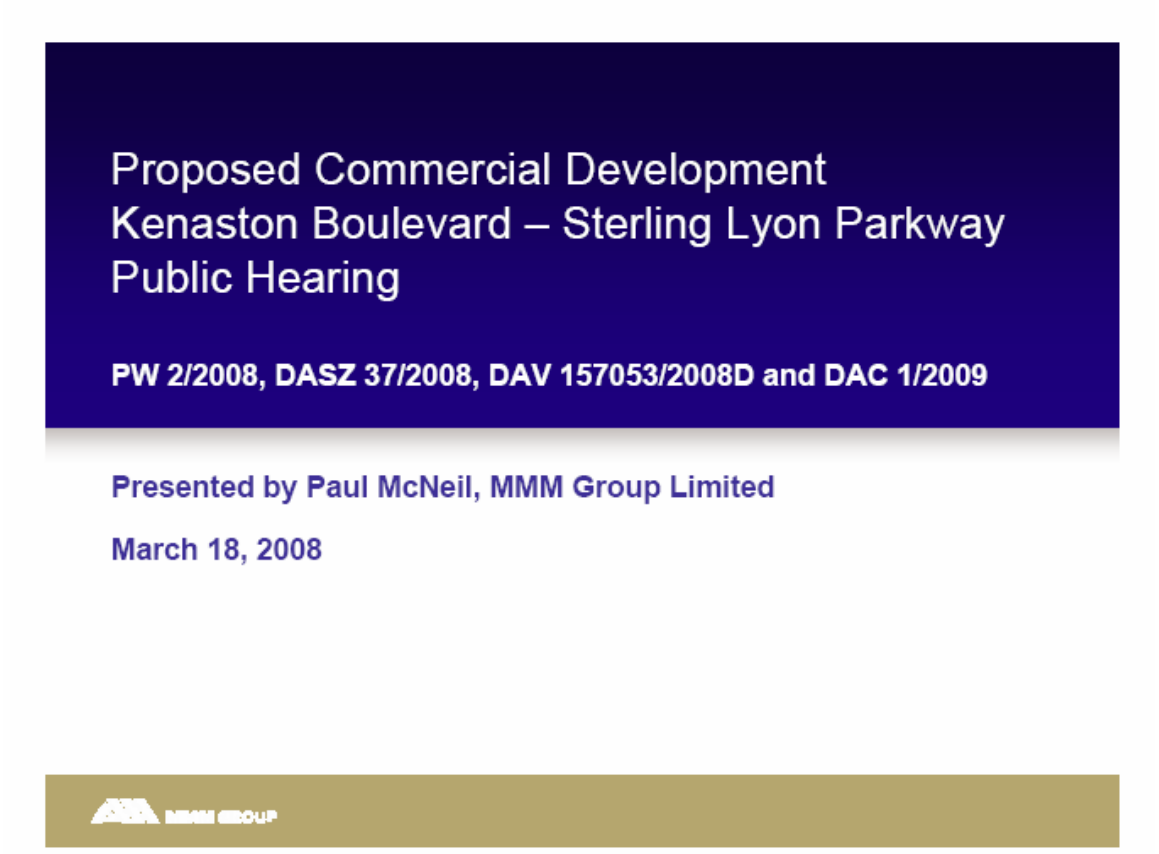
Exhibit “Q” referred to in File EP-1.1(PW 2/2008), DASZ 37/2008, DAV 157053/2008D and DAC 1/2009



Presentation Outline

1. Project Overview
2. Plan Winnipeg
3. Re-zoning
4. Site-specific Approvals
5. Transportation Overview
6. IKEA Development
7. Site-specific Topics
8. Summary & Questions

Project Overview - Proposed Site



Project Overview – Public Service Report

We have read the report and we concur with the recommendations in the report.

