





Review of the North St. Boniface Secondary Plan and Boulevard Provencher PDO-1

Public Consultation Report

Urban Planning Division
City of Winnipeg
May 2017

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1.0 Introduction

In June of 2015, the Standing Policy Committee on Property and Development, Heritage, and Downtown Development directed the Public Service to initiate a review of both the North St. Boniface Secondary Plan and the Boulevard Provencher Planned Development Overlay (PDO-1). Neither documents have been updated since the adoption of *OurWinnipeg* and the *Complete Communities Direction Strategy* (adopted in 2011).

Scope of Review

The review of the Boulevard Provencher PDO-1 will:

1. Update the design review process in order to align it with existing design review processes in other PDO-1s (ex. PDO-1 Downtown Transcona; PDO-1 St. Norbert).
2. Update the maximum building height requirements on the south side of Boulevard Provencher.
3. Consider possible amendments to the list of prohibited uses.

The review of the North St. Boniface Secondary Plan will:

1. Update the Plan.
2. Align the Plan with the *Complete Communities Direction Strategy*.
3. Ensure the Plan is consistent with and supports the proposed amendments to the Boulevard Provencher PDO-1.
4. Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan.
5. Consider amending the Plan's Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

As part of the review, the Urban Planning Division conducted a public engagement process to communicate information about the review and to gather public feedback concerning the proposed changes to the documents. The consultation program was reviewed and approved by the City of Winnipeg's (City) Office of Public Engagement.

The public consultation program consisted of the following components:

- Three key stakeholder meetings – March 23 to March 24, 2016
- A public open house – June 7, 2016
- A project webpage – May 20, 2016
- A questionnaire that was available in hard copy and online via the project webpage, available as of June 7, 2016 until June 30, 2016

This report summarizes the consultation program and provides details on the events, approaches, and feedback gathered.

2.0 Stakeholder Meetings

2.1 Format and Purpose

Three stakeholder meetings were held in March of 2016 at the City of Winnipeg, Urban Planning Division offices (15 – 30 Fort Street):

- March 23, 2016: Residents
- March 23, 2016: Community groups/organizations
- March 24, 2016: Representatives from the local business and development community

The purpose of the meetings was to review the project parameters and to obtain feedback on the proposed amendments. Both the North St. Boniface Secondary Plan and the Boulevard Provencher PDO-1 were discussed.

2.2 Participant Feedback

Key stakeholder meeting input on the **North St. Boniface Secondary Plan** included a range of feedback. At the meetings, stakeholders discussed:

- Extending the Mixed-Use area to include portions of Avenue Taché and Rue St. Joseph.
- Keeping the historical designation currently included in the plan.
- Having the plan reflect the work currently underway especially in the Pointe Hébert area.
- Identifying the extension of the riverbank parkway in the plan.
- Whether to include a height restriction in the High Density policy area.
- The potential impact the Low Density Policy area may have on properties currently zoned R2.
- Whether the size of the residential multi-family units (i.e., 1 or 2 bedrooms) influences the number of parking stalls required. A recommendation of having a minimum parking ratio of 1 parking stall per unit was discussed.
- Creating a Tax Increment Financing (TIF) Zone to help establish structured parking in the area.
- Using the plan as a branding opportunity for St. Boniface and consider including an overarching statement that captures the distinct nature of the area.
- Concerns that the riverbank parkway area may infringe on the flexibility of redevelopment in the area.
- Capacity issues relating to municipal servicing in the area.
- The impact the FCM/RAC Guidelines for New Development in Proximity to Railway Operations will have on land rights.
- Exploring options for incentivizing mixed-use development (i.e. via a TIF), especially along Boulevard Provencher.
- Including policies that encourage Active Transportation (e.g., increased bicycle parking requirements and on-street bike lane on Boulevard Provencher).

Key stakeholder meeting input on the **Boulevard Provencher PDO-1** included the following comments:

- Concern that increased density along Provencher may result in additional parking pressures on adjacent streets like Rue Dumoulin.
- Concern that the level of interest/expertise of city councillors involved in making design decisions through the design review application process can fluctuate, for the better and worse, depending on the individual.
- The community views Esplanade Riel as an extension of Provencher.
- The major challenges businesses experience on Provencher are related to truck traffic, shadows, parking, and density with adjacent neighbourhoods.
- Discussion on including a provision in the PDO that gives a density bonus to developers in exchange for cultural/community space.
- Discussion on how an increase in the height restriction on the south side of Provencher would make new developments more viable.

3.0 Public Open House

3.1 Format, Purpose and Attendance

The Public Open House was held on June 7, 2016 from 4:30 p.m. to 8:30 p.m. at École Taché (744 Rue Langevin).

Event notification and promotion included:

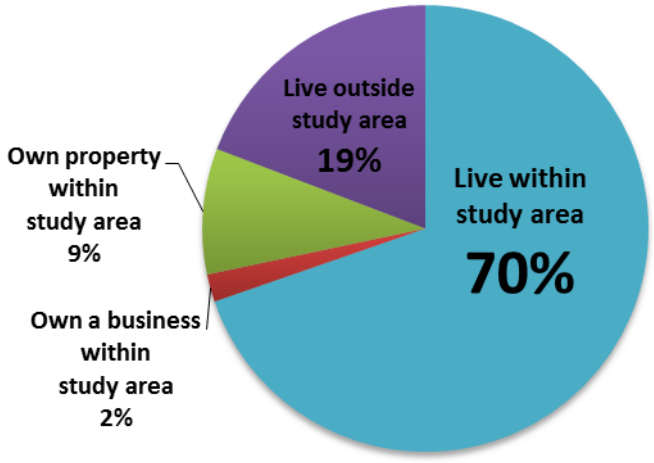
- Bilingual hand delivered mailout: Week of May 23, 2016 to 3,366 households (see Figure 1)
- Bilingual direct mail: May 20, 2016 to 159 people who own property in the area but live outside the area.
- Email notification sent: May 25, 2016
- Project webpage: Launched on May 20, 2016, http://www.winnipeg.ca/ppd/NorthStBoniface
- Lance Advertisement: May 25, 2016 (see Appendix B)
- La Liberte Advertisement: May 25, 2016 (see Appendix B)
- News Release: May 31, 2016
- Social media posts: May 31, 2016

