

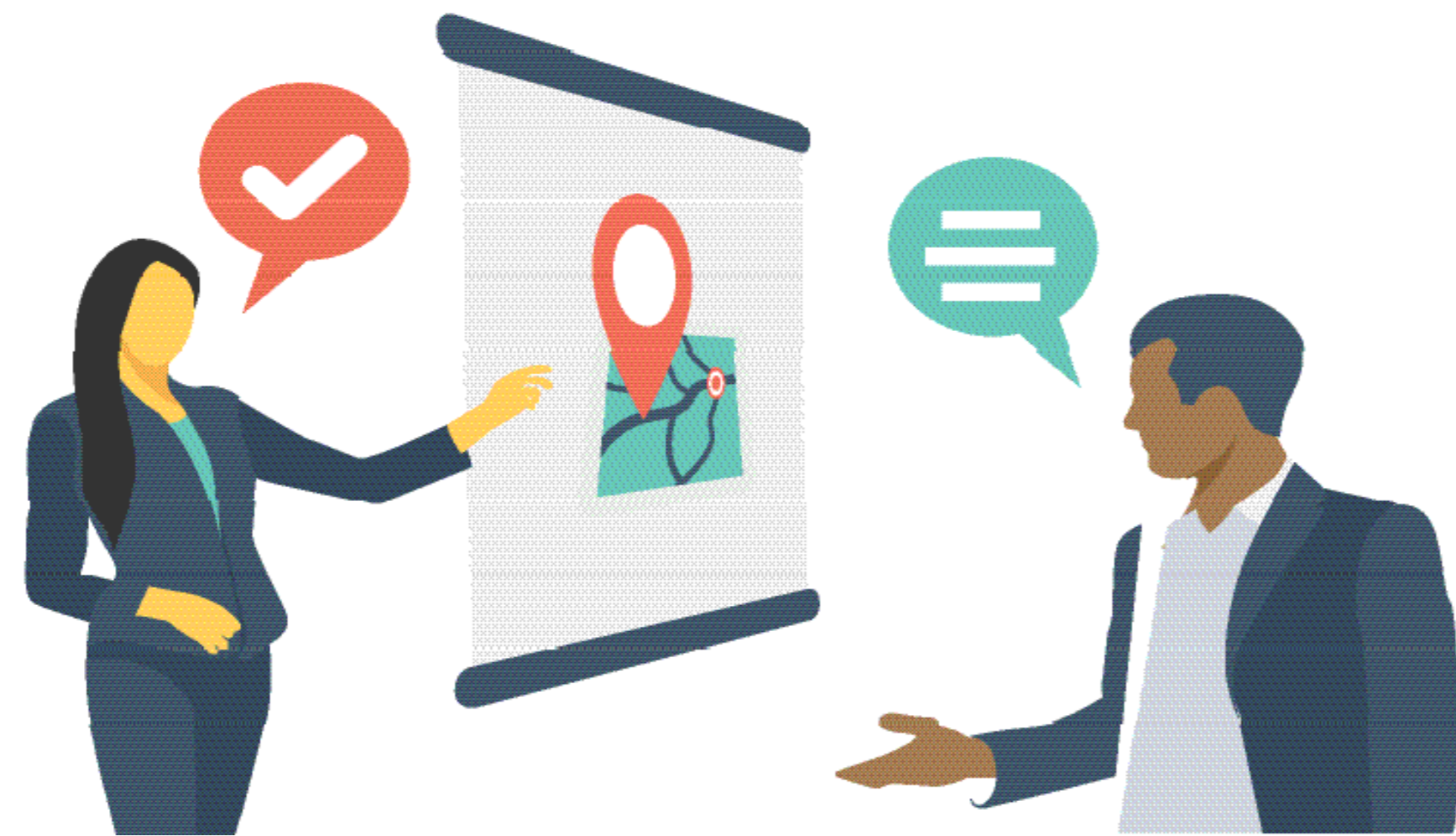


# Waverley West 'B' Secondary Planning Process

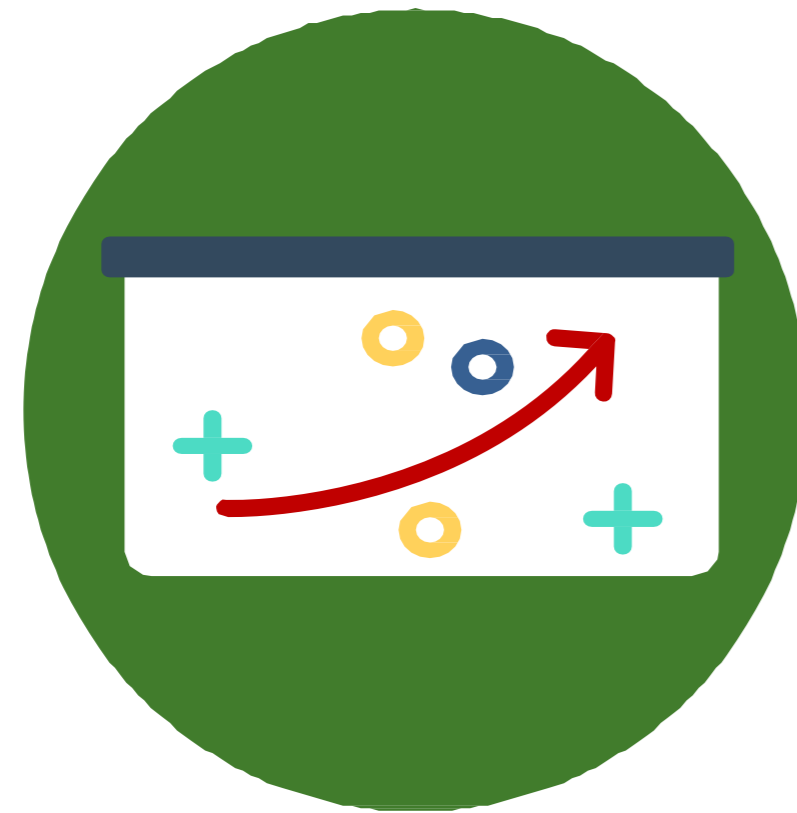
OPEN HOUSE  
École South Pointe School  
September 26, 2018

# Welcome!

Waverley West Neighbourhood 'B'  
Secondary Planning Process Open House



Please review the  
boards and provide  
your feedback.

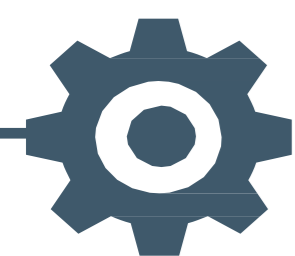


A secondary plan is a by-law which **provides land use policies directing how an area of the city will be developed in the future.**

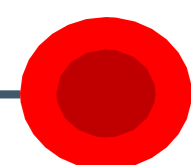
Once adopted by Council, a secondary plan by-law provides guidance for making decisions on development applications within the planning area.

The adoption of a secondary plan by-law does not require any person to alter the existing use of, or develop their land.

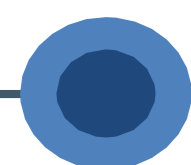
However, any future development applications will not be accepted unless the proposed development is consistent with the by-law.



Development in Waverley West is guided by a secondary plan by-law known as the **Waverley West Area Structure Plan (ASP)** (By-law No. 10/2006).



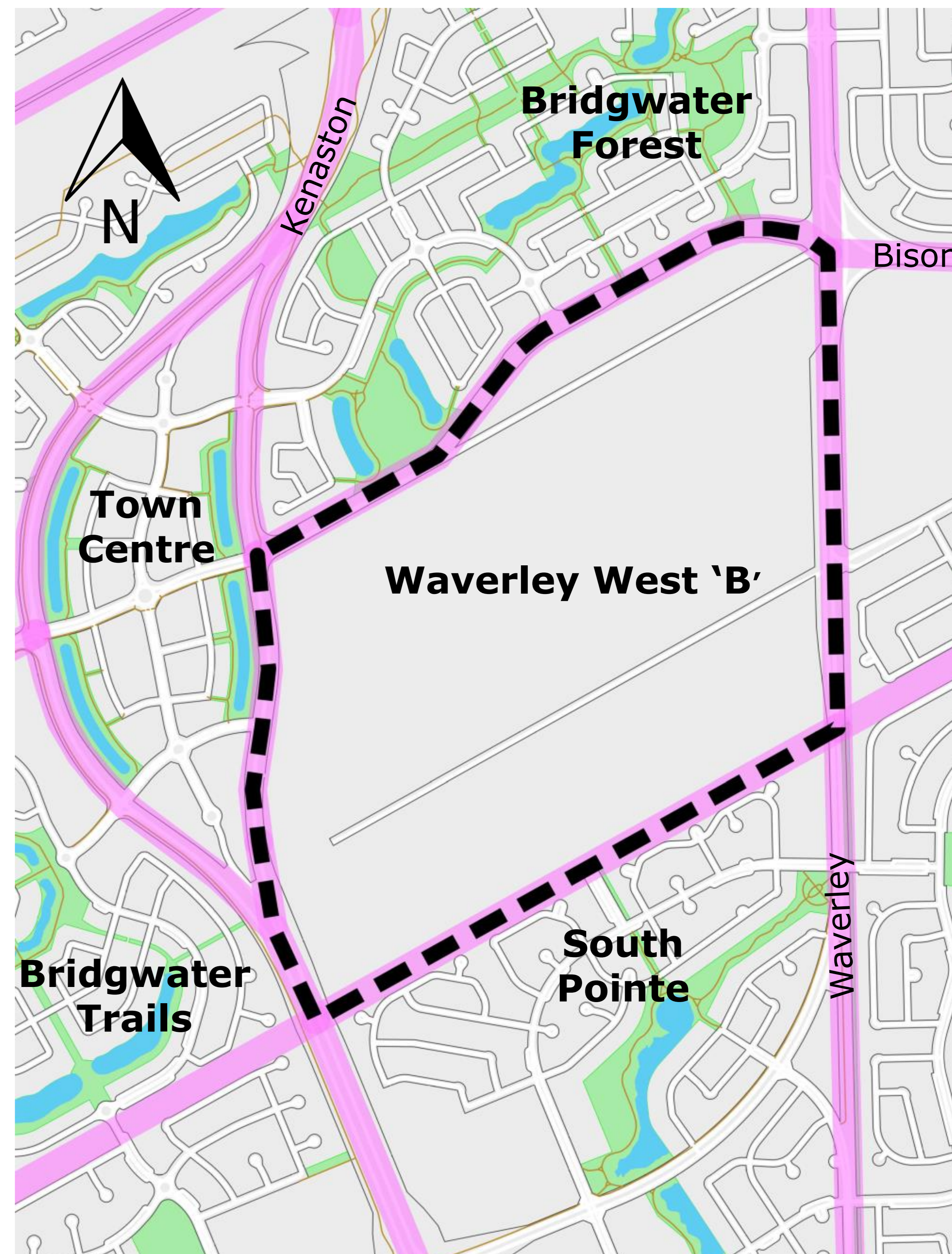
The ASP ensures the logical growth and development in Waverley West by requiring that a secondary plan by-law be adopted for each of the seven individual neighbourhood planning areas in advance of development.



Council has adopted an area structure plan (as a secondary plan by-law) for all of the seven Waverley West Neighbourhood Areas, except Waverley West 'B'.



This project was initiated and is led by the City of Winnipeg. The City hired private consulting firm WSP to assist with the project.



The Waverley West 'B' Secondary Plan will ensure **that future development occurs in a logical and integrated manner.**

The plan **sets out future land use pattern** and establishes rules for the future **orderly development** of the area.

Once adopted by Council, all future development applications will be required to conform to the **vision, objectives and policies** in the secondary plan by-law.

## **As directed in the Waverley West Area Structure Plan, the secondary plan will:**

- ✓ Provide a vision and planning principles
- ✓ Include residential land use policies
- ✓ Include recreational, commercial, office and institutional land use policies, as required
- ✓ Accommodate the possible future construction of a major community leisure/recreation centre
- ✓ Identify and plan for environmental assets, as feasible
- ✓ Provide general routing and alignment of water distribution, wastewater collection, and land drainage systems
- ✓ Provide an overview of conceptual phasing
- ✓ Address infrastructure cost sharing

## Timeline

- **DECEMBER 2017**  
Landowner information session
- **JANUARY 2018**  
Landowner and stakeholder workshops
- **SPRING 2018**  
-Additional landowner workshop  
-Open House #1 (present and gather input on ideas)
- We are here** ○ **FALL 2018**  
Open House #2 (present draft plan)
- **FALL 2018**  
Council first reading of secondary plan by-law
- **WINTER 2018**  
Public Hearing
- **EARLY 2019**  
Council second/third reading, Council decision

The secondary planning process includes consultation with local landowners, stakeholders and members of the public.

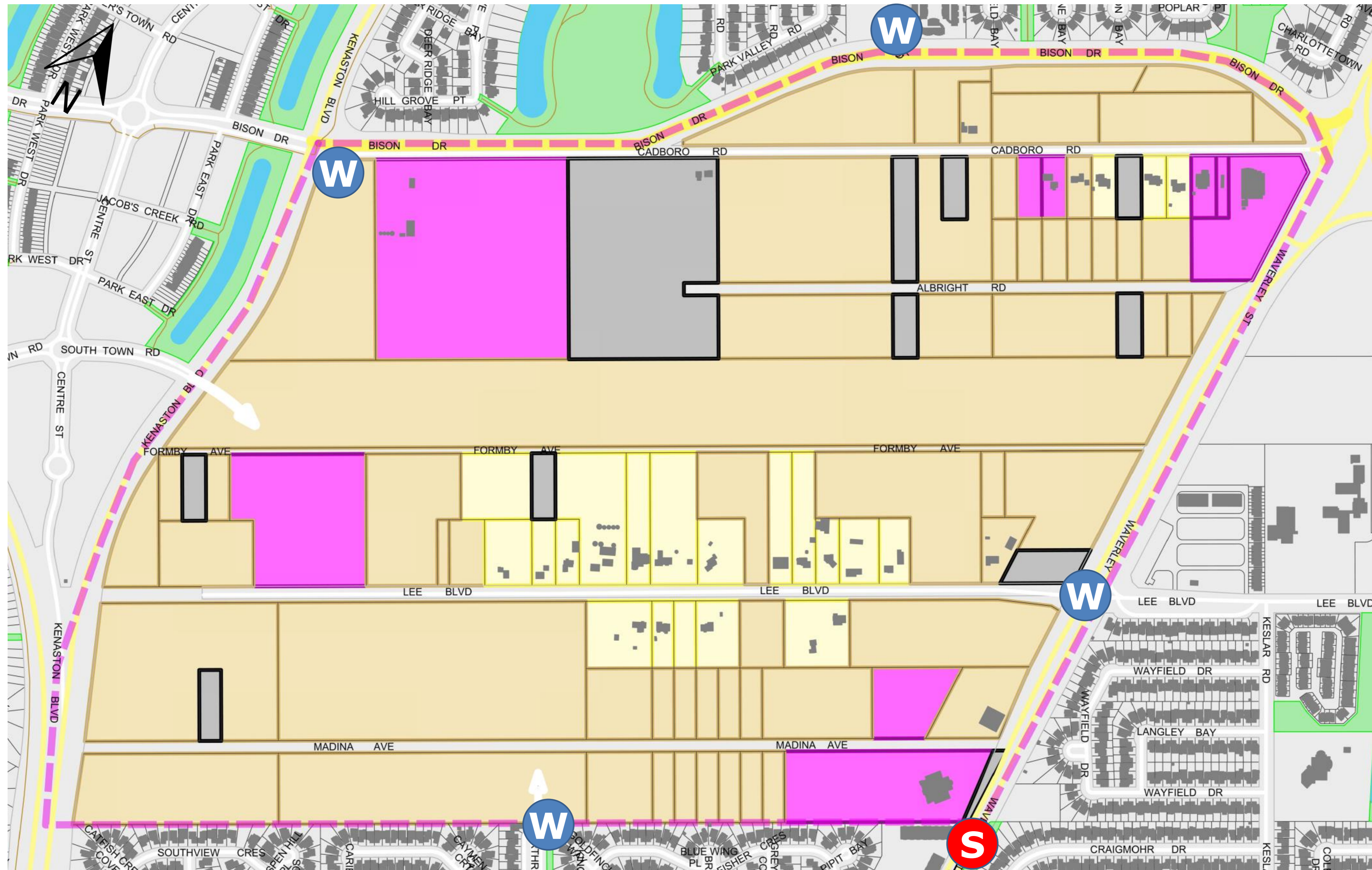


Public engagement goals are to:

- Provide information to landowners about the project, the secondary planning process and development in general
- Understand landowner values and vision for the area
- Start developing a vision/plan for the area that is ready for public input
- Encourage participation (and collect feedback) from landowners and stakeholders about current issues and potential opportunities in the area



# Existing Development Context



## LEGEND

-  Residential
-  City Owned
-  Agricultural
-  Institutional
-  Water Pipe
-  Regional Sewer Connection

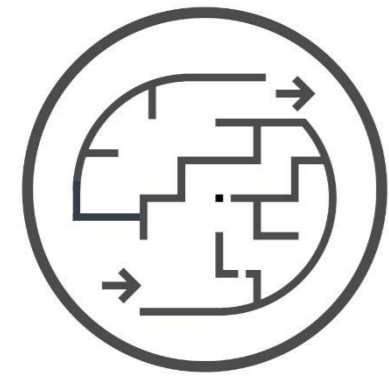


**Waverley West Neighbourhood 'B' will be a community that complements and builds on the established areas in Waverley West that surround it. Connections to these neighbourhoods by paths, sidewalks, and roads will allow residents to move between the neighbourhoods, accessing services, schools and recreation. It will provide a wide range of housing and transportation options for people of all ages and abilities.**

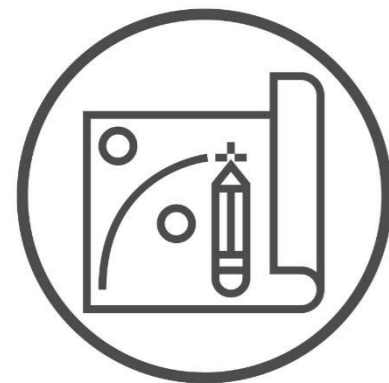




# Guiding Principles



**CONNECTED:** Maximize connectivity throughout the planning area and to surrounding communities for all modes of transportation, including active transportation (walking, cycling, etc.) and motorized vehicle, in an efficient and logical manner.



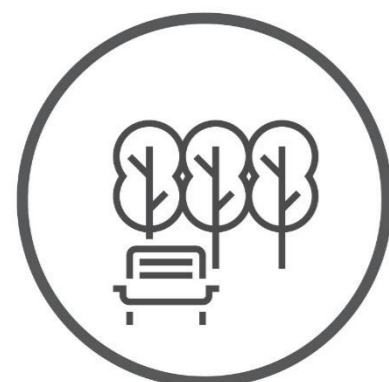
**VARIETY OF LAND USES:** Promote a complete community by providing for a variety of land uses, in support of residential development, organized around a recreational and educational hub.



**HOUSING OPTIONS:** Provide a variety of housing types and tenures to meet the needs of various segments of the housing market.



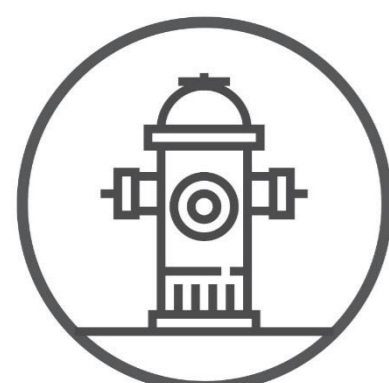
**AESTHETIC:** Encourage scale, treatment, styles, and materials to ensure a similar look and feel as other Waverley West neighbourhoods.



**NATURAL AMENITIES:** Maximize green space opportunities with a focus placed on naturalized landscape treatments, and preservation of existing trees and habitats, where possible.

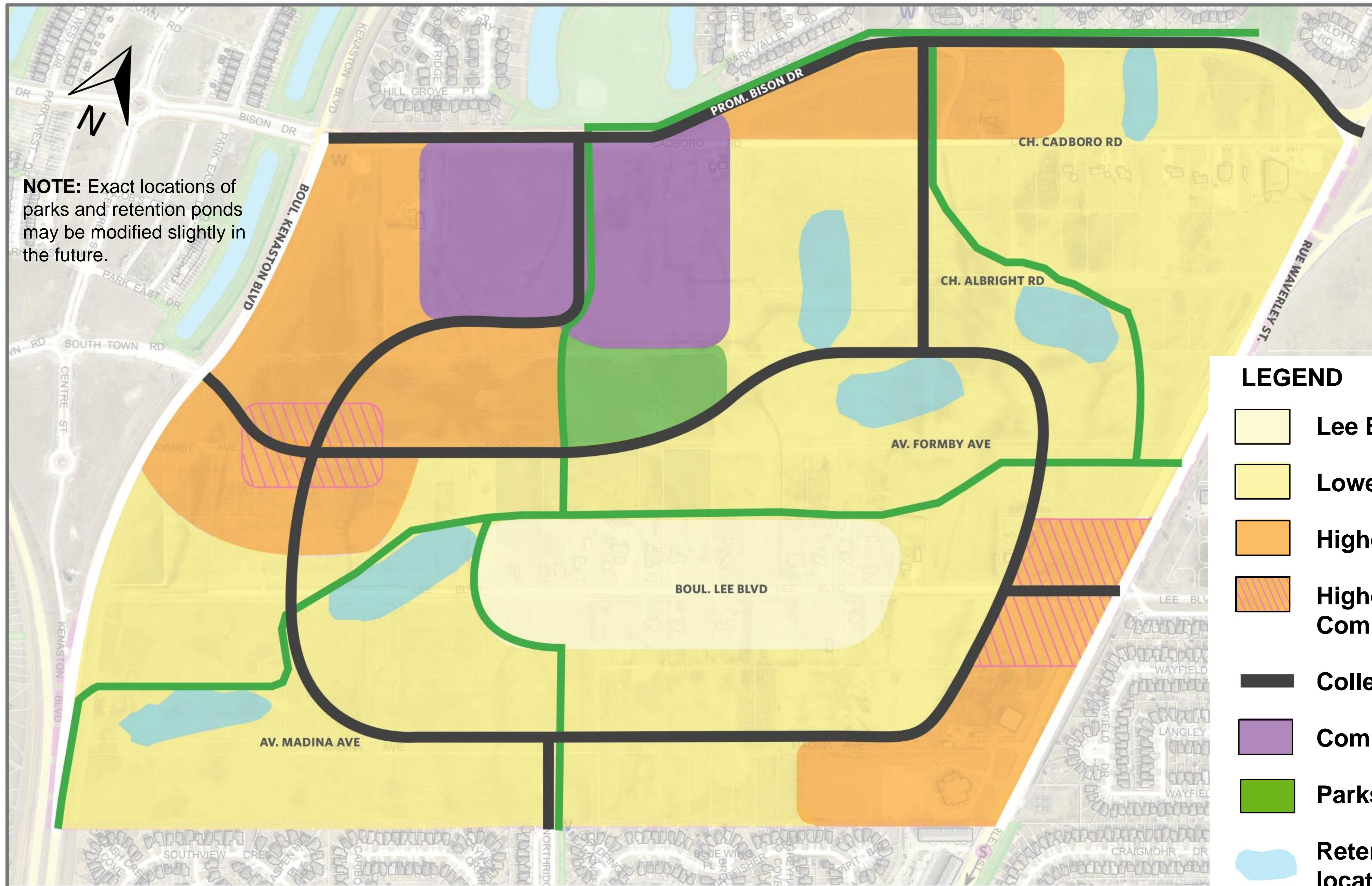


**RESPECT EXISTING DEVELOPMENT:** New development will be sensitive to existing residential land uses along Lee Boulevard.











**EFFICIENT INFRASTRUCTURE:** Development will be serviced to City of Winnipeg urban standards, including roads, drainage, water and wastewater infrastructure.

# Land Use Concept

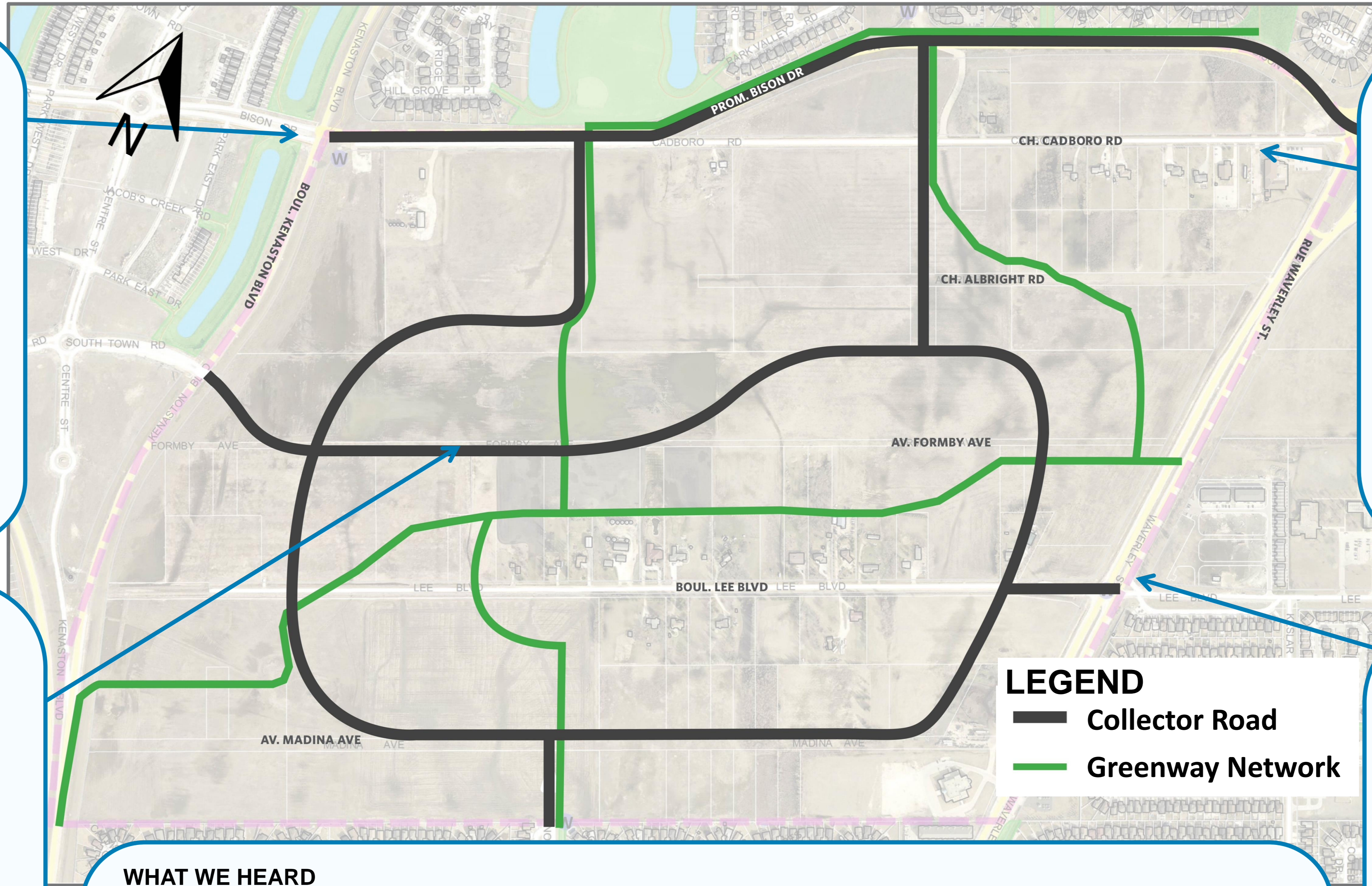


**NOTE:** Exact locations of parks and retention ponds may be modified slightly in the future.

- LEGEND**
-  Lee Boulevard Estates
  -  Lower Density Residential
  -  Higher Density Residential
  -  Higher Density/Small Scale Commercial
  -  Collector Road
  -  Community Node
  -  Parks (Approximate location)
  -  Retention Ponds (Approximate location)



# Transportation Network



**WHAT WE HEARD**

Better Transit service is needed between neighbourhoods and to the University of Manitoba.

**WHAT WE DID**

Community Node allows for transit hub and park-and-ride. Winnipeg Transit is currently reviewing service improvements in the area.

**WHAT WE HEARD**

Concerns exist regarding a direct cut-through from Kenaston Boulevard and Waverley Street.

**WHAT WE DID**

Curved collector roads discourage speeding and neighbourhood cut-through traffic. Bison Drive extension provides more direct connection between Kenaston Boulevard and Waverley Street.

**WHAT WE HEARD**

There is a desire for pedestrian and cycling infrastructure within the neighbourhood and connections to surrounding areas, including sidewalks, bike paths and off-street trails and paths.

**WHAT WE DID**

Draft plan recommends sidewalks on all collector streets and local streets. Pedestrian walkways (mid-block cut-thru), pathways, and trails will be provided throughout the neighbourhood and will connect to adjacent neighbourhoods.

**WHAT WE HEARD**

Concerns exist regarding access from Cadboro Road if existing Waverley Street access is closed.

**WHAT WE DID**

Cadboro access to be closed, but collector road connection will be provided from Cadboro Road to Bison Drive.

**WHAT WE HEARD**

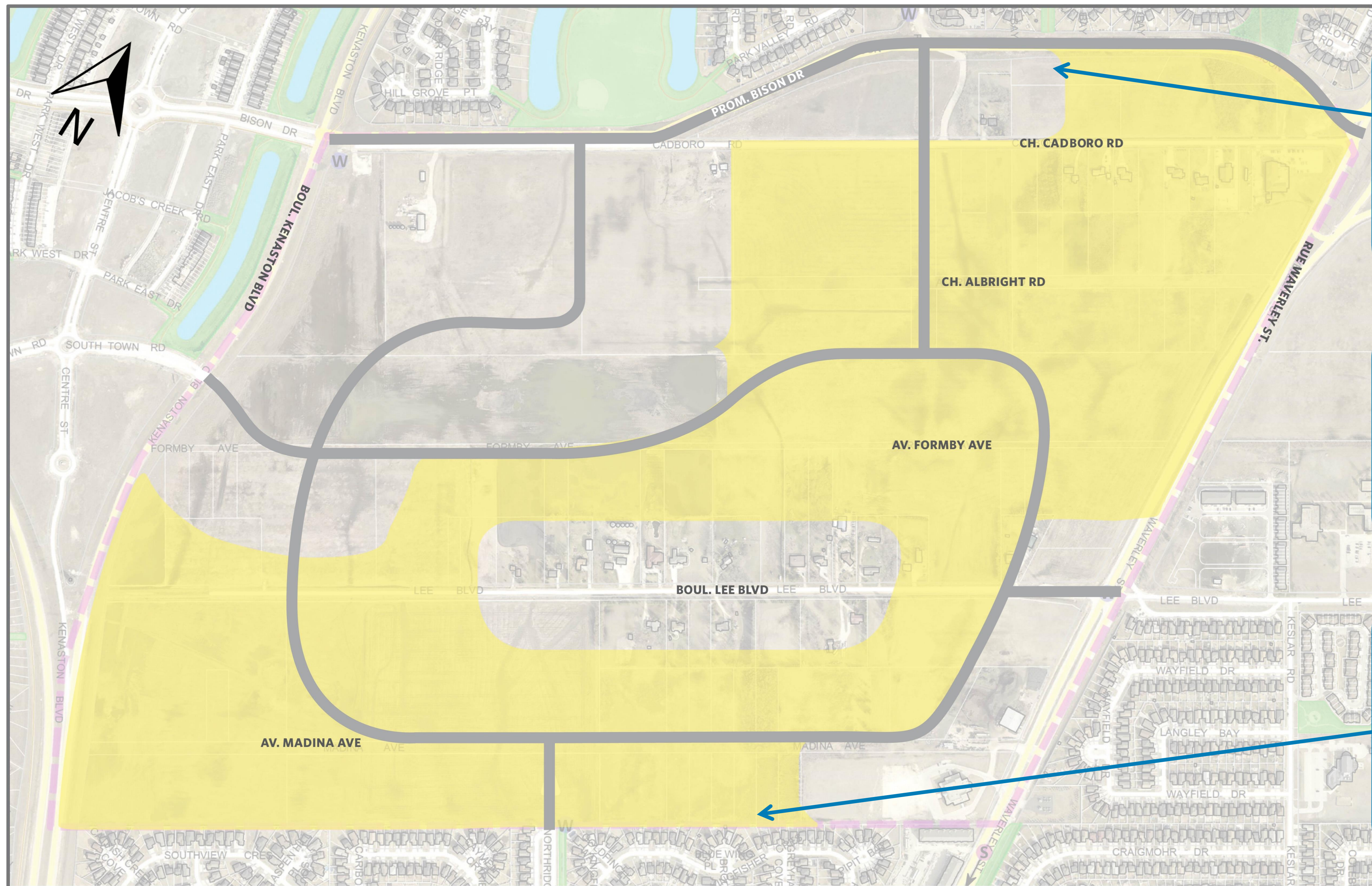
There is a desire for limited accesses onto Waverley Street.

**WHAT WE DID**

Existing accesses at Cadboro Road and Madina Avenue will be closed. Safe accesses to be provided at Bison Drive and Lee Boulevard.

# Residential – Lower Density

**Objective:** provide for predominately low-density development including single-family detached dwellings, duplexes, row houses, and institutional and recreational facilities, reflecting *Complete Communities* policy which encourages greater choices in housing type, density, style and tenure.



**WHAT WE HEARD**  
Concerns about future Bison Drive extension.

**WHAT WE DID**  
Sound attenuation and visual buffering policies will be included for residential development along Bison Drive.

**WHAT WE HEARD**  
Concerns about parking and access.

**WHAT WE DID**  
Access to row dwellings must be provided from a back lane, to reduce on-street parking.

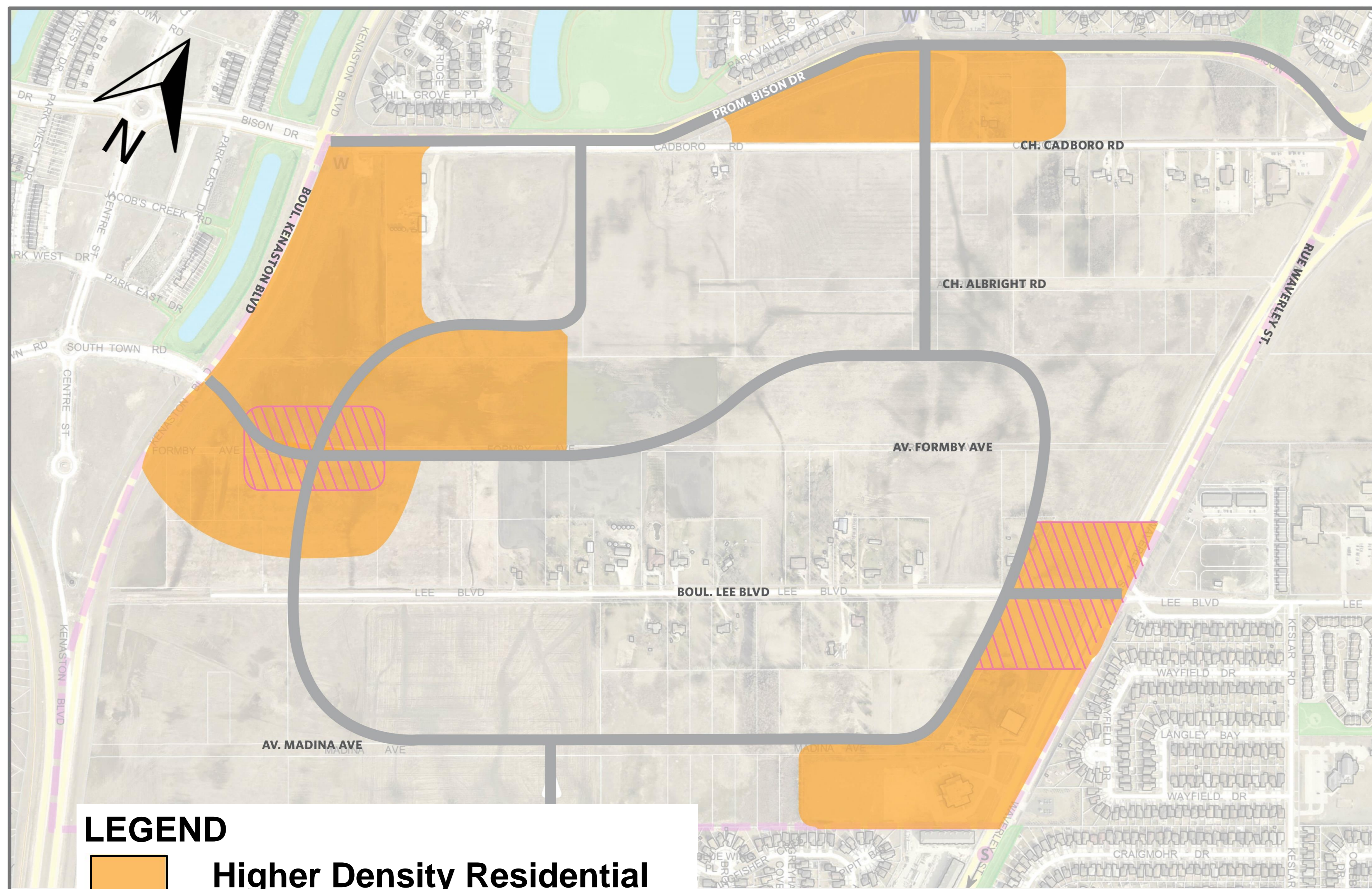
**WHAT WE HEARD**  
Lower density residential is preferred adjacent to existing single-family areas.

**WHAT WE DID**  
Only single-family detached dwellings allowed on the southerly edge in the lower density residential area.



# Residential – Higher Density

**Objective:** provide for higher density development including townhomes, row dwellings, multi-storey buildings, and institutional and recreational facilities, reflecting *Complete Communities* policy which encourages greater choices in housing type, density, style, and tenure.



**LEGEND**

- Higher Density Residential
- Higher Density/Small Scale Commercial

**WHAT WE HEARD**  
A smooth transition between higher density, lower density areas is needed.

**WHAT WE DID**  
Design and siting policies, such as buffering, massing, height, and setbacks will be developed to ensure compatibility between lower and higher density residential areas.

**WHAT WE HEARD**  
Traffic and parking for multi-family development and institutional uses is a concern.

**WHAT WE DID**  
Higher density residential areas are to be located adjacent to arterial and collector streets.

**WHAT WE HEARD**  
Maintain character and feel of existing Waverley West neighbourhoods.

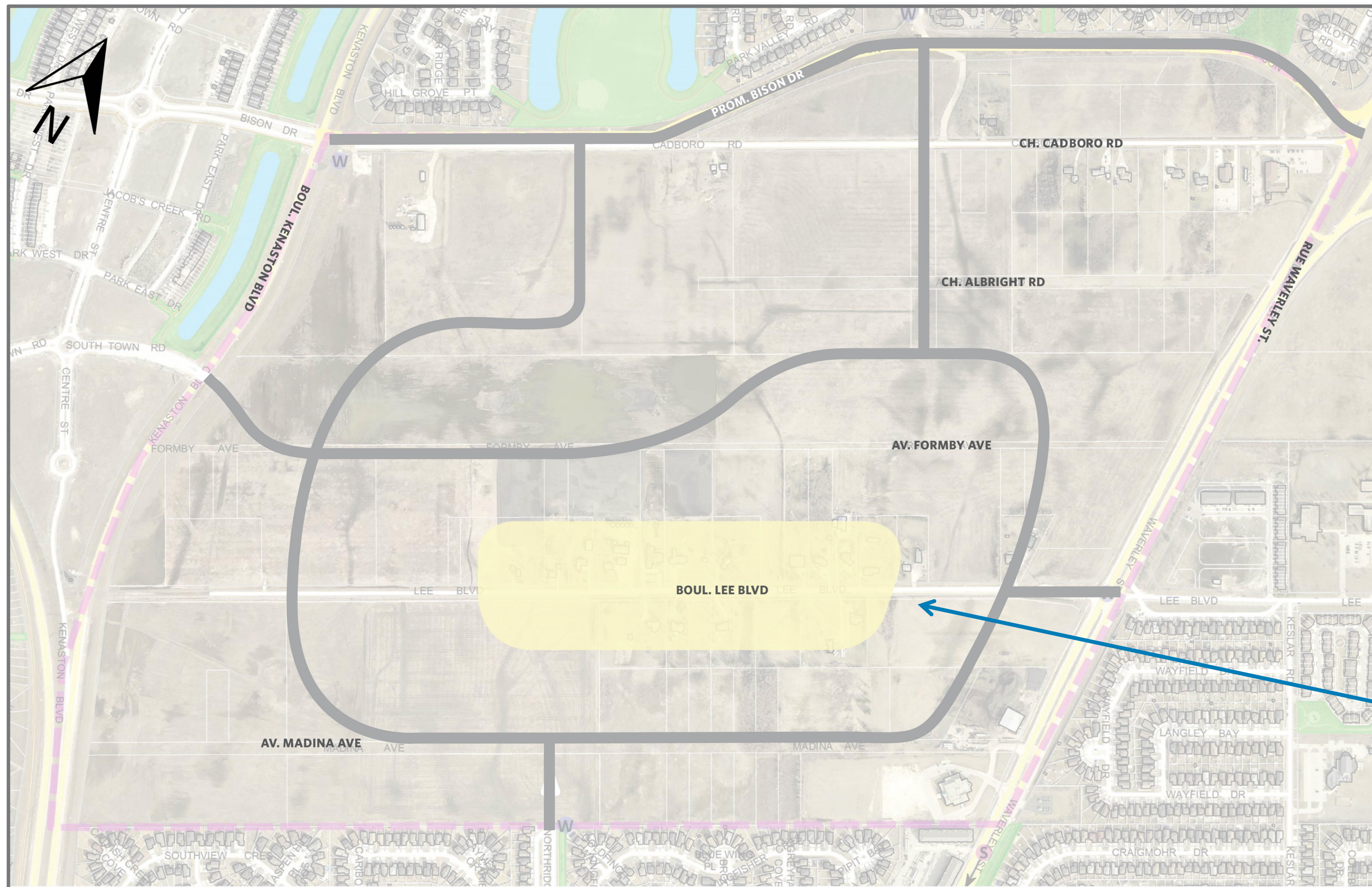
**WHAT WE DID**  
Policy will ensure appropriate maximum densities.

**WHAT WE HEARD**  
Higher densities are needed to support transit service.

**WHAT WE DID**  
Higher density residential areas are located adjacent to Community Node and collector streets.

# Residential – Lee Boulevard Estates

**Objective:** maintain and build on the rural residential character of the existing area, preserving the single-family detached residential uses along Lee Boulevard.



#### WHAT WE HEARD

Accommodate and maintain existing larger lot residential development.

#### WHAT WE DID

Infill residential development abutting existing development will generally be a minimum of .45 acres (20,000 sq. ft.) and minimize impact on established tree cover.

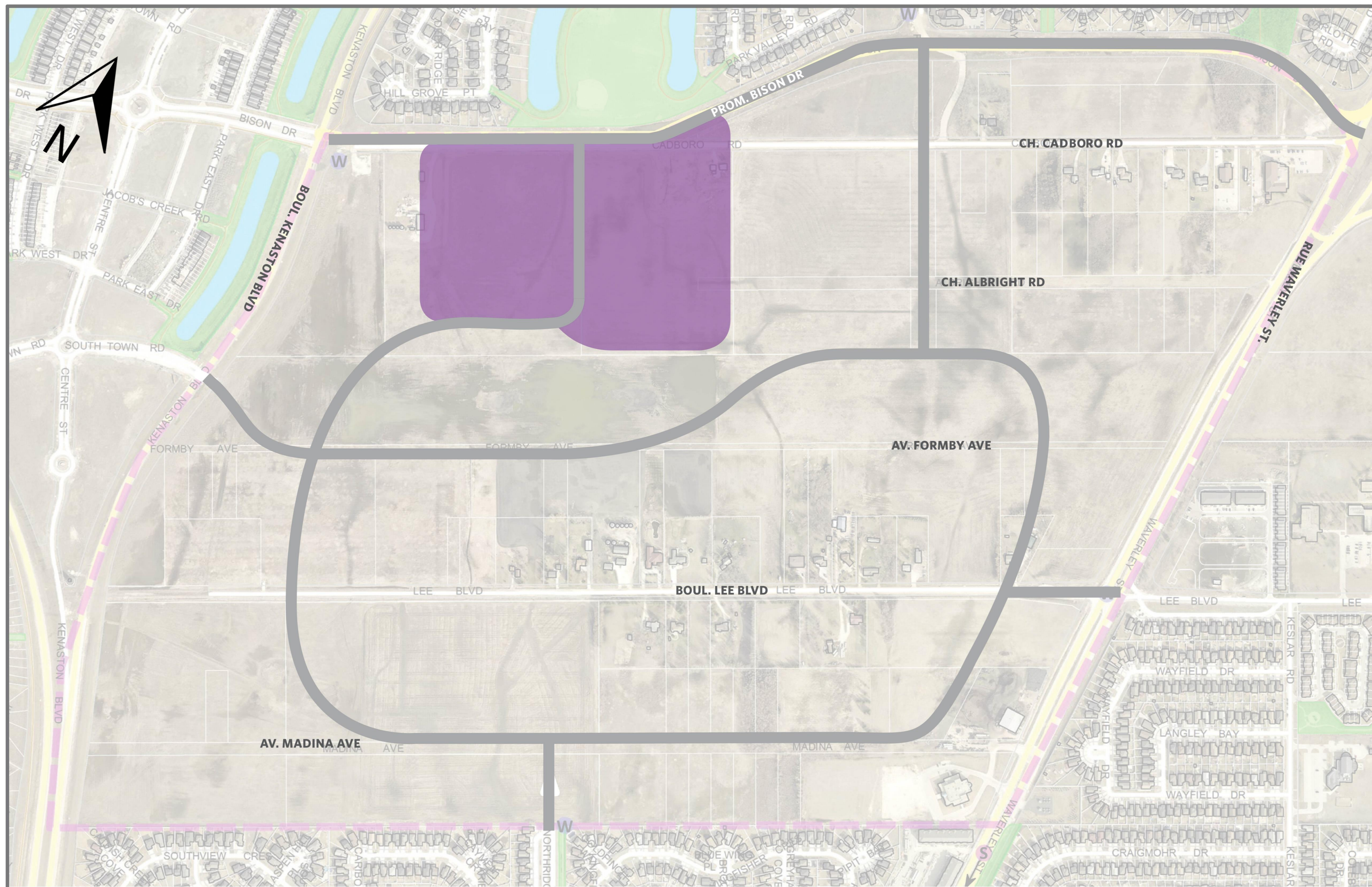
#### WHAT WE HEARD

Would not like higher density residential adjacent to existing Lee Boulevard residential area.

#### WHAT WE DID

Only lower density residential abutting Lee Boulevard Estates.

**Objective:** increase recreational and educational opportunities by co-locating facilities, sharing resources, and facilitating access by multiple transportation modes.



#### WHAT WE HEARD

There is an immediate need for recreation facilities, community spaces, and schools in the Waverley West area.

#### WHAT WE DID

Community Node policy area will include policies that support the development of a shared campus for educational facilities and a recreation centre.

#### WHAT WE HEARD

There is a desire for small-scale commercial (like corner stores).

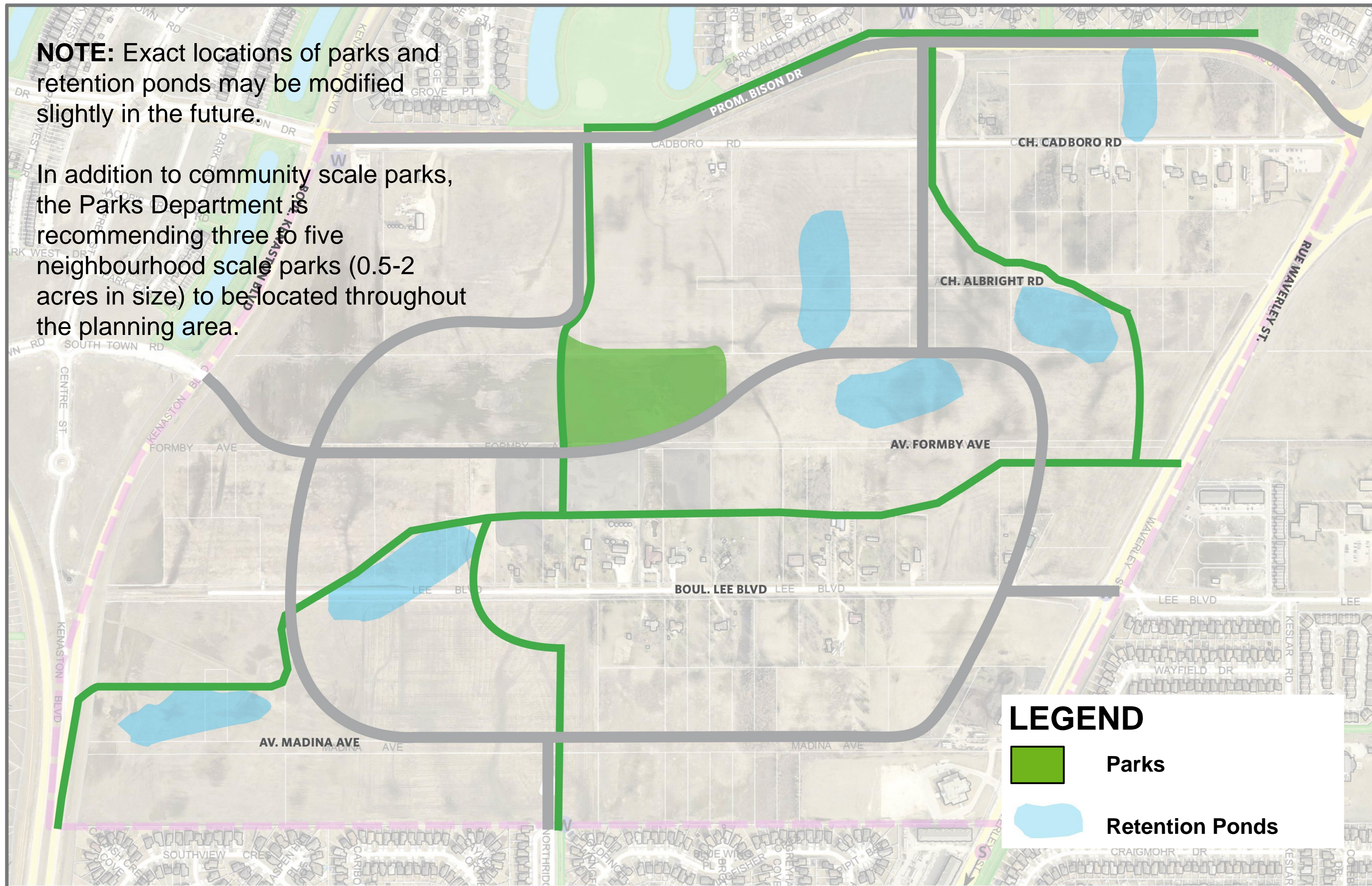
#### WHAT WE DID

Draft plan will allow for small-scale commercial accessory uses within the Community Node recreation campus site.

# Parks and Open Spaces

**NOTE:** Exact locations of parks and retention ponds may be modified slightly in the future.

In addition to community scale parks, the Parks Department is recommending three to five neighbourhood scale parks (0.5-2 acres in size) to be located throughout the planning area.



**WHAT WE HEARD**

Preserve existing wildlife and vegetation habitats and tree stands.

**WHAT WE DID**

The City will work to preserve existing valued environments where possible, and include policies to promote naturalized processes and habitat creation in planned parks and open spaces.

**WHAT WE HEARD**

There are concerns about park maintenance.

**WHAT WE DID**

The City is planning to locate a maintenance facility within the neighbourhood to improve capacity and efficiency of maintenance for existing and future parks.

**WHAT WE HEARD**

There is a desire for an off-leash dog area.

**WHAT WE DID**

An off-leash area is being considered within Waverley West. Guidelines and policies, in line with the City's recently approved *Off-Leash Area Master Plan*, will enable consideration in this neighbourhood.

**WHAT WE HEARD**

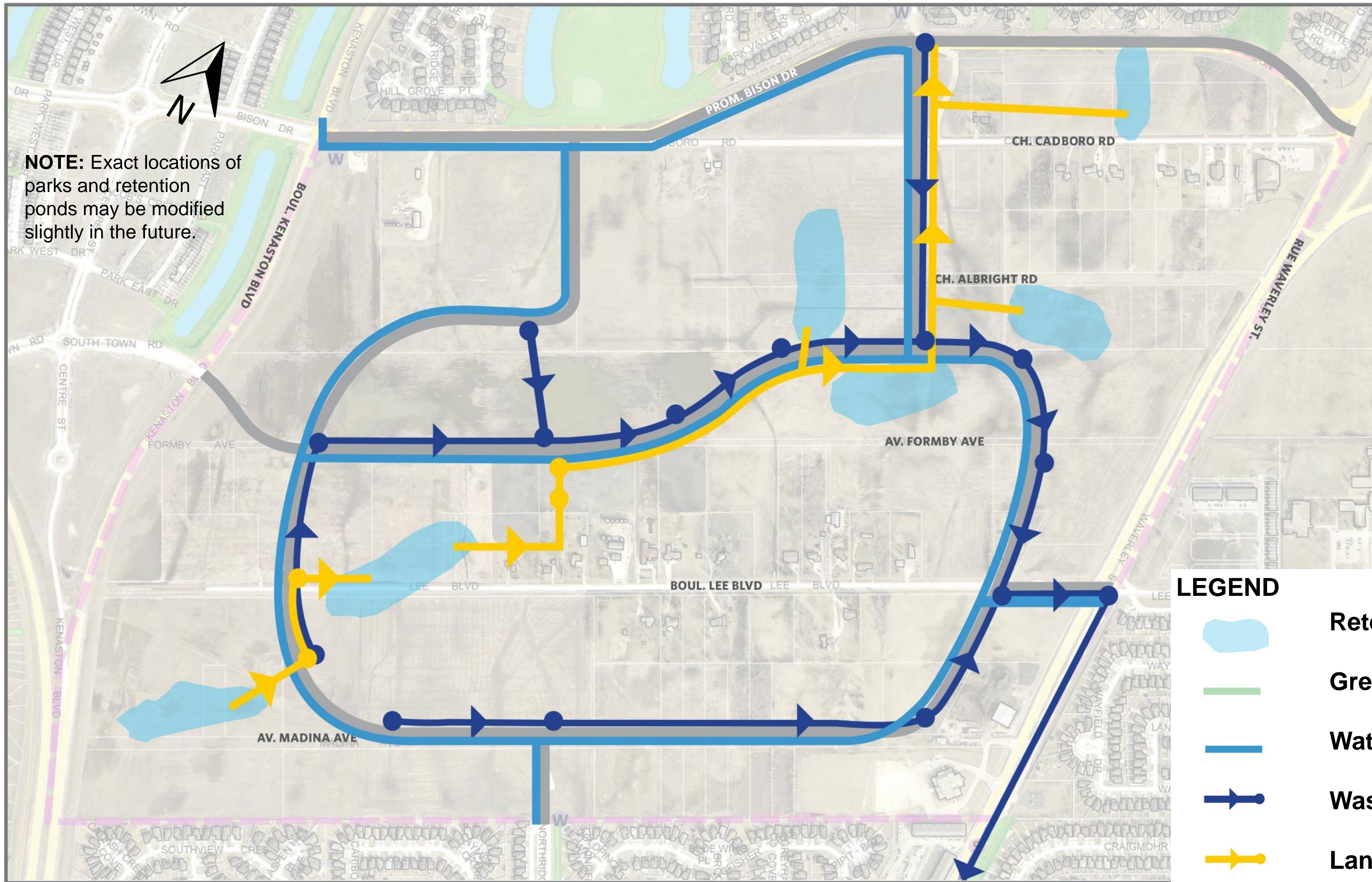
Green space throughout the neighbourhood is desirable.

**WHAT WE DID**

At least one community scale park (minimum five acres) will supplement the recreation /community node, and additional smaller local parks will be planned for this neighbourhood. Parks will be sited for maximum walkability and connected as much as possible by linear parks and walks.








# Conceptual Servicing



**NOTE:** Exact locations of parks and retention ponds may be modified slightly in the future.

**LEGEND**

-  Retention Ponds
-  Greenway Networks
-  Water Mains
-  Waste Water Sewer Mains
-  Land Drainage Sewer Mains

**Thank you for attending!**

If you have any questions, please contact:

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Project Website

[winnipeg.ca/WaverleyWestB](http://winnipeg.ca/WaverleyWestB)

[winnipeg.ca/Waverley-OuestB](http://winnipeg.ca/Waverley-OuestB)