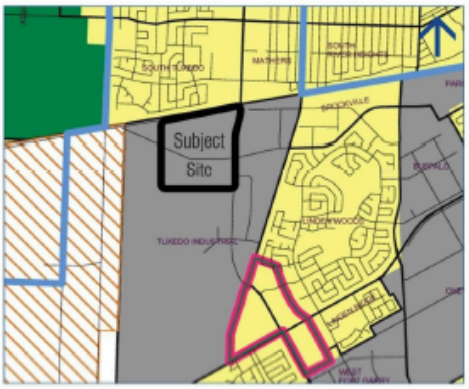
This includes the recommendation that the area shown as a possible "public street right-of-way" remain as a private street.

Project Overview – Consultation

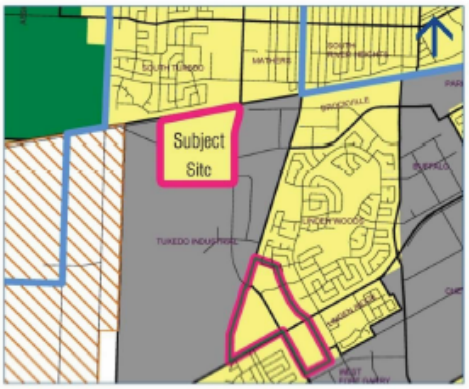
- **We met with the Park Place residents two weeks ago**
- **We conducted a public information open house last week**
- **We have met with key stakeholders including:**
  - FortWhyte Alive
  - Bike to the Future
  - Winnipeg Transit
  - Winnipeg's Active Transportation Planner

Plan Winnipeg Amendment

Existing



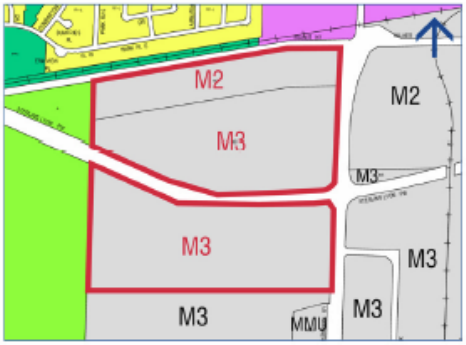
Proposed



Neighbourhood Policy Area Industrial Policy Area Areas of Regional Commercial & Mixed-Use Concentration

Proposed Zoning By-law Amendment

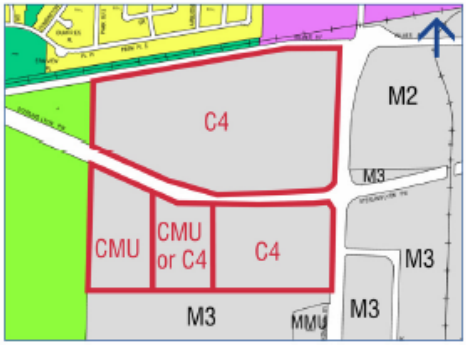
Existing



M2 (Manufacturing General)

M3 (Manufacturing Heavy)

Proposed



C4 (Regional Commercial)

CMU (Commercial Mixed-use)

Site-Specific Land Use Approvals

- Sign Variances
- Bicycle Parking Variance
- Plan of Subdivision - lotting
- Private Approaches
- IKEA Site Plan Approval

