

Proposed Neighbourhood in Precinct J

Stakeholder Meeting
October 25th, 2021



Overview

- Who are we?
- What would we like to do?
- Project Recap
- Planning Context
- Stakeholder and Public Engagement
- What We Heard
- Planning Considerations
- Previous Neighbourhood Design
- Preferred Land Use Concept
- Next Steps
- Questions?



View from Dawson Road South looking south

Who are we? What would we like to do?

Qualico Communities, a local Winnipeg developer, is considering an application to accommodate a new residential neighbourhood. Qualico recognizes that nearby residents, property owners, businesses and interested parties may be interested in the potential development of this site.



Landmark Planning & Design has been retained to lead an engagement and planning process. We would like to receive your input and address any concerns or questions you may have.



Project Recap – Work to Date

December 2016

- Held introductory stakeholder meetings with adjacent residents to discuss broad considerations

February 2017

- Held a set of stakeholder meetings to discuss past design
- Hosted a Public Open House (CanadInns - Windsor Park)

July 2021

- Reinitiated the planning process with new design parameters

August 2021

- Held stakeholder meetings with adjacent residents and stakeholders on a preliminary concept

October 2021

- Currently holding stakeholder meetings and a virtual open house to present the preferred site concept

Site Context



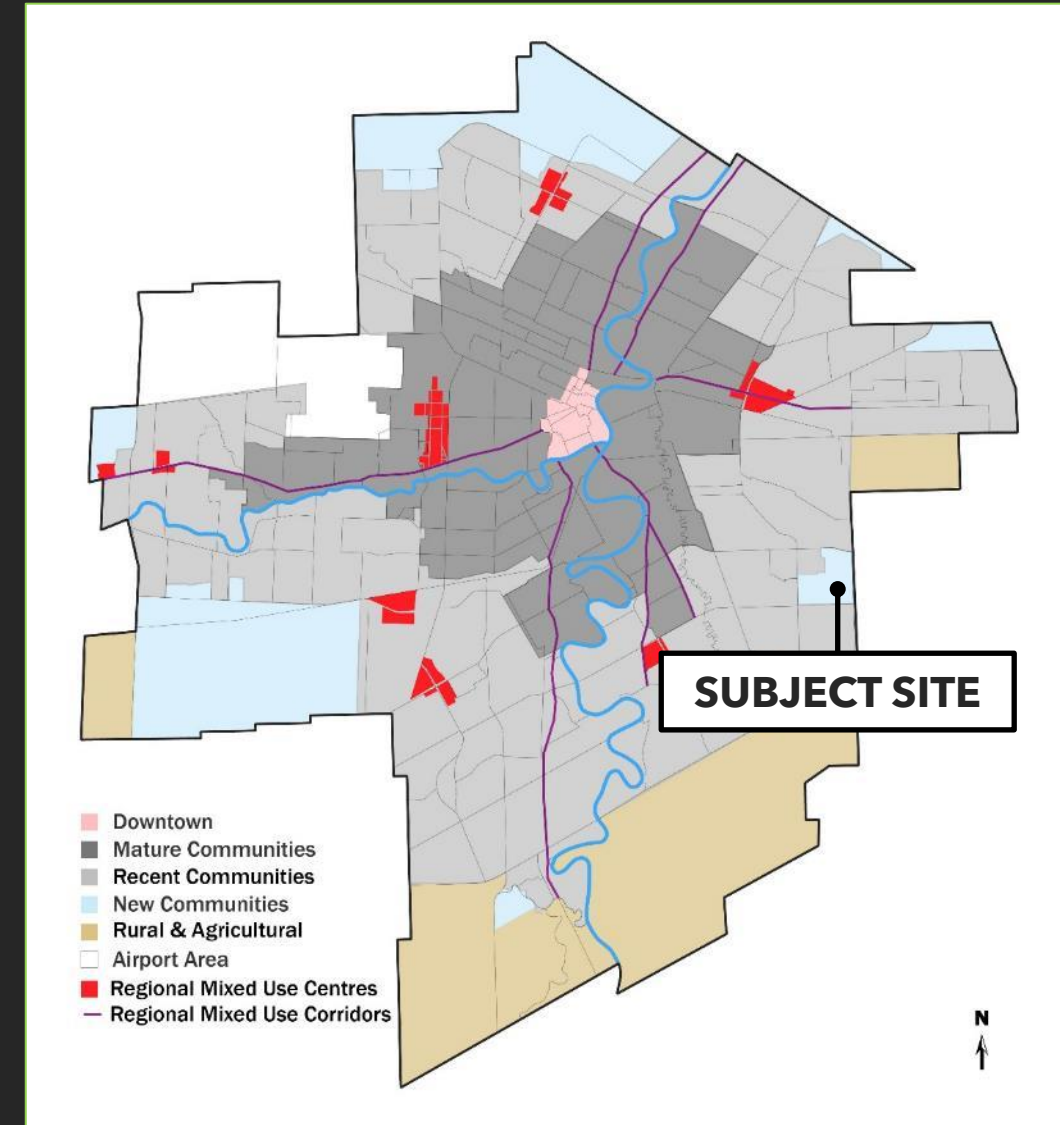
The subject site totals 165 acres in area, and is bounded by the following:

