Minute No. 189
Report – Standing Policy Committee on Property and Development – January 14, 2014

Item No. 1 **Secondary Plan Amendment – Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007) (St. Norbert Ward) File SPA 5/2013**

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That By-law No. 112/2013, an amendment to the Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007), be forwarded to Council for second and third reading.

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 – January 14, 2014

DECISION MAKING HISTORY:

Moved by Councillor Browaty,

That the recommendation of the Standing Policy Committee on Property and Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On January 22, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On January 14, 2014, 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 December 2, 2013, the Riel Community Committee concurred in the recommendation of the recommendation of the Winnipeg Public Service and forwarded to the Standing Policy Committee on Property and Development.

RE: **Secondary Plan Amendment – Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007)**
File SPA 5/2013

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

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

Report date: **December 5, 2013**

COMMUNITY COMMITTEE RECOMMENDATION:

On December 2, 2013, the Riel Community Committee concurred in the recommendation of the Winnipeg Public Service and recommends to the Standing Policy Committee on Property and Development:

1. That By-law No. 112/2013, an amendment to the Waverley West Southeast Neighbourhood Area Structure Plan (By-law 140/2007), be forwarded to Council for second and third readings.

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

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

1. It is a minor amendment in a plan that has already been approved and supported by the area councillor.

PUBLIC HEARING SUMMARY

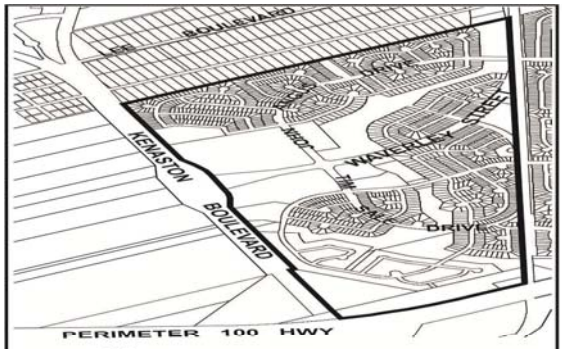
File: SPA 5/2013

Before: Riel Community Committee
Councillor Mayes, Chairperson
Councillor Vandal

Public Hearing: December 2, 2013
Council Building, 510 Main Street

Applicant: Ladco Company Ltd. (Michael Carruthers)

Subject:



APPLICANT : LADCO COMPANY LTD.
FILE : SPA 5/13
PROPOSAL: Council has given first reading to By-law No. 112/2013, which proposes to amend the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007 (subject area shown outlined above) by replacing the map titled "Land Use Concept" in Section 4.0 with a new map indicating a revised school site location southeast of Waverley Street and Tim Sale Drive. **For information, phone Mr. K. Kowalke, Planner, at 204-986-5917.**
DEMANDEUR : LADCO COMPANY LTD.
N° DE RÉFÉRENCE : SPA 5/13
PROJET : Le Conseil a adopté en première lecture le projet de règlement no 112/2013 qui prévoit la modification du règlement sur le plan de structuration de secteur du quartier sud-est de Waverley-Ouest no 140/2007 (secteur indiqué ci-dessus) par substitution au plan conceptuel d'utilisation des sols (« Land Use Concept ») de l'article 4.0 d'un nouveau plan indiquant un emplacement scolaire modifié au sud-est de la rue Waverley et de la promenade Tim Sale. **Pour plus de renseignements, veuillez communiquer avec M. K. Kowalke, urbaniste, au 204-986-5917.**

Premises Affected: Southeast of Waverley Street and Tim Sale Drive

Exhibits Filed:

1. Application dated August 29, 2013
2. Notification of Public Hearing
3. Council Decision of October 23, 2013; contains report from the Director of Planning, Property and Development dated September 11, 2013
4. First Reading of By-law No. 112/2013 by Council on October 23, 2013
5. Manitoba Status of Titles 2554038/1 and 2554039/1
6. Surveyor's Building Location Certificate and sketch
7. Plan
8. Report from the Urban Planning Division dated November 21, 2013

REPRESENTATIONS:

In Support:

John Karras

In Opposition:

Nil

For Information:

Nil

For the City:

Mr. R. Kostiuk, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File SPA 5/2013

ADMINISTRATIVE REPORT

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

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. 112/2013, an amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan* (By-law 140/2007), be forwarded to Council for second and third readings.