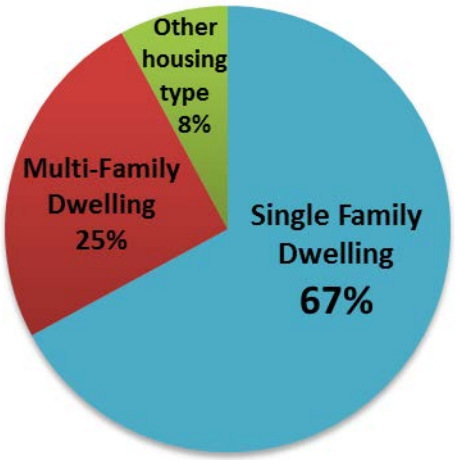


Figure 1: Map of area (outlined in black) that received mail-out invite.

A total of 123 people attended the Public Open House. Ninety-four (94) of the attendees identified as a resident of the North St. Boniface Area. Attendees were asked to register their name and address as they arrived. Twenty-one (21) information boards were displayed containing background information on the North St. Boniface Secondary Plan and the Boulevard Provencher PDO as well as proposed ideas for how the documents could be changed (see Appendix A to view the information boards). The information boards were translated into French and handouts of the French boards were available at the event.

A number of City staff were available to answer questions and discuss the review with participants in both French and English at the Public Open House. Attendees were invited to complete a questionnaire (see Appendix C to view the questionnaire). One hundred questionnaires were completed either online or at the Public Open House. Approximately 70% of respondents indicated that they lived within the study area, while 67% indicated that they lived within a single family dwelling.

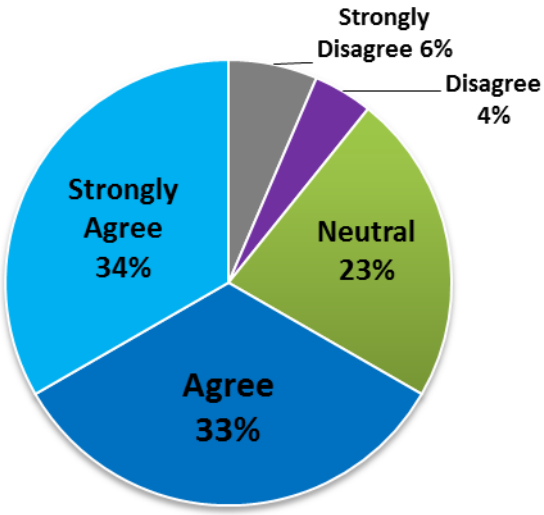




3.2 Participant Feedback

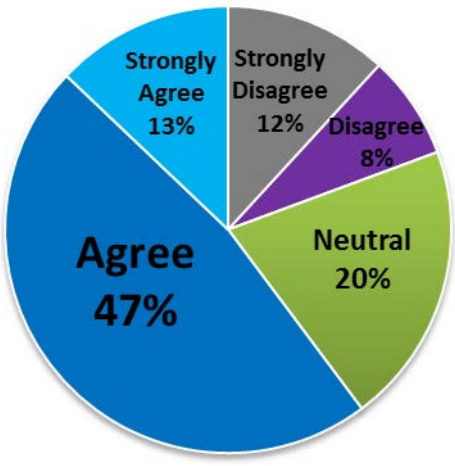
In Part 1 of the questionnaire, respondents were asked, based on the information outlined on the information boards, to evaluate the intent and plan considerations for each of the areas identified in the North St. Boniface Secondary Plan. Specifically, the question for each policy area was worded as follows: "I agree with the intent and plan considerations for the [insert area]." The results from these questions are depicted in the following pie charts:

I agree with the intent and plan considerations for the *Low Density Residential Area*



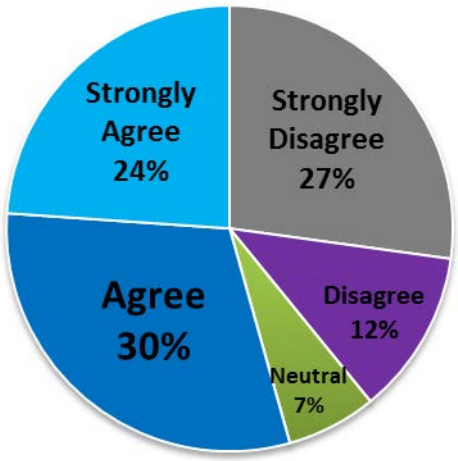


I agree with the intent and plan considerations for the *Medium Density Residential Area*



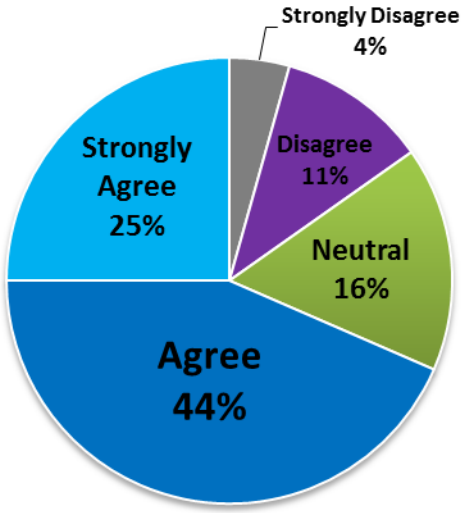


I agree with the intent and plan considerations for the *High Density Residential Area*



