POLICY CONTEXT AND ALIGNMENT

OurWinnipeg 2045 and Complete Communities 2.0

OurWinnipeg 2045 is the overall Development Plan for the City of Winnipeg. The subject site is located within the "Recent Communities Policy Area" under the *Complete Communities 2.0 Direction Strategy*. Some of the policies that guide land use and development in this area include the following:

- 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; and,
- 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 lands fall within the "Lower Density Residential" policy area of the Precinct J Precinct Plan. The objectives and policies for this area include the following:

- 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;
- 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; and,
- At least one active park shall be built in this area.

The proposed subdivision meets the objectives and policies of the Precinct Plan.

PUBLIC & STAKEHOLDER ENGAGEMENT

Engagement Process

As part of our due diligence, the Project Team undertook a thorough stakeholder and public engagement process. Across several rounds of meetings in late 2016/early 2017, August and October 2021, and June 2023 (see **Figure 2**), the Project Team met with adjacent residents, businesses, key stakeholders, and the public. Stakeholder groups included representatives from the Southland Park Residents Association, Manitoba Hydro, the Glen Lawn Funeral Home and Cemetery, the Louis Riel School Division (LRSD), the Division Scolaire Franco-Manitobaine (DSFM), and the RM of Springfield. Many of the concerns and suggestions were considered and addressed by the Project Team (see **Addressing Feedback** table below). In all rounds of engagement, feedback was obtained from stakeholders using various methods, including meeting minutes, online surveys, phone conversations, and via email correspondences.

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

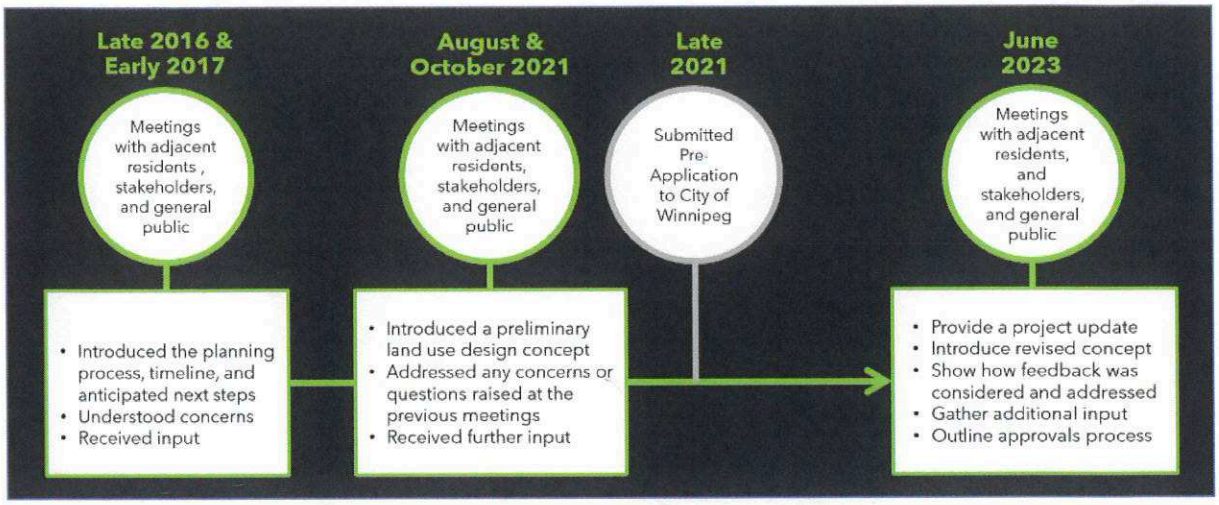


Figure 2: Stakeholder Engagement Process

Engagement Notification

In terms of notification for the stakeholder and public engagement events, residents, landowners, and businesses backing onto the subject site received direct invites to the engagement meetings via hand delivered and/or Canada Post delivered notices. For subsequent rounds of engagement, specifically, the Project Team undertook direct notification again, email notifications to those who provided their contact information at previous stakeholder meetings, those in communications with the Project Team, and to representatives of the Southland Park Residents Association, who then disseminated information to additional residents via their own channels. Advertisements in the local newspaper (Community Review East) were also placed inviting any member of the public to attend these engagement events. The Presentation materials were forwarded via email to those who requested them as well as posted to the Landmark Planning & Design website.

First Round of Stakeholder & Public Engagement

At the first-round stakeholder meetings (December 12th, 2016 – 5:30PM and February 6th, 2017 – 5:30PM) and a public open house (February 13th, 2017 – 5:00PM) the Project Team introduced the planning process, project timeline, and anticipated next steps. The Project Team sought stakeholder input ("What should we be thinking about at this stage in the planning and design process?") and provided responses to any concerns or questions from attendees.

