WAVERLEY WEST

GENERAL PHASING SCHEME

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1.0 INTRODUCTION

Utilizing development projections, historic market take-up, along with existing development conditions, the full build out of Waverley West is anticipated to take between 20 – 25 years. For the purpose of this general phasing scheme, a twenty-five year development timeframe has been used, projecting the progression of neighbourhood development, the transportation requirements, and the servicing requirements.

As these are projections, subject to many factors and influences over time, this overall phasing scheme will change. The general phasing of infrastructure and related planning should be updated from time to time through the Neighbourhood Area Structure Plan and subdivision and rezoning processes.

2.0 STAGING AND TIMING

In addition to the twenty five-year full build-out scenario, the arterial and greater road networks and underground servicing needs were determined for the estimated five-year, ten-year, fifteen-year and twenty-year development conditions.

Various road configurations were tested for each development scenario in order to adequately service the anticipated traffic volumes and provide acceptable levels of service at each intersection. Underground service needs will require specific detail and study through the Neighbourhood Area Structure Plan and subdivision and rezoning processes, however for the purposes of this schematic, service extensions are projected to generally follow the roadway network and development conditions. .

Internal collector streets and local services will be required as part of each neighbourhood, and are assumed to be in place. The road networks recommended for the interim development scenarios were based on assumed levels of development and projected traffic growth rates. The timing for roadway additions or upgrades and extensions of underground services should be based on actual development and the associated demands, which are dependent upon a number of factors.

2.1 Five-Year Development Scenario

The five-year Waverley West development scenario including neighbourhood growth, road network and servicing requirements is conceptually illustrated in Map 1.

Neighbourhood Growth: It is anticipated that after the first five years of development in Waverley West, Neighbourhood Plan Area “A” will be at or near completion. Neighbourhood Plan Area “C” will be well underway, and approaching three-quarters completion.

Transportation Network: Bison Drive will be extended west of Waverley Street into Neighbourhood Plan Area “A” including a reconfigured at-grade intersection at Waverley Street. Waverley Street will be upgraded to four lanes along the eastern boundary of Waverley West, and will be realigned and commence passing through Neighbourhood

Plan Area "C". The intersection of Waverley Street with the Perimeter Highway will remain until such time as the initial phase of the Kenaston extension reaches the Perimeter Highway where the at-grade intersection will shift from Waverley to Kenaston, which is not expected to occur in the initial five years.

Servicing Systems: The water distribution system will be extended in the northern portion of Waverley West from Waverley Street into the neighbourhood generally following the alignment of Bison Drive. In the southern portion of Waverley West, the water distribution system will extend west, generally following the alignment of Waverley Street, providing service to the initial development of Neighbourhood Plan Area "C". Wastewater sewer systems will be extended south from the Bishop Grandin Interceptor to service Neighbourhood "A", and an extension to the Killarney Interceptor sewer will service Neighbourhood "C". The land drainage systems will drain into the Lot 16 drain in the north from Neighbourhood "A" and to the Beaujolais Coulee in the south from Neighbourhood "C" generally following the natural drainage course of the coulee.

2.2 Ten-Year Development Scenario

The ten-year Waverley West development scenario including neighbourhood growth, road network and servicing requirements is conceptually illustrated in Map 2.

Neighbourhood Growth: It is anticipated that within the next five years of growth in Waverley West, development in the north half will be well underway in Neighbourhood "F", and may have commenced in the north east portion of Neighbourhood "E", and potentially portions of the Town Centre. Development in the south half of Waverley West is anticipated to be complete in Neighbourhood "C" and progressed westward into Neighbourhood "D".

Transportation Network: The initial linkage of Kenaston Boulevard to the Perimeter Highway from Waverley Street is expected to be constructed, including an at-grade intersection at the Perimeter (with concurrent decommissioning of the existing Waverley/Perimeter intersection, with Waverley no longer connecting to the Perimeter Highway). Eventually, two lanes of Kenaston Boulevard will be constructed the full length from Bishop Grandin Boulevard to the Perimeter Highway. Only the eastern portion of the one-way couplet (the ultimate northbound link) around the Town Centre will be constructed initially.

