foot lounge);

Action: Amend Zoning By-Law 200/2006 by PDO

3. Commercial areas will not be permitted to encroach upon or expand into the surrounding residential areas;

Action: Amend Zoning By-Law 200/2006 by PDO

4. Encourage new commercial development that is adjacent to residential areas to minimize potential negative impacts on the residential districts, by mitigating the impacts of parking, loading zones, refuse collection, vehicle access, and other issues via site design, buffering, setbacks and landscaping;

Action Required: Amend Zoning By- Law 200/2006 by PDO

Urban Design

5. Encourage the development of a sign plan for buildings with multiple occupants;
6. Discourage blank walls on buildings;
7. Require all sides of new buildings which face public streets to have windows with transparent glass at least the street level;

Action: Amend Zoning By-Law 200/2006 by PDO

8. Encourage new developments to consider the light, view and privacy of adjacent buildings;
9. Encourage site planning to include side yards and other spaces to ensure that all space is positively used and has a function;
    a. Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards;
    b. Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design;

Action: Endorse the City of Winnipeg Draft CPTED Guidelines

10. Encourage the use of ‘green’ design principles, such as the use of sustainable building design, and the utilization of ‘green roofs’;
11. Encourage local businesses to work together to beautify, improve and create a strong and vibrant pedestrian oriented commercial street.

Action: Support the efforts of local businesses to create a BIZ;

COMMERCIAL MIXED-USE POLICIES

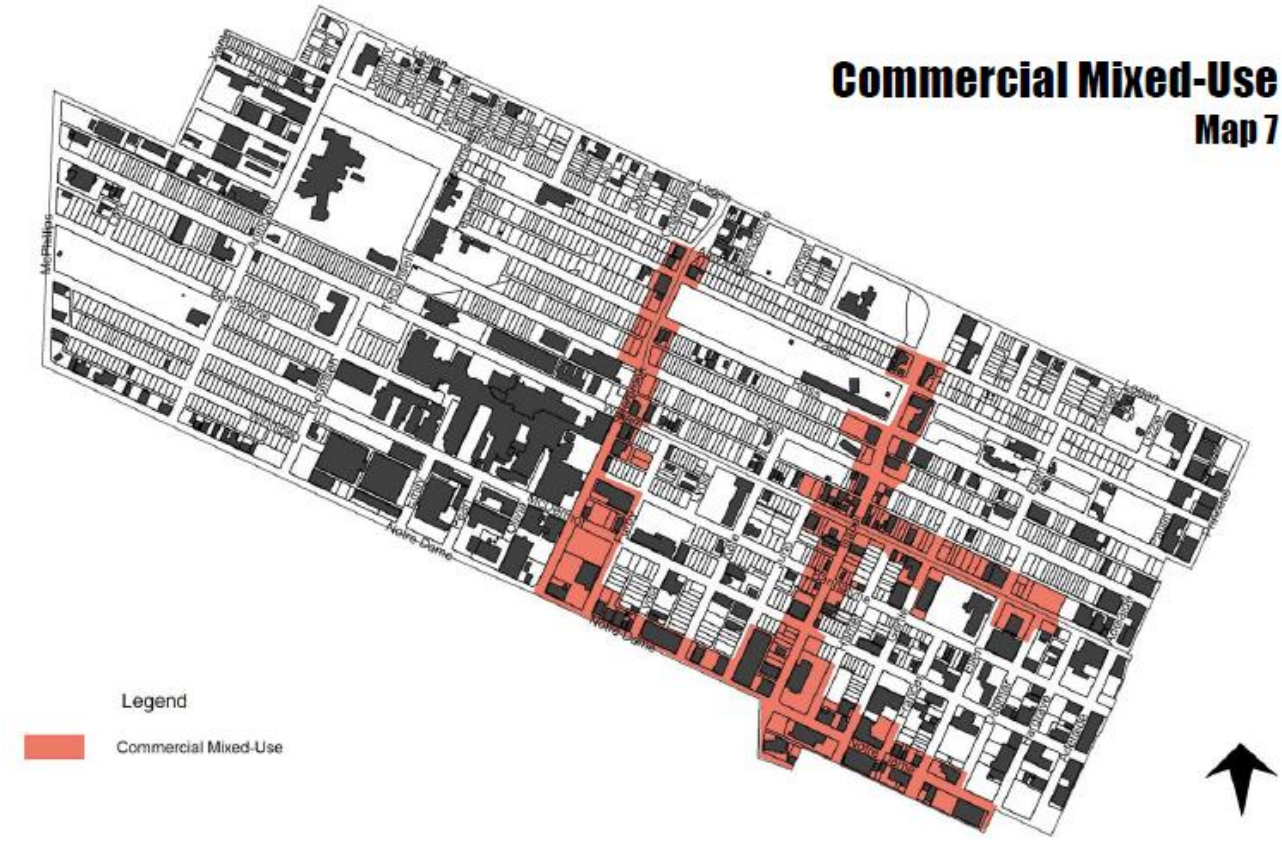
In order to achieve the stated intent for this area and address the issues identified by the community, the following policies are to be implemented:

1. Encourage active uses such as retail at street level;
2. Encourage office uses above the first floor or encourage 1st floor office space to be designed in a manner consistent with the permeable nature of commercial storefronts;
3. Encourage residential uses on the upper storeys of buildings;
4. Discourage uses which are automobile oriented, such as:
    a. Any new gas station or expansion of an existing gas station;
    b. Any new drive-through or an expansion of an existing drive-through;
    c. Any car wash or expansion of an existing car wash.

Action: Amend Zoning By-Law 200/2006 by PDO

5. Prohibit big-box suburban style of development, unless the building is designed with frontage consistent with small individual shops;

Action: Amend Zoning By-Law 200/2006 by PDO



6. Encourage commercial uses that are complementary to the health service sector to be located on Sherbrook Avenue;
7. Rezone the areas as defined by the Commercial Mixed- Use Map 7, to CMU.

Action: Rezone the C2 Commercial Districts to CMU Commercial Mixed- Use Districts.

Urban Design

8. Require signage to be designed for the pedestrian rather than vehicular traffic.;

Action: Amend Zoning By-Law 200/2006 by PDO

9. Require buildings to be oriented to the street to restore the traditional mature neighbourhood character;

Action: Amend Zoning By-Law 200/2006 by PDO

10. Require new buildings to be located to the front and corner side property lines;

Action: Amend Zoning By-Law 200/2006 by PDO

11. Require pedestrian access at the street level, and locate parking, loading and other service entrances at the rear of buildings;

Action: Amend Zoning By-Law 200/2006 by PDO

12. Encourage development to reinforce and contribute to a strong streetscape and pedestrian oriented environment;
13. Encourage the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations;
14. Encourage new building to have design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings.

CHARCTER COMMERCIAL POLICIES

In order to achieve the stated intent for this area and address the issues identified by the community, the following policies are to be implemented:

1. Require signage to be designed for the pedestrian rather than vehicular traffic;

Action: Amend Zoning By-Law 200/2006 by PDO

2. Require buildings to be oriented to the street to restore to respect the character area;

Action: Amend Zoning By-Law 200/2006 by PDO

3. Require new buildings to be located to the front and corner side property lines;

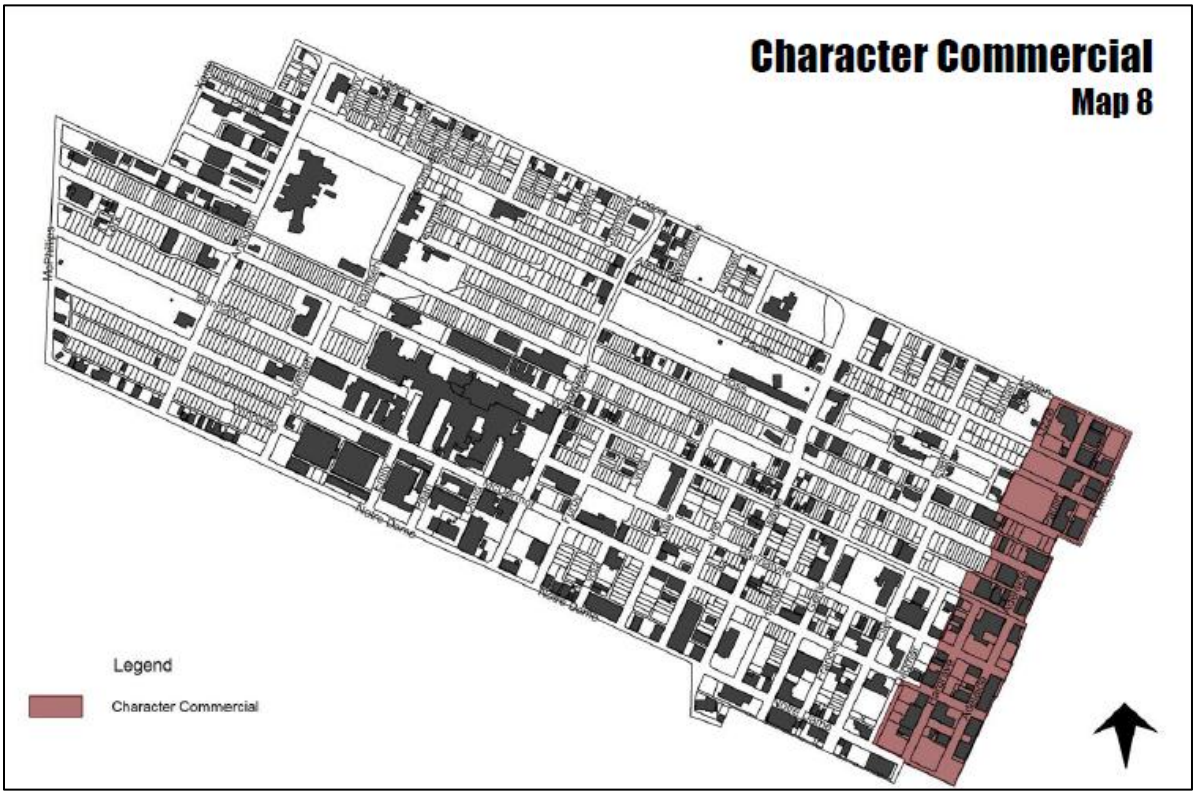
Action: Amend Zoning By-Law 200/2006 by PDO