- Northern boundary: Dawson Road South & Future Development
- Eastern boundary: Plessis Road & RM of Springfield
- Southern boundary: MB Hydro Corridor & Future Route 165 (Bishop Grandin Blvd) Extension
- Western boundary: Southland Park Residences & Lagimodiere Boulevard Businesses

OurWinnipeg – Planning Context

OurWinnipeg is the overall development plan for Winnipeg. *OurWinnipeg* designates this area of the City as a “New Community”, which is described as:

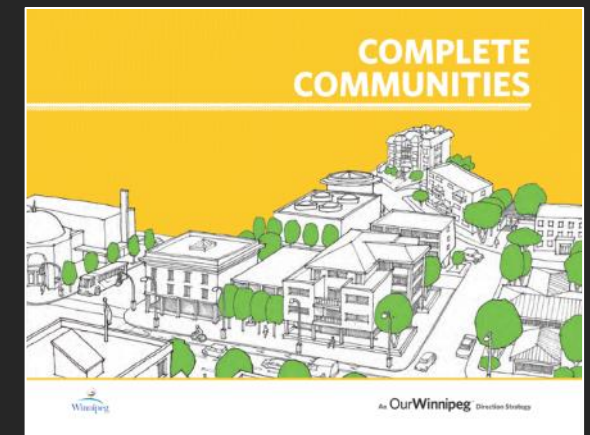
- Large undeveloped land areas identified for future urban development not currently served by a full range of municipal services
- Will be planned with a supporting street network that connects residents, jobs and commercial services
- Will integrate open space and sustainable infrastructure systems



OurWinnipeg – Policy Context

OurWinnipeg and Complete Communities include several policies and objectives that support a project like this one:

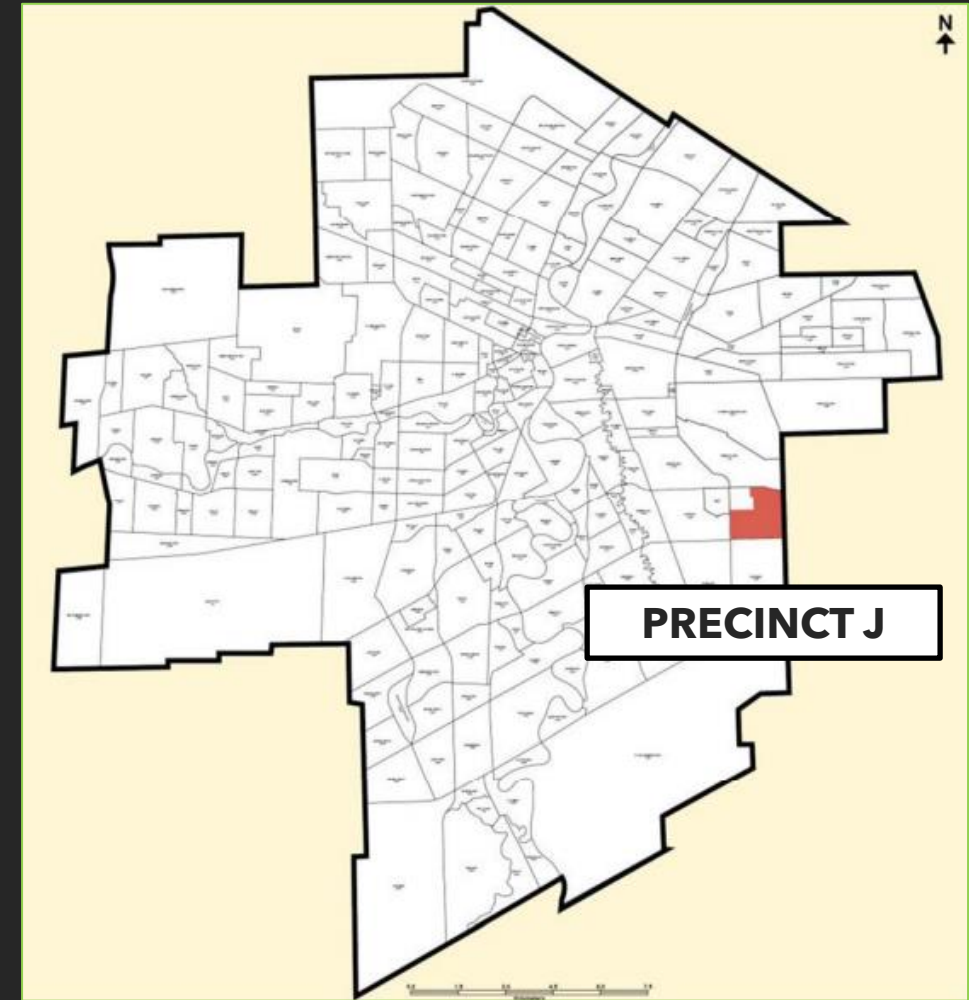
- Contribute to the City's balance of residential, commercial, industrial, natural and recreational land uses to ensure economic, social and environmental sustainability
- Support new development that is adjacent to, and compatible with, existing development and which is designed to minimize the spatial use of land
- Encourage higher residential density in areas adjacent to commercial and employment lands
- Provide parks at the neighbourhood and community level that address active and passive requirements for recreation, sport and leisure
- Promote the design of all streets to maximize connectivity, visual appeal, amenity space and safety



