Agenda – Council – May 29, 2013

Report – Standing Policy Committee on Property and Development – May 7, 2013

Item No. 4 Secondary Plan – Waverley West – Southwest Neighbourhood (Neighbourhood Plan Area "D") (St. Norbert Ward) File SP 3/2012 [c/r DASZ 33/2012]

STANDING COMMITTEE RECOMMENDATION:

On May 15, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the following to Council:

1. That By-law No. 4/2013, the Waverley West Southwest Neighbourhood Area Structure Plan, be forwarded to Council for second and third reading, with the following amendments:

    A. That the Maps 2, 3 and 4, (found in Schedule 1: Waverley West Southwest Neighbourhood Area Structure Plan, dated April 2, 2013), be replaced with the revised maps 2, 3 and 4, shown as Exhibit 11.

    B. That the text following Section 6.4.2(1) be replaced with:
        i. Kenaston Boulevard;
        ii. collector street intersections; and
        iii. the Greenways System, as warranted.

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 – May 7, 2013

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On May 15, 2013, the Executive Policy Committee concurred in the recommendations of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On May 7, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Riel Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2013, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, with the following amendment:

- Delete Recommendation 1.A. in its entirety and replace with the following new Recommendation 1.A.:

  "1. A. That the Maps 2, 3 and 4, (found in Schedule 1: Waverley West Southwest Neighbourhood Area Structure Plan, dated April 2, 2013), be replaced with the revised maps 2, 3 and 4, shown as Exhibit 11."

and forwarded to the Standing Policy Committee on Property and Development.

RE: **Secondary Plan - Waverley West Southwest Neighbourhood**
File SP 3/2012 [c/r DASZ 33/2012]

For submission to: **The Standing Policy Committee on Property and Development**

Prepared by: **Rochelle Viray, Clerk**
Riel Community Committee

Report date: **April 9, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On April 8, 2013, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommends to the Standing Policy Committee on Property and Development:

1. That By-law No. 4/2013, the Waverley West Southwest Neighbourhood Area Structure Plan, be forwarded, as amended, to Council for second and third reading with the following amendments:

   ~~***A. That Map 3: Transportation be replaced with the map in Attachment 'B'.***~~

   A. "That the Maps 2, 3 and 4, (found in Schedule 1: Waverley West Southwest Neighbourhood Area Structure Plan, dated April 2, 2013), be replaced with the revised maps 2, 3 and 4, shown as Exhibit 11."

   B. That the text following Section 6.4.2(1) be replaced with:
      i. Kenaston Boulevard;
      ii. collector street intersections; and
      iii. the Greenways System, as warranted.

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

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The Riel Community Committee provided the following supporting reasons for its recommendation:

1. The Riel Community Committee agreed with the administrative comments contained in the report of the Planning and Land Use Division dated April 2, 2013.
2. This is orderly development, and is consistent with the development that we are already seeing occur in the area.

PUBLIC HEARING SUMMARY

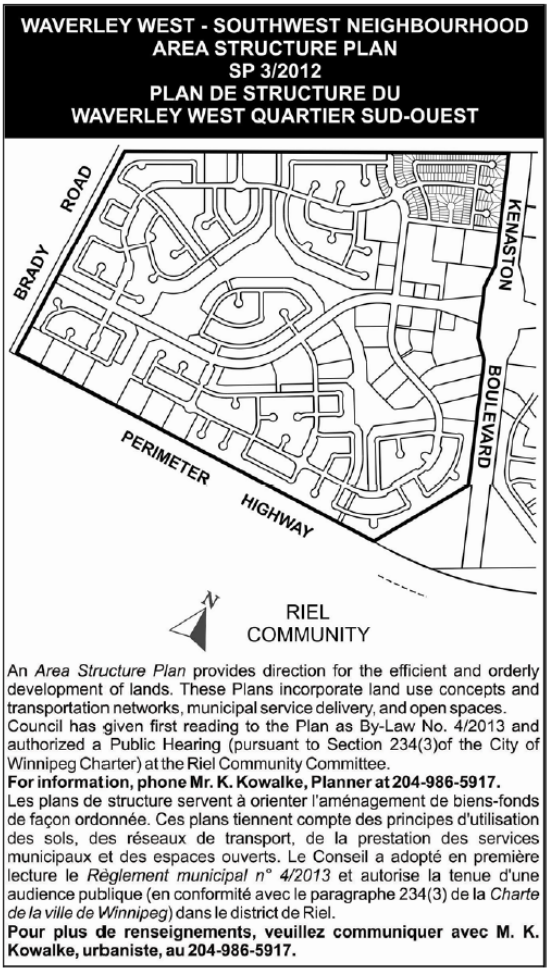
File: SP 3/2012

Before: Riel Community Committee
Councillor Swandel, Chairperson
Councillor Mayes
Councillor Vandal

Public Hearing: April 8, 2013
Council Building, 510 Main Street

Applicant: Landmark Planning and Design (Donovan Toews)

Subject:



Premises Affected: Secondary Plan - Waverley West Southwest Neighbourhood

Exhibits Filed:

1. Application dated October 25, 2012
2. Notification of Public Hearing dated March 8, 2013
3. Council Decision of February 27, 2013; contains report from the Director of Planning, Property and Development dated January 31, 2013
4. First Reading of By-law No. 4/20013 by Council on February 27, 2013
5. Manitoba Status of Titles 2328787/1; 2328794/1; 2328796/1; 2328802/1; 2328804/1; 2328809/1; 2328858/1; 2517771/1; 2517781/1; 2517785/1; 2517795/1; 2517839/1 and 2524667/1
6. Letter of authorization dated October 22, 2012 from Ladco Company Limited to Landmark Planning and Design Inc.
7. Surveyor's Building Location Certificate and sketch
8. Plan
9. Report from the Planning and Land Use Division dated April 2, 2013
10. Inspection Report
11. Revised maps 2, 3 and 4 (3 pages)
12. Presentation dated April 8, 2013, submitted by Mark Cohoe at the public hearing, in opposition to the application
13. Audio Recording of representations of public hearing

REPRESENTATIONS:

In Support:

Donovan Toews, Landmark Planning and Design
Michael Carruthers
Tyler Smith
David Borger

In Opposition:

Mark Cohoe, Bike to the Future

For Information:

Nil

For the City:

Mr. M. Pittet, Manager of Land Development, Geomatics, and Land Information Services, Planning, Property and Development Department
Mr. R. Kostiuk, Planner, Planning, Property and Development Department
Mr. K. Kowalke, Planner, Planning, Property and Development Department
Mr. K. Raban, Land Development Administrator, Planning, Property and Development Department

Exhibit “9” referred to in File SP 3/2012

ADMINISTRATIVE REPORT

Title: SP 03/12 – Waverley West – Southwest Neighbourhood (Neighbourhood Plan Area “D”) Public Hearing

Issue: For consideration at the public hearing for a secondary plan for the Waverley West – Southwest Neighbourhood – SP 03/2012

Critical Path: Riel Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council as per the *Development Procedures By-law* and *The City of Winnipeg Charter*.

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Smith	N/A	N/A	

RECOMMENDATIONS

1. That By-law No. 4/2013, the Waverley West Southwest Neighbourhood Area Structure Plan, be forwarded, as amended, to Council for second and third reading with the following amendments:
    A. That Map 3: Transportation be replaced with the map in Attachment ‘B’.
    B. That the text following Section 6.4.2(1) be replaced with:
        i. Kenaston Boulevard;
        ii. collector street intersections; and
        iii. the Greenways System, as warranted.
2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The Waverley West Area Structure Plan (By-law 10/2006) requires implementation of its policies through specific Neighbourhood Area Structure Plans that outline the basic composition of each neighbourhood area.

The applicant has submitted a Neighbourhood Area Structure Plan for the Southwest Neighbourhood with the intent to subdivide and rezone 636 acres of land in the Waverley West area to create a residential neighbourhood.

The Southwest Neighbourhood will be comprised of single and multi-family homes along with commercial space, parks, pathways and stormwater retention ponds. Using the density targets provided by the applicant, it is anticipated that there will be approximately 3300 to 4300 dwelling units in this neighbourhood.

The Development Procedures By-Law (5893/92) specifies that the required public hearings shall be combined and heard by the designated committee, which is the Riel Community Committee.

The two amendments address the deletion of one of the roundabouts ('A') at the applicant's request, and clarification about pedestrian crossings along Waverley Street ('B').

IMPLICATIONS OF THE RECOMMENDATIONS

Policies 13.1.3 of the *Waverley West Area Structure Plan* (By-Law 10/2006), indicates that until the approval of the Neighbourhood Area Structure Plan, any development application within such area shall be considered premature and will not be accepted. As such, Council would need to adopt the Waverley West Southwest Area Structure Plan before it can consider the subdivision and rezoning application (DASZ 33/2012).

HISTORY

On April 27, 2005, Council adopted By-Law No. 50/2004 (see file PW 2/2003), which amended *Plan Winnipeg 2020* in order to designate the lands south of the westerly extension of Bishop Grandin Boulevard, east of Brady Road, north of the Perimeter Highway, and west of Waverley Street (lands commonly known as "Waverley West"), from *Rural Policy* Area to *Neighbourhood Policy* Area.

On July 26, 2006, Council adopted the Waverley West Area Structure Plan under By-Law No. 10/2006 (SP 4/2005). This secondary plan guides all development in the Waverley West area.

The Waverley West Area Structure Plan (By-Law No. 10/2006) under Sections 4.2 and 13 identifies Waverley West to be comprised of seven neighbourhoods (A, B, C, D, E, F and the Town Centre) all of which require detailed planning in the form of a Neighbourhood Area Structure Plan.

On February 27, 2013, Council gave First Reading to By-Law 4/2013 for the adoption of the Waverley West Southwest Area Structure Plan.

