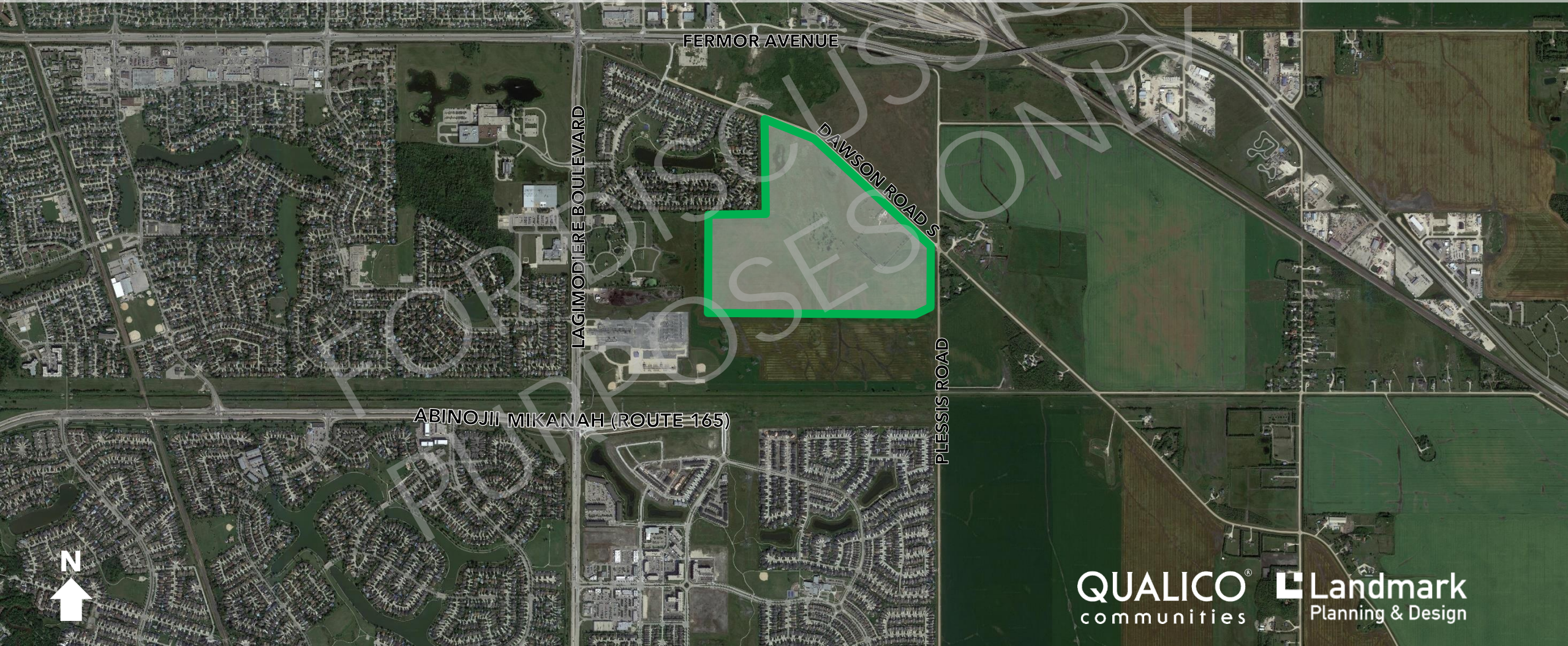


Proposed Neighbourhood in Precinct J

Stakeholder Meeting
June 8th, 2023



FERMOR AVENUE

LAGIMODIERE BOULEVARD

DAWSON ROAD S

PLESSIS ROAD

ABINOJII MIKANAH (ROUTE 165)



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Overview

- Who are we?
- What would we like to do?
- Planning & Policy Context
- Stakeholder and Public Engagement
- What We Heard
- Planning & Design Considerations
- Revised 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 proposing a new residential neighbourhood

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Landmark Planning & Design has been hired to lead the community engagement and planning process

