Minute No. 123
Report - Standing Policy Committee on Property and Development - November 29, 2005

Item No. 19 Secondary Plan Amendment - 158-160 Dumoulin Street
File SPA 6/2005 [c/r DAZ 251/2005]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the amendment to the North St. Boniface Secondary Plan under File SPA 6/2005 and By-law No. 181/2005 not be proceeded with.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development - November 29, 2005

DECISION MAKING HISTORY:

Moved by Councillor De Smedt,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On December 7, 2005, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On November 29, 2005, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On November 22, 2005, the Riel Community Committee did not concur in the administrative recommendation, and recommended that the amendment to the North St. Boniface Secondary Plan under File SPA 6/2005 and By-law No. 181/2005 not be proceeded with, and submitted its recommendation to the Standing Policy Committee on Property and Development.

PUBLIC HEARING SUMMARY

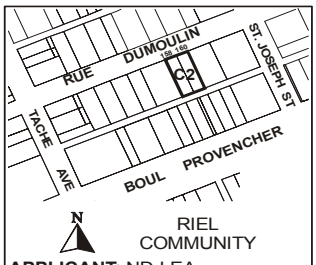
File: SPA 6/2005 [c/r DAZ 251/2005, DAV 160425/2005D and DEMO 160429/2005]

Before: Riel Community Committee
Councillor Swandel, Chairperson
Councillor Magnifico
Councillor Steeves

Public Hearing: November 22, 2005
Council Building, 510 Main Street

Applicant: ND Lea Engineers and Planners Inc. (Michael Carruthers)

Subject:



APPLICANT: ND-LEA ENGINEERS & PLANNERS INC.
FILE : SPA 6/2005
PROPOSAL : Council gave first reading to By-Law No. 181/2005, which proposes to amend the North St. Boniface Secondary Plan By-Law No. 965/75 by redesignating the property shown outlined above from "Residential" to "Commercial" land use area, to accommodate a zoning change to permit the establishment of a non-accessory parking area. **For information, phone Mr. K. Lalor, Planner at 986-5069.**
DEMANDEUR : ND-LEA ENGINEERS & PLANNERS INC.
DOSSIER : SPA 6/2005
PROJET : Le Conseil a déposé en première lecture le *Règlement municipal n° 181/2005* qui prévoit la modification du *Plan secondaire du nord de Saint-Boniface n° 965/75* par le changement de la désignation des biens délinéés ci-dessus qui passeraient de la catégorie « secteur résidentiel » à celle de « secteur commercial » afin de permettre un changement de zonage et la construction d'un terrain de stationnement non contigu. **Pour obtenir des renseignements, veuillez communiquer avec M. K. Lalor, urbaniste principal, au 986-5069.**

Premises Affected: 158 - 160 Dumoulin Street

Exhibits Filed:

1. Application dated September 26, 2005
2. Manitoba Status of Titles 1313237, 1313239
3a. Letter of authorizations dated August 29, 2005 from Gerald Dorge, CEO, Entreprises Riel, to ND Lea Engineers and Planners Inc.
3b. Letter of authorization dated August 29, 2005 from Marcel and Anita Degagné to ND Lea Engineers and Planners
3c. Letter of authorization dated August 29, 2005 from Denis A. and Susan D. Gareau to ND Lea Engineers and Planners
4. Plan (1 page)
5. Council Decision of October 26, 2005; contains report from the Director of Planning, Property and Development dated September 21, 2005
6. First Reading of By-law No. 181/2005 by Council on October 26, 2005
7. Notification of Public Hearing dated October 31, 2005
8. Report from the Manager of Planning and Land Use dated November 14, 2005
9. Site Plan submitted by Michael Carruthers at the Public Hearing

REPRESENTATIONS:

In Support:

John Bockstael
Larry Bockstael
Michael Carruthers
Anita and Marcel Degagné
Gerald Dorge
Norm Gousseau
Alain Hogue
George Rajotte

In Opposition

Nil

For the City:

Kevin Lalor, Senior Planner, Planning, Property and Development Department
Martin Sandhurst, Senior Planner, Planning, Property and Development Department

SUMMARIZATION OF REPRESENTATIONS AND SUBMISSIONS MADE AT THE COMBINED PUBLIC HEARING FOR SECONDARY PLAN AMENDMENT FILE SPA 6/2005 AND REZONING FILE DAZ 251/2005

The applicant, Michael Carruthers, ND Lea Engineers and Planners Inc., appeared in support of the applications and submitted revised site plans, filed as Exhibit 9. In response to questions from the Councillors, Mr. Carruthers stated that access to the parking lot will be limited to the back lane and that a light proof fence will be constructed.