CONSULTATION

In preparing this report there was consultation with:

Public Works Department
Transit Department
Water and Waste Department

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Kurtis Kowalke
Date:	April 2, 2013
File No.	SP 3/2012

List of Schedules and Attachments

Appendix A – Administrative Report
Attachment A – By-law No. 4/2013
Schedule 1 – Waverley West Southwest Neighbourhood Area Structure Plan
Attachment B – new Map 3

APPENDIX 'A'

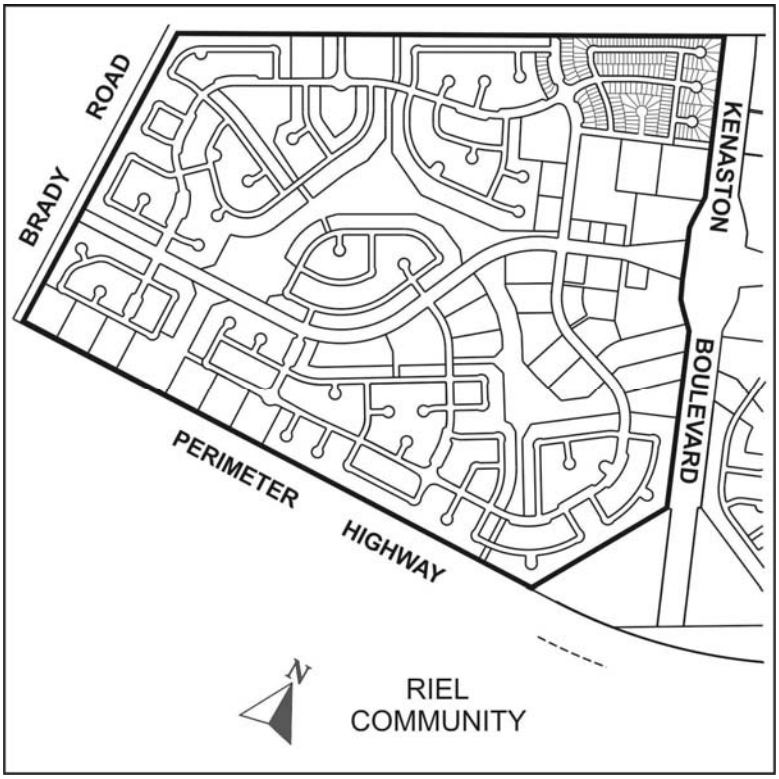
DATE: April 2, 2013

FILE: SP 3/2012
RELATED FILES: DASZ 33/2012, SP 4/2005, PW 2/2003

COMMUNITY: Riel
NEIGHBOURHOOD #: 5.682 (Waverley West D)

SUBJECT: Waverley West Southwest Neighbourhood Area Structure Plan

LOCATION: Waverley West Neighbourhood Plan Area "D" (on the north side of Perimeter Highway between Kenaston Boulevard and Brady Road, as shown in the picture below)



APPLICANT: Donovan Toews
Landmark Planning & Design
298 Waterfront Drive
Winnipeg MB R3B 0G5

OWNER(S): Ladco Co.
200-40 Lakewood Boulevard

Winnipeg, MB R2J 2M6

REPORT SUMMARY

- The applicant has submitted a Neighbourhood Area Structure Plan for the Southwest Neighbourhood with the intent to subdivide and rezone 636 acres of land in the Waverley West area to create a residential neighbourhood.
- The Waverley West Area Structure Plan (By-law 10/2006) requires implementation of its policies through specific Neighbourhood Area Structure Plans that outline the basic composition of each neighbourhood area.
- The Southwest Neighbourhood will be comprised of single and multi-family homes along with commercial space, parks, pathways and stormwater retention ponds. Using the density targets provided by the applicant, it is anticipated that there will be approximately 3300 to 4300 dwelling units in this neighbourhood.
- The Development Procedures By-Law (5893/92) specifies that the required public hearings shall be combined and heard by the designated committee, which is the Riel Community Committee.

SITE DESCRIPTION

- The subject site is located on the north side of Perimeter Highway between Kenaston Boulevard and Brady Road, south of the Waverley West E Neighbourhood, in the St. Norbert Ward.
- The site is vacant and is approximately **636 acres in area**.
- The site is located in the *Areas of Stability – Recent Communities* Policy Area under the *Complete Communities Direction Strategy*.
- The site is also identified as Neighbourhood Plan Area "D" under the Waverley West Area Structure Plan (By-law 10/2006) and is zoned "A" Agricultural.

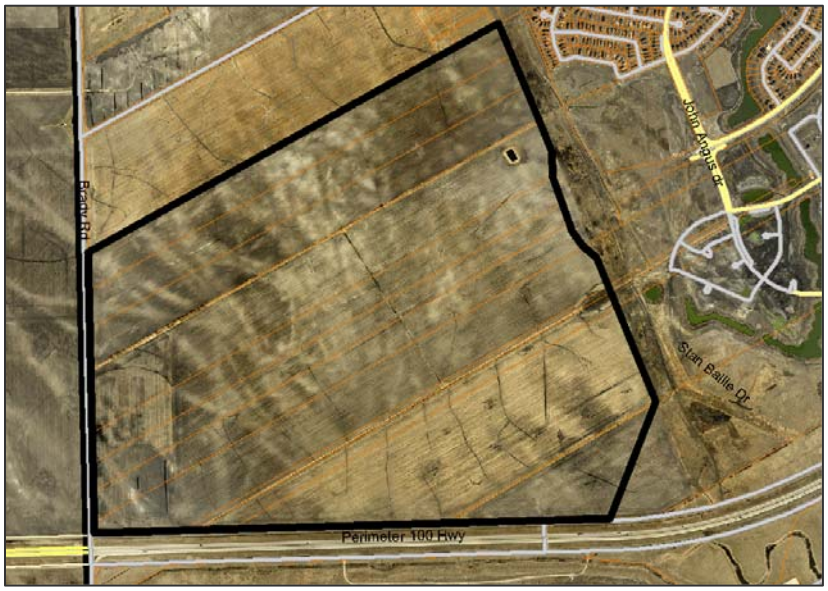


Figure 1: Aerial photograph showing approximate area of the subject site and surrounding area (2012)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- In order to keep pace with projected demand, Ladco Co. is looking to bring more residential land on line in Waverley West.
- Similar to the Southeast Neighbourhood, the Southwest will accommodate a commercial hub at the junction of Kenaston and Waverley.
- The neighbourhood will be accessed from Kenaston Boulevard and though Neighbourhood Area 'E' to the north (Bridgwater Trails).

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy* the proposed development is within the *Areas of Stability – Recent Communities* policy area. Key relevant policies guiding development within *Areas of Stability* include:
    - Support low to moderate change in low-density neighbourhoods through development and redevelopment that is complimentary to the existing scale, character and built form.
    - Promote the form of buildings and spaces that are sensitive to the community context and address the transition between new and existing developments.
    - Promote a quality public realm with a high level of accessibility to community services and amenities and opportunities for gathering and social interaction.
    - Encourage intensification to occur at centres and along corridors.
    - Focus housing growth to areas that have municipal service capacity to support intensification, in addition to commercial and recreational amenities.
    - Support Complete Communities by ensuring a diverse and high quality housing stock.
    - In order to meet the full life-cycle of housing needs within the community, promote a mix of housing type and tenure, such as duplexes, low rise apartments, secondary suites, semi-detached homes, townhouses.
    - Provide opportunities to increase multi-modal connectivity when redevelopment occurs.
    - Support a mix of commercial services and employment uses that serve the local community.
    - Ensure that existing public open spaces meet the neighbourhood's current and future requirements.

WAVERLEY WEST AREA STRUCTURE PLAN

- The Waverley West Area Structure Plan provides the overall planning guidance for the development of Waverley West. This plan, under Sections 4.2 and 13, identifies that Waverley West is to be comprised of seven neighbourhoods (A, B, C, D, E, F and the Town Centre) and requires that all identified neighbourhoods be subject to Neighbourhood Area Structure Plans prior to intensification or development.

- The guiding principles of the Waverley Southwest Neighbourhood Plan are:
    - Creating a vibrant and sustainable suburban community
    - Providing opportunities for a range of housing
    - Creating a primary commercial area
    - Developing an efficient and safe transportation network
    - Establishing a community wide Greenway System
    - Meeting the active and passive recreational and educational needs of residents
    - Achieving compatibility and connectivity with existing and future neighbourhoods
    - Creating live-work-play opportunities for community residents
    - Developing the necessary utility infrastructure
    - Creating opportunities for pedestrians and cyclists
    - Promoting the use of public transit.

Residential Development

- The Southwest Neighbourhood Plan provides for the development of a residential neighbourhood at predominantly low densities with limited higher density residential in the vicinity of the commercial hub, with additional multi-family blocks near the southwest corner of the planned area and in the northern portion of the development near the proposed school site. In fact, about 471 acres of the 646 acre planned area (+/-73%) is intended for residential purposes.
- The Plan states that between 1,400 and 2,100 multi-family dwelling units are projected for the planned area.
- Other complimentary uses are also recognized as appropriate within these areas and might include recreational amenities and institutional uses such as schools and churches.

Commercial Development

- Approximately 60 acres of the planned area is to be allocated for commercial development at the junction of Waverley and Kenaston. This is consistent with the Waverley West Area Structure Plan, which states, “The primary commercial areas at Kenaston Boulevard and Waverley Street shall be addressed in the Neighbourhood Area Structure Plans for neighbourhood planning areas "C" and "D" and the development application process.”

Parks and Pathways

- The neighbourhood area includes about 56 acres of land under Parks policy.
- A significant portion of the park land will include linear trails that will connect with other trails, the school and parks within the neighbourhood and to adjacent neighbourhoods

via the Greenway Corridor, which forms a direct and continuous parkway loop through all the Waverley West Neighbourhoods.

- The mid-block pathway crossing at Kenaston Boulevard raises some concerns. It would have been preferred if this mid-block crossing was co-located with a signalized intersection. However, the mid-block crossing was previously established in the Southeast Neighbourhood (SP 2/2007) and now the applicant is following through with a connection that aligns to that pathway location.

- Similar challenges are posed by pathway crossings at Waverley Street. The eastern most crossing is close to a collector road intersection that can provide safe pedestrian crossing. The western most crossing is near the terminus of Waverley Street, which should carry only low volumes of local traffic. Should development occur in the adjacent municipality that ties into Waverley Street in the future, improvements may be needed to ensure that the Greenway System continues to function as a safe and convenient artery through this neighbourhood and beyond to adjacent neighbourhoods. The Winnipeg Public Service has deliberated over the wording in the Plan about pedestrian crossings, and has proposed an amendment to reflect these expectations.
- The park system includes larger sites intended to accommodate sports fields and playgrounds.
- The majority of dwellings will be within a 400 metre radius of a park.

Streets and Sidewalks

- The main point of access to the planned area is from Kenaston Boulevard, where Waverley Street will extend from the Southeast Neighbourhood towards Brady Road. Besides the Waverley arterial connection, the planned area will also connect to Neighbourhood Plan Area “E” (located to the north) with two collector connections that align with the north/south collectors at the southern extent of that neighbourhood.
- There are two main collector “loops” proposed in the neighbourhood. One loop runs through the north and the other runs through the south.
- Roundabouts are planned for many of the collector route intersections. The applicant has requested the deletion of the western most roundabout as identified in amendment ‘A’ in the Public Service recommendation.
- Sidewalks are proposed on the collectors and arterial in the neighbourhood.
- Waverley Street has been identified as a primary active transportation route connecting Kenaston Boulevard to the RM of Macdonald at the west extent of this neighbourhood.

Transit

- Transit will service the neighbourhood via the collector roads and Waverley Street. Transit stops will be within approximately 400 metres of most dwellings.

School Site

- The applicant has consulted with the Pembina Trails School Division and identified a location for an elementary/middle years school.

- The school reserve will be a minimum of approximately 5 acres in area and will have frontage on a collector road. The proposed neighbourhood design also includes a park/pathway connection to the school site.
- The proposed school site abuts the 5 acre school site in Neighbourhood Plan Area "E" (located to the north).
- Should Pembina Trails subsequently decline to develop the school site, it may be repurposed for residential use.

Servicing and Phasing

- A full-range of municipal services (water, sewer, land drainage, and urban standard roadway) will be provided in the development.
- The proposed land drainage system is based upon principles that advocate the use of low impact designs using naturalized wetlands for stormwater retention incorporated into a series of linear greenspaces.
- The Southwest Neighbourhood Plan identifies phasing for development of this neighbourhood proceeding generally from northeast to southwest. However, market and other forces will determine the precise timing and details of this phasing.

Density

- The neighbourhood plan provides flexibility with regards to the specific locations of multi-family development, provided it is located adjacent to Waverley Street, the Perimeter Highway, a designated Neighbourhood Node or the commercial hub.
- The Plan speaks to a considerable complement of multi-family housing within this neighbourhood and that will be confirmed through the rezoning application. The Plan targets between 1400 and 2100 multi-family units and a minimum density of 14.8 units per Gross Developable Hectare (6.0 units per Gross Developable Acre).
- It should be noted that 7 dwelling units per *net* acre is generally accepted as a standard to sustainably service a neighbourhood with on-street transit. Considering the multi-unit target in the Plan, the neighbourhood should easily reach this density.