Overall Concept Plan



Phase 1

Phase 2

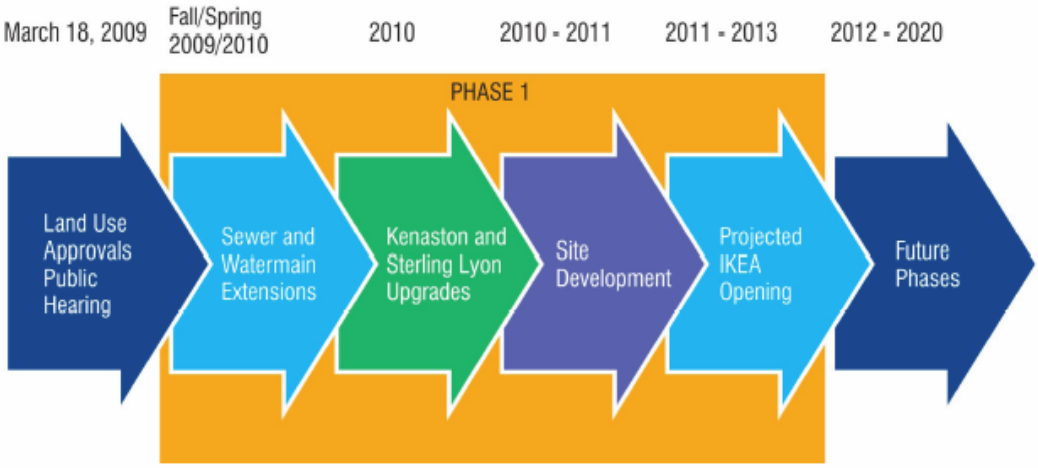
Phase 3

Note: Concept Plan subject to change based on the individual site requirements of future retailers.

Proposed Project Phasing



Project Timeline



Transportation Overview

- Parameters for the Traffic Impact Study (TIS) were established with the City's Public Works Department
- TIS study area was larger than typically occurs, reflecting the scale of the proposed development

Traffic Impact Study Area

LEGEND

STUDY AREA

SIGNALIZED INTERSECTION

PROPOSED DEVELOPMENT



Traffic Impact Study Parameters

- The TIS included:
  - 12 existing intersections within the study area
  - Three new intersections serving the development
  - Weekday peak-hour traffic
  - Saturday peak-hour traffic

Traffic Impact Study Parameters

- The TIS included (cont'd):
  - 2008 background traffic
  - 2011 background & Stage 1 development
  - 2018 background & full development

Traffic Impact Study

- The TIS was submitted to the Public Works Department, reviewed, and modified as requested to the satisfaction of the Department

Site Access


WILKES AVE
Lot 10
PHASE 2
Lot 8
Lot 5
PHASE 1
Lot 4
Lot 6
Lot 11
Lot 6
Lot 9
Lot 7
Lot 3
KENASTON BOULEVARD
STERLING
LYON PARKWAY
Lot 1
PHASE 1
Lot 2
PHASE 1
LOWSON
DR

Transit & Active Transportation – Phase 1



Alternative Modes - Pathways

- Active Transportation pathway will be added along the west side of Kenaston
- Pathways will be developed on-site to connect to active transportation pathways

Pedestrian Access Plan - IKEA

Pedestrian connections along Sterling Lyon & Kenaston



Alternative Modes - Cycling

- More bike racks will be provided than any other commercial centre in the City
- 50 bike racks for IKEA
  - 20 staff spaces
  - 30 customer spaces