Exhibit "8" referred to in File SPA 6/2005 [c/r DAZ 251/2005]

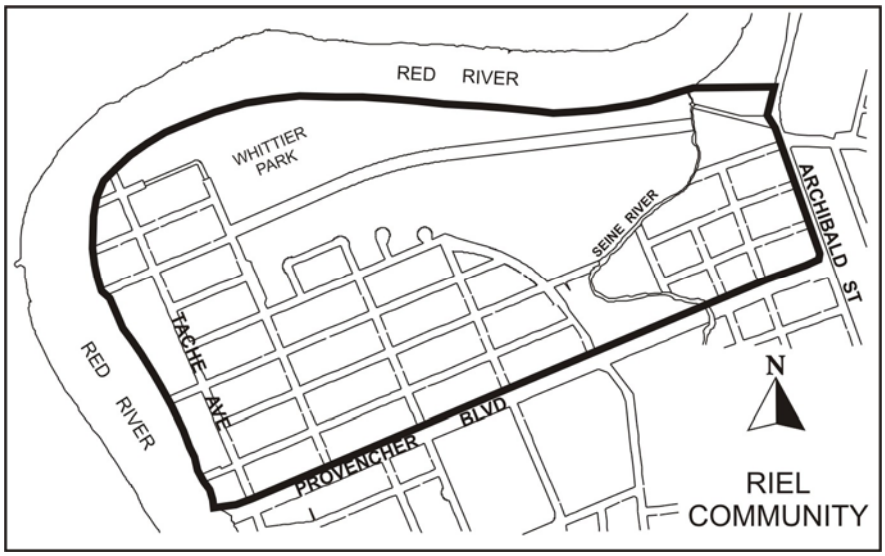
Winnipeg

Planning, Property and Development Department Report

To the Riel Community Committee

Date: November 14, 2005
File: SPA 4/05, SPA 5/05, SPA 6/05
Subject: **Amendments to the *North St. Boniface Secondary Plan* (By-Law No. 965/75)**
Related Files: DASZ 46/05 & DAV 05-162849/D, DAZ 251/05 & DAV 05-160425/D

Location: The North St. Boniface Secondary Plan applies to lands located north of Boulevard Provencher, east and south of the Red River, and west of Archibald Street.



SPA 4/05: Submitted for Consideration as a secondary plan amendment by the Planning, Property and Development Department.
SPA 5/05: Applicant - ND-Lea Engineers & Planners Inc; owner - Festival du Voyageur Inc
SPA 6/05: Applicant is ND-Lea Engineers & Planners Inc; owners are DeGagne and Gareau

Recommendation: That the Riel Community Committee recommend By-law No.179/2005, the department-initiated amendments to the *North St. Boniface Secondary Plan*, be forwarded to Council for second and third reading.

PREAMBLE:

- Riel Community Committee has been directed to conduct public hearing regarding Secondary Plan Amendment applications SPA 4/05, SPA 5/05, and SPA 6/05;
- This report concerns all three secondary plan amendment applications;
- SPA 4/05 has been initiated by the Planning, Property, & Development Department as a result of review of the *North St. Boniface Secondary Plan* that was initiated in early-2003;
- SPA 5/05 and SPA 6/05 have been initiated by ND-Lea Engineers & Planners Inc. in order for community committee and Council to consider redevelopment of specific sites within North St. Boniface;
- Provided community committee recommends approval of either SPA 4/05 or SPA 5/05 and SPA 6/05, DASZ 46/05 and DAZ 251/05 can be considered; it is not necessary or desirable for community committee to recommend approval of all three SPA applications.

HISTORY:

The *North St. Boniface Secondary Plan* (No. 965/75) has been in force and effect since January, 1976.

