REFERENCE: FILE NO. SPA 4/2005

THE CITY OF WINNIPEG

BY-LAW NO. 179/2005

A By-law of **THE CITY OF WINNIPEG** to amend the North St. Boniface Secondary Plan By-law No. 965/75.

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

1. The North St. Boniface Secondary Plan By-law No. 965/75 is amended by this By-law.

2. Section 1 is amended by striking out "*North St. Boniface District Plan"* and substituting "*North St. Boniface Secondary Plan".*

3. Section 2 is amended by striking out "*in said Schedule A"* and substituting *"in the North St. Boniface Secondary Plan Proposed Land Use Map forming part of Schedule A to this By-law"*.

4. The Introduction of Schedule A of the By-law is amended by:

   (a) striking out the first paragraph and substituting the following:

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

   (b) in the second paragraph, striking out "*Greater Winnipeg Development Plan"* and substituting *"Plan Winnipeg"*; and

   (d) in the third paragraph, striking out *"proposed land use plan"* and substituting *"North St. Boniface Secondary Plan Proposed Land Use Plan which forms part of this Plan,"*.

5. The section entitled "Neighbourhood Character" in Schedule A is amended by adding "*predominantly*" before "*residential*" in Policy #1.

6. The section entitled "Housing" in Schedule A is deleted in Policy #3.

7. The section entitled "Parks And Recreation" in Schedule A is amended by striking out "*park*" and substituting "*parkway*" in Policy #2.

8. The section entitled "Community Services" in Schedule A is amended by deleting Policy #2.

9. The section entitled "Commercial Services" in Schedule A is amended by deleting Policy #1 and substituting the following: "*To encourage the concentration of retail, service, entertainment, and cultural uses along Boulevard Provencher*".

10. The section entitled "Transportation" in Schedule A is amended by deleting Policy #4.

11. The section entitled "Municipal Services" in Schedule A is amended by adding the following as Policy 3A immediately after Policy #3: "*To establish a program to introduce or improve pedestrian sidewalks and pathways.*"

12. The section entitled "Implementation" in Schedule A is struck out and the following is substituted:

"1. To guide development and redevelopment of properties, based on the following land use policies and the Proposed Land Use Map that follows, and in accordance with Plan Winnipeg:

A. Lower Density Residential

i. Encourage retention and enhancement of existing residential development and establishment of new residential development, up to a maximum of 25 units per acre net (10 units per hectare);

ii. Accommodate community services—including schools, parks, daycares, healthcare facilities—provided they are primarily intended to serve North St. Boniface residents.

B. Higher Density Residential

i. Focused along regional roads (namely Provencher Boulevard), collector roads (namely Tache Avenue and St. Joseph Street) railway lines, and public transportation corridors, encourage retention and enhancement of existing residential development and establishment of new residential development, up to a maximum of 55 units per acre net (22 units per hectare);

ii. Accommodate community services—including schools, parks, daycares, healthcare facilities—provided they are primarily intended to serve North St. Boniface residents;

iii. Encourage retention and enhancement of existing and establishment of new locally-oriented commercial development in conjunction with higher density residential development.

C. Park & Riverbank

i. Assemble and enhance riverbank properties to enable an integrated and continuous linear parkway system;

ii. Encourage retention and enhancement of existing riverbank public access points and activity centres and establishment of new public access points and activity centres;

iii. Away from the riverbanks, encourage retention and enhancement of existing public parks and establishment of new active and passive locally-oriented parks throughout the neighbourhood.

D. Commercial

i. Encourage a vibrant, pedestrian-oriented concentration of retail, service, restaurant, entertainment, and cultural developments along Boulevard Provencher: initially from Tache Avenue to Langevin Street; subsequently from Tache Avenue connecting to the commercial area east of Thibault Street—including higher density residential development above street-level;

ii. Away from Boulevard Provencher, encourage retention and enhancement of existing and establishment of new locally-oriented commercial development in conjunction with Mixed-Use developments and Higher Density Residential developments.

E. Mixed-Use

i. Encourage retention and enhancement of existing and establishment of new mixed-use developments—including predominantly residential and locally-oriented retail, service, restaurant, office, and industry;

ii. Encourage mixed-use developments: initially along south side of Dumoulin Street between Tache Avenue and Langevin Street; subsequently along both sides of St. Joseph Avenue, from Dumoulin Street to Aubert Street.

F. Industrial Employment

i. Encourage retention and enhancement of existing and establishment of new industrial developments along the west side of Archibald Street, north of the CNR Redditt mainline;

ii. Acquire riverbank portions of these Archibald Street properties in order to establish Elmwood Parkway;

iii. Away from Archibald Street, encourage retention and enhancement of existing and establishment of new compatible industries, especially in conjunction with Mixed-Use and Commercial developments."