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Site Context



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

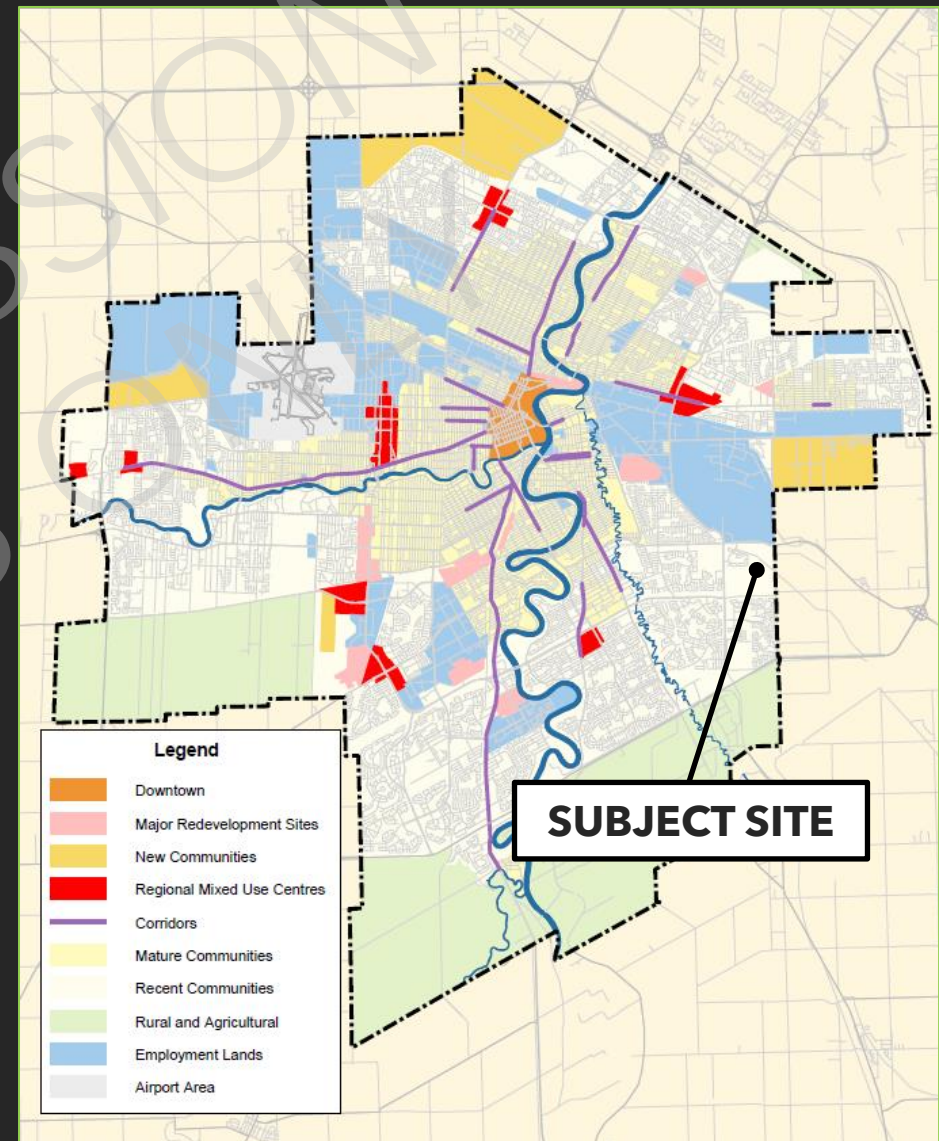
- Northern boundary: Dawson Road South & Future Development
- Eastern boundary: Plessis Road & RM of Springfield
- Southern boundary: MB Hydro Corridor & Abinojii Mikanah (Route 165)
- Western boundary: Southland Park Residences & Lagimodiere Boulevard Businesses



OurWinnipeg – Planning Context

OurWinnipeg 2045 and Complete Communities 2.0 include several policies and objectives that support a project like this one:

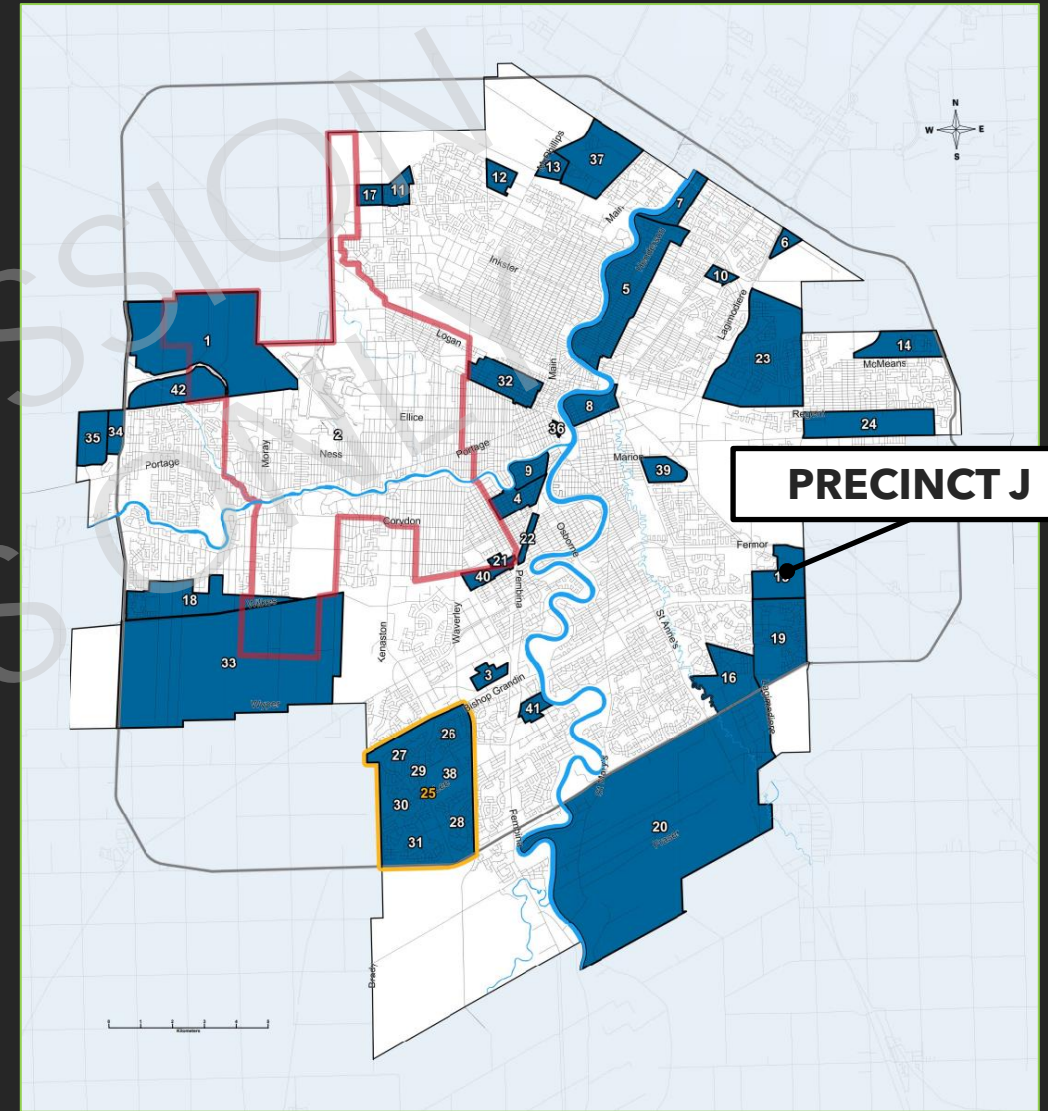
- Increase the diversity of housing choices and use land, infrastructure and services more efficiently
- Encourage compatible residential development to build more Complete Communities and align with the City of Winnipeg’s residential intensification target
- Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complementary to existing development