In November, 2002, Standing Policy Committee on Property & Development concurred with the Planning, Property, & Development Department recommendation to commence review of the *North St. Boniface Secondary Plan*.

Following review and discussion of the secondary plan involving the then ward councillor and representatives of several community organizations (including Old St. Boniface Residents Association, Entreprises Riel, French Quarter BIZ), Planning, Property, & Development Department held an open house in November, 2003 to gauge community reaction to proposed secondary plan amendments.

In Spring and early Summer, 2005, Planning, Property, & Development Department completed revised secondary plan amendments and met with the ward councillor and community representatives to confirm extent of amendments and initiate secondary plan amendment application—the subject of SPA 4/05.

In late-Summer, 2005, Planning, Property, & Development Department representatives met with proponents for developments at two locations within the *North St. Boniface Secondary Plan* area—the subjects of SPA 5/05 and SPA 6/05. Neither development can proceed without secondary plan amendment.

On October 26, 2005, Council gave first reading to By-Law No. 179/2005, By-Law No. 180/2005, and By-Law No. 181/2005 and directed that the Riel Community Committee conduct a public hearing respecting the proposed by-laws.

DISCUSSION:
Although Planning, Property, & Development Department recommends adoption of Option 1—those more encompassing amendments to the secondary plan that have been prepared by the department following direction from Standing Policy Committee on Property & Development, consultation with community representatives, and public open house—secondary plan amendments outlined in Option 2 should also be considered. The department wants to ensure deliberations regarding Option 1 do not unnecessarily delay consideration of the developer-initiated amendments proposed in Option 2. Following public hearing, Riel Community Committee's recommendation will be forwarded through standing policy committee and Executive Policy Committee to Council for second and third readings.

Option 1 – SPA 4/05: (See Attachment "A" – Planning, Property, & Development Department-initiated amendments by-law)

Background

The *North St. Boniface Secondary Plan* (No. 965/75) was adopted by Council in early 1976. It was intended to establish more specific land development policies for the improvement of North St. Boniface, within the broad framework set out in the *Greater Winnipeg Development Plan*. Although 14 site specific amendments and one text amendment have occurred subsequently, a comprehensive review of the plan's effectiveness in guiding land development had not previously been undertaken. This, coupled with recent community involvement in the Building Communities program in North St. Boniface, led to Planning, Property, & Development Department identifying review of the *North St. Boniface Secondary Plan* as a priority in its annual report to standing policy committee (November, 2002).

The open house (November, 2003) included a series of presentation boards intended to provoke community responses to proposed amendments to both the *North St. Boniface Secondary Plan* and the *Boulevard Provencher Zoning District* (Part 9, *Winnipeg Zoning By-Law* #6400/94).

Objectives
On the basis of the open house response and follow-up discussions with community representatives, Planning, Property, & Development Department is recommending amendments to the *North St. Boniface Secondary Plan* that are consistent with the following objectives:

1 Amendments reflect those that garnered strong support at the open house;
2 Amendments provide improved direction for land development; and
3 Amendments better communicate land development direction.

Open House Feedback
In summary, there was strong support for the following amendments:

1 Mixed-use, predominantly residential redevelopment focussed along the south side of Dumoulin Street and both sides of St. Joseph Street;
2 Expanded Boulevard Provencher commercial area to the east of St. Boniface City Hall;
3 Ensured public access to and along the riverbanks;

4 Relocation, downscaling, or reducing impacts of incompatible industries; and
5 Reducing vehicular traffic impacts and improving parking.

Amendment Details
For the most part, the current organizational framework for the *North St. Boniface Secondary Plan*—consisting of a series of policies followed by a land use map—will be retained. Recommended amendments include the following modest housekeeping matters and more substantive policy changes or additions.

Housekeeping Changes
The majority of the by-law Schedule "A" sections remain substantially unchanged, other than more contemporary cross-references (e.g. *Plan Winnipeg* replaces references to the *Greater Winnipeg Development Plan*) and provision of French-language translation. A few clauses have been added or modified to the following sections to better communicate policy intent.
- "Introduction";
- "Neighbourhood Character";
- "Housing";
- "Parks and Recreation";
- "Industry";
- "Community Services";
- "Commercial Services";
- "Transportation"; and
- "Municipal Services".

