Agenda - Council - March 25, 2009

Report - Standing Policy Committee on Property and Development - March 3, 2009

Item No. 5 Secondary Plan Amendment - Waverley West Northeast Neighbourhood
File SPA 01/2009

STANDING COMMITTEE RECOMMENDATION:

On March 19, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submits the following to Council:

1. That By-law No. 35/2009, an amendment to the Waverley West Northeast Neighbourhood Area Plan be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Property and Development - March 3, 2009

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On March 19, 2009, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On March 3, 2009, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

RE: Secondary Plan Amendment – SPA 01/2009 - Waverley West NE Neighbourhood

FOR SUBMISSION TO: Standing Policy Committee on Property and Development

ORIGINAL REPORT SIGNED BY: Director of Planning, Property and Development

REPORT DATE: February 19, 2009

RECOMMENDATION:

1. That By-law No. xxxx/2009, an amendment to the Waverley West NE Neighbourhood Area Plan be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

Report Summary

Key Issues:

- An application has been made to amend the Waverley West NE Neighbourhood Area Plan to allow the rezoning of the 18-acre former City of Winnipeg landfill site in order to facilitate additional single-family residential development within a reconfigured neighbourhood layout.

- A Secondary Plan by-law requires First Reading at Council and then a Public Hearing prior to Second and Third Reading at Council in accordance with the Development Procedures By-Law (5893/92) and Section 234(3) of the City of Winnipeg Charter.

- The committee of council designated for the purpose of conducting the hearing respecting the proposed by-law is the Riel Community Committee.

- The current recommendation from the Planning, Property and Development Department on the proposed amendment and the associated rezoning will be provided prior to the Public Hearing.

Implications of the Recommendation(s):

General Implications

( ) None

(X) For the organization overall and/or for other departments

(X) For the community and/or organizations external to the City

( ) Involves a multi-year contract

Comment(s):

- This subject report addresses only the merits of proceeding to a Public Hearing
- The application should proceed to a public hearing in order for the democratic process to serve both the proponents and opponents of the proposed development.

Policy Implications

( ) No

(X) Yes

Comment(s):

- An analysis of the proposed development and its impact on the Secondary Plan will be provided in a subsequent Report prior to the Public Hearing.

Regulatory Implications

(x) None

( ) Eliminates or reduces regulatory impact

( ) Proposes regulatory impact

Comment(s):

Environmental Implications

(x) No

( ) Yes

Comment(s):

Human Resources Implications

(x) No

( ) Yes

Comment(s):

Financial Implications

(x) Within approved current and/or capital budget

( ) Current and/or capital budget adjustment required

Comment(s):

Report

REASON FOR THE REPORT:

The Standing Policy Committee on Property and Development has the authority to forward a Secondary Plan By-Law through Executive Policy Committee to Council for First Reading.

HISTORY:

The Waverley West Area Structure Plan was approved by City Council on November 21, 2007 as By-Law No.140/07.

The Waverley West NE Neighbourhood Area Plan was approved by City Council on December 6, 2006 as By-Law No. 210/06.

On January 13, 2009, the City of Winnipeg Planning, Property and Development Department (Real Estate Division) authorized this application on condition of the sale of the former landfill site to Manitoba Housing and Renewal Corporation.

MMM Group, on behalf of MHRC, submitted an application to amend the Waverley West NE Neighbourhood Area Plan on January 21, 2009.

DISCUSSION:

Proposed Amendment

The applicant is proposing to amend the Neighbourhood Plan to allow the rezoning, remediation and redevelopment of the former City of Winnipeg landfill site, which remained an “A” Agricultural District and was designated as Open Space under the plan.

To facilitate the redevelopment, overall drainage and pathway systems in the neighbourhood plan wound need to be reconfigured, illustrated in the plan identified as Attachment “B”. (Attachment “C” illustrates the Land Use Concept Plan as originally approved.) The intent of this application is to facilitate the development of approximately 20 acres of additional single-family dwellings.

A full analysis of the proposed amendment including a recommendation from the Planning, Property and Development Department will be provided in a subsequent report submitted as part of the agenda for the Public Hearing scheduled in combination with the rezoning and variance applications related to the applicant’s development.

Public Hearing On Secondary Plan

An application to amend the Waverley West NE Neighbourhood Area Plan has been made and submitted as a by-law for consideration at a public hearing. Pursuant to the Development Procedures By-Law **No. 5893/92:**

5. (1) A proposed Secondary Plan By-law shall, after first reading and before second reading, be referred for conduct of a public hearing in accordance with the City of Winnipeg Charter:

(a) where the land to which the proposed Secondary Plan By-law applies is located in one community to the community committee for that community;
but if council deems it more appropriate it may by resolution designate either the executive policy committee or a standing committee to conduct the public hearing.

The Waverley West NE Neighbourhood Area Plan is located in the ward of St. Norbert and within the boundaries of the Riel Community Committee.

Financial Impact Statement Date: February 19, 2009

Project Name:

Secondary Plan Amendment – SPA 01/2009 - Waverley West NE Neighbourhood

COMMENTS:

The recommendation contained in this report is that By-law No. xxxx/2009, an amendment to the Waverley West NE Neighbourhood Area Plan, be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT THERE WAS:

Internal Consultation With and Concurrence By:
N/A

External Consultation With:
N/A

THIS REPORT SUBMITTED BY:

Department	Planning, Property and Development
Division	Planning and Land Use
Prepared by	Kurtis Kowalke
PPD File No.	SPA 01/2009

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ATTACHMENT "A"

THE CITY OF WINNIPEG

BY-LAW NO. /2009

A By-law of THE CITY OF WINNIPEG to amend the Waverley West Northeast Neighbourhood Area Structure Plan By-law No. 210/2006.

