Appendix C - Description of the Malls and Corridors PDO-1 Map

Malls and Corridors PDO-1 – By-law Map Description

The Malls and Corridors PDO-1 includes all properties located within designated Regional Mixed Use Centre boundaries, as well as other properties fronting or flanking onto designated Urban or Regional Mixed Use Corridors, both as defined in OurWinnipeg 2045 and Complete Communities 2.0. It also includes properties zoned C3 Commercial Corridor district and C4 Commercial Regional district that are greater than 10 acres in area, as per the Winnipeg Zoning By-law no. 200/2006.

Regional Mixed Use Centre boundaries are defined as follows:

- Polo Park Area:
    - From the Portage Ave overpass above Route 90, the western boundary follows Route 90 north to Ness Ave, Ness Ave east to Madison St, Madison St north approximately 100 metres to a lane immediately south of 309 Madison St which, after jogging approximately 45 meters to the east, follows the west property line of commercial properties fronting the west side of St James St north to Ellice Ave, Ellice Ave west to King Edward St, King Edward St north to Sargent Ave, Sargent Ave east to the west property line of commercial properties fronting the west side of St James St, which then follows north to Wellington Ave, Wellington Ave east to St James St, St James St north to the northern terminus of 1315 St James St, which is approximately 150 meters south of Saskatchewan Ave.
    - The northern boundary is the northern boundary of 1315 St James St. (approximately 150 meters south of Saskatchewan Ave).
    - From the northeast corner of 1315 St James St, the eastern boundary follows the east property line of properties fronting the east side of St James St south to Wellington Ave, Wellington Ave east to Empress St, Empress St south to Sargent Ave, Sargent Ave east to the CPKC rail line, CPKC rail line south to Portage Ave.
    - The southern boundary is Portage Ave west to Route 90.
- Unicity Area:
    - From a point on Buchanan Blvd approximately 145 metres south of Portage Ave, the western boundary follows Buchanan Blvd north to Portage Ave, Portage Ave east to Knox St, Knox St to Fairlane Ave.
    - The northern boundary is Fairlane Ave from Knox St west to David St.
    - From the intersection of Fairlane Ave and David St, the east boundary follows David St south to Portage Ave, Portage Ave east to Bedson St, and Bedson St south to a point approximately 235 meters south of Portage Ave.
    - The southern boundary follows the southern property lines of commercial properties fronting the south side of Portage Ave west to Buchanan Blvd.

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- McPhillips & Leila:
    - From the intersection of Stardust Ave and Watson St, the western boundary follows Watson St north to Leila Ave, Leila Ave west approximately 100 meters to the western property line of the Seven Oaks Hospital, north to Templeton Ave, Templeton Ave east to McPhillips St, McPhillips St north to Swailes Ave.
    - From this point, the northern boundary is northern property line of 2535 McPhillips St, located at the southeast corner of McPhillips St and Swailes Ave.
    - From the northeast corner of 2535 McPhillips, the eastern boundary follows the eastern boundary of commercial properties fronting the east side of McPhillips St to the northern property line of the larger commercial properties at the northeast corner of McPhillips St and Leila Ave, from this point east to Garden Park Dr, Garden Park Dr south along the east property line of Garden City mall to Kingsbury Ave, Kingsbury Ave west to McPhillips St, McPhillips St south to Stardust Ave.
    - Stardust Ave. between McPhillips St. and Watson St forms the southern boundary.
- Regent & Lagimodiere:
    - From a point approximately 225 meters south of Nairn Ave and 125 meters west of Panet Rd, the western boundary follows the western property line of 1150 Nairn Ave north to Nairn Ave, Nairn Ave east to Panet Rd, Panet Rd north to Munroe Ave.
    - From the intersection of Munroe Ave and Panet Rd, the northern boundary follows the northern boundary of 775 Panet Rd east to Lagimodiere Blvd, Lagimodiere Blvd south to Reenders Dr, Reenders Dr east to Peguis St, Peguis St north to the northern boundary of 95 Peguis, the north and east boundaries of 95 Peguis, from this point east to the CEMR line.
    - From this point along the CEMR line behind the Club Regent Casino, the south and east boundary follows the CEMR line southwest to Lagimodiere Blvd, Lagimodiere Blvd north to a point approximately 200 meters south of Regent Ave W, from this point west to a point approximately 225 meters south of Nairn Ave and 125 meters west of Panet Rd.
- St Vital Centre:
    - From the intersection of Woodlawn Ave and St Mary's Rd, the western boundary follows St Mary's Rd north to Abinoji Mikanah.
    - From the intersection of St Mary's Rd and Abinoji Mikanah, the norther boundary follows Abinoji Mikanah east to a point approximately 100 meters east of Dakota St.
    - From this point, the eastern boundary follows the eastern property line of the commercial properties fronting the east side of Dakota St south to Meadowood Dr, Meadowood Dr west to Dakota St, Dakota St south to a point 80m south of Meadowood Dr.

  - From this point, the southern boundary follows the southern property line of the commercial properties fronting the south side of Meadowood west to St Mary's Rd.