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*.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the proponents will be able to proceed with a conditional use application for development of the school at the revised location southeast of Waverley Street and Tim Sale Drive / John Angus Drive.

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.

On October 23, 2013, Council gave first reading to By-law No. 112/2013 to amend the Waverley West Southeast Neighbourhood Area Structure Plan.

CONSULTATION

In preparing this report there was consultation with: N/A

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Kurtis Kowalke
Date:	November 21, 2013
File No.	SPA 5/2013

List of Schedules and Attachments

1. Appendix 'A' Planning Discussion
2. Appendix 'B' By-Law No. 112/2013

APPENDIX 'A'

DATE: November 21, 2013

FILE: SPA 5/2013
RELATED FILES: SP 2/2007 (c/r)

COMMUNITY: Riel

SUBJECT: To amend the *Waverley West Southeast Neighbourhood Area Structure Plan* (By-law 140/2007) by replacing the map titled "Land Use Concept" in Section 4.0 with a new map indicating a revised school site location southeast of Waverley Street and Tim Sale Drive / John Angus Drive.

LOCATION: South Pointe Neighbourhood



APPLICANT: Michael Curruthers (Ladco Company Ltd.)
200-40 Lakewood Boulevard
Winnipeg MB R2J 2M6

OWNERS: as above

RECOMMENDATION: Approval

THE AREA

- The area covered by the *Waverley West Southeast Neighbourhood Area Structure Plan* is currently known as the South Pointe Neighbourhood and is located in the St. Norbert Ward.
- The total land area is approximately 200 hectares (495 acres).
- The neighbourhood is zoned single and multi-family residential with some commercial and parks and recreation parcels in accordance with the Land Use Concept plan.
- Most of the neighbourhood is built out with the exception of the area around Stan Bailie Drive where construction is just beginning.



Figure 1: Aerial photograph showing South Point Neighbourhood and surrounding area (2012)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Ladco Company Ltd. is applying to amend the Neighbourhood Area Structure Plan to move the school location shown on the Land Use Concept map from northeast of Waverley Street and Tim Sale Drive / John Angus Drive to the southeast of that intersection.
- The change reflects the desires of the Pembina Trails School Division. The revised location is larger and has frontage on Waverley Street and two collector roads.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the Complete Communities Direction Strategy the subject area is a Recent Community. The key relevant policy guiding development is:
    - *Improve sustainability of recent residential neighbourhoods by promoting better walking, cycling and transit access to retail, employment and community facilities.*
- The proposed school site has direct access to the neighbourhood greenway system, which provides pedestrian and cycling access across the neighbourhood and to adjacent neighbourhoods.

AREA STRUCTURE PLAN

- School locations are conceptually mapped in the Land Use Concept of the Area Structure Plan, and development applications (rezoning, conditional use, etc.) must be consistent with the Plan.
- The revised location complies with the school siting criteria found in Section 5.6.1 of the Plan. The site is located in relation to its student catchment area, having frontage on a collector street and direct access to transit service.
- The decision to develop a school ultimately rests with the school division and the Public Schools Finance Board.
- There are no changes other than the school locations associated with this secondary plan amendment.

ZONING

- Both the original school site and the proposed school site are zoned “RMF” Residential Multi-Family and would require a conditional use application for development of a school. No conditional use has been applied for to date.

RECOMMENDATION

The Winnipeg Public Service supports the amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan* Land Use Concept map:

- The revised school location satisfies the Pembina Trails School Division.

- The proposed school location does not conflict with the goals in the Area Structure Plan for school placement.

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

Report Prepared By: Kurtis Kowalke
PPD File # SPA 5/2013

Appendix 'B'

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* i*s 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


DRAFT
SANDUSKY DRIVE
KIRKRIDGE DRIVE
POINT WEST WAY
WAVERLEY STREET
CITY OF WINNIPEG DRAIN
FUTURE KENASTON BOULEVARD EXTENSION
PERIMETER HIGHWAY
LEGEND
RESIDENTIAL AREA
PRIMARY COMMERCIAL AREA
PARKS AND OPEN SPACE
NATURALIZED LAND DRAINAGE / WETLANDS
SCHOOL RESERVE
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
PARK SPACE