4. Require pedestrian access at the street level, and locate parking, loading and other service entrances at the rear of buildings;

Action: Amend Zoning By-Law 200/2006 by PDO

5. Encourage development to reinforce and contribute to a strong streetscape and pedestrian oriented environment;
6. Encourage the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations;
7. Encourage new building to have design elements that are consistent with surrounding properties, including materials, finishing, signage, placement of windows and doors, and height and massing of buildings.

Parking policies can be viewed in the Transportation section of the document.



Chapter 4 – Institutional

OVERVIEW:

One of the unique characteristics of the West Alexander & Centennial area is the presence of a number of major medical, biotechnology, and educational institutions. These institutions are intensive, have long-term needs for expansion, represent significant economic opportunities for the future, and appear to have significant affinities to inter-relate with each other. The major institutions in the West Alexander and Centennial areas are as follows:

- Health Sciences Centre;
- University of Manitoba, Bannatyne Campus;
- Virology Lab;
- Red River College.

Some of the factors which distinguish institutions are:

- The form and scale of building development: Sites are intensely developed, with mixed building forms including large slab blocks and towers which contrast with nearby housing;
- The scale and intensity of activities on site: The institutions generate large flows of people and vehicles both by day and night;
- The effects of building development and activities impact on surrounding residential neighbourhoods: Vehicle parking in residential streets is a continuing problem;
- The considerable pressure for growth: new development needs to become more integrated with other community uses.



A new model:

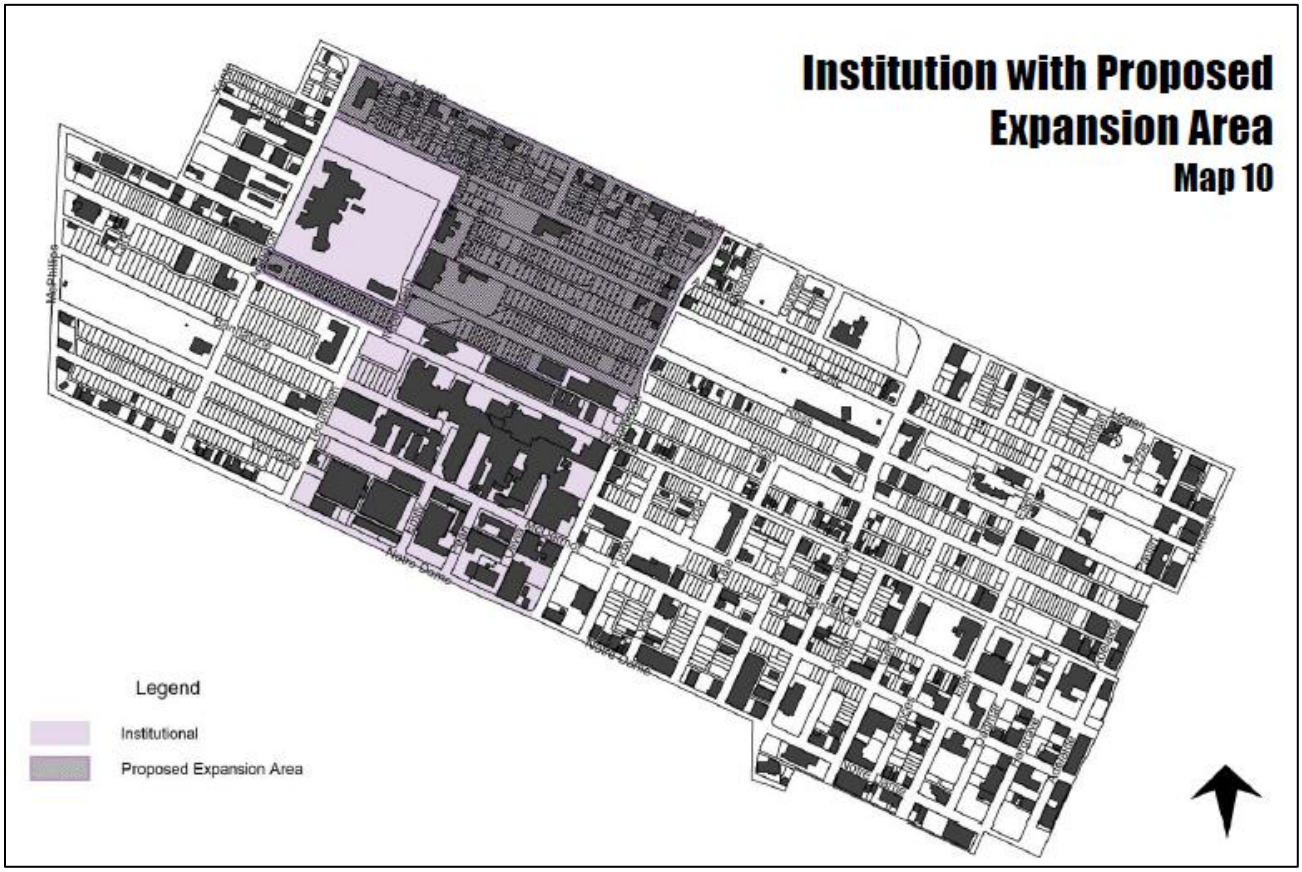
Major institutions in this district have a need to adapt and respond to changing circumstances and to maintain their leadership positions in education, health care, and research while recognizing, responding to, and coordinating with City goals.

Thus, in order to facilitate the future prosperity of these institutions, the Plan advocates a more flexible approach to the establishment of health, education, and applied research and development activities within the District. This will allow the institutions to be more responsive to future political, economic, and technological change.

Campus

The Plan envisions that the Institutional District will develop into a "campus" within the larger neighbourhood. However, it is strongly felt that this "campus" should not be an entity unto itself but instead be a definable, yet seamless district that connects with the rest of the community. As such, a full palette of neighbourhood uses ranging from residential apartments and condominiums to neighbourhood supportive type uses could be planned for this "campus". In addition, services which are currently inside the institutional buildings can be brought out on the street – for which they can serve the entire neighbourhood.

The campus is further envisioned as a place which supports people and activity on the street. It is compact in form, and includes ample green space.



Bio-Med Zone Concept

For a number of years, there has been interest in the concept of maximizing the collective strength of Winnipeg's infectious disease cluster and promoting industry development spin-offs from medical and scientific research. The idea of Bio -Med City was recommended in 2003 by the Joint federal-provincial International Centre for Infectious Diseases Task Force as an area where laboratories and scientists could provide synergies for new research, training, product development, commercialization, and product start ups.

The Bio-Med Zone is visualized as a combination of place, people, land, buildings, and public infrastructure, growing in close proximity to one another. This approach to cluster development is consistent with similar initiatives across North America.

Whereas the cluster idea may have originally been focused solely on infectious disease industries, the vision has broadened to include the entire burgeoning biotechnology and life sciences sector.

This is a key sector of our city's economy and one that may be poised for significant growth in the future. For instance, Winnipeg currently has the fifth largest biotech and health research cluster in Canada. We are home to 37 biotechnology companies, with 1,700 employees and 20 research and development establishments, representing 1,800 employees.

Institutional District Expansion

In order to accommodate existing growth pressures and new economic opportunities, the Institutional District may be required to expand beyond its existing boundaries. The Plan allows for the possibility of an expanded institutional district adjacent to the hospital campus and virology lab. This area would allow for existing health care related services and the future establishment of health, education, and applied research and development activities, which complement the existing research institutions and help form a physical cluster of biotechnology and life sciences industries at this location.

Process

An expansion of the institutional zone is a two-step process which involves first amending the Secondary Plan and then subdividing and rezoning land. Significant detail must be provided to the City in support of a Plan amendment (see master plan requirement in Appendix B). Additionally, the participation of a majority of property owners is required before a Plan amendment can be tabled. Given that a Plan amendment may cause significant change to occur in the future land use and development patterns of the area, and may cause people to be displaced from their homes, it is expected that the applicant will hold broad consultation with the public in conjunction with any amendment process (see Section on Plan Monitoring and Review).

Principles of Expansion

Two of the fundamental principles guiding any expansion are that people who are displaced will be treated fairly and that no net loss of housing shall occur in the Plan area. The no net loss of housing principle sets an expectation that any institution which acquires residential housing and converts that housing to another use has a social responsibility to ensure that the viability of the community is protected through the stabilization of the population base.