Second Round and Third Round of Stakeholder & Public Engagement

At Second and Third Round stakeholder meetings (August 23rd, 2021 – 4:00PM and 7:00PM via *Zoom* and October 25th, 2021 – 2:30PM, 5:00PM and 7:30PM via *Zoom*) the Project Team provided a project update, introduced a preliminary land use design concept, addressed any concerns or questions raised at the previous meetings, and received further input. Following the Second and Third Round meetings, the Project Team worked to further address the questions, comments, and concerns of stakeholders, namely related to traffic, road connections, neighbourhood access, adjacent land uses, AT and pedestrian connections, parks and recreation amenities, school site requirement, and construction phasing and timing. The pre-application was submitted after the Third Round.

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

Fourth Round of Stakeholder & Public Engagement

At the Fourth Round stakeholder meetings (June 8th, 2023 – 4:00PM and 7:00PM via *Zoom*), the Project Team introduced the revised land use design concept, demonstrated how feedback was considered and addressed, gathered additional stakeholder input, and outlined the approvals process. A notice will be sent to directly adjacent and nearby residents in early 2024, advising them once the formal DASZ application has been submitted to the City of Winnipeg.

ADDRESSING FEEDBACK

Some key questions and concerns were raised by nearby residents, and key stakeholders throughout the engagement process. The table below outlines what we heard and how the Project Team considered, integrated and/or addressed feedback:

Comment Topic	Response to Comments/Concerns
Traffic	Will a road connection be built between the two communities (Precinct J and Southland Park)? 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 led a Transportation Impact Study (TIS), completed by a transportation engineer, for the subdivision (**full report to be submitted directly to Public Works**).
Homes	How many homes and what type of homes will be built in the new neighbourhood? • There are expected to be approximately 1125 to 1550 residential units in the new 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.
Housing Adjacent to Southland Park	What types of homes will be behind the homes in Southland Park (those directly backing onto the new neighbourhood)? • Single-family homes are proposed behind the existing single-family homes in Southland Park; the lots are anticipated to be in the 36- 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?

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

Comment Topic	Response to Comments/Concerns
	• Homeowners sharing rear property lines will likely be responsible for decisions regarding fencing and there are currently many fences already constructed; a developer fence is not proposed.
Infrastructure & Servicing	What type of servicing infrastructure is required for the new neighbourhood? • Sewer, water, and land drainage services exist at the boundary of the new neighbourhood. • Extensions of these services will be required as part of the normal process of developing land within the city. • The City of Winnipeg requires land drainage to be retained in retention ponds before it is slowly released into the underground pipe drainage system. • It is likely that the Southland Park retention pond will end up draining into the new retention ponds of the new neighbourhood. • WSP conducted a Servicing Study (**full report to be submitted directly to Water & Waste**).
Parks & Recreation	Will there be new parks created in the new neighbourhood? • Both active and passive parks are proposed for the neighborhood in accordance with the provisions of the precinct plan. Core park amenities will be required in accordance with the Development Agreement Parameters, Park Strategy and Park Development Guidelines.
Active Transportation (AT) & Pedestrian Connectivity	Will AT and pedestrian connections expand into the new neighbourhood and interconnect adjacent neighbourhoods (i.e., to/from Southland Park and Sage Creek)? • AT and pedestrian connections are proposed throughout the new neighbourhood; the collector roads will have AT multi-use paths on one side and sidewalks on the other. • The AT network will expand into Sage Creek as well to the north of Dawson Road South when those lands are developed.
Transit	Will there be enhanced bus service to Southland Park and the new neighbourhood? • The City of Winnipeg's long-range Transit plans include the development of a "Frequent Line" to provide frequent service along the major streets (moving through the new neighbourhood) as well as a "Community Route" to provide local bus service through Southland Park which will connect with the Primary Transit Network.

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca

Comment Topic	Response to Comments/Concerns
School Site	Is a school site proposed for the new neighbourhood? • The school divisions (LRSD and DSFM) indicated they do not require a school site within the new neighbourhood.
Construction & Phasing	Where will the new neighbourhood start construction from? • Construction is proposed to start from the southwest end of the subject lands, connected to the larger transportation network via an extension of Boulevard Des Hivernants and Abinojii Mikanah (Route 165). What will be the potential construction timeline? • If the subdivision and rezoning are approved, there are still several steps that need to take place before the construction of dwellings can start. It is possible that servicing could begin in late 2024. • Full build-out would likely take between 10 and 15 years, depending on several factors.

DUE DILIGENCE

City of Winnipeg Collaboration

Over the course of the project, the Project Team worked closely with the City of Winnipeg Public Service to gain insight and understand any potential concerns with the new neighbourhood, including several meetings with the following City of Winnipeg Departments:

- Planning, Property, and Development
- Public Works
- Water & Waste
- Parks
- Emergency Services

The Project Team has worked to address concerns and integrate the feedback received, where possible, into the planning and design process.

***Pre-Application* (No. 21-231325 PA)**

Through the formal pre-application process, 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, 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; and,
- Complete a traffic study for the area.

298 Waterfront Drive
Winnipeg, Manitoba R3B 0G5
Tel: 204.453.8008
Email: info@landmarkplanning.ca