With the modest changes recommended, these sections will continue to provide an embracing statement of how the community views North St. Boniface and the commitment to ensuring its ongoing strength and vibrancy.

Substantive Changes
More substantial changes have been made to the "Implementation" and "Proposed Land Use Map" sections of the by-law Schedule "A", though these sections continue to adhere to the current organizational framework of the plan:
- "Implementation" and
- "Proposed Land Use Map".

In order to provide improved direction for land development in North St. Boniface, a series of land use policies have been added to the "Implementation" section. In addition to the new land use policy content, these policies are more clearly connected to and indicated on the "Proposed Land Use Map". This is a significant improvement when compared to the current secondary plan, which lacks a clear connection between the plan's policies and its land use map.

Key to this approach is the expectation that North St. Boniface will continue to evolve, with properties redeveloping individually or as parts of larger land assemblies. The neighbourhood is predominantly residential, but exhibits a variety of land uses and densities that is rare in Winnipeg. The "Implementation" land use policies and "Proposed Land Use Map" are intended to guide future property redevelopment decisions and investments in the community, public and private. The success of the plan will be its ability to harmoniously accommodate the desired mix of land uses and built forms—to encourage a varied and vibrant community, while discouraging the establishment of incompatible developments. (See Attachment "B" for further details regarding the intended effects of the department-initiated amendments.)

It should be noted that these land use policies do not replace and are not a substitution for the requirements of zoning, subdivision, and other regulatory by-laws. Instead, they should foster more confidence in the property redevelopment process by indicating the basis upon which future land development applications will be judged—and in instilling confidence in property owners intending to improve their properties and in others to bring new investment into the community.

Repeal of Amending By-Laws
Since its adoption in January, 1976, the *North St. Boniface Secondary Plan* has had 14 site specific by-law amendments. These amending by-laws must also be repealed, in order to effectively implement the Planning, Property, & Development Department-initiated amendments. These amending by-laws are:

No. 2246/79	No. 3382/83
No. 2247/79	No. 3829/84
No. 3335/82	No. 4443/86
No. 3336/82	No. 5237/89
No. 3378/83	No. 5828/92
No. 3379/83	No. 5980/92
No. 3380/83	No. 6535/94.

<u>Option 2</u> – SPA 5/05 & SPA 6/05 (See Attachment "C" – ND-Lea-initiated amendment by-laws)

Background
ND-Lea Engineers & Planners Inc is representing two developers intending to develop two separate properties located within the *North St. Boniface Secondary Plan* area. Both developments can be accommodated once the Planning, Property, & Development Department -initiated amendments are put into force and effect, following third reading by Council. Without the Planning, Property, & Development Department -initiated amendments, the following two secondary plan amendments are necessary:

Tache Avenue at Aubert Street – SPA 5/05
Located at the north east and south east corners of Tache Avenue and Aubert Street, these properties are currently occupied by the former le Rendezvous (north east corner) and surface parking area (south east corner). ND-Lea, on behalf of their client, has initiated application to demolish the former club and develop multiple-family dwellings. The former le Rendezvous property is designated "Commercial" under the current secondary plan and would require secondary plan amendment to "Residential" (along with related development approvals DASZ 46/05 & DAV 05-162849/D) prior to proceeding with the proposed multiple-family development. Development of the parking area at the south east corner can proceed without secondary plan amendment—it is currently designated "Future Residential".

Under the proposed Planning, Property, & Development Department-initiated amendments, both Tache/Aubert properties are to be designated "Higher Density Residential", which can accommodate multiple-family dwellings. Subsequent rezoning and related development approvals provide opportunities for detailed review of the proposed multiple-family development.

158/160 Dumoulin Street – SPA 6/05
Located along the south side of Dumoulin Street, between Tache Avenue and St. Joseph Street, these properties are currently occupied by dwellings. ND-Lea, on behalf of their client, has initiated application to demolish the dwellings and develop a parking area for the use of staff and patrons of a new development on Boulevard Provencher, across the public lane to the south. These properties are designated "Residential" under the current secondary plan and would require secondary plan amendment to "Commercial" (along with related development approvals DAZ 251/05 & DAV 05-160425/D) prior to proceeding with the proposed parking area.