At the time a Plan amendment is put forward, as a part of the Conceptual Master Plan process, it will be up to the institutions to propose how they plan to meet this objective. At this point, it is enough to say that there are a number of possible ways that this principle can be realized. Some ideas, for the sake of future discussion include:

- A unit for unit replacement within the Institutional District;

- The creation of new housing units, on a unit for unit basis, in other parts of the Plan area;
- A contribution to an affordable housing fund for each residential dwelling removed.

Impacts of Growth

While the Plan supports institutional growth, there is a recognition that these institutions have impacts on the surrounding community. Thus, the Plan attempts to balance the needs of these two constituencies by providing means for future growth and expansion of the Institutional District – but in an orderly, measured fashion that acknowledges the surrounding non-institutional community. For instance, the Plan includes increased height allowances for institutions and provides the mechanism for possible future expansion. At the same time, heights must be tapered at any residential boundary – to limit shadowing and privacy issues.

Additionally, the requirement for a Master Plan, which will show how and where growth is to occur in the future, responds to the residents' strong desire for clarity and predictability for the future direction of the area.

GENERAL INTENT OF DISTRICT:

The general intent of this district is to create a zone which recognizes the importance of the institutions in the neighbourhood by providing parameters for their future growth and development, as well as enabling the establishment of complementary activities within the zone.

New developments within the Institutional District are subject to provisions aimed at encouraging compatible expansion and protecting the features of Residential Areas.

Furthermore, the Plan seeks to ensure that any expansion is properly evaluated. Expansion proposals will be dealt with under the plan amendment processes in order to enable a full review of the proposed change.

Bio-Medical District

The general intent for the area is to provide a flexible land use approach for the provision of health services to the on going functioning of existing health care related services, and the future establishment of health, education, and applied research and development activities.

ISSUES:

The following have been identified as issues for institutional land uses in the West Alexander and Centennial Neighbourhoods:

i. The present and potential value of these institutions needs to be recognized;
ii. The impact that these institutions have on the community must be acknowledged;
iii. The potential value/ benefits for the community should be defined;
iv. There is currently no clear geographic area defined for where institutional growth is to take place;
v. There is no clear plan for how institutional growth may occur;
vi. There are no rules in place to protect homeowners who may be impacted by institutional expansion;
vii. An expansion process that allows for consultation with and consideration of the existing community is needed;
viii. The community is concerned that residents may be displaced by future expansions of the Hospital and may not be treated fairly.

INSTITUTIONAL DISTRICT COMMON POLICIES:

In order to achieve the Institutional District intent and address the issues identified by the community, the following policies are to be implemented:

1. The preparation of Campus Master Development Plans by Major Institutions located in the Zone will be required. Such plans are an effective means to manage site development in a comprehensive manner, thereby reducing the likelihood of potential non- compliance with the rules contained in the Plan (see Appendix B);
2. Where activities, buildings or structures in the Institutional District adjoin or face a Residential Area, they will satisfy additional conditions, identified in Appendix A.

   Action: Amend Zoning By-Law 200/2006 by PDO

3. Require that intensification and infill projects will be consistent in design with the street pattern and architectural character of existing areas. Existing patterns of streets, lanes, blocks, and private or public open spaces should be respected when possible;
4. Encourage new development to be in a compact urban layout, which means a vertical, instead of a land consumptive, sprawling horizontal building form;
5. Encourage the creation of green space into existing areas – in the form of small pocket parks and gardens, exercise/rest station areas, and bench seating areas for the passive enjoyment of employees, patients, and residents of the area;
6. In order to ensure that pedestrian access is a predominant feature in site design;
7. Require that building design reinforces activity and vitality at the ground level through use of architectural elements and accommodate features to create interest on the street level;
8. Encourage all public, semi- private and private spaces to be considered in the design process;
9. Encourage the development of gathering places and active areas, such as pedestrian plazas, outdoor seating areas, and patios at prominent, highly visible locations;
10. Discourage blank walls and ensure that all sides of a building that face a public street have windows with transparent glass that look out onto the street;
11. Consider light, view, and privacy of adjacent buildings and areas;
12. Encourage the incorporation of concepts of Universal Design into building, streetscape, and site design through compliance with the City of Winnipeg Accessibility Design Standards;
13. Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design;

    Action: Endorse the City of Winnipeg Draft CPTED Guidelines

14. Encourage the use of ‘green’ design principles, such as the use of sustainable building design, and the utilization of ‘green roofs’;
15. Encourage the development of a sign plan for buildings with multiple occupants;

Campus Concept

16. Promote greater physical integration between the community and the institution through the addition of amenities that can be shared by the community, such as green space, and the location of services complementary to the hospital, that may be accessible to the community;
17. Promote unity and connectivity between buildings and around the entire Institutional District ;

Social

The Plan recommends that the following services and social interactions be explored to further deepen the relationship between the Hospital and the neighbourhood.

18. While it already has a large and very successful outreach and volunteer program, the Hospital is encouraged to make a special effort of reaching out to the Neighbourhood for volunteers and other ways of getting people from the immediate area to invest their time and resources into the Hospital. The possibilities for deepening these types of relationships between the Neighbourhood and the Hospital are only limited by our imaginations and the willingness of people to serve;
19. Encourage the Hospital to determine which services they already provide that may be of interest to neighbourhood residents such as restaurants and gift shops and to explore ways of making those services accessible to the exterior of the building, at key pedestrian locations, or having them located near the main visitor entrance;
20. Encourage the continuing dialogue between the Health Sciences Centre and the West Alexander Residents Association. Further encourage their commitment to continue to work together to achieve understanding on issues of mutual interest such as safety, development, traffic, parking, and noise;
21. Encourage the City and its major institutions to engage in a formally established ongoing dialogue to share concerns, identify problems, conflicts, and opportunities, and to fashion solutions and areas of cooperation;

Action: Support the creation of a working group between the HSC and the City

"Weston Bakery" Site

Due to the expected redevelopment of this site in the near future and prior to a establishment of more comprehensive development plan for the Hospital campus, the following policies for the Weston Bakery site have been developed.

Future redevelopment of this site shall meet the following objectives:

22. Prohibit vehicular ingress, egress, or loading from Elgin Avenue;
23. Require all primary entrances and exits to the building to be on Sherbrook Street or William Avenue;
24. Require mechanical equipment to be screened and located away from adjacent residences, so as to limit excessive noise, odours, or vibrations;
25. *Repealed by-law 105/2009*



Figure 3: *Dotted line showing Weston Bakery Site*

Expansion outside zone

26. Consider fiscal burdens on the City of Winnipeg:
    i. Any proposal to expand the institutional area outside its existing boundaries should be evaluated to determine if it will create any new fiscal burdens on the City's treasury through the conversion of tax producing uses to non- taxable uses. If it is determined that there will be fiscal impacts, mitigating such impacts through financial compensation or other means should be considered;
    ii. Require that future expansion of the Institutional District occur north of William Avenue, east of Sherbrook Street, and west of Tecumseh (see Map 10).

27. In order to avoid, remedy, or mitigate the adverse effects of building development or redevelopment which either fronts onto or is adjacent to a residential area, require that new institutional development be contiguous to existing development;

Displacement of people

28. In order to maintain the stability of the population within the Plan area, require that no net loss of housing shall occur within the Plan area through the acquisition and conversion of residential properties to an institutional use;

29. When properties are acquired for conversion to another use, encourage full maintenance of existing buildings and their grounds until such time that redevelopment proceeds;

Expansion Process

30. Require a plan amendment to expand the Institutional District, as specified in Section 6, Plan Amendment Section;

Economic

31. Encourage progress in further developing the idea of establishing an "economic enterprise zone", which could include economic incentives for targeted enterprises locating within a defined geographic area in the Institutional District;

Action: Review the idea of creating an economic enterprise zone within a defined geographic area in the Bio- Med District.

Public Works Yard

32. Review options for the future utilization of the Public Works Yard, including the possibility of relocating the existing operations and redeveloping the site;

Action: Review options for the future utilization of the Public Works Yard, including the possibility of relocating the existing operations and redeveloping the site.

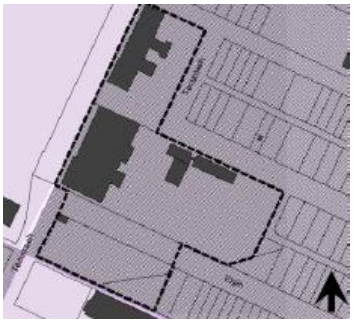


Figure 4: *Dotted line showing Public Works Yard*

Servicing

33. Require that any future development be designed so that the land drainage runoff rates do not exceed existing runoff rates to avoid any degradation to the level of service in the area.

