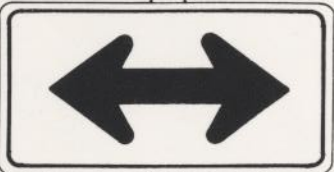


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HENDERSON HWY



HENDERSON
HIGHWAY
CORRIDOR STUDY

HENDERSON
HIGHWAY
CORRIDOR STUDY
ACTION AREA NO. 3215, '82
BY-LAW

DEPARTMENT OF ENVIRONMENTAL PLANNING



**THE HENDERSON HIGHWAY CORRIDOR
ACTION AREA PLAN**

SCHEDULE "A"

to By-law No. 3215/82 of the

CITY OF WINNIPEG

THE HENDERSON HIGHWAY CORRIDOR ACTION AREA PLAN

INTENT

1. The intent of this action area plan is to promote orderly development on Henderson Highway and to preserve and maintain the stable residential neighbourhoods presently abutting Henderson Highway within the plan area.

BOUNDARIES

2. The boundaries of the Henderson Highway Corridor Action Area (hereinafter referred to as the “plan area”) are hereby established, as shown on the attached map titled “HENDERSON HIGHWAY CORRIDOR ACTION AREA PLAN BY-LAW NO. 3215/82” and described as follows:

On the north:	Proposed Kildonan Corridor
On the south:	Red River
On the west:	Red River
On the east:	Brazier-Dearborn-Lacy-Roch-Sutton-Rothesay

PLAN POLICIES

3.
 - (i) To encourage the retention of the existing low-density residential areas within the plan area.
 - (ii) Notwithstanding policy (i) aforesaid, sensitive development proposals may be entertained for the remaining single-family properties on the east side of Henderson Highway between Edison Avenue and McKay Avenue.
 - (iii) Subject to policies (i) and (ii) aforesaid, to encourage the following minimum design criteria when evaluating proposals for commercial development:
 - (a) commercial redevelopment should only involve complete block redevelopment;
 - (b) access to commercial sites should only occur from the fronting arterial street; and
 - (c) commercial buildings should only be located at the rear of the site with parking orientated to the front of the site.

PLAN OBJECTIVES

4.
 - (i) To endeavour to preserve the neighbourhood stability on Henderson Highway;
 - (ii) To endeavour to preclude encroachment by incompatible uses upon the residential environment;
 - (iii) To endeavour to promote the logical completion of redevelopment on the east side of Henderson Highway north of Cheriton Avenue; and
 - (iv) To endeavour to minimize the impact of commercial development along Henderson Highway upon the character of the adjacent residential areas.
5. This Plan and the policies contained therein shall be reviewed not later than ten years from the date of enactment of By-law No. 3215/82 establishing this Plan.



EAST KILDONAN
TRANSCONA
COMMUNITY

Henderson Highway Corridor Action Area Plan

BY-LAW No.
3215/82