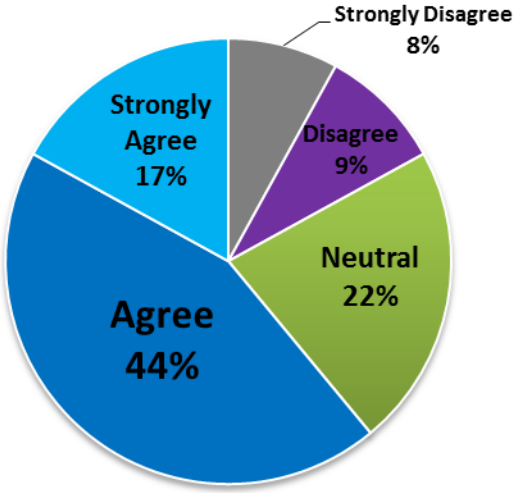


I agree with the intent and plan considerations for the *Mixed Use Area*



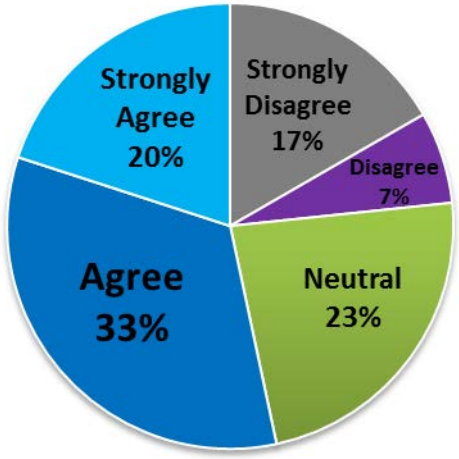


I agree with the intent and plan considerations for the *Commercial Area*



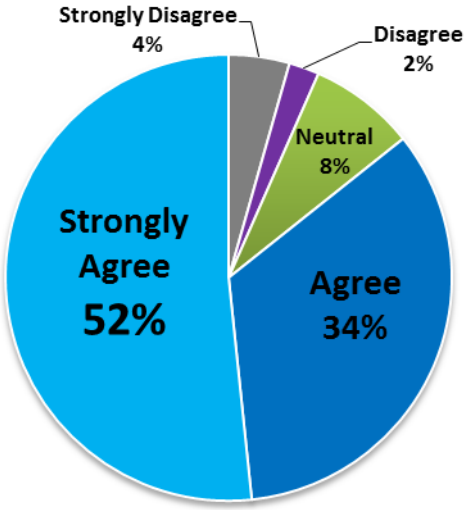


I agree with the intent and plan considerations for the *Industrial Area*





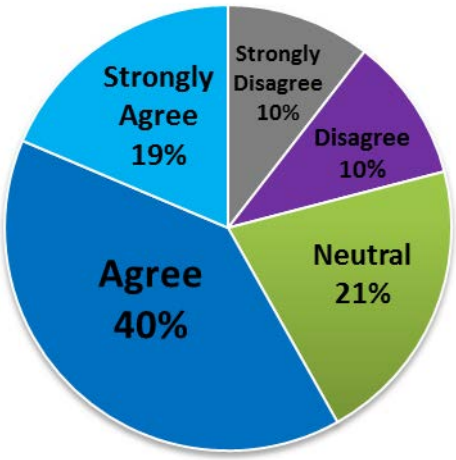
I agree with the intent and plan considerations for the *Parks and Open Space Area*



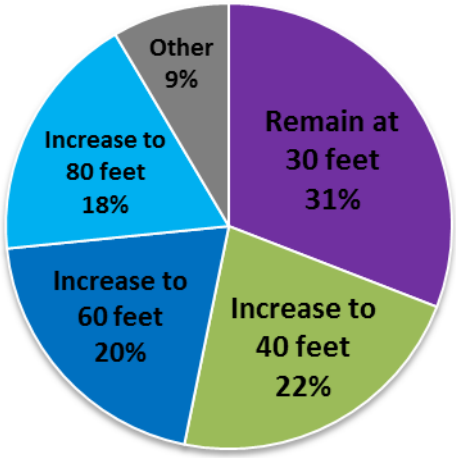


In Part 2 of the questionnaire, respondents were asked, based on the information outlined on the information boards, to evaluate the potential changes to the Boulevard Provencher PDO-1. The results from these questions are depicted on the following pie charts:

I agree with the proposed changes to the design review process.



I think the height limit on the south side of Provencher Boulevard within the PDO area should…



I think the list of prohibited uses within the PDO area should…



Respondents were able to provide additional comments about the North St. Boniface Secondary Plan. The following is a summary of the comments:

- Eliminate the "Commercial Area" of the plan and require all commercial uses be located in mixed use developments.
- Designate the area between the highline and Whittier Park as Parks and Open Spaces.
- Incentivize affordable housing (i.e., through a TIF).
- Noted existing industrial uses within St. Boniface cause problems for residential areas.
- A portion of École Taché school yard should be included in the Parks and Open Spaces Area under the plan.
- All areas should include mandatory design review.
- Taller buildings should only be located along the river bank as the streets are not wide enough to support tall buildings.
- North St. Boniface needs more population density to support local businesses and bring more jobs to the area.

Respondents of the questionnaire also provided additional comments about the Boulevard Provencher PDO-1. The following is a summary of the comments:

- Remove the truck designation from Provencher.
- Concerned about parking overflow onto side streets from the businesses on Provencher.
- Add a bicycle pathway along Provencher.
- Prohibit X-rated video rental establishments and tattoo parlours.

