Agenda – Council – February 27, 2013

Report – Standing Policy Committee on Property and Development – February 19, 2013

Item No. 20 **Secondary Plan - Waverley West Southwest Neighbourhood – First Reading**
File SP 3/2012

STANDING COMMITTEE RECOMMENDATION:

On February 22, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development, and submits the following to Council:

1. That By-law No. 4/2013, the Waverley West Southwest Neighbourhood Area Structure 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 – February 19, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On February 22, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On February 19, 2013, 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 03/12 – Waverley West Southwest Neighbourhood – First Reading

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That By-law No. 4/2013, the Waverley West Southwest 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 "D". 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.

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 October 25, 2012, the applicant submitted the Area Structure Plan for Neighbourhood “D”, the Southwest Neighbourhood, in accordance with the basic requirements of the Waverley West Area Structure Plan to establish a new mixed use neighbourhood.

FINANCIAL IMPACT

Financial Impact Statement Date: January 29, 2013

Project Name:

SP 03/12 – Waverley West Southwest Neighbourhood – First Reading

COMMENTS:

There are no financial implications associated with this recommendation.

"Original Signed By"
Mike McGinn, CA
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:	*January 31, 2013*
File No.	SP 03/12

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THE CITY OF WINNIPEG

BY-LAW NO. 4/2013

A By-law of THE CITY OF WINNIPEG to adopt a Secondary Plan for the Waverley West Southwest Neighbourhood.

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

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

2 The document entitled "Waverley West Southwest 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 Southwest 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 Southwest Neighbourhood Area Structure Plan

RECEIVED FIRST READING on this	day of	, 2013.
RECEIVED SECOND READING on this	day of	, 2013.
RECEIVED THIRD READING on this	day of	, 2013.
DONE AND PASSED this	day of	, 2013.

_____
Mayor

_____
City Clerk

Approved as to planning details:

_____
for Director of Planning, Property and Development

Approved as to form:

_____
James Carter
for Director of Legal Services and City Solicitor

Attachment “A”: The Waverley West Southwest Neighbourhood Area Structure Plan



South Pointe West
Final Draft Plan Janua