Precinct J – Precinct Plan

The subject site is located within Precinct J, a New Community in southeast Winnipeg. The Precinct J Precinct Plan was adopted in 2014, and includes the following planning goals and objectives:

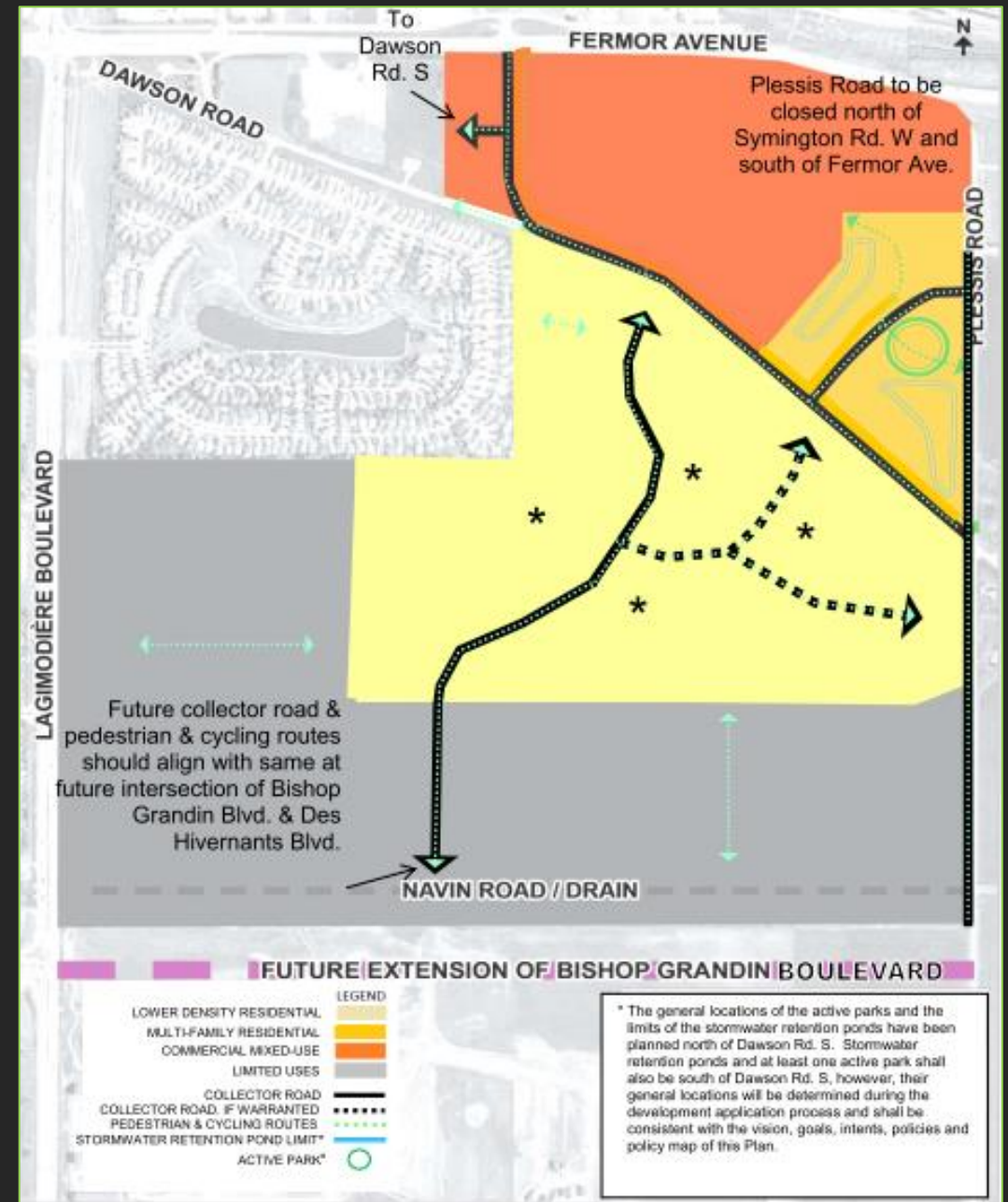
- Accommodate a diversity of housing types and tenures
- Provide a mix of land uses in an efficient way to achieve a walkable community and a transit supportive population density
- Provide employment opportunities in proximity to residential development
- Create an interconnected transportation network that balances the needs of all road users



Precinct Plan - Land Use

The subject site falls within the "Lower Density Residential" policy area of the Precinct J Precinct Plan. The policies for this area include the following:

