PARKER LANDS

Major Redevelopment Site

MASTER PLAN

GEM EQUITIES INC.

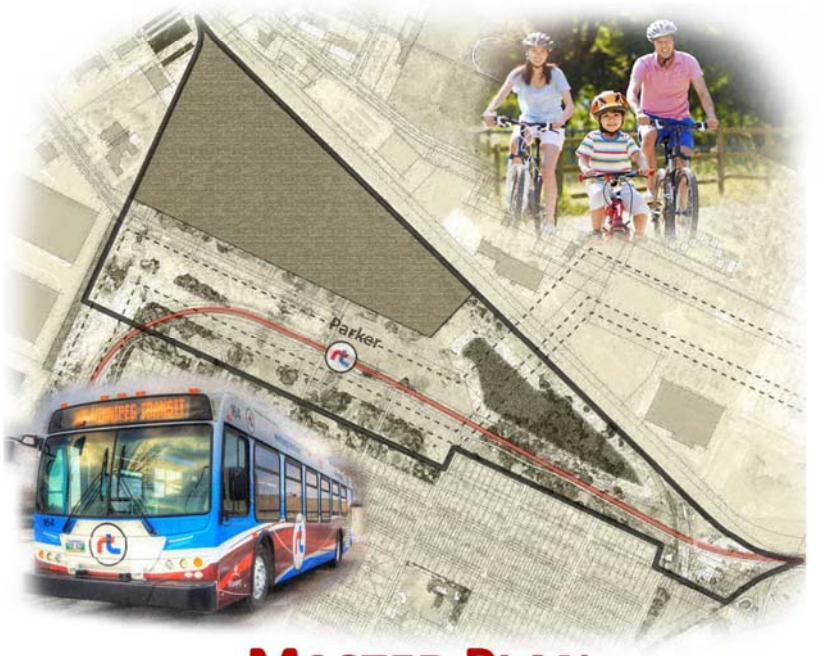


TABLE OF CONTENTS

Table of Contents

1 INTRODUCTION 1

1.1 PURPOSE OF THE PLAN 1
1.1.1 *Policy Framework* 2
1.2 PLANNING AREA AND CONTEXT 8
1.2.1 *Planning Process* 8
1.2.2 *Plan Area* 9
1.2.3 *Boundaries of the Plan Area* 11
1.2.4 *Surrounding the Plan Area* 12
1.2.5 *Existing Land-Use in and Around Plan Area* 14
1.2.6 *Existing Zoning in and Around Plan Area* 15
1.2.7 *Existing Features* 17
1.2.8 *Environmental Assessment / Contaminated & Impacted Sites* 19
1.2.9 *Existing and Planned Infrastructure & Services* 20
1.2.10 *Opportunities and Constraints* 27
1.3 INTERPRETING THE PLAN 28
1.3.1 *Authority of the Plan* 28
1.3.2 *Time Frame of the Plan* 28
1.3.3 *Policies, Applications and Interpretations* 29
1.3.4 *Maps* 29
1.4 MONITORING, REVIEW AND EVALUATION 30
1.5 AMENDMENTS TO THE PLAN 30
1.6 SUPPORTING STUDIES 30

2 PLANNING VISION AND OBJECTIVES 31

2.1 VISION 31
2.2 OBJECTIVES 32
2.2.1 *Placemaking: Foster Quality Places and Identity* 32
2.2.2 *Connected* 32
2.2.3 *Sustainability: Environmental, Social and Economic* 32

3 LAND-USE CONCEPT 33

3.1 GENERAL 33
3.1.1 *General Policies* 33
3.2 URBAN DESIGN POLICIES 34
3.2.1 *Objectives* 34
3.2.2 *Policies* 34
3.3 DENSITY 35
3.3.1 *Objectives* 35
3.3.2 *Policies* 35
3.4 PARKING POLICIES 36
3.4.1 *Objective* 36
3.4.2 *Policies* 36
3.5 URBAN NEIGHBOURHOOD POLICY AREA 37
3.5.1 *Objective* 37
3.5.2 *Policies* 37