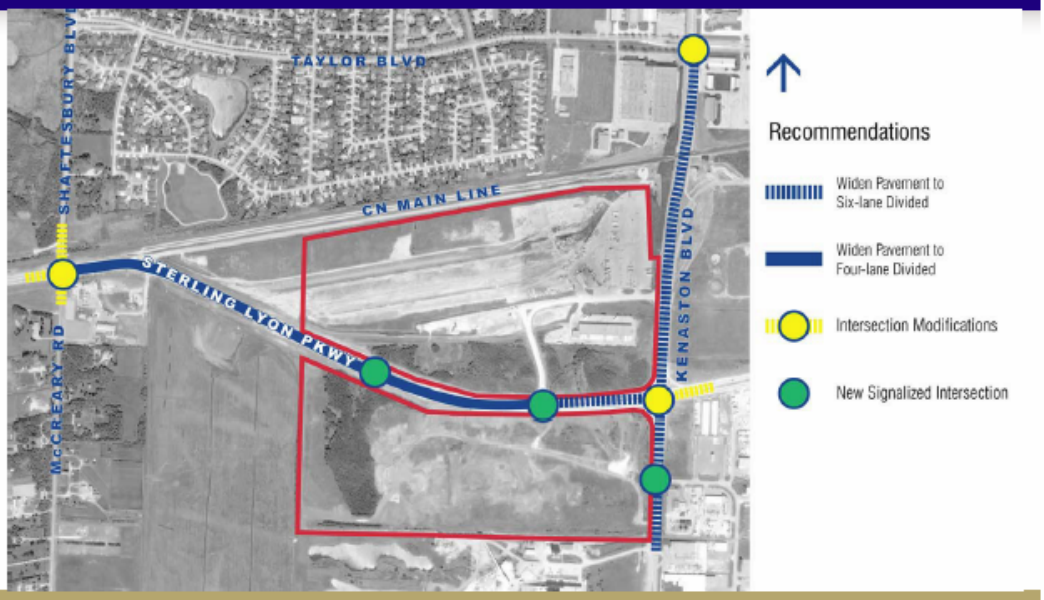
Alternative Modes - Transit

- Site planning meetings have been held with Winnipeg Transit
- First phase transit plan – Route 78 is planned to have an on-site IKEA stop

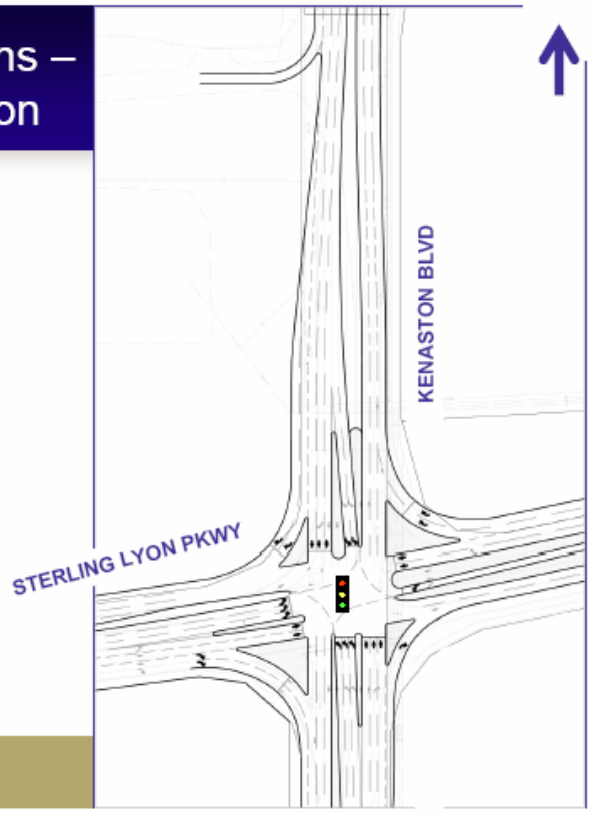
Alternative Modes - Transit

- Planning for the balance of the site will progress as development plans are prepared