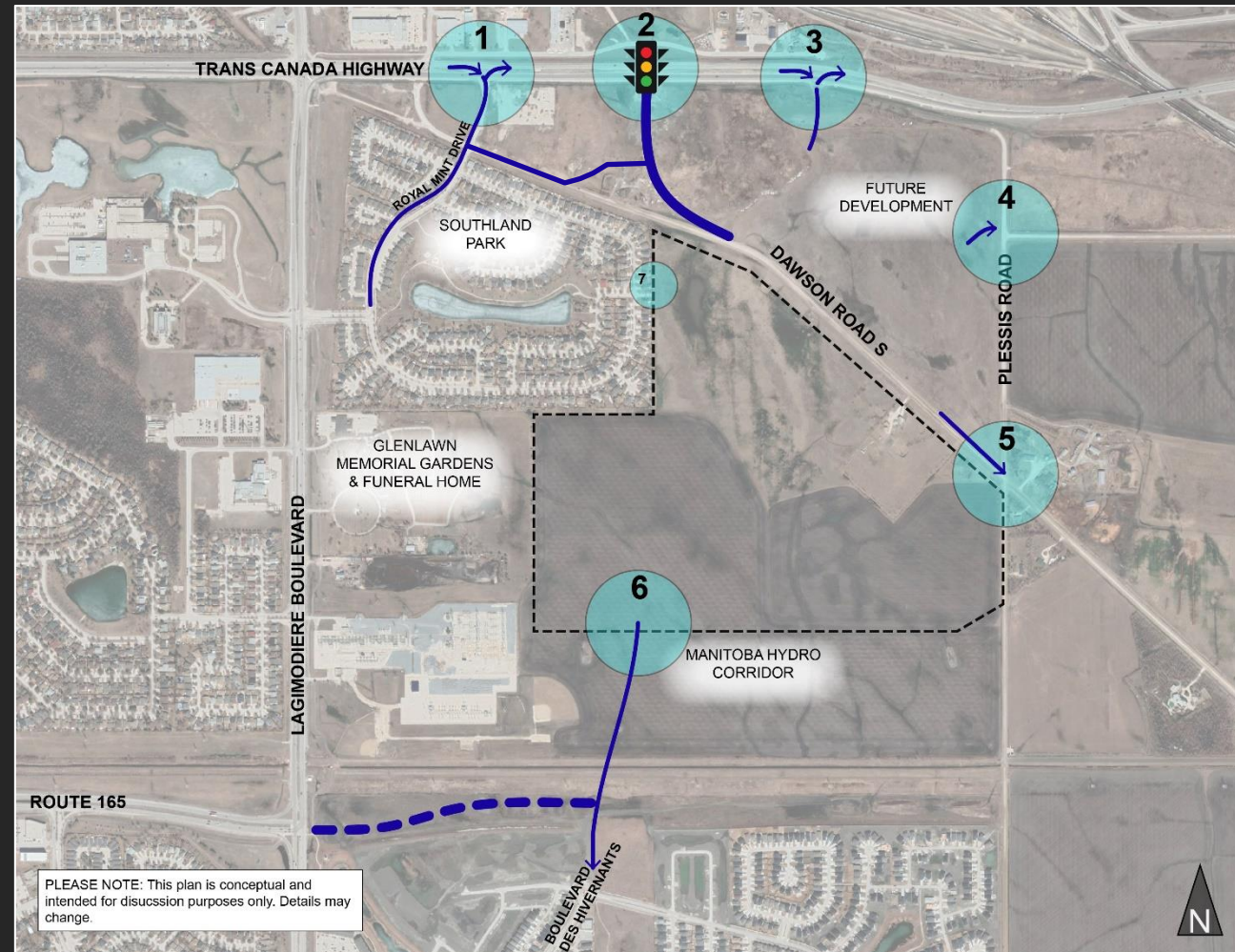
- Ground-oriented, single-family uses shall be the predominant land use, allowing for single-family attached and detached housing, townhouses and duplexes, and alongside collector roads only, low-rise apartment style residential buildings
- Institutional uses, recreational uses, public uses, secondary suites, and other similar and accessory uses to the above, may be allowed within the Lower Density Residential Area
- At least one active park shall be in this area



Precinct J - Transportation Concept

The proposed neighbourhood will be well-connected to the regional road network through a series of existing and proposed connections, including the following:

1. A right-in/right-out onto Fermor Ave (Royal Mint Drive)
2. A signalized intersection at Fermor Ave
3. A right-in/right-out onto Fermor Ave east of the signalized intersection
4. A new connection to Plessis Rd
5. An existing connection to Plessis Rd (Dawson Road S)
6. A future connection to the future Route 165 extension
7. A potential connection to Southland Park



Stakeholder and Public Engagement

Late 2016/Early 2017

Meetings with adjacent residents and stakeholders, and an open house

- Introduced the planning process, timeline, and anticipated next steps
- Understood concerns
- Received input

August 2021

Meetings with adjacent residents and stakeholders

- Provide a project update
- Introduce current concept
- Address any concerns or questions raised at the previous meetings

October 2021

Meetings with adjacent residents, and stakeholders, and an open house

- Introduce preferred concept
- Show how feedback was considered and addressed
- Receive further input
- Outline approvals process

**WE
ARE
HERE**

What We Heard

At the previous meetings, a few key concerns and questions were raised by nearby residents, property owners, businesses and stakeholders. The Project Team has worked to address these concerns through the planning and design process.

Traffic

Will a road connection be built between the two communities? If so, how will cut-through traffic be mitigated?

- In 2017, the City of Winnipeg's Public Works department had requested a road connection between Southland Park and the proposed neighbourhood in Precinct J;
- The Project Team is proposing to include a right-of-way (ROW) connection between the two communities to enhance pedestrian/active transportation connectivity; the City may require the roadway connection.
- Stantec is currently finalizing an updated traffic study for the subdivision. Preliminary results indicate that even with a road connection between the communities, cut-through traffic is not expected to be significant due to major road network upgrades and more direct connection options.