Chapter 5 – Industrial Element

OVERVIEW:

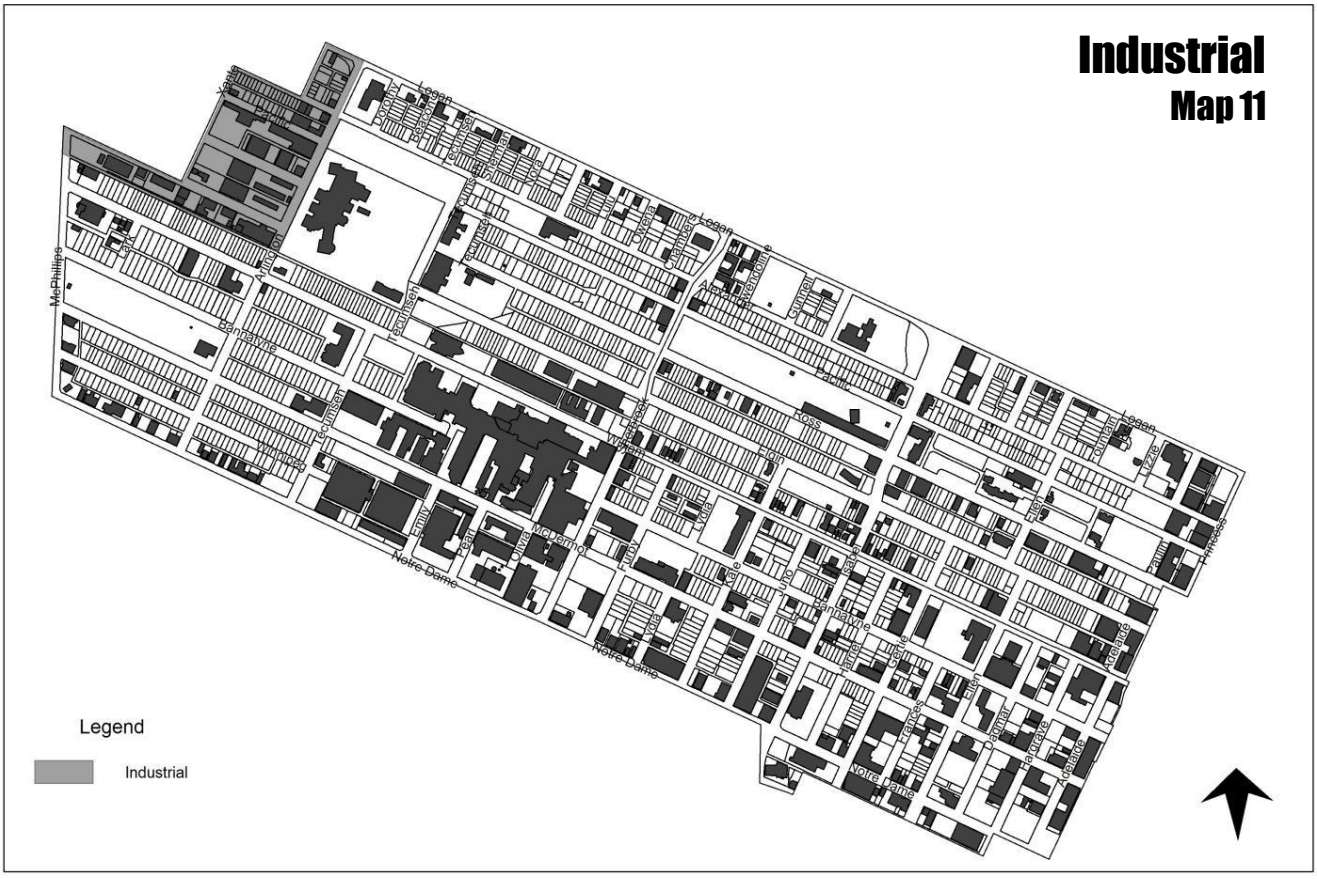
Industrial land uses are generally concentrated in the northwest portion of the planning area and scattered intermittently throughout the balance of the neighbourhoods.

Existing zoning, for the most part, is “M3”, which provides for the most intensive industrial uses allowed under the Zoning By- Law. Some of the uses that are permitted under “M3” could potentially have very negative impacts on surrounding properties. Tapering down the zoning to “M2” in this area would allow for a broader range of uses – while restricting the uses which could potentially have the most adverse impact through noise, emissions, dust, and vibration.

This area, which is strategically located near the bio-medical cluster and close to both regional streets and the City Centre, may offer potential (as more intensive employment lands in the future) for future development which complements the emerging bio- science industry.

INTENT:

The planning concept is to phase out industrial uses in areas that are predominantly residential in nature and to encourage the development of non-noxious industrial uses in the area of industrial concentration, which is located in the northwest portion of the planning area.



ISSUES:

The following have been identified as issues for the industrial areas:

Heavy industrial zoning is incompatible with the adjacent residential community;

The current zoning does not accommodate non- industrial uses, such as the emerging biotechnology and life sciences sector, which would complement and enhance the industrial area and be compatible with industrial uses.

INDUSTRIAL POLICIES:

In order to achieve the Industrial policies and address the issues identified by the community, the following policies are to be implemented:

1. Preserve a viable industrial base which can coexist with residential and more commercially oriented uses, by eliminating "M3" Industrial zoning and replacing it with "M2" Industrial zoning, which is more compatible with the area;

Action: Amend the Zoning By-Law 200/2006 by rezoning properties in the Industrial District from "M3" to "M2" Industrial

2. Phase out industrial land uses which are located in residential areas;
3. Support the introduction of compatible non-industrial uses which can complement and enhance the industrial area;
4. Encourage the incorporation of concepts of Universal Design through compliance with the City of Winnipeg Accessibility Design Standards;
5. Encourage the incorporation of concepts of Crime Prevention Through Environmental Design (CPTED) into building, streetscape, and site design;

Action: Endorse the City of Winnipeg Draft CPTED Guidelines

6. Encourage the use of 'green' design principles, such as the use of sustainable building design, and the utilization of 'green roofs';
7. Encourage new buildings to be designed and developed in a matter that considers future reuse, and not solely one specific use or user;
8. Encourage industrial development to achieve high environmental standards of cleaner production, waste disposal, noise and air quality.

Chapter 6 – Transportation Element

OVERVIEW:

Residents of both West Alexander and Centennial Neighbourhoods feel that their neighbourhoods have been compromised over the years by increased traffic and the proliferation of surface parking lots that mar the integrity of their community and are seemingly at odds with their desire to provide a safe pedestrian environment.

These common issues, along with safety and improved cycling standards are felt throughout both neighbourhoods; however, this section of the plan also examines area specific concerns related directly to the impact of traffic generated from institutional uses on the surrounding residential neighbourhood.

Traffic calming measures are important to residents, especially on local residential streets, where traffic noise, speeding, parking, and one-way streets have all contributed to frustration over the increasing intensification of vehicular traffic in the neighbourhoods. Part of this frustration relates to the need for increased pedestrian safety, specifically for school-age children who must navigate the often busy streets to access local facilities.

Surface parking is another land use pressure in the area. The effect ripples across the residential neighbourhoods where empty parking spaces are rented out to students, staff, visitors and ill-fitting unsightly surface lots replace single-family homes and compromise the integrity of the neighbourhood. This does not diminish the obvious need for parking, but it does underlie the need to find comprehensive solutions to mitigate the effects of surface parking lots on these neighbourhoods. Above and below ground parking structures are encouraged for any significant development and smaller lots should comply with guidelines to help improve the overall impact on the area.

Transit also plays an important role in the neighbourhood. The Health Science Centre as well as Red River College Princess Campus attracts workers, visitors and students from across the City. This is an important service to the neighbourhoods and an integral element to the transportation system.

Active transportation is also an important component of neighbourhoods. Its close proximity to downtown and the many institutional uses, makes it an ideal area to establish and improve the walkability as well as the cycling stewardship of the community.

INTENT:

The intent of the West Alexander and Centennial Plan is to create a safe and accessible environment for pedestrians; maintain efficient vehicular movement including public transit; and create parking that is well integrated in the neighbourhood.

ISSUES:

The following have been identified as issues in the West Alexander and Centennial Neighbourhoods:

i. There are too many surface parking lots in the communities that are poorly maintained and are too close to residential homes;

ii. Traffic and parking generated from the institutional uses are putting pressures on the residential neighbourhood;

iii. Residents believe there is inadequate connectivity between the neighbourhoods for the pedestrian;

iv. Pedestrians, especially children, feel unsafe crossing Isabel and Sherbrook Streets;

v. The neighbourhoods lack cycling amenities.

TRANSPORTATION POLICIES:

In order to achieve the Transportation intent and address the issues identified by the community, the following policies are to be implemented:

Street Safety:

1. Sustain separation of regional and local traffic through a hierarchy of streets, as illustrated in Map 25: Hierarchy of Streets (page 93);

Action: To investigate slowing down traffic through the use of traffic calming measures along Winnipeg, McDermot and Bannatyne Avenues west of Tecumseh; and to examine the perceived issues associated with one-way street operation on Bannatyne and McDermot Avenues from Sherbrook to Princess Street.

2. Design streets that provide pedestrians with convenient, accessible and safe means to cross streets to:
    i. Ensure that appropriate right-of-way controls are evaluated at schools, community centres, parks and open spaces;
    ii. Ensure that traffic from new developments does not adversely effect the community through the use of traffic calming methods.

Parking Management

3. Require the design of parking structures and areas to be well-integrated with the neighbourhood, as well as the building(s) they serve;
4. Prohibit the expansion or creation of any non-accessory surface parking area, in residential and in commercial mixed-use and character areas except for the following:
    i. non-accessory parking areas may be accommodated on Lots 7 to 11, Plan 33086, and/or on the same lands should said lots of Plan 33086 be consolidated into one lot under a new plan of subdivision.