4.0 Summary

The public engagement process provided insight into the level of public support for the proposed changes to the North St. Boniface Secondary Plan, as well as feedback on the proposed amendments to the Boulevard Provencher PDO-1. Approximately 150 people participated in the process, helping to bring a wide variety of perspectives to the table. We would like to thank everyone who contributed to the public engagement process.

APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS

North St. Boniface Secondary Plan & Provencher Boulevard PDO Review

Open House

WELCOME!

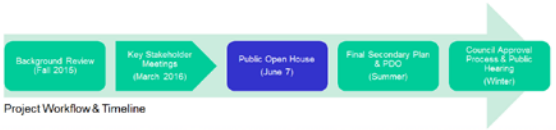
Introduction

North St. Boniface Secondary Plan & Provencher Boulevard PDO Reviews

The Standing Policy Committee on Property and Development, Heritage, and Downtown Development initiated a review of both the North St. Boniface Secondary Plan and the Provencher Boulevard PDO-1. This planning process includes engaging with area residents, local business owners, other community stakeholders, and members of the public.

Today's Goals:

1) To inform on the scope of the projects.
2) To bring a wide variety of perspectives to the table.
3) To obtain comments and feedback on proposed amendments and to identify critical issues.



Project Workflow & Timeline

Provencher Boulevard PDO-1 Review

What is a Planned Development Overlay?

A Planned Development Overlay (PDO) is a zoning tool that modifies land uses and/or development standards in an area. It is applied in unique or special circumstances in order to achieve local planning objectives.

The purpose of the Provencher Boulevard PDO is to encourage the protection of Provencher Boulevard with its cultural and historic significance to the French community as the neighbourhood main street for St. Boniface. The PDO provides specific regulations dealing with land use and dimensional standards.

What are the scope of the changes?

The Review of the **Boulevard Provencher PDO-1** will address the following:

1) Update the design review process in order to align it with existing design review processes in other PDO-1s (ex. PDO-1 Downtown Transcona; PDO-1 St. Norbert).
2) Update the maximum building height requirements on the south side of Boulevard Provencher.
3) Consider possible amendments to the list of prohibited uses.

Please browse the display boards to learn more about the proposed changes for the PDO.



BOULEVARD PROVENCHER PLANNED DEVELOPMENT OVERLAY MAP

PDO Design Review Process

Current Design Review Process for PDO-1 Blvd Provencher

Key aspect of the current design review process for PDO-1 Boulevard Provencher

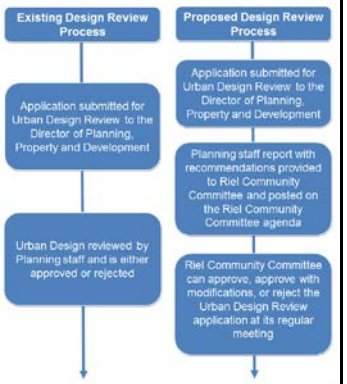
- Designs are approved or rejected by the Director of Planning, Property and Development and are not reviewed at a *public meeting*.

How is this process different from the design review process for PDO-1 Downtown Transcona or PDO-1 St. Norbert?

- Decisions on design review are made by the relevant Community Committee, with a report that includes recommendations from City of Winnipeg Planning Division staff.
- Community Committee meetings are *public meetings*, but <u>not</u> *public hearings*
  - Public meeting items are not advertised or posted
  - Can only register as a delegation to speak to a public meeting item

Why consider changing the design review process to be more similar to that of the PDO-1 Downtown Transcona or PDO-1 or PDO-1 St. Norbert?

- Consistency
- Transparency
  - Staff reports and recommendations are available online
  - Community Committee minutes are posted online



APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS – Con't

PDO Maximum Building Heights

North Side of Boulevard Provencher
- Maximum allowable height of 80 feet

South Side of Boulevard Provencher
- Maximum allowable height of 30 feet…one of the most restrictive height provisions in Zoning By-law 200/2006

Why?
- Protect views to the Saint Boniface Cathedral? This is extremely difficult to achieve even when there are no leaves on the trees (refer to the three images below).
- Shadow impact?
- Should upper storeys be set back?
- What is a reasonable for the south side of Boulevard Provencher?





PDO Maximum Building Heights - Shadows

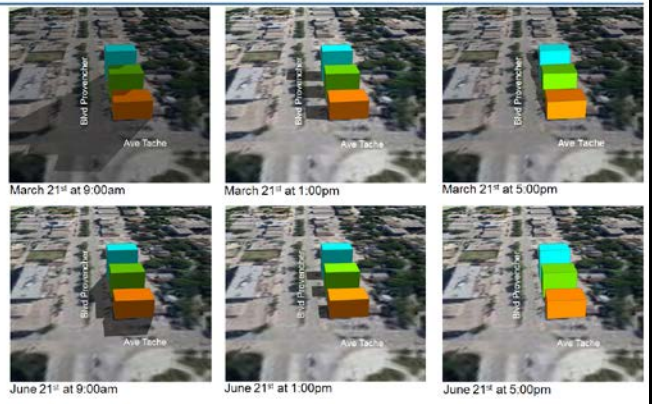
Building Height and Shadows: Spring Equinox and Summer Solstice

A potential concern with increasing building heights on the south side of Blvd Provencher is the amount of shadow casted onto the north side of the street. The images on this board provide a general sense of the amount of shadow casted during the spring equinox and summer solstice by a:

- 40 foot tall building (orange);
- 60 foot tall building (green);
- 80 foot tall building (blue).

The viewpoint provided is along Blvd. Provencher facing east. All of the buildings shown are at or near the front property line.

In the examples provided, the most shadow casted onto Blvd Provencher occurs between 9:00 am and 1:00 pm on March 21st. The shadow of the 80 foot tall building nears north sidewalk of Blvd. Provencher at 1:00 pm on March 21st. On June 21st the largest shadows casted by the 80 foot tall building only reach about the mid-point of Blvd Provencher.