PUBLIC CONSULTATION

- The applicant conducted targeted stakeholder consultation and a public open house event on the Plan as outlined in the Preface.

RECOMMENDATION

The Planning and Land Use Division recommends approval.

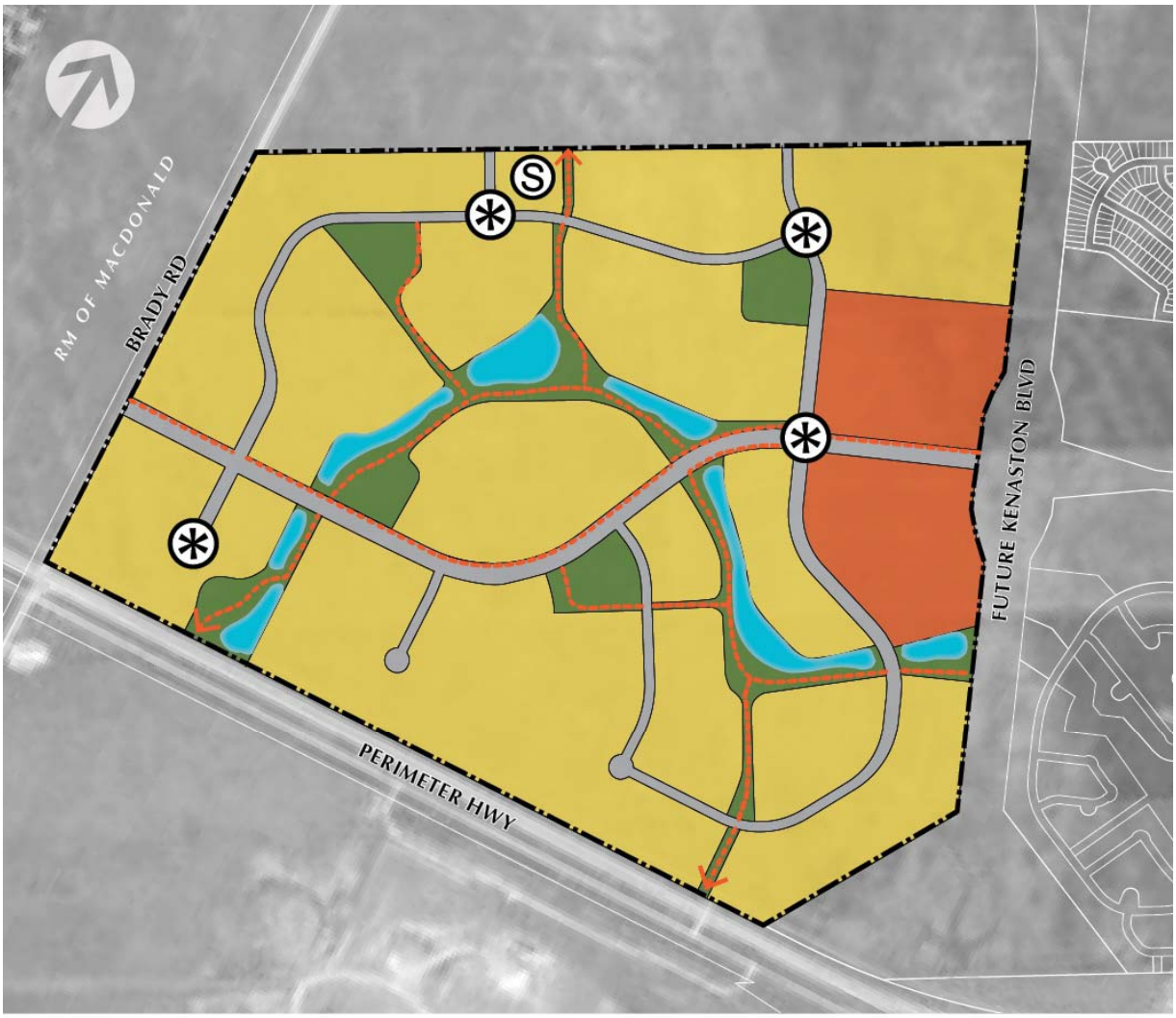
The Waverley West Southwest Neighbourhood Area Structure Plan provides a comprehensive set of guidelines for managing the development of land within the Waverley West Southwest Neighbourhood plan area and implements the broad policy directions of the Waverley West Area Structure Plan, consistent with OurWinnipeg and the Complete Communities Direction Strategy.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division

Report Prepared By: Kurtis Kowalke
PPD File # SP 3/2012

Exhibit “11” referred to in File SP 3/2012

Map 2: Land Use Concept



TOTAL AREA
±636 ac

- **Residential** (±471 ac) (±74%)
- **Primary Commercial Area** (±60 ac) (±9%)
- **Parks and Open Space** (±56 ac) (±9%)
- **Naturalized Linear Drainage / Wetlands** (±26 ac) (±4%)
- **Waverley ROW** (±23ac) (± 4%)
- **Potential School Reserve**
- **Neighbourhood Node**
- **Potential Pathway Network**
- **Future Connection**

Exhibit “11” referred to in File SP 3/2012

Map 3: Transportation

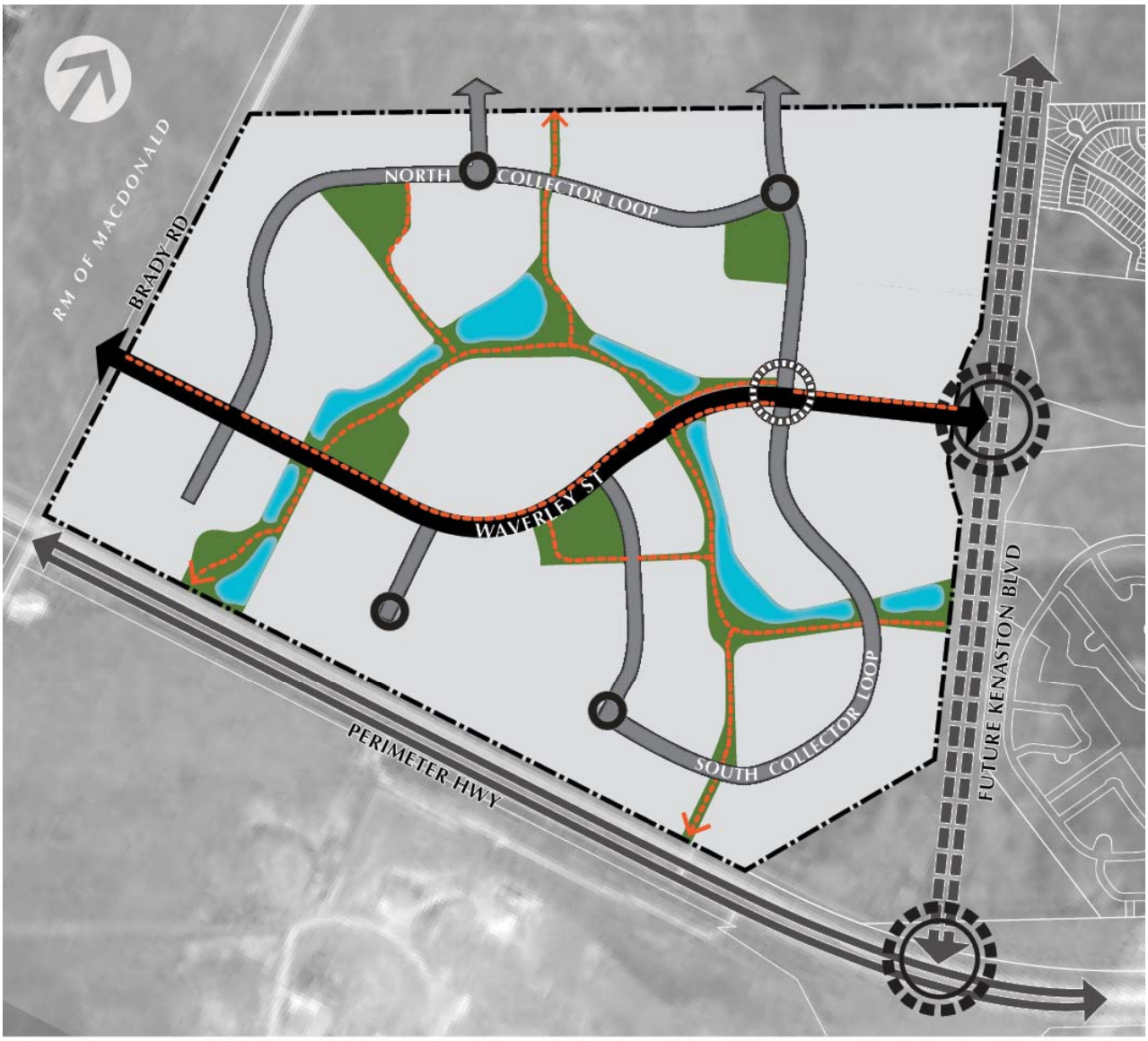
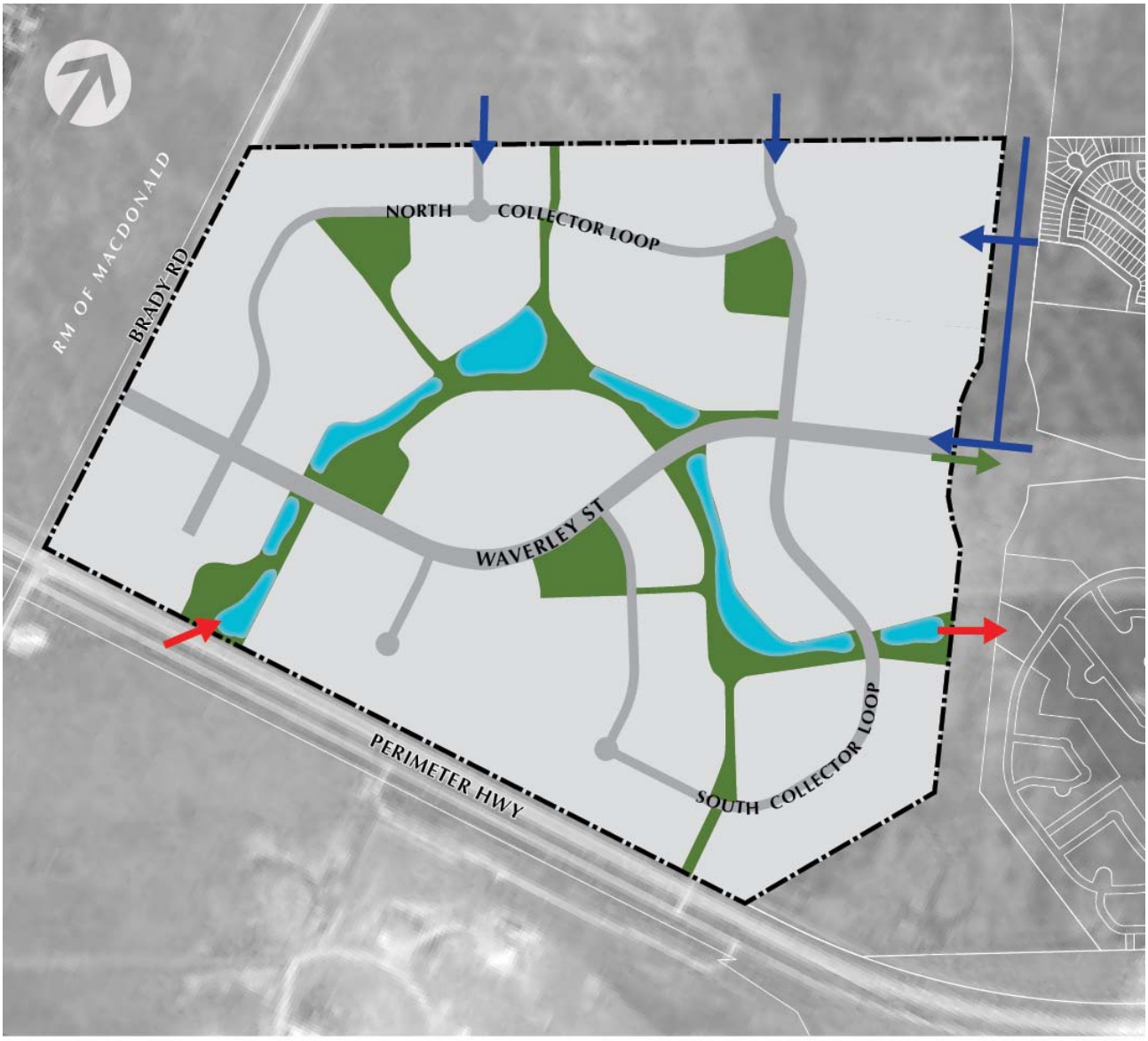