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

1 *This By-law amends the Waverley West Northeast Neighbourhood Area Structure Plan By-law No. 210/2006.*

2 *Figure 3 is repealed and replaced with Attachment "B".*

3 *In the table in section 5.0:*

(a) *In the* "Lower Density Residential (incl. 6 acre church site)" *row,* "199a" *and* "60%" *are struck out and* "219a" *and* "66.5%*" respectively are substituted;*

(b) *In the* "Higher Density Residential" *row,* "28a" *and* "8.5%" *are struck out and* "25a" *and* "7.5%" *respectively are substituted;*

(c) *In the* "Parkway (incl. 7 acre school site)" *row,* "68a" *is struck out and* "70a" *is substituted;*

(d) *In the* "Open Space (former landfill)" *row,* "Open Space (former landfill)", "18a" *and* "5.5%" *are struck out;*

(e) In the "TOTAL" *row,* "329a" *is struck out and* "330a" *is substituted.*

4 *In section 5.5, under* "Intent":

(a) "102" *is struck out and* "86" *is substituted;*

(b) *The following is struck out:*

As a result of the high percentage of open space the Northeast Neighbourhood has minimal opportunities for active recreation areas, however, pedestrian connections will be incorporated to access future development cells that will provide active park space.

and the following is substituted:

An active recreation site may be developed on the former landfill site to provide active recreation opportunities for this neighbourhood.

5 *In section 5.5.6:*

(a) *Subsections (1), (2) and (3) are repealed;*

(b) *Subsection (4) is added as follows:*

(4) Prior to development, the former landfill site shall be remediated to the satisfaction of the City of Winnipeg Water and Waste Department.

RECEIVED FIRST READING on this day of , 2009.

RECEIVED SECOND READING on this day of , 2009.

RECEIVED THIRD READING on this day of , 2009.

DONE AND PASSED this day of , 2009.

Mayor

City Clerk

Certified as to content:

for Director of Planning, Property & Development

Approved as to form:

for Acting City Solicitor/Manager of Legal Services

ATTACHMENT "B"

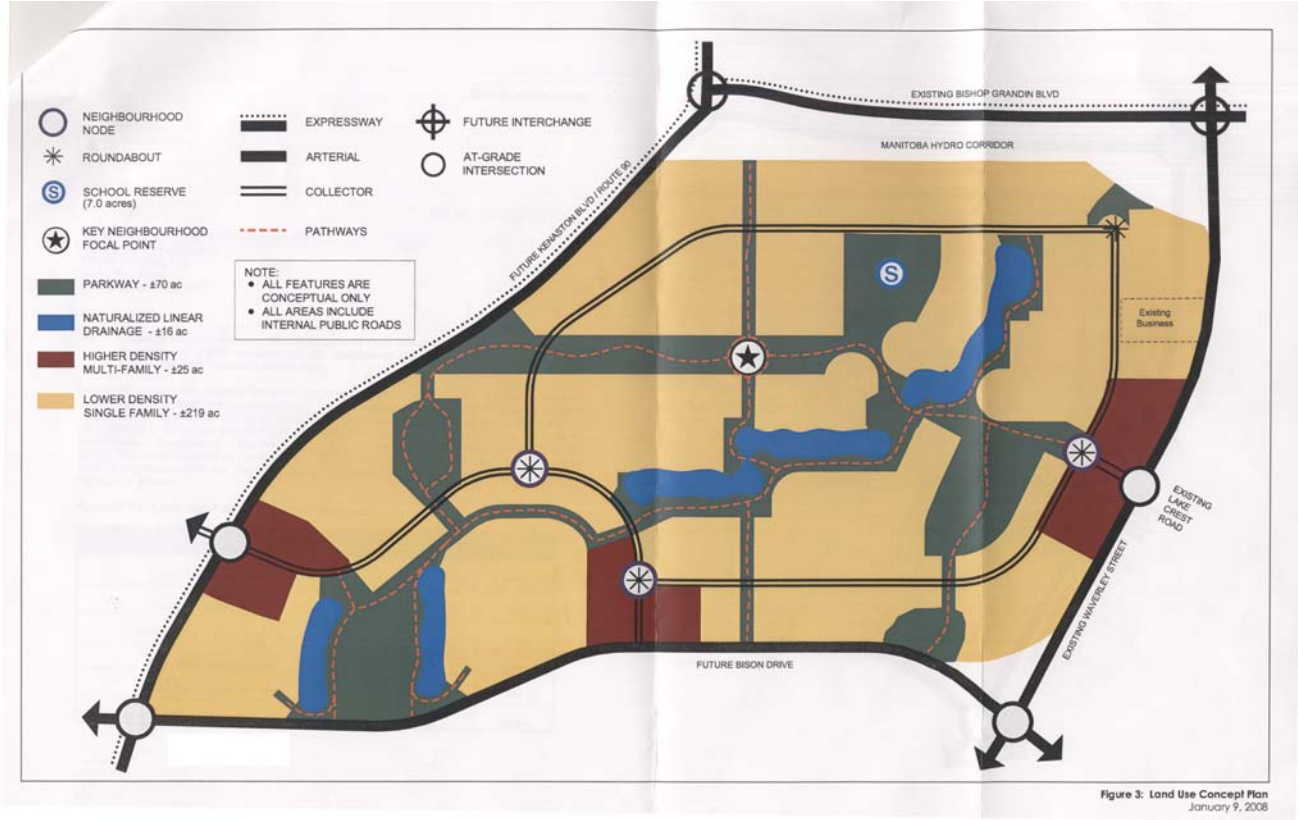

Figure 3: Land Use Concept Plan
January 9, 2008