**THE CITY OF WINNIPEG**

**BY-LAW NO. 115/2014**

A By-law of THE CITY OF WINNIPEG to amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 445 River Avenue in the City Centre Community.

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

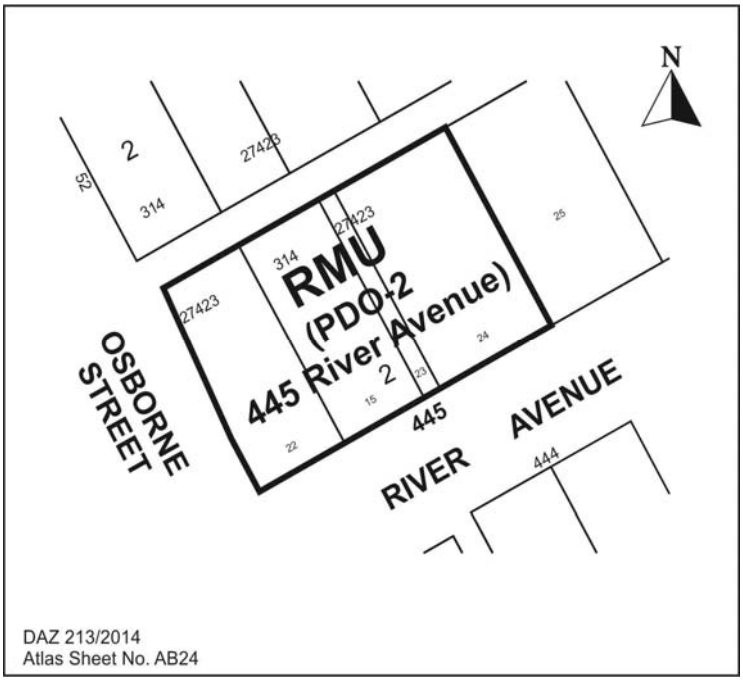
**Zoning**

1 *Winnipeg Zoning By-law No. 200/2006 is amended by:*

*(1) Adopting the attached document, entitled "445 River Avenue Planned Development Overlay 2 (PDO-2 445 River Avenue)", as a Planned Development Overlay 2 district, adding it as Schedule V after Schedule U, and adding subsection 3(11) in Schedule B which will refer to it.*

(2) A*dding the following in Schedule B:*

2(318) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "RMU (PDO-2 445 River Avenue)" is hereby zoned a Residential Mixed Use (445 River Avenue Planned Development Overlay 2) District, the zoning districts and zoning district boundaries are hereby located as shown on that plan, and the Zoning Maps shall hereafter be read and construed as shown on that plan, subject to a Zoning Agreement and a Servicing Agreement being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.


N
2
27423
52
314
27423
314
RMU
(PDO-2
445 River Avenue)
27423
2
445
OSBORNE
STREET
RIVER
AVENUE
444
DAZ 213/2014
Atlas Sheet No. AB24

**Coming into force**

2 Section 1 comes into force when:

(a) The City of Winnipeg executes the Servicing Agreement, which execution notwithstanding passage of this By-law shall remain in the absolute discretion of City Council; and

(b) Zoning Agreement DAZ 213/2014 is registered in the Winnipeg Land Titles Office by caveat against the subject land,

all within one year from the date this By-law is passed, failing which this By-law will expire unless an extension of time is applied for prior to expiry, Council approves the extension, and the caveat is registered before the extended date.

**DONE AND PASSED** this 10th day of December, 2014.

Mayor

City Clerk

Approved as to planning details:

*for* Director of Planning, Property and Development

Approved as to form:

James Carter
*for* Director of Legal Services and City Solicitor