

Background

The City of Winnipeg (the City) is undertaking a process to develop a secondary plan by-law for the area known as *Waverley West Neighbourhood 'B'* (Waverley West 'B'); bound by Kenaston Boulevard, the Bison Drive extension, Waverley Street, and the north limit of South Pointe.

The following is a summary of the second open house event, in which the project team provided project information and the recommended land use plan for how the neighbourhood could develop. More information about the secondary planning process can be found online at winnipeg.ca/WaverleyWestB.

Engagement

Engagement activities undertaken so far include two stakeholder information sessions, two stakeholder workshops and one open house on April 25, 2018. Feedback gathered through the workshops was used by the project team to create materials for the open house, held on September 26, 2018.

At the open house, participants had a chance to learn about the project, view highlights from the draft plan, speak with project team members, and provide comments on the plan. Approximately 146 people attended the open house, and 13 exit surveys were completed.

Promotion activities

Open House	<ul style="list-style-type: none">• Personalized letter to all 55 landowners, announcing second landowner workshop and open house – August 15, 2018• Personalized letter to all properties immediately surrounding planning area – September 10, 2018• Bilingual postcard mail drop to over 5,767 households in Waverley West and surrounding neighbourhoods – Week of September 6, 2018• Newspaper advertisement in the CanStar Sou'wester – September 6, 2018• News release – September 6, 2018• Public engagement newsletter – September 13, 2018• Twitter posts – September 6, 19, 25, and 26, 2018• Facebook posts – September 6, 19, 25, and 26, 2018
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Format

[Information boards](#) were set up around the outside of the room displaying highlights from the draft plan, with central tables displaying the draft land use concept (Figure 1) on maps in the middle of the room. Participants asked questions and provided comments on the draft plan directly to staff throughout the room and at the central table. Participants also provided comments on exit surveys, which can be found in Appendix A. The project team answered questions and helped explain the development process. The following 'What we heard' section outlines the general themes gathered from public input. Feedback will be considered when refining the final plan before a public hearing (anticipate to occur in winter 2019).

What we heard

All comments from exit surveys can be found in Appendix A. Based on the comments received on exit surveys and in person, the project team developed themes related to the recommended plan.

Natural areas and greenspaces

Participants indicated that green space is desirable throughout the neighbourhood and expressed a desire to preserve existing treed areas. One participant noted that it is important to have an active transportation (AT) linkage to Kenaston Avenue from the northern portion of the planning area, as well as AT routes along Waverley Street and Kenaston Avenue. Participants noted that the City should create a mechanism or incentives for landowners to preserve and provide additional greenspace.

To learn more about the Waverley West 'B' planning process, please visit winnipeg.ca/WaverleyWestB

Schools and recreation

Participants indicated an immediate need for recreation facilities, community spaces, and schools in the Waverley West area. Some participants noted they attended the open house to learn about the status of the schools, which the Province of Manitoba recently announced will be constructed.

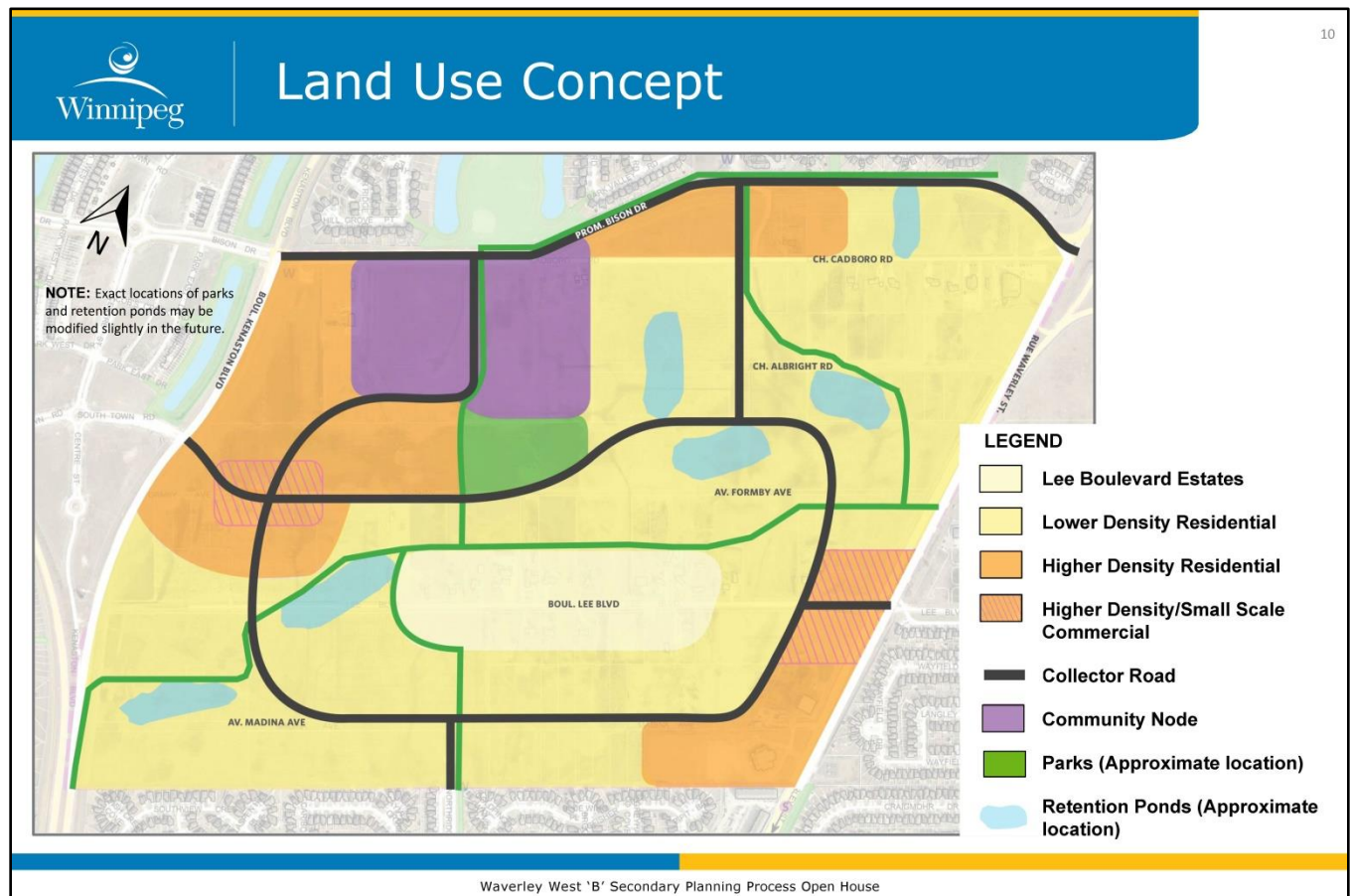


Figure 1 – Draft land use concept, proposed September 26, 2018 at open house

Commercial land uses

Participants indicated that some commercial uses would be appropriate and that they would like to see commercial land uses in the northeast part along Bison Drive, close to or within the community node land use, and at the Lee Boulevard access. Feedback from prior stakeholder and landowner workshops indicated a preference for smaller, neighbourhood-scale commercial uses (e.g. corner stores).

Road network, access, traffic and parking

Participants noted concerns about access for residents on Cadboro Road, as this road is to be closed at Waverley Street. Some participants noted that grade-separated pedestrian crossings on Bison Drive would be desirable to ensure safe connection to the schools and recreation facilities. In addition, natural buffers and greenways along Bison Drive were suggested for noise attenuation. Attendees also noted concerns about the availability of on-street parking.

Higher density residential

There was general support for higher density residential along proposed collector roads. However, it was important that transitions between higher and lower density areas be addressed through adequate buffers and context-sensitive development. This was also noted in previous stakeholder and landowner workshops. Participants also indicated that higher density residential areas would be a good transition between institutional land uses and lower density residential areas. Some participants indicated that the higher-density residential should be extended further in the northeast part of the neighbourhood.

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Subdivision details

Participants noted they would like to know more about how development will occur in the area, including detailed servicing, subdivisions and local streets design, and cost of development. Participants also had suggestions about location of specific land uses.

Process update

After the September 26, 2018 open house event, the project team continued to refine the details of the secondary plan based on feedback received, departmental review, and new information.

Following the open house on September 26, 2018, the Pembina Trails School Division entered into a land exchange arrangement with another landowner. This land exchange will allow for future schools to be more centrally located within the neighbourhood. The draft land use concept shown at the open house event on September 26, 2018 (Figure 1) has been modified to accommodate the new central location of the school land. The revised draft land use concept is Figure 2 below.

Landowner input is currently being received and may result in some final changes to the revised draft plan. The final location of retention ponds and smaller neighbourhood parks will be determined through subdivision and rezoning processes.

The revised draft plan includes the land use concept as displayed in Figure 2 below, as well as policies for major land use areas; lower density residential, higher density residential, community node, and Lee Boulevard Estates. Policies in the “community node” land use area provide for smaller scale commercial enterprises. The draft plan also includes policies related to parks, transportation, and municipal services and utilities.

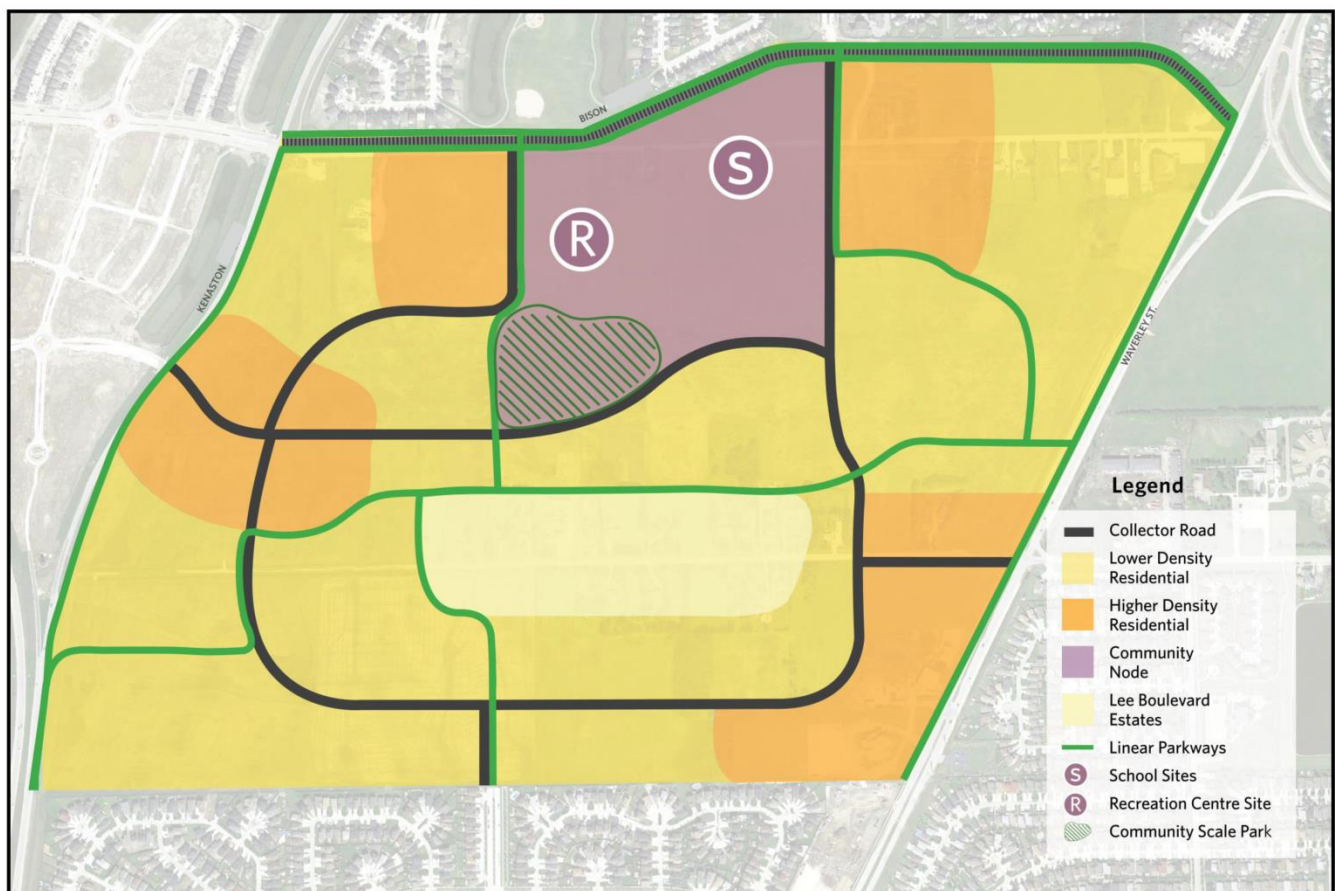


Figure 2 – Revised draft land use concept, revised late 2018

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Responses to concerns

Natural areas and greenspaces: Participants indicated that green space is desirable throughout the neighbourhood and expressed a desire to preserve existing treed areas. Although the City strives to protect mature trees and natural areas when land is developed, it is most often within a landowner's rights to be able to remove vegetation or trees from property they own. Preserving specific wildlife areas must also be balanced with other parks and recreation values, like the provision of active transportation (AT) linkages, linear parks, recreation centre land, and other public spaces.

As a wide variety of feedback was received regarding placement of parks, final plans will respond to parks related *values* (e.g. linkages for AT, greenspace at future schools, and recreation complex) rather than specific suggestions.

It is important to note that there are 55 different landowners in the Waverley West 'B' area. Some of these landowners are interested in developing their properties for residential (or other) uses, but others do not intend to change the use of their property in the near future. Landowners' preferences for their own properties will affect placement of parks, pathways, water retention ponds, roads, etc.

Road network, access, traffic and parking: Participants expressed a desire to maintain access from Cadboro Road to Waverley Street. This route has been determined since the initial Waverley West Secondary Plan was approved in 2006, and there are currently no plans to change this route. Alternate access will be provided through improved roads as well as access points along Bison Drive, Waverley Street, and Kenaston Boulevard.

Higher density residential: Some comments we received expressed a desire for little or no higher density residential in the area. However, it is important to offer a range of housing options, and plan new subdivisions with environmental and economic sustainability in mind. In addition, higher density could also help support small businesses in the community node, schools, and other neighbourhood amenities. Secondary plan policies (which can be found in the [draft plan online](#)) can help ensure proper transitions between lower and higher density areas.

Subdivision details: One participant expressed a desire to see more details (e.g. lot sizes and locations). A secondary plan does not typically include this level of detail. Lot sizes and locations are typically dealt with at the subdivision and rezoning stage. However, any proposed subdivision and rezoning in the plan area must conform to the secondary plan.

On a similar note, participants had specific requests and recommendations, like child care spaces and corner stores. Although a secondary plan can *allow for* these specific uses in designated areas, it cannot ensure that these suggestions for specific uses will be implemented; this is largely up to private entrepreneurs, developers (and development agreements between developers and the City), and organizations. Exceptions include a fire station or any other City operated facility, where placement is guided by City research and policy, as well as community gardens, where their placement is determined through conversations between the City and interested community groups.

Limitations

Exit survey responses: Public feedback was collected through exit surveys. All other feedback was received through conversations with the project team, which were not recorded.

Diverse feedback: Although general themes and values can be summarized from the public feedback received (expressed in 'what we heard' section), we heard a wide variety of opinions through the engagement activities. All opinions will be considered along with internal feedback, feasibility analysis, available funding, land ownership, existing plans (i.e. - indicating placement of the future Bison Drive) and other stakeholder needs, with a goal of balancing perspectives, sustainability goals, and existing plans to determine the best overall solution.

Next Steps

The project team is now preparing a report to accompany the draft plan to submit to the Standing Policy Committee for Property and Development, Heritage and Downtown Development (SPC-PD) in February 2019. SPC-PD recommends whether or not the plan should be given first reading by Council. This recommendation goes to Executive Policy Committee (EPC), who decides on whether or not to concur (agree) with the recommendation made by SPC-PD. Finally, Council votes to decide whether or not to give first reading to the proposed by-law, and determines which committee will host a public hearing. As part of the decision-making process, there will be opportunities for members of the public to [appear as a delegation](#) before committees or Council or [register to speak at the public hearing](#). Notification of these opportunities will be provided to those on the project email list with as much notice as possible. After Council votes, first reading is considered complete.

After first reading, a public hearing is held by the committee as directed by Council to allow for the public to provide feedback on the proposed by-law. As part of this decision-making process, members of the public may register to speak

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at the public hearing. The hearing is most often hosted by the local community committee made up of three Councillors, one of which is the councillor for the ward in which the subject land of the proposed by-law is located.

Following the public hearing, the community committee puts forth a motion to SPC-PD with recommendations based on their assessment of the public hearing. Notification of these opportunities will be provided to landowners, stakeholders, and members of the public who have provided their email addresses to the project team. The recommendations are then sent to SPC-PD and EPC, with each voting on a motion with recommendations for Council to consider before voting to give the proposed by-law a second and third reading.

Appendices

Appendix A – Exit Survey Comments (English only)

Relevant Online Information

The documents listed below contain hyperlinks to documents used at the September 26 open house event, or documents used to advertise the open house event. Documents can also be found online at winnipeg.ca/waverleywestb.

[Open House Boards](#)

[News Release](#)

[Newspaper Ad](#)

[Postcard](#)

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