- Kenaston & McGillivray:
  - From a point approximately 160 meters west of the intersection of McGillivray Blvd and Dunkley St, the western boundary follows the CPKC rail line northeast to a point 215 meters northeast of Kenaston Blvd.
  - From the point, the northern boundary follows the southern boundary of single-family dwellings fronting onto the south side of Lindemere Dr to Princewood Rd.
  - From this point, the eastern boundary follows the eastern property line of commercial properties fronting the east side of Kenaston Blvd to the northern property line of 99 Scurfield Blvd, from this point west to the eastern property line of the private road aligning within Henlow Bay, from this point south to Scurfield Blvd.
  - From this intersection of Henlow Bay and Scurfield Blvd, the southern boundary follows Scurfield Blvd west to Kenaston Blvd, Kenaston Blvd north to a point approximately 140 meters south of McGillivray Blvd, from this point west to Columbia Dr, Columbia Dr north to McGillivray Blvd, McGillivray Blvd west to a point approximately 160 meters west of the intersection of McGillivray Blvd and Dunkley St.
- Kenaston & Sterling Lyon:
  - From a point approximately 500m south of Sterling Lyon Pkwy, the western boundary follows the western property line of the Seasons of Tuxedo commercial development north to Sterling Lyon Pkwy, from this point west to the CN main line.
  - From this point, the northern boundary follows the CN main line to Kenaston Blvd.
  - From the intersection of Kenaston Blvd and the CN mainline, the eastern boundary follows Kenaston Blvd south to a point approximately 375 meters south of Kenaston Blvd.
  - From this point, the southern boundary follows the southern property line of the Seasons of Tuxedo commercial development to its western boundary.

Designated Urban and Regional Mixed Use Corridors are mapped as lines following centres of right-of-way.

Urban Mixed Use Corridors are as follows:

- Portage Ave, from Spence St to the east to Strathcona St to the west, and then Queen St to the east to Conway St to the west;
- Ellice Ave, from Spence St to the east to Banning St to the west;
- Sargent Ave, from Balmoral St to the east to Ingersoll St to the west;

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- Notre Dame Ave, from Hargrave St to the east to Lipton St to the west;
- Selkirk Ave, from Main St to the east to Arlington St to the west;
- Main St, from the CPR overpass to the south to Armstrong Ave to the north;
- Henderson Hwy, from Dearborn Ave to the south to Ottawa Ave to the north, Bronx Ave to the south to Leighton Ave to the north, and McLeod Ave to the south to Springfield Rd to the north;
- Regent Ave West and Regent Ave East, from Winona St to the west to Kanata St to the east;
- Provencher Blvd, from Tache Ave to the west to Langevin St to the east;
- Marion St, from St Mary's Rd to the west to Youville St to the east;
- Goulet St, from Marion St to the west to Youville St to the east;
- St Mary's Rd, from Carriere Ave to the north to Mager Dr to the south, and then Frederick Ave to the north to Worthington Ave to the south;
- St Anne's Rd, from St Mary's Rd to the north to Regal Ave to the south, and then Niakwa Rd to the north to Worthington Ave to the south;
- Osborne St, from the Assiniboine River to the north to Rosedale Ave to the south;
- Pembina Hwy, from McMillan Ave to the north to Garwood Ave to the south, and then to the northern extent of 3311 Pembina Hwy just north of Grandmont Blvd to the north to Des Trappistes St to the south;
- Corydon Ave, from Harrow St to the west to Pembina Hwy to the east;
- Broadway, from Maryland St to the west to Colony St to the east; and
- Sherbrook St, from Broadway to the north to Cornish Ave to the south.

Regional Mixed Use Corridors are as follows:

- Portage Ave, from Strathcona St to the east to Queen St to the west, and then Conway St to the east to Knox St to the west;
- McPhillips St, from College Ave to the south to Leila Ave to the north;
- Henderson Hwy, from Leighton Ave to the south to McLeod Ave to the north, and then Springfield Rd to the south to Chief Peguis Trail to the north;
- Nairn Ave and Regent Ave West, from Grey St to the west to Peguis St to the east;
- St Anne's Rd, from Regal Ave to the north to Niakwa Ave to the south;
- St Mary's Rd, from Worthington Ave to the north to Riverbend Ave to the south;
- Pembina Hwy, from Garwood Ave to the north to the northern extent of 3311 Pembina Hwy just north of Grandmont Blvd to the south.

C3 or C4 zoned properties greater than 10 acres included in the PDO and not otherwise captured in the descriptions above include:

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- A 14-acre commercial property at the southeast corner of Grant Ave and Haney St, currently occupied by Safeway and other commercial tenants in a strip mall format;
- 11-acre and 26-acre commercial properties at the northeast and southeast corners of McPhillips St and North Point Blvd, currently vacant;
- A 13-acre commercial property at the southeast corner of Fermor Ave and Lakewood Blvd. It is currently occupied by Wal-Mart and is part of a larger commercial centre;
- A 14-acre commercial property at the northwest corner of Sage Creek Blvd and Burning Glass Rd. It is partially vacant, but otherwise occupied by smaller commercial tenants in a mixed use format;
- A 12-acre commercial property at the southeast corner of Bison Dr and Barnes St, currently occupied by Superstore;
- An 18-acre commercial property on the south side of Taylor Ave at Nathaniel St, currently occupied by Sobeys and other commercial tenants in pad sites; and
- A 31-acre commercial property at the southeast corner of Grant Ave and Nathaniel St, currently occupied by Grant Park Shopping Centre.

Notwithstanding the above-noted descriptions, properties that met any of the following criteria were excluded:

- Any site to which the Downtown Winnipeg Zoning By-law No. 100/2004 applies;
- Any site located within Area 1 of the PDO-1 Airport Vicinity;
- Any site to which any of the following PDOs apply:
    - PDO-1 Boulevard Provencher;
    - PDO-1 Corydon Osborne;
    - PDO-1 Downtown Transcona;
    - PDO-1 St. Norbert;
    - PDO-1 West Alexander & Centennial;
    - PDO-2 North Campus;
    - PDO-2 Taylor Redevelopment Area; or
    - PDO-2 Westport Festival;
- Any site with a manufacturing, educational and institutional, or parks zoning designation or use;
- Any site designated as Employment Lands in Complete Communities 2.0;
- Any site greater than 10 acres in area within a “C3” or “C4” zoning district where the principal use is not retail, including utility corridors; or
- Cemeteries.