Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

Item No. 6 **Secondary Plan - Amendment to the Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007) – First Reading**
File SPA 5/2013

STANDING COMMITTEE RECOMMENDATION:

On October 8, 2013, the Standing Policy Committee on Property and Development concurred in the recommendation of the Winnipeg Public Service and submitted the following to Council:

1. That By-law No. 112/2013, a by-law to amend the Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007), 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.

Agenda - Executive Policy Committee – October 16, 2013

Report - Standing Policy Committee on Property and Development – October 8, 2013

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On October 8, 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: SPA 5/2013 Secondary Plan Amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan* (By-law 140/2007) – First Reading

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

AUTHORIZATION

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

RECOMMENDATIONS

1. That By-law No. 112/2013, a by-law to amend the *Waverley West Southeast Neighbourhood Area Structure Plan* (By-law 140/2007), 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.

REASON FOR THE REPORT

Upon further review of the development of Waverley West and direct consultation with the Pembina Trails School Division, Ladco Company Limited is requesting an amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan* that will revise the location of the school site. The applicant has provided a revised Land Use Concept map (attached) to replace the original Land Use Concept map in the Plan. The change moves the school site from northeast of Waverley Street and Tim Sale Drive to the southeast of that intersection. There are no changes other than the school location. It is noted that the proposed school site meets the intent statement and policies under sections 5.6 and 5.6.1 of the *Waverley West Southeast Neighbourhood Area Structure Plan*.

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

IMPLICATIONS OF THE RECOMMENDATIONS

If the recommendation is concurred in, the Riel Community Committee will conduct a Public Hearing on the proposed secondary plan amendment.

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 November 21, 2007, Council adopted the area structure plan for the Southeast Neighbourhood of Waverley West as By-law 140/2007.

On August 27, 2013, Ladco Company Limited made an application for a secondary plan amendment to revise the school site location on the Land Use Concept plan.

FINANCIAL IMPACT

Financial Impact Statement Date: September 10, 2013

Project Name:

SPA 5/2013 Secondary Plan Amendment to the Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007) – First

COMMENTS:

There are no financial implications associated with the recomm recommendations contained in this report.

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

CONSULTATION

In preparing this report there was consultation with:

N/A

SUBMITTED BY

Department: Planning, Property & Development
Division: Urban Planning
Prepared by: Kurtis Kowalke
Date: *September 11, 2013*
File No. SPA 5/2013

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THE CITY OF WINNIPEG

BY-LAW NO. 112 /2013

A By-law of THE CITY OF WINNIPEG to amend the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007.

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

1 *The Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007* is *amended as follows:*

2 *In section 4.0, the map titled "*Land Use Concept*", is repealed and replaced with Attachment "A".*

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"



Map 2_revised Aug 22,2013.pdf



LEGEND

- RESIDENTIAL AREA
- PRIMARY COMMERCIAL AREA
- PARKS AND OPEN SPACE
- NATURALIZED LAND DRAINAGE / WETLANDS
- Ⓢ SCHOOL RESERVE
- ① NEIGHBOURHOOD NODE
- ✱ SECONDARY COMMERCIAL SITE
- ARTERIAL STREET
- COLLECTOR STREET
- POTENTIAL FUTURE GRADE SEPARATED INTERSECTION (INITIALLY SIGNALIZED)
- POTENTIAL AT-GRADE INTERSECTIONS (SIGNALIZED)
- INTERSECTION CLOSURE
- POTENTIAL TRAIL NETWORK
- P PARK SPACE