Precinct J – Precinct Plan

The subject site is located within Precinct J.
The *Precinct J Precinct Plan* (2014) includes the following planning goals and objectives:

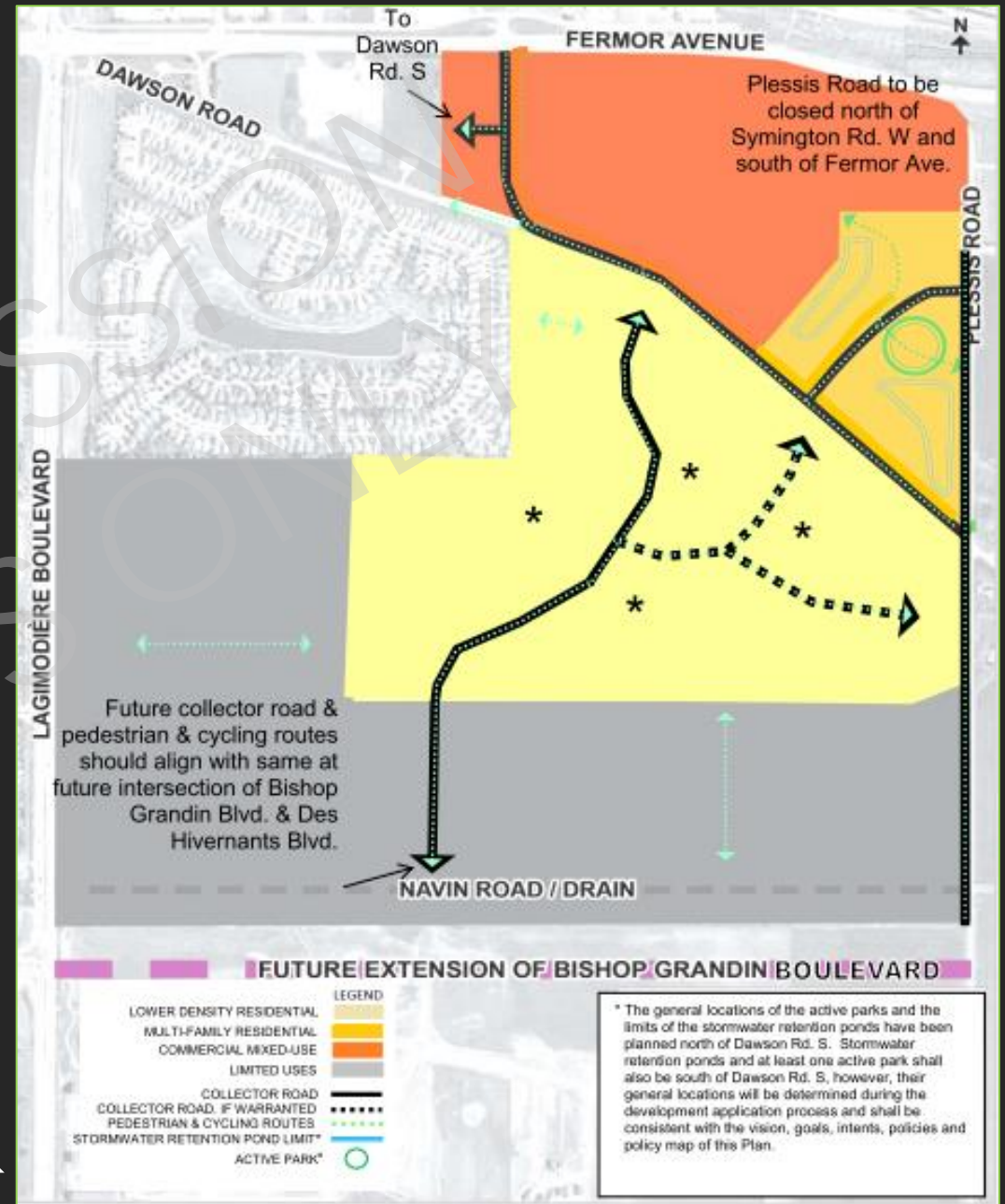
- Accommodate a diversity of housing types and tenures
- Provide a mix of land uses in an efficient way to achieve a walkable community and transit supportive population density
- Create an interconnected transportation network that balances the needs of all road users



