Precinct E

Public Consultation Report

June 2014

Landmark
Planning & Design Inc.

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1.0 Introduction

As part of the preparation of the Precinct E Precinct Plan, Landmark Planning & Design Inc. conducted a public consultation process to communicate information related to the proposed plan and to gain stakeholder feedback concerning the plan.

The public consultation program consisted of the following components:

- Preliminary internal and external stakeholder meetings to review project parameters and understand stakeholder concerns or ideas
- Meetings with landowners
- A public open house to review project information
- Follow-up meetings with new landowners

This report describes each of these consultation program components in terms of format, purpose, event notification, attendance and participant feedback/input[1], and summary remarks.

2.0 Stakeholder Meetings

2.1 Format and Purpose

Key stakeholder meetings were carried out in order to discuss key project parameters with identified stakeholders, and to understand stakeholder concerns or ideas. Meetings were held with the following stakeholders:

- City of Winnipeg, Planning, Property and Development Department
- City of Winnipeg, Public Works
- Seven Oaks School Division
- Area Landowners

2.2 Participant Feedback/Input

At each of the stakeholder meetings, project representatives informed participants of the proposed project parameters. Participants shared information concerning their respective interests and concerns.

The following items were noteworthy:

- The Seven Oaks School Division indicated that the proposed school in Amber Trails would likely be full from the time the school opened, and that they may be seeking another school site in the area. SOSD was advised that there would be school site policies within the Precinct Plan,

[1] Results presented in this report should not be considered scientific ally derived or statistically relevant. Input received is from a non-random participant group.

however no school site would be specifically identified. SOSD advised that if they required a site they would seek out land on the private market.

- The landowner in Area A indicated their preference to construct primarily single-family homes complemented by one or two multi-family sites.
- One landowner in Area B indicated a preference to construct low to medium density multi-family sites. An existing business (agricultural) owner did not have any plans to change operations. A major landowner indicated a desire to develop single family housing. Two landowners were concerned that development would impact on their tax assessment and quality of life at the current location.
- Major landowners in Area C indicated a preference to construct low to medium density multi-family sites.
- A major landowner within AREA D (south of Court Avenue) indicated a preference to construct low scale multi-family structures.

3.0 Public Open House

3.1 Format and Purpose

A Public Open House was held on February 28, 2012 at CanadInns Garden City (2100 McPhillips). The Open House was held in traditional open house format, with a series of display boards illustrating various project parameters and project representatives available to respond to questions and to dialogue with participants. Participants were asked to register their name and address and to fill out a written response form prior to leaving. The display boards included the following information (see Appendix A for a copy of the display boards):

- Welcome
- What is a Precinct Plan
- *OurWinnipeg* Planning Context
- Context Map
- Precinct E Structure
- Infrastructure
- Parks and Trails
- Land Uses
- Planning Process Timeline
- Next steps

3.2 Notification and Attendance

Direct notification postcards were mailed to all households within the immediate area. An invitation letter was provided to all homes within the Precinct Boundaries the Public Open House was also advertised in the Winnipeg Free Press so that individuals beyond the direct notification area would also

be aware of the public meeting. Approximately 50 people attended the open house. Copies of notification materials are provided in Appendix B.

3.3 Results

Of the approximately 50 attendees, 21 completed comment sheets, the results of which are compiled below. A copy of the comment sheet is provided in Appendix C. Participants were advised that the display materials were available upon request to be emailed to them and comment sheets could be returned via fax or email as an alternative to returning them at the meeting.

The feedback received was incorporated into the preparation of the submission version of Precinct E policies and concept plan.

The following sections outline the response to the five questions provided on the comment sheet.

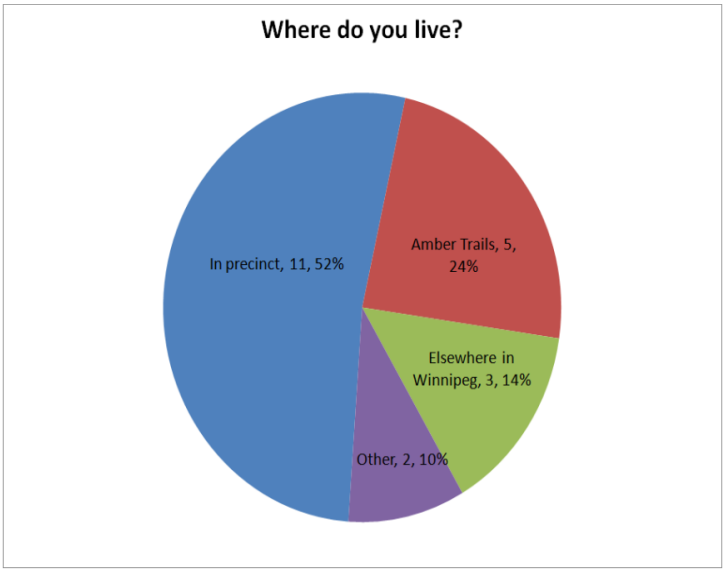
Question 1 – Was the meeting helpful?

Nearly all respondents indicated the meeting was helpful.



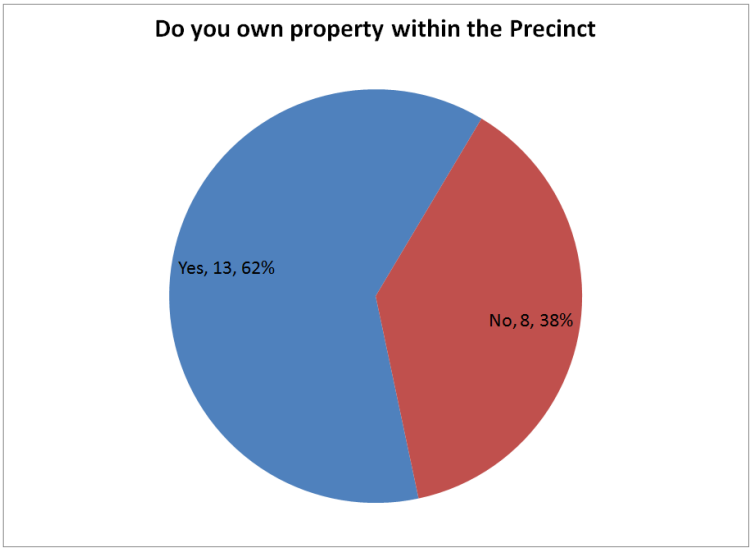
Question 2 – Where do you live?

Of the 21 participants that responded to this question just over half (52%) indicated they live within the Precinct Area, and another quarter (24%) live in Amber Trails, which lies just west of the Precinct. The remainder indicated they live in other areas within or outside of Winnipeg.



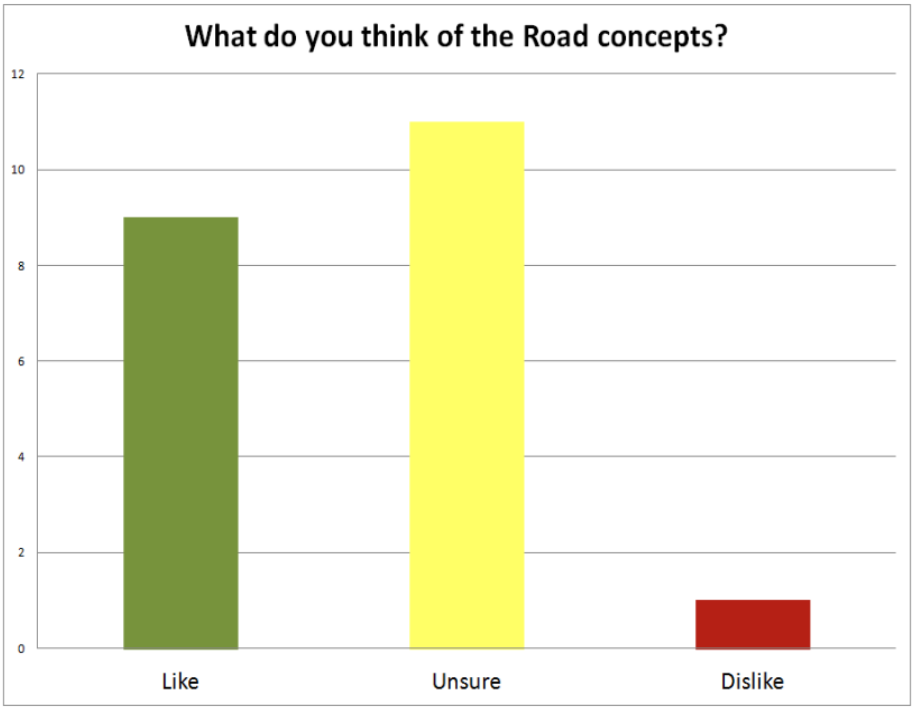
Question 3 – Do you own property within the Precinct?

Nearly two thirds of respondents (13) indicated they owned property within the precinct.



Question 4 – What do you think of the road concepts?

Many respondents liked the road concept (upgrading Court Avenue and Templeton Avenue to collector status and adding a north-south connection between the two streets), though about half were unsure about the concept. This could possibly be attributed to precinct area residents unsure as to the impact upgrading might impact their existing living conditions. Only one respondent did not like the road concept. This respondent also did not like any aspect of the concept plan.

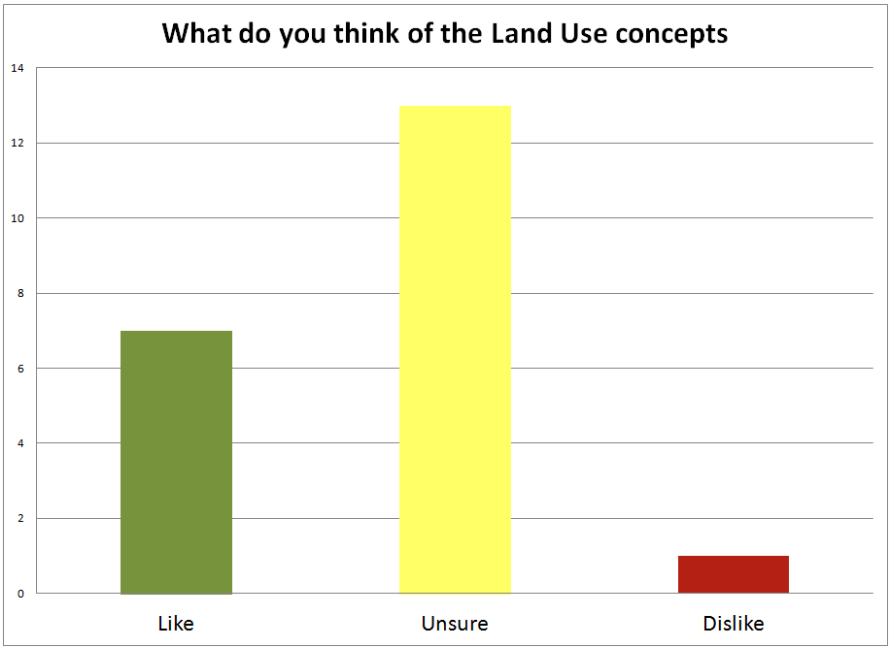


Written comments included (paraphrased):

- Concerned about extra traffic flow (3 responses)
- 'Linear roads make navigation easier'
- Like that there are sidewalks where possible
- Connection to transit routes is good
- Acceptable, what about roundabouts?
- Seemed to have no respect when building for existing residents
- Hierarchical road network interferes with biking/walking
- Should have grade separation at the major roadways
- Concerned about people from Amber Trails cutting through the area

Question 5 – What do you think of the Land Use concepts?

The response pattern to this question were similar to the previous question. A number of respondents liked the Land Use concepts, however the majority were unsure about the plan. The comments suggest that these respondents were generally unsure about the form and impact of the multi-family residential land designation.

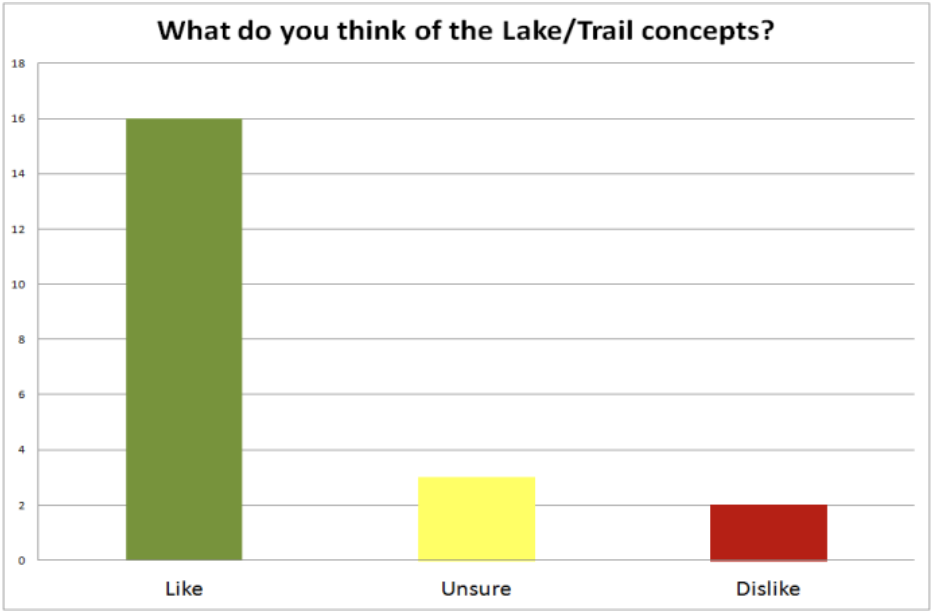


Written comments included (paraphrased):

- Appreciate the inclusion of some higher density (x2)
- Decent, but high density housing should incorporate mixed-use, and commercial at grade (x2)
- Ok to have multifamily – homes and townhomes together
- Don't like the higher density, because it's ugly
- Would like to see subdivision plan; artist renderings would be beneficial

Question 6 – What do you think of the Lake/Trail concepts?

Respondents were quite positive about the park and trail concept presented.



Written comments included (paraphrased):

- Will be great for walking (x2)
- Glad that they are accessible and connected to existing AT routes
- No pedestrian connection between parts of Precinct E and Amber Trails (x2) [sidewalk connections to Amber Trails sidewalks were shown]
- There should be a pedestrian underpass (under Pipeline Rd) to connect Amber Trails
- Naturalized ponds would be welcome
- Can we go fishing?
- Lakes will become eyesores due to geese

Question 7 - Additional Comments

Respondents offered the following additional comments or questions:

- Please ensure that the people living in the high density residential along the Hydro corridor will be able to access the corridor directly, as it's a potential future bike path
- Hopefully Templeton, Court, and Pipeline (to Perimeter) will all be upgraded
- Will Templeton and Court have medians, to help with crossing those roads?
- More development, yeah!
- Don't know enough about it to make any comment at this time

4.0 Summary Remarks

The public consultation process was considered both thorough and adequate for a project of this scale and nature. Feedback received was incorporated as feasible during the preparation of the Precinct Plan. The level of concern is considered low for a project of this nature.

APPENDIX A

Public Open House Display Boards

Welcome



Precinct E Open House

Tuesday, February 28, 2012

Welcome to the Precinct E public meeting.

Please feel free to browse the display boards. Members from the project team (wearing name tags) are available to answer any questions you may have.

Your feedback is important to us, so please fill out a comment sheet before leaving.

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What is a Precinct Plan?



The City of Winnipeg is expected to grow by nearly 180,000 people over the next two decades. To accommodate this growth in an orderly and sustainable fashion, our new communities must be planned in a way that anticipates long-term needs.

A Precinct Plan is a document created to guide the development of these new communities. It includes policies and maps that illustrate and define how the new community will grow in terms of major infrastructure, land-use, and recreation spaces. It acts as the foundation upon which the new community (Precinct E) will eventually grow.

The Precinct Plan for Precinct E must consider the following:

- Existing land ownership and lot patterns
- Existing and future roads, parking, bus routes and active transportation infrastructure
- Future land drainage, water and sanitary sewers
- Residential, recreation and other land uses
- Demographics and market conditions
- Appropriate densities and built form
- Transportation and parking
- Public engagement and consultation
- Sustainability
- City costs and benefits of development and maintenance
- Cultural Heritage



Sage Creek - constructed wetland drainage reservoir (lake)

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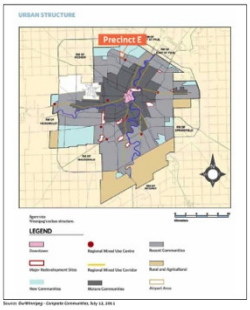
OurWinnipeg Planning Context

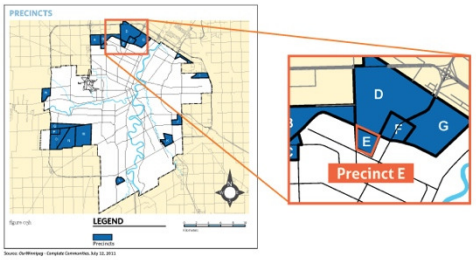


New Communities are described in Winnipeg's new municipal development plan (*OurWinnipeg*) as large, undeveloped land areas identified for future urban development that are not currently serviced by a full range of municipal services (sewer, water, etc.).

Complete Communities, which is a companion document to *OurWinnipeg*, divides the New Communities policy areas into precincts, as shown below. This map shows that Precinct E is relatively small (approximately 175 acres).

A precinct cannot be rezoned for urban development until City Council, or its designate, approves the precinct plan.





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Context Map



The Precinct E area is one of the last remaining infill areas within the northwest quadrant of Winnipeg that is south of the planned Chief Peguis Trail extension (dashed green line). The area is north and east of residential neighbourhoods (shown in yellow) with a mixed variety of housing types, and is west of a well-established commercial core (shown in pink) focused on the McPhillips Street and Leila Avenue intersection.

There are about 17 homes in the precinct area and one commercial operation. There is a Hydro transmission corridor that forms the east boundary of the precinct and the future Chief Peguis Corridor forms the northern boundary.

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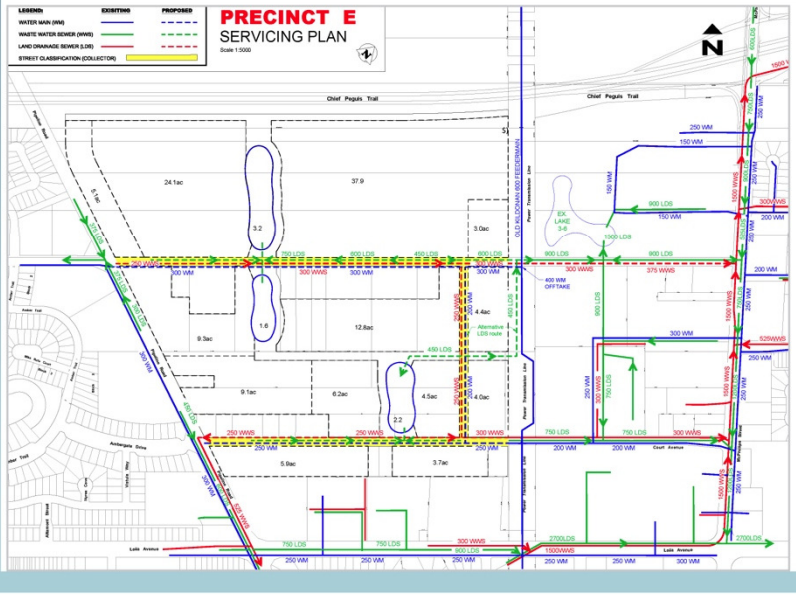
Precinct E Structure



Precinct E has been divided into four sub-areas based on a combination of factors including street network, land ownership, land drainage, and potential land uses. These areas are useful for talking about the Precinct during the planning process and for making references to specific areas within the Precinct Plan document that will be prepared.

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Infrastructure (Roads, Sewer, Water and Land drainage)

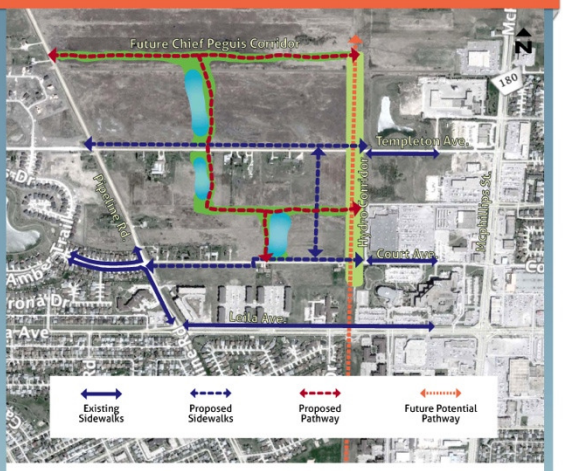


There are no City sewer, water or land drainage services in Precinct E. These services will be required as part of the normal process of developing land within the City of Winnipeg.

The existing roads will not be relocated significantly, if at all. They will be upgraded to allow for anticipated traffic both from within the precinct and from other existing communities.

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Parks and Trails

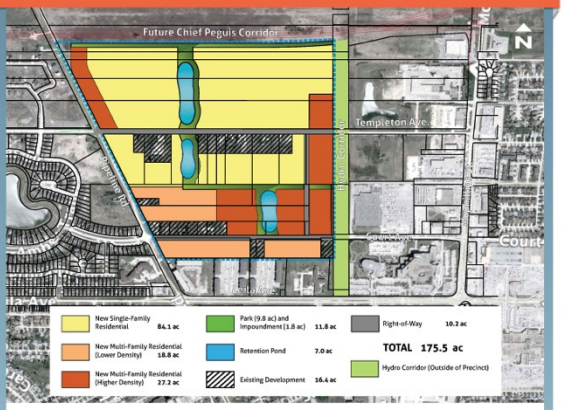


The proposed lake system provides an opportunity to create linear parkways/walkways that connect various areas within the precinct and important areas beyond the precinct such as the commercial areas to the east.

The existing Hydro corridor also provides a significant opportunity to connect to both existing and future pathways/bikeways in other areas of the northwest quadrant of Winnipeg.

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Land Uses



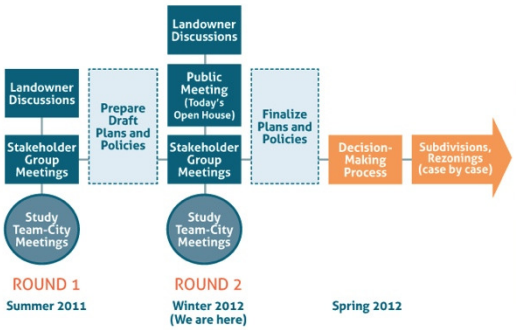
The graphic above illustrates proposed land uses for the precinct.

- Sub-Area A is currently vacant and is shown in the plan as primarily single family development with an area designated for medium density multi-family (maximum four storeys) residential at the west end along Pipeline Road.
- Sub-Area B mainly consists of existing large lot single family homes and one commercial operation. The future land use for the area is shown as single family residential to reflect the likely future land use by those land owners. Landowners can choose whether to develop these lands or to leave them as they are. A K-8 school site may or may not be considered within this sub-area, subject to further discussions with the Seven Oaks School Division and the Public Schools Finance Board.
- Sub-Area C includes a number of single family homes fronting on Court Avenue (and one on Pipeline Road), with the balance of the lands being vacant and optioned by Seymour Pacific Developments.
- Sub-Area D is a relatively narrow strip of land south of Court Avenue that includes three homes with the balance of land being vacant and under single ownership. These lands are shown as lower density multi-family residential.

A community centre, additional parkland, and local small-scale commercial (e.g. home-based businesses) may be considered within the precinct.

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Planning Process - Timeline



This figure illustrates the planning process for preparing the Precinct Plan. When complete the approved Precinct Plan will allow individual landowners within the precinct to submit development applications to accommodate new single-family and multi-family development.

These applications must conform to the precinct plan policies. The Municipal approval process will provide an opportunity for individuals to provide further feedback to the City of Winnipeg regarding the contents of the plan.

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Next Steps



Following today's meeting, the Study Team will:

- Continue discussions with stakeholders and City of Winnipeg departments
- Revise the draft concept plan and draft land-use policies as required
- Formally submit a completed Precinct Plan to the City of Winnipeg for review by administration and consideration by City Council

Thank you for attending tonight's open house. Your input is appreciated and valued.

Please remember to fill out a comment sheet before you leave.

Landmark Planning & Design Inc.

APPENDIX B

Notification Materials

PUBLIC OPEN HOUSE - FEB. 28, 2012

You are invited to attend a public open house to discuss future plans for a +/-175 acre area known as Precinct E.

OurWinnipeg, the City's new development plan, requires that new communities be established through a formalized planning process.

The Precinct E Precinct Plan will help guide the orderly, efficient and sustainable development of these lands.

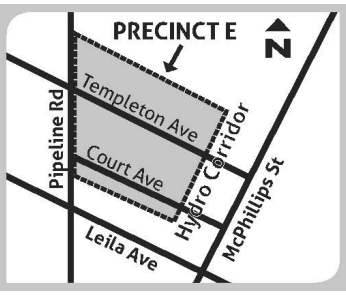
A *Precinct Plan* typically includes policies on such matters as sewer, water and land drainage services, roads, land use types and densities, development cost sharing, recreation facilities, schools and other important planning considerations.

Community consultation and public input are important components of making this plan a success. Please join us:

Precinct E - Precinct Plan Public Open House

Tuesday, February 28th, 2012
(Drop in anytime 6:30 – 8:30 PM)

CanadInns Garden City
(Ambassador Room B)
2100 McPhillips St.
(there will be no formal presentation)



Contact Information: Donovan Toews, Principal
Landmark Planning & Design Inc. | 204-453-8008

Landmark
Planning & Design Inc.

Open House Invitation - Feb. 28, 2012



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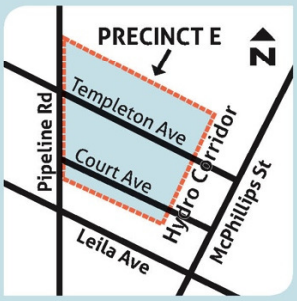
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2100 McPhillips St.
(there will be no formal presentation)



Contact Information:
Donovan Toews, Principal
Landmark Planning & Design Inc.
204-453-8008

Landmark
Planning & Design Inc.

February 10th, 2012

Dear Sir or Madam,

Landmark Planning & Design Inc. has been retained by Seymour Pacific Developments Ltd. to work with the City of Winnipeg to prepare a *Precinct Plan* for the area outlined on the attached drawing.

A *Precinct Plan* is a document required by the City of Winnipeg to guide future development in specific areas of the City that are currently either undeveloped or only partially developed, with the end goal of enabling orderly and efficient development. A *Precinct Plan* typically includes policies on such matters as sewer, water and land drainage services, roads, land use types and densities, development cost sharing, recreation facilities, parks, schools and other important planning considerations.

As a resident living within the precinct, we would like to invite you to contact us to discuss the planning process with you and provide us with an opportunity to respond to any questions you may have. We invite you to contact either the undersigned or the City of Winnipeg Planning Department directly (Glen Doney 986-xxxx).

You are also invited to attend a public drop-in session being held on Tuesday, February 28, 2012 at the CanadInns Garden City (Ambassador Room B) located at 2100 McPhillips St. These drop-in sessions will provide stakeholders with an opportunity to learn more about the Precinct Plan and the precinct planning process. Feel free to drop in- either between 3:00PM and 5:00PM (session by invitation only) or between 6:30 and 8:30PM (session open to the public). There will be no formal presentation.

These meetings represent one component of a larger consultation process that includes other important stakeholders such City of Winnipeg departments, Province of Manitoba departments, nearby residents, businesses, other stakeholder groups and members of the general public.

Sincerely,

Donovan Toews
Principal, Landmark Planning & Design Inc.
204-453-8008

(enclosed)

Open House Invitation



February 10th, 2012

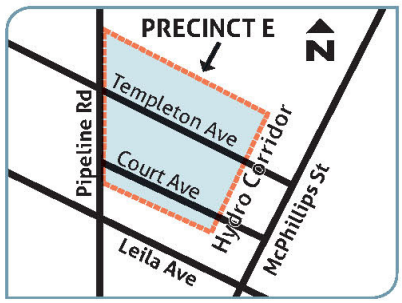
Dear Sir or Madam,

You are invited to attend a meeting to discuss future plans for the area known as Precinct E.

Precinct E - Precinct Plan
Drop-In Session
(no formal presentation)

Tuesday, February 28th, 2012
(6:30 – 8:30 PM)

CanadInns Garden City
Ambassador Room B, 2100 McPhillips St.



Landmark Planning & Design Inc. has been retained by Seymour Pacific Developments Ltd. to work closely with the City of Winnipeg to assist with the preparation of a *Precinct Plan* for the area outlined on the attached drawing. A *Precinct Plan* is a document required by the City of Winnipeg to guide future development in specific areas of the City that are currently either undeveloped or only partially developed, with the end goal of enabling orderly and efficient development. A *Precinct Plan* typically includes policies on such matters as sewer, water and land drainage services, roads, land use types and densities, development cost sharing, recreation facilities, schools and other important planning considerations.

You are invited to attend the meeting at which we will be asking for your input as well as responding to any questions you may have. This drop-in session represents one component of a larger consultation process that includes other important stakeholders such City of Winnipeg departments, Province of Manitoba departments, nearby residents, businesses, other stakeholder groups and members of the general public.

For more information please feel free to contact the undersigned.

Thank you and we look forward to seeing you on February 28th.

Sincerely,

Donovan Toews
Principal, Landmark Planning & Design Inc.
204-453-8008

Landmark
Planning & Design Inc.

APPENDIX C

Public Open House Comment Sheet

Precinct E - Precinct Plan Public Open House

Comment Sheet

February 28th, 2012



1. **Where do you live?**
   - ☐ Within the precinct area (as indicated on map)
   - ☐ Amber Trails
   - ☐ Elsewhere in Winnipeg: _____
   - ☐ Other: _____

2. **Do you own property or a business within Precinct E?**
   - ☐ Yes ☐ No

3. **What do you think of the road concepts for Precinct E?**
   - ☐ Like ☐ Unsure ☐ Dislike

   Comment: _____

4. **What do you think of the land-use concepts for Precinct E?**
   - ☐ Like ☐ Unsure ☐ Dislike

   Comment: _____

5. **What do you think of the lake system and trail concepts for Precinct E?**
   - ☐ Like ☐ Unsure ☐ Dislike

   Comment: _____

6. **Did you find tonight's meeting helpful?**
   - ☐ Yes ☐ No

(Continues on reverse)