Parker Lands **Master Plan**

3.6 LIMITED USES POLICY AREA 38
3.6.1 *Objectives* 38
3.6.2 *Policies* 38
3.7 RAPID TRANSIT STATION NODE POLICY AREA 39
3.7.1 *Objectives* 39
3.7.2 *Policies* 39
3.8 GREEN AND OPEN SPACES POLICIES 40
3.8.1 *Objective* 40
3.8.2 *Policies* 40
3.9 NATURAL LANDS POLICY AREA 41
3.9.1 *Objectives* 41
3.9.2 *Policies* 41
3.10 RAILWAY CORRIDOR POLICIES 42
3.10.1 *Objectives* 42
3.10.2 *Policies* 42

4 TRANSPORTATION AND SERVICING POLICIES 43

4.1 TRANSPORTATION INFRASTRUCTURE 43
4.1.1 *Objectives* 43
4.1.2 *Policies* 44
4.2 WATER, WASTE WATER AND LAND DRAINAGE 45
4.2.1 *Objective* 45
4.2.2 *Policies* 45

5 IMPLEMENTATION 49

5.1 ACTIONS 49
5.1.1 *Enactment* 49
5.1.2 *Land Development Regulations* 49
5.2 STAGING AND PHASING 50
5.3 COST SHARING 50
5.4 DEVELOPMENT APPLICATIONS 50
5.5 URBAN DESIGN GUIDELINES: SITE PLAN APPROVAL 51
5.5.1 *Purpose* 51
5.5.2 *Policies* 51
5.5.3 *Approval and Amendment Procedures* 51

6 DEFINITIONS 53

7 LIST OF FIGURES 55

8 MAPS 57

9 APPENDICES 62

APPENDIX A: ENGAGEMENT REPORT 62
APPENDIX B: ENVIRONMENTAL OVERVIEW 64
APPENDIX C: WATER, WASTEWATER AND STORMWATER SERVICING REPORT 66
APPENDIX D: TRAFFIC ANALYSIS AND OPPORTUNITY MEMO 68
APPENDIX E: URBAN DESIGN GUIDELINES: URBAN NEIGHBOURHOOD POLICY AREA 70
APPENDIX F: PARKER LANDS: ENSURING SUCCESSFUL PRAIRIE TOD MEMO 72

