THE CITY OF WINNIPEG

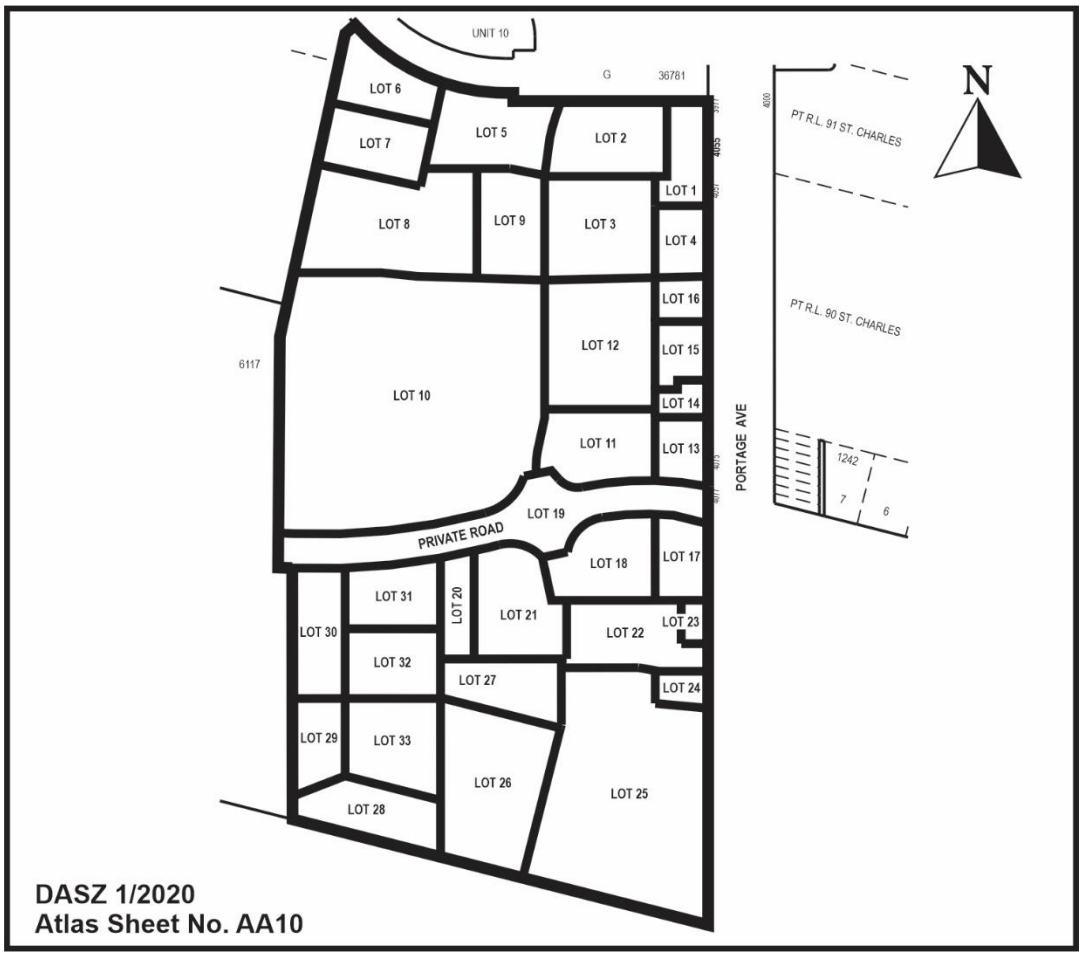
BY-LAW NO. 116/2020

A By-law of THE CITY OF WINNIPEG to approve a plan of subdivision and amend Winnipeg Zoning By-law No. 200/2006 to rezone land located at 4055 Portage Avenue in the Charleswood-Tuxedo-Westwood Ward and to amend the Westport Festival Planned Development Overlay 2 pursuant to Development Application No. DASZ 1/2020 approved by Council on June 26, 2020.

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

Plan of subdivision

1. The plan of subdivision shown below is approved, subject to a Development Agreement for Servicing being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.

