THE CITY OF WINNIPEG

BY-LAW NO. 83/2020

A By-law of THE CITY OF WINNIPEG to amend the Transcona North Precinct Plan By-law No. 1/2014 in accordance with Development Application No. SPA 4/2020.

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

1 Schedule 1 to the Transcona North Precinct Plan By-law No. 1/2014 is amended by this By-law.

2 The following figures are deleted:

(a) Figure 4: Parks and Open Space System;

(b) Figure 6a: Chief Peguis Trail Expressway Sign;

(c) Figure 6b: North Woods Development Sign;

(d) Figure 7: Road Network; and

(e) Figure 8: Pedestrian and Cycling Network.

3 Figure 3: Land Use Concept is replaced with the map attached as Schedule "A" to this By-law.

4 Figure 9: Municipal Trunk Services is replaced with the map attached as Schedule "B" to this By-law.

5 All text references to "*Figure 4*", "*Figure 7*" and "*Figure 8*" are replaced with "*Figure 3*".

6 Figure 2 is amended by replacing "*North Grassie Properties Lands*" with "*Private Land Owner 8*".

7 Section 5.1.2 is amended by deleting "*Figure 3 designates a mixed use activity node at the southeast corner of Redonda Avenue and Gunn Road as a potential, initial location for multi family housing.*".

8 Clause 5.1.3(2)(a) is amended by deleting "*The first phase will involve lake construction and lot development on the east side of Redonda Street. From here, development will spread outward towards the east and west limits of the precinct at a scale and pace commensurate with servicing efficiencies and lot absorption*.".

9 Section 5.3.2 is amended by deleting "*The Transcona North Land Use Concept designates approximately 1.8 hectares (4.5 acres) of land for commercial and potential multi family development at the southeast corner of Redonda Street and Gunn Road*.".

10 Clause 5.6.3(3)(a) is amended by

(a) replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*."; and

(b) deleting "*Figure 6a illustrates the draft Chief Peguis Trail Expressway Sign.*";

11 Clause 5.6.3(3)(b) is amended by

(a) replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*"; and

(b) by deleting "*Figure 6b illustrates the draft North Woods Development Sign.*";

12 Clause 5.6.3(3)(c) is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc*." with "*The developer of the residential lands*".

13 Section 6.1.2 is amended by replacing "*Strategic Good Movement" with "Strategic Goods Movement*".

14 Clause 6.3.3(1)(e) is amended by replacing "*intersection*" with "*intersections*".

15 Section 6.5.2 is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*".

16 Clause 6.5.2(b) is amended by replacing "*The principal land development in Precinct I, North Grassie Properties Inc.*" with "*The developer of the residential lands*".

17 Section 7.1.2 is amended by deleting "*on the east side of Redonda Street*".

RECEIVED FIRST READING on this	day of	, 2021.
RECEIVED SECOND READING on this	day of	, 2021.
RECEIVED THIRD READING on this	day of	, 2021.
DONE AND PASSED this	day of	, 2021.