Added By-law 41/2010

    ii. non-accessory surface parking areas may be accommodated on Lot 41 Plan 32328 and Lot 62, Plan 43 and/or on the same lands should said lots of Plan 32328 and 43 be replaced by a new plan of subdivision.

Added By-law 102/2010

5. Require a conditional use application for any expansion of or new non-accessory surface parking lot in the commercial and industrial areas;

Action: Amend Zoning By-Law 200/2006 by PDO

6. Prohibit gravel surface parking lots except for duplex or single family homes;

Action: Amend Zoning By-Law 200/2006 by PDO

7. Require bicycle-locking areas within or outside of parking structures;

Action Required: Amend Zoning By- Law 200/2006 by PDO

8. Encourage parking structures and parking areas to be developed to a high standard of site design and enhancement;
9. Encourage proper edge treatments for parking areas that include the use of landscaping, as well as a fence or building wall. Materials should be compatible with the neighbouring buildings;

10. Surface parking areas are discouraged at corner blocks, and would require increased site development reflecting the importance of creating a thoughtful built edge;
11. Encourage better maintenance of parking lots;
12. Encourage parking structures to be animated at street level by wrapping commercial businesses at the pedestrian level or providing visual interest to the façade of the structure;
13. Encourage shared parking lot facilities: for example parking that is used by an institution during the day and used by commercial businesses in the evening;

Active Transportation

14. Encourage developments to support active transportation in the area;
15. Parking requirement reductions may be considered in developments where four- season bicycle locking facilities are incorporated into the design;
16. Encourage all businesses and institutions to establish bicycle locking facilities;
17. Encourage well-marked and safe bicycle paths, including improvements to existing rights-of-way and establishment of alternative routes specifically on routes endorsed by the Active Transportation Coordinator at the City of Winnipeg;

Action: Link the Red River Campuses through a bikeway along Alexander and Pacific Avenues.

18. Encourage co-location of bicycle locking facilities with key transit and transportation nodes;

Transit

19. Encourage transit planning to be incorporated into street design and future right-of- way improvements;

Action: Install heated shelters on William Avenue and Sherbrook Street and upgrade transit stops on Notre Dame and McPhillips.

20. In areas well served by public transit, parking requirement reductions will be considered for developments which incorporate transit planning, including ridership incentive programs, in the site planning and design;

Action: Involve Winnipeg Transit in partnership to help identify key routes and nodal points.

21. Implement directives from the Rapid Transit Task Force to upgrade transit stops on key routes in the neighbourhood.

Chapter 7 – Parks & Open Space

OVERVIEW:

Park safety, accessibility, and quality are chief concerns of West Alexander and Centennial residents. The neighbourhoods are relatively well-served by green and open spaces, however, the real issue has been the lack of maintenance of the existing facilities and parks. Additionally, residents recognize a need for more parental volunteers in the programming and administration of most of the sports and other recreational activities.

The neighbourhoods are characterized by mature trees that line many of the residential streets. These trees are part of the City's urban forest, many of which were planted at the turn of the century, and which help define the street edge and add character and shelter to the area.

The West Alexander and Centennial neighbourhoods also have a real opportunity. The location of the Health Science Centre, Virology lab, and the various medical faculties of the University of Manitoba, makes this neighbourhood the ideal location to implement all of the City's Universal Design Standards, as well as using the area as a testing ground for innovative accessible designs.

INTENT:

The intent of the West Alexander and Centennial Plan is to enhance existing parks and open spaces in the area to meet the needs of residents who live and work in the neighbourhoods.

ISSUES:

The following have been identified as issues in the West Alexander and Centennial neighbourhoods:

A comprehensive assessment of the quality of parks and open spaces in the area needs to be completed;

The area lacks connectivity between parks and open spaces, as well between the neighbourhoods;

Residents believe parks to be unsafe and poorly maintained;

The pedestrian environment is inhospitable in areas; more needs to be done by the community, including residents, business owners and institutions to help provide direction and ownership;

There is a fear of losing the mature tree canopy because of neglect and development.

PARKS & OPEN SPACE POLICIES:

In order to achieve the Parks & Open Space intent and address the issues identified by the community, the following policies are to be implemented:

Parks and Open Spaces

1. Encourage redevelopment and improvement of community gathering spaces (parks, community facilities, playgrounds, neighbourhood main streets) in order maximize the use of existing park space as well as to enhance neighbourhood image and liveability;

Action:

- **Evaluate the nature of existing parkland to assess the appropriate use of facilities and space;**
- **Review existing facilities and programming to meet the needs and desires of residents of West Alexander and Centennial Neighbourhoods;**
- **Rezone parks and open spaces where appropriate;**

2. Encourage parks and facilities rehabilitation and improvement through increased annual and life- cycle maintenance;
3. Encourage community participation in the programming of facilities;
4. Improve connectivity between parks and open spaces;
5. Encourage opportunities to increase park space in the area around the Health Science Centre Campus;
6. Encourage joint use opportunities with the School Division;

Urban Forest

7. Encourage planting a diversity of tree species in the neighbourhood;
8. Require any development to preserve, protect, and enhance the 'urban forest' of canopy shade trees on public and private lands, and if preservation or relocation is not possible, then provide suitable mitigative measures;

Action: Amend Zoning By-Law 200/2006 by PDO to ensuring that any development project over 10, 000 square feet of lot area must provide a landscape plan and tree inventory prepared by a professional landscape architect of record identifying all mature canopy shade trees and their condition on the site(s) in question;

9. Preserve, protect, and enhance the 'urban forest' of mature canopy shade trees on public lands by:
    i. Tree removal or relocation will concur with the City of Winnipeg's Tree Removal Policy and with guidelines established by the Urban Forestry Branch;
    ii. Where new streets and sidewalks or improvements are planned, mature trees are to be preserved wherever possible, and additional trees of suitable species are to be planted.
10. Encourage the planting of additional canopy shade trees within any street right-of-way or park including:
    i. Re-aligning underground and above ground utility lines on public or private property to ensure planting locations are preserved or provided for;
    ii. Ensure long-term tree growth by providing adequate soil volume and related growth infrastructure.

Streetscape Policies:

11. Encourage streetscape improvements, including enhanced accessible streetscaping, along with a system of pedestrian wayfinding that celebrates the Health and Wellness District;

Action: Establish William Ave, Isabel and Sherbrook St as priority streets for streetscaping renewal.

12. Involve the Health Science Centre in a partnership to help create and support the streetscaping for the Health and Wellness District;

Action: Assemble an urban design task force to help create a vision for the Health and Wellness District consisting of:

- **Residents;**
- **Community businesses;**
- **Institutions; and**
- **Representatives from the City of Winnipeg Planning, Property and Development Department**

13. Encourage the creation of a strong pedestrian connection between the Health Science Centre and Downtown Winnipeg along William Avenue;

14. Encourage “complete streets”. Complete streets are designed to provide safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street;
15. Provide wider sidewalks in active areas to accommodate pedestrian traffic, particularly where outdoor seating and retail activities are to occur.

Chapter 8 - Heritage

OVERVIEW:

The West Alexander and Centennial neighbourhoods, at the western edge of the Exchange District National Historic Site, have homes that date back to the 1890's, marking the inception of the neighbourhood. Although many display their age tellingly, they form part of the legacy of the community and the early growth of the City. The set backs of the homes, the lush tree canopies and formal facades with period detailing all help form a quaint streetscape that is distinct in scale and atmosphere. Conserving this integrity is vital to the renewal of the entire area, and indeed something to be valued for its particular feel and appearance.

The neighbourhoods boast a number of significant buildings on the Conservation list: William Ashdown House; Finnie-Murray Building; Scott Fruit Warehouse; Red River College; the Carnegie Library and the Provincial Normal School. Of these, the latter also holds the prestige of being a provincially designated heritage site and represents some of the earliest government institutions in Manitoba.

INTENT:

The intent of the West Alexander and Centennial Neighbourhood Plan is to encourage the appropriate revitalization of the existing heritage stock through conservation and rehabilitation, as well as to encourage orderly and sensitive new development.

ISSUES:

The following have been identified as issues in the West Alexander and Centennial neighbourhoods:

i. More research needs to be done on the neighbourhood as well as the significant heritage buildings;

ii. The high cost of maintaining older homes and buildings make it difficult for many to keep buildings in good condition.

HERITAGE POLICIES:

In order to achieve the Heritage intent and address the issues identified by the community, the following policies are to be implemented:

1. Evaluate buildings on the City of Winnipeg Historical Buildings Inventory to encourage the preservation of key buildings, that are vital to the character and history of the neighbourhood;

Action: Update the Historic Inventory list.

2. Research and review the older homes and explore the option of creating "heritage character areas", consisting of enclaves of significant residential buildings;
3. Encourage the adaptive reuse of buildings;

PART 3 – PLAN MANAGEMENT

Chapter 9 – Plan Management

COMMUNITY PARTICIPATION IN PLANNING ELEMENT

West Alexander & Centennial possess a high level of public involvement and community organization. The area is home to many active residents who are passionate about preserving and enhancing the neighbourhood. In the past, community leaders have been involved in speaking out against controversial development proposals and urban trends that threaten the integrity of the neighbourhoods. Alternatively, in many cases, when developers have provided opportunities for upfront and inclusive dialogue, even controversial projects have been approved with community support.