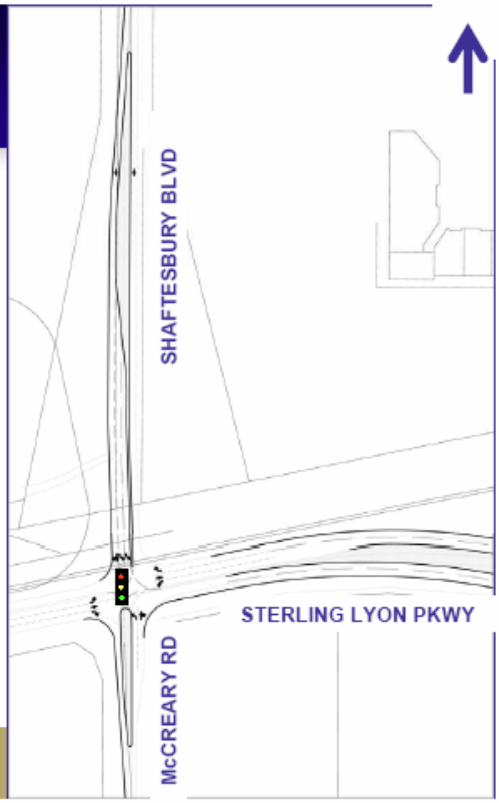
Transportation Recommendations



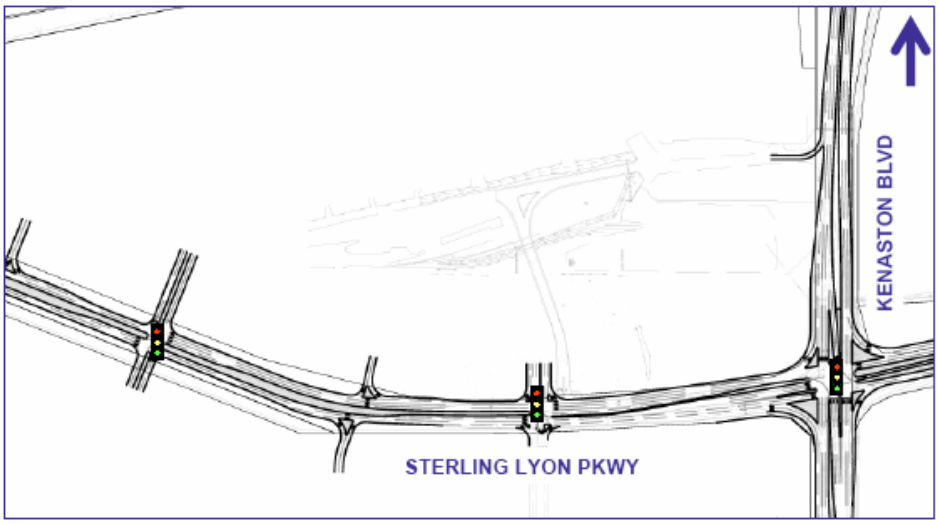
Roadway Modifications – Kenaston/Sterling Lyon



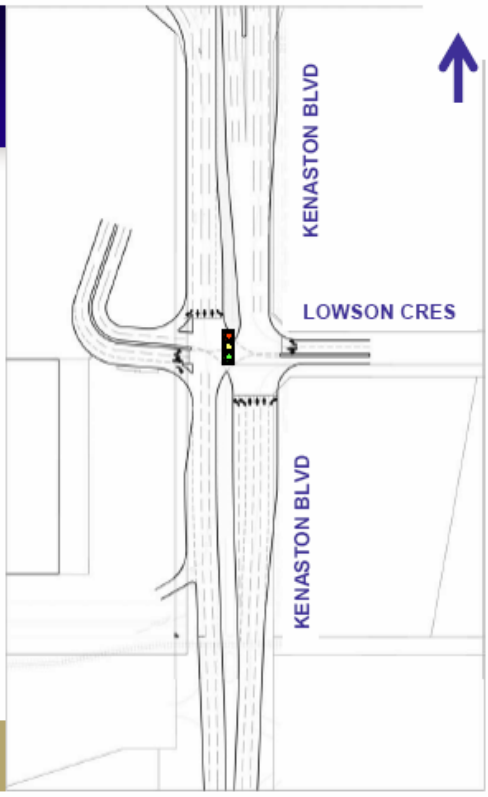
Roadway Modifications – Shaftesbury/Sterling Lyon



