THE CITY OF WINNIPEG

BY-LAW NO. 62/2024

A By-law of THE CITY OF WINNIPEG to amend the Public Markets Major Redevelopment Site 'D' Secondary Plan By-law No. 47/2019 to increase the permitted number of dwelling units from 1,200 to 2,000.

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

Public Markets Major Redevelopment Site 'D' Secondary Plan By-law amended

1 The Public Markets Major Redevelopment Site 'D' Secondary Plan By-law No. 47/2019 is amended by this By-law.

Section 3.2.2.5 amended

2 Section 3.2.2.5. is amended by replacing "*should be 1,200*" with "*is subject to policy 8.2.2*".

Section 3.3 amended

3 Section 3.3 is amended by deleting "*The target for residential dwelling units within the planning area is approximately 1,200.*".

Section 3.3.2.6 amended

Section 3.3.2.6 is amended by replacing "*should be 1,200*" with "*is subject to policy 8.2.2*".

Section 3.3.2.2 amended

4 Section 3.3.2.2 is amended by replacing

(a) "*10 storeys*" with "*14 storeys*"; and

(b) "*100 feet (30.48 metres)*" with "*150 feet (45.72 metres)*".

Section 3.3.2.3 amended

5 Section 3.3.2.3 is amended by adding the following:

Multi-storey residential buildings in the westernmost approximately 80 metres of this area east of the aforementioned collector road shall be permitted up to 14 storeys and 150 feet (45.72 metres) in height, excluding permitted projections in the Winnipeg Zoning By-law.

Section 6.2.3 amended

6 Section 6.2.3 is amended by deleting "*, which will be the responsibility of the developer to acquire and open*".

Section 6.3 amended

7 Section 6.3 is amended by adding the following after section 6.3.5:

6. The north-south collector road described in section 6.2.3(a) shall be constructed as a four-lane divided roadway from Marion Street to a median opening located approximately 130 metres south of Marion Street, as determined by, and to the satisfaction of, the Director of Public Works.

7. Easements across private property may be used to by-pass the intersection approximately 220 metres south of Marion Street on the collector road described in section 6.2.3(a), until the collector road connection described in section 6.2.3(b) has been constructed, to the satisfaction of the Director of Public Works.

Section 8.2.2 amended

8 Section 8.2.2 is replaced with the following:

2. Up to 1,200 dwelling units may be permitted within Phase 1 with collector road access to Marion Street, generally located across from Dupuy Avenue, and access at the northern terminus of and connected to Speers Road. Up to 2,000 dwelling units may be permitted in the planning area following the successful implementation of a predictive rail crossing blockage alert system, or some alternate solution, to the satisfaction of the Chief of the Winnipeg Fire and Paramedic Service, the Director of Public Works and the Director of Planning, Property and Development.

Section 8.2.3 deleted

9 Section 8.2.3 is deleted in its entirety.

RECEIVED FIRST READING this day of , 2024;

RECEIVED SECOND READING this day of , 2024;

RECEIVED THIRD READING this day of , 2024;

DONE AND PASSED 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" (June 3, 2024)
for City Solicitor and
Director of Legal Services