Minute No. 591
Report – Standing Policy Committee on Property and Development – June 10, 2014

Item No. 10 **Secondary Plan Amendment – Waverley West Southeast Neighbouhood Area Structure Plan (St. Norbert Ward) File SPA 1/2014 [c/r DAZ 202/2014]**

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. 39/2014, 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.

Report – Standing Policy Committee on Property and Development – June 10, 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 June 18, 2014, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and the Riel Community Committee, and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 10, 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 June 2, 2014, the Riel Community Committee concurred in 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 Neighbouhood Area Structure Plan**
File SPA 1/2014

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

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

Report date: **June 4, 2014**

COMMUNITY COMMITTEE RECOMMENDATION:

On June 2, 2014, 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. 39/2014, 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 reason for its recommendation:

1. It is consistent with other developments in the neighbourhood.

PUBLIC HEARING SUMMARY

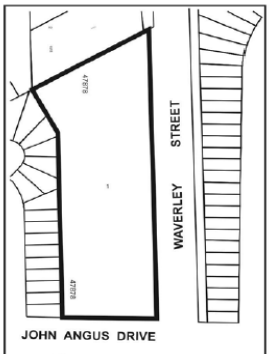
File: SPA 1/2014

Before: Riel Committee
Councillor Swandel, Chairperson
Councillor Mayes

Public Hearing: June 2, 2014
May 5, 2014
Council Building, 510 Main Street

Applicant: Ladco Company Ltd. (Tyler Smith)

Subject:



APPLICANT : LADCO COMPANY LTD.
FILE : SPA 1/2014
PROPOSAL : Council has given 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 by deleting the secondary commercial site northwest of Waverley Street and John Angus Drive from the map, and all references to it in the text. **For information, phone Mr. K. Kowalke, Planner, at 986-5917.**
DEMANDEUR : LADCO COMPANY LTD.
N° DE RÉFÉRENCE : SPA 1/2014
PROJET : Le Conseil a adopté en première lecture le règlement municipal no 39/2014 qui prévoit la modification du règlement sur le Plan d'aménagement du secteur du quartier sud-est de Waverley-Ouest no 140/2007 par la suppression, sur la carte, du site commercial secondaire au nord-ouest de la rue Waverley et de la promenade John Angus et de toutes les références qui en sont faites dans le texte. **Pour plus de renseignements, veuillez communiquer avec M. K. Kowalke, urbaniste, au 986-5917.**

Premises Affected: Northwest corner of Waverley Street and John Angus Drive

Exhibits Filed:

1. Application dated January 30, 2014
2. Notification of Public Hearing dated April 30, 2014
3. Council Decision of April 30, 2014; contains report from the Director of Planning, Property and Development dated March 20, 2014
4. First Reading of By-law No. 39/2014 by Council on April 30, 2014
5. Manitoba Status of Title 2328715/1
6. Surveyor's Building Location Certificate and sketch dated March 12, 2012
7. Plan
8. Report from the Urban Planning Division dated May 26, 2014
9. Inspection Report
10. Petition in opposition of the application purporting to contain the signatures of 16 area residents, submitted by Meenu Brar
11. Audio Recording of representations of public

REPRESENTATIONS:

In Support:

Michael Carruthers
Tyler Smith

In Opposition:

Danilo Azurin
Maria Azurin
Neven Basta
Meenu Brar
Dorothy Cole
Bohyun Seo
Devin Whiting

For Information:

Tracey Minaker
Lyndee Patterson

For the City:

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

Exhibit "8" referred to in File SPA 1/2014

ADMINISTRATIVE REPORT

Title: SPA 1/2014 – 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. 39/2014, 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

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.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, it will enable the rezoning of the land for multi-family residential (per DAZ 202/14).

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 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.

On April 30, 2014, Council gave first reading to By-law No. 39/2014 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:	May 26, 2014
File No.	SPA 1/2014

List of Schedules and Attachments

1. Appendix ‘A’ Planning Discussion
2. Schedule ‘A’ By-Law No. 39/2014
3. Attachment “A” Revised Map 2: Land Use Concept

APPENDIX 'A'

DATE: May 26, 2014

FILE: SPA 1/2014
RELATED FILES: SP 2/2007 (c/r)

COMMUNITY: Riel

SUBJECT: To amend the Waverley West Southeast Neighbourhood Area Structure Plan By-law No. 140/2007 by deleting the secondary commercial site northwest of Waverley Street and John Angus Drive from the map, and all references to it in the text.

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.
- The affected parcel of land is approximately seven acres situated at the northwest corner of Waverley Street and John Angus Drive.
  North: place of worship
  South: park
  East: single-family homes
  West: single-family homes



Figure 1: Aerial photograph showing the affected area (2012)

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- Ladco Company Ltd. is applying to amend the Neighbourhood Area Structure Plan by deleting the secondary commercial site northwest of Waverley Street and John Angus Drive from the map.
- Through the accompanying rezoning (DAZ 202/14), the site is intended to be developed for multi-family residential, in response to increased demand.

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:
    - *Within recent communities, intense and diverse development will be encouraged in centres and corridors.*
- The affected site is along Waverley Street, which is a major corridor.

AREA STRUCTURE PLAN

- Although the subject application is consistent with the Neighbourhood Node 1 policies and parts of the existing Secondary Commercial polices of the Area Structure Plan, policy 5.5.1(1) requires "local commercial to be the predominant land use" in the Secondary Commercial area. Even though multi-family is permitted in the Secondary Commercial area under Policy 5.5.1(2), it is not possible for local commercial to be the predominant land use under the subject DAZ because the entire site is being rezoned to RMF-M and the RMF districts do not permit any commercial uses.
- If the Secondary Commercial site and any references to it are removed from the Waverley West Southeast Neighbourhood Area Structure Plan under SPA 1/2014, the subject rezoning would be fully consistent with the Plan as multi-family residential is permitted under 5.3.1(1)(i) for Neighbourhood Nodes.

ZONING

- The affected site is currently zoned "C2" Commercial, but is proposed to be rezoned to "RMF-M" per DAZ 202/14.

RECOMMENDATION

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

- The proposed amendment is consistent with the general intent for Neighbourhood Nodes under the Area Structure Plan.
- Multi-family residential is a suitable land use for this location, given that this is a large site on a major corridor.

- The proposed amendment is responsive to market conditions and will facilitate development of vacant serviced site.

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

Report Prepared By: Kurtis Kowalke
PPD File # SPA 1/2014

Schedule 'A': By-Law 39/2014



Microsoft Word 97 - 2003 Document

Attachment "A": Revised Map 2: Land Use Concept



2014.01.22_LAND_USE_working small.pdf