What We Heard

Roads

Will an acceleration lane be considered along northbound Lagimodiere Blvd (from westbound East Mint Place)?

- The existing traffic issue in Southland Park cannot be addressed through the development of the proposed neighbourhood in Precinct J. However, cut-through traffic to/from Southland Park is not anticipated to be a major issue, with most traffic either heading north to Fermor Ave or south to Route 165 (as per **Slide 10**).
- The proposed neighbourhood will provide an alternate route for Southland Park residents seeking to access Lagimodiere Blvd via Fermor Ave.

Who will be responsible for upgrading local roads (e.g., Dawson Road South) and building the new intersection at Dawson Road South/Fermor Avenue?

- The developers of the proposed neighbourhood in Precinct J and the development to the north are responsible for most off-site improvements, including many that have already taken place (e.g., upgrading local roads and building new intersections).

What We Heard

Infrastructure and Servicing

What type of servicing infrastructure is required for the proposed neighbourhood?

- Sewer, water, and land drainage services exist at the boundary of Precinct J.
- Extensions of these services will be required as part of the normal process of developing land within the city.
- The City of Winnipeg requires land drainage to be retained in retention ponds before it is slowly released into the underground pipe drainage system.
- It is likely that the Southland Park retention pond will end up draining into the new retention ponds of the proposed neighbourhood.

Homes

How many homes will be built in the proposed neighbourhood?

- There are expected to be between 1125 and 1550 residential units in the proposed neighbourhood upon its full build-out.
- Housing types would include a mix of single-family homes, two-family homes, townhouses, and small-scale multi-family.

What We Heard

School Site

Is a school site being proposed in the neighbourhood?

- Both local school divisions (LRSD and DSFM) have indicated they do not require a school site within the proposed neighbourhood.

Parks and Recreation

Will there be active recreation opportunities within the neighbourhood?

- Both active and passive recreation spaces are proposed for the neighbourhood.
- Parks and open spaces will be connected through a series pathways, providing connectivity both within and external to the neighbourhood.

Active Transportation Connections

Will there be a pathway connection to the Sage Creek neighbourhood?

- The project team is proposing both a road and active transportation connection between the neighbourhood and Sage Creek. Discussions are ongoing with Manitoba Hydro, which owns the land south of the proposal.
- Collector roads will have multi-use paths on one side and sidewalks on the other.

What We Heard

Construction Timeline

When could construction potentially begin? How long would it take?

- Should the subdivision and rezoning be approved, there are still several steps that need to take place before the construction of dwellings can commence. It is possible that servicing could begin in 2022.
- Full build-out would likely take between 10 and 15 years, depending on several factors.

Coordination/ Phasing

Is development being coordinated with the development project to the north of Dawson Road South?

- The two projects have different landowners/developers, but there will need to be some coordination in terms of servicing.

How would the proposed development be phased?

- Construction would begin at the southeast corner of the subject site, near the intersection of Dawson Road South and Plessis Road. More details regarding potential phasing can be found on **Slide 24**.

What We Heard

Homes Adjacent to Southland Park

What types of homes are being proposed directly behind the homes in Southland Park (those directly backing onto the proposed neighbourhood)?

- The project team has committed to single-family homes behind existing single-family homes.

What lots sizes are proposed for the homes backing directly onto Southland Park?

- The lots are proposed to be in the 30- to 38-foot width range.

Will a fence be built along the rear property lines of Southland Park lots backing onto the proposed neighbourhood?

- Homeowners sharing rear property lines would likely be responsible for decisions regarding fencing; a developer fence is not being proposed along this stretch.

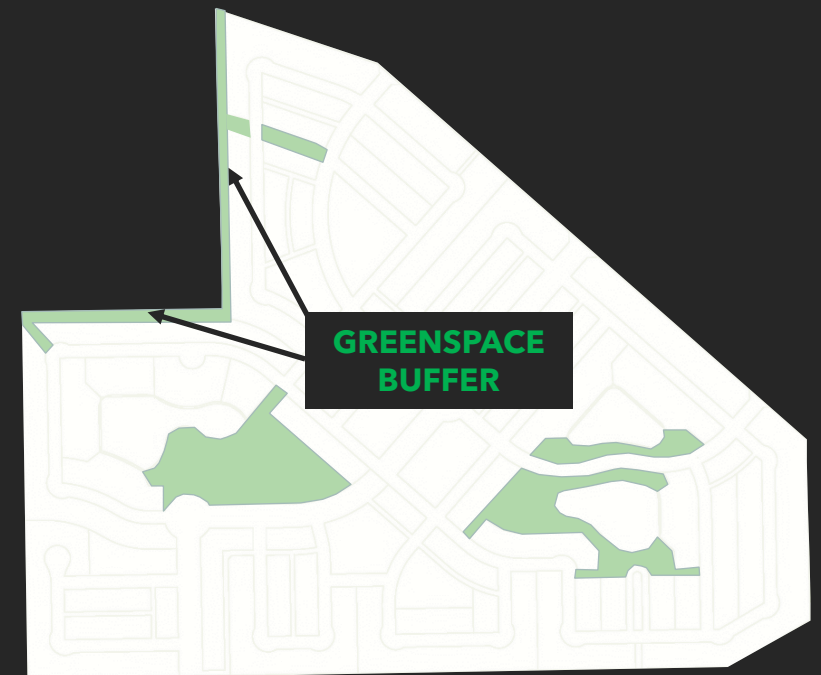
Will a greenspace buffer be provided between the two neighbourhoods?