Under the proposed Planning, Property, & Development Department-initiated amendments, this block of Dumoulin Street is to be designated "Mixed-Use", which can accommodate a range of residential, commercial, and commercial support uses—preferably, with a mix of component land uses established within each development; alternatively, with a range of land uses located along the block that are respectful of the residential properties along the north side of Dumoulin Street. Subsequent rezoning and related development approvals provide opportunities for detailed review of the proposed parking area.

This Report Submitted by:
Planning, Property and Development Department
Planning and Land Use Division

Report Prepared by: Kevin Lalor
PPD File # SPA 4/05, SPA 5/05, SPA 6/05

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Attachment "A" – Planning, Property, & Development Department -initiated amendments

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.*

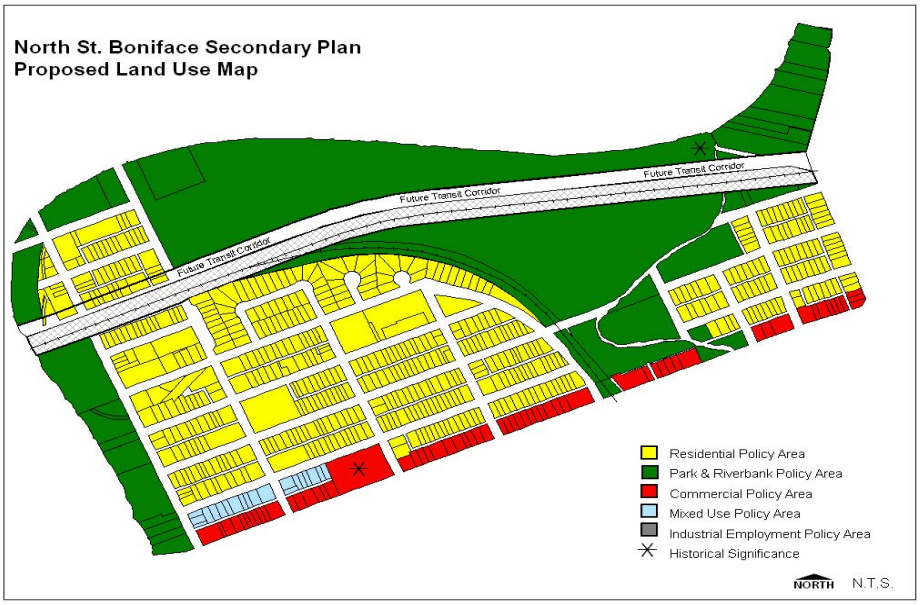
3. *To ensure the secondary plan remains contemporary and continues to provide adequate land development and redevelopment guidance, the North St. Boniface Secondary Plan must be continuously monitored. Plan performance will be gauged according to the following objectives:*

    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 _____ day of _____, A.D. 2005.

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

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

Attachment "B" – Planning, Property, & Development Department-initiated amendment intended effects—does not form part of the by-law.

A Lower Density Residential Policy
- encourages retention and establishment of residential uses, up to a maximum density of 25 dwelling units per acre (10.1 dwelling units per hectare);
- also accommodates retention and establishment of community services primarily intended to serve North St. Boniface residents;
- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

B Higher Density Residential Policy
- encourages retention and establishment of residential uses along major transportation routes, up to a maximum density of 55 dwelling units per acre (22.2 dwelling units per hectare);
- also accommodates retention and establishment of community services primarily intended to serve North St. Boniface residents;
- also accommodates retention and establishment of locally-oriented commercial uses and compatible industrial employment uses;
- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

C Parks & Riverbank Policy
- encourages retention of existing, further acquisition, and development of the riverbank parkway system;
- encourages retention of existing public parks and establishment of new locally-oriented parks throughout the neighbourhood;
- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

D Commercial Policy
- encourages concentration of retail, service, restaurant, entertainment, cultural, and office developments along Boulevard Provencher;
- away from Provencher, encourages retention and establishment of locally-oriented commercial development in conjunction with Mixed-Use developments and Higher Density Residential developments;
- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