March 21st at 9:00am | March 21st at 1:00pm | March 21st at 5:00pm

June 21st at 9:00am | June 21st at 1:00pm | June 21st at 5:00pm

PDO Maximum Building Heights - Shadows

Building Height and Shadows: Fall Equinox and Winter Solstice

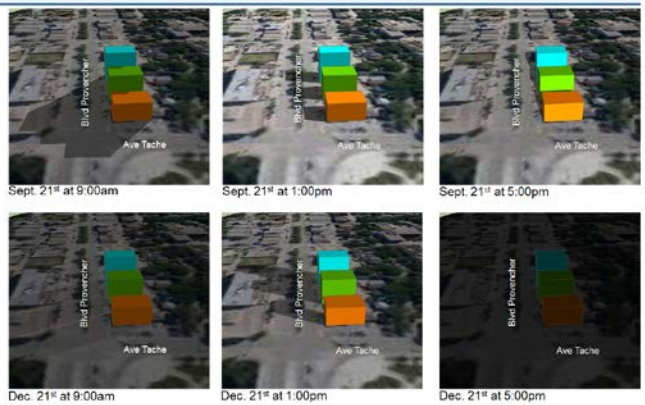
The images on this board provide a general sense of the amount of shadow casted during the fall equinox and winter solstice by a:

- 40 foot tall building (orange);
- 60 foot tall building (green);
- 80 foot tall building (blue).

The viewpoint provided is along Blvd. Provencher facing east. All of the buildings shown are at or near the front property line.

Long shadows are casted by all three buildings on December 21st, which is the shortest day of the year. Shadows casted near the fall equinox (Sept. 21st) are virtually identical to those shown on the previous board for the spring equinox (March 21st). During these dates, the shadow of the 80 foot tall building nears north sidewalk of Blvd. Provencher at 1:00 pm.

What are your thoughts with respect to building height on the south side of Blvd. Provencher? Please provide your opinions in our survey.



Sept. 21st at 9:00am | Sept. 21st at 1:00pm | Sept. 21st at 5:00pm

Dec. 21st at 9:00am | Dec. 21st at 1:00pm | Dec. 21st at 5:00pm

PDO Prohibited Uses

Underlying Zoning of all Properties in the PDO is "C2" Commercial Community
- C2 is a very flexible zoning district that allows many commercial, cultural, and institutional uses, and some residential uses.

Uses Explicitly Not Permitted in the PDO-1 Boulevard Provencher
- Car wash
- Amusement devices (maximum 2 per property)
- Drive-in or Drive-through (except as Conditional Use for a drive-in without direct access to Blvd Provencher for a financial institution)

Design Queues from the PDO-1 Boulevard Provencher
- 50 foot setback for any parking area from a street right-of way
- 15 foot maximum setback from a street right-of-way
- Active streetfront

Should Other Uses be Restricted?

PDO-1 Neighbourhood Main Streets prohibits the following uses:

Billboards
Auto/light truck/motorcycle repair and service
Drive-in or drive-through
Kennel
Supermarket
Outdoor amusement enterprise
Car wash
Fleet services
Pawnshop



BOULEVARD PROVENCHER PLANNED DEVELOPMENT OVERLAY MAP

APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS – Con't

North St. Boniface Secondary Plan Review

What is a Secondary Plan?

A Secondary Plan is a by-law, adopted by City Council, which sets comprehensive land use policies and other planning proposals for an established part of the city. The purpose of the plan is to provide a detailed area context which will allow planning decisions to take into account both public and local concerns. A Secondary Plan may also form the basis for a public improvements program within a specified plan area.

The purpose of the North St. Boniface Secondary Plan ("the Plan") is to ensure that the development within its boundaries occurs in a logical, integrated manner, which will result in a high quality neighbourhood. The Plan is to be consistent with *OurWinnipeg*, the City's development plan, and *Complete Communities*, the City's land use and development Direction Strategy.

What are the scope of the changes?

The Review of the **North St. Boniface Secondary Plan** will:

1) Update the Plan.
2) Align the Plan with the Complete Communities Direction Strategy.
3) Ensure the Plan is consistent with and supports the proposed amendments to the Boulevard Provencher PDO-1.
4) Consider possible amendments to the Lower Density Residential and Higher Density Residential policies contained in the IMPLEMENTATION section of the Plan.
5) Consider amending the Plan's Proposed Land Use Map to depict the Lower Density Residential and Higher Density Residential areas separately, instead of depicting them together as "Residential Policy Area" (which is currently the case).

Please browse the display boards to learn more about the policy objectives for each area of the Secondary Plan.

North St. Boniface Neighbourhood Policy Context

Complete Communities identifies the North St. Boniface neighbourhood as belonging to both:

1. **Neighbourhood Mixed Use Centre**, which are intended to:
   - Create attractive, pedestrian friendly places
   - Provides the option to choose from a variety of housing options & 'ageing in place'
   - Encourage intensification and a mix of uses

2. **Mature Community**, which are intended to:
   - Support low to moderate growth and change
   - Encourage land assembly for infill development
   - Promote a mix of housing types and tenures
   - Promote context sensitive infill development

North St. Boniface Neighbourhood Planning Direction

- Encourage residential/commercial mixed use developments along Provencher with a design that is vibrant and pedestrian-oriented
- Provide a variety of housing options for residents that meet their needs at different stages within their lives and at different price points
- Encourage residential densities that support the economic vibrancy of Provencher Boulevard
- Encourage site and building designs that promote good urban design while mitigating potential land use conflicts between differing land uses.

