THE CITY OF WINNIPEG

BY-LAW NO. 30/2022

A By-law of THE CITY OF WINNIPEG to amend the Precinct "E" – Precinct Plan By-law No. 97/2014 to re-designate lands generally located at the address commonly referred to as 477 Pipeline Road as a "Higher Density Residential" land use policy area.

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

Precinct "E" – Precinct Plan By-law No. 97/2014 amended

1 The Precinct "E" – Precinct Plan By-law No. 97/2014 is amended by this By-law.

Section 5.3 amended

2 Section 5.3 is amended by

(a) Replacing clause 5.3(a) with the following:

a. Two family housing, townhouses, low rise apartments (four storeys or less), and mid-rise apartments (generally six storeys or less) shall be the predominant use of land within this policy area.

(b) Adding the following clause 5.3(a.1) after clause 5.3(a):

a.1 Mid-rise apartment uses up to a maximum of eight storeys may be considered through the development application process provided the scale and design of the proposed development is compatible with surrounding existing and planned land uses, and there is existing or planned infrastructure to accommodate the proposed use.

Figure 6.0 amended

3 Figure 6.0: Precinct E Land Use Plan is amended by re-designating the lands shown on the map attached as Schedule "A" to this By-law as "Higher Density Residential".

RECEIVED FIRST READING this 22nd day of September, 2022;

RECEIVED SECOND READING this 22nd day of September, 2022;

RECEIVED THIRD READING this 22nd day of September, 2022;

DONE AND PASSED this 22nd day of September, 2022.

Mayor

City Clerk

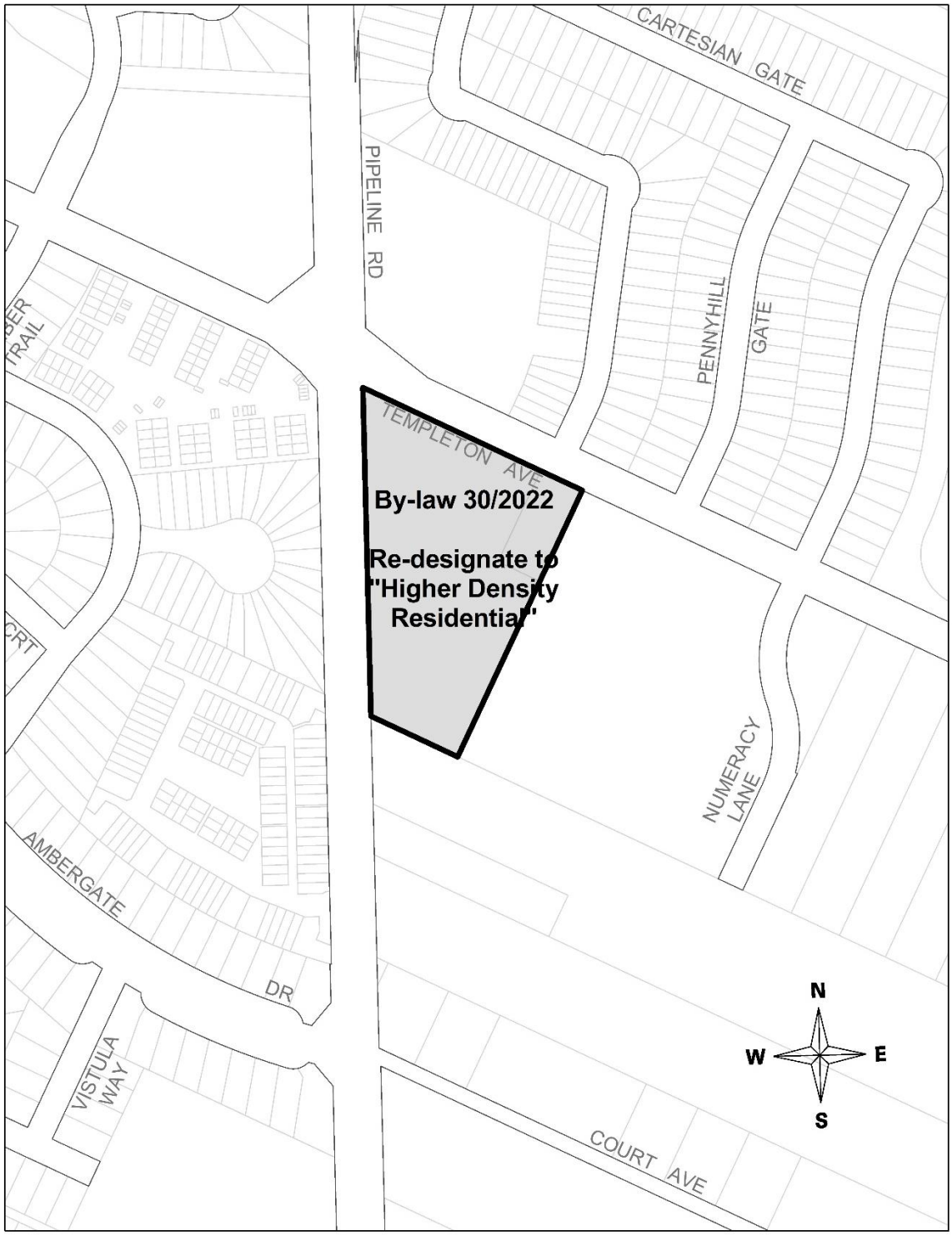
Approved as to Content:

Director of Planning, Property
and Development

Legally Reviewed and Certified as to Form:

"R.Cox" August 11, 2022
for Director of Legal Services
and City Solicitor

SCHEDULE "A"


CARTESIAN GATE
PIPELINE RD
PENNYHILL GATE
TEMPLETON AVE
By-law 30/2022
Re-designate to "Higher Density Residential"
NUMERACY LANE
AMBERGATE DR
VISTULA WAY
COURT AVE
N
W
E
S