THE CITY OF WINNIPEG

BY-LAW NO. 121/2025

A By-law of THE CITY OF WINNIPEG to amend the Waverley West Town Centre Neighbourhood Area Structure Plan By-law 38/2010 to redesignate a portion of the lands known as 355 Centre Street from "Employment Land Mixed-Use" to "Commercial Mixed Use" pursuant to SPA 7/2025.

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

Waverley West Town Centre Area Structure Plan By-law No. 38/2010 amended

1 The Waverley West Town Centre Area Structure Plan By-law No. 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 from "Employment Land Mixed-Use" to "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

RECEIVED FIRST READING this day of , 2026;

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:

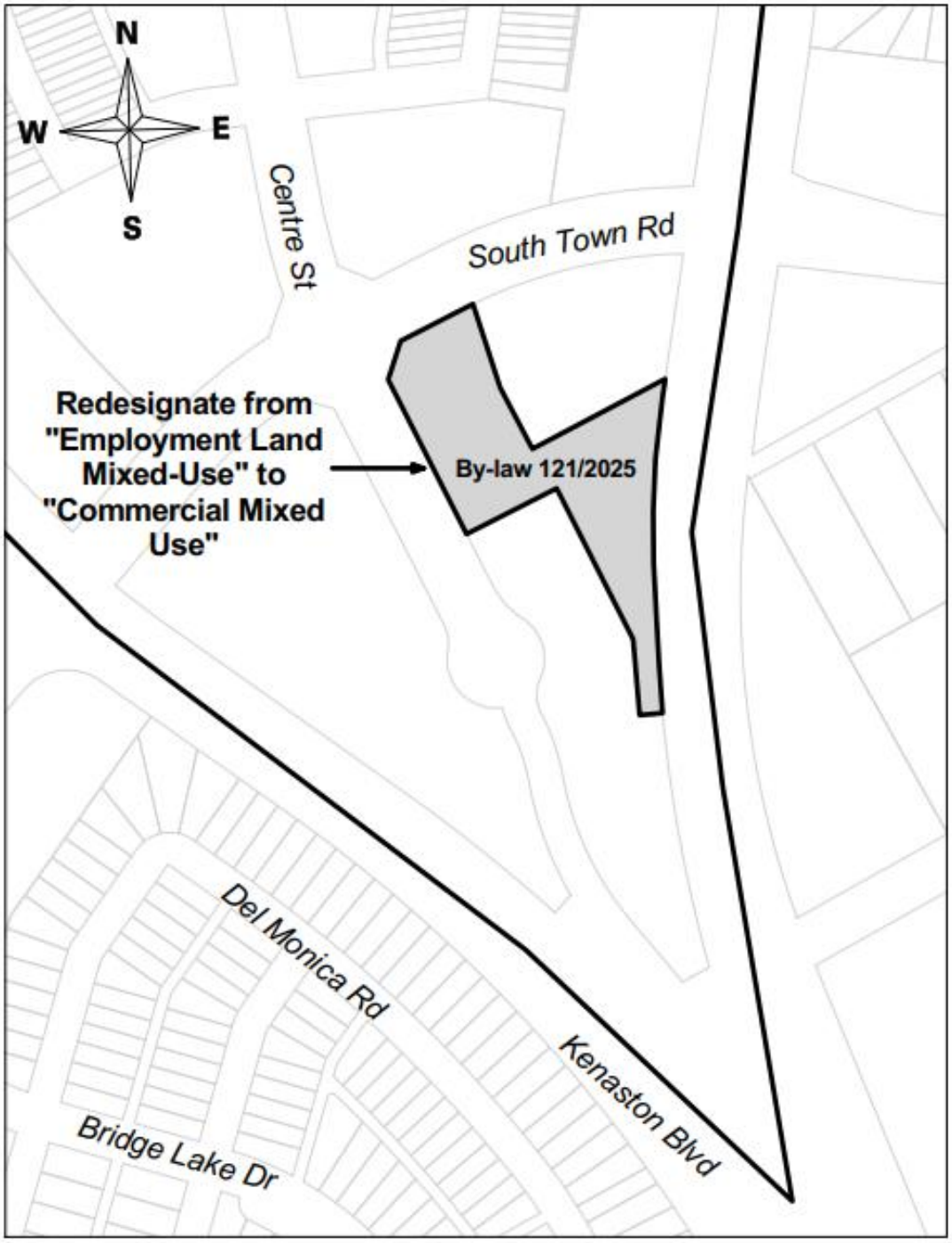
Director of Planning, Property and Development

Legally reviewed and certified as to form:

for City Solicitor and Director of Legal Services

DRAFT

SCHEDULE "A"


N
W
E
S
Centre St
South Town Rd
Redesignate from "Employment Land Mixed-Use" to "Commercial Mixed Use"
By-law 121/2025
Del Monica Rd
Kenaston Blvd
Bridge Lake Dr

Schedule "B"

LAND USE	ACRES (approx.)	%
Higher Density Residential	36	27%
Employment Land Mixed Use	19.9	15%
Commercial Mixed-Use	25.2	19%
General Commercial	23	17%
Parks and Open Space*	20	15%
Ponds	10	15%
Total	134	100%
Developable land excluding parks and drainage	104	

*Refer to Section 5.5.3 regarding parkland dedication