North St. Boniface – Strengths & Opportunities

Strengths & Opportunities

- Proximity to Downtown/The Forks
- Desirable neighbourhood
- Access to two rivers, riverbank park land and green space amenities
- Whittier Park & Festival du Voyageur
- Cultural Institutions (e.g. école Taché, maison des artistes & jardin de sculpture, CCFM)
- Character buildings (e.g. hotel de ville)
- Provencher Boulevard (restaurants, boutique stores, etc)
- Mix of residential types, tenures and densities
- Grid street system with back lanes
- "French Quarter" – Cultural Identity
- Tapping into unique "French Culture" & Tourism
- Old housing stock (re-investment opportunities)
- Large commercial and industrial uses that can be converted to residential infill (e.g. Parmalat)



North St. Boniface – Concerns & Limitations

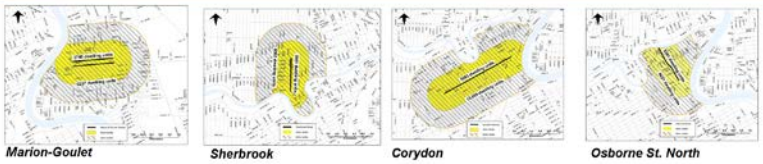
Concerns & Limitations

- Industrial/commercial properties that provide an incompatible land use for investment
- Municipal servicing limitations (increases cost of development)
- CN Highline
- Cooling housing market
- Loss of community character
- Provencher Boulevard has low levels of residential densities within walking distance, which limits the support for commercial establishments



APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS – Con't

Neighbourhood Main Street Density Comparisons



Marion-Goulet *Sherbrook* *Corydon* *Osborne St. North*

The number of residential units within close walking distance of a neighbourhood main street is a key factor in the economic vitality of streets like Provencher Boulevard.

Provencher Boulevard has significantly fewer residents within walking distance than other comparable neighbourhood main streets in Winnipeg.



Provencher

Neighbourhood Main Street	# of residential units within walking distance
Corydon	19,078
Osborne St North	13,882
Sherbrook	12,043
Marion-Goulet	9,985
Provencher	**4,684**

Character of Existing Residential Multi-family



Higher density residential multi-family is situated along Taché Ave and St. Joseph Street
1) 2-5 stories in height
2) Parking underground/screened from street
3) Small setbacks with landscaped yards

Small-scale residential multi-family is located within all areas of neighbourhood.
1) 2-3 stories in height
2) Parking at rear of the property with access from the lane
3) Setbacks in line with adjoining properties with landscaped yards



Proposed Land Use Map



Low Density Residential Area



Intent of this area:

This area is intended to provide for lower density residential style development (single family dwellings) while providing opportunities to increase density through the accommodation of secondary suites.

Key Plan Considerations

- Maintain qualities of established neighbourhood
- Allow for modest increases in density through secondary suites
- Much of the Low Density Residential areas are in close proximity to major rail infrastructure and higher density industrial land uses, which limit their potential for intensification.

APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS – Con't

Medium Density Residential Area



Intent of this area:

This area is intended to continue to provide single family dwelling options, while also continuing to accommodate two-family and small scale multi-family developments.

Key Plan Considerations

- Maintain qualities of established neighbourhood through context sensitive infill development.
- Density ranges should be between multi-family small and medium zoning categories.
- Design review for all two-family and multiple family residential developments.
- Parking should not be visible from the street, is to be located at the rear of the property and accessed from the lane.
- Multi-family buildings should reflect the built form and setbacks of adjoining properties.
- All new buildings should provide a main entrance facing the street.
- Maximum height limits of three storeys (35 feet).

High Density Residential Area



Intent of this area:

This area is intended to continue to provide a variety of housing options for different life-cycle stages by accommodating medium and higher density residential developments.

Neighbourhood commercial uses may be permitted along Taché Ave and St. Joseph St. as part of a mixed use development.

Key Plan Considerations

- Maintain qualities of established neighbourhood through context sensitive infill development, while promoting higher density developments.
- Density ranges should be between multi-family medium and large zoning categories.
- Where properties have no back lanes, multi-family developments are permitted where the property is at least 9,000 square feet in area.
- Design review for all two-family and multiple family residential and mixed use developments
- Parking should not be visible from the street, is to be located at the rear of the property and accessed from the lane.
- Properties near rail lines will likely require consolidations to accommodate appropriate buffering from the adjacent line

Mixed-Use Area



Intent of this area:

This area is intended to encourage properties on Provencher Boulevard to develop higher density mixed use developments subject to design review through a plan approval application process. The goal of the design review process is to ensure a built form that promotes a vibrant pedestrian environment.

Key Plan Considerations

- Promote a vibrant, mixed use main street that creates places for people.
- Density ranges should be between multi-family medium and large zoning categories.
- Design review for all multiple family residential, commercial and mixed use developments.
- Parking should not be visible from the street, is to be located at the rear of the property and accessed from the lane.

Commercial Area



Intent of this area:

This area is intended to accommodate commercial neighbourhood and community uses. Multi-family residential uses will be discouraged within close proximity to the major industrial land uses east of Archibald Street.

Key Plan Considerations

- Encourage a vibrant, pedestrian-oriented concentration of local and community oriented retail and office space along Provencher Boulevard, east of Des Meurons Street.
- The proximity of these properties to the higher density industrial land uses east of Provencher Boulevard, limit their potential for residential intensification.

APPENDIX A: PUBLIC OPEN HOUSE DISPLAY BOARDS – Con't

Industrial Area



Intent of this area:

This area is intended to encourage the retention and enhancement of existing and establishment of new industrial developments along the west side of Archibald Street, north of the CNR Redditt mainline.

Key Plan Considerations

- Acquire riverbank portions of these Archibald Street properties in order to establish the Elmwood Parkway.