Precinct Plan - Land Use

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

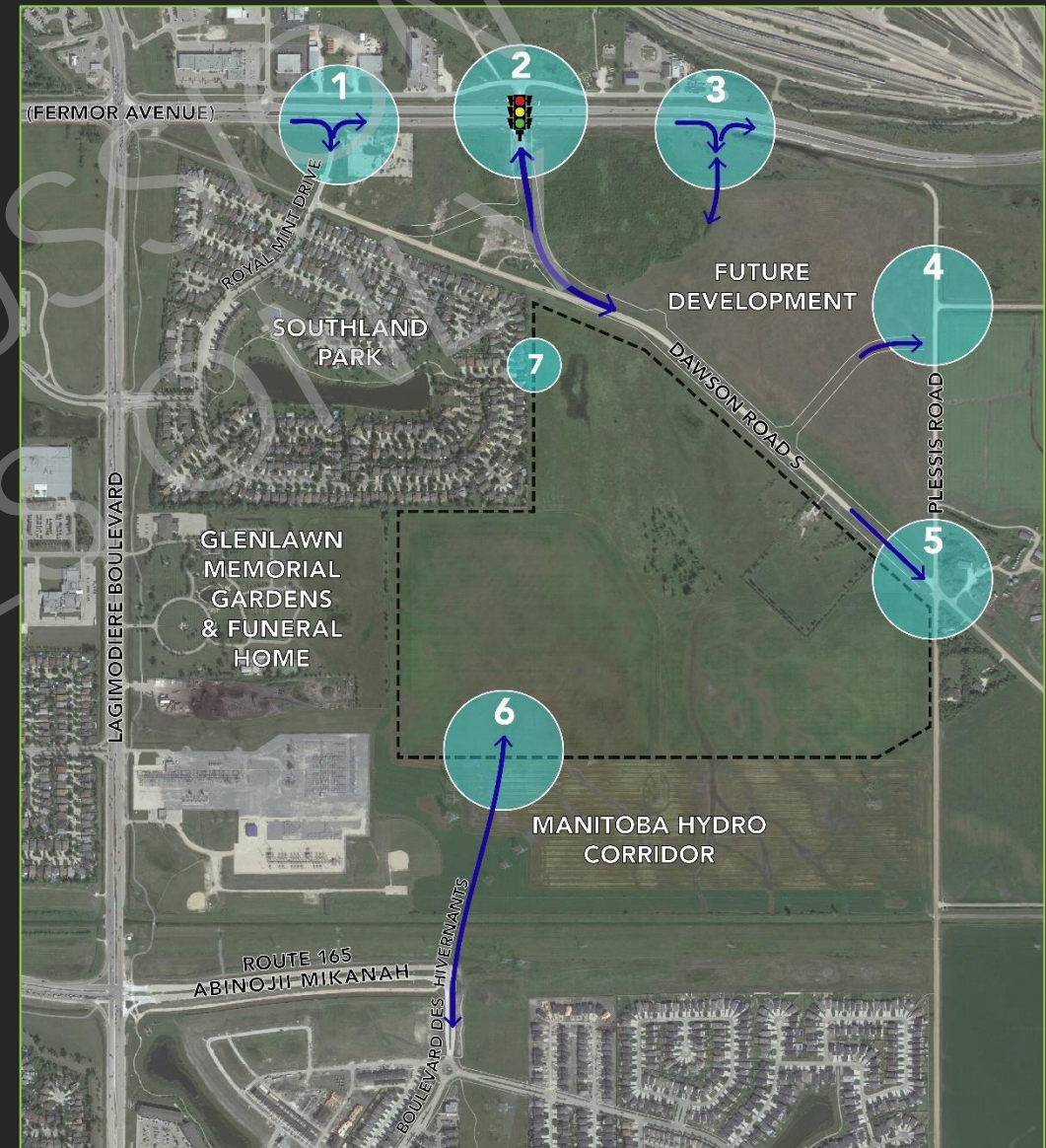
- Ground-oriented, single-family uses shall be the predominant land use, allowing for single-family attached and detached housing, townhouses and duplexes, and alongside collector roads only, low-rise apartment style residential buildings
- Institutional uses, recreational uses, public uses, secondary 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 built in this area