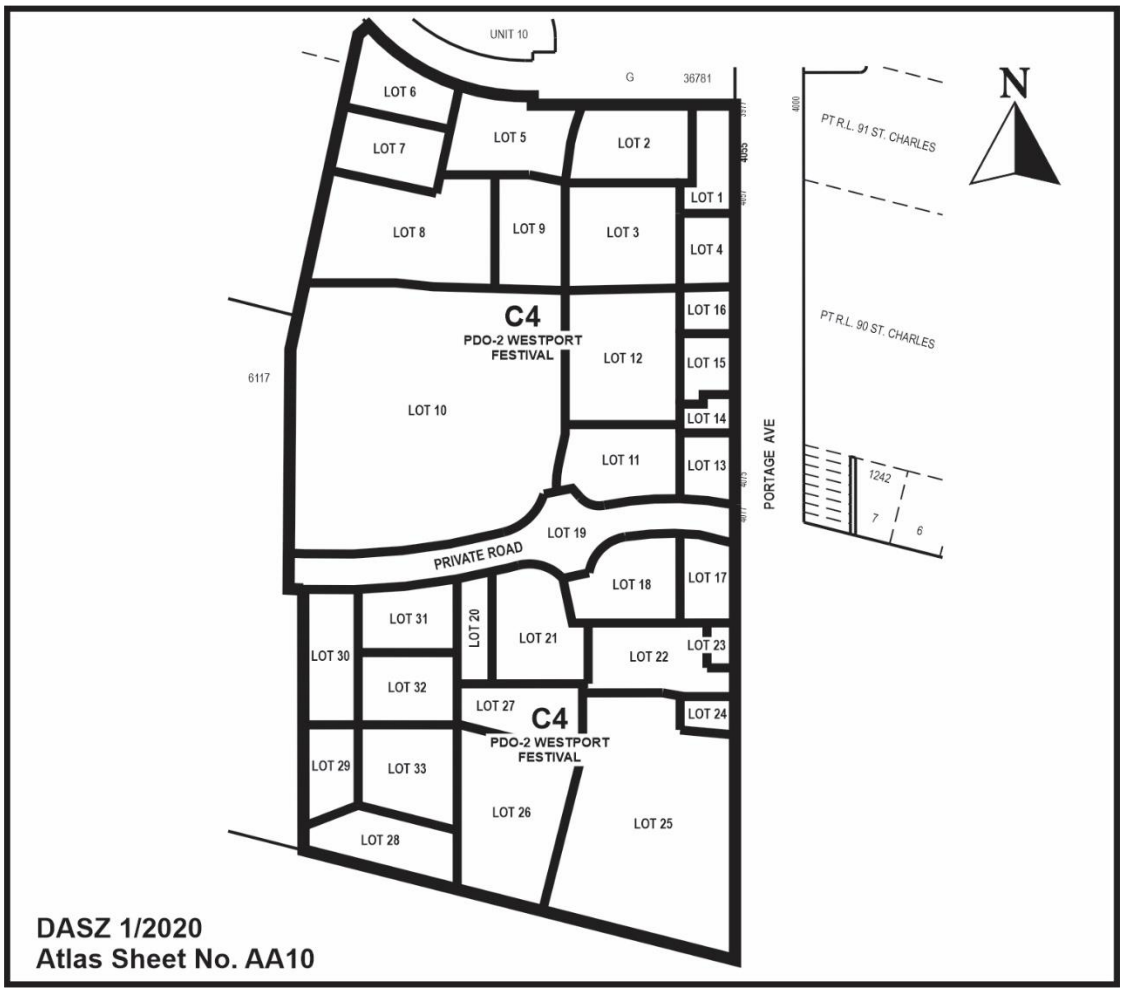


Zoning

2. The Winnipeg Zoning By-law No. 200/2006 is amended

(a) in Schedule B, by adding the following as the next available subsection:

2(581) Notwithstanding anything elsewhere contained in this By-law or shown on the Zoning Maps, the land designated on the plan below as "C4 PDO-2 Westport Festival" is hereby zoned as an "C4" Commercial Regional (Westport Festival 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 being entered into between The City of Winnipeg and the registered owner or persons entitled to be registered owner of the subject land.