- Please **see next Slide 18.**

Greenspace Buffer Idea

During/after the first round of stakeholder meetings, some residents suggested a greenspace buffer could be provided between Southland Park and the proposed neighbourhood. The project team considered the proposal, but ultimately decided against a buffer strip for the following reasons:

- The City of Winnipeg Parks Department did not indicate support for this concept;
- CPTED (Crime Prevention Through Environmental Design) concerns due to the narrow, enclosed condition, and poor sightlines;
- It is unnecessary to buffer compatible land uses;
- It would take up a significant amount of parkland dedication (1.5 acres), and limit other recreational uses in the neighbourhood; and,
- There are a number of pathway connections planned throughout the neighbourhood.



Planning Considerations

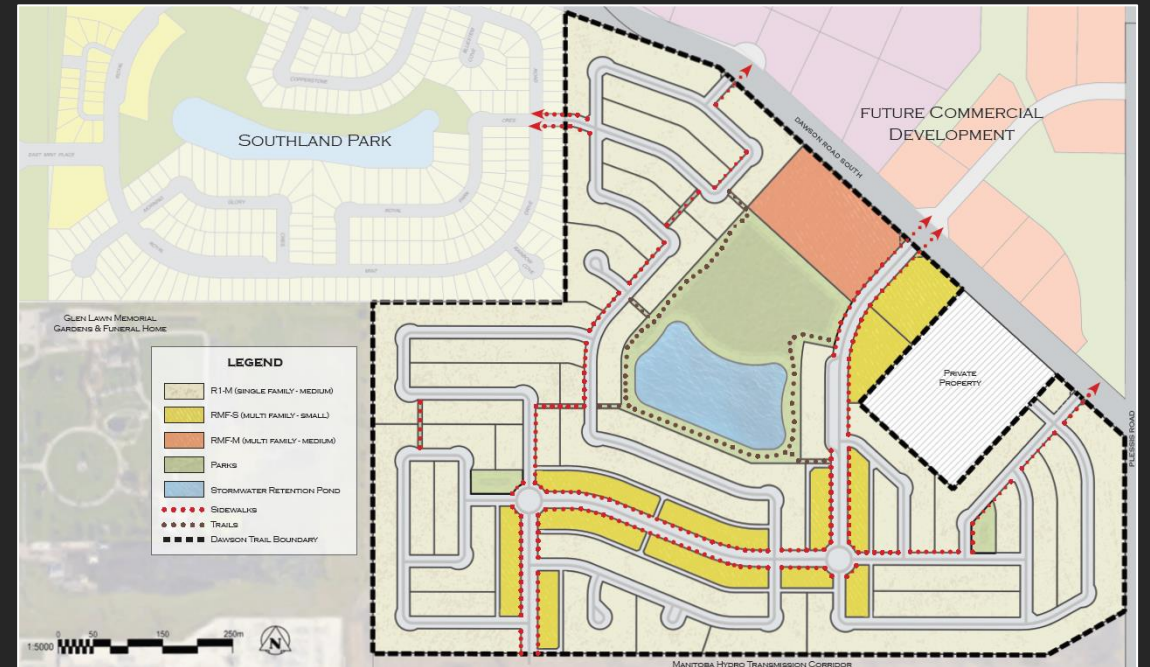
The Project Team considered a variety of factors in the preparation and refinement of the preferred land use concept. These factors include, among others:

- Resident and Stakeholder Input
- Traffic and Site Access
- Setbacks and Privacy
- Road Network Connectivity
- Policy Direction
- Adjacent Land Uses
- Active Transportation and Connectivity
- Transit
- Parks and Open Space
- Market Considerations
- Servicing and Infrastructure
- Phasing

Previous Neighbourhood Design Concept

Following the planning and engagement process of 2016/2017, the Project Team temporarily put the project on hold. The previous concept is undergoing a refresh for a few reasons, including:

- A school site is no longer required in the neighbourhood, as per the DSFM and LRSD
- The site now includes an additional 10-acre parcel that had previously been owned by a separate landowner
- There have been significant infrastructure upgrades in the area over the past three years
- Housing preferences have evolved
- The Project Team is continuing to work with the City of Winnipeg and stakeholders to address outstanding concerns