Bison Drive will be extended further west through the Town Centre and into Neighbourhood "F". Waverley Street will be extended further west through Neighbourhood "C", past Kenaston Boulevard and into Neighbourhood "D".

Servicing Systems: The water distribution system will continue to be extended in the northern portion of Waverley West along Bison Drive, and will advance south along Kenaston Boulevard to provide service to the southern portion of Waverley West. Wastewater sewer systems will continue to be extended at the pace of development. An interceptor sewer linkage to the South End Water Pollution Control Centre may also be completed during this timeframe. Land drainage systems continue to be extended at the pace of development

2.3 Fifteen-Year Development Scenario

The fifteen-year Waverley West development scenario including neighbourhood growth, road network and servicing requirements is conceptually illustrated in Map 3.

Neighbourhood Growth: It is anticipated that within the next five years of growth in Waverley West, development within Neighbourhood "F" will be complete, and Neighbourhood "E" should be half way finished, as will the Town Centre. Development in the south half of Waverley West is anticipated to well established in Neighbourhood "D".

Transportation Network: The full Kenaston linkage could be completed to two travel lanes in each direction. Bison Drive will be extended west through Neighbourhood "F" and connected to Brady Road, and Brady Road will be upgraded north of Bison Drive. Waverley Street would continue to be extended westward at the pace of development.

Servicing Systems: The water distribution, wastewater collection system and land drainage networks continue to be extended at the pace of development.

2.4 Twenty-Year Development Scenario

The twenty-year Waverley West development scenario including neighbourhood growth, road network and servicing requirements is conceptually illustrated in Map 4.

Neighbourhood Growth: It is anticipated that within the next five years of growth in Waverley West, development within Neighbourhood "E" will be complete, and Neighbourhood "D" and the Town Centre should be nearing three-quarters completion. During this timeframe, development within Neighbourhood "B" will commence (Special Planning Area). Note that development may commence earlier in Neighbourhood "B" should special initiatives take place including active leadership and participation from property owners, including the preparation of a Neighbourhood Area Structure Plan. For the purposes of this study, it is assumed that market forces would dictate development commencing in this area towards the latter period of development in Waverley West, primarily due to the difficulties associated with the development of land that is under multiple ownership.

Transportation Network: Waverley Street will be extended west to connect with Brady Road, and the remaining portion of Brady Road adjacent to Waverley West will be upgraded.

Servicing Systems: The water distribution, wastewater collection system and land drainage networks will continue to be extended at the pace of development. Extensions of the water distribution and wastewater collection systems into Neighbourhood "B" would occur, and a connection of the land drainage system eastward into the Fairfield Park system would be made.

2.5 Twenty Five-Year Development Scenario

The twenty five-year Waverley West development scenario would see full completion of all development within Waverley West including development of all remaining lands, and full extensions of all services. This is conceptually illustrated in Map 5.

Neighbourhood Growth: Full development of the Town Centre, Neighbourhood "D" and Neighbourhood "B" would be expected to occur during the final five years.