Precinct J - Transportation Concept

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

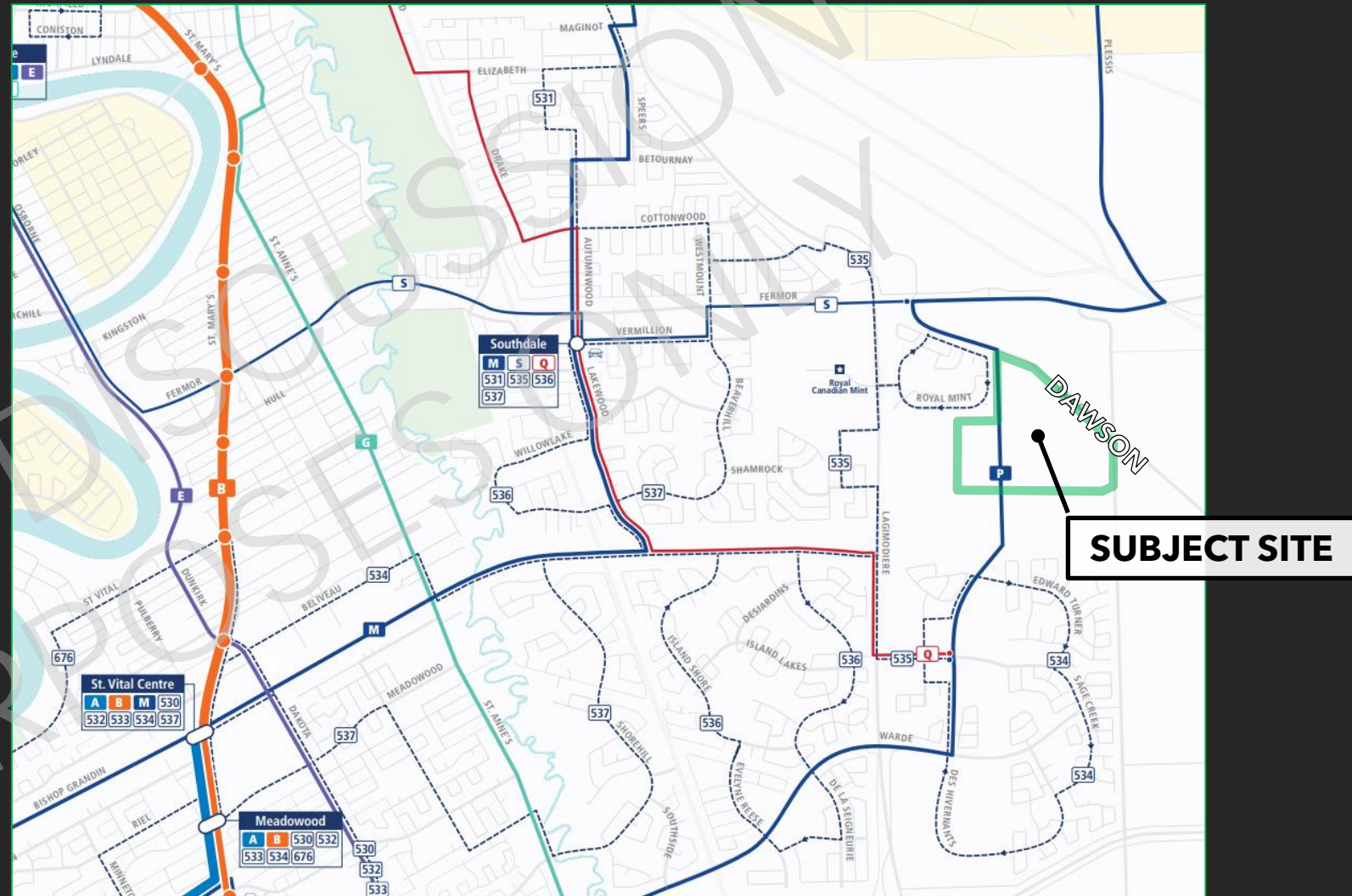
1. A right-in/right-out onto Fermor Ave (Royal Mint Drive)
2. A new signalized intersection at Fermor Ave
3. A right-in/right-out onto Fermor Ave, east of the signalized intersection
4. A new connection to Plessis Rd
5. An existing connection to Plessis Rd (from Dawson Road S)
6. A connection to Abinojii Mikanah (Route 165) and the Sage Creek neighbourhood
7. A connection to Southland Park



Future Transit Master Plan Context

The City of Winnipeg's Long-range Transit plans include the following developments:

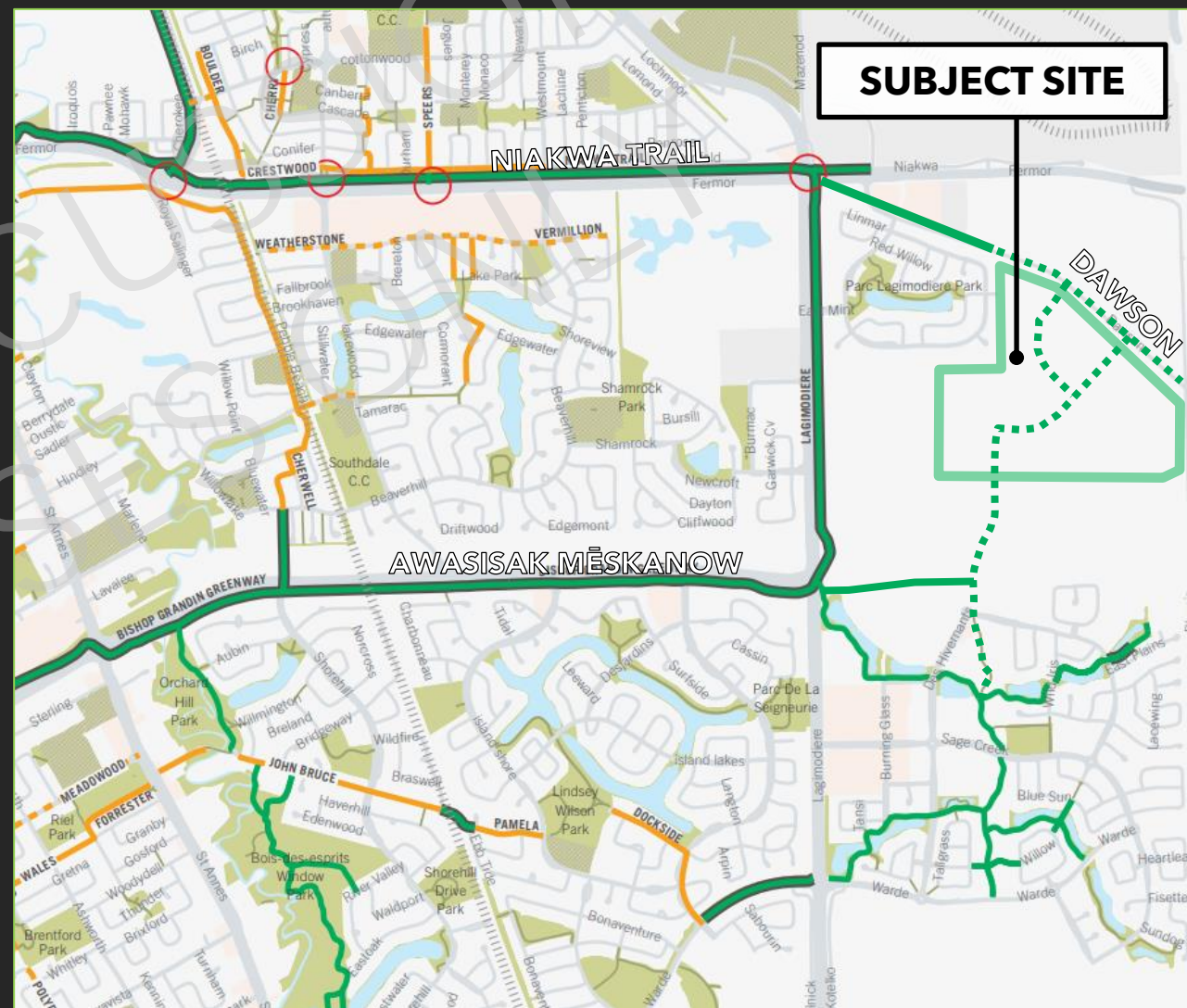
- A "Frequent Line" running along the "P" line route (see map) to provide frequent service along the major streets
- A "Community Route" to provide local bus service through Southland Park then along Lagimodiere which will connect with the Primary Transit Network



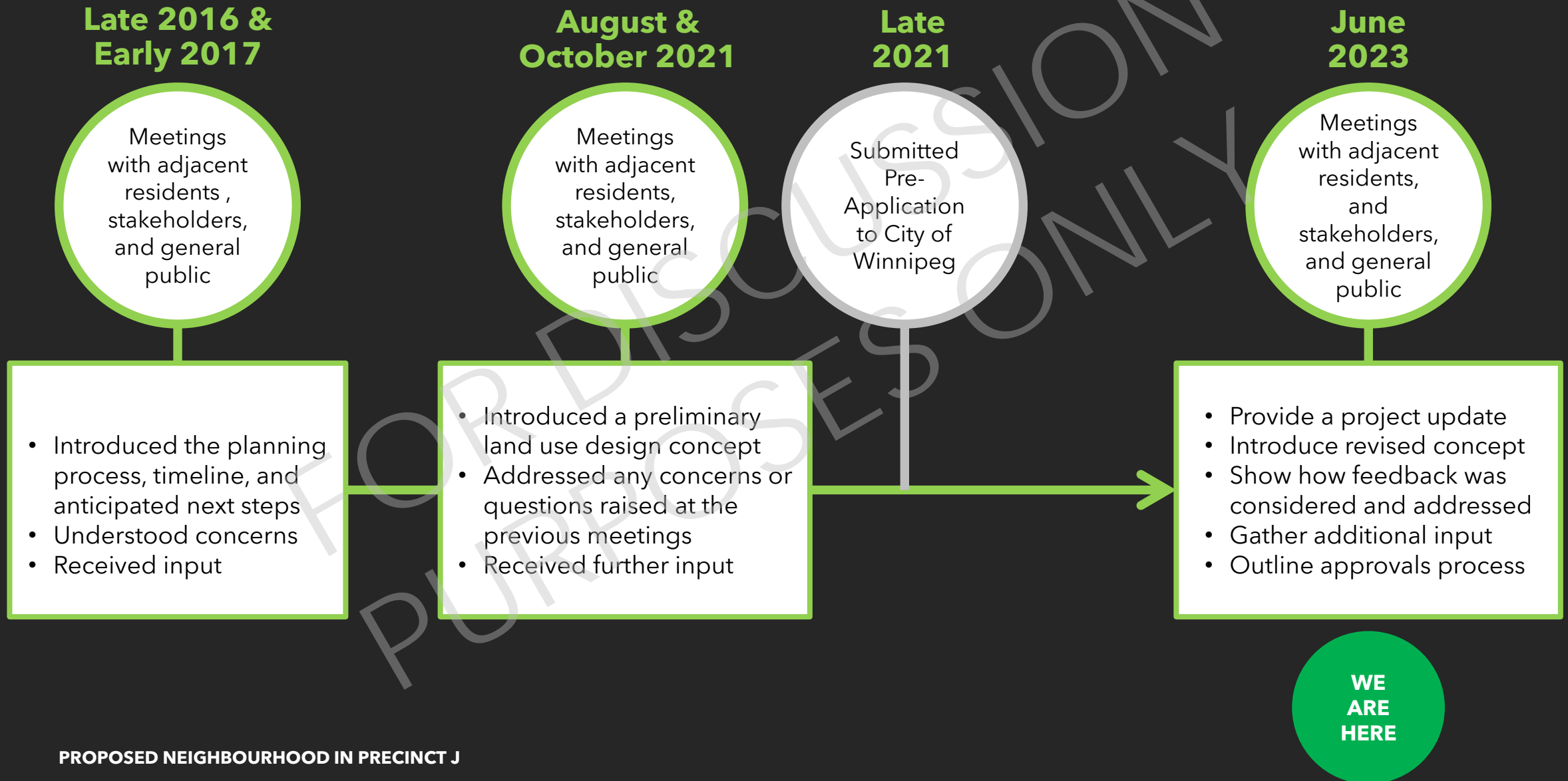
Current Active Transportation Context

This map illustrates the current AT network in the area of the subject site:

- The community has existing active transportation multi-use pathways along Dawson Road South and Lagimodiere Blvd which connect to other cycling routes along Niakwa Trail and Awasisak Mēskanow (formerly the Bishop Grandin Greenway)
- The Precinct J neighbourhood will include new active transportation connections between the proposed neighbourhood and Sage Creek, as well as to Southland Park
- Collector roads will have multi-use paths on one side and sidewalks on the other



Stakeholder & Public Engagement



City of Winnipeg Pre-Application

The project team received input from various City of Winnipeg departments, including Planning, Public Works, Parks, and Water & Waste. Much of the feedback from the City of Winnipeg was incorporated and/or addressed by the Project Team, including the following:

- ✓ Facilitate multiple means of access to the new neighbourhood
- ✓ Provide both active park space and passive park space
- ✓ Enhance pedestrian connectivity along key routes
- ✓ Provide a connection between the neighbourhood in Precinct J and Southland Park
- ✓ Complete a traffic study for the area

What We Heard

At the previous meetings, key concerns were raised by 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?

- The City of Winnipeg requested a right-of-way (ROW) connection between the two communities to enhance pedestrian/active transportation connectivity
- 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
- Stantec is finalizing a Traffic Impact Study (TIS) for the subdivision

What We Heard

Housing Adjacent to Southland Park

What types of homes will be behind the homes in Southland Park (those directly backing onto the Precinct J neighbourhood)?

- Single-family homes are proposed behind the existing single-family homes in Southland Park; the lots are 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 Precinct J neighbourhood?

- Homeowners sharing rear property lines will likely be responsible for decisions regarding fencing; a developer fence is not proposed

How many homes will be built in the Precinct J neighbourhood?

- There are expected to be approximately 1350 residential units in the Precinct J neighbourhood upon its full build-out
- Housing types will include a mix of single-family homes, two-family homes, townhouses, and small-scale multi-family

Homes

Traffic Impact Study (TIS)

Stantec is leading a Traffic Impact Study (TIS). They are working closely with the City of Winnipeg's Public Works Department and their methodology will follow the City of Winnipeg's Transportation Impact Study Guidelines.



The purpose of their TIS will be to:

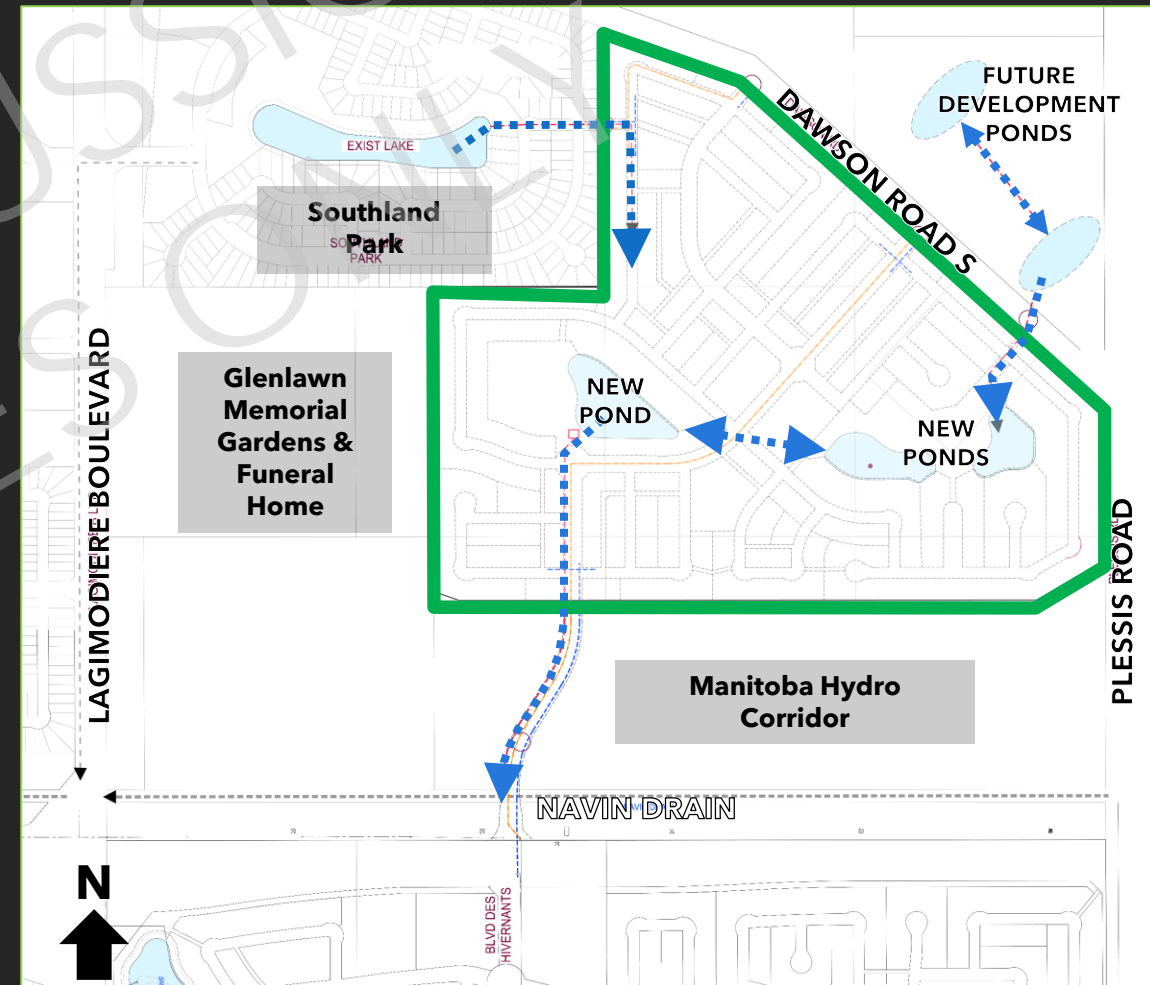
- Assess the impact of the proposed development on the surrounding multi-modal transportation system
- Determine the size and type of road cross section to serve the development and adjacent areas
- Incorporate a residential road network to address concerns about cut through traffic
- Identify any transportation infrastructure modifications required to provide safe and efficient service for all users
- Identify means to provide convenient and strong pedestrian and AT connections

Servicing Study

As with any development in the City of Winnipeg, any potential approval will be conditional on adequate servicing capacity for water, wastewater, or land drainage.

WSP is conducting a Servicing Study. They are working with the City of Winnipeg's Water and Waste Department, and the purpose of their Study will be the following:

- Provide water capacity to serve the proposed development
- Determine Wastewater sewer sizes to serve the neighbourhood in accordance with City of Winnipeg standards
- Create a land drainage system with ponds to serve Precinct J; Southland Park's pond will drain into the new pond system in Precinct J to provide reliable water level control (see illustration)

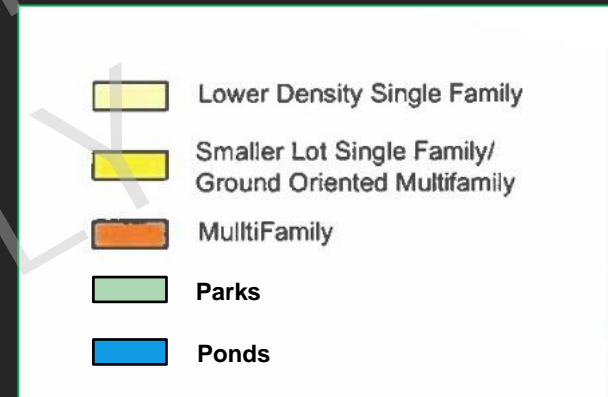


Planning & Design Considerations

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

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

Previous Land Use Concept



Key Planning & Design Changes

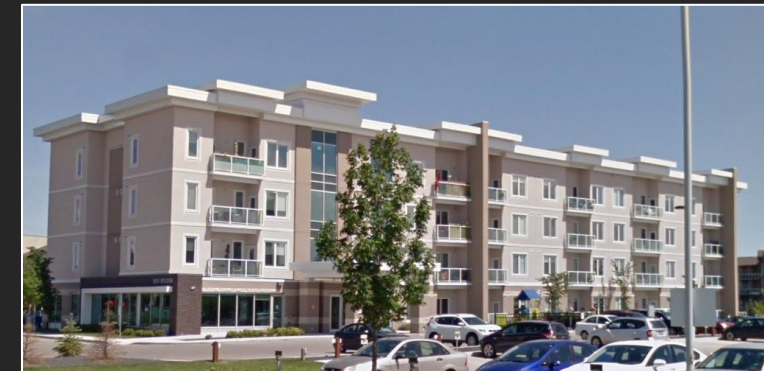


- 1 Modified the Phasing to align with servicing connections, access, and the recent Abinojii Mikanah (Route 165) extension
- 2 Adjusted size and orientation of Parks to reflect City of Winnipeg comments
- 3 Changed the location of the Ponds to accommodate servicing connections
- 4 Removed one arm of the Collector Network (previously to the east of the proposed Main Collector Road)
- 5 Refined the Internal Road Network
- 6 Modified the Zoning in a few of the lots to reflect changes related to the shifting of Ponds and Parks

Example Housing Types

The Precinct J neighbourhood will feature a variety of low-density and medium density housing types. The following images are for conceptual purposes only, including:

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



PROPOSED NEIGHBOURHOOD IN PRECINCT J

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Municipal Approvals Process

The steps in the municipal approvals process will include:

- A City of Winnipeg zoning development 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, 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 (East Kildonan-Transcona Community Committee)
- Overall, the timing is approximately 4-6 months once the application is submitted

Next Steps

The next steps in the planning and design process will include:

- Review comments and feedback from today's meetings
- Continue to work with various City of Winnipeg Departments (Parks, Planning, Public Works, Water & Waste, etc.)
- Complete internal due diligence, including traffic studies and servicing studies
- Finalize details on the preferred land use design concept
- Submit 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, 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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