Roadway Modifications – Sterling Lyon Parkway



Roadway Modifications – Kenaston/Lowson




IKEA
IKEA
Presentation to Council
Winnipeg, MB

Site Plan



Site Plan

Pedestrian Access Plan





Pedestrian Access Plan

North / South Elevations



North Elevation



South Elevation

East / West Elevations



West Elevation



East Elevation

Perspective from Kenaston Boulevard



Perspective from Kenaston

Entrance Perspective



Entrance Perspective

Signage Context Images



Context Images



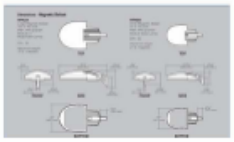
Site-Specific Topics

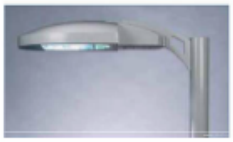
- Site Lighting
- Train Noise
- Site Noise

Site Lighting

Parking Lots







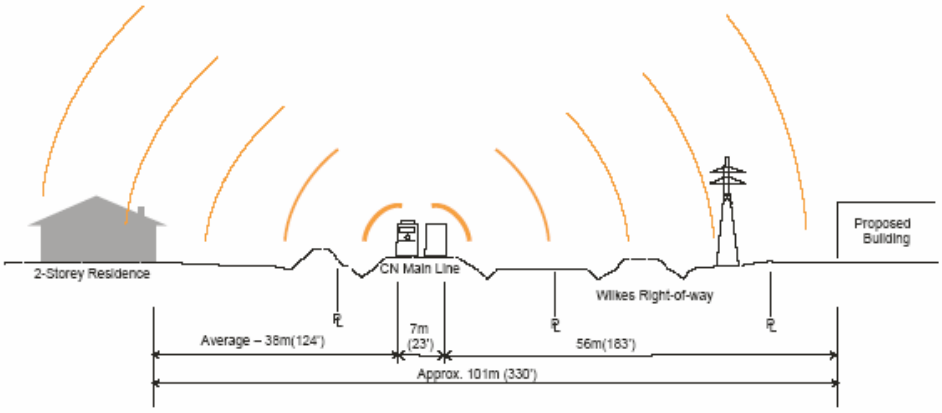
Exterior Building - Rear Walls (Representative)



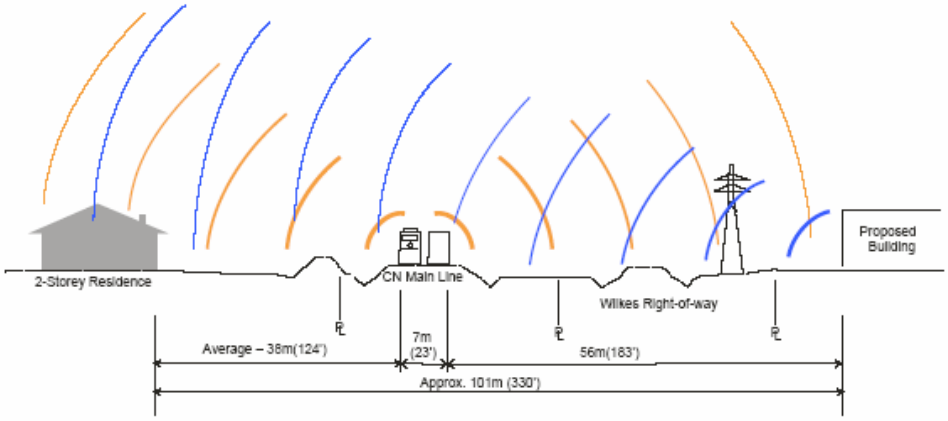
Train Noise - Historical Context



Existing Noise



Post-Development Noise



Site Noise

Site Plan Approval Process:

1. Roof-mounted mechanical equipment
2. Loading docks
3. Site Activity (customer traffic)

Summary

We request approval of the following items:

1. Plan Winnipeg Amendment
2. Rezoning and Subdivision Applications
3. Zoning Variances
4. Private Approaches
5. IKEA Site Plan

Thank You

- **Questions**

Exhibit “R” referred to in File EP-1.1(PW 2/2008), DASZ 37/2008, DAV 157053/2008D and DAC 1/2009

Grant Park



Unicity



Southdale