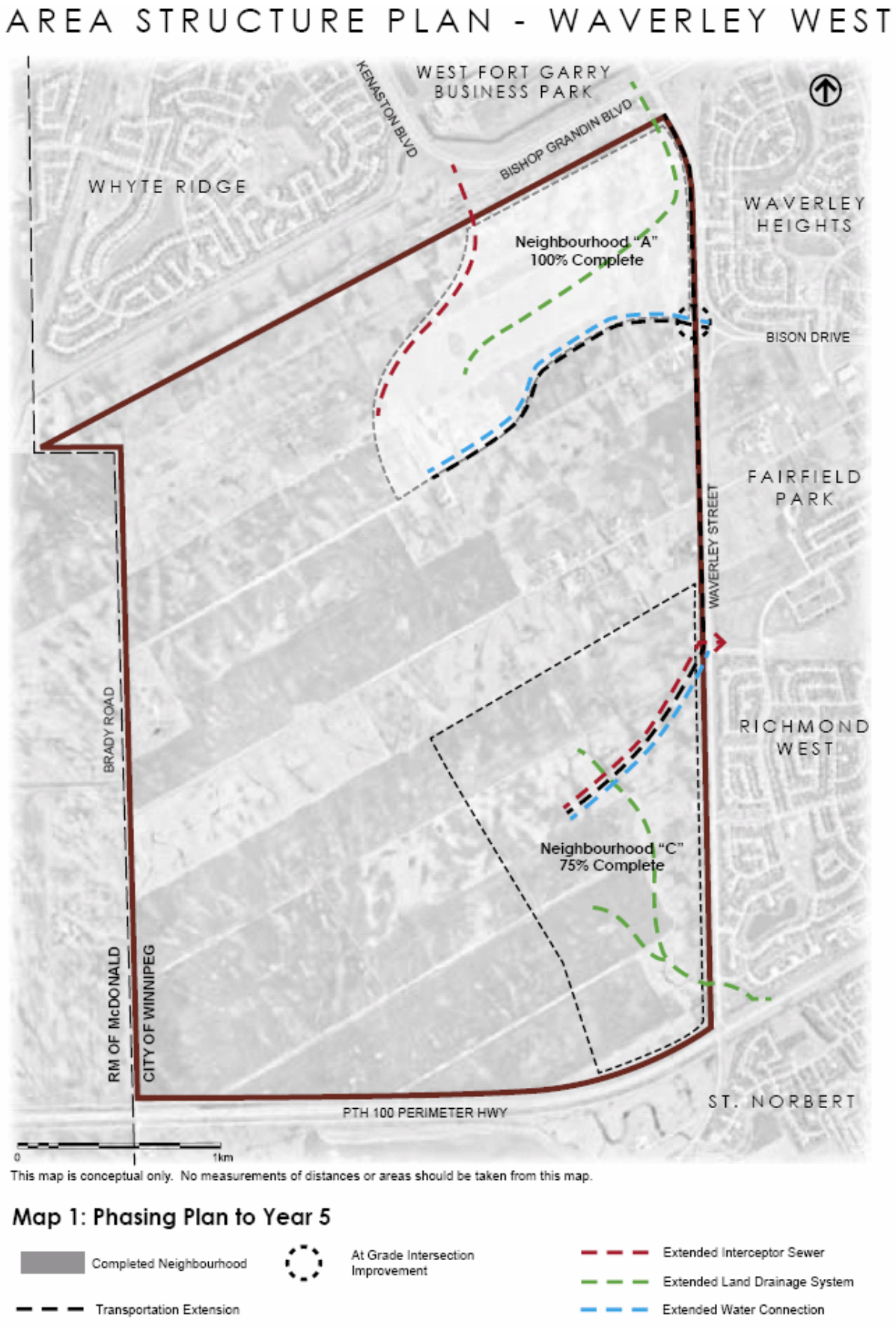
Transportation Network: All internal road extensions will have occurred prior to the final five years of Waverley West growth. Roadway improvements including possible widening of Kenaston to a six-lane roadway may occur during this period.

