THE CITY OF WINNIPEG

BY-LAW NO. 21/2026

A By-law of THE CITY OF WINNIPEG to amend the Court Avenue (Precinct E) Secondary Plan By-law No. 97/2014, Precinct G Secondary Plan By-law No. 5/2018, and West Alexander & Centennial Neighbourhood Plan By-law 64/2008 to remove policy barriers to housing development in accordance with the Housing Accelerator Funding Agreement.

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

Court Avenue (Precinct E) Secondary Plan By-law amended

1 The Court Avenue (Precinct E) Secondary Plan By-law No. 97/2014 is amended:

a) In clause 5.3.a by deleting "*generally six storeys or less*" and replacing with "*five to eight storeys*";

b) By deleting clause 5.3.a.1 in its entirety.

Precinct G Secondary Plan By-law amended

2 The Precinct G Secondary Plan By-law No. 5/2018 is amended:

a) In policy 3.1.4 by adding "*Ground oriented*" before "*multi-family dwellings*";

b) By deleting policy 3.1.9 in its entirety and replacing it with:

Industrial uses shall not be permitted. Neighbourhood commercial uses may be considered along collector roads where compatible with adjacent buildings.

c) In policy 3.2.10 by replacing "*appropriate*" with "*compatible with adjacent buildings*"

d) Adding a new policy 3.2.16 as follows:

Ground oriented multi-family dwellings greater than 4 units should be supported by a public lane for vehicular access unless located on a corner, or the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, and lighting to the satisfaction of the City.

e) In policy 3.3.1 by adding "*up to mid-rise*" between "*and*" and "*multi-family*".

West Alexander & Centennial Neighbourhood Plan By-law amended

3 The West Alexander & Centennial Neighbourhood Plan By-law No. 64/2008 is amended:

a) In the Chapter 2, General Intent of District section by deleting "*This area may accommodate a density of up to one dwelling unit per 1,250 square feet of lot area.*

Higher densities may be accommodated in certain instances through a discretionary review process." from the description of the Medium Density Residential Area.

b) In the Chapter 2, General Intent of District section by deleting "*This area may accommodate a density of up to one dwelling unit per 1,000 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process."* from the description of the Residential Mixed Use Area.

c) In the Chapter 2, Medium Density Residential Policy Section by:

(i) Deleting policy 6 in its entirety;

(ii) Amending policy 7 by deleting "*one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only"* and replacing it with *"what is permitted in the zoning by-law may be considered";*

(iii) Amending policy 9 by deleting *"and a maximum of three storeys in height; however, along William Avenue, Bannatyne Avenue, and McDermot Street, a maximum height of 4 storeys will be allowed; Action: Amend Zoning By-Law 200/2006 by PDO"*

d) In the Chapter 2, Residential Mixed Use Policy Section by:

(i) Deleting policy 6 in its entirety;

(ii) Amending policy 7 to:

A. delete "*one dwelling unit per 800 square feet of lot area may be accommodated through a discretionary review process only*" and replace with "*what is permitted in the zoning by-law may be considered*";

B. Delete bullet (iv) in its entirety

C. Delete "Action: Amend Zoning By-law 200/2006 by PDO"

(iii) Deleting policy 9 and replacing it with:

In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys.

RECEIVED FIRST READING this 25th day of June, 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:

"A. Bellhouse" (June 17, 2026

for City Solicitor and
Director of Legal Services