E Mixed-Use Policy
- encourages retention and establishment of mixed-use developments, including mixes of residential and locally-oriented retail, service, restaurant, office, and employment uses on individual properties and within a block;
- initially focussed along the south side of Dumoulin Street, between Tache Avenue and Langevin Street; subsequently along both sides of St. Joseph Street, between Dumoulin Street and Aubert Street;

- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

F Industrial Employment Policy
- encourages retention and establishment of industrial developments along the west side of Archibald, north of CNR highline;
- encourages acquisition of riverbank portions of these Archibald properties to continue establishment of the Elmwood Parkway;
- encourages retention and enhancement of existing and establishment of new compatible industries, especially in conjunction with Mixed-Use and Commercial developments;
- encourages retention and enhancement of existing and establishment of new industries that provide employment opportunities; discourages those industries that are primarily engaged in heavy manufacturing, rely on unrestricted truck traffic, are land intensive, require exterior storage, or produce excessive noise, smell, dust, vibration, or other nuisances;
- developments inconsistent with this intent are not appropriate and will not be considered without plan amendment.

Attachment "C" – ND-Lea-initiated amendments

REFERENCE: FILE NO. SPA 5/2005

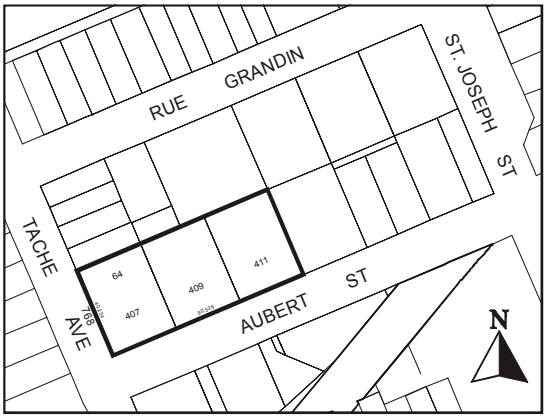
THE CITY OF WINNIPEG

BY-LAW NO. 180/2005

A By-Law of THE CITY OF WINNIPEG to amend By-Law No. 965/75, a By-Law establishing a Secondary Plan for North St. Boniface, being a statement of the City's policies and proposals for the development of the North St. Boniface Area in the RIEL COMMUNITY.

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

1. The "PROPOSED LAND USE" map on Page 4 of SCHEDULE "A" to By-Law No. 965/75, as amended, is hereby further amended by reclassifying thereon the lands within the areas outlined below from a "Commercial" proposed land use designation to a "Residential" proposed land use designation.



RECEIVED FIRST READING on this _____ day of _____A.D., 2005.

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

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

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

_____
for Director of Planning, Property, Development

Certified as to Form:

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City Solicitor / Manager of Legal and Services

REFERENCE: FILE NO. SPA 6/2005

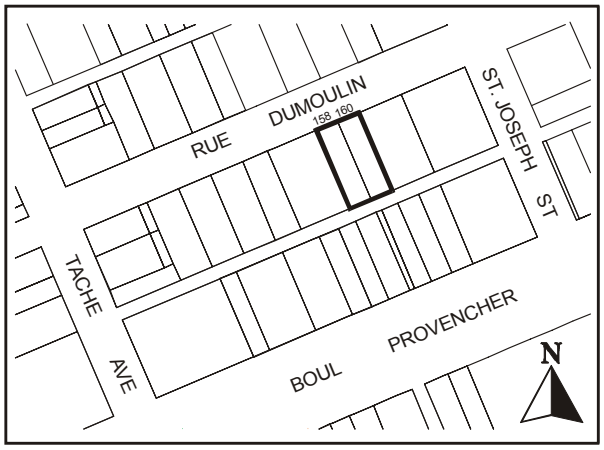
THE CITY OF WINNIPEG

BY-LAW NO. 181/2005

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2. The "PROPOSED LAND USE" map on Page 4 of SCHEDULE "A" to By-Law No. 965/75, as amended, is hereby further amended by reclassifying thereon the lands within the areas outlined below from a "Residential" proposed land use designation to a "Commercial" proposed land use designation.