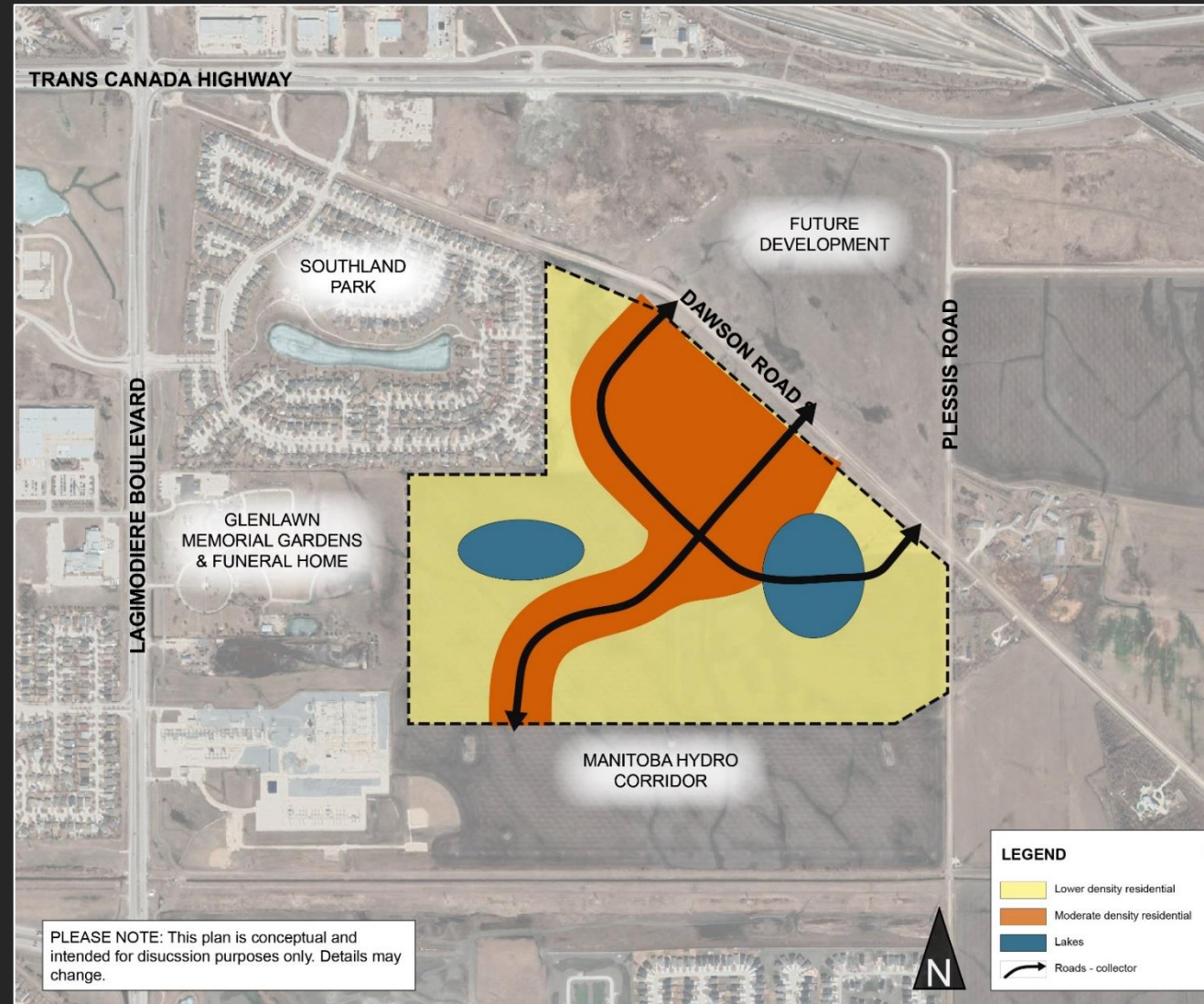


Preferred Land Use Concept

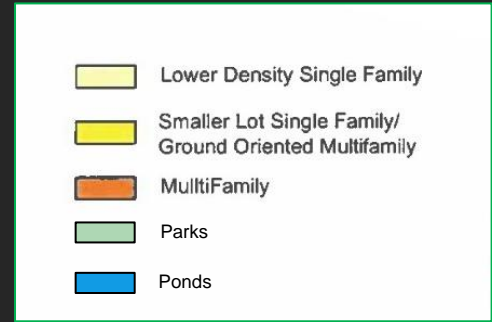
The preferred land use concept includes the following features:

- A mix of lower density residential land uses, anticipated to accommodate single-family homes, duplexes, townhomes, and small-scale multi-family.
- A collector road network that will distribute traffic along Dawson Road South and provide a southerly connection to the Route 165 extension.
- A series of pathways and sidewalks to promote pedestrian and cyclist connectivity.
- A series of interconnected parks and open spaces that will enable residents and visitors to participate in both passive and active recreation opportunities.

Preferred Land Use Concept (General)