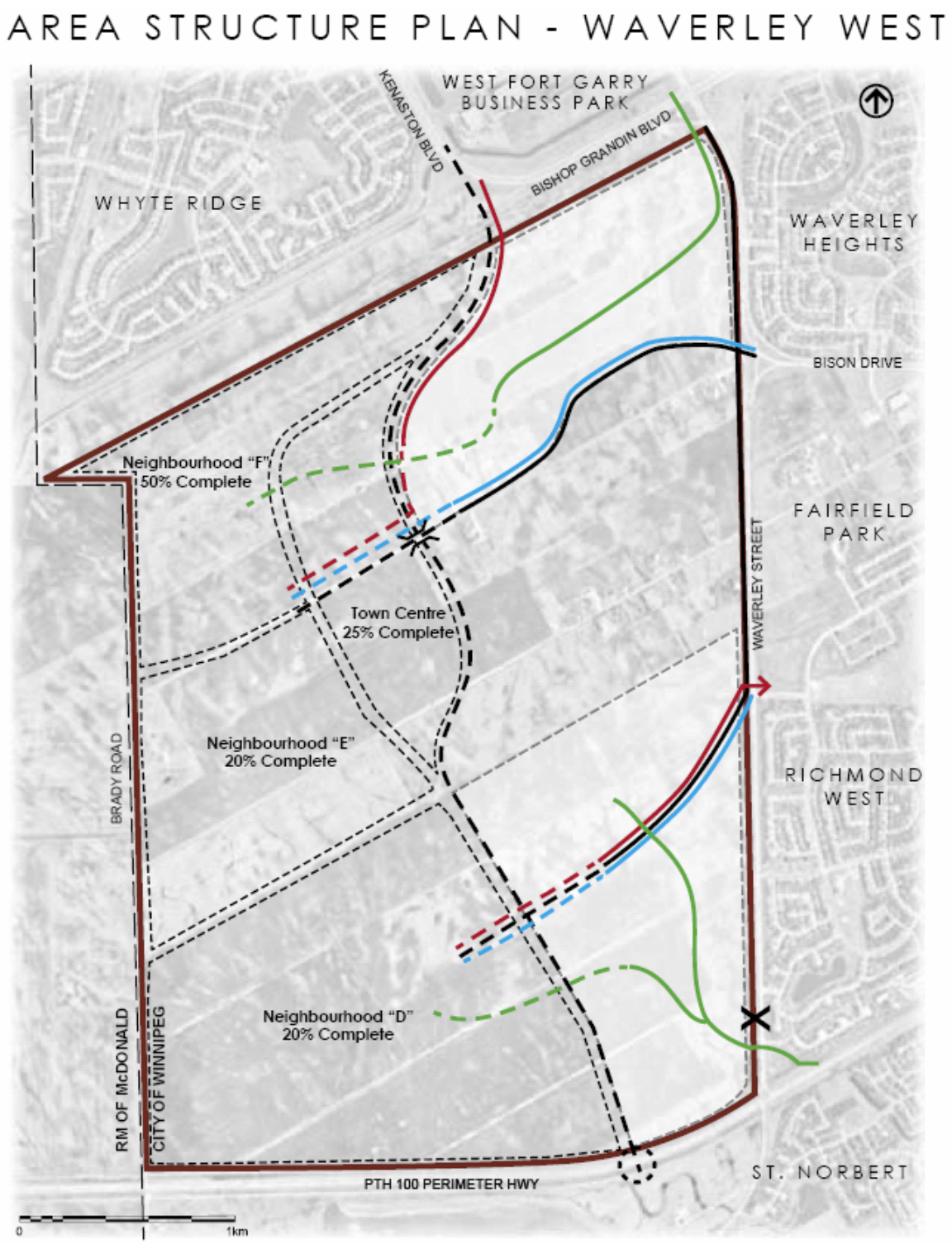
Servicing Systems: All services would be in place for final build out of Waverley West and extensions beyond the boundaries could be possible for future development.