These experiences demonstrate that community participation in planning and development benefits all parties. One of the major themes of the West Alexander and Centennial Secondary Plan is to encourage development proponents to actively engage the community in a credible and legitimate consultation process, to ensure quality additions to the plan are advanced in a timely manner.

The following have been identified as issues in West Alexander and Centennial Secondary Plan:

i. There is a lack of clarity, certainty, and consistency to the community and developers on land use and planning issues in West Alexander and Centennial;

ii. There is a lack of meaningful community participation in the development review and approval process.

POLICIES

In order to address the issues identified by the community, the following policies are to be implemented:

1. Identify development applications that require proponents to provide community input opportunities prior to advancing development applications, including:
    - Open houses;
    - Focus groups;
    - Mailings or surveys;
    - Informal or formal discussions;
    - Design charettes or workshops.

Action: Amend Zoning By-Law 200/2006 by PDO

2. Provide opportunities for community input for significant civic projects or improvements, such as: street improvements or alterations, streetscaping initiatives, and park redevelopments.

Chapter 10 - General Administration

AUTHORITY OF THE PLAN

A Secondary Plan is a By-Law, adopted by City Council, which sets comprehensive land use policies and other planning proposals for an area of the City. The purpose of the plan is to provide a detailed area context which will allow planning decisions to take into account both civic and local concerns. A Secondary Plan may also form the basis for a public improvement program within a specified planning area. Section 234 of the City of Winnipeg Charter provides the authority for the preparation and adoption of Secondary Plans for neighbourhoods, districts, or areas of the City of Winnipeg that formulate such objectives and actions on any matter within the sphere of authority of the City, as Council considers necessary or advisable to address.

APPLICATION

As a By-Law, the Centennial- West Alexander Neighbourhood Plan has application in the review of all planning and land use matters. Development applications, redevelopment, and public improvement investments in the planning area must conform to the plan policies.

POLICY INTERPRETATION

Where “may” is used in a policy, it is provided as a guideline or suggestion toward implementing the original intent of the policy.

Where “shall” is used in a policy, the policy is considered mandatory. However, where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible, and the intent of the policy is still achieved.

Where “should” is used in a policy, the intent is that the policy is to be complied with. However, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible and to allow an acceptable alternate means to achieve the general intent of the policy to be introduced instead.

Where a policy requires compliance at the Development Application stage, that requirement may be deferred to the Subdivision Approval (Plan Registration) or Building Permit stage without requiring an amendment to the Plan. Where a policy requires submission of studies, analysis or information, the exact requirements and timing of the studies, analysis, or information shall be determined at the Development Application stage.

CITY DIRECTION AND POLICIES

Approach to Secondary Plans

The City of Winnipeg has begun to approach secondary plans in a new manner that is meant to recognize the unique characteristics and opportunities of suburban, urban, and infill development. Towards this aim, the City of Winnipeg has refined secondary plans according to this typology:

Emerging Neighbourhoods

- Area Structure Plans – Plans focused on ‘greenfield’ development in emerging neighbourhoods and areas, predominantly in suburban locations;
- Neighbourhood Area Structure Plans – Plans for smaller areas within a larger Area Structure Plan, such as Waverley West;

Mature Neighbourhoods and Downtown

- Area Redevelopment Plans – Plans focused on larger 'infill' development in mature areas. These often involve large sites in key areas of the city, such as Fort Rouge Yards and Kapyong Barracks;
- Neighbourhood Plans – Plans focused on guiding development, redevelopment, and conservation in mature neighbourhood areas. As a mature urban neighbourhood, the plan for Centennial-West Alexander is a Neighbourhood Plan.

Plan Winnipeg 2020 Vision (2000)

The City's long range policy plan, Plan Winnipeg 2020 Vision, is intended to guide Winnipeg into the twenty-first century by addressing the broad physical, social, economic and environmental conditions of the city. Section 234(1) of the new City of Winnipeg Charter Act, describes a secondary plan as a

> *"...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, including, without limitation, any matter:*
>
> 2. *Dealt with in Plan Winnipeg; or*
> 3. *Pertaining to economic development or the enhancement or special protection of heritage resources or sensitive lands".*

Plan Winnipeg 2020 Vision under the Planned Development, Transportation and Infrastructure chapter defines a secondary plan as *"a more detailed plan having the status of a by-law which includes a statement of the City's policies and proposals for the development, redevelopment or improvement of a specific area of the city".*

The City intends to promote orderly development (Policy 3A- 01) through…*"promoting the use of secondary plans, where warranted, to provide greater clarity in the interpretation of policy designations".* As per section 234(2) of *The City of Winnipeg Charter*, secondary plan by-laws must be consistent with Plan Winnipeg. *The Centennial- West Alexander Neighbourhood Plan* supports a number of *Plan Winnipeg* policies, including:

- Support Protection and Creation of Character Areas that distinguish and strengthen individual neighbourhoods (1B-04);
- Promote Orderly Development by (ii) signifying areas of local identity with mutually supportive uses at a scale and density compatible with each other, and (vii) promoting the use of secondary plans to provide greater clarity (3A- 01);
- Promote Compact Urban Form in support of sustainability by (iv) encouraging infilling of vacant lands and revitalization of existing neighbourhoods to maximize the use of existing infrastructure. (3A-02);
- Promote Vibrant Neighbourhoods by encouraging and accommodating within new and existing developments a variety of compatible mixed uses (3B-01); and,
- Guide the Development of New and Existing Residential Areas by (iii) ensuring that existing neighbourhoods are protected and adopting secondary plans to govern development in existing neighbourhoods where warranted (3B-02).

Council Direction

On July 5th, 2001, the Standing Policy Committee on Property & Development directed the Department of Planning, Property, and Development to prepare a Secondary Plan for the West Alexander and Centennial neighbourhoods. The Standing Policy Committee on Property and Development (*amended 137/2022*) is a committee of City Council, and has authority over planning priorities and the Department's work plan.

Chapter 11 - Plan Monitoring & Review

Plans – like neighbourhoods – evolve, changing over time as they are influenced by a variety of factors such as development, land dynamics, and socio-economic change. It is important then, that plans are monitored to ensure that they remain effective in what they set out to accomplish and stay in- step with evolving community preferences. The West Alexander & Centennial plan will be monitored as development applications, capital improvements, and other activities occur.

Informally, the plan will be evaluated on the basis of how effectively issues are addressed on a case-by-case basis and which policies demand fine tuning to ensure plan intent, overall goal, and objectives continue to be met.

Formally, the West Alexander & Centennial plan will be monitored by the Standing Policy Committee on Property and Development (*amended 137/2022*) via the Planning, Property, and Development Department's Secondary Plan Work Program report. The report will:

- Identify implementation activities that have been completed;
- Identify implementation activities in progress;
- Report on the overall progress of implementation.

When monitoring identifies that changes are required, the Department will provide recommendations to Standing Committee. Monitoring will also comment on emerging issues and related objectives and actions.

PLAN REVIEW

Beyond Plan Monitoring, the West Alexander & Centennial Secondary Plan should undergo more substantive review to ensure the plan meets its intent and objectives over its 20-year horizon. Proposed amendments will be submitted to the Standing Policy Committee on Property and Development (amended 137/2022) and follow the Secondary Plan amendment process required by the City of Winnipeg Charter and the Development Procedures By-Law. The formal Plan Review process will involve a public consultation component to ensure that any substantive changes to the plan consider community views. A Plan Review should occur every 5-10 years.

GENERAL PLAN AMENDMENTS

For development proposals that conflict with plan policies, building and development permits cannot be issued without plan amendment. Amendments to the West Alexander & Centennial Neighbourhood Plan desired in order to facilitate a development proposal will be considered in accordance with the *City of Winnipeg Charter* and the *Development Procedures By-Law*. Plan Amendments – other than for errors and omissions – should not be perceived as an entitlement which will automatically be granted. These policies have been carefully crafted following extensive community consultation and therefore, represent goals and objectives of the community. As such, substantive amendment applications will require a public consultation component to ensure that substantive changes to the plan reflect the views of area residents, businesses, and property owners. Amendments to the West Alexander & Centennial Neighbourhood Plan will be made, when necessary, to adapt to changing conditions. Consideration of an amendment to the plan will have regard for:

- The impact of the proposed change on the intent, objectives, and policies in the West Alexander & Centennial Neighbourhood Plan;
- The need for the proposed change;
- The benefit for the planning areas and the community as a whole, and not solely based on the desires of an individual development proponent.