Exhibit “11” referred to in File SP 3/2012

Map 4: Infrastructure



Land Drainage

Water

Sanitary Sewer

Attachment 'A' to the report to the Riel Community Committee for File SP 3/2012, dated April 2, 2013.

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

Schedule 1 to the report to the Riel Community Committee for File SP 3/2012, dated April 2, 2013: The Waverley West Southwest Neighbourhood Area Structure Plan.



South Pointe West
Final Draft Plan Janua

Schedule 1

Waverley West
Southwest Neighbourhood
Area Structure Plan

January 2013

TABLE OF CONTENTS

PREFACE **1**

1.0 INTRODUCTION **3**
- 1.1 Purpose 3
- 1.2 Process 3
- 1.3 Authority 3
- 1.4 Interpretation 3
- 1.5 Amendments 4
- 1.6 Monitoring 4
- 1.7 Timeframe 5

2.0 PLAN AREA **6**

3.0 VISION AND GOALS **7**
- 3.1 Vision 7
- 3.2 Goals 7

4.0 LAND USE CONCEPT **10**
- 4.1 Land Use Concept 10

5.0 LAND USE POLICIES **12**
- 5.1 Residential 12
- 5.2 Residential Density 13
- 5.3 Neighbourhood Nodes 14
- 5.4 Primary Commercial 15
- 5.5 School Reserve 17
- 5.6 Parks 18

6.0 TRANSPORTATION **21**
- 6.1 External Roads 21
- 6.2 Waverley Street 23
- 6.3 Internal Roads 24
- 6.4 Pedestrian and Bicycle Circulation 25
- 6.5 Transit 26

7.0 SERVICING **28**
- 7.1 Infrastructure 28
- 7.2 Water Distribution 30
- 7.3 Wastewater Collection 31
- 7.4 Land Drainage System 31

8.0 IMPLEMENTATION **34**
- 8.1 Phasing 34

9.0 DEFINITIONS **36**

PREFACE

Waverley West is an area comprised of approximately 2,900 acres in southwest Winnipeg and is bounded by the Manitoba Hydro Corridor to the north, Waverley Street to the east, the Perimeter Highway to the south and Brady Road to the west.

A two tiered planning process for Waverley West was adopted and the Area Structure Plan (ASP) for all of Waverley West was passed by City of Winnipeg Council in July 2006 as By-law No. 10/2006. The ASP identified and addressed key land use, transportation, recreation and servicing components that require coordination and detailed planning. The ASP also established a process to ensure the logical growth and sequencing of development within Waverley West occurs through the preparation of Neighbourhood Area Structure Plans, which would further define development within six individual neighbourhood planning areas.

The Southwest Neighbourhood Area Structure Plan (The Plan) will guide and direct the development of the Southwest Neighbourhood, which is located at the south west corner of Waverley West. It is built upon the following guiding principles:

- Creating a vibrant and sustainable suburban community
- Providing opportunities for a range of housing
- Creating a primary commercial area
- Developing an efficient and safe transportation network
- Establishing a community wide Greenway System
- Meeting the active and passive recreational and educational needs of residents
- Achieving compatibility and connectivity with other Waverley West neighbourhoods
- Creating live-work-play opportunities for community residents
- Developing the necessary utility infrastructure
- Creating opportunities for pedestrians and cyclists
- Promoting the use of public transit
- Developing a complete community including residential, business and recreational land uses

As part of the preparation of The Plan, a public and stakeholder engagement process was undertaken. Process components included stakeholder engagement meetings and a public open house event.[1] The study team arranged and attended a number of stakeholder meetings with the following groups:

- Manitoba Infrastructure and Transportation
- Rural Municipality of MacDonald
- Public Schools Finance Board (PSFB)

[1] A full summary of the public and stakeholder engagement process is available under separate cover and entitled *Waverley West Southwest Neighbourhood Area Structure Plan Public and Stakeholder Engagement Summary.*

- Pembina Trails School Division (PTSD)
- Manitoba Hydro
- Manitoba Housing and Renewal Corporation
- City of Winnipeg – Planning, Property and Development Department
- City of Winnipeg – Parks Division
- City of Winnipeg – Water and Waste Department
- City of Winnipeg – Brady Landfill Managers
- City of Winnipeg – Streets and Transportation
- City of Winnipeg – Land Drainage
- City of Winnipeg – Transit

No substantive issues were raised during this process; however a number of discussion points resulted in the modification of certain designs and policies associated with the neighbourhood plan.

A public open house was held in December 2012. The open house was attended by approximately 15 people. Participants were invited to review a range of concept boards, and to speak with representatives from Landmark Planning and Design, Ladco and the City of Winnipeg. Four attendees completed comment sheets. Respondents were supportive of the plan.

1.0 INTRODUCTION

1.1 Purpose

To guide the orderly growth and development of the Southwest Neighbourhood based on a vision statement and goals that direct a policy framework for land use, transportation, recreation, servicing and phasing.

1.2 Process

The Plan was developed through an extensive consultation process including participation by and direction from various City departments, public utility companies, other property owners in the immediate vicinity, the Pembina Trails School Division, the Public Schools Finance Board, Manitoba Infrastructure and Transportation, and members of the general public.

1.3 Authority

The City of Winnipeg Charter authorizes the adoption of secondary plans (234(1)) and *OurWinnipeg* provides the framework for the development of new residential areas through *Complete Communities,* which is one of four directional strategies of *OurWinnipeg*. *Complete Communities* identifies Waverley West as an *Emerging Community*.

The ASP provided guidance on regional issues and required more detailed planning in the form of a Plan that will be prepared for each neighbourhood plan area. The policies within this Plan are in conformity with and seek to fulfill the overall planning principles for Waverley West as outlined in Section 3.2 of the ASP.

Every Development Application with respect to any land within the Southwest Neighbourhood shall be reviewed for consistency with this Plan.

1.4 Interpretation

1.4.1 Map

The boundaries and locations of any symbols or areas shown on the maps attached to and forming part of this Plan are approximate only and are not intended to define exact locations and shall be interpreted as such, except where such symbol or area coincides with a known physical feature or a fixed boundary such as existing property lines or existing rights-of-way.

1.4.2 Policy

Where an intent statement accompanies a policy, it is provided for information purposes only. Should an inconsistency arise between the intent statement and the policy, the policy shall take precedence.

Where "may" is used in a policy it is intended that the policy be used as a guideline or suggestion toward implementing the original intent of the policy.

Where "should" is used in a policy it is intended that the policy should be complied with, however, the policy may be deviated from in a specific situation where the deviation is necessary to address unique circumstances or to allow an alternate means of satisfying the original intent of the policy.

Where "shall" is used in a policy, the policy is considered mandatory. However where actual quantities or numerical standards are contained within a mandatory policy, the quantities or standards may be deviated from provided that the deviation is necessary to address unique circumstances that will otherwise render compliance impractical or impossible and the intent of the policy is still achieved.

Where words are capitalized they are either proper nouns or are defined in Section 9.0 of this document.

Where a policy requires compliance at the Development Application stage that requirement may be deferred to the Development Permit or building permit stage without an amendment to this Plan.

Where a policy requires submission of studies, analyses, concept plans or other information the exact requirements and timing of the studies, analyses, concept plans or information shall be determined at the Development Application stage.

1.5 Amendments

Except as otherwise provided in this Plan, to make any change to the text or maps in this Plan, an amendment that includes a public hearing shall be required in accordance with the City of Winnipeg Charter and the Development Procedures By-law.

Where an amendment to this Plan is requested, the applicant shall be required to submit supporting information that is necessary to evaluate and justify the amendment.

1.6 Monitoring

The Plan is intended to be a flexible document that will change as circumstances change and as development proceeds in the Southwest Neighbourhood. As such, the policies within the Plan shall be monitored over time in relation to development in order to ensure

they remain current and relevant. Where determined necessary, these policies shall be updated through the plan amendment process generally or in response to a specific issue.

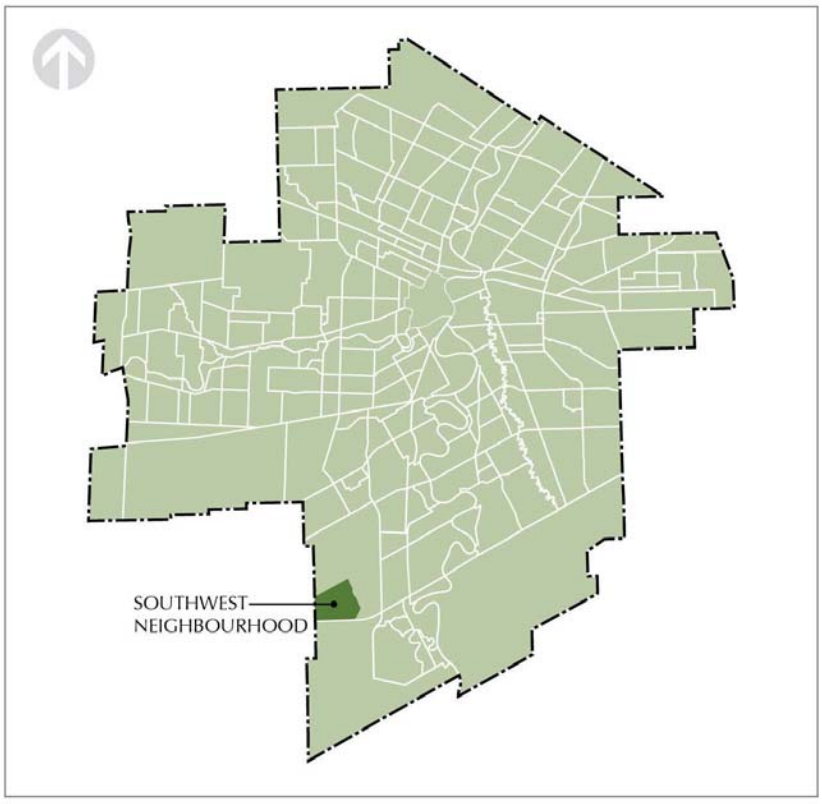
1.7 Timeframe

The Plan is future-oriented and intended to guide development over the next 10-20 years. The timing of development will be influenced by market changes, supply and demand of housing and business, macroeconomic factors, and the general health of Winnipeg's economy.

