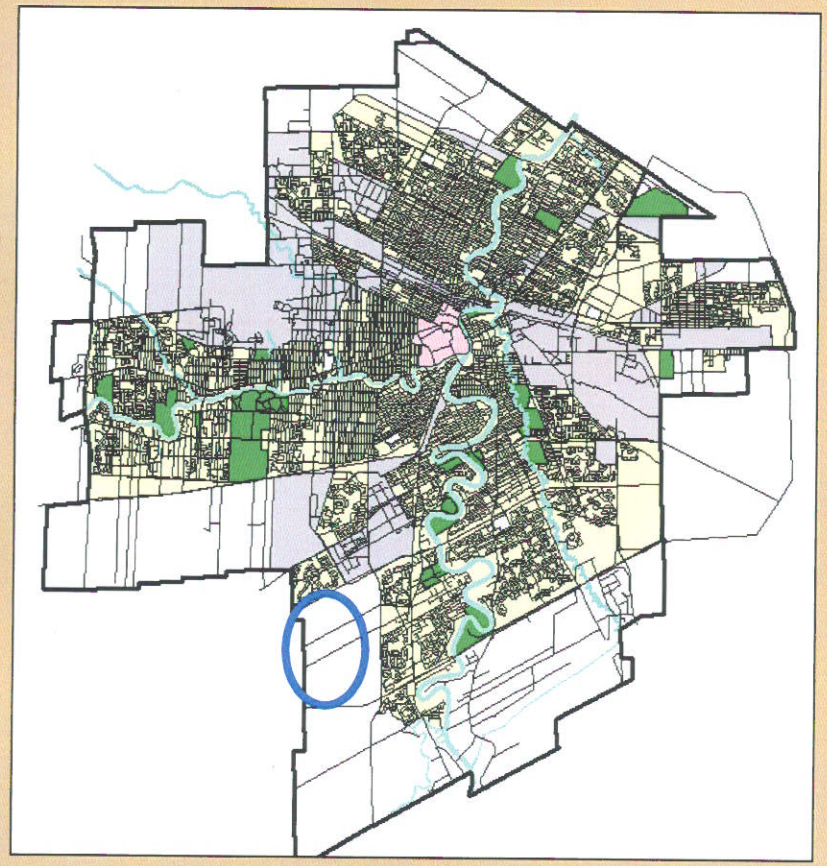
Waverley West Plan Winnipeg Amendment Hearing

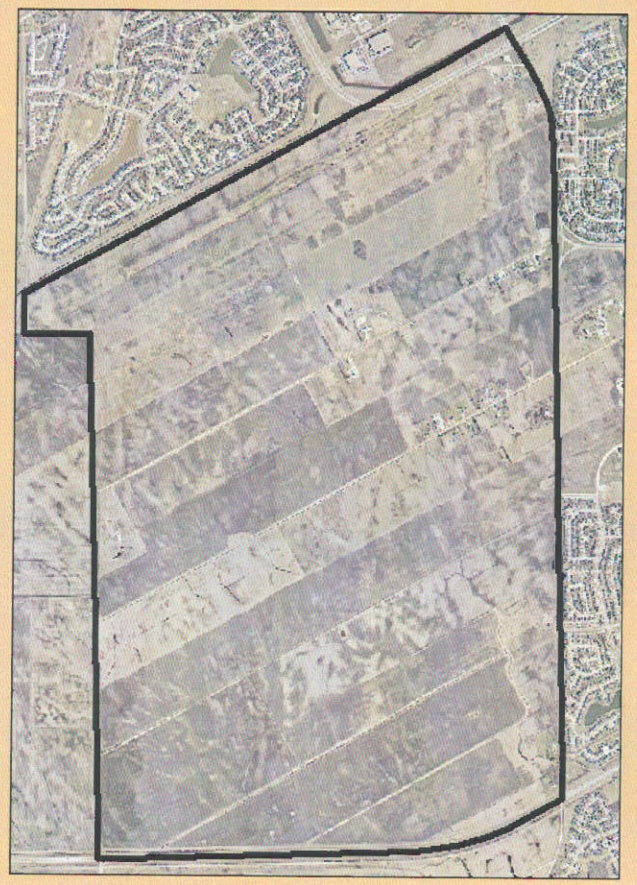
Presentation by:

Planning Property and Development Department

January 4, 2005

Location of Waverley West





Winnipeg

Landowners

Major Landowners

Province of Manitoba

Ladco Company Ltd.

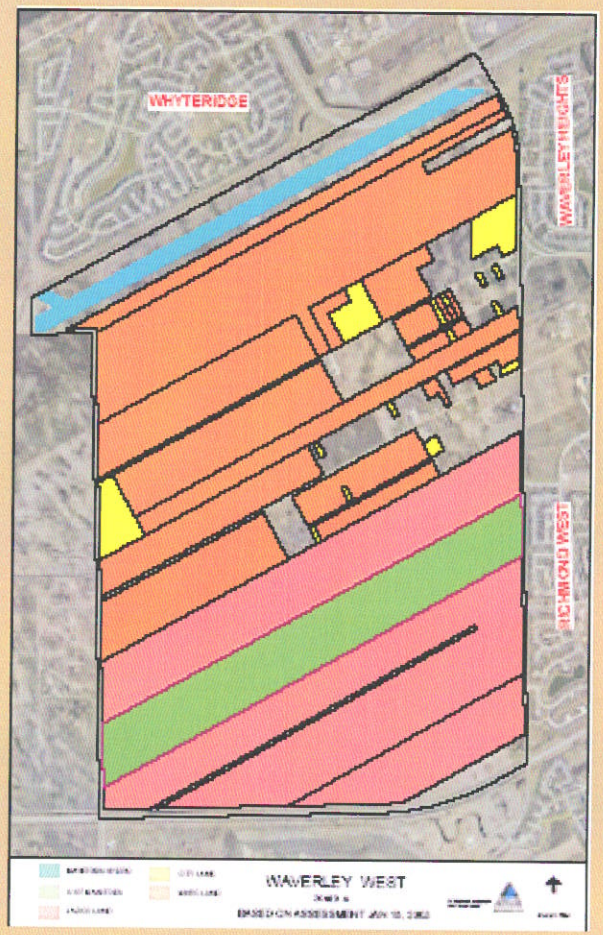
Others

U of Manitoba

Manitoba Hydro

City of Winnipeg

Private Landowners



Winnipeg

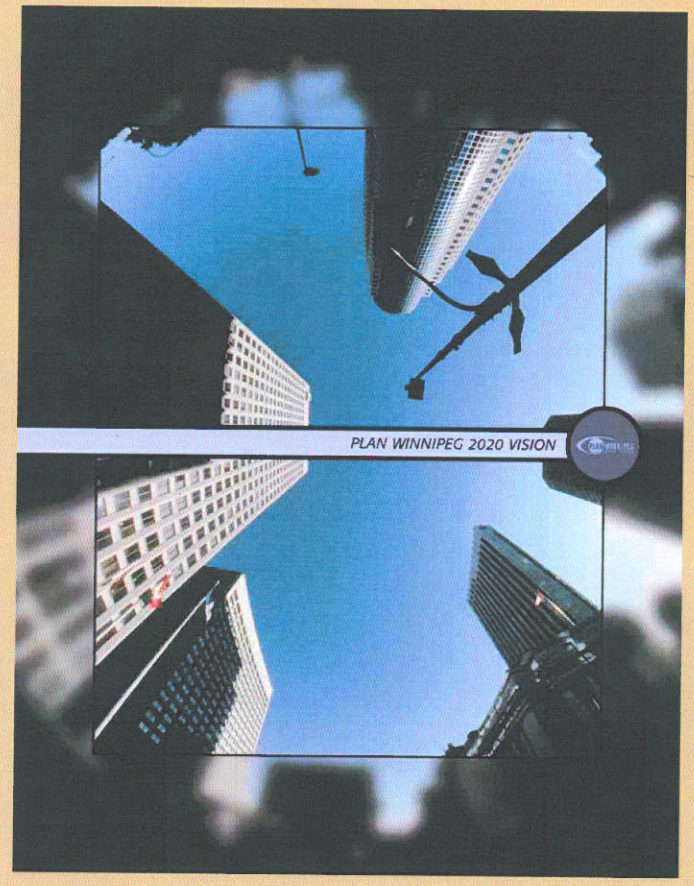
Plan Winnipeg Amendment

- FROM: Rural Policy Area
  - Designated agriculture and related support functions as principal use; minimum 40 acres.
- TO: Neighbourhood Policy Area
  - Residential mix together with a variety of educational, recreational, institutional, commercial, and possibly industrial uses.

Winnipeg

Plan Winnipeg 2020 Vision

- Policy 3B-08 (iii) Allowing the redesignation of Rural land to Neighbourhood where there is a **demonstrated need** for additional land to **satisfy projected demand** and where a full range of municipal **infrastructure can be provided in an environmentally-sound, economical, and timely manner**.



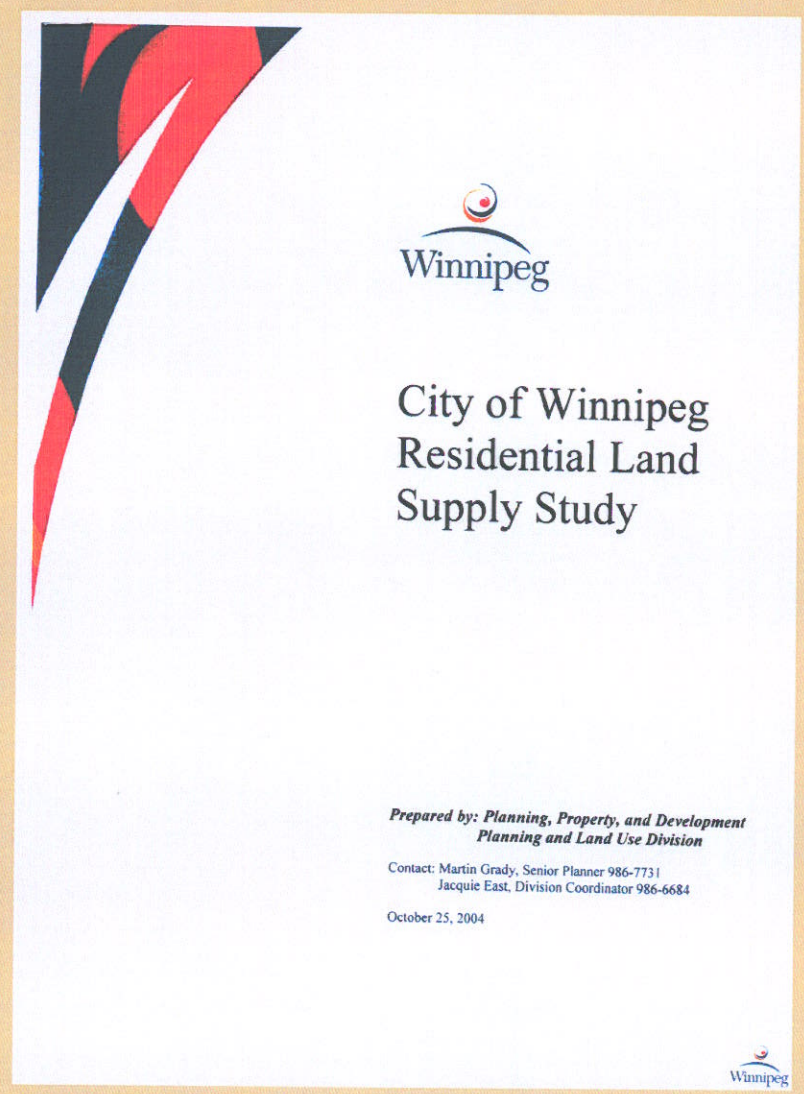
Winnipeg

Policy 3B-08 (iii) Summary

- Demonstrated Need: Demand for Land
  - Population
  - Demographics and Household Size
- Demonstrated Need: Supply of Land
  - Residential Land Supply Study
  - Capital Region Land Supply
- Provision of Municipal Infrastucture
  - Economical
  - Environmentally Sound
  - Timely

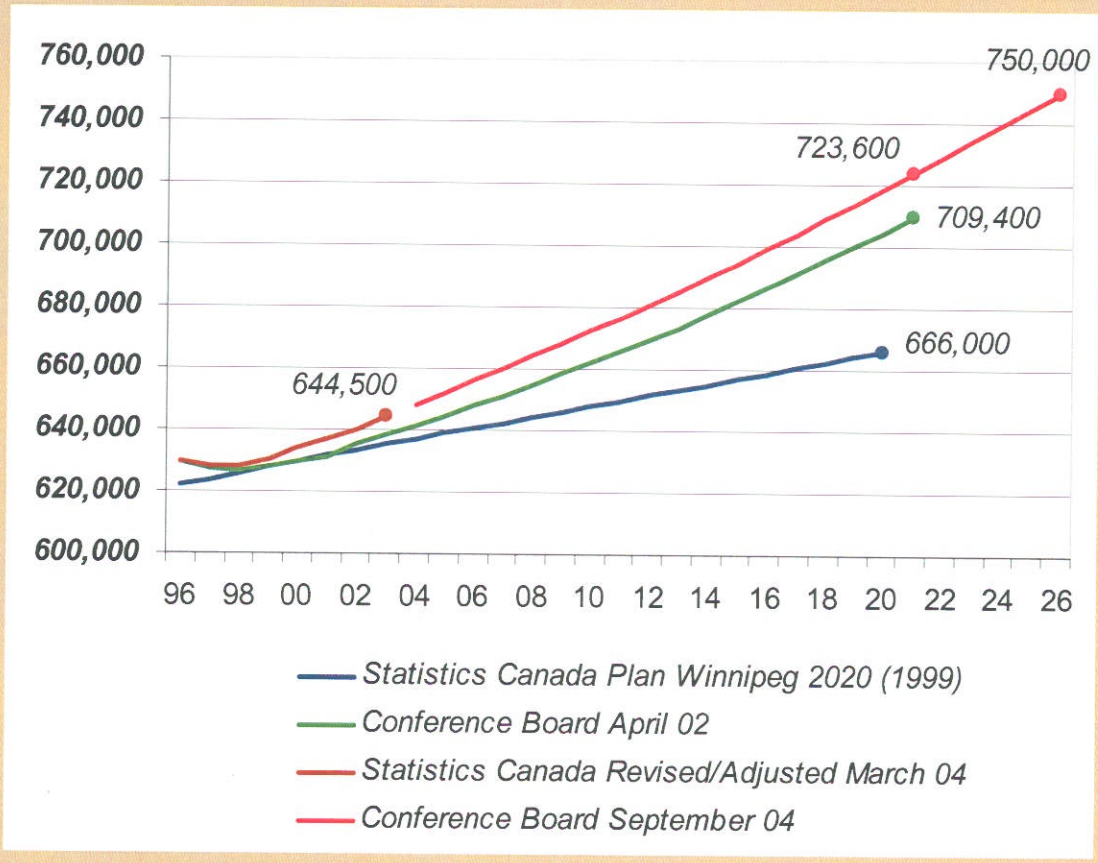
Winnipeg

Land Supply and Demand



Winnipeg

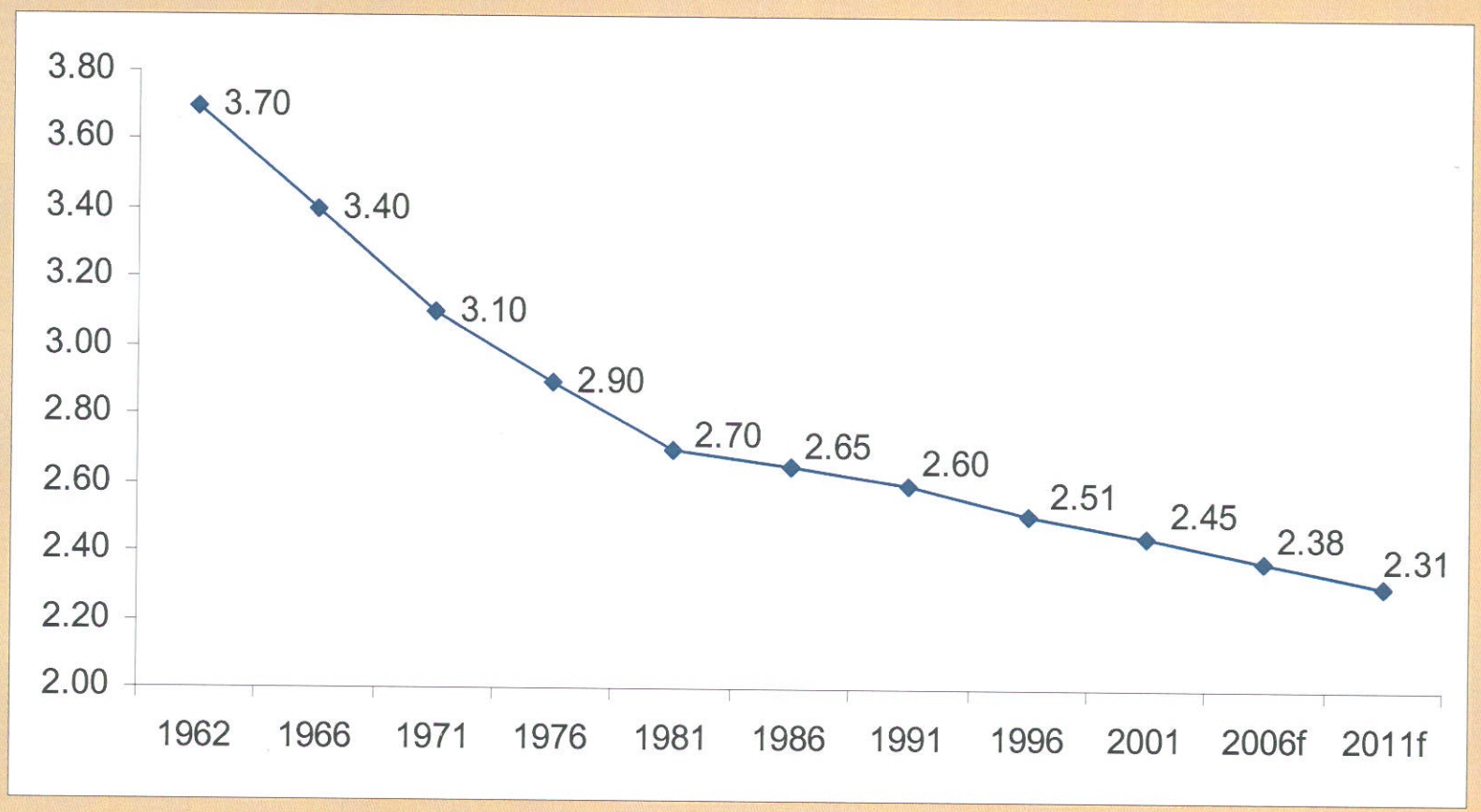
Need: Population Growth



City of Winnipeg Population Projections

Winnipeg

Need: Household Size



Average Number of Persons per Household

f = forecast

Winnipeg

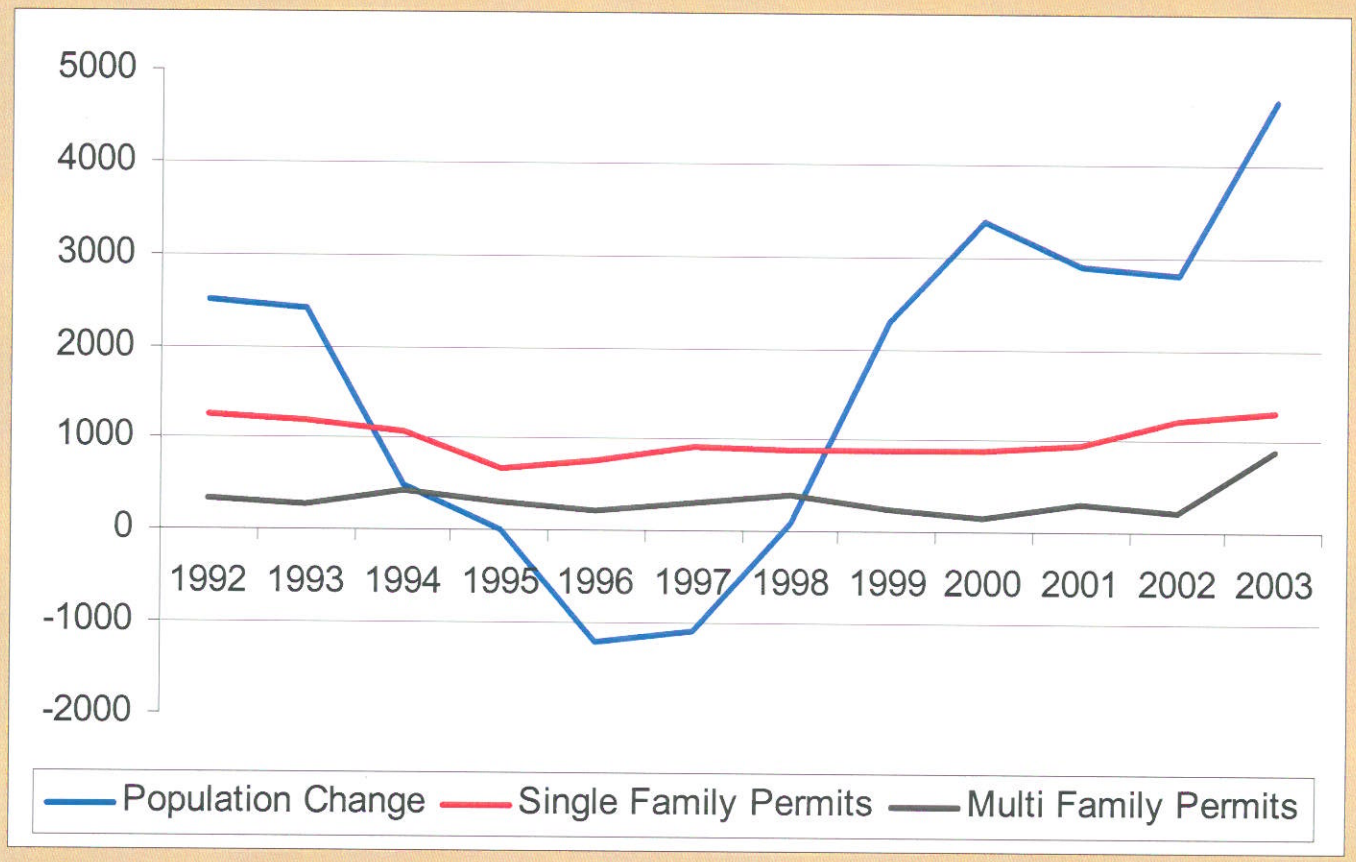
Impact of Household Size

Persons per household	Number of Households Required	Additional Households Required
2.40	250,000	--
2.39	251,046	1,046
2.38	252,092	2,092
2.37	253,138	3,138
2.36	254,184	4,184
2.35	255,230	5,230
2.34	256,276	6,276
2.33	257,322	7,322
2.32	258,368	8,368
2.31	259,414	9,414
2.30	260,460	10,460

Source: City of Winnipeg Residential Land Supply Study

Winnipeg

Building Activity and Population Change



Household Formation generates demand for new homes even as population has declined.

Winnipeg

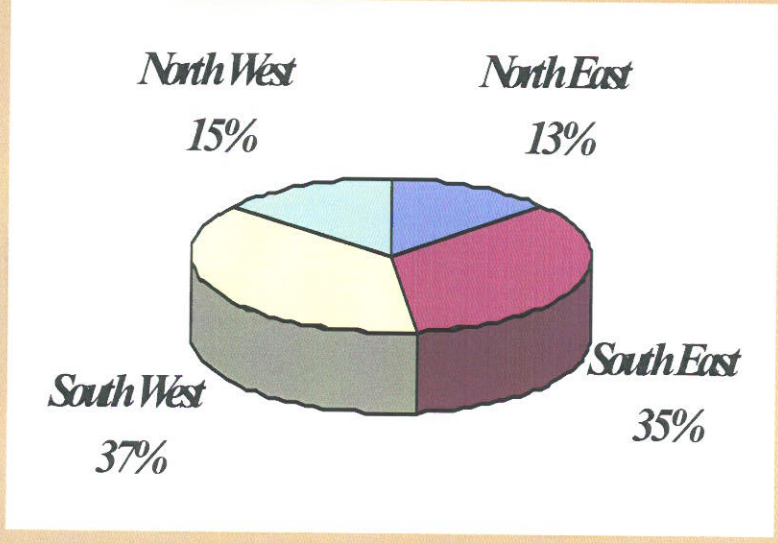
Multi-family Housing Demand

- Approximately 22% of all new housing starts in the City are for multi-family units.

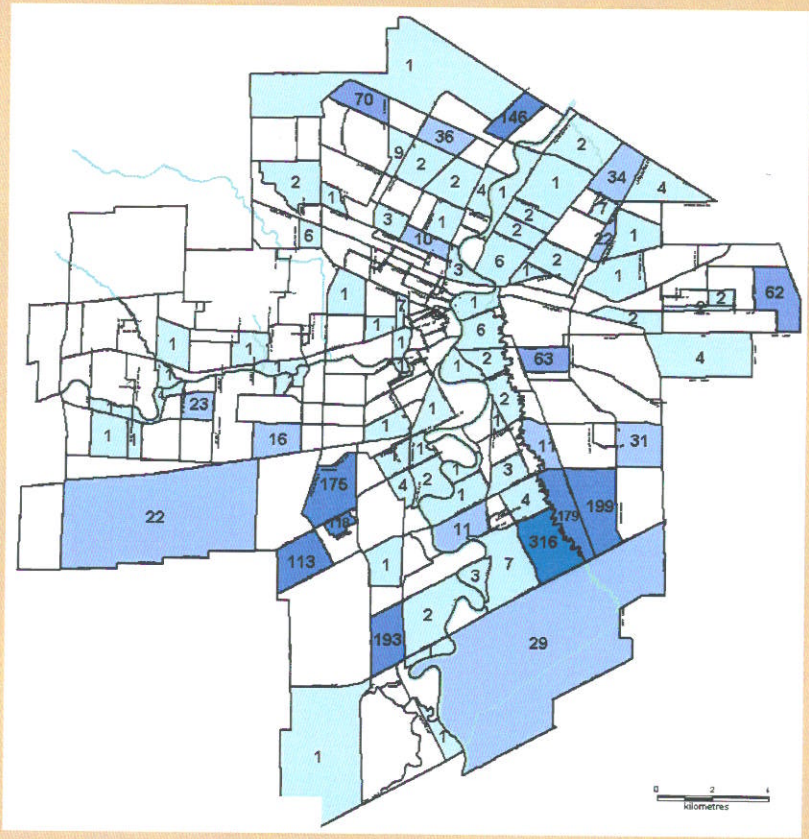
- For the purposes of this analysis, a multi-family market share of 25% has been used to determine demand for single-family homes.

Winnipeg

Housing Demand Distribution



Single-family building permits:
Distribution of 10 year average.



Single-family building permits: 2003-04.

Winnipeg

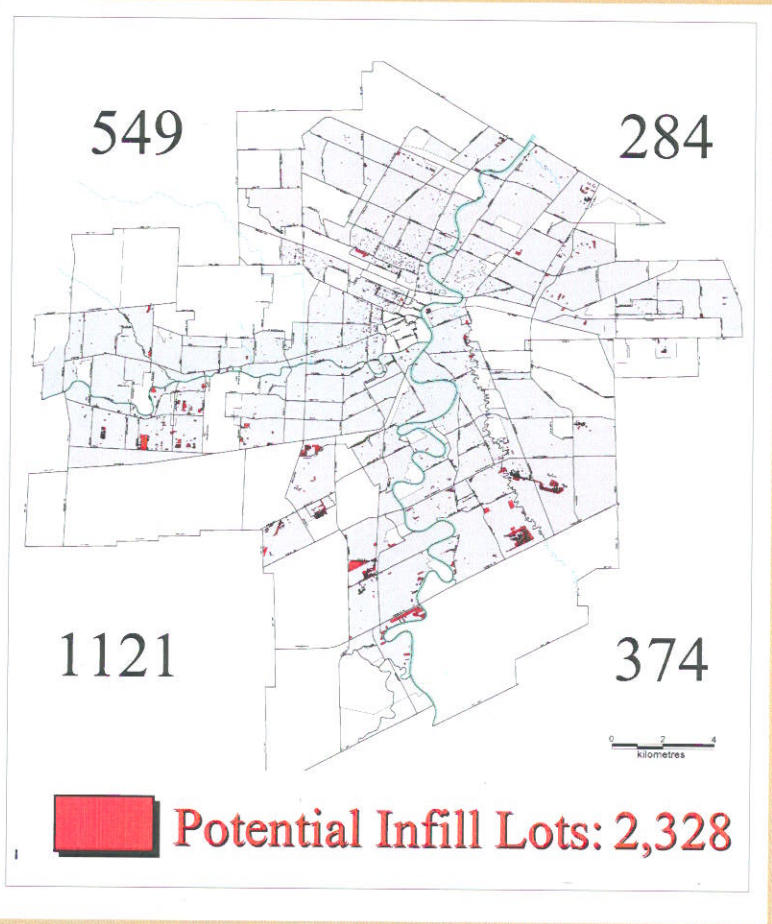
Projected Demand for New Single-Family Homes

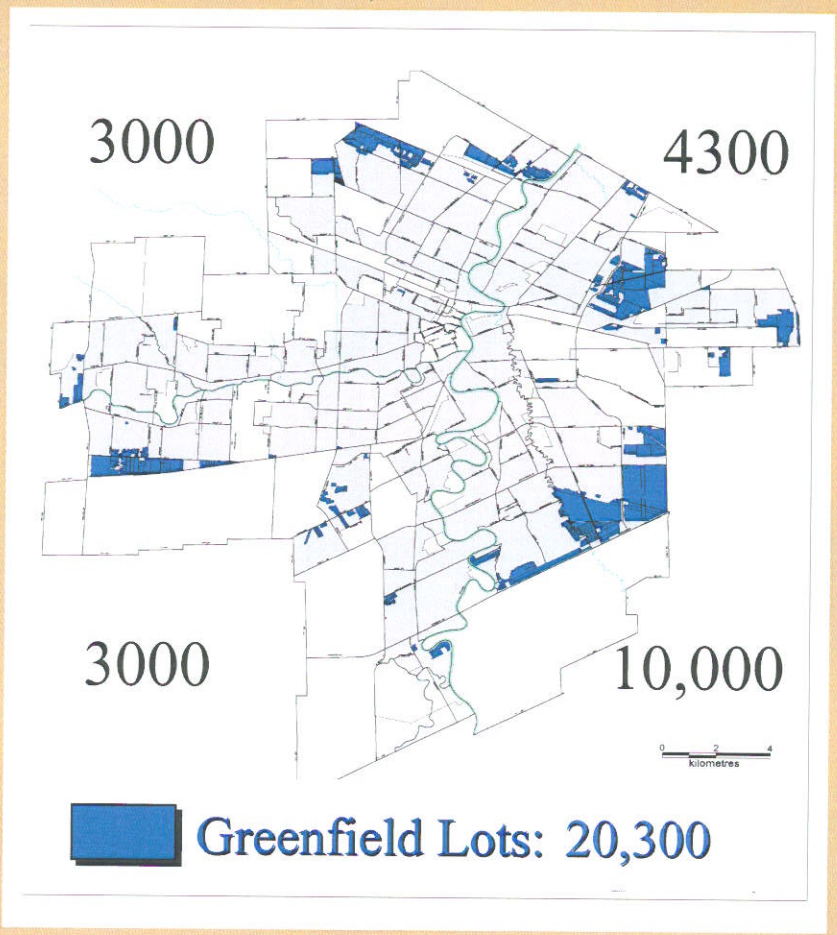
	Projected Demand to 2011	Projected Demand 2011 – 2021	Total
North West	2419 – 2943	2212 – 2383	4631 – 5326
North East	2097 – 2550	1917 – 2066	4014 – 4616
South East	5645 – 6866	5162 – 5561	10807 – 12427
South West	5968 – 7259	5456 – 5879	11424 – 13137
Total	16129 – 19618	14747 – 15889	30876 - 35507

Source: City of Winnipeg Residential Land Supply Study

Winnipeg

Distribution of Land Supply

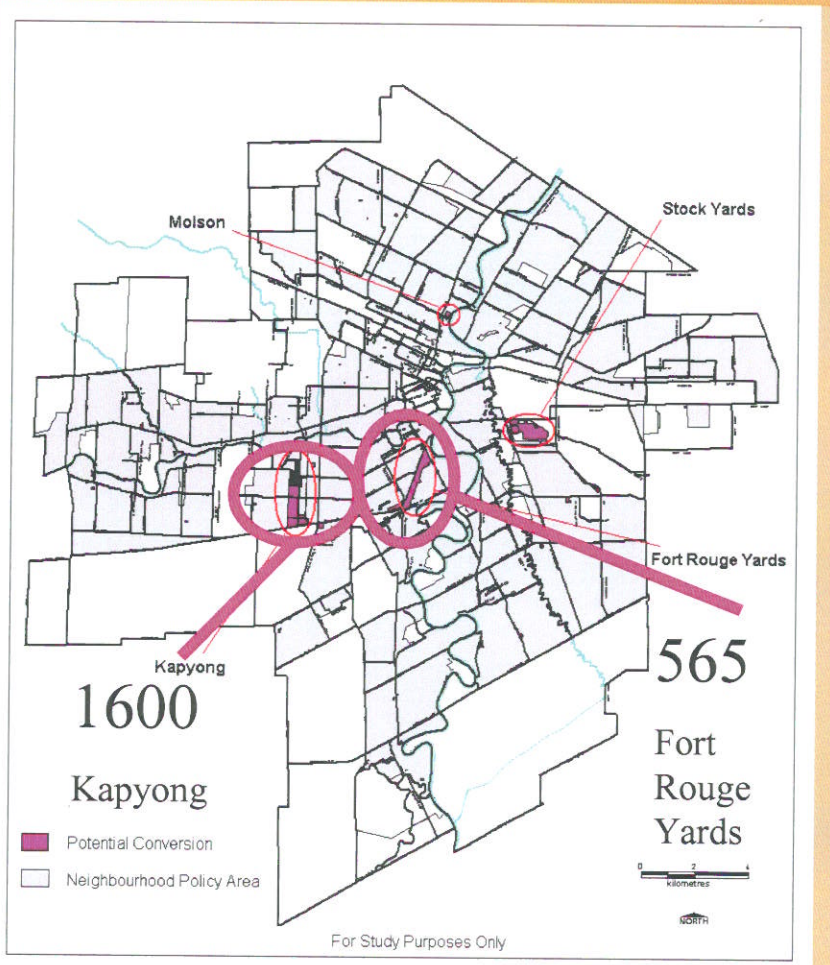




Source: City of Winnipeg Residential Land Supply Study

Winnipeg

Potential Re-development



Total Re-development 2,165 Units

Source: City of Winnipeg Residential Land Supply Study

Winnipeg

Supply to Meet Demand

	Estimated Years of Supply	
	Serviced	Serviceable
North West	1.5 to 2	7 to 8
North East	2 to 2.5	11 to 13
South East	1 to 1.5	9.5 to 12
South West	**0.5 or less**	3.5 to 4.5

Source: City of Winnipeg Residential Land Supply Study

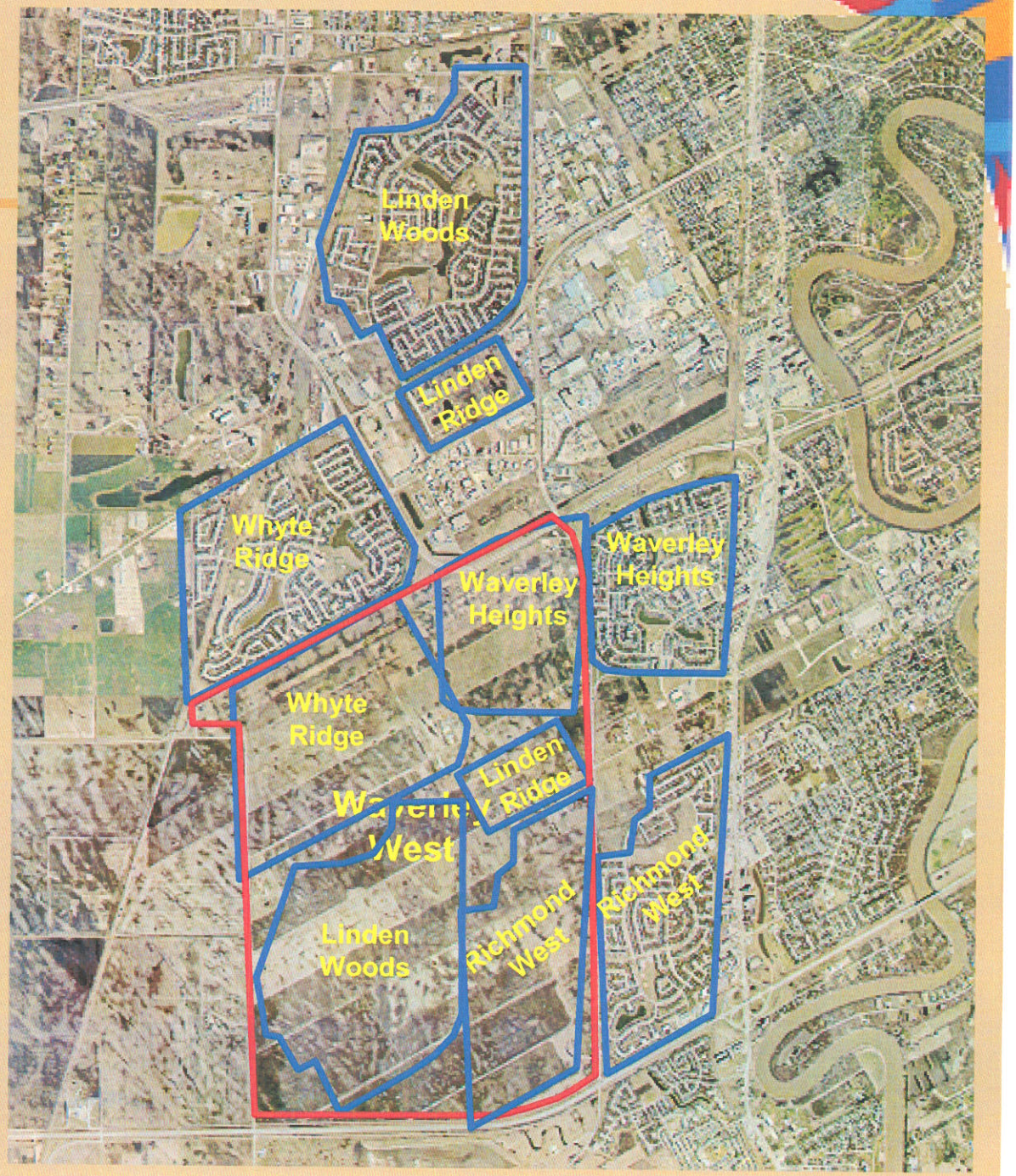
Land Supply Targets

- Serviced: 5 year rolling supply.
- Serviceable: 15 to 20 years supply.

Winnipeg

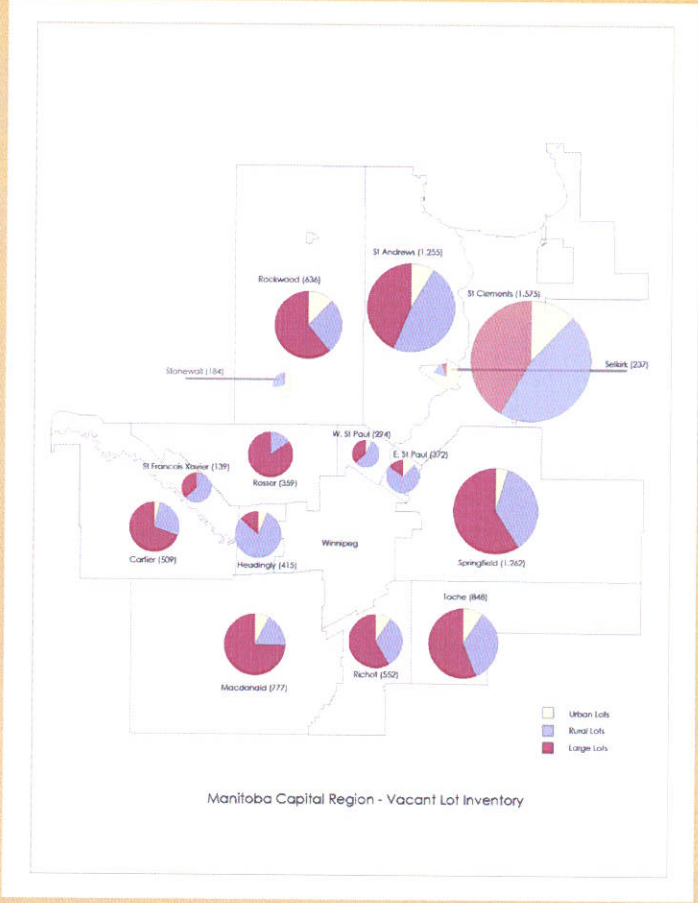
Supply

- Fort Garry Housing Market – Past 25 Years
- Fort Garry Housing Market – Future 25 Years



Capital Region Land Supply

- Urban Lots: 1055
  - 0 – .34 acres
- Rural: 3697
  - .34 – 10 acres
- Large Lot: 4662
  - 10+ acres



Source: Manitoba Intergovernmental Affairs and Trade

Winnipeg

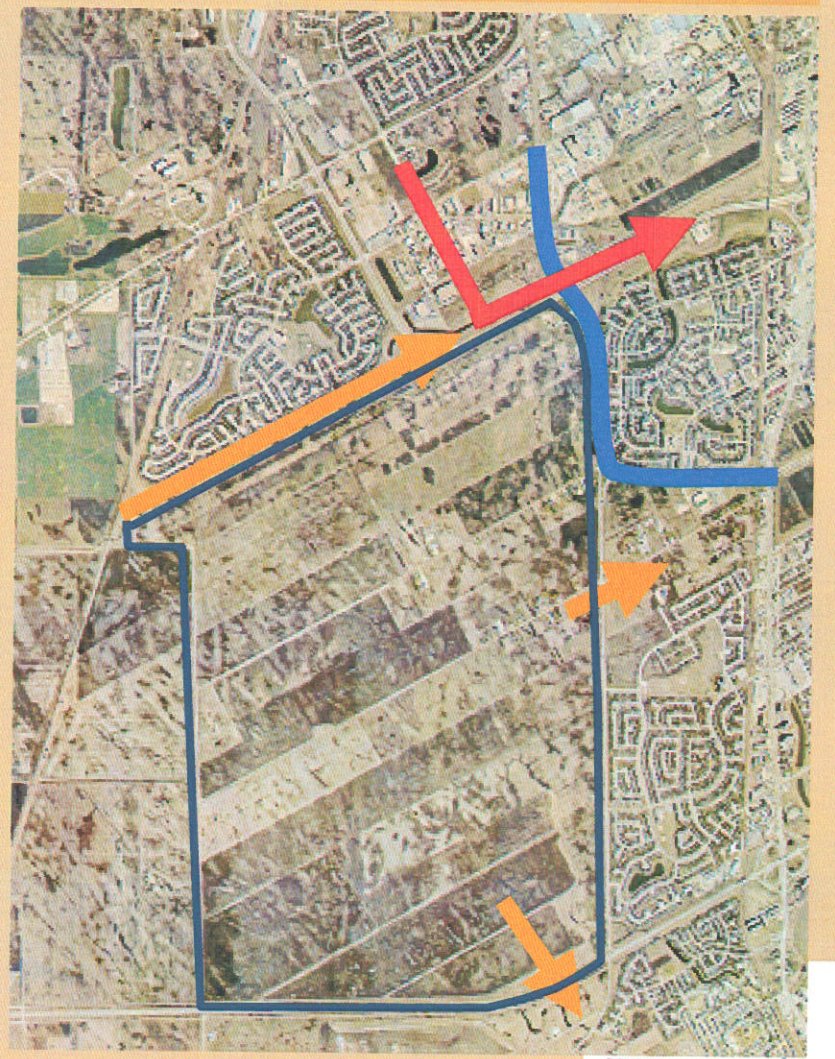
Municipal Services

Existing Services

- Land Drainage
- Sewer Main
- Water Main

New Services

- Police, Fire, Emergency
- Community and Recreation
- Parks



Winnipeg

Waverley West Traffic

- Additional vehicle traffic generated by Waverley West has been calculated based upon the expected mix of land uses and number of residential units to be developed.
- This additional traffic was added to existing and projected background traffic on major streets in southwest Winnipeg based upon existing traffic patterns as follows:
  - East/West Bishop Grandin Blvd — 38% of new trips
  - North/South Kenaston Boulevard — 22% of new trips
  - North/South Waverley Street — 19% of new trips
  - East/West Bison Drive — 12% of new trips
  - South PTH 100 — 09% of new trips

Winnipeg

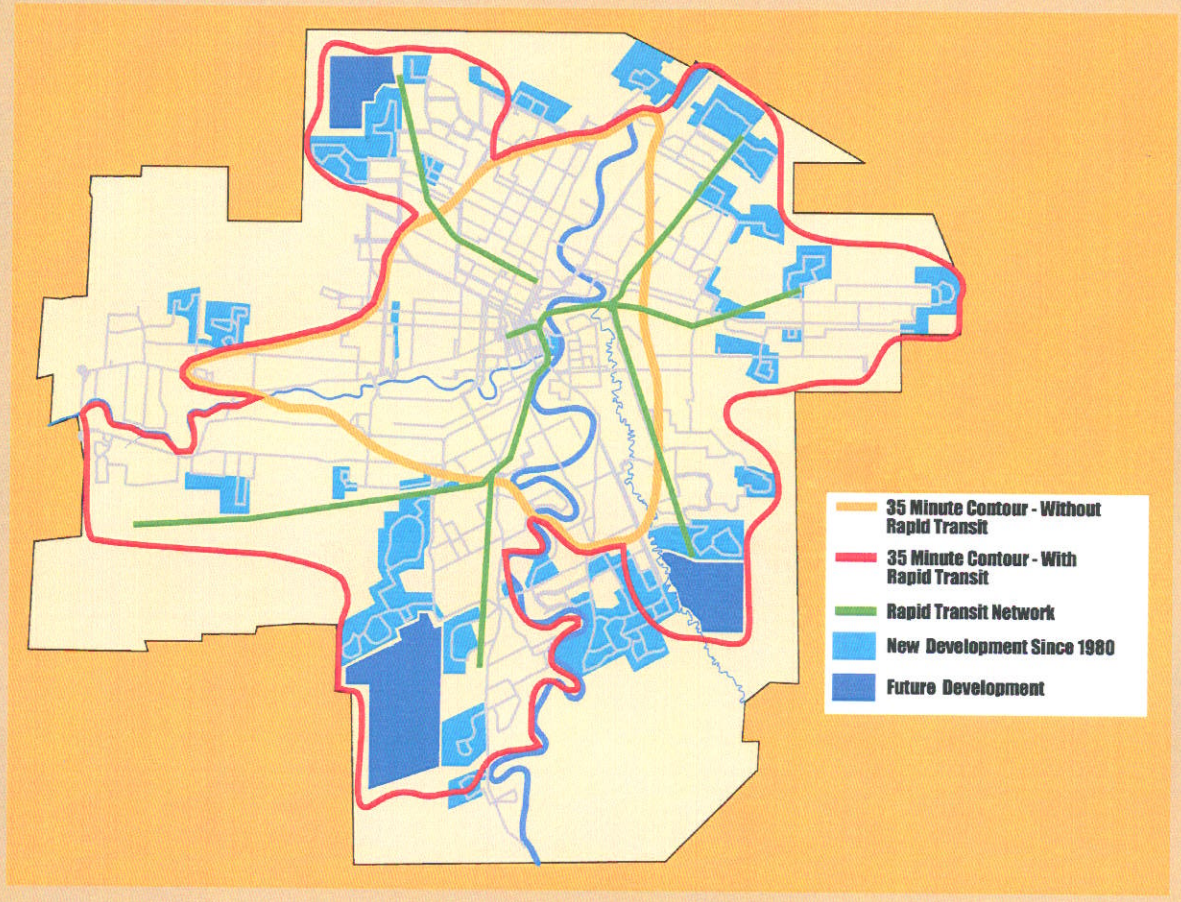
Street Improvements

- Waverley West Improvements Over 25 Years - On-site
  - Waverley Street improvements and extension to Brady Road
  - Waverley and Bison Drive intersection upgrade
  - Bison Drive extension
  - Bishop Grandin Extension to Brady Road
  - Upgrade Brady Road
- Waverley West Improvements Over 25 Years - Off-site
  - Kenaston Blvd expansion and extension to perimeter
  - Bishop Grandin Blvd expansion
  - Bison Drive expansion and rapid transit lanes
  - Waverley St expansion and grade separation

Winnipeg

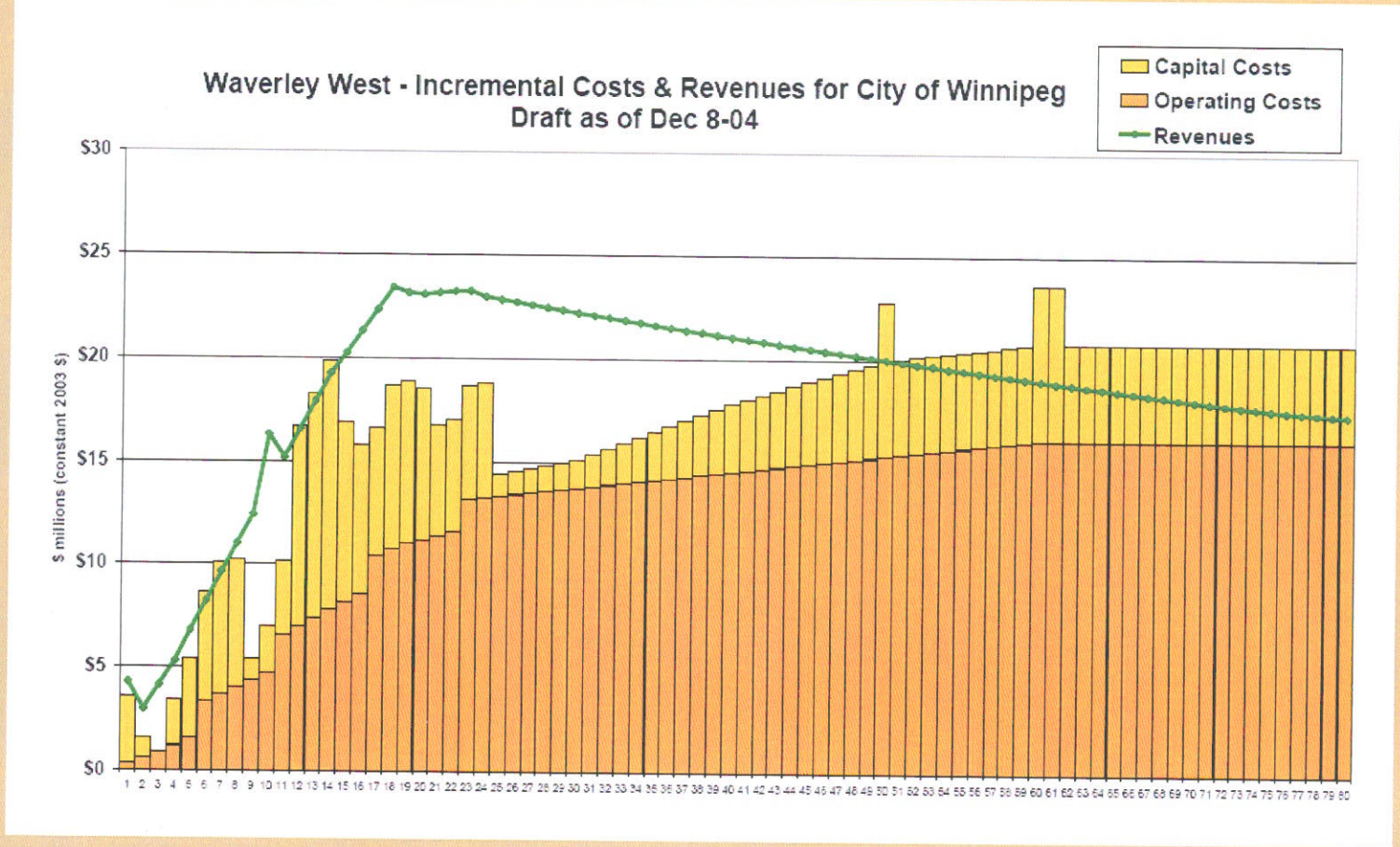
Transit

- Four new bus routes will be required.
- Within 35 min. commute of downtown with rapid transit.



Winnipeg

Economic Considerations



Source: City of Winnipeg Waverley West Financial Analysis

Winnipeg

Economic Considerations

Waverley West Financial Analysis
Cumulative Revenues and Costs
Over 80 Year Period
as of Dec 8-04

$ millions	City
Revenues	
Taxes	$1,473
Other	$17
Total Revenues	**$1,491**
Costs	
Roads - Internal	$69
Roads - Off Site	$31
Other Capital	$32
Total Initial Capital Costs	$132
Renewal Costs	$224
Total Capital	**$356**
Residential & Commercial Operating	$631
Transit	$387
Total Operating	**$1,018**
Total Costs	**$1,373**
Revenues minus Costs	**$117**
Net Present Value	**$71**

Source: City of Winnipeg Waverley West Financial Analysis

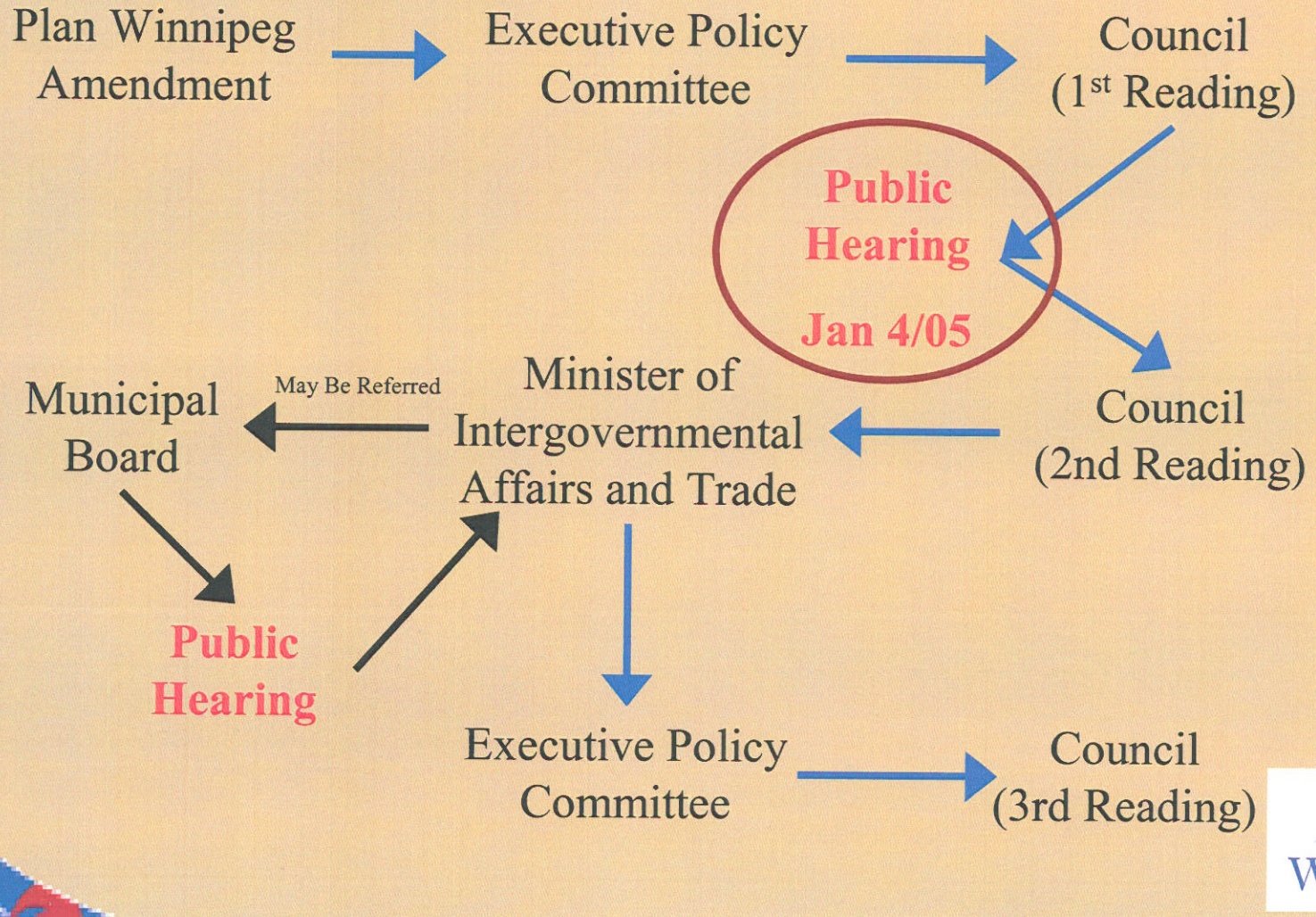
Winnipeg

Conclusion

- Amending Plan Winnipeg to designate Waverley West from Rural to Neighbourhood Policy Area is recommended because:
  - Population growth and demand for new housing.
  - Existing lot supply is inadequate to meet demand.
  - It is contiguous and serviceable.
  - It provides an opportunity to plan comprehensively for 20+ years of housing demand in an environmentally sound way.

Winnipeg

Amending Plan Winnipeg



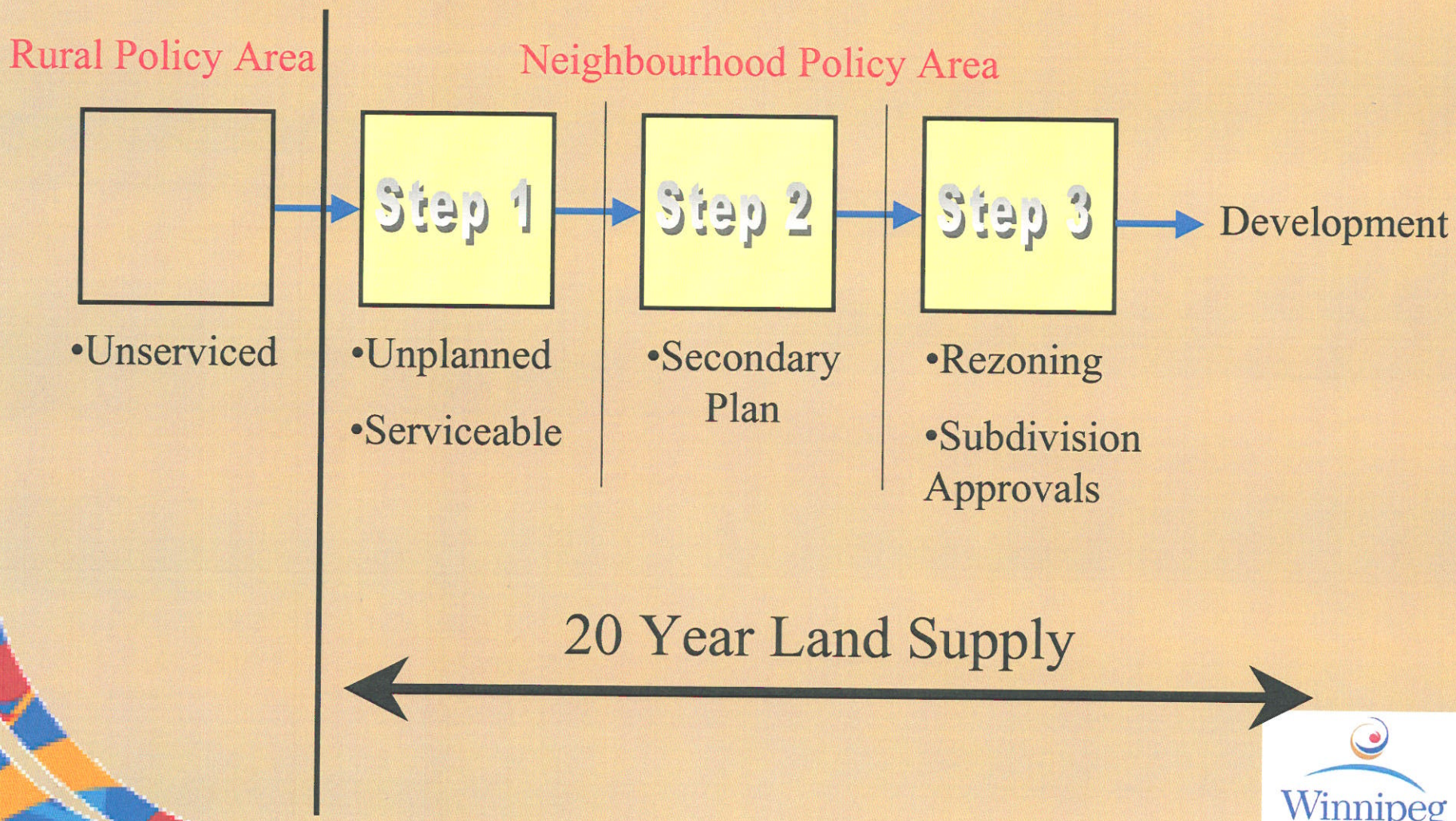
Winnipeg

Planning For Waverley West

- Step 1
  - Plan Winnipeg Amendment
- Step 2
  - Secondary Plans
- Step 3
  - Subdivision and Rezoning

Winnipeg

Land Conversion and Planning



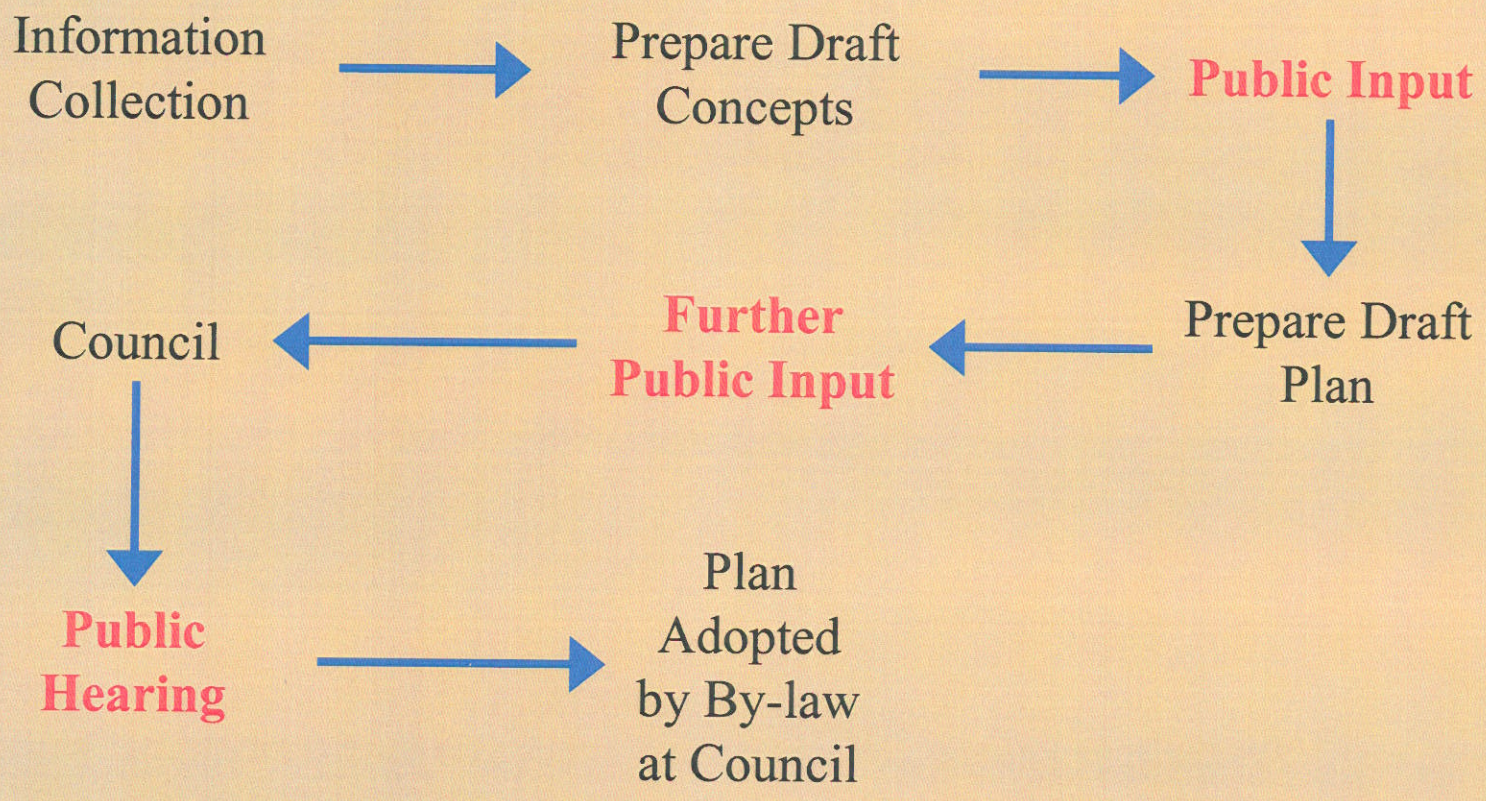
Winnipeg

Step 2: Secondary Plans

- Purpose
  - To provide specific and detailed direction for the planning and development of the neighbourhood
- Content
  - Among other things, secondary plans provide:
    - A vision for how the plan area will develop
    - Policy guidelines and regulations to implement the vision
    - Details on the form of the community: Land Uses, Utilities, Major Streets, Parks, Schools, Community Facilities etc.
    - For the orderly phasing of development
    - A framework for deciding on rezoning, subdivision and development applications.

Winnipeg

Secondary Plan Process



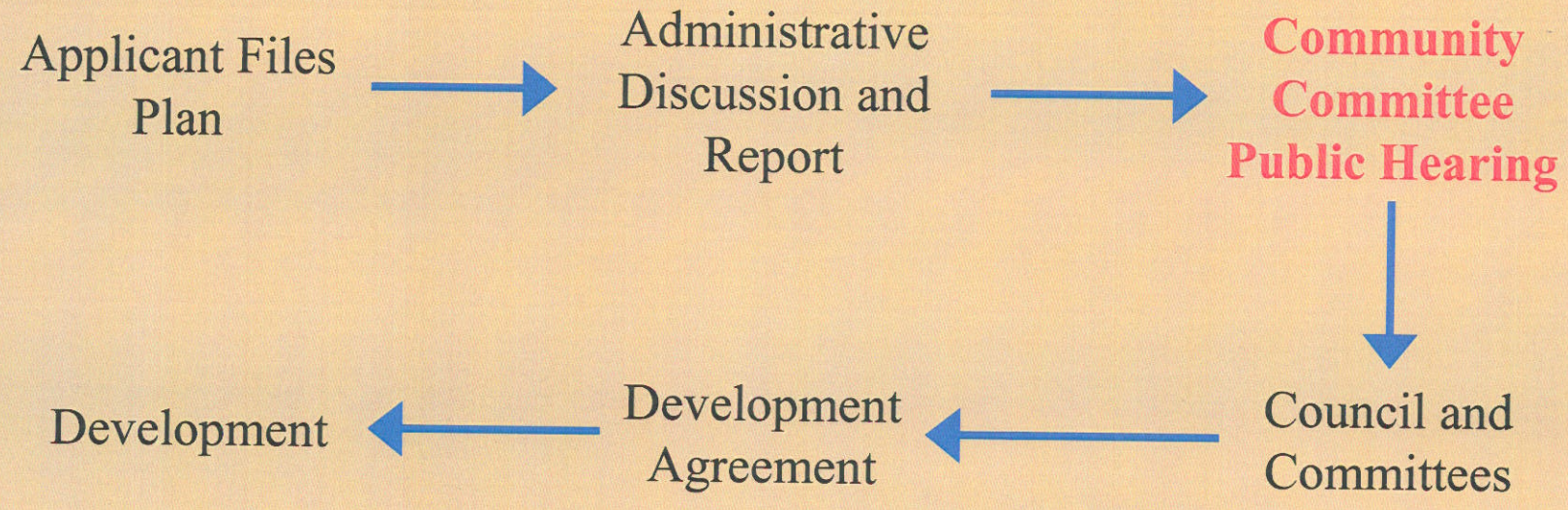
Winnipeg

Step 3: Subdivision and Rezoning

- Detailed Applications for Re-Zoning and Subdivision by Phase
- Design of Transportation Systems, Municipal Infrastructure, Parks, Schools, Zoning, Lot Size and Density, etc.
- Must be in Conformity with the Secondary Plan

Winnipeg

Subdivision and Rezoning Process



Winnipeg

Conclusion

- Amending Plan Winnipeg to designate Waverley West from Rural to Neighbourhood Policy Area is recommended because:
  - Population growth and demand for new housing.
  - Existing lot supply is inadequate to meet demand.
  - It is contiguous serviceable.
  - It provides an opportunity to plan comprehensively for 20+ years of housing demand in an environmentally sound way.

Winnipeg