PLAN AMENDMENTS – INSITUTIONAL SECTOR

To amend the Plan in order to expand the Institutional Sector, the following policies are implemented:

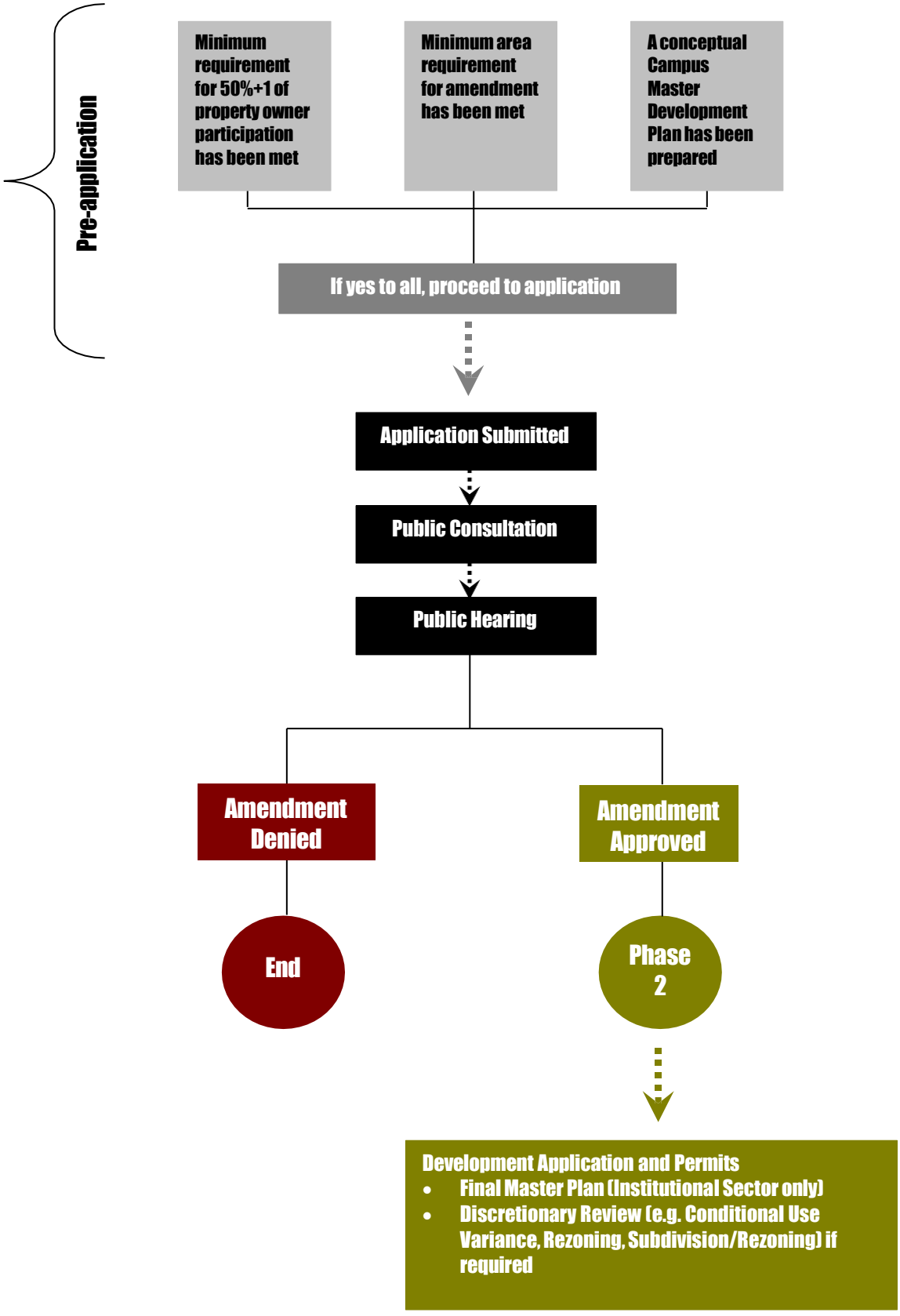
1. Fifty percent (50%) + 1 of the properties within the area defined for re-designation must be included as participants in an amendment application. Ownership of property or a letter of authorization from the property owner are deemed to be sufficient to meet the requirement of participation.
2. Except for the property located at 700 Elgin Avenue, a minimum of one side of a City block is required (excluding the Public Works Yards), but plans should consider future development on both sides of the street.



Figure 5: *Map showing minimum expansion areas of one block*

3. A conceptual Campus Master Development Plan must be submitted with an amendment application. The required contents of the conceptual Campus Master Development Plan are specified in Appendix B.
4. The applicant making application to amend the Plan will be expected to hold broad public consultation. Consultation is required prior to the matter being scheduled for a public hearing but should occur prior to the amendment application being filed with the City.
5. If an institution owns or has a letter of authorization of 100% of the properties within the proposed amendment area, they may proceed straight to a subdivision and rezoning application. If approved, the Plan will be deemed to be amended by virtue of the change in zoning.

PLAN AMENDMENTS - STEPS



Chapter 12 - Glossary

The purpose of this section is to provide clarification for certain terms that are used in the Centennial West Alexander Neighbourhood Plan that may not be defined in the City of Winnipeg's Plan Winnipeg, Zoning By-Laws, or other legislation or by-laws. Where the definitions contained in this Plan are in conflict with definitions within Plan Winnipeg or the City of Winnipeg Charter, the definitions within Plan Winnipeg and the Charter shall prevail. Where definitions contained in this Plan are in conflict with definitions within any other legislation or by-law, the definitions within the Plan shall prevail.

Active Space: A recreational activity that generally involves groups of people in a single area, with a varying intensity, and will typically generate noise and may require night-time lighting. The activity is often programmed. Examples include sports fields and swimming pools. (Parks Planning & Development Guidelines, Halifax).

Active Transportation: A means of human-powered transportation such as walking, cycling or roller-blading.

Adaptive Reuse: A new use for an old building to help preserve an architectural and cultural past.

Arborist: An individual trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees. This definition shall also incorporate the term urban forester.

Bicycle Facilities: Any facility designed to assist cyclists. It includes any physical construction – such as parking racks, bikeways, road construction with bike lanes and signage.

Bicycle Parking: Facilities to aid the safe and secure parking of bicycles. Bicycle parking can be provided utilizing one or more of three types:

a) Bicycle racks – Open-air devices to which a bicycle is locked, generally with the bicycle owner's own locking device;

b) Bicycle lockers – Stand alone enclosures designed to hold one bicycle per side per unit.

Lockers may be rented or leased on a short- term or long term basis; Bicycle lock-ups or enclosures – Site-built secure enclosures that hold larger numbers of bicycles. Typically, users may have keys to the enclosure, and they also may lock their bicycles to individual lock points or racks within the enclosure.

Bulb-Outs: The narrowing of the street at an intersection or mid block through the use of curb extensions and landscaping as a traffic calming measure. In addition, bulb outs may be used to define the on-street parking area, shield the ends of the parking zone from moving traffic, and discourage drivers from utilizing the parking lane to overtake other vehicles.

Character-defining elements: Within a historic or contributing property context, the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to a heritage value of a place, and which must be retained in order to preserve its heritage value.

Conservation: All actions or processes that are aimed at safeguarding the character- defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes.

Crime Prevention Through Environmental Design (CPTED): A planning approach that recognizes that the proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, and an improvement in quality of life.

Green Design Principles: Design in which the impact of a building on the environment will be minimal over the lifetime of that building. Green buildings incorporate principles of energy and resource efficiency, practical applications of waste reduction and pollution prevention, good indoor air quality and natural light to promote occupant health and productivity, and transportation efficiency in design and construction, during use and reuse.

Heritage value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, and future generations. The heritage value of a historic or architectural significant building or place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic building or place: A structure, building, group of buildings, district, landscape, archaeological site, or other place that has been formally recognized for its heritage value. These include, but are not exclusive to, buildings or structures designated on the City of Winnipeg Buildings Conservation List.

Live / Work Units: A residential occupancy, by a single housekeeping unit, of one or more rooms or floors in a building which includes: (1) cooking space and sanitary facilities in conformance with city building standards; and (2) adequate working space accessible from the living area, reserved for, and regularly used by, one or more persons residing therein.

Low Intensity Office / Commercial: Small scale commercial floor space providing limited retail goods and services, such as groceries, dry cleaning, or professional offices, which have minimal impact on surrounding residential uses. Low intensity office / commercial does not include those more active commercial uses which may have an adverse impact on surrounding residential areas, such as restaurants and bars.

Maintenance: Within a historic or architectural significance context, the routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic building or place. It normally entails routine, periodic inspection; routine, cyclical, non-destructive cleaning associated with housekeeping; minor repair and refinishing operations; replacement of damaged, broken or deteriorated materials that are impractical to save (e.g., broken window); rust removal; cyclical pruning; top-dressing; and cleaning of drainage inlets or outlets.

Mixed Use: A tract of land or building or structure with two or more different uses such as but not limited to residential, office, retail, public, or entertainment, in a compact urban form. Mixed use may occur in two forms. 'Vertical' mixed use involves more than one use within the same building or structure on different floors or storeys, i.e. ground floor commercial with residential uses above. 'Horizontal' mixed use involves more than one use on the same site, building, or structure.

Pedestrian Oriented Development: Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. Typically, buildings cover a large portion of the site. Although parking areas may be provided, they are generally limited in size, separated from the street by buildings, and are not emphasized by the design of the site.

Pedestrian Oriented Signs: Pedestrian-oriented signs are signs that are designed for and especially directed toward pedestrians so that they can easily and comfortably read the sign as they stand adjacent to the business.

Passive Space: A recreational activity that generally involves people dispersed over a large area. The activity is typically unscheduled and less intense. Examples include picnic areas and walking trails. (Parks Planning & Development Guidelines, Halifax).

PDO: Means a “Planned Development Overlay”, the purpose of the overlay district is to provide a means to alter or specify allowed uses and/or development standards in otherwise appropriate zones, in unique or special circumstances, in order to achieve local planning objectives in specially designated areas (see Winnipeg Zoning By-Law 200/2006).