Table 1: General Phasing Schedule

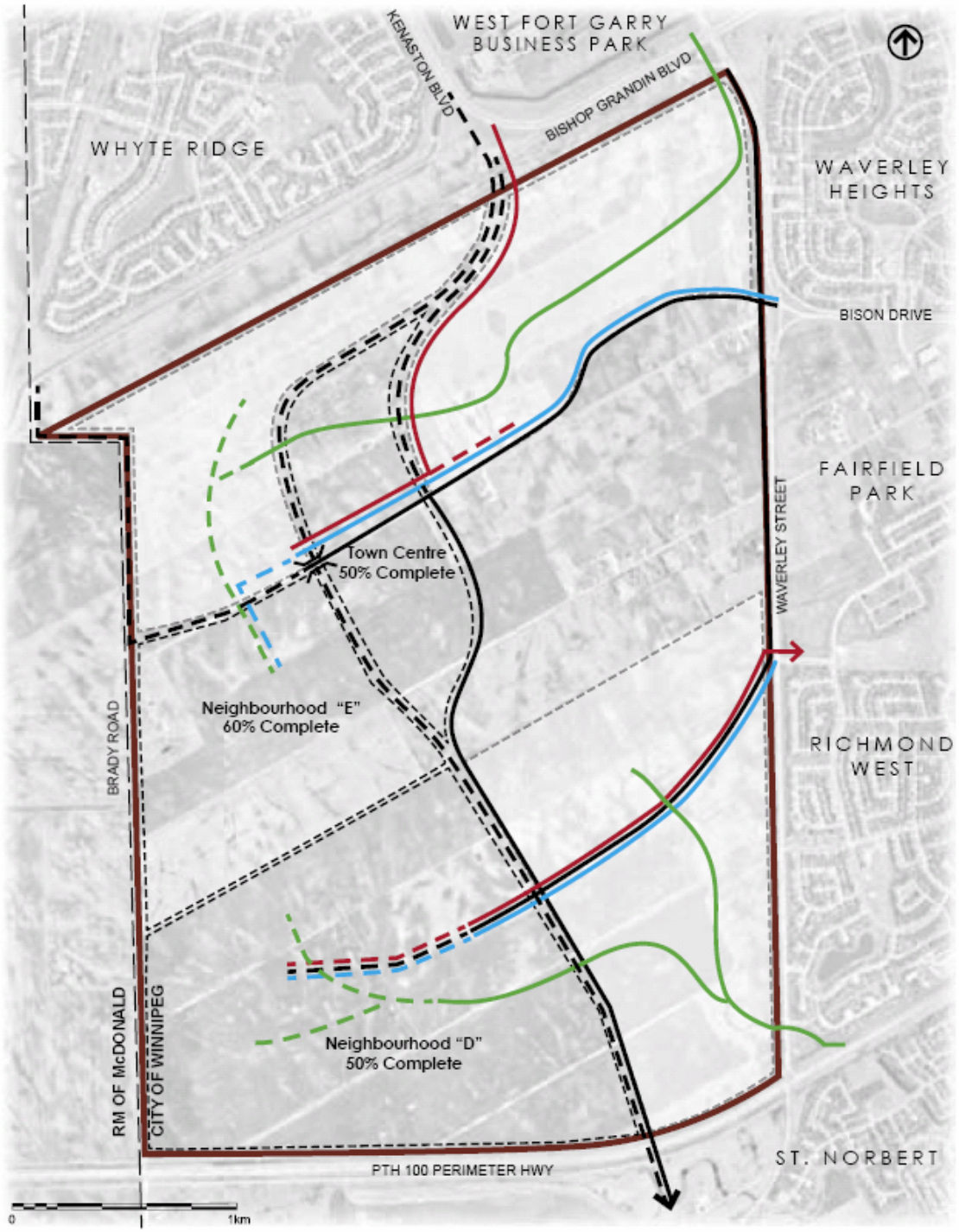
Time Frame	Neighbourhood Growth	Transportation Network	Services
TO YEAR 5	Neighbourhood "A" near completion; Neighbourhood "C" well established.	Bison Drive: extended west of Waverley Street into Neigh. "A" including a reconfigured at-grade intersection at Waverley Street. Waverley Street: upgraded to four lanes along the eastern boundary of Waverley West. Will be realigned and commence passing through Neigh. "C" (intersection at Perimeter Highway remains open.	Water distribution systems: extended in the WW North from Waverley Street into the neighbourhood generally following the alignment of Bison Drive. In WW South extended west, generally following the alignment of Waverley Street to provide service to the initial phases of Neighbourhood Plan Area "C". Wastewater sewer systems: extended south from the Bishop Grandin Interceptor to service Neigh. "A". Extension to the Killarney Interceptor sewer will service Neigh. "C". Land drainage systems: WW North will drain into the Lot 16 drain from Neigh. "A" and to the Beaujolais Coulee in WW South from Neigh. "C" generally following the natural drainage course of the coulee.