Mayor

City Clerk

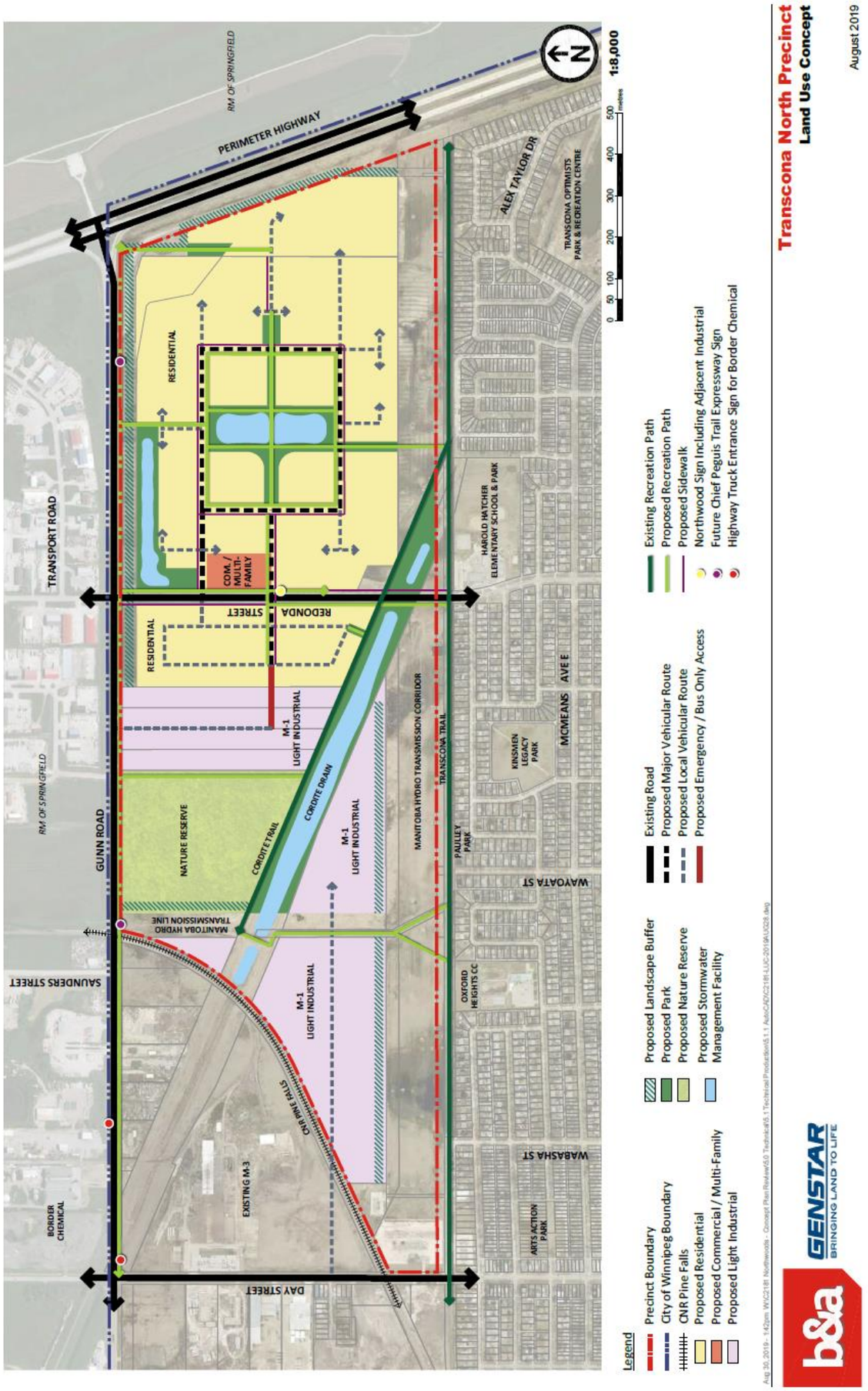
Approved as to content:

Director of Planning, Property
and Development

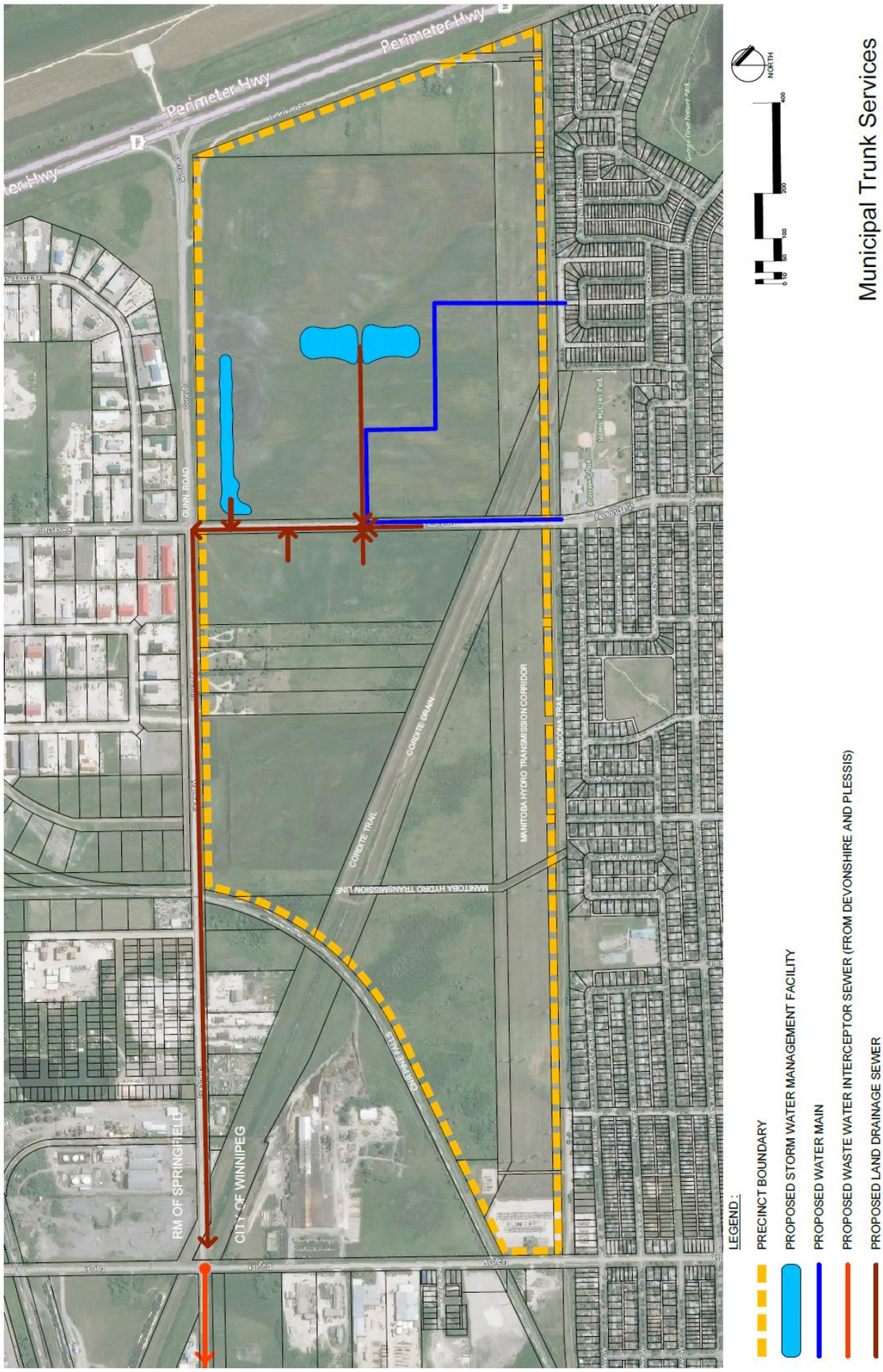
Legally reviewed and certified as to form:

Sarah Rentz – January 5, 2021
for Director of Legal Services
and City Solicitor

SCHEDULE "A"


RM OF SPRINGFIELD
PERIMETER HIGHWAY
TRANSPORT ROAD
GUNN ROAD
SAUNDERS STREET
DAY STREET
REDONDA STREET
ALEX TAYLOR DR
TRANSCONA OPTIMISTS PARK & RECREATION CENTRE
HAROLD HATCHER ELEMENTARY SCHOOL & PARK
RESIDENTIAL
COM. / MULTI-FAMILY
NATURE RESERVE
CORDITE TRAIL
CORDITE DRAIN
M-1 LIGHT INDUSTRIAL
MANITOBA HYDRO TRANSMISSION CORRIDOR
TRANSCONA TRAIL
KINSMEN LEGACY PARK
MCMEANS AVE E
WAVOATA ST
PAULLEY PARK
OXFORD HEIGHTS CC
WABASHA ST
ARTS ACTION PARK
CNR PINE FALLS
EXISTING M-3
BORDER CHEMICAL
1:8,000
Legend
Precinct Boundary
City of Winnipeg Boundary
CNR Pine Falls
Proposed Residential
Proposed Commercial / Multi-Family
Proposed Light Industrial
Proposed Landscape Buffer
Proposed Park
Proposed Nature Reserve
Proposed Stormwater Management Facility
Existing Road
Proposed Major Vehicular Route
Proposed Local Vehicular Route
Proposed Emergency / Bus Only Access
Existing Recreation Path
Proposed Recreation Path
Proposed Sidewalk
Northwood Sign Including Adjacent Industrial
Future Chief Peguis Trail Expressway Sign
Highway Truck Entrance Sign for Border Chemical
Transcona North Precinct
Land Use Concept
August 2019
b&a
GENSTAR
BRINGING LAND TO LIFE

SCHEDULE "B"


Municipal Trunk Services
Perimeter Hwy
GUNN ROAD
CORDITE DRAIN
CORDITE TRAIL
MANITOBA HYDRO TRANSMISSION CORRIDOR
MANITOBA HYDRO TRANSMISSION LINE
RM OF SPRINGFIELD
CITY OF WINNIPEG
NORTH
LEGEND :
PRECINCT BOUNDARY
PROPOSED STORM WATER MANAGEMENT FACILITY
PROPOSED WATER MAIN
PROPOSED WASTE WATER INTERCEPTOR SEWER (FROM DEVONSHIRE AND PLESSIS)
PROPOSED LAND DRAINAGE SEWER