Agenda – Executive Policy Committee – April 23, 2014

Report – Standing Policy Committee on Property and Development – April 15, 2014

Item No. 13 Amendment to the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007 (secondary plan) – first reading (St. Norbert Ward)
File No. SPA 1/2014

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, 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. 39/2014, which proposes to amend the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007, receive first reading and the Riel Community Committee be directed to schedule and conduct a public hearing respecting the proposed by-law.

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 – April 23, 2014

Report – Standing Policy Committee on Property and Development – April 15, 2014

DECISION MAKING HISTORY:

STANDING COMMITTEE RECOMMENDATION:

On April 15, 2014, 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: Amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007* (secondary plan) – first reading (File No. SPA 1/2014)

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	D. Joshi A/CAO

RECOMMENDATIONS

1. That Council give first reading to By-law No. 39/2014 which proposes to amend the *Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007* and the Riel Community Committee schedule and conduct a public hearing respecting the proposed by-law.
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

Ladco Company Limited ("Ladco"), has requested an amendment to the *Waverley West Southeast Neighbourhood Area Structure Plan* ("Plan") a City secondary plan, that will allow residential development on its land northwest of Waverley Street and John Angus Drive which the Plan designates "secondary commercial".

While the intent expressed in the Plan implies some flexibility in land use at this location (adjacent to Node 1), there are clear policies that direct development toward commercial. Ladco has indicated that changing market conditions favour multi-family residential, rather than commercial, at this location. The applicant has provided a revised Land Use Concept map (attached), and has requested text changes to the Plan to remove the references to the secondary commercial site.

The City of Winnipeg Charter requires that a secondary plan by-law (including an amendment) receive first reading by Council and a public hearing prior to second and third Reading by Council.

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 The Waverley West Area Structure Plan By-law No.10/2006 ("WWASP"). Section 13.0, Neighbourhood Area Structure Plan, requires the implementation of the WWASP through Neighbourhood Area Structure Plans and outlines the basic composition for the Neighbourhood Area Structure Plans.

On November 21, 2007, Council adopted the Plan as a Neighbourhood Area Structure Plan for the Southeast Neighbourhood of Waverley West.

On January 28, 2014, Ladco applied to amend the Plan to remove the secondary commercial designation from its land northwest of Waverley Street and John Angus Drive.

FINANCIAL IMPACT

Financial Impact Statement **Date:** March 20, 2014

Project Name:

Amendment to the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007 (secondary plan) – first reading (File No. SPA 1/2014)

COMMENTS:

There are no financial implications asssociated with 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: *March 20, 2014*
File No. SPA 1/2014

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UD2014-034

List of Schedules and Attachments

1. Schedule 'A' By-Law 39/2014
2. Attachment "A" Revised Map 2: Land Use Concept

Schedule ‘A’: By-Law 39/2014



Microsoft Word 97 - 2003 Document

Attachment “A”: Revised Map 2: Land Use Concept



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