2.0 PLAN AREA

The Plan applies to the Southwest Neighbourhood as shown in Map 1. The Plan comprises approximately 257 hectares (636 acres) of land bounded by Brady Road to the west, the Perimeter Highway to the south, the future Kenaston Boulevard to the east and the northern limit of RL 121, Parish of St. Norbert OTM to the north. The plan area represents Neighbourhood Plan Area "D" as identified in the ASP (By-law No. 10/2006).

MAP 1 Southwest Neighbourhood



3.0 VISION AND GOALS

3.1 Vision

The Southwest Neighbourhood is a vibrant suburban community that is focused on a linear greenway of parks and open spaces and a centrally located primary commercial area, with opportunities to live, work and play. The neighbourhood provides opportunities for market-based growth and development that is logical, orderly, sequential and sustainable. Residents and businesses will form a community supported by a range of housing, shopping, employment, recreation and community services.

Residential areas provide a variety of housing opportunities that will satisfy new home market demand and provide choice for existing and future citizens of Winnipeg. Commercial areas, including the centrally located multiple use district located at the key intersection of Kenaston Boulevard and Waverley Street, will provide shopping, retail, services, entertainment and employment opportunities for area residents and others.

Neighbourhood Nodes provide opportunities for multiple-family housing, secondary commercial activity and other important community features. The Neighbourhood Nodes will also act as key reference points along the Greenway System.

A key feature of the Plan is the Greenway System; an innovative approach to land drainage and recreation that promotes environmental awareness and encourages passive recreation. The Greenway System supports an environmentally conscious and clean approach to development by establishing an extensive land drainage system complete with wetlands, native vegetation and open spaces. The combined park and land drainage system provides wildlife habitat, clean water, and abundant recreational opportunities.

The linear nature of the Greenway System provides residents and employees with convenient access to active park sites, passive recreation pathways and neighbourhood services. Approximately 20 kilometres of recreation pathways and sidewalks will be located in the neighbourhood.

A carefully planned transportation system provides a safe and efficient street network for area residents and business. Convenient transit service will be available with most residences and businesses located within a short walk of transit routes. The neighbourhood is walkable, with pedestrian and cycling linkages throughout the entire length of the Greenway System and sidewalks along collector streets and Waverley Street.

3.2 Goals

The Plan builds upon the planning principles set out in the ASP, including:

- Creating a vibrant and sustainable suburban community
- Providing opportunities for a range of housing
- Creating a primary commercial area

- Developing an efficient and safe transportation network
- Establishing a community wide Greenway System
- Meeting the active and passive recreational and educational needs of residents
- Achieving compatibility and connectivity with existing and future neighbourhoods
- Creating live-work-play opportunities for community residents
- Developing the necessary utility infrastructure
- Creating opportunities for pedestrians and cyclists
- Promoting the use of public transit

These principles reflect many of the key interests that were identified through the consultation process and represent an extension of the goals outlined in the ASP. More specifically, the following goals provide a framework for the policies specified in this Plan.

Housing

To provide opportunities for a range of housing that meets and responds to the market based demand.

Commercial

To provide commercial areas offering a range of retail and commercial services including a primary commercial area and potential for secondary commercial sites.

Employment

To offer and encourage some opportunities for employment to people who can work in close proximity to their homes.

Mixed Use

To promote and encourage opportunities for mixed use development within and adjacent to the primary commercial area and to the Neighbourhood Nodes.

Recreation

To create passive and active recreational opportunities within a Greenway System for residents, employees and the general public.

Greenway System

To create a Greenway System comprised of pathways, parks, open spaces and the land drainage system. The Greenway System will provide opportunities for active and passive recreation and will encourage and promote walking and cycling by linking various uses and different areas within the Southwest Neighbourhood and by linking the Southwest Neighbourhood to the adjacent neighbourhoods.

Education

To provide a suitable site for a K-8 school.

Public Facilities

To provide suitable sites for public facilities, if required, to serve the recreational and spiritual needs of residents.

Transportation

To provide a safe, efficient and functional transportation system including a hierarchy of public streets, provision of public transit, and a pedestrian network.

Compatibility

To promote compatibility and connectivity with existing and future adjacent neighbourhoods.

Utility Infrastructure

To supply water, wastewater sewer, land drainage and other required infrastructure.

4.0 LAND USE CONCEPT

4.1 Land Use Concept

The land use concept for the Southwest Neighbourhood is shown on Map 2. It is conceptual and therefore flexible with respect to the precise location of land use areas and symbols; however, the spatial relationship is intentional. Development Applications are to be generally in accordance with the land use concept.

Section 5.0 of the Plan contains policies that apply to specific land use areas and symbols on Map 2. The remaining sections of the Plan provide for density, compatibility, transportation, servicing and phasing that will be applied to the Southwest Neighbourhood as determined appropriate.

MAP 2: Land Use Concept



TOTAL AREA
±636 ac

- **Residential** (±471 ac) (±74%)
- **Primary Commercial Area** (±60 ac) (±9%)
- **Parks and Open Space** (±56 ac) (±9%)
- **Naturalized Linear Drainage / Wetlands** (±26 ac) (±4%)
- **Waverley ROW** (±23ac) (± 4%)

- **Potential School Reserve**
- **Neighbourhood Node**
- **Potential Pathway Network**
- **Future Connection**

5.0 LAND USE POLICIES

5.1 Residential

Intent

Residential areas will provide opportunities for a range of housing that meets and responds to the market based demand. Single-family housing will be the predominant land use, however compatible and complementary multiple-family housing and other uses may be developed around the Neighbourhood Nodes, along Waverley Street and around the primary commercial area. Further, multiple-family housing will provide a buffer between the single-family residential areas and other uses.

To promote and encourage the use of transit, most homes (approximately 80%) will be located within a five-minute walk (approximately 400 metres) of a collector street or Waverley Street, and related transit routes. The Greenway System will link residential areas and other uses in the Southwest Neighbourhood. The specific design of the residential areas will be determined through the Development Application process.

Policies

5.1.1 Composition

(1) Single-family Residential shall be the predominant land use.

(2) Multiple-family Residential, including higher density Multiple-family Residential, Community Scale Commercial, Local Commercial, Non-Retail Commercial, Institutional, Recreational and other compatible uses shall be permitted in the vicinity of Neighbourhood Nodes and the primary commercial area (see also section 5.3).

(3) Multiple-family Residential (including Higher Density Multiple-family Residential), Local Commercial, Non-Retail Commercial, Institutional, Recreational and other compatible uses shall be permitted adjacent to Waverley Street. Multiple-family Residential, including higher density Multiple-family Residential, shall be permitted adjacent to the Perimeter Highway.

(4) Where Residential is located adjacent to the perimeter highway, other buffering tools such as berming, landscaping and fencing shall be implemented.

(5) The general categories of uses identified under section 5.1.1 may be refined through the Development Application process.

5.1.2 Transit

Most homes and businesses shall be within a five-minute walk (approximately 400 metres) of a collector or higher classification street and related transit route (see also section 6.5).

5.1.3 Design

The design shall:

i) Permit a range of housing that fulfills market demands and needs;
ii) Provide residents with linkages to access adjacent neighbourhoods through roadway and pedestrian connections;
iii) Provide a transition between different land uses; and
iv) Be determined through the Development Application process.

5.2 Residential Density

Intent

The Plan establishes a target density range to ensure that residential development occurs within an acceptable range that is compatible with the adjacent neighbourhoods; meets the needs of the housing market; and reduces the spatial consumption of land and servicing costs. It is estimated that the neighbourhood will include approximately 3,300 – 4,300 dwelling units (approximately 1,900 – 2,200 single-family and 1,400 – 2,100 multiple-family dwelling units) depending on future market conditions. Compliance will be evaluated at the Development Application stage.

Policies

5.2.1 Range

(1) The Residential density shall be a minimum of 14.8 units per Gross Developable Hectare (6.0 units per Gross Developable Acre) and a maximum of 22.2 units per Gross Developable Hectare (9.0 units per Gross Developable Acre).

(2) Multiple-family Residential shall be overall, a minimum of 37.1 units per Gross Developable Hectare (15.0 units per Gross Developable Acre).

5.2.2 Application

The density requirements of subsection 5.2.1 shall apply to:

(1) Each ownership area comprising no less than 35 acres, unless two or more land owners enter into a satisfactory arrangement that ensures the density requirements

of the overall Plan will be met through a transfer of units among the ownership areas; and

(2) Each Development Application, unless a developer can demonstrate that any inconsistency with these requirements can be addressed through a future Development Application.

5.3 Neighbourhood Nodes

Intent

Neighborhood nodes provide a focal point where Multiple-Family Residential, Local Commercial, Non-Retail Commercial, Institutional, Recreational, school and other suitable uses can be located. Connectivity of the Neighbourhood Node to the surrounding neighbourhood will be achieved through the convergence of roads, pathways and sidewalks.

Each Neighbourhood Node will be strategically located on a collector street, at a key intersection and will have multiple routes to the surrounding neighbourhood. Each node is generally described as follows:

Node 1 is located adjacent to the primary commercial area and serves as the main entrance to the neighbourhood. This node also marks the beginning of the Greenway System within the neighbourhood and will include an entrance feature.

Node 2 is located at the northeast corner of the community at the intersection of two collector streets. Adjacent uses include Residential and a local park area. The northern leg of the roundabout at this node will extend to serve as one of two roadway linkages to the Bridgwater Trails neighbourhood, which lies directly north of the neighbourhood.

Node 3 is located at the northwest corner of the neighbourhood and brings together a number of components including Residential land uses, a potential K-8 School site, the Greenway System, a roundabout and two collector roads, one of which provides a second roadway linkage to the Bridgwater Trails neighbourhood.

Node 4 is located at the southwest corner of the neighbourhood. The node connects a series of features including Residential, a Park, Multiple-Family Residential site, and the Greenway System.

5.3.1 Composition

(1) A Neighbourhood Node may contain any combination of the following:

i) Multiple-Family Residential;
ii) a school;
iii) a roundabout;

iv) a transit stop;
v) a park; or
vi) Community Scale Commercial, Local Commercial, Non-Retail Commercial, Residential, Office, Institutional, Recreational or other compatible use.

(2) The composition of the Neighbourhood Nodes shall be refined and addressed through the Development Application process.

5.3.2 Design

(1) The Neighbourhood Nodes should be complementary to the surrounding area while maintaining a distinct and identifiable character. The unique character of each node arising from the mix of uses at each node as outlined in 5.3.1(1) can be supplemented by distinct landscaping, signage or design features at each node.

5.3.3 Connections

(1) Pedestrian routes from surrounding areas should provide multiple and convenient connections to Neighbourhood Nodes.

(2) A Neighbourhood Node should be located along a collector street in the general vicinity of the areas displayed on Map 2.

5.4 Primary Commercial

Intent

The ASP identifies the strategic intersection of Kenaston Boulevard and Waverley Street as the location of one of two primary commercial areas in Waverley West. Kenaston Boulevard is expected to be the primary traffic route connecting Winnipeg to the economic centres of the mid-continental trade corridor. Waverley Street is the first intersection on this important Expressway within Winnipeg.