2. The 'Higher Density Residential' and 'Lower Density Residential' density maximums may be exceeded by up to 25% where the Community Committee within whose boundaries the North St. Boniface District is located declares by motion that the following exceptional or extraordinary circumstances exist in respect of a site:

A. the location of a utility (e.g. hydro transmission tower, aqueduct) or irregular lot configuration encumbers land assembly;

B. lot area is reduced through street widening (or similar measure that results in lot area reduction) imposed by Council;

C. the site requires unusually high preparation or remediation costs (e.g. environmental clean-up, major building demolition);

D. the site requires exceptionally high infrastructure costs (e.g. front-ending water, sewer), which will subsequently provide offsite development opportunities.

3. To ensure the secondary plan remains contemporary and continues to provide adequate land development and redevelopment guidance, the North St. Boniface Secondary Plan must be continuously monitored. Plan performance will be gauged according to the following objectives:

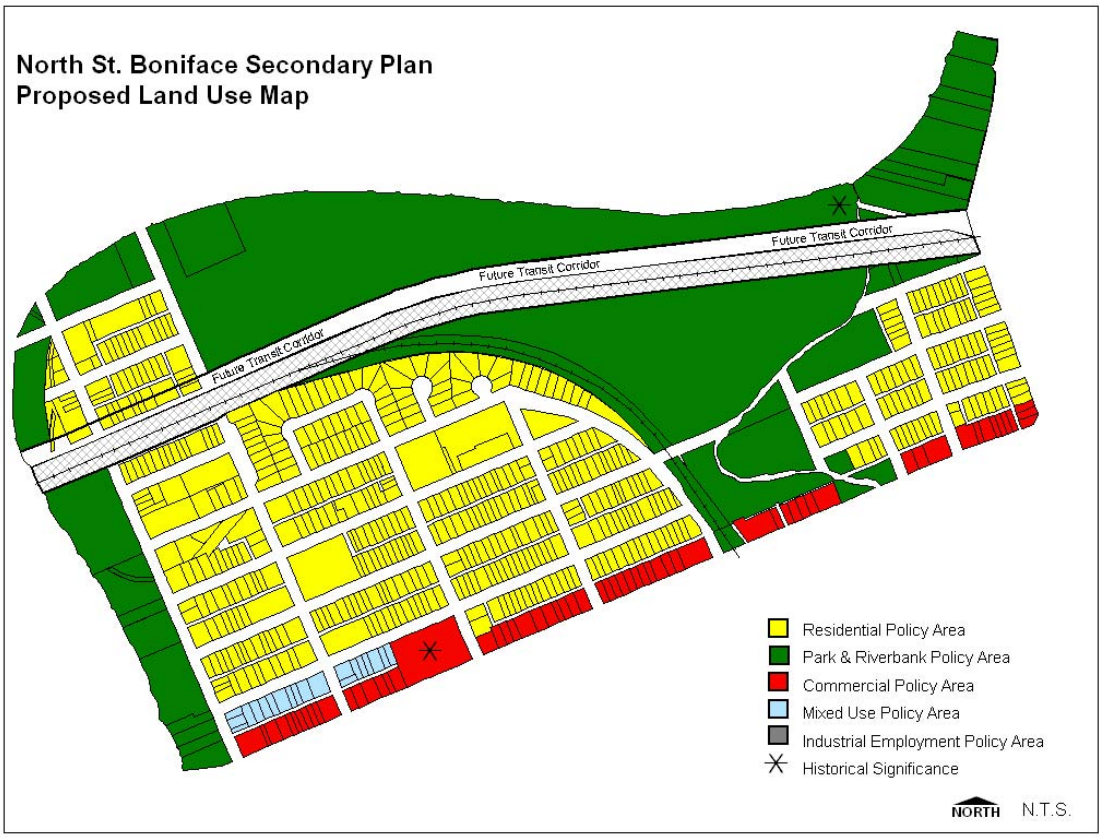
A. Increasing number of proposed developments and redevelopments that correspond to the Implementation land use policies and the Proposed Land Use Map;

B. Increasing property values;

C. Decreasing number of long-term building vacancies; and

D. Increasing pedestrian traffic along Boulevard Provencher."

13. Schedule A is amended by repealing the map identified as the "*North St. Boniface District Plan"* immediately following the section entitled "IMPLEMENTATION" and substituting the following North St. Boniface Secondary Plan Proposed Land Use Map:



DONE AND PASSED in Council assembled, this _____ day of _____, A.D. 2005.

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Director of Planning, Property and Development

Certified as to Form:

_____
for City Solicitor/Manager of Legal Services

RECEIVED FIRST READING this 26th day of October, A.D. 2005.

RECEIVED SECOND READING this _____ day of _____, A.D. 2005.

RECEIVED THIRD READING this _____ day of _____, A.D. 2005.

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