Parks and Open Space Area



Intent of this area:

This area is intended to build upon the significant existing community green space assets in order to provide a high quality parks and open space system that celebrates the areas natural assets and cultural heritage.

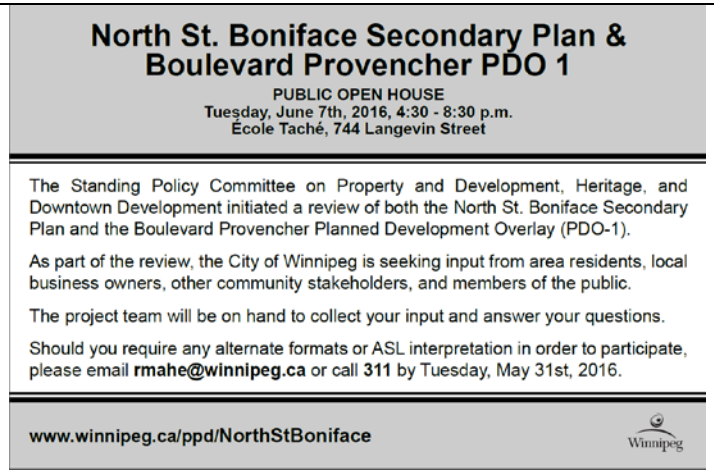
Key Plan Considerations

- Acquire riverbank lands wherever possible to complete the linear parkway system.
- Protect and enhance public access to our riverbanks and forest environments and expand ecologically significant areas.
- Balance the competing interests of development and preservation.
- Encourage year-round recreation opportunities.
- Ensuring that the park system is safe, accessible, and inclusive.
- Work collaboratively with community organizations to provide unique cultural and recreation opportunities.
- Provide recreational opportunities that support active lifestyles and finding way to integrate non-traditional recreation options for all ages and abilities into the park system.

Thank you!

We would love to hear your thoughts. Please fill out the questionnaire and return them to the sign in table before you leave.

APPENDIX B: OPEN HOUSE INVITE AND ADVERTISEMENTS



North St. Boniface Secondary Plan & Boulevard Provencher PDO 1

PUBLIC OPEN HOUSE
Tuesday, June 7th, 2016, 4:30 - 8:30 p.m.
École Taché, 744 Langevin Street

The Standing Policy Committee on Property and Development, Heritage, and Downtown Development initiated a review of both the North St. Boniface Secondary Plan and the Boulevard Provencher Planned Development Overlay (PDO-1).

As part of the review, the City of Winnipeg is seeking input from area residents, local business owners, other community stakeholders, and members of the public.

The project team will be on hand to collect your input and answer your questions.

Should you require any alternate formats or ASL interpretation in order to participate, please email **rmahe@winnipeg.ca** or call **311** by Tuesday, May 31st, 2016.

www.winnipeg.ca/ppd/NorthStBoniface

Winnipeg



Plan secondaire du nord de Saint-Boniface et développement organisé 1 du secteur du boulevard Provencher

SÉANCE PORTES OUVERTES
Le mardi 7 juin 2016, de 16 h 30 à 20 h 30
École Taché, 744, rue Langevin

Le Comité d'orientation permanent des biens et de l'aménagement, du patrimoine et du développement du centre-ville a entrepris une révision du Plan secondaire du nord de Saint-Boniface et du développement organisé 1 du secteur du boulevard Provencher. Dans le cadre de cette révision, la Ville de Winnipeg sollicite la participation des personnes qui résident ou qui possèdent une entreprise dans le quartier, des autres parties intéressées de la communauté et des membres du public.

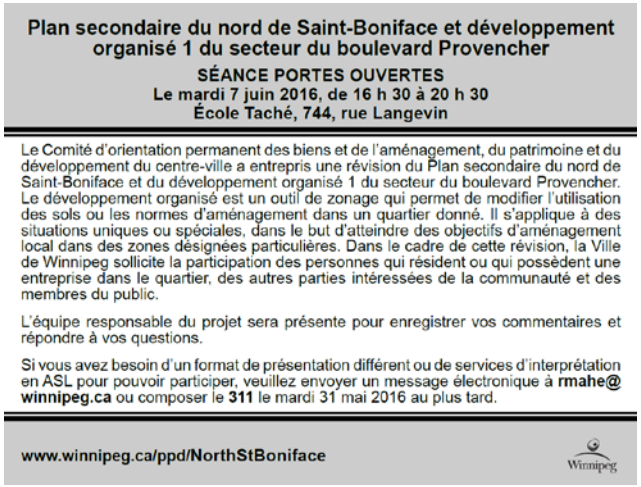
L'équipe responsable du projet sera présente pour enregistrer vos commentaires et répondre à vos questions.

Si vous avez besoin d'un format de présentation différent ou de services d'interprétation en ASL pour pouvoir participer, veuillez envoyer un message électronique à **rmahe@winnipeg.ca** ou composer le **311** le mardi 31 mai 2016 au plus tard.

www.winnipeg.ca/ppd/NorthStBoniface

Winnipeg

Double-sided open house invite in French and English delivered to 3,525 households



Plan secondaire du nord de Saint-Boniface et développement organisé 1 du secteur du boulevard Provencher

SÉANCE PORTES OUVERTES
Le mardi 7 juin 2016, de 16 h 30 à 20 h 30
École Taché, 744, rue Langevin

Le Comité d'orientation permanent des biens et de l'aménagement, du patrimoine et du développement du centre-ville a entrepris une révision du Plan secondaire du nord de Saint-Boniface et du développement organisé 1 du secteur du boulevard Provencher. Le développement organisé est un outil de zonage qui permet de modifier l'utilisation des sols ou les normes d'aménagement dans un quartier donné. Il s'applique à des situations uniques ou spéciales, dans le but d'atteindre des objectifs d'aménagement local dans des zones désignées particulières. Dans le cadre de cette révision, la Ville de Winnipeg sollicite la participation des personnes qui résident ou qui possèdent une entreprise dans le quartier, des autres parties intéressées de la communauté et des membres du public.