TO YEAR 10	Neigh. "A" and "C" completed; development commenced in Neigh. "D", "F" and small portion of "E".	Kenaston Boulevard: linkage to the Perimeter Highway expected, initially an at-grade intersection (with concurrent decommissioning of the existing Waverley and Perimeter intersection). Eventually, two lanes of Kenaston Boulevard to be constructed the full length from Bishop Grandin Boulevard to the Perimeter Highway. The eastern portion of the one-way couplet (the ultimate northbound link) around the Town Centre would be constructed. Waverley Street: connection to Perimeter Highway closed. Waverley extended west to Kenaston and into Neigh. "D". Bison Drive: extended further west through the Town Centre and into Neigh. "F".	Water distribution systems: The water distribution system will continue to be extended in WW North along Bison Drive. The water distribution system will advance south along Kenaston Boulevard to provide service to the remaining portions of WW South. Wastewater sewer systems: Wastewater sewer systems will continue to be extended at the pace of development. An interceptor sewer linkage to the South End Water Pollution Control Centre may also be completed during this timeframe. Land drainage systems: Land drainage systems continue to be extended at the pace of development
TO YEAR 15	Neigh. "F" completed; development well established in Neigh. "D" and "E", and commenced in the Town Centre.	The full Kenaston linkage could be completed to two travel lanes in each direction. Bison Drive will be extended west through Neighbourhood "F" and connected to Brady Road, and Brady Road will be upgraded north of Bison Drive. Waverley Street would continue to be extended westward at the pace of development	All systems continue to be extended at the pace of development.
TO YEAR 20	Neigh. "E" complete; Neigh. "C" and the Town Centre approaching build out, and development commencing in Neigh. "B".	Waverley Street will be extended west to connect with Brady Road, and the remaining portion of Brady Road adjacent to Waverley West will be upgraded.	Water distribution systems: continue to be extended at the pace of development. Extension into Neigh. "B". Wastewater sewer systems: continue to be extended at the pace of development. Extension into Neigh. "B". Land drainage systems: continue to be extended at the pace of development. Extension to the Fairfield Park system.
TO FULL BUILDOUT	All development complete in Waverley West.	All internal road extensions will have occurred prior to the final five years of Waverley West growth. Roadway improvements including possible widening of Kenaston to a six-lane roadway may occur during this period	All services would be in place for final build out of Waverley West and extensions beyond the boundaries could be possible for future development


AREA STRUCTURE PLAN - WAVERLEY WEST
WEST FORT GARRY BUSINESS PARK
KENASTON BLVD
BISHOP GRANDIN BLVD
WHYTE RIDGE
WAVERLEY HEIGHTS
Neighbourhood "A"
100% Complete
BISON DRIVE
FAIRFIELD PARK
WAVERLEY STREET
BRADY ROAD
RICHMOND WEST
Neighbourhood "C"
75% Complete
RM OF McDONALD
CITY OF WINNIPEG
PTH 100 PERIMETER HWY
ST. NORBERT
0
1km
This map is conceptual only. No measurements of distances or areas should be taken from this map.
Map 1: Phasing Plan to Year 5
Completed Neighbourhood
At Grade Intersection Improvement
Extended Interceptor Sewer
Extended Land Drainage System
Transportation Extension
Extended Water Connection


AREA STRUCTURE PLAN - WAVERLEY WEST
WEST FORT GARRY BUSINESS PARK
KENASTON BLVD
BISHOP GRANDIN BLVD
WHYTE RIDGE
WAVERLEY HEIGHTS
BISON DRIVE
Neighbourhood "F" 50% Complete
FAIRFIELD PARK
WAVERLEY STREET
Town Centre 25% Complete
Neighbourhood "E" 20% Complete
BRADY ROAD
RICHMOND WEST
Neighbourhood "D" 20% Complete
RM OF McDONALD
CITY OF WINNIPEG
PTH 100 PERIMETER HWY
ST. NORBERT
0
1km
This map is conceptual only. No measurements of distances or areas should be taken from this map.
Map 2: Phasing Plan to Year 10
Completed Neighbourhood
Transportation Extension
At Grade Intersection Improvement
Waverley Closure at Kenaston
Fly-Over
Extended Interceptor Sewer
Extended Land Drainage System
Extended Water Connection