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

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

_____
Mayor

_____
City Clerk

Certified as to Planning Details:

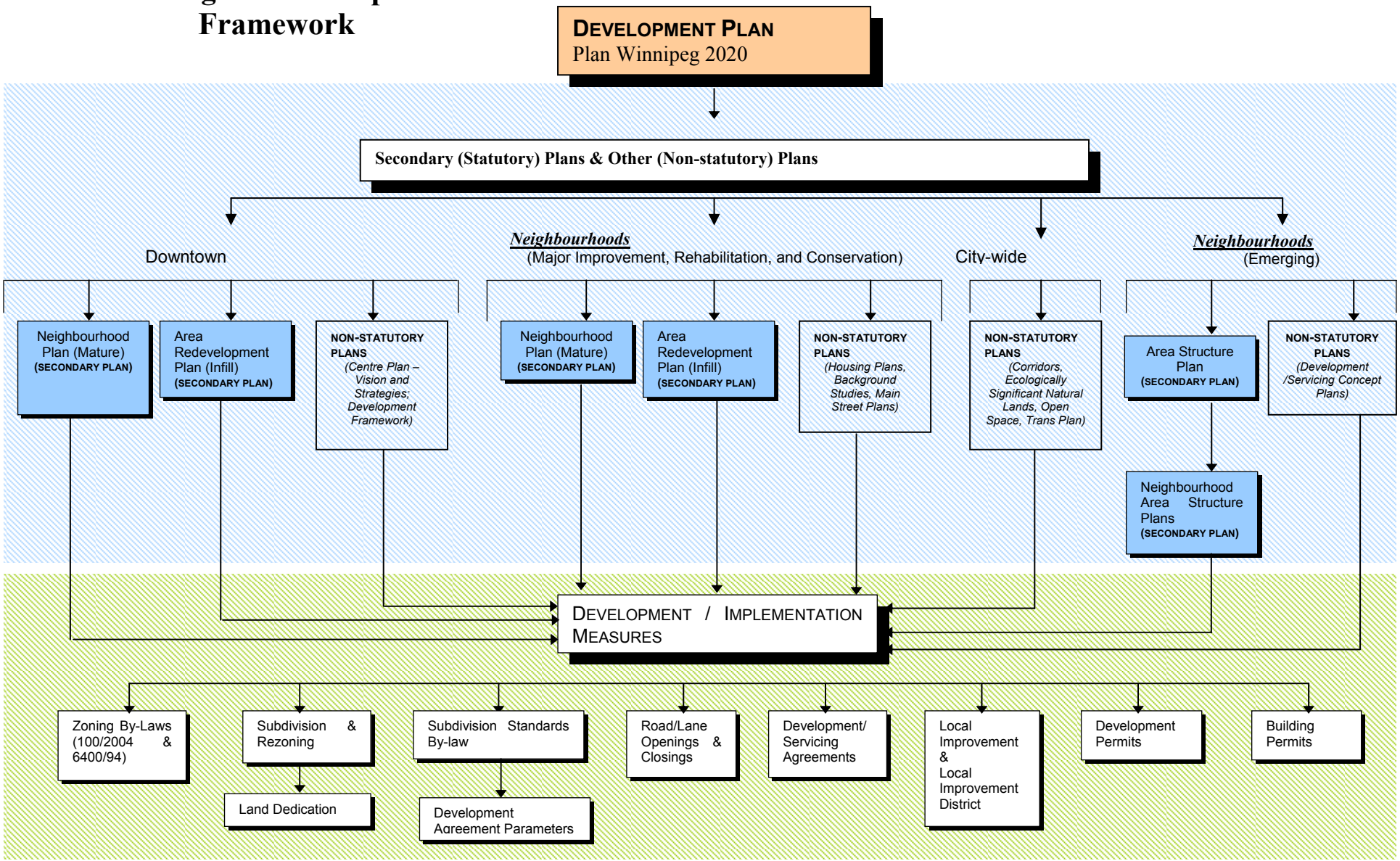
_____
for Director of Planning, Property, and Development

Certified as to Form:

_____
City Solicitor / Manager of Legal Services

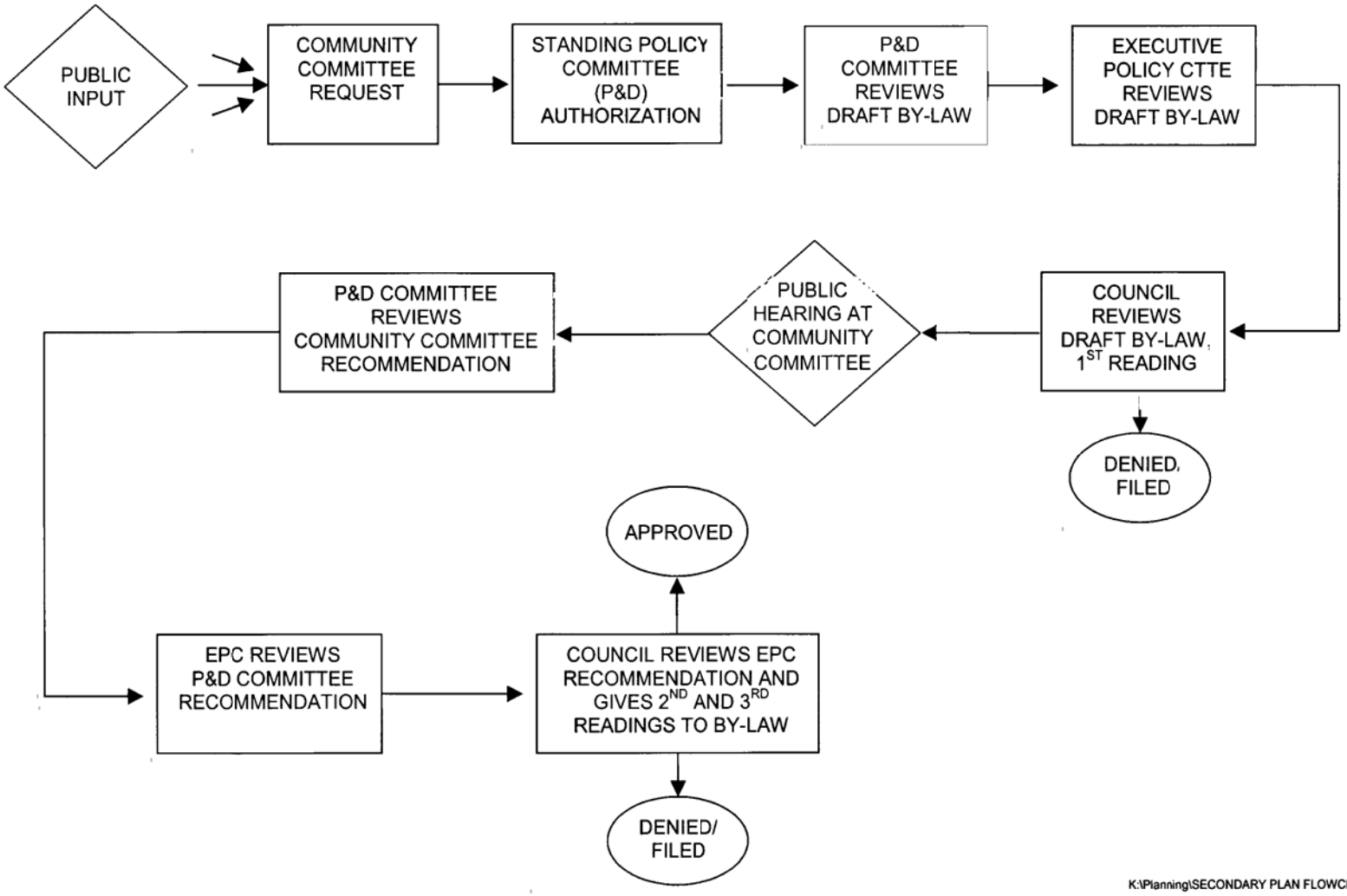
Attachment "D" – The Planning and Development Framework

Winnipeg Planning and Development Framework



SECONDARY PLAN FLOWCHART

DEVELOPMENT PROCEDURES BY-LAW (#5892/92)



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