Agenda – Council – June 27, 2012

Report – Standing Policy Committee on Property and Development – June 12, 2012

Item No. 7 Waverley West – West Neighbourhood – First Reading
(St. Norbert Ward)
File SP 01/2012

STANDING COMMITTEE RECOMMENDATION:

On June 20, 2012, 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. 90/2012, the Waverley West - West Neighbourhood Area Structure Plan, be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

Agenda – Council – June 27, 2012

Report – Standing Policy Committee on Property and Development – June 12, 2012

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 20, 2012, 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 June 12, 2012, 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.

ADMINISTRATIVE REPORT

Title: SP 01/12 – Waverley West West Neighbourhood – First Reading

Critical Path: Standing Policy Committee on Property & Development → Executive Policy Committee → Council

AUTHORIZATION

Author	Department Head	CFO	CAO
P. Regan	B. Thorgrimson	N/A	D. Joshi, COO

RECOMMENDATIONS

1. That By-law No. 90/2012, the Waverley West West Neighbourhood Area Structure Plan, be forwarded to Council for First Reading to allow for the Riel Community Committee to conduct a Public Hearing.

REASON FOR THE REPORT

An application has been received for the adoption of a Neighbourhood Area Structure Plan for Waverley West Neighbourhood "E". The Waverley West Area Structure Plan (By-Law No.10/2006) indicates that there will be specific Neighbourhood Area Structure Plans to implement the policies of the Waverley West Area Structure Plan (WWASP). Until approval of a Neighbourhood Area Structure Plan for the specific neighbourhood, any development application within such area is considered premature and cannot be accepted. The applicant intends to submit a subdivision and rezoning application for a combined hearing at Community Committee.

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Riel Community Committee will conduct a Public Hearing on the proposed secondary plan in combination with a subdivision and rezoning application. A full analysis of the Neighbourhood Area Structure Plan 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. It is noted that the plan, as it stands, may not adequately address the former landfill site. It is also expected that the arrangement of public open spaces, collector roads and greenway corridors will evolve as collaboration between the applicant and the Winnipeg Public Service continues.

HISTORY

On July 26, 2006, Council passed By-Law No.10/2006, The Waverley West Area Structure Plan By-law.

Section 13.0 Neighbourhood Area Structure Plan requires the implementation of the WWASP through the Neighbourhood Area Structure Plans and outlines the basic composition for the Neighbourhood Area Structure Plans.

On April 26, 2012, the applicant submitted the Area Structure Plan for Neighbourhood “E”, the West Neighbourhood, in accordance with the basic requirements of the Waverley West Area Structure Plan to establish a new residential neighbourhood.

FINANCIAL IMPACT

Financial Impact Statement Date: May 17, 2012

Project Name:

SP 01/12 – Waverley West West Neighbourhood – First Reading

COMMENTS:

The recommendation contained in this report is that By-law No. 90/2012, the Waverley West West Neighbourhood Area Structure 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"
Karen Ayotte
Acting Manager of Finance

CONSULTATION

In preparing this report there was consultation with:

Public Works Department
Winnipeg Fire & Paramedic Services
Water & Waste Department
Winnipeg Transit

SUBMITTED BY

Department:	Planning, Property and Development
Division:	Urban Planning
Prepared by:	Kurtis Kowalke
Date:	*May 18, 2012*
File No.	SP 01/12

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THE CITY OF WINNIPEG

BY-LAW NO. 90/2012

A By-law of THE CITY OF WINNIPEG to adopt a secondary plan for the Waverley West West Neighbourhood.

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

1 This By-Law may be referred to as the **"Waverley West West Neighbourhood Area Structure Plan By-law"**.

2 The document entitled "Waverley West West Neighbourhood Area Structure Plan", attached hereto and marked as Schedule 1 to this By-law, is hereby adopted as a secondary plan for the Waverley West West Neighbourhood.

3 *Winnipeg Zoning By-law No. 200/2006 is amended by adding the following to the list of adopted secondary plans in Schedule "A", section 1, as the next unused subsection:*

Waverley West West Neighbourhood Area Structure Plan

RECEIVED FIRST READING on this day of , 2012.

RECEIVED SECOND READING on this day of , 2012.

RECEIVED THIRD READING on this day of , 2012.

DONE AND PASSED this day of . 2012.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property & Development

Approved as to form:

_____
James Carter

for Director of Legal Services and City Solicitor

Attachment "A": The Waverley West West Neighbourhood Area Structure Plan



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