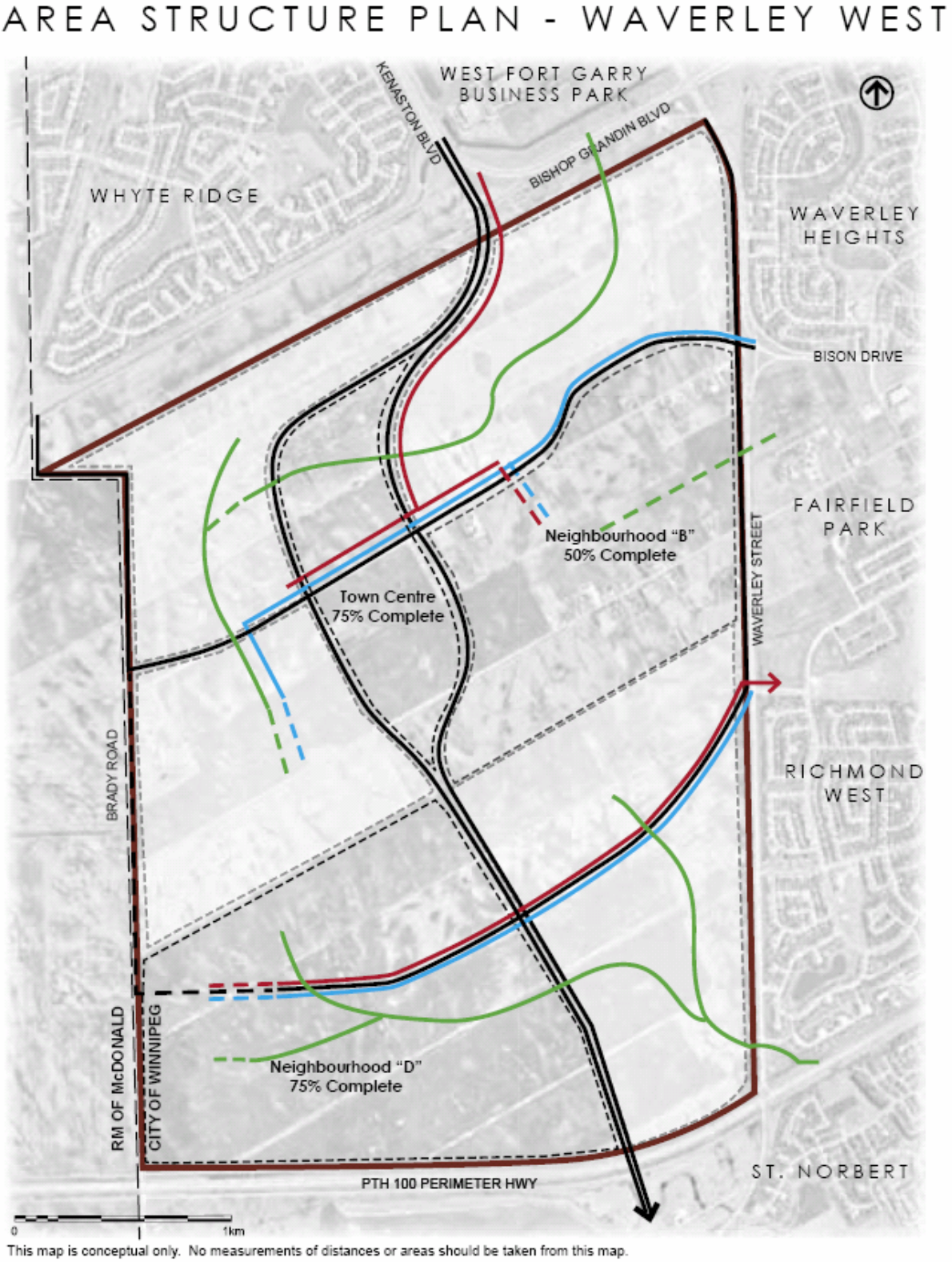
AREA STRUCTURE PLAN - WAVERLEY WEST



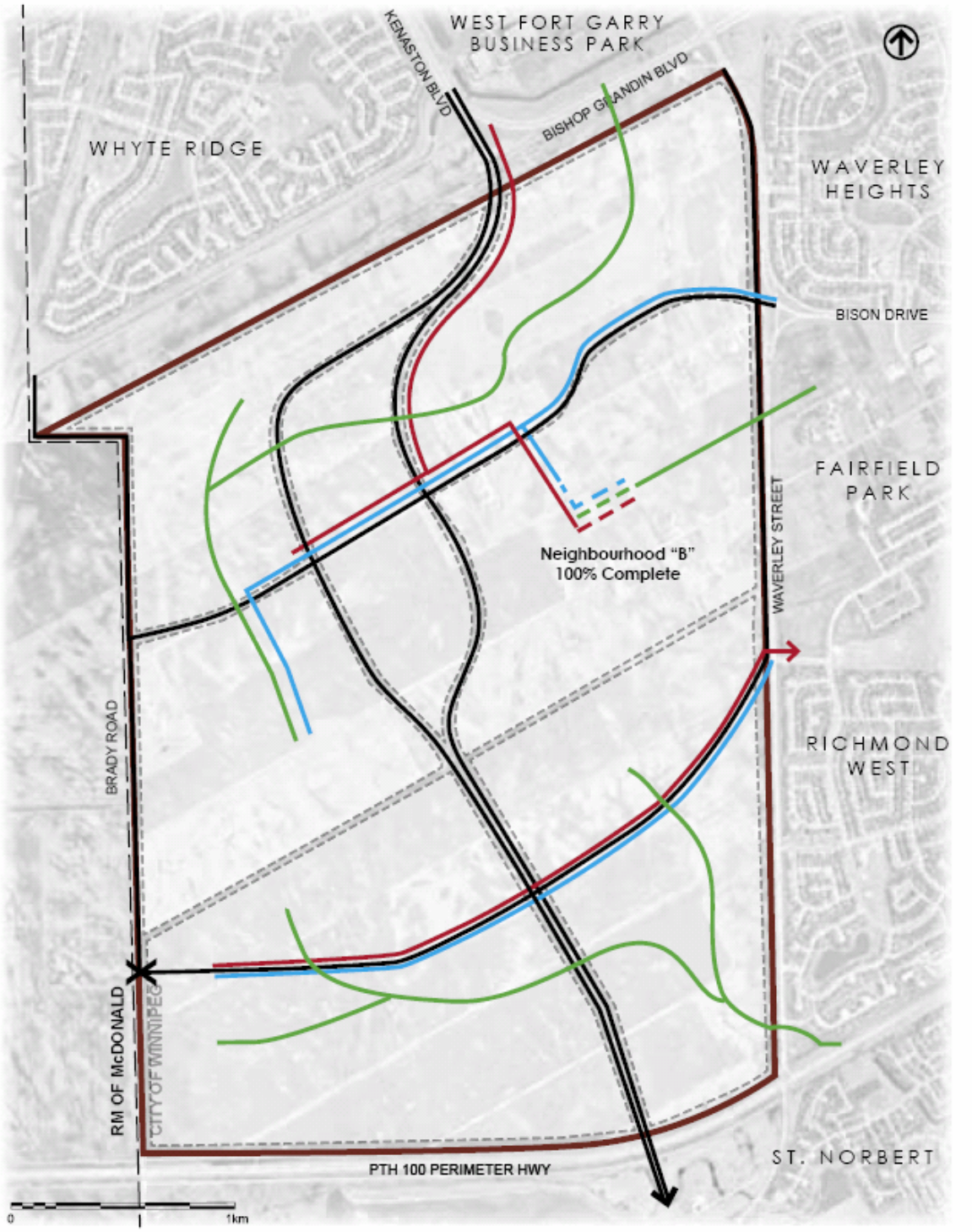
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Map 3: Phasing Plan to Year 15

Completed Neighbourhood
Transportation Extension
Fly-Over
Extended Interceptor Sewer
Extended Land Drainage System
Extended Water Connection


AREA STRUCTURE PLAN - WAVERLEY WEST
WEST FORT GARRY BUSINESS PARK
KENASTON BLVD
BISHOP GRANDIN BLVD
WHYTE RIDGE
WAVERLEY HEIGHTS
BISON DRIVE
FAIRFIELD PARK
Neighbourhood "B" 50% Complete
Town Centre 75% Complete
WAVERLEY STREET
BRADY ROAD
RICHMOND WEST
RM OF McDONALD
CITY OF WINNIPEG
Neighbourhood "D" 75% Complete
PTH 100 PERIMETER HWY
ST. NORBERT
0
1km
This map is conceptual only. No measurements of distances or areas should be taken from this map.
Map 4: Phasing Plan to Year 20
Completed Neighbourhood
Transportation Extension
Extended Interceptor Sewer
Extended Land Drainage System
Extended Water Connection

AREA STRUCTURE PLAN - WAVERLEY WEST



This map is conceptual only. No measurements of distances or areas should be taken from this map.

Map 5: Phasing Plan to Year 20

- Completed Neighbourhood
- Transportation Extension
- Brady Road Closure
- Extended Interceptor Sewer
- Extended Land Drainage System
- Extended Water Connection