The primary commercial area permits and may include a variety of uses such as Community Scale Commercial, Local Commercial, Office, Institutional, Residential and Mixed Uses. The primary commercial area may be integrated with Higher Density Multiple-family Residential and other community facilities.

This area is integral to the Southwest Neighbourhood and the wider ASP, providing retail services, employment opportunities, entertainment and other community services. The design will include convenient vehicle, transit and pedestrian connections to the surrounding area including connections to Waverley Street, the collector street network

and the Greenway System. Commercial uses will be integrated with Residential areas through appropriate buffering, landscaping and setbacks.

Policies

5.4.1 Composition

(1) Community Scale Commercial shall be the predominant land use.

(2) Local Commercial, Office, Non-Retail Commercial, Residential, Multiple-family Residential, Higher Density Multiple-family Residential, lodging, Institutional, Recreational, and other compatible uses that complement the primary commercial area shall be permitted.

5.4.2 Transit

(1) The primary commercial area shall be serviced by public transit.

(2) Transit routes shall be provided on Waverley Street and/or the collector streets.

(3) The primary commercial area shall contain convenient pedestrian connections to public transit.

5.4.3 Size

The primary commercial area west of Kenaston Boulevard shall comprise a minimum of 8.1 hectares (20 acres) and a maximum of 24.3 hectares (60 acres), as shown on Map 2.

5.4.4 Design

Design of the primary commercial area should take into consideration and provide for the following:

i) Minimizing the intermixing of commercial and residential traffic on internal roads within the adjacent residential areas;
ii) A visually appealing site layout and landscape treatment particularly where visible from roads with higher traffic volumes;
iii) Incorporate appropriate buffering measures where commercial uses abut residential areas through the use of landscaping, screening and building setbacks;
iv) Suitable integration with any Residential, Institutional or Recreational uses within or adjacent to the area with measures such as buffering and setbacks;
v) Convenient access with connections to pedestrian pathways where they exist in the vicinity;
vi) An efficient road, pedestrian and pathway network; and

vii) Parking areas designed to maximize direct access to adjacent uses while not visually overwhelming the landscape. Methods by which this may be implemented include:
   a. landscaping utilizing earth berms, tree/shrub planting, and/or fencing;
   b. on-street parking along an adjacent Collector Street ; and
   c. parking areas between buildings.

5.4.5 Landscaping and Buffering Plan

Prior to issuance of Development Permits in the primary commercial area, a landscaping and buffering plan shall be submitted demonstrating how items in subsection 5.4.4 and the requirements of the City of Winnipeg Zoning By-law have been addressed.

5.5 School Reserve

Intent

The purpose of the school reserve is to provide locations for required schools within the neighbourhood and with convenient connections to Recreational areas. Through consultation with the Pembina Trails School Division (PTSD) a proposed location for a K-8 school has been identified (Map 2), the PTSD has indicated that no high school will be required within this neighbourhood. The final location and size of the K-8 school site will be determined at the Development Application stage.

Policies

5.5.1 Criteria

(1) An elementary middle years school reserve shall be included in a development application for subdivision in the southwest neighbourhood.

(2) A school reserve shall be suitably located in relation to its catchment area and have frontage on a collector road or greater standard.

(3) The school reserve shall be approximately 5 acres in size and located directly adjacent to the approximately 5 acre school reserve in the Bridgewater Trails neighbourhood to the north.

(4) The school reserve is proposed only and may not necessarily be developed for school purposes.

(5) The school reserve shall initially be zoned for Residential use in the event the site is not developed for school purposes.

(6) The school reserve identified on Map 2 shall be privately held by the developer if or until such time as the PTSD acquires it for school purposes.

5.6 Parks

Intent

In order to provide a balance between active and passive recreation and leisure areas that will meet the needs of the residents of the Southwest Neighbourhood and beyond, a variety of parks and open spaces will be provided. A key feature of the Southwest Neighbourhood as identified in the ASP will be the Greenway System which includes an integrated network of linear parks that run through and extend out to the edges of the neighbourhood, connecting many of the larger parks and neighbourhood activity areas. Recreation pathways that provide opportunities for passive use and active transportation form an integral component of the Greenway System by enhancing connectivity within the neighbourhood and beyond.

Native vegetation will be incorporated into the parks and the Greenway System, which will improve the aesthetics of the urban environment and reduce the cost of maintenance.

Park space is conceptually identified in Map 2. The exact location, size and configuration of the Greenway System, other parks and pathways will be determined at the Development Application stage.

Policies

5.6.1 General

(1) The park system shall provide residents of the Southwest Neighbourhood and beyond with:

a. active recreation opportunities – sports fields; and

b. passive recreation and leisure opportunities – small park spaces (e.g. playgrounds, picnic/sitting/nature areas etc) and linear corridors (e.g. walking, cycling etc).

(2) The park system shall enable a variety of experiences and year-round activities.

(3) Parks should be located such that a majority of dwellings are within a 400 metre radius of a park.

(4) Size, orientation, configuration and location of parks shall be appropriate for the intended use, and determined in consideration of establishing an equitable distribution of parks throughout the neighbourhood.

(5) Parks should be planned to incorporate passive surveillance through site configuration, placement of access points, amount of frontage, and site lines.

(6) Parks shall incorporate principles of sustainable landscapes, which may include but are not limited to naturalized plantings and low maintenance vegetation.

5.6.2 Greenway System

(1) The Southwest Neighbourhood shall include a Greenway System: a park delivery concept whereby parks (both active and passive), Residential areas and other neighbourhood activity areas (such as schools, commercial areas etc) are connected by a series of linear parks, often associated with the land drainage system. The Greenway System is characterized by the connected parks and defined by a contiguous pathway system.

(2) Where feasible, the Greenway System should be designed to minimize the number of street crossings and create or form part of a looped pedestrian network through the neighbourhood..

(3) The Greenway System shall serve as a connection to adjacent neighbourhoods and the active transportation network.

5.6.3 Linear Parks and Pathways

(1) Where feasible, pathways should connect land uses throughout the Southwest Neighbourhood and provide passive recreation, walking and cycling opportunities for residents, employees and other visitors to the neighbourhood.

(2) Where feasible and appropriate, pathways should include an alignment along one side of the land drainage system where space for a path and land drainage can be accommodated.

(3) Pathway surfacing shall be appropriate to the context and determined, in consideration of City guidelines and standards, at the Development Application stage. .

(4) Pathways locations are conceptually illustrated on Map 2.

5.6.4 Active Parks

There are five active park sites conceptually located within the Southwest Neighbourhood (Map 2). The active park sites shall range from 2 – 6 acres in size and are distributed evenly throughout the neighbourhood. The active park sites should be generally associated with the Greenway System or accessible by sidewalks along a Collector street. To balance the provision of park space, a minimum of 30% of the parks shall be allocated to active use.

5.6.5 Passive Parks

Passive park areas within the Greenway System may be planted with native plants to replicate a natural environment, provide wildlife habitat, and reduce the cost of maintenance. To balance the provision of park space, a minimum of 30% of parks shall be allocated to passive use.

5.6.6 Dedication

Dedication of lands for parks shall be in accordance with the City of Winnipeg Development Agreement Parameters or similar agreements adopted by the City of Winnipeg Council.

6.0 TRANSPORTATION

6.1 External Roads

Intent

To provide external roads that are functional, safe and efficient. The external roads within or adjacent to the Southwest Neighbourhood include an Expressway (future Kenaston Boulevard), an Arterial Street (Waverley Street) and a provincial highway (the perimeter highway). Brady Road, which is largely undeveloped, is located on the western boundary of the community. The general location of the existing and proposed internal and external roads is shown on Map 3.

Policies

6.1.1 Alignment

(1) The road rights-of-way and related interchange areas are generally located as shown on Map 3.

(2) Specific right-of-way requirements shall be further defined at the Development Application stage.

(3) Residential development adjacent to arterial and higher level roads shall incorporate appropriate sound attenuation measures when warranted.

6.1.2 Additional Rights-of-Way

The City of Winnipeg shall have the opportunity to acquire additional road rights-of-way for arterial and higher level streets at the Development Application stage.

6.1.3 Expressway

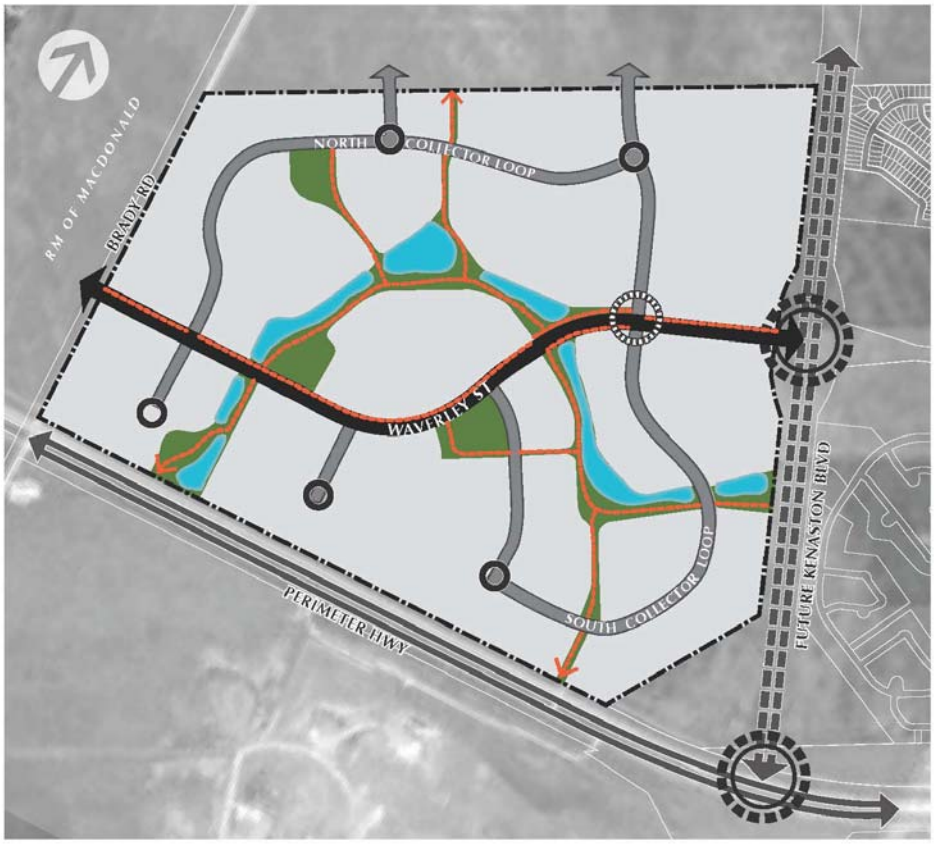
(1) The Expressway (Kenaston Boulevard) is for use by motorized vehicles (including buses) with a pathway constructed by the City of Winnipeg for pedestrians and bicycles on one side where feasible and appropriate.

(2) There shall be no direct private vehicular access to the Expressway.

6.1.4 Signalization

The at-grade intersections shown as potentially signalized on Map 3 shall be developed and signalized as development proceeds and as warranted.

MAP 3: Transportation



Parks and Open Space

Arterial Street

Collector Street

Potential Future Grade Separated Intersection (Initially Signalized)

Potential At-Grade Intersection (Signalized)

Roundabout

Potential Pathway Network

Future Connection

6.1.5 Cost Sharing

The City of Winnipeg shall establish a transportation area charge for the Southwest Neighbourhood to effect an equitable sharing of all developer costs among all landowners for external roads including, but not necessarily limited to land right-of-way, roadway construction, intersection works, signing and traffic control signals.