(b) in Schedule Q, by

(i) adding the following after subsection 6(17):

*(18) Dwelling, multi-family**

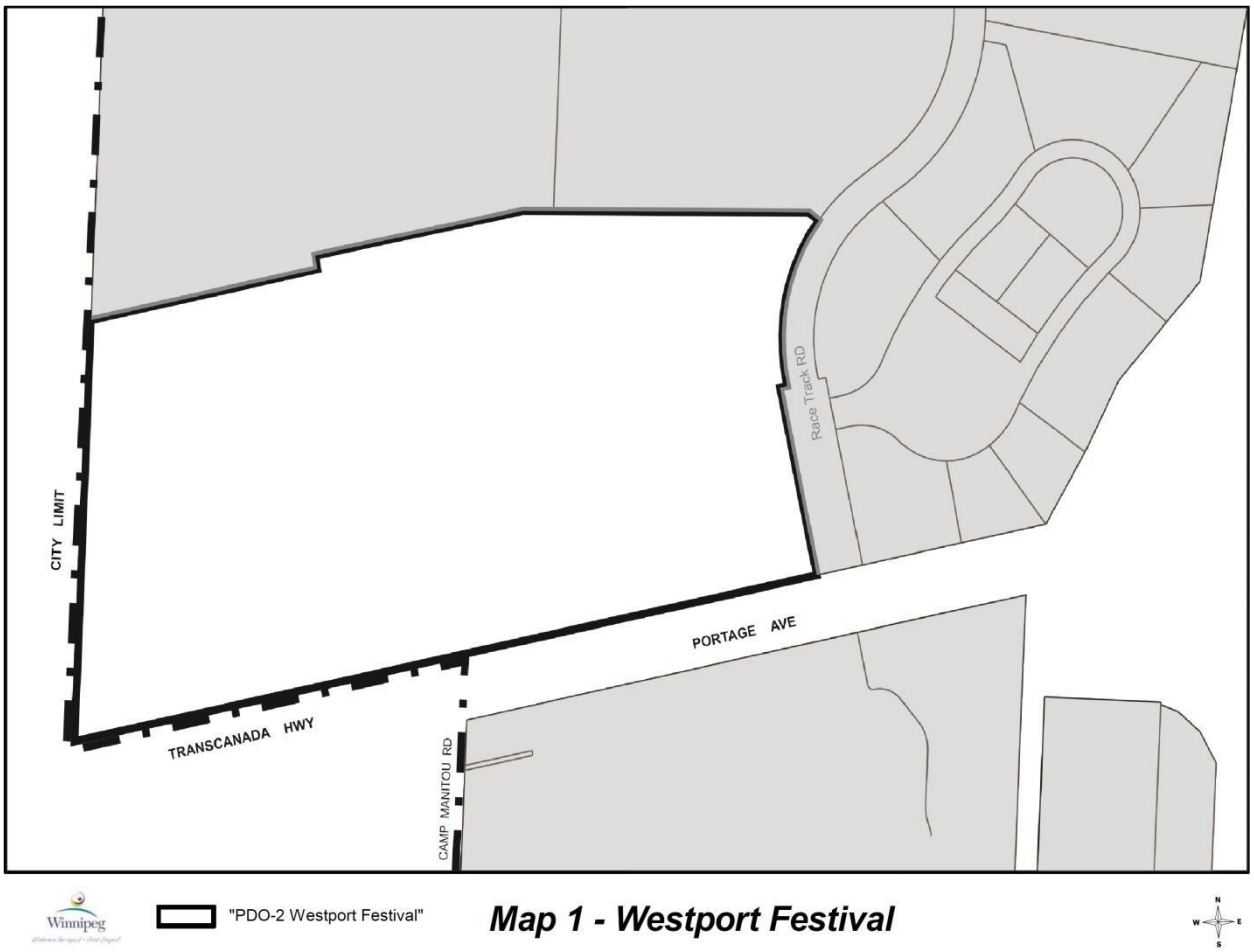
(ii) adding the following after section 16:

Dwelling, Multi-family

16.1 All multi-family dwellings must meet the requirements of the RMU zoning districts.

and

(iii) replacing Map 1 with the following:



Coming into force

3 This By-law comes into force when the plan of subdivision and the Zoning Agreement are registered at the Winnipeg Land Titles Office.

Extensions of time

4(1) Subject to subsection (2), this By-law will expire without coming into force one year after the date on which this By-law is enacted if:

(a) the plan of subdivision and the Zoning Agreement have not been registered at the Winnipeg Land Titles Office; and

(b) the owner has not applied for an extension of time.

4(2) This By-law will be deemed to have expired without coming into force on the date provided in subsection (1) when

(a) the owner has applied for an extension of time prior to the date provided in subsection (1); and

(b) Council denies the extension of time.

DONE AND PASSED this 17th day of December, 2020.

Mayor

City Clerk

Approved as to planning details:

for Director of Planning, Property and Development

Legally reviewed and certified as to form:

Sarah Rentz – November 25, 2020
for Director of Legal Services and City Solicitor