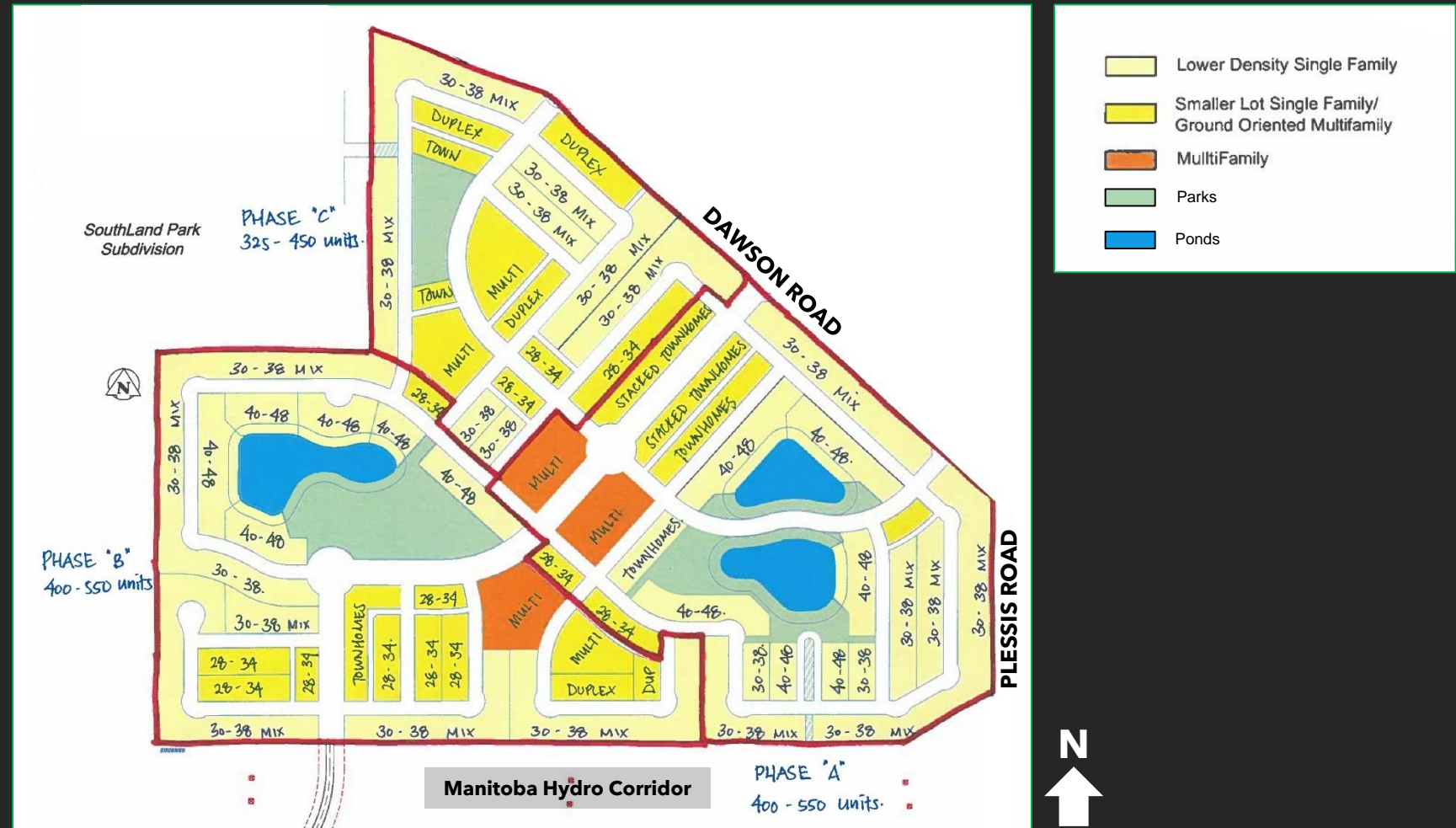


Preferred Land Use Concept (Detailed)



Preferred Land Use Concept (Detailed)

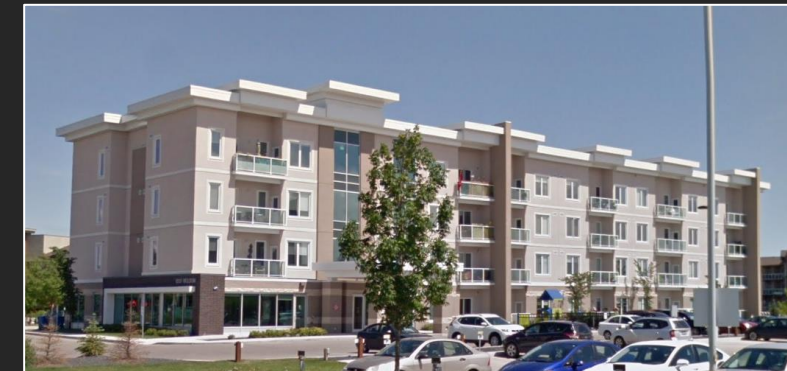
The preferred land use concept includes a mix of lower density single family, smaller lot single family, ground oriented multi-family housing as well as interconnected parks and open spaces.



Housing Types

The proposed neighbourhood would feature a variety of low-density housing types, including:

- Single family homes of various styles and sizes
- Duplexes
- Townhouses
- Small-scale multi-family
- Low-rise apartment style



Civic Approvals Process

Once the preferred option is refined and finalized, the project team will submit an application for rezoning and subdivision to the City of Winnipeg. Here are the steps in the civic approvals process:

- A City of Winnipeg Zoning Officer will review the application, after which the Land Development Branch will circulate the application to various City of Winnipeg departments.
- The various departments (including Planning, Property & Development, Public Works, Water & Waste, Parks, and Transit) will review the application and provide feedback.
- The Planning department will prepare a report with a recommendation.
- The application will be heard at a Public Hearing at Riel Community Committee.

Next Steps

The next steps in the planning process will include:

- Reviewing comments and feedback from today's meetings;
- Continuing to work with various City Departments (Parks, Planning, Public Works, Water & Waste, etc.);
- Completing internal due diligence, including traffic studies and servicing studies;
- Finalizing details on the preferred land use concept;
- Submitting a development application to rezone and subdivide the land.

Thank You!

Thank you for attending tonight's stakeholder meeting. Your feedback is important to us, so please fill out an online comment sheet at the following link:

<https://www.surveymonkey.com/r/PrecinctJNeighbourhood>

**If you have any further
questions, please contact:**

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