POLICY FRAMEWORK

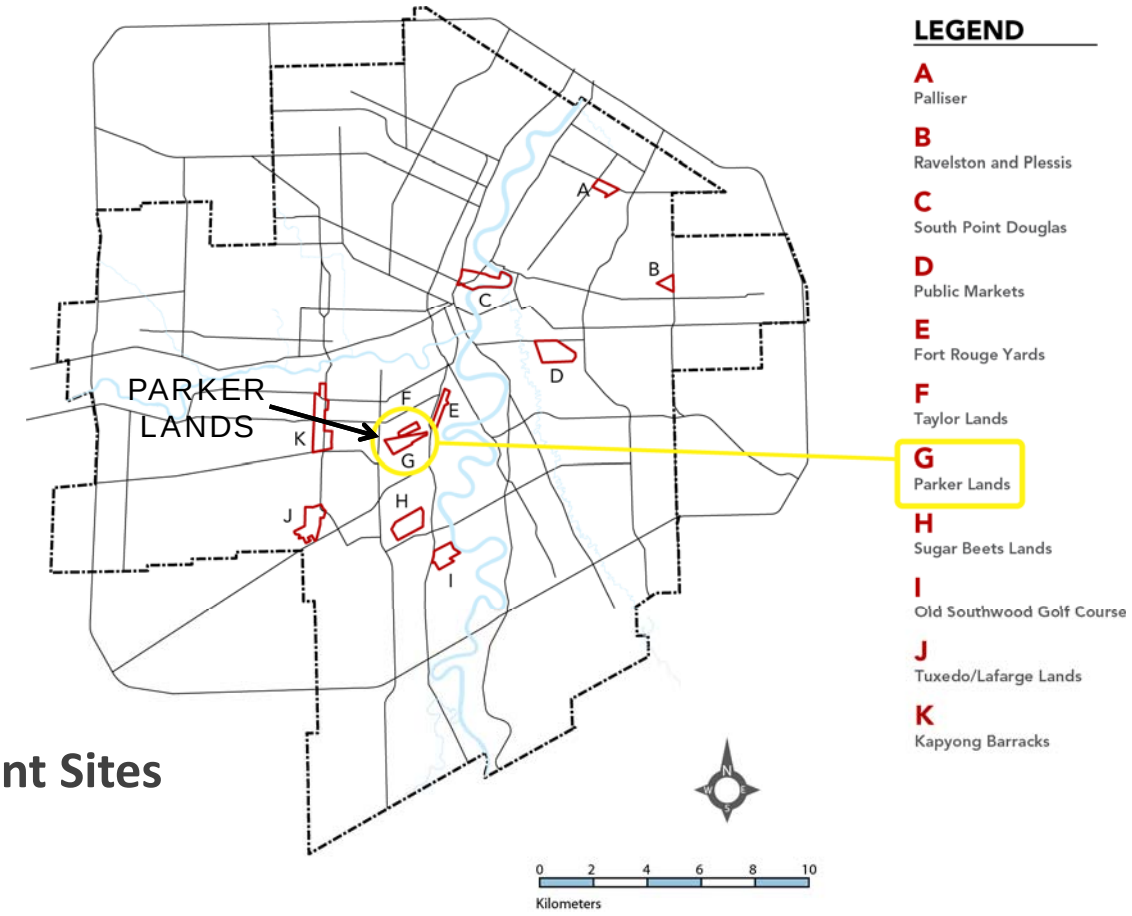
- Removal from the Industrial Lands Inventory – Employment Lands Strategy, 2008
- Winnipeg Residential Land & Infill Strategy, 2009
- City Council approves the sale of a portion of the Parker Lands to a private developer – City condition of sale is that a developer led secondary plan be undertaken, 2009
- Designation as high density mixed use site – OurWinnipeg, 2011
- Transportation Master Plan, 2011
- Winnipeg Transit-Oriented Development Handbook, 2012
- Council commissioned a study for realignment of the transit corridor for Southwest Rapid Transit Corridor Stage 2: Alignment Study Final Report, 2013
- Council approves the realignment of the Transit Corridor – Southwest Rapid Transit Corridor Alignment Stage 2, 2014
- City of Winnipeg – Stage 2 – Southwest Rapid Transit Corridor Project P3 Business Case Summary, April 2014







PLAN AREA



LEGEND

A Palliser

B Ravelston and Plessis

C South Point Douglas

D Public Markets

E Fort Rouge Yards

F Taylor Lands

G Parker Lands

H Sugar Beets Lands

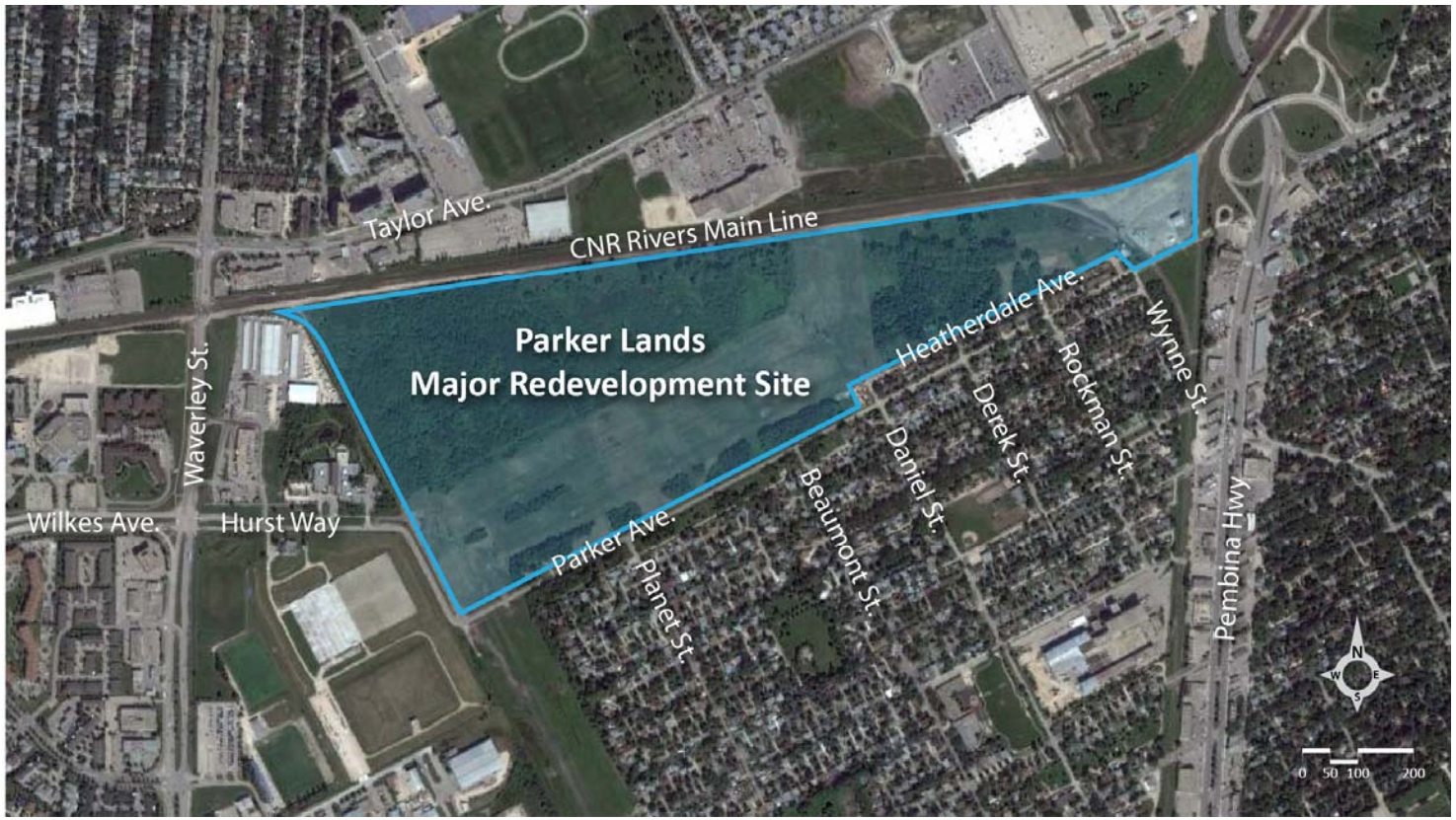
I Old Southwood Golf Course

J Tuxedo/Lafarge Lands

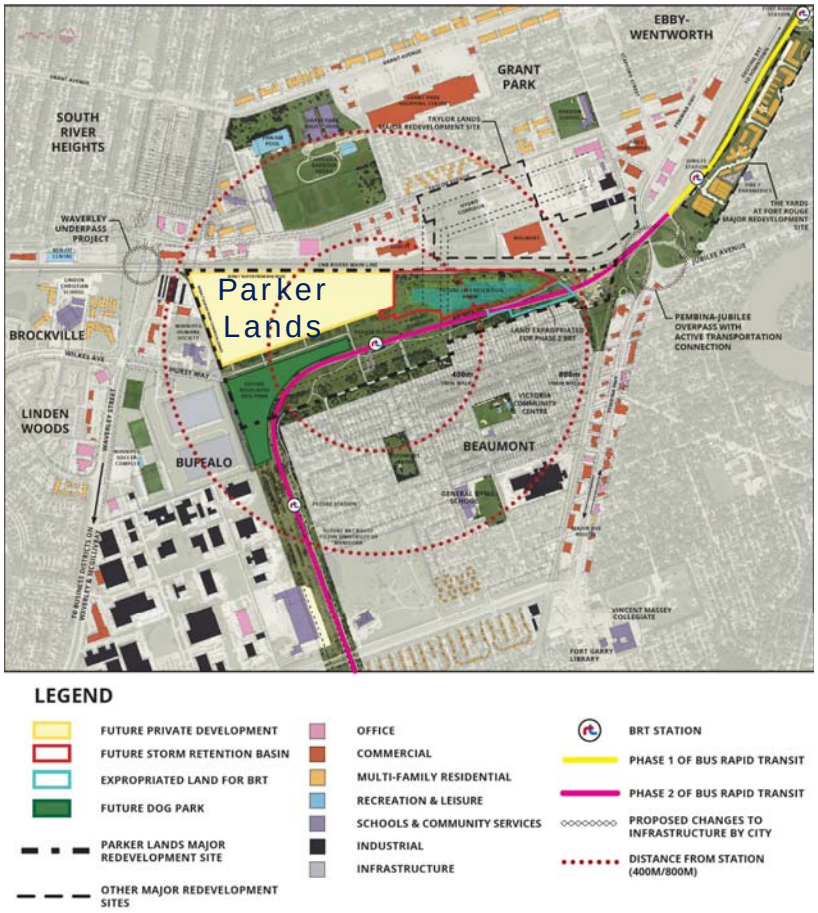
K Kapyong Barracks

Major Redevelopment Sites in Winnipeg

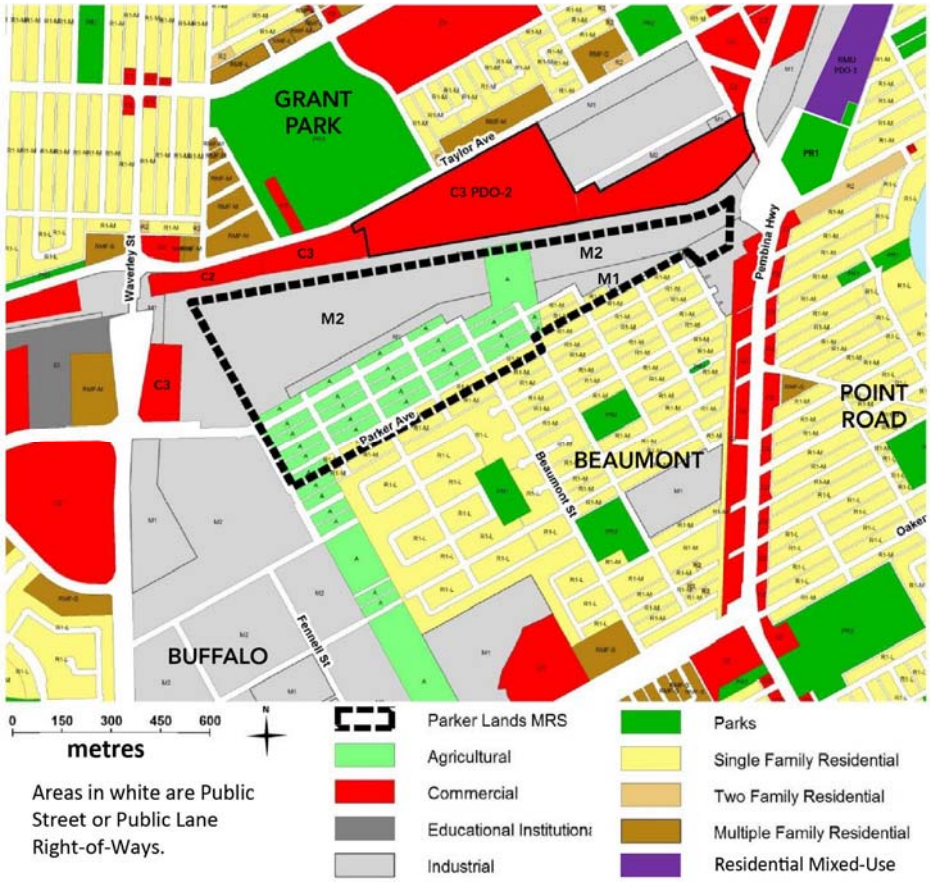
BOUNDARIES OF PLAN AREA



CONTEXT


EBBY-
WENTWORTH
GRANT
PARK
SOUTH
RIVER
HEIGHTS
WAVERLEY
UNDERPASS
PROJECT
Parker
Lands
BROCKVILLE
LINDEN
WOODS
BUFFALO
BEAUMONT
PEMBINA-JUBILEE
OVERPASS WITH
ACTIVE TRANSPORTATION
CONNECTION
LEGEND
FUTURE PRIVATE DEVELOPMENT
FUTURE STORM RETENTION BASIN
EXPROPRIATED LAND FOR BRT
FUTURE DOG PARK
PARKER LANDS MAJOR
REDEVELOPMENT SITE
OTHER MAJOR REDEVELOPMENT
SITES
OFFICE
COMMERCIAL
MULTI-FAMILY RESIDENTIAL
RECREATION & LEISURE
SCHOOLS & COMMUNITY SERVICES
INDUSTRIAL
INFRASTRUCTURE
BRT STATION
PHASE 1 OF BUS RAPID TRANSIT
PHASE 2 OF BUS RAPID TRANSIT
PROPOSED CHANGES TO
INFRASTRUCTURE BY CITY
DISTANCE FROM STATION
(400M/800M)

EXISTING ZONING



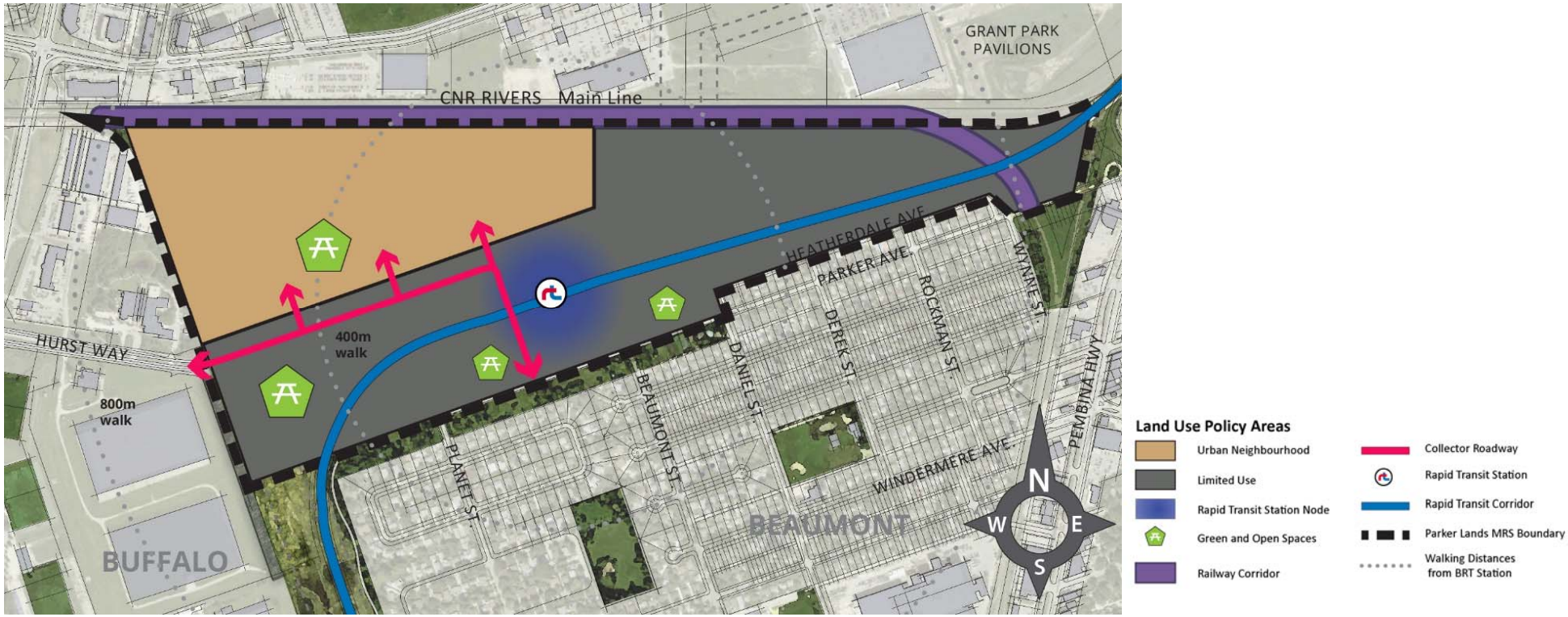
VISION



OBJECTIVES

1. **Placemaking: Foster Quality Places and Identity**
2. **Connected**
3. **Sustainability: Environmental, Social and Economic**

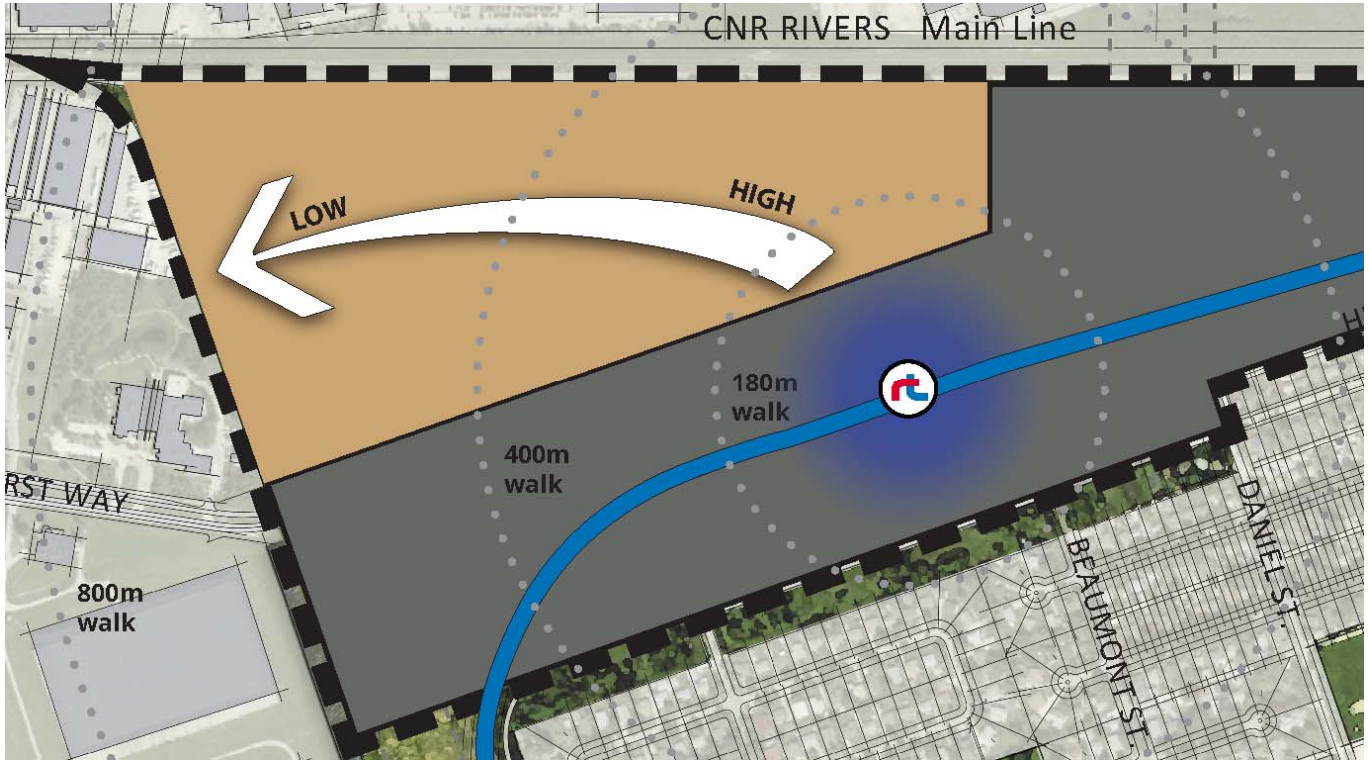
3.1 General Policy Map



3.2 Urban Design Policies



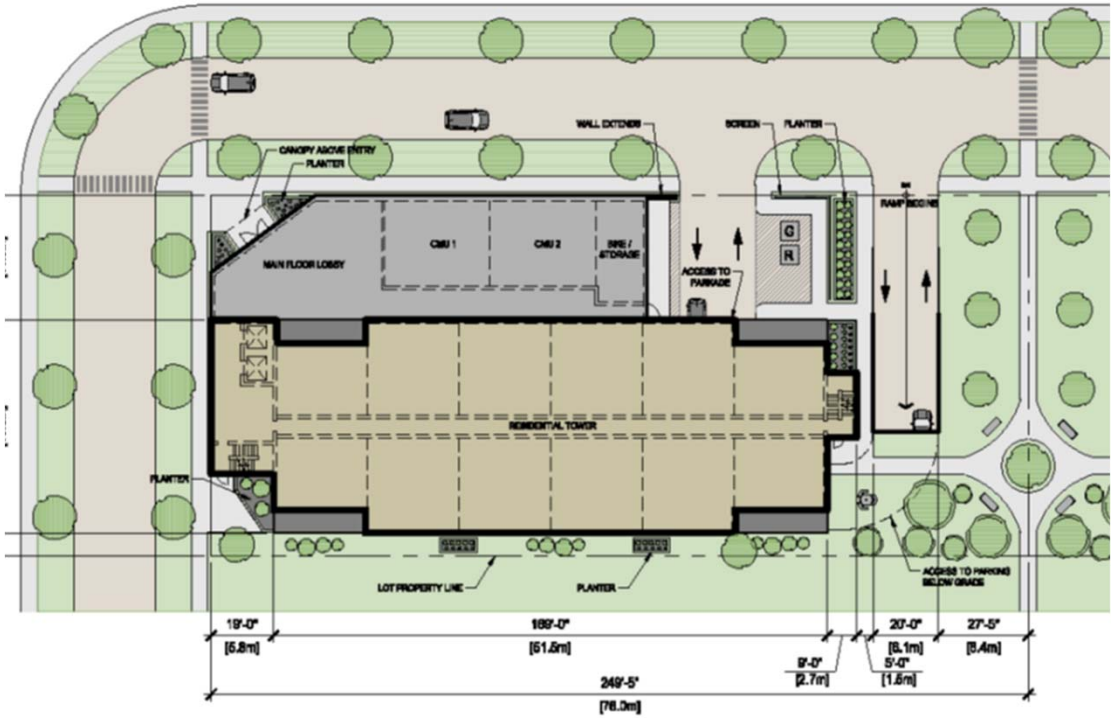
3.3 Density


CNR RIVERS Main Line
LOW
HIGH
180m
walk
400m
walk
800m
walk
RST WAY
BEAUMONT ST.
DANIEL ST.

3.4 Parking Policies



INNOVATIVE PARKING STRATEGIES



REDUCED PARKING REQUIREMENTS with Parking Maximums

3.5 Urban Neighbourhood Policy Area



3.8 Green and Open Spaces Policies











Placemaking to Create Identifiable & Useable Pubic Spaces

SUPPORTING STUDIES

- History of the Site
- Policy Framework Review by Richard Wintrup
- Phase 1 Environmental Site Assessment (Parcel B) by Pinchin
- Phase 1 Environmental Site Assessment (Vacant Land Northeast of Hurst Way) by Pinchin
- Environmental Risk Management Strategy by Dillon
- Pre-Clearing Breeding Bird Survey by EcoLogic
- Community Park Retention Area Overview by EcoLogic
- An Economic Benefits Analysis by Altus
- Primary and Secondary Schools Analysis