6.2 Waverley Street

Intent

Waverley Street will serve as the main east-west arterial route through the Southwest Neighbourhood connecting Kenaston Boulevard with lands lying to the west of the Southwest Neighbourhood within the RM of Macdonald.

Policies

6.2.1 Concept and Timing

As development progresses, Waverley Street shall be extended westward to Brady Road.

6.2.2 Cost Sharing

The City of Winnipeg shall establish a transportation area charge for the Southwest Neighbourhood to effect an equitable sharing of all developer costs among all landowners for Waverley Street including, but not necessarily limited to land right-of-way, roadway construction, intersection works, signing and traffic control signals.

6.3 Internal Roads

Intent

To provide internal roads that are functional, safe and efficient. Internal roads are to be designed to meet the appropriate City of Winnipeg design standards. The detailed alignment will be determined through the Development Application process.

Policies

6.3.1 Internal Roads

(1) The internal road network illustrated on Map 3 is preliminary only and shall be refined at the Development Application stage.

(2) Where a Development Application contemplates a road layout that is not substantially different from the concept shown in Map 3, the map may be changed without an amendment to the Plan.

6.3.2 Design

The design of internal roads should provide:

i) convenient connections and multiple routes to different destinations within the Southwest Neighbourhood;
ii) local streets for use by motorized vehicles, bicycles and pedestrians ;
iii) collector streets for use by motorized vehicles (including buses) and bicycles and having a sidewalk or pathway on both sides for pedestrians;
iv) arterial streets and major collector streets for use by motorized vehicles (including buses) and bicycles and having a sidewalk or pathway on both sides;
v) walkway connections between streets to meet transit coverage requirements;
vi) an interconnected pedestrian system; and
vii) efficient transit routes.

6.3.3 Emergency/Temporary Access

Any emergency or temporary access that is required shall be identified at the Development Application stage.

6.3.4 Cost Sharing

The City of Winnipeg shall establish a transportation area charge for the Southwest Neighbourhood to effect an equitable sharing of all developer costs among all landowners for internal roads with pavements over 10 meters in width including, but not necessarily

limited to, land for right-of-way, roadway construction, intersection works, signing and traffic control signals.

6.4 Pedestrian and Bicycle Circulation

Intent

To provide convenient pedestrian and bicycle circulation by means of a network of pathways, sidewalks, pedestrian crossings, and other elements, including residential streets and walkway connections. An extensive network of pathways and sidewalks will link different uses within the Southwest Neighbourhood and will create connections through the Southwest Neighbourhood and to other neighbourhoods. The network will create an interconnected system within the Southwest Neighbourhood (see also section 5.6.3) and will help complete the pedestrian and bicycle network for the greater ASP community.

Policies

6.4.1 Pathways

(1) Pathways should:

i) be developed as conceptually shown on Map 3;
ii) be located or integrated within parks and the land drainage system.
iii) promote and encourage walking and cycling;
iv) link various origin and destination points;
v) provide connections to adjacent neighbourhoods; and
vi) promote and encourage the use of transit by providing linkages from the surrounding area.

6.4.2 Crossings

(1) At-grade pedestrian crossings should be provided at the intersection of Waverley Street and:

i) Kenaston Boulevard;
ii) the North Collector Loop intersections;
iii) the South Collector Loop intersection; and
iv) the Greenway System.

6.4.3 Surfacing

Pathway surfacing shall be determined at the development application stage in accordance with the standards applicable to the specific context.

6.5 Transit

Intent

To promote, encourage and provide for convenient and efficient access to transit service within the neighbourhood. The Southwest Neighbourhood will be serviced by transit services that operate throughout the area.

Policies

6.5.1 Transit Service

(1) Transit use shall be promoted and encouraged through convenient roadway connections and pedestrian access within the residential areas through:

i) the provision of a network of streets, sidewalks and pathways that provide pedestrian access to transit stops that are:

a. within 400 metres of most homes;
b. within 200 metres of most Higher Density Multiple-Family Residential sites; and
c. within 200 metres of most development in commercial areas.

ii) fronting school sites onto a Collector or greater standard street, and

iii) providing direct and cost-effective transit service from residential areas in the Southwest Neighbourhood.

6.5.2 Infrastructure

(1) Infrastructure to support transit service shall be achieved through:

i) a comprehensive network of Collector and Arterial Streets that:

a. accommodate the operating needs of transit vehicles, and
b. permit the operation of an efficient transit network providing direct travel for passengers and excellent coverage of the area.

ii) a network of transit stops that are within 400 metres of most homes, within 200 metres of most Higher Density Multiple-Family Residential sites, within 200 metres of most development in commercial areas and in close proximity to a school reserve.

iii) transit terminals in commercial areas where feasible, that provide comfortable waiting amenities for passengers and efficient transit vehicular access/egress to adjacent Collector or greater standard streets.

6.5.3 Service

The use of transit shall be promoted and encouraged through convenient roadway connections and walkways within the Residential areas and to transit stops.

6.5.4 Stops

Transit stops should be located to:

i) serve single-family and Multiple-family Residential, business/industrial areas, and the primary commercial area;
ii) provide convenient transit service; and
iii) achieve walking distance requirements with most homes located within approximately 400 metres of a transit stop.

6.5.5 Routes

The Collector Streets should provide efficient transit routes and provide direct connections to Waverley Street.

7.0 SERVICING

7.1 Infrastructure

Intent

To ensure that adequate infrastructure including paved streets, piped municipal utilities (water and wastewater), land drainage and shallow utilities (gas, electrical and telecommunications) are provided to serve the Southwest Neighbourhood. Infrastructure will be constructed in a phased manner as development progresses. Rights-of-way and easements will be provided to accommodate the extension of services. Infrastructure alignments are generally illustrated on Map 4 and will be identified at the Development Application stage and confirmed prior to or during approval of construction drawings.

Policies

7.1.1 Municipal Infrastructure

(1) Development shall be serviced with paved streets, piped municipal water, wastewater and land drainage facilities.

(2) The alignment and capacity of streets, water distribution mains, wastewater sewers and land drainage sewers should be determined to the satisfaction of the City of Winnipeg, based upon utility servicing studies and analyses.

(3) Rights-of-way and easements shall be provided to accommodate the necessary municipal utilities, as required.

(4) It may be necessary to dedicate, register or create various rights-of-way, easements or public utility lots to facilitate orderly, sequential development, as required.

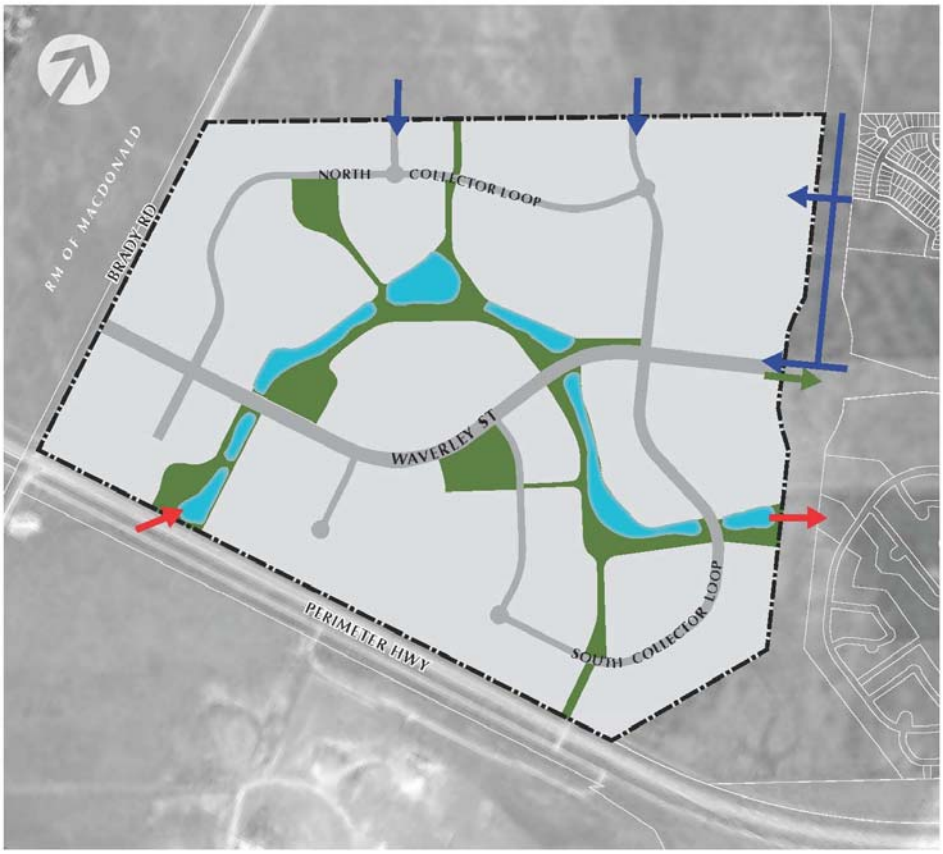
7.1.2 Shallow Utilities

(1) The development shall be serviced with shallow utilities (i.e. gas, electricity, and telecommunications).

(2) The location of shallow utilities and the provision of rights-of-way and easements and related line assignments should be addressed to the mutual satisfaction of the City of Winnipeg, the developer and the utility companies.

(3) Rights-of-way and easements shall be provided to accommodate the necessary shallow utilities.

Map 4 – Infrastructure



Land Drainage

Water

Sanitary Sewer

7.1.3 Alignments

(1) Utility alignments should generally comply with the standards adopted by the Underground Structures Committee.

(2) A developer may be required to provide, or enter into an agreement to provide, rights-of-way or easements that are necessary to accommodate the extension of municipal infrastructure through or adjacent to a site in advance of development in order to allow for the servicing of the site.

(3) A developer may be required to finance, or enter into an agreement to finance when required, the costs associated with the extension of municipal infrastructure through or adjacent to a site in advance of development in order to allow for the servicing of a site.

7.2 Water Distribution

Intent

To provide a water distribution system for the Southwest Neighbourhood and beyond. The Southwest Neighbourhood will be served by extension of the existing feedermain located within the Waverley Street right-of-way which will be extended westerly as development progresses. A future extension of the feedermain from the northern portion of Waverley West, following the Kenaston Boulevard alignment, will provide additional service during later phases of development.

Policies

7.2.1 Design

The water distribution system shall be designed to adequately and efficiently serve the ultimate development of the south western portion of Waverley West.

7.2.2 Analysis

As part of the initial Development Application, the developer shall submit water servicing criteria including a water distribution analysis along with current development phasing plans to demonstrate that any future development sites can be serviced in accordance with the overall design of the water distribution system.

7.3 Wastewater Collection

Intent

To provide a wastewater collection system for the Southwest Neighbourhood and beyond. The Southwest Neighbourhood will be serviced by the extension of the Interceptor Sewer along Waverley Street as development progresses.

7.3.1. Design

The wastewater collection system shall be designed to adequately and efficiently serve the ultimate development of the south western portion of Waverley West.

7.3.2 Analysis

As part of the initial Development Application, the developer shall submit wastewater servicing criteria to demonstrate that the development can be serviced in accordance with the overall design of the wastewater collection system.

7.4 Land Drainage System

Intent

To guide the design and development of a land drainage system to manage stormwater runoff from the Southwest Neighbourhood, Kenaston Boulevard and the Provincial drain. Stormwater management plans will be prepared in accordance with the Regional Land Drainage Plan that provides for an integrated network of land drainage facilities.

Stormwater will be detained in a linear retention system consisting of a series of small basins connected by an open channel for conveyance. Water will ultimately be released into the Southeast Neighbourhood land drainage system in accordance with predetermined discharge rates.

The land drainage system will be an aesthetically appealing system that will be constructed to replicate a natural functioning wetland and watercourse, provide a unique environment for wildlife, and provide necessary land drainage protection.

Some of the advantages of naturalized channel and basin systems include:

- The reintroduction of native grasses, aquatic plants, trees and other vegetation;
- The creation of wildlife habitat;
- The creation of a system that will reduce the nuisance associated with geese;
- Better water quality by filtering and cleaning surface runoff;
- Lower long term maintenance costs;
- Better opportunities for recreation by incorporating and linking the land drainage system with parks and pathways; and

- Opportunities for education regarding the importance of natural systems and habitats.

The proposed land drainage system will deviate from the conventional lake and pipe system and will achieve the goals and requirements contemplated by the established policies and guidelines. The location, size and configuration of the facilities will be determined at the Development Application stage.

Policies

7.4.1 Design

(1) The land drainage system shall be designed to adequately and efficiently provide land drainage protection for the Southwest Neighbourhood and an existing Provincial drain.

(2) Water from the Provincial drain shall be redirected into the land drainage system. The City shall transfer the existing drain to the developer as part of the initial Development Application in accordance to the process previously established and undertaken to transfer a portion of the Provincial drain in the Southeast Neighbourhood of Waverley West.

(3) The land drainage system shall be designed to reduce the impact on the regional infrastructure system and as a linear park and pathway system that also serves as a connection through the Southwest Neighbourhood.

(4) As part of the initial Development Application, the developer shall submit land drainage servicing criteria including a stormwater management plan consistent with the intent of the Regional Land Drainage Plan to demonstrate that the development can be serviced by the proposed land drainage system.

(5) The land drainage system shall manage stormwater runoff based on established hydraulic requirements in an environmentally sound manner in order to minimize the impact on surrounding lands and downstream reaches.

(6) The land drainage system should be planted with a variety of native plant species including aquatic vegetation, grasses, flowers, shrubs and trees to replicate a natural environment and to provide a variety of different treatments.

(7) In order to create the Greenway System (see also section 5.6.2), some of the land used to create the wetlands may extend into the parkland/public reserve and therefore would be given dedication credit as part of the public reserve land dedication calculation.

(8) Land included for dedication as Public Reserve shall include shoreline at normal water level adjacent to only the public portion of the Greenway System (see also subsection 5.6.6).

(9) Pathways may be adjacent to the land drainage system for recreational purposes and may be located within lands dedicated for parkland/public reserve (see also subsections 5.6.3).

7.4.2 Cost Sharing

The City of Winnipeg shall establish an area charge for the Southwest Neighbourhood to effect an equitable sharing of all developer costs among all landowners for the land drainage system.

8.0 IMPLEMENTATION

8.1 Phasing

Intent

To provide certainty for the City of Winnipeg that major infrastructure is appropriately provided as development proceeds.

Policy

8.1.1 Phasing of development will be largely driven by market conditions and by the extension of municipal services.

8.1.2 The proposed phasing plan illustrated in Map 5 is conceptual and for information purposes only. Extension of services shall occur in a logical and contiguous fashion as determined through the Development Application process. Changes in the phasing plan should be mutually agreed to by both the City of Winnipeg and the developer and do not require formal amendment to the Plan.

8.1.3 A traffic review shall be submitted with the initial Development Application.

8.1.4 The phasing plan and traffic review shall be reviewed and updated as needed with subsequent Development Applications in order to determine the timing, design and upgrading of any major roads that are required to service development.

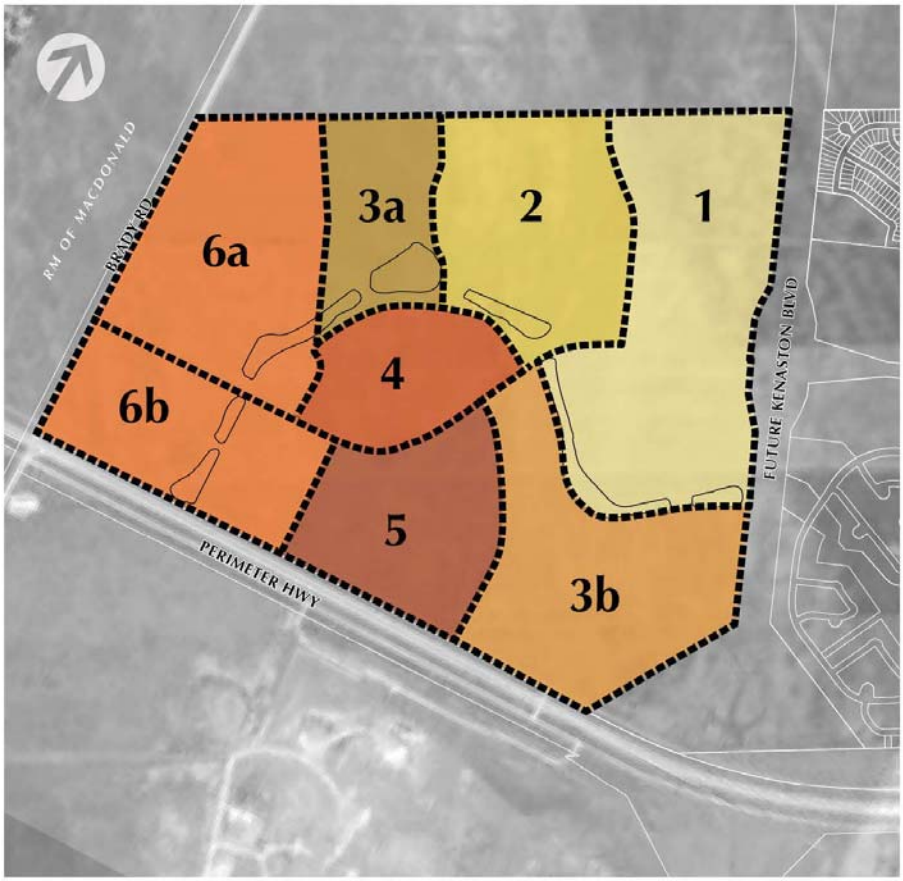
8.1.5 Transportation area charges shall be reviewed and updated with each Development Application.

8.1.6 The registration of plans of subdivision and zoning may be carried out as development progresses. The initial plan of subdivision and zoning shall include registration of the following:

(1) all roadway alignments;
(2) all public lands including land dedicated for parks and open space and the land drainage system;
(3) any potential school reserve; and
(4) all lands zoned for residential use within the first stage.

Zoning for all remaining lands will be implemented in a phased manner as development progresses as generally illustrated in Map 5

MAP 5: Phasing



9.0 DEFINITIONS

Arterial Street: Means a roadway that carries a large volume of traffic and connects residential, employment, shopping and recreational areas. Arterials may be designated as full time or part time truck routes. Typically have a four-lane cross-section, and traffic volumes are approximately 20,000 or more vehicles per day.

City Council: Means the Council of the City of Winnipeg.

Community: Means the entire Waverley West plan area (as defined in the Waverley West Area Structure Plan) plus adjoining neighbourhoods.

Community Scale Commercial: Means commercial development which provides a wide variety of goods and services to an area beyond the immediate Community and which may include office and other non-commercial uses.

Development Agreement Parameters: Means the City of Winnipeg's development agreement parameters.

Development Application: Means development applications for subdivision and rezoning (DASZ).

Development Permit: Means a permit issued by the City of Winnipeg authorizing a development that is subject to the development by-law.

Expressway: Means a roadway that can accommodate large traffic volumes at high speeds and under relatively unimpeded flow conditions. Expressways are intended to serve longer trips including intra-urban travel and trips destined to major centres of activity. Expressways are full time truck routes. Direct access to adjacent lands is prohibited. Generally, only arterial and higher classification roadways intersect this type of facility. At a minimum, expressways feature a four-lane divided cross-section. Signalized intersections are widely spaced (generally a minimum of 800 metres between intersections). Traffic volumes are greater than 20,000 vehicles per day. Kenaston Boulevard within Waverley West is defined as an expressway.

Greenway System: Means the network of pathways, parks, land drainage system and other open spaces as generally shown on Map 3.

Gross Developable Hectare/Acre: For the purpose of calculating residential density, means the gross area expressed in hectares/acres excluding undevelopable lands including Expressways, arterials, interchanges, commercial sites, school sites, private recreational sites and any land acquired by the City of Winnipeg including public reserves and land drainage areas.

Higher Density Multiple-Family Residential: Means Multiple-Family Residential housing that is greater than three storeys in height.

Institutional: Means the use of land, buildings or structures for the purpose of religious, charitable, education, health, governmental, welfare or correctional activities and may include, but is not limited to, places of worship, public or private schools, post-secondary institutions, hospitals, reformatory or correctional facilities, medical clinics, offices, cemeteries, and daycare centres.

Local Commercial: Means the use of land, buildings or structures for the purpose of providing retail goods and services to primarily employees and residents in the Southwest Neighbourhood, surrounding neighbourhoods and the broader community.

Mixed Use: Means the grouping of complementary uses either within a geographic area, on a particular site, or within a specific building.

Multiple-Family Residential: Means housing that includes more than two housing units on the same lot.

Neighbourhood Node: A neighbourhood node is an area where Multiple-family Residential, Community Scale Commercial, Local Commercial, Office, Institutional and other suitable uses can be focused. A Neighbourhood Node is considered to be of significance to the surrounding area.

Non-Retail Commercial: Means commercial, office and other uses that do not directly provide goods and services to an end-user.

Office: Means the use of land, buildings or structures for the purpose of conducting executive, professional, research, administrative or similar affairs of business including ancillary services for office workers, and may include, but is not limited to, administrative offices, consultations offices and research offices.

Ownership Area: Means a contiguous area of land under ownership by one entity.

Public Reserve: Means land acquired by the City of Winnipeg for parks and open space.

Recreational: Means the use of land, buildings or structures for the purpose of active or passive leisure pursuits, sporting activities and other customary and usual recreational pursuits and may include, but is not limited to, golf courses and driving ranges, ice skating rinks, sport fields, recreational centres, and parks and playgrounds.

Regional Land Drainage Plan: Means the City of Winnipeg Land Drainage Collection and Retention Pond Map (April 4, 2005).

Residential: Means the use of land, buildings or structures for a residential purpose and may include, but is not limited to, single-detached dwellings, mobile homes, semi-detached dwellings, duplex dwellings, townhouses, apartments and secondary dwellings.

Southwest Neighbourhood: The area consisting of approximately 257 hectares (636 acres) of land bounded by Brady Road to the west, the perimeter highway to the south,

the future Kenaston Boulevard to the east and the northern limit of RL 121, Parish of St. Norbert OTM to the north.

Underground Structures Committee: Means a committee of City of Winnipeg and utility company representatives, whose purpose is to approve utility locations in the street, co-ordinate the use of the streets for utility installations and maintain records of utility installations.

Zoning By-law: Means the City of Winnipeg Zoning By-law.

Attachment 'B' to the report to the Riel Community Committee for File SP 3/2012, dated April 2, 2013: new Map 3.