Plaza: An area generally open to the public on a controlled basis and used for passive recreational activities and relaxation. Plazas are paved areas typically provided with amenities, such as eating and drinking areas, seating areas, art, trees, and landscaping, for use by pedestrians.

Preservation: The action or process of protecting, maintaining and / or stabilizing the existing materials, form, and integrity of a historic place or building, or of an individual component, which protects its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use for a historic building or place, or of an individual component, through repair, alterations and / or additions, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic building or place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Secondary Suites / Granny Flats: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, whether a part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot.

Shared Parking: A public or private parking area used jointly by two or more uses. Shared parking may be governed by a shared parking agreement, or other similar legal agreement.

Sign Plan: A graphical representation showing a comprehensive presentation of all signage proposed for a particular development.

Streetscape: The space between the buildings on either side of a street that defines its character. The elements of a streetscape include building frontage/façade, landscaping (trees, yards, bushes, plantings, etc.), sidewalks, street paving, street furniture (benches, kiosks, trash receptacles, etc), signs, awnings, and street lighting.

Sustainable Building Design: Building design and construction practices that significantly reduce or eliminate the impact of buildings on the environment and occupants in five broad areas: 1) sustainable site planning; 2) safeguarding water and water efficiency; 3) energy efficiency and renewable energy; 4) conservation of materials and resources; and 5) indoor environmental quality.

Traffic Calming: A technique used to lessen the impact of motor vehicle traffic by slowing it down and balancing it with other uses to help build human- scaled places and friendly environments for pedestrians. Examples of traffic calming include widening sidewalks; narrowing streets; creating bulb-outs; raised crossed walks and traffic circles (Project for Public Spaces).

Appendix A

New development shall conform to an Institutional Zone Height Envelope. This is designed to reduce the potential for shadowing and loss of privacy from buildings by setting the following objectives:

- A tapering up of height moving away from adjacent residential areas;
- Height limits.

Within the Institutional Zone, buildings may have the following heights:

- East side of Tecumseh Street, between Notre Dame and William Avenues: Five storeys in height or 52 feet, whichever is less;
- All other areas, five storeys in height or 45 feet, whichever is less.

That height may be increased proportional to the distance from a residential boundary outside of the Institutional Zone (measured at the property line), at a 1 to 2 ratio, up to a maximum of 200 feet, or 20 storeys, whichever is less.

Notwithstanding the previous paragraph, the height of buildings on the Weston Bakery site may be increased proportional to the distance from a residential boundary outside of the Institutional Zone (measured at the property line), at a 1 to 1 ratio.

Added By-law 105/2009

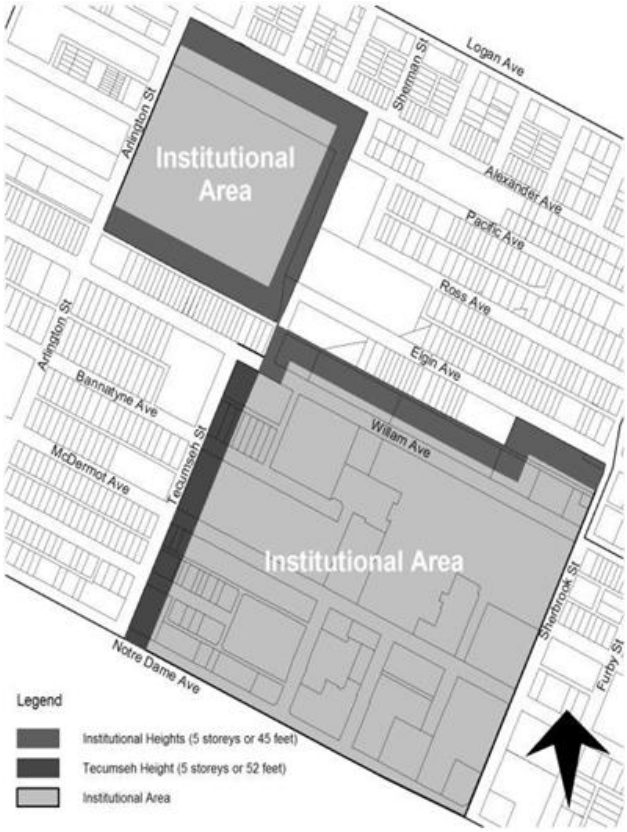


***Figure 6**: Schematic of areas affected by height*

Appendix B

Conceptual Master Plan Requirement

1. Proposed area of future development;
2. Schematic layout indicating a general concept for development, including uses;
3. Proposed open space areas;
4. Proposed location of buildings and major structures, parking areas, and other accessory facilities;
5. Proposed general street layout and access points;
6. Description of pedestrian facilities (sidewalks, footpaths, etc);
7. Piped infrastructure and roads servicing plan;

To ensure that existing infrastructure is adequate to service redevelopment and/or to plan for new infrastructure that may be required as a result of redevelopment.

8. Fiscal Impact Analysis; The purpose of a fiscal impact analysis is to estimate the impact of a development or a land use change on the costs and revenues of governmental units serving the development. The analysis is generally based on the fiscal characteristics of the community— e.g., revenues, expenditures, land values—and characteristics of the development or land use change—e.g., type of land use, distance from central facilities. The analysis enables local governments to estimate the difference between the costs of providing services to a new development and the revenues—taxes and user fees, for example—that will be generated by the development.

   Additionally, the Health Sciences Centre Repeal and Consequential Amendments Act indicates exemptions to the Municipal Assessment Act for the Winnipeg Regional Health Authority, within a designated geographic area around the Health Sciences Centre. This Act would have to be amended to expand the boundaries of the tax-free zone.

9. Transportation Analysis – including vehicular traffic, parking, transit, and pedestrian transportation;
10. Needs analysis and market study (non-hospital related uses);
11. Demonstrate the rationale for the development, potential funding sources, economic development benefit to the City of Winnipeg;
12. Features included to minimize any impacts on adjacent properties, including but not limited to transitions in building height, building size, location of parking areas, and landscaping and screening;
13. Phasing.

Final Master Plan Requirements

(As per Winnipeg Zoning By- Law 200/2006)

1. The location of each existing and proposed structure, the use or uses to be contained in that building, the approximate size, and approximate location of entrances and loading points of the building;
2. The location of major outside facilities for waste disposal;

3. The location of access points to public streets, parking areas, loading areas, and public transportation points;
4. All pedestrian walks, malls, and open areas for use by tenants or members of the public;
5. The location, size, and height of all freestanding signs;
6. The types of surfacing, such as paving, turfing, or gravel, to be used at the various locations;
7. The location of major facilities;
8. Typical floor plans and elevations of proposed buildings and structures, if available;
9. Features included to minimize any impacts on adjacent properties, including but not limited to transitions in building height, building size, location of parking areas, and landscaping and screening;
10. Land for future development.

Chapter 14 – Implementation

No.	Action	Responsibility	Time Frame			Plan Page Reference
			High Priority	Medium Priority	Low Priority	
Zoning						
1	Develop a Planned Development Overlay (PDO-1) for the Plan area	PP&D, City Council	1-2 years			
2	Zoning Map Amendments (see Map 12)	PP&D, City Council		1-3 years		p.20, 36
Streetscaping						
3	Sherbrook Street Urban Design Task Force	Community stakeholders, PP&D, City Council		1-3 years		p.36
Traffic & Mobility						
4	Investigate traffic calming measures in the following locations: • Winnipeg, McDermot, and Bannatyne Avenues west of Tecumseh • Bannatyne and McDermot Avenues east of Furby Street	PPD, PW	1-2 years			p.33
5	Study the operation of Bannatyne Avenues, from Sherbrook to Princess Street to examine the perceived issues of one way streets	PPD, PW, City Council			5+ years	p.33
6	Involve Winnipeg Transit in partnership to help identify key routes and nodal points for transit upgrades	PP&D, Transit	1-2 years			p.34
7	Link the Red River Campus' through a bikeway along Alexander and Pacific Avenues	PW		1-3 Years		p.34
Economic Development						
8	Investigate the idea of creating an economic enterprise zone within the Bio-Med Sector of the Plan area	PPD, City Council, Destination Winnipeg, Chamber of Commerce		1-3 Years		p.29
9	Support efforts to create a local BIZ	PPD, Business Owners, City Council			5+ years	p.19
10	Review options for future utilization of the PW yard	PPD, PW, City Council		1-3 Years		p.28
Parks and Open Space						
11	Evaluate existing park spaces PP&D, Community	PP&D,Community Services		1-3 Years		p.36
12	Review existing park facilities and programming	Community Services	1-2 Years	1-3 Years		p.36
Heritage						
13	Update the Historic Inventory List	Heritage Branch, PP&D		1-3 years		p.38
Other						
14	Endorse the City of Winnipeg draft CPTED guidelines	PP&D, City Council	5+ years			p.10, 19, 31
15	Support the creation of a working group between the HSC and the City	PP&D, City Council, HSC		1-3 Years		p. 36

Areas to Rezone Map

Map 12



PART 3 – BACKGROUND

The background document was completed in September 2006. The document reflects data and information gathered up to that year; therefore changes to the neighbourhoods since that time period are not reflected in the following pages.

PART 4 – STAKEHOLDER MEETINGS