THE CITY OF WINNIPEG

BY-LAW NO. 17/2024

A By-law of THE CITY OF WINNIPEG to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law to re-designate a portion of lands generally located at the address commonly referred to as 100 South Town Rd as a "Commercial Mixed-Use" land use policy area pursuant to Application No. SPA 1/2023.

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

Waverley West Town Centre Neighbourhood Area Structure Plan No. 38/2010 amended

1 The Waverley West Town Centre Neighbourhood Area Structure Plan By-law 38/2010 is amended by this By-law.

Figure 3 amended

2 *Figure 3: Town Centre Land Use Plan* is amended by re-designating the lands shown on the map attached as Schedule "A" to this By-law as a "Commercial Mixed Use" land use policy area.

Section 5.0 amended

3 The chart contained in section 5.0 is replaced with the chart attached as Schedule "B" to this By-law.

Section 7.1.1 amended

4 Section 7.1.1 is replaced with the following:

(a) The residential density for the Town Centre shall be calculated using only residential uses in the Higher Density Residential and Commercial Mixed-Use policy areas in order to exclude the strictly employment and commercial areas and any employment or commercial uses.

RECEIVED FIRST READING this 21st day of March, 2024;

RECEIVED SECOND READING on the day of , 2024;

RECEIVED THIRD READING AND PASSED on the day of , 2024;

DONE AND PASSED, in Council assembled, this day of , 2024.

Mayor

City Clerk

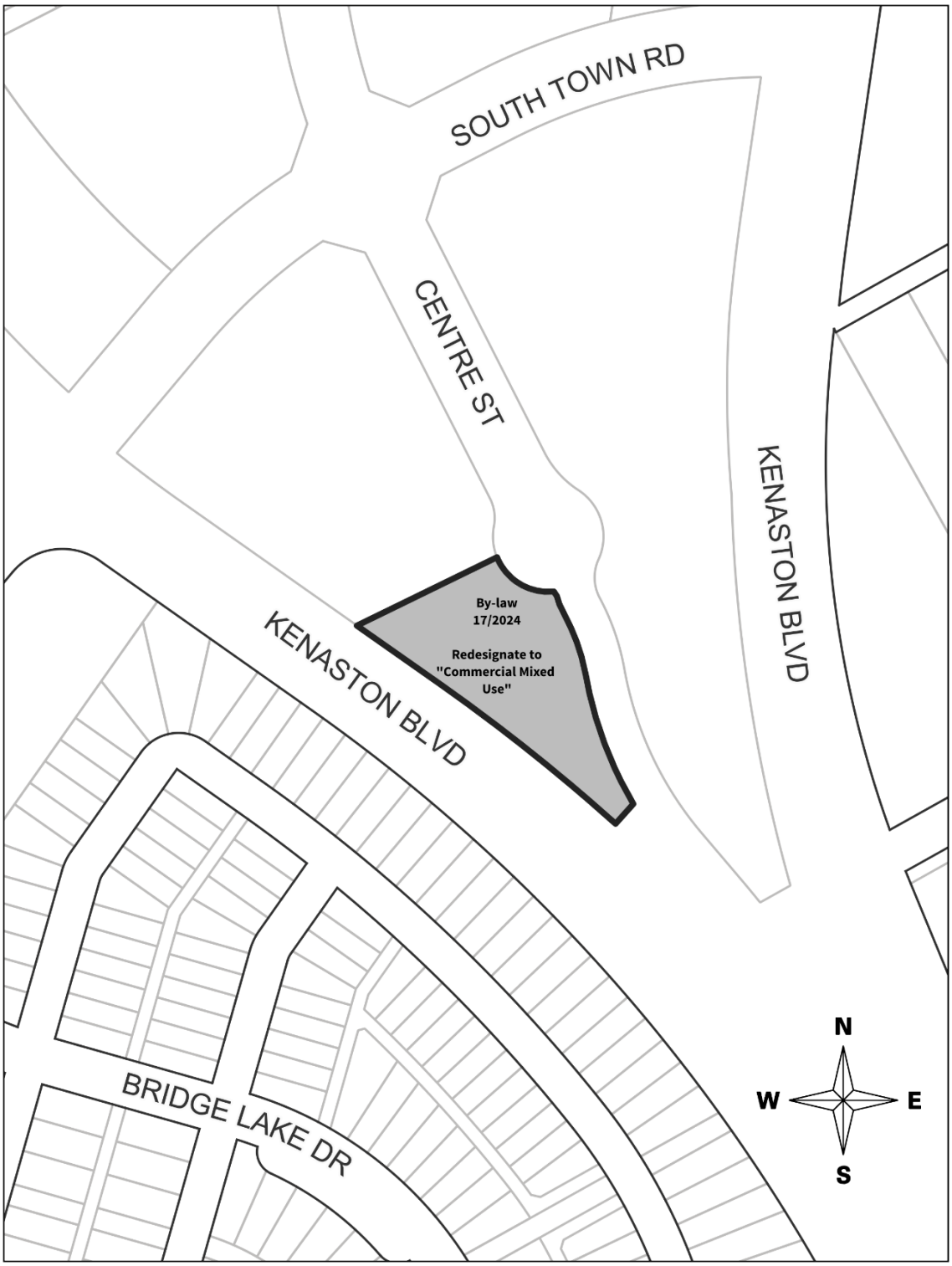
Approved as to content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" (February 5, 2024)
for Director of Legal Services
and City Solicitor

SCHEDULE “A”


SOUTH TOWN RD
CENTRE ST
KENASTON BLVD
By-law
17/2024
Redesignate to
"Commercial Mixed
Use"
KENASTON BLVD
BRIDGE LAKE DR
N
W
E
S

SCHEDULE "B"

LAND USE	ACRES (approx.)	%
Higher Density Residential	36	27%
Employment Land Mixed-Use	22.5	17%
Commercial Mixed-Use	22.5	17%
General Commercial	23	17%
Parks and Open Space*	20	15%
Ponds	10	7%
TOTAL	134	100%
Developable land excluding parks and drainage	104	

***Refer to Section 5.5.3 regarding parkland dedication