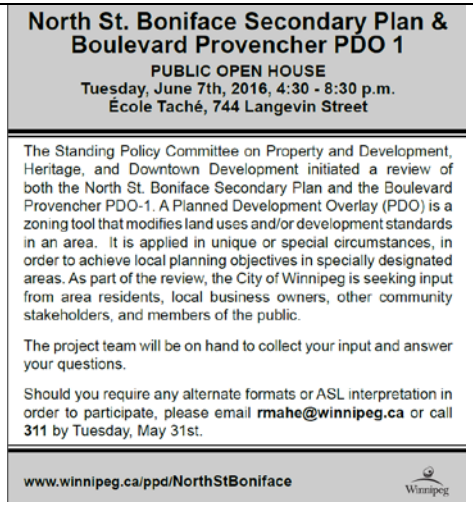
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www.winnipeg.ca/ppd/NorthStBoniface

Winnipeg

Advertisement included in the May 25th, 2016 edition of La Liberté



North St. Boniface Secondary Plan & Boulevard Provencher PDO 1

PUBLIC OPEN HOUSE
Tuesday, June 7th, 2016, 4:30 - 8:30 p.m.
École Taché, 744 Langevin Street

The Standing Policy Committee on Property and Development, Heritage, and Downtown Development initiated a review of both the North St. Boniface Secondary Plan and the Boulevard Provencher PDO-1. A Planned Development Overlay (PDO) is a zoning tool that modifies land uses and/or development standards in an area. It is applied in unique or special circumstances, in order to achieve local planning objectives in specially designated areas. As part of the review, the City of Winnipeg is seeking input from area residents, local business owners, other community stakeholders, and members of the public.

The project team will be on hand to collect your input and answer your questions.

Should you require any alternate formats or ASL interpretation in order to participate, please email **rmahe@winnipeg.ca** or call **311** by Tuesday, May 31st.

www.winnipeg.ca/ppd/NorthStBoniface

Winnipeg

Advertisement included in the May 25th, 2016 edition of The Lance

APPENDIX C: QUESTIONNAIRE

Winnipeg

North St. Boniface Secondary Plan & Boulevard Provencher PDO-1 Reviews

1. Do you (please check the box that applies to your situation):

- ☐ Live within the North St. Boniface neighbourhood
- ☐ Own a business within the North St. Boniface Neighbourhood or Boulevard Provencher PDO area
- ☐ Own property within the North St. Boniface Neighbourhood or Boulevard Provencher PDO area
- ☐ Live outside the area

2. If you are a resident within the North St. Boniface neighbourhood, do you live in a:

- ☐ Single family dwelling
- ☐ Multi-family dwelling
- ☐ Different housing type (please specify _____)

3. How long have you lived in the area?

- ☐ Less than 2 years
- ☐ 2-5 years
- ☐ 6-10 years
- ☐ More than 10 years

All information will be kept confidential
Please hand in sheet at reception table, e-mail or fax

Winnipeg

Questionnaire Part 1 – North St. Boniface Secondary Plan

1. I agree with the intent and plan considerations for the **Low Density Residential** area (circle one below).

1	2	3	4	5
Strongly Disagree	**Disagree**	**Neutral**	**Agree**	**Strongly Agree**

Additional comments:

_____

_____

_____

2. I agree with the intent and plan considerations for the **Medium Density Residential** area.

1	2	3	4	5
Strongly Disagree	**Disagree**	**Neutral**	**Agree**	**Strongly Agree**

Additional comments:

_____

_____

_____

3. I agree with the intent and plan considerations for the **High Density Residential** area.

1	2	3	4	5
Strongly Disagree	**Disagree**	**Neutral**	**Agree**	**Strongly Agree**

Additional comments:

_____

_____

_____

All information will be kept confidential
Please hand in sheet at reception table, e-mail or fax

APPENDIX C: QUESTIONNAIRE Con't

Winnipeg

4. I agree with the intent and plan considerations for the **Mixed Use** area.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Additional comments:

5. I agree with the intent and plan considerations for the **Commercial** area.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Additional comments:

6. I agree with the intent and plan considerations for the **Industrial** area.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Additional comments:

7. I agree with the intent and plan considerations for the **Parks and Open Space** area.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Additional comments:

All information will be kept confidential
Please hand in sheet at reception table, e-mail or fax

3

Winnipeg

Questionnaire Part 2 – Boulevard Provencher PDO-1

1. I agree with the proposed changes to the design review process.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Additional comments:

2. I think the height limit on the south side of Boulevard Provencher within the PDO area should:

- ☐ Remain at 30 feet
- ☐ Increase to 40 feet
- ☐ Increase to 60 feet
- ☐ Increase to 80 feet
- ☐ Other (please specify _____)

Additional comments:

All information will be kept confidential
Please hand in sheet at reception table, e-mail or fax

4

APPENDIX C: QUESTIONNAIRE Con't

Winnipeg

3. I think the list of prohibited uses within the PDO area should:

- ☐ Leave the list of prohibited uses unchanged
- ☐ Align the list of prohibited uses with the PDO-1 Neighbourhood Main Streets
- ☐ Other (please list specific use restrictions in the comments field below)

Additional comments:

_____

_____

Thank you!

Winnipeg

Planning, Property, & Development Department
#15 – 30 Fort Street, Winnipeg, MB R3C 4X5
phone: 986-8631 fax: 986-7524
e-mail: rmahe@winnipeg.ca
web site: www.winnipeg.ca/PPD/NorthStBoniface