THE CITY OF WINNIPEG

BY-LAW NO. 68/2025

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 2,000 to 2,800, to redesignate the lands in Schedule A from Employment to Higher Density Residential and to reduce required setbacks for residential development from adjacent industrial lands and the Paddington Rail Yards in accordance with Development Application No. SPA 4/2025

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 amended

2 Section 3.2.2 is amended by

(a) deleting bullet 4; and

(b) replacing bullet 9 with the following:

9. New residential development shall be set back 300 metres (984.25 feet) from any "M3" Manufacturing Heavy zoning district outside the planning area, except for

(a) lands located directly across Marion Street to the north

(b) lands located within the area bounded by Sprague line, the west property line of 864 Marion Street, Marion Street, and Dawson Road,

where new residential development shall be set back 150 metres (492.13 feet). Setback distances shall be measured from the nearest property line of the M3-zoned industrial lands to any habitable room or space within a dwelling.

Section 3.3.3 amended

3 Section 3.3.3 is amended in bullet 13(b) by replacing "*300 metre*" with "*150 metre*".

Section 3.3.2 amended

4 Section 3.3.2 is amended by replacing bullet 14 with the following:

14. New residential development shall be setback 300 metres (984.25 feet) from any "M3" Manufacturing Heavy zoning district outside the planning area, except for

(a) lands located directly across Marion Street to the north

(b) lands located within the area bounded by Sprague line, Marion Street, and Dawson Road

where new residential development shall be set back 150 metres (492.13 feet). Setback distances shall be measured from the nearest property line of the M3-zoned industrial lands to any habitable room or space within a dwelling.

Section 8.2 amended

5 Section 8.2 is amended by replacing bullet 2 with the following:

2. Phasing will be subject to the following restrictions relating to emergency access to the plan area:

(a) 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;

(b) 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;

(c) up to 2,800 dwelling units may be permitted in the planning area provided that the condition in 8.2.2.b has been met, and a paved at grade emergency vehicle access road connecting to Dawson Road has been established to allow target emergency response times to the planning area to be achieved; and

(d) 2(b) and 2(c) must be completed 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.

Appendix A is amended

6 *Appendix A – Land Use and Transportation Concept Plan* is amended by re-designating the lands shown on the map attached as Schedule "A" to this By-law from "Employment" to "Higher Density Residential" land use policy area.

RECEIVED FIRST READING this 27th day of November, 2025;

RECEIVED SECOND READING this day of , 2026;

RECEIVED THIRD READING this day of , 2026;

DONE AND PASSED this day of , 2026.

Mayor

City Clerk

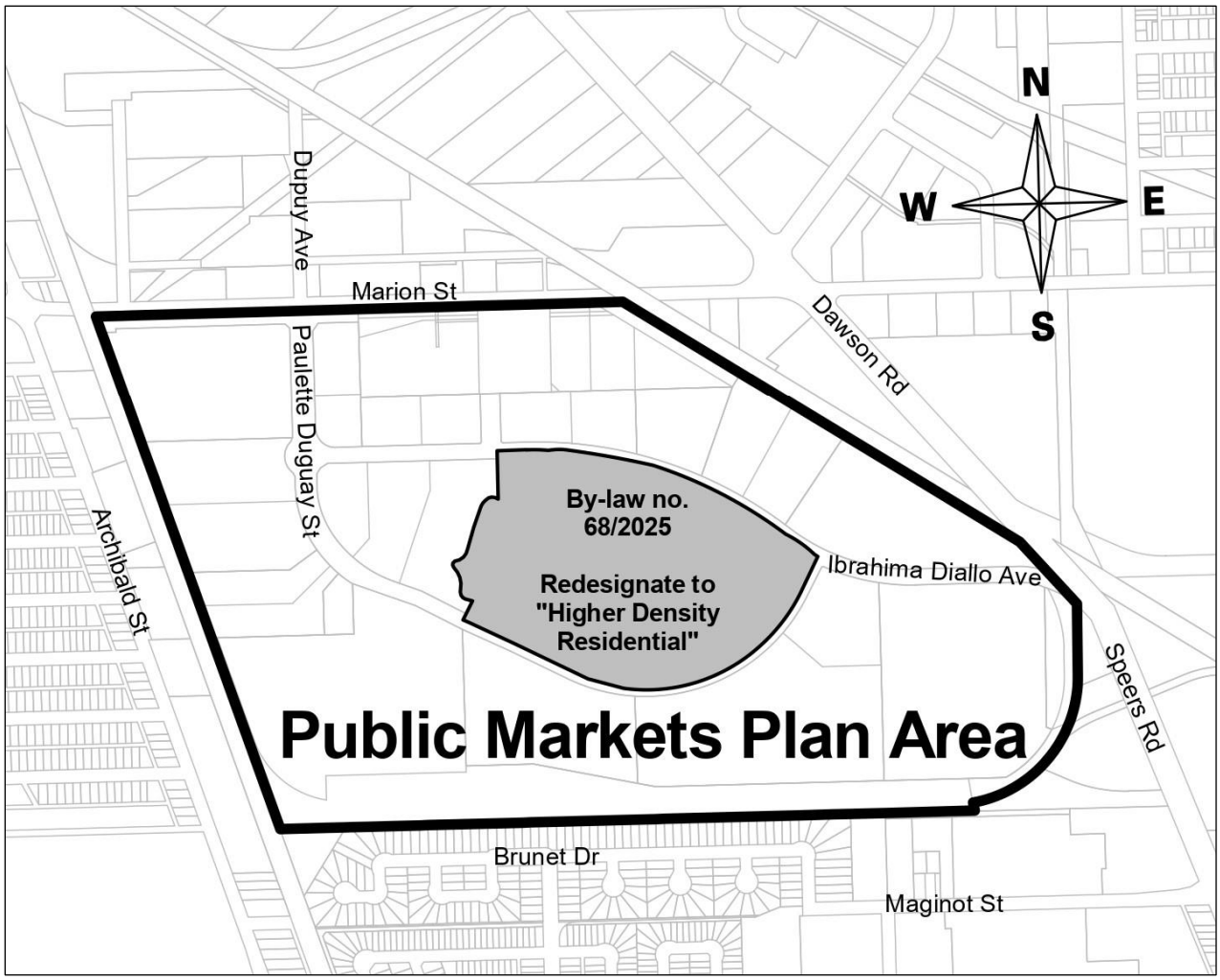
Approved as to Content:

Director of Planning, Property
and Development

Legally reviewed and certified as to form:

"S. Rentz" (November 12, 2025)
for City Solicitor and
Director of Legal Services

SCHEDULE "A"


N
W
E
S
Dupuy Ave
Marion St
Dawson Rd
Paulette Duguay St
Archibald St
By-law no.
68/2025
Redesignate to
"Higher Density
Residential"
Ibrahima Diallo Ave
Speers Rd
Public Markets Plan Area
Brunet Dr
Maginot St