POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 1 Public Engagement Summary

Background

We are developing a neighbourhood plan, also known as a secondary plan, to guide future land use and development in Point Douglas. The plan builds on previous planning work and studies done in the neighbourhood in recent years.

The Point Douglas Neighbourhood Plan (the Neighbourhood Plan) will include rules about where new buildings can be built and what they should look like. It will ensure that:

- A variety of housing exists for a wide range of people
- New housing is compatible with the existing houses
- Parks and other amenities are within walking distance of residents
- Point Douglas continues to develop as a walkable, bikeable, and transit-orientated community

Engagement

Engagement for this project is guided by a Project Advisory Committee (PAC). PAC members bring knowledge, a variety of perspectives, and insights into the Point Douglas community. The first PAC meeting was held in April 2024. The purpose of the meeting was to provide an overview of the project and get input to help plan Phase 1 public engagement.

The project team also spent time getting to know the community and stakeholders before conducting public engagement. We attended the community clean-up event in the spring, walked with the Mama Bear Clan patrol throughout the summer, chatted with residents at the Austin Street Festival in August, and had many conversations with community leaders and stakeholders.

In August 2024, we launched Phase 1 public engagement. The engagement process helped us better understand:

- What makes the community special
- Which natural, historical, or cultural features should be preserved or celebrated
- Where future land uses should be allowed
- Hopes and concerns about development

Throughout Phase 1 we met with over 40 stakeholders to get their input into the draft Neighbourhood Plan. We also worked with community organizations to hold two community chats with youth, residents, and people that spend time in the area.

The public was invited to provide input at a community gathering held on September 11, 2024. They were also invited to share input online through a survey, mapping tool, and stories board.

Input gathered from Phase 1 helped draft the Neighbourhood Plan. **Table 1** below provides an overview of public and stakeholder engagement opportunities.



Figure 1: Participants provide input into the Neighbourhood Plan at the community gathering

Table 1: Public and stakeholder engagement opportunities

ACTIVITY	DESCRIPTION	STATS
Public engagement opportunities		
Community gathering	A community gathering was held at Norquay Community Centre on September 11, 2024. Participants were invited to share their input, chat with members of the project team, and enjoy a snack. The event featured an interactive art station hosted by Graffiti Art Programming. Notes in Appendix D.	**90 participants**
Online survey	The online survey was available from August 15 to September 25, 2024. Full survey results are in Appendix F.3 & F.4.	**268 respondents**
Online mapping tool	The online mapping tool was available August 15 to September 25, 2024. Complete results in Appendix F.1.	**108 pins from 22 contributors**
Online stories board	The online stories board was available August 15 to September 25, 2024. Submitted stories in Appendix F.2.	**6 stories**
Community chats	Two community chats were hosted by community organizations, with the intent to meet youth and community where they were. Notes in Appendix E.	**12 participants**

ACTIVITY	DESCRIPTION	STATS
Stakeholder engagement opportunities		
Project advisory committee	The Project Advisory Committee met on April 10, 2024 to provide input into the engagement strategy and again on September 23, 2024 to reflect on Phase 1 public engagement. The project team stayed in contact with the committee throughout Phase 1. List of members in Appendix B.	**5 committee members**
Stakeholder meetings	Two group stakeholder meetings (virtual) were held on August 26 and 27, 2024. Twenty-seven individual stakeholder meetings (in-person and virtual) were held from August 19 to October 7, 2024. Meeting notes in Appendix C.	**29 meetings with 44 participants**

Promotion

Table 2 provides details on how public engagement opportunities were promoted.

Table 2: Promotion of public engagement opportunities

ACTIVITY	DESCRIPTION	STATS
Project webpage	The project webpage is the online hub for all project information. Stats reflect unique visits from April 25 to September 25, 2024. winnipeg.ca/pointdouglasplan	**2,350 unique visits**
Flyers	Flyers were hand-delivered to neighbourhood addresses in partnership with the North Point Douglas Women's Centre. Flyers provided information about the project and how to get involved.	**900 flyers delivered**

ACTIVITY	DESCRIPTION	STATS
 **Postcards**	Postcards were handed out at community events and for distribution at community organizations.	**100 postcards distributed**
 **Social media**	Paid social media ads on Facebook and Instagram were geo-targeted to Point Douglas. Ads promoted the community gathering event.	**747 clicks to the project webpage**
 **Direct emails**	Direct emails were sent to 28 project subscribers and 119 stakeholder organizations with an interest and connection to Point Douglas.	**147 emails sent**
 **Public engagement newsletter**	City of Winnipeg public engagement email newsletter was sent to subscribers on August 15, 2024.	**5,500 subscribers**
 **Community events**	Chatted with residents at community events: • Point Douglas Residents' Committee Community Cleanup - May 4, 2024 • Austin Street Festival - August 23, 2024 • Gonzaga School - September 3, 2024	**Approximately 100 connections made**

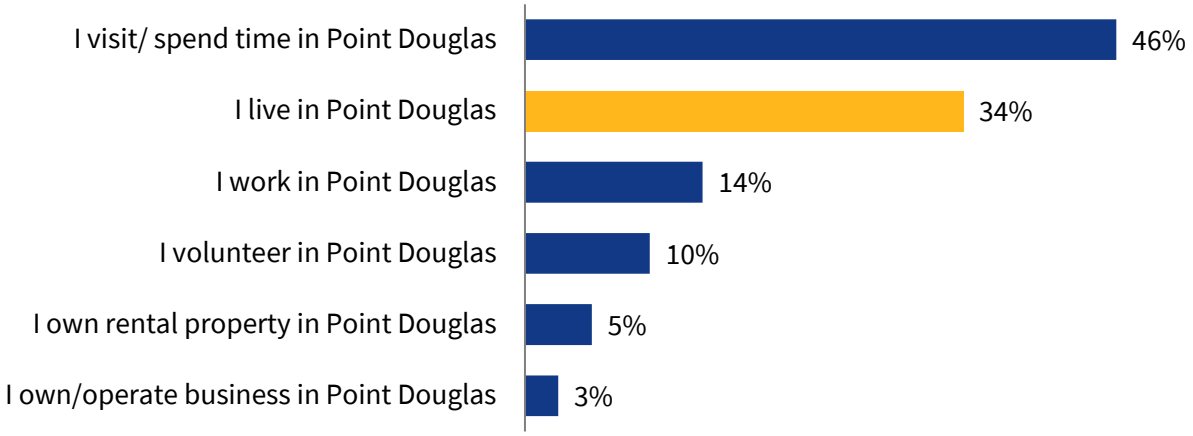
See **Appendix A** for promotional materials.

Who we heard from

During Phase 1 engagement, we gathered input from residents, community organizations, community leaders, business owners, landowners, developers, and government agencies.

We asked survey respondents to identify their connection to Point Douglas (Figure 2). Over one-third of respondents live in Point Douglas (34 percent). Of those, 15 percent also work in Point Douglas. More than half (57 percent) of respondents who live in Point Douglas have lived in the area for more than 10 years.

Figure 2: Connection to Point Douglas
What is your connection to Point Douglas? Select all that apply.



Total responses: 268 (0 skipped this question)

What we heard and how it was considered

Table 3 highlights some of the feedback received and how it was considered. A detailed summary of what we heard from the public and stakeholders follows.

Table 3: What we heard and how it was considered

What we heard	How it was considered
Housing	
There is a need for diverse housing options, including for seniors and large families. This includes adequate affordable housing.	The draft Neighbourhood Plan includes goals and policies that: • Minimize displacement by helping residents and businesses grow in place • Support a mix of housing types, prioritize affordable housing, and add amenities to meet community needs • Protect the existing housing stock

What we heard	How it was considered
New housing should fit the neighbourhood's character.	The draft Neighbourhood Plan includes goals and policies that: • Encourage housing that fits the character of the existing neighbourhood • Protect and enhance residential areas, especially north of Sutherland Avenue
Commercial	
Participants expressed a need for more local businesses such as grocery stores, laundromats, and cafés/restaurants. There was also support for mixed-use buildings with shops on the main floor and homes above.	The draft Neighbourhood Plan includes goals and policies to: • Create complete streets particularly on Austin Street, Euclid Avenue, and Sutherland Avenue-designed to bring the community together, support local businesses, and make walking, biking, and transit easier • Leverage planned rapid transit on Sutherland Avenue to encourage residential and commercial development
Industrial	
There is support for transitioning industrial areas to commercial and residential spaces. At the same time, it's important to keep and create job opportunities in the community.	The draft Neighbourhood Plan includes goals and policies to: • Discourage or prohibit new heavy industrial development along Sutherland Avenue • Protect and support jobs in South Point Douglas while ensuring new residential and commercial spaces fit well with existing businesses • Manage the shift from industrial to other uses, allowing limited industrial growth only in appropriate locations
Participants expressed the need to address pollution and soil contamination caused by industrial uses.	The draft Neighbourhood Plan includes goals and policies to: • Encourage sustainable building and design practices • Require a Phase 1 Environmental Site Assessment (ESA) before developing properties with potential environmental concerns

What we heard	How it was considered
Parks and open spaces	
Participants expressed a desire to protect existing parks and create new parks to connect greenspace along the river.	The draft Neighbourhood Plan includes goals and policies to: • Enhance existing parks and open spaces such as Michelle Jean Park and Joe Zuken Park • Guide the development of new parks and open spaces to create a connected and cohesive public space along the river
Participants indicated a need to improve access to the river and protect the riverbank from erosion. There was also support for planting more trees and protecting existing trees.	The draft Neighbourhood Plan includes goals and policies that: • Support riverbank stability • Develop an attractive and safe riverfront easily accessible by the public • Support biodiversity • Increase the number of trees
Transportation and mobility	
Participants highlighted the need to: • Improve sidewalks for easier walking • Add more bike lanes and walking paths • Implement traffic calming measures	The draft Neighbourhood Plan includes goals and policies that: • Build streets that make it easy and safe for people to walk, bike, and use public transit • Prioritize infrastructure that is accessible, comfortable, and safe for cyclists, pedestrians, and transit users • Connect Point Douglas and nearby neighborhoods, parks, and recreation areas with safe, accessible walking and biking paths • Ensure the active transportation network meets pedestrian needs year-round with proper planning, design, and maintenance
History and culture	
Participants indicated a desire to celebrate Point Douglas as one of Winnipeg's first residential neighbourhoods. Historical features of the neighbourhood should be preserved.	The draft Neighbourhood Plan includes goals and policies that: • Protect buildings, landscapes, and natural areas with cultural or historical value, including those near the Red River, and celebrate the community's history of activism • Encourage development to include arts and culture spaces • Ensure public art is diverse and reflects the history and vibrancy of Point Douglas

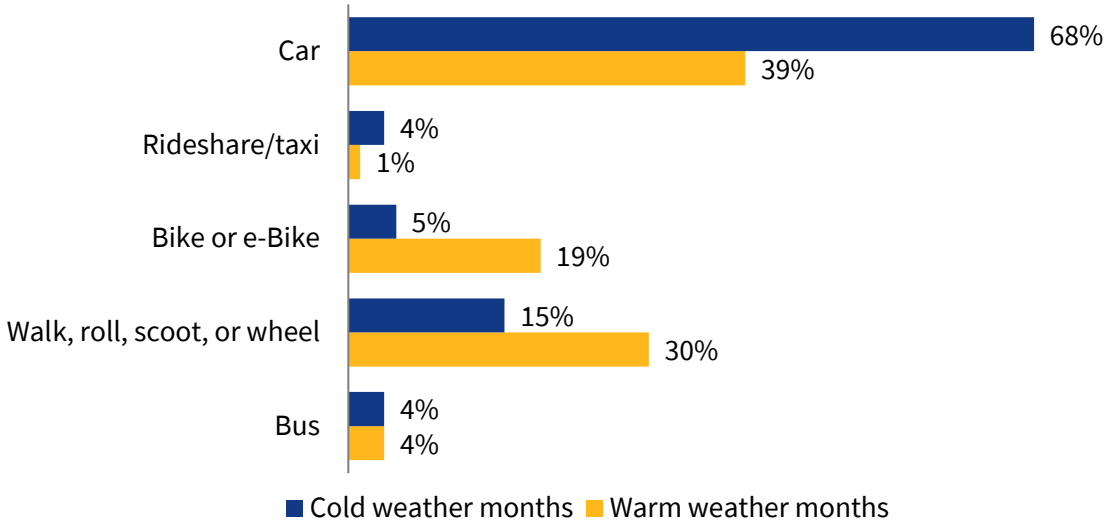
What we heard	How it was considered
Participants indicated that acknowledging and honouring Indigenous history and culture is important.	The draft Neighbourhood Plan includes goals and policies to recognize and celebrate Indigenous cultures and histories in public spaces by: • Partnering with Indigenous communities on placekeeping, placemaking, public art, naming, and other initiatives • Protecting and creating safe spaces for Indigenous cultural and ceremonial practices • Planting and identifying Indigenous foods and medicines
Community safety and well-being	
Safety, crime, and theft were noted as significant concerns for residents and businesses.	The draft Neighbourhood Plan includes goals and policies to: • Encourage a safe, clean, and inclusive neighbourhood • Provide adequate lighting in new private developments and in public spaces • Improve safety, convenience, and comfort for transit riders by identifying opportunities to locate bus stops near amenities and housing
Resources and supports should be provided for those in need.	The draft Neighbourhood Plan includes goals and policies to: • Support and encourage the growth of local organizations so they can better support the community • Promote social equity and economic opportunities for current and future residents
Participants highlighted the need for more recreation options for all ages.	The draft Neighbourhood Plan includes goals and policies to: • Design and manage parks and open spaces with recreation in mind • Regularly assess park and recreation needs as the community grows • Consider temporary or seasonal businesses in public spaces to enhance recreation and complement existing park features • Increase community recreation centre use through partnerships and inclusive programming for all ages and abilities

What we heard – public engagement

Getting around Point Douglas

As shown in Figure 3, most survey respondents who live in Point Douglas travel mostly by car during both warm (40 percent) and cold (68 percent) months. However, fewer people drive in warmer weather. Car use drops by nearly 30 percent from cold to warm months, while walking and biking go up by almost 15 percent.

Figure 3: Getting around Point Douglas
How do you get around Point Douglas most often?



Total responses: 84 (7 skipped this question)

We asked survey respondents what would make it easier to get around the neighbourhood. Comments noted by respondents include:

- Streets need to be designed for the safety and comfort of pedestrians and cyclists of all ages and abilities.
- The quality and connectivity of walking and cycling paths are critical for those who cannot afford a car or bus transit fares.
- Personal safety concerns deter people from walking, cycling, and bussing in the area, especially on quiet routes or after dark.
- Poor sidewalk maintenance is an accessibility issue. Unclear and uneven surfaces are barriers to mobility aid users.

What do you love about Point Douglas?

We asked people who attended the community gathering and survey respondents to share their favourite things about living, working, or visiting Point Douglas. Comments are organized into the following themes:

- Livability (179 comments)

    - The people
    - Affordable housing
    - Character/history of the neighbourhood
- Access to amenities (127 comments)
    - Parks and greenspace
    - Amenities and services
- Easy to get around (111 comments)
    - Central location
    - Active transportation
    - Bus routes

Responses highlighted a strong sense of community, where neighbours look out for one another and are committed to making Point Douglas a safe, healthy, thriving neighbourhood. Comments also noted the centrality of Point Douglas and the availability of convenient bus routes and active transportation paths.

Access to key amenities such as the community centre, women's drop-in, parks, and the river are highly valued. The availability of affordable housing, the quiet and attractive residential areas, and community spirit contribute to an overall sense of livability.

> *"Point Douglas is a very unique neighbourhood in the ways that we bond with each other and know each other and each other's kids. The best thing that you can do is to expand on the things we love, such as the peacefulness and community we find here; while adding much needed amenities that will enrich the lives of people here."*
> *-Survey respondent*

What would you like to see preserved or honoured in Point Douglas?

We asked participants at the community gathering and survey respondents what natural, heritage, or cultural features within Point Douglas they would like to see preserved or honoured. Comments noted by participants include:

- Natural features (106 comments)
    - Access to parks and the river, and the existing tree canopy, are key features that should be preserved
    - Desire for improved active transportation paths in and out of parks
    - Desire for improved river access and protecting the riverbank from erosion
- Heritage and cultural features (87 comments)
    - Indigenous history of the area should be honoured
    - Recognition that Point Douglas is one of Winnipeg's first residential neighbourhoods

- Existing heritage buildings, both residential and others, should be preserved where possible and used as guides for infill development design

Future land uses

We asked participants to identify where they would like to see different types of land uses in Point Douglas. Pins placed on the online mapping tool and on maps at the community gathering were combined for analysis (see Appendix G). Input was consistent from participants at the community gathering and through the online mapping tool. Participants would like to see:

Residential

- Both low-density and medium-density residential on Austin Street and in the mature residential area in North Point Douglas
- Medium-density residential on the eastern portion of Sutherland Avenue, which is a planned rapid transit corridor
- High-density residential on Sutherland Avenue and Higgins Avenue along the river and by the planned rapid transit station

Commercial

- Commercial uses on Euclid Avenue, Sutherland Avenue, and Higgins Avenue

Park/recreational

- Existing parks should remain and be expanded upon
- The 'point', east of Higgins Avenue should become a park
- Greenspace along the river should be connected

Industrial

- Existing industrial should be removed where possible

Hopes and concerns for development

The Neighbourhood Plan will include designations that will determine the types of land uses that can occur in different parts of Point Douglas. The map below is based on the land uses presented in the Eastern Corridor Study. It is a starting point for considering future land uses in Point Douglas.

We asked community gathering participants and survey respondents what their hopes and concerns for development were for three areas of the neighbourhood (Figure 4):

- Infill area
- Multi-use corridor
- Mixed-use area

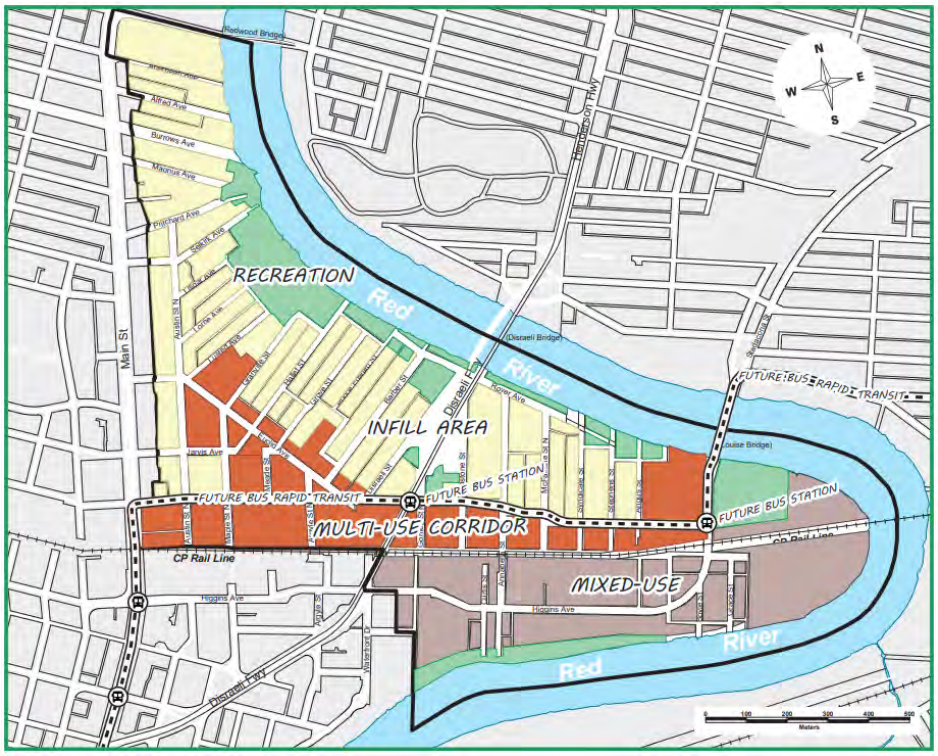


Figure 4: Potential land use areas

Some of the input received is applicable to all three areas. Comments include:

- Need various forms of housing at different price points. This will ensure existing residents are not priced out and that the neighbourhood is appealing to new prospective residents.
- Need to address issues with absentee landlords and poor housing conditions
- Existing drug, crime, and violence issues need to be addressed, otherwise this will deter development
- Support is needed for mental health, addictions, and the unhoused population
- Ensuring streets are safe for pedestrians is important to preserving neighbourhood walkability

Feedback unique to each area is noted below.

Infill area

Most of North Point Douglas is a well-established residential area. There are also pockets of industrial, institutional, and commercial uses. Comments highlighted by participants include:

Housing

- Need a wide range of housing options such as fourplexes, sixplexes, low-rise apartment buildings, and secondary suites
- Housing should work with the existing neighbourhood character and help to maintain the strong sense of community
- High-density buildings should only be located along key corridors, near transit routes and green spaces

Amenities and services

- Encourage mixed-use development (i.e. commercial ground floor with residential above)
- Protect existing and create new parks, greenspaces, and recreational opportunities for all ages
- Concern that the school, daycare, and community centre cannot accommodate an increase in residential population

Multi-use corridor

The multi-use corridor includes two key streets in Point Douglas – Sutherland Avenue and Euclid Avenue. Sutherland Avenue is a major transportation corridor. It will have bus rapid transit on it in the future and could accommodate multi-family residential and commercial development in the future. Euclid Avenue is a pedestrian-friendly street. It has neighbourhood amenities like churches, parks, schools, and commercial uses. Comments highlighted by participants include:

Housing

- Streets should not be dominated with commercial uses - the residential character should be maintained
- Support for medium-density residential development throughout the multi-use corridor area
- Support for high-density residential on Sutherland Avenue, particularly near planned bus rapid transit stations
- Concern that high-density residential buildings will be oriented toward luxury apartments that are not affordable for current residents
- Integrate outdoor gathering spaces into housing developments to create welcoming streetscapes

Commercial

- Would like to see small-scale commercial spaces that encourage local businesses, especially on Euclid Avenue
- Support for commercial uses that will directly benefit the community such as a grocery store, laundromat, and bank
- Need cafes, restaurants, and other spaces where people can gather
- Would like to see pedestrian-oriented development that helps to foster attractive streetscapes
- Support for multi-unit residential development with ground floor commercial

Parks and greenspace

- Greenspace should be integrated into and around residential developments, to create gathering spaces
- Trees and benches need to be added to streets to make them more welcoming

Transportation

- Need to reduce noise and pollution generated by traffic, especially along Sutherland Avenue
- Need traffic calming and intersection improvements to improve pedestrian safety
- Bike lanes should be added to improve safety and overall network connectivity for cyclists
- Heavy truck traffic linked to industrial uses should be removed

Mixed-use

In South Point Douglas, most land uses are currently industrial with some residential and institutional uses. We are considering how this area can transition away from industrial over time. Comments noted by participants include:

Housing

- Support for high-density residential development

Parks and greenspace

- New greenspaces should be integrated into future developments
- Improve public access to the river
- Need more community gathering spaces

Transportation

- More bike lanes and improved sidewalks are needed if the residential population grows in this area
- Heavy industrial traffic is a safety issue for current residents

Industrial and commercial

- Need commercial uses such as a grocery store that would directly benefit residents
- Would like attractions such as galleries and restaurants that appeal to visitors
- Allowing some light industrial uses in this area will help to provide local employment opportunities
- Industrial uses that pose safety concerns to surrounding residents should be removed
- Need to address pollution and soil contamination caused by industrial uses

Planning with community in mind

We asked participants what types of supports or programs would help build on the existing strengths of the neighbourhood. Participant comments included:

- Protect and enhance parks and greenspaces
- Provide recreational opportunities for people of all ages
- Transportation and planning decisions need to consider that many people cannot afford a car to get around
- Need to clean and maintain the neighbourhood
- Public art, street signage, and other beautification efforts should be enhanced and encouraged
- Need improved lighting and safety elements throughout the neighbourhood
- Need improved active transportation connections to nearby neighbourhoods such as St. Boniface, the Forks, and the North End
- Need increased funding for resources and programs for mental health and addictions, and the unhoused population
- Need an increase in improvement grants and incentives for development

What we heard – stakeholder engagement

The project team met with many stakeholders individually, including community organizations, community leaders, business owners, and landowners. We also held two group stakeholder meetings – one for each of the following groups:

- Business and industry
- Transportation, utilities, security, and interest groups

A summary of these meetings and the corresponding feedback received can be found in Appendix C.

Why Point Douglas

Stakeholders identified the following reasons that attracted them to operate, or purchase a property, in Point Douglas:

All subgroups

- Low investment cost and high investment potential

Non-profits, community organizations, and other

- Interested in building affordable housing and densifying throughout the neighbourhood
- Ability to provide zero-barrier community programming spaces

Business and industry

- Central location is accessible to customers city-wide and makes it easy to mobilize goods
- Lots of land for parking and access to truck routes
- For some, access to the spur line is crucial for shipping operations, and finding a location with equivalent service would be difficult and expensive

Changes in Point Douglas

We asked stakeholders what changes they have seen in Point Douglas. The following is a summary of the feedback received:

All subgroups

- Crime, theft, and safety concerns, which are systemic and long-term issues in the area
- Prostitution has decreased, but homelessness has increased, and the toxic drug crisis is a growing threat to the community
- Increased danger and crime, including break-ins, arson, and vandalism

Non-profits, community organizations, and other

- Change in demographics
- Lack of appropriate housing, especially for seniors
- The unsheltered population has become younger, with an increase in suburban kids, seniors, newcomers/refugees, and youth exiting care

- The concentration of social service organizations has increased, with many looking to expand in Point Douglas
- The neighbourhood has become a trauma response area, reflecting the trauma that residents are experiencing. This role as a trauma response area is in conflict with goals for economic development.

Business and industry

- Employees feel unsafe; businesses need to lock doors and invest in expensive security measures
- Due to the location and rates of crime such as arson, businesses have a hard time getting insurance
- Rise in homelessness and encampments
- Some properties are being restored with pride, but the overall perception is negative, which deters development
- There is tension between residents and businesses, with residents feeling that businesses are responsible for contamination of land and air in the neighbourhood

Feedback received about changes in Point Douglas are consistent with operational challenges identified by business and industry stakeholders (see Appendix C).

Transportation challenges

We asked stakeholders if there were any opportunities or challenges with access to their businesses, or getting around the neighbourhood generally. The following is a summary of the feedback received:

Business and industry

- Concerns about street parking and how it may be affected by changes in transit
- Commercial trucks should continue to be permitted on Sutherland Avenue to support businesses that rely on them for operations. Transportation, utilities, security, and interest groups
- It is important to ensure access to the utility and transmission station which is an emergency dispatch centre
- The plan should focus on improving connections between key points, such as the Harry Lazarenko Bridge and the Louise Bridge, to facilitate better movement for cyclists and pedestrians
- The plan should identify highly used active transportation corridors, including Annabella Street, Austin Street from Jarvis Avenue to Pritchard Avenue, and Jarvis Avenue to the Rover dike, to ensure these corridors are recognized and enhanced
- Concerns about high-speed traffic on Sutherland Ave, particularly at the Euclid Ave intersection, suggest a need for traffic calming measures
- Unpredictable pedestrian behaviour in the area adds a layer of danger for road safety

Other possible uses

All subgroups

- Mixed-use development with residential above and commercial on the main floor

Non-profits, community organizations, and other

- Various residential uses, there's a need for housing for seniors housing and large families

- Some preference for single-unit or townhouses due to concerns that multi-unit dwellings will be taken over by gangs
- Small commercial spaces that can be rented to local businesses

Business and industry

- Some owners are open to considering other uses for their properties sooner rather than later, especially if the economics become more attractive
- There is interest in residential development, including condos and small apartments
- Businesses that are doing well and growing may need more space and could expand their existing buildings Re-locating to CentrePort may be the most cost-effective way to expand business for some
- Some property owners have no plan to change their current use

Barriers to development

All subgroups

- Crime rates make it difficult to convince people to come work or live in the area and disincentivizes development
- The cost of environmental remediation and infrastructure improvements can be prohibitive
- The capacity of sewer and water infrastructure is often insufficient to support additional housing without significant infrastructure upgrades
- The permitting process for demolition and development is seen as complex and unnecessarily elaborate
- There is a perceived disconnect between pre-planning and application processing communication with the City
- Land value has not kept pace with other cities, affecting development feasibility. Developers are risk-averse, and the current market conditions make it difficult to attract investment.

Non-profits, community organizations, and other

- Permitting is challenging
- Lack of clarity related to fire separation and egress rules for duplexes and two-storey buildings
- There is a need for more flexible zoning to allow for different uses and to incentivize affordable housing development
- The neighbourhood has a concentration of trauma, requiring a trauma-response approach

Business and industry

- Arson rates are high, and it is difficult to get insurance coverage
- There are barriers and limitations to large-scale operations such as the CP rail line, which creates a physical barrier, and the Louise Bridge's limited capacity
- Many buildings are not suitable for modern industrial operations that necessitate more space for movement and parking of semi-trucks
- Current parking requirements are restrictive, and the final configuration of rapid transit on Sutherland Ave. has not been built, which discourages development
- Garbage, overall maintenance, and the general appearance of the area creates poor optics
- Lack of capacity to navigate and understand affordable housing programs

Hopes and desired rules

All subgroups

- Respect historic neighbourhood features and promote distinct neighbourhood identity
- Prioritize housing for the most marginalized people in our community with an emphasis on affordable housing
- Ensure developments have ample light and visibility to create a sense of safety
- Encourage residential living with no restrictions on density
- Maintain public access to the river, expanding the river paths
- Relax parking requirements

Non-profits, community organizations, and other

- Neighbourhood beautification
- Maintain existing house types, keeping low-density area, with predominantly single-unit housing
- Increase housing variety and density
- There are concerns about gentrification and ensuring the Indigenous presence remains in the neighbourhood

Business and industry

General Development

- Ensure coordination between city departments and reduce the complexity of the development process
- Prohibit heavy industrial uses and uses that attract undesirable activities into the area; allow light industrial and warehousing
- Emphasize the need for more employers in the area, balancing employment with residential and parks
- Direct initial developments to marginalized people and consider temporary housing

Transportation

- Prioritize public transit over parking; concentrating retail by transit stops and reducing parking minimums for retail and industrial uses
- Hide parking and focus on walkability and bike access

Infrastructure

- Find creative solutions, such as underground holding tanks, to managing stormwater runoff within limits of the combined sewer system
- The creation of sound walls or fences to improve relationships between industrial and residential residents is suggested

Design and Amenities

- Develop similarly to Waterfront Drive with greenspace, walking paths, and boardwalks
- Consider barriers that restrict adaptive reuse of warehouses and how this may be encouraged
- Encourage small businesses and street-level businesses catering to neighbourhood needs

Transportation, utilities, security, and interest groups

- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the design and layout of future developments to deter criminal activity

- Implement traffic calming measures, especially at key intersections like Euclid Ave and Sutherland Ave, to enhance safety for all road users

Encouraging housing development

We asked non-profit housing developers what changes are needed to encourage housing development in Point Douglas and meet the goals of their organizations. The following is a summary of their feedback:

- Emphasize healing in the community with sustainable funding for social services
- Strive for change that is community-driven and provides dignity, rather than being profit-driven
- Find ways to avoid gentrification and ensure Indigenous presence remains
- Ensure that the planning and development of projects involve the community to create successful tenancies
- Celebrate the Indigeneity of the neighbourhood with designated spaces for Elders, drumming, and ceremonies
- Emphasize the role of Indigenous organizations in leading housing development to ensure cultural appropriateness and community acceptance
- Make it easier to develop affordable housing solutions by allowing for more general zoning, reducing the need for complex and expensive rezoning processes
- Accommodate different ways of living by including a wider range of housing, such as multi-generational and co-housing models, and secondary suites
- Address the capacity of sewer and water infrastructure to support additional housing
- Provide financial support for infrastructure upgrades and environmental remediation to make sites viable for development
- Consider creating a Community Benefit District or Tax Increment Financing (TIFF) to fund local housing initiatives

Next steps

What we heard in Phase 1, along with technical analysis, helped draft the Point Douglas Neighbourhood Plan.

In Phase 2 public engagement, we will share the draft Plan along with an explanation of how feedback was considered. Feedback from the public and stakeholders during Phase 2 engagement will be used to revise the draft Plan. The Plan will then be presented to Council for consideration as a secondary plan bylaw.

Appendices

Appendix A – Promotional materials
Appendix B – Project Advisory Committee
Appendix C – Stakeholder meetings
Appendix D – Community gathering feedback
Appendix E – Community chats feedback
Appendix F – Online engagement
Appendix G – Mapping feedback analysis

List of Appendices

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Appendix B: Project Advisory Committee

Appendix C: Stakeholder Meetings

- C.1 Individual stakeholder meetings
- C.2 Business and industry meeting notes
- C.3 Transportation, utilities, security, and interest group meeting notes

Appendix D: Community Gathering Feedback

Appendix E: Community chats

Appendix F: Online engagement

- F.1 Online mapping tool feedback
- F.2 Online stories
- F.3 Survey results
- F.4 Open-ended survey analysis

Appendix G: Mapping feedback analysis

Appendix A – Promotional Materials

Appendix A Promotional material

Postcard

Front side



Back Side



Flyer

Winnipeg

POINT DOUGLAS NEIGHBOURHOOD PLAN

Help us create a neighbourhood plan for Point Douglas

Together, **let's create a vision** for the long-term future of the neighbourhood. The Point Douglas Neighbourhood Plan will help guide future land use and development in the area. The neighbourhood plan will include rules about where new buildings can be built and what they should look like. It will ensure that:

- A variety of housing exists for a wide range of people
- New housing is compatible with the existing houses
- Parks and other amenities are within walking distance of residents
- Point Douglas continues to develop as a walkable, bikeable, and transit-orientated community

Join us to learn more and have your say:

Austin Street Festival

Date: August 23, 2024

Location: Austin Street N.
Between Euclid Avenue and Selkirk Avenue

Time: 1 p.m. - 5 p.m.

Neighbourhood Plan Community Gathering

Date: September 11, 2024

Location: Norquay Community Centre
65 Granville Street

Time: Drop in between 3 p.m. - 7 p.m.

Refreshments and snacks will be provided.
There will be activities for kids.

For more information:

pointdouglasplan@winnipeg.ca

204-986-0537

winnipeg.ca/pointdouglasplan



Facebook ad example



Appendix B – Project Advisory Committee

Appendix B Project Advisory Committee

Project Advisory Committee members:

- Catherine Flynn, Point Douglas Residents Committee
- Jean Trottier, Little Forks National Urban Park Proposal
- Justin Quigley, End Homelessness Winnipeg
- Khalida Benedictson, North Point Douglas Women's Centre
- Stephen Wilson, Graffiti Art Programming

The Project Advisory Committee met on April 10, 2024 to provide input into the engagement strategy and again on September 23, 2024 to reflect on Phase 1 engagement.

The project team stayed in contact with the committee throughout Phase 1.

Appendix C – Stakeholder Meetings

Appendix C.1 Individual stakeholder meetings

Location: In-person (various) or virtual

Date: Between August 19 and October 7, 2024

Attendees: 28

Time: Various

Stakeholders with expertise and interest in Point Douglas were invited to take part in individual stakeholder meetings. As part of these meetings, the project team asked participants a series of questions related to their operation in Point Douglas, changes they have seen in the area, and hopes and concerns they have for future development.

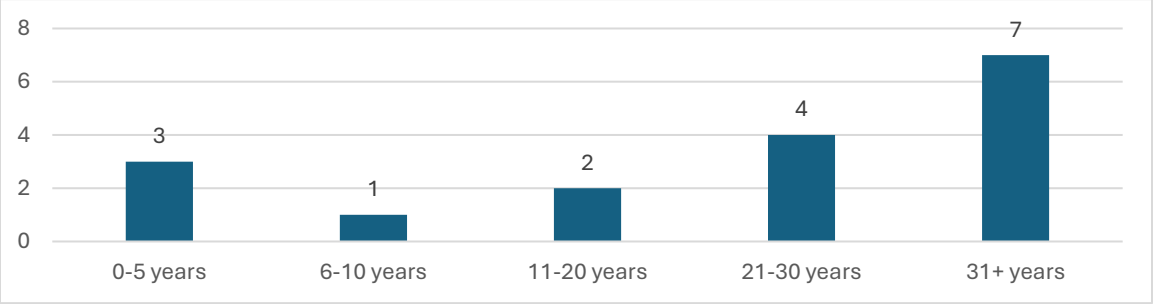
Participating stakeholders have been divided into two main groups as follows:

Industry, business, and utility		**Non-profits, community organizations, and other**
• 204 Capital Inc. • 2830400 MB Inc • 34 Higgins Ltd • 4892292 MANITOBA LTD. • Adelaide Investments/Richlu Mfg • Border Glass & Aluminum • Casa Dos Acores • Cooper Atlas Ltd (Manitoba Garage Door) • Gateway Industries Ltd.	• Imrie Demolition JS Furniture (National Lamp Building) • Leon Brown Ltd. • Les.Net • M&W Holdings • Manitoba Hydro • Sturgeon Tire Distributors • Trotzdem Inc • WAM Holdings (The Standard Press) • Western Scrap Metals Inc.	• Bridgman Collaborative Architecture • Kinew Housing • Ma Mawi Wi Chi Itata Centre • Main Street Project • Manitoba Housing • Native Clan Organization • Point Douglas Residents Committee • Point Douglas Seniors Association • Social Enterprise Manitoba

Time in Point Douglas

Many stakeholders, particularly those who own businesses or industries, have owned property in Point Douglas for over twenty years (**Figure C-1**).

***Figure** Error! No text of specified style in document.**-1**: Number of years in Point Douglas*



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Why Point Douglas

The table below summarizes the response of individual stakeholder subgroups to the question, "what attracted you to the property?".

Subgroup	Key Themes
All subgroups	• Low investment cost and high investment potential.
Non-profits, community organizations, and other	• Homeownership program in the 1980s, high concentration of Indigenous families, eclectic and positive community. • Proximity to the river. • Interested in building affordable housing and densifying throughout the neighbourhood. • Providing zero-barrier community programming spaces.
Industry, business, and utility	• Central location close to Downtown and the Exchange also means businesses are accessible to customers city-wide. • The neighbourhood is appreciated for its proximity to amenities. • The area offers ample land for parking and access to truck routes, which is beneficial for businesses. • Properties were often purchased as investments due to their low cost and affordable taxes. • Some industrial owners purchased properties around their main use to limit nuisance complaints.

Changes in Point Douglas

The table below summarizes the response of individual stakeholder subgroups to the question, "what changes they have seen in Point Douglas?".

Subgroup	Key themes
All subgroups	• Prostitution has decreased, but homelessness has increased, and the toxic drug crisis is a growing threat to the community. • Increased danger and crime, including break-ins, arson, and vandalism.
Non-profits, community organizations, and other	• Change in demographics. • Point Douglas has become a food desert. • Lack of appropriate housing, especially for seniors. • The unsheltered population has become younger, with an increase in suburban kids, seniors, newcomers/refugees, and youth exiting care. • The concentration of social service organizations has increased, with many looking to expand in Point Douglas. • The neighbourhood has become a trauma response area, reflecting the trauma that residents are experiencing. This role as a trauma response area is in conflict with goals for economic development. • Community members are becoming increasingly more divided from one another. For some, it seems as though loss is at the root of this division.

Industry, business, and utility	• Employees feel unsafe; businesses need to lock doors and invest in expensive security measures. • Police response is perceived as apathetic, leading to a lack of deterrence. • Rise in homelessness and encampments. • Non-profits and homelessness organizations are seen as ineffective. • Some properties are being restored with pride, but the overall perception is negative. • The neighbourhood's optics, such as garbage and vacant properties, affect development.

Other possible uses for property

The table below summarizes the response of individual stakeholder subgroups to the question, "If you were to transition the current use of your property, what other use(s) would consider, if any?".

Subgroup	Key themes
All subgroups	• Mixed-use development with residential above and commercial on the main floor.
Non-profits, community organizations, and other	• Various residential uses, there's a need for housing for seniors housing and for large families. • Some preference for single-unit or town houses due to concerns that multi-unit dwellings will be taken over by gangs. • Small commercial spaces that can be rented to local businesses. • Promote and incorporate public art in parks, community spaces, and along corridors to create places for healing, reflection, and celebration. • Some would like to see a local 'High Line Park' in the Mixed-Use Area of Point Douglas.
Industry, business, and utility	• Some owners are open to considering other uses for their properties sooner rather than later, especially if the economics become more attractive. • There is interest in residential development, including condos and small apartments. • Businesses that are doing well and growing may need more space and could expand their existing buildings. Re-locating to CentrePort may be the most cost-effective way to expand business for some. • Some property owners have no plan to change their current use.

Barriers to development

The table below summarizes the response of individual stakeholder subgroups to the question, "What barriers to development are you aware of in Point Douglas?".

Subgroup	Key themes
All subgroups	• Crime rates make it difficult to convince people to come to work or live in the area and disincentivize development. • The cost of environmental remediation and infrastructure improvements can be prohibitive. • The capacity of sewer and water infrastructure is often insufficient to support additional housing. • The permitting process for demolition and development is seen as complex and unnecessarily elaborate. • There is a perceived disconnect between pre-planning and application processing communication with the City. • Land value has not kept pace with other cities, affecting the feasibility of development. Developers are risk-averse, and the current market conditions make it difficult to attract investment.
Non-profits, community organizations, and other	• Permitting is challenging. • Lack of clarity related to fire separation and egress rules for duplexes and two-storey buildings. • There is a need for more flexible zoning to allow for different uses and to incentivize affordable housing development. • The neighbourhood has a concentration of trauma, requiring a trauma-response approach. This response may include new neighbourhood resources such as affordable housing with onsite wraparound supports. An effective trauma-response approach will require significant investment from all levels of government. • Soil remediation.
Industry, business, and utility	• Arson rates are high, and it is difficult to get insurance coverage. • There are barriers and limitation to large scale operations such as the CP rail line, which creates a physical barrier, and the Louise Bridge's limited capacity. • Many buildings are not suitable for modern industrial operations that necessitate more space for movement and parking of semitrucks. • Current parking requirements are restrictive, and the final configuration of rapid transit on Sutherland Ave. has not been built, which discourages development. • Garbage, overall maintenance, and appearance of area create poor optics. • Lack of capacity to navigate and understand affordable housing programs.

Hopes and desired rules for development

The table below summarizes the response of individual stakeholder subgroups to the question, "What rules should future development be subject to – particularly in proximity of your property?"

Subgroup	Key themes
All subgroups	• Respect historic neighbourhood features and promote distinct neighbourhood identity. • Prioritize housing for the most marginalized people in our community with an emphasis on affordable housing. • Ensure developments have ample light and visibility to create a sense of safety. • