



Figure 1 - Waverley West Location Map

landowners, the Manitoba Housing and Renewal Corporation (MHRC), operated by the Provincial government, and Ladco, a private development company. The Northeast Neighbourhood was the first phase of development for Waverley West and experienced rapid development after the plan for the area was passed in 2006, and at the time of writing this report the area is nearly entirely developed.

There is an extra layer of interest for this study because Waverley West and the NNASP was an attempt to begin doing greenfield suburban development differently in Winnipeg. This the proposal was controversial from the beginning because the need for additional land being made available for suburban development was criticized. Despite this there was an effort made to plan for a development that incorporated good planning principles such as sustainability, access to transit, walkability, etc.

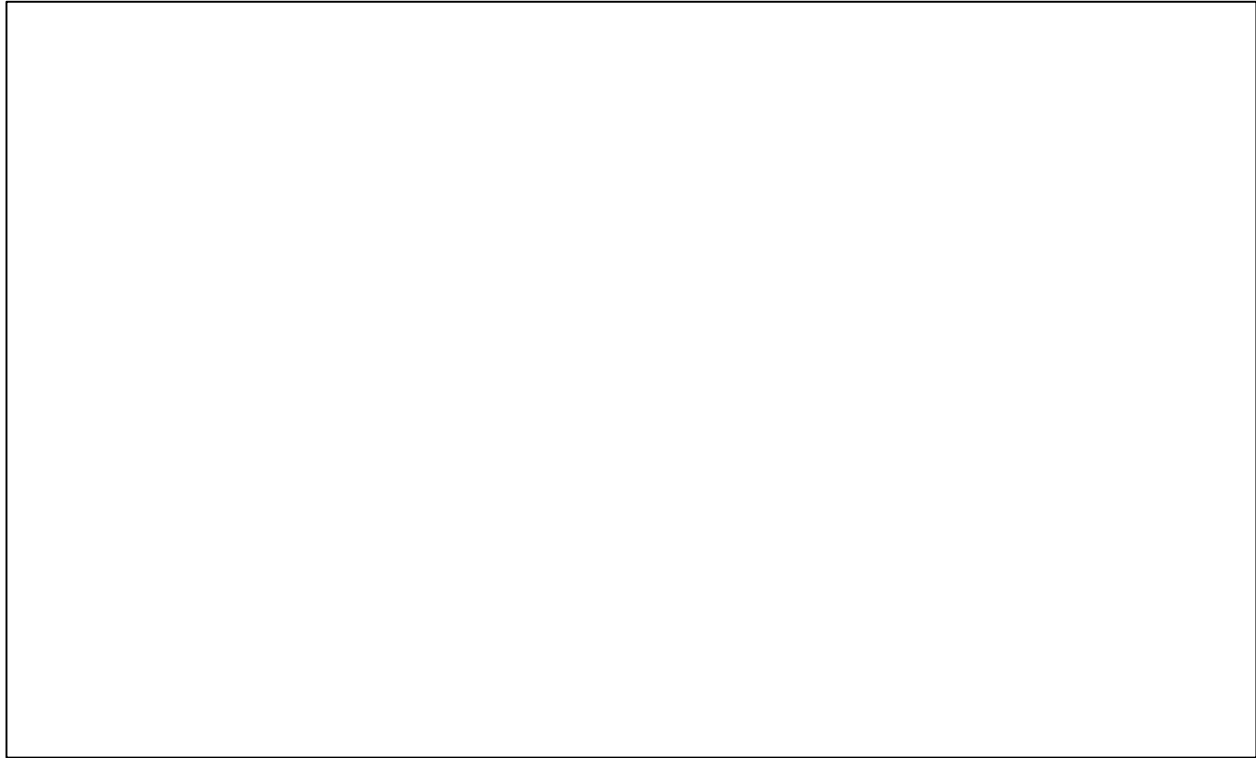


Figure 2- NNASP land use concept plan (amended)





conformity, 19.4% (12) were in partial conformity, and only 4.8% (3) were in non-conformance. Despite the Northeast Neighbourhood being in general in conformity with the plan, the end result does not appear to be substantially different from other conventional suburban developments in Winnipeg. Low density residential areas with strictly single-family detached housing, a largely conventional street network, limited transit service, all contribute to a developed product that appears very similar to conventional suburban development. Considering that a fairly conventional development is in conformance with the plan, with respect to development standards, the NNASP can therefore be considered to be a missed opportunity for the Provincial government to take a leadership role in achieving a more progressive form of development.

From the results of this case study there are several recommendations that can be made regarding future development in Winnipeg, future development of Waverley West, as well as future research into Waverley West.

Recommendations for Winnipeg and Waverley West:

- 1) The secondary plans for the undeveloped and partially developed areas should be re-examined to ensure that they are firm enough with respect to development standards and planning principles so that the developed product will be a significant improvement for suburban development in Winnipeg.
- 2) The evaluation of these secondary plans should ensure that external design features such as architectural guidelines are not emphasized at the expense of more important planning principles such as a mix of housing, higher densities, mixed uses, access to transit, and walkability.

- 3) The plans for the remaining undeveloped lands in Waverley West should be re-evaluated to ensure that the development of these areas achieves a higher standard of development with respect to progressive planning principles, as was the original stated intention.
- 4) As there was considerable controversy regarding whether or not Waverley West even needed to be developed to accommodate growth, the remaining vacant greenfield lands slated for development within the City of Winnipeg should be re-evaluated to determine whether it is necessary for these areas to be developed and that the projected growth cannot be accommodated in already developed areas.

Recommendations for future research in Waverley West:

A possible program of research is outline below:

- 1) The Waverley West Secondary Plan as well as the Neighbourhood Secondary Plans should be evaluated to ensure they have development standards sufficiently robust to ensure the development of these areas will occur at a higher standard than conventional suburban developments.
- 2) The remaining neighbourhoods of Waverley West should be evaluated to assess whether or not the developed product conforms to each respective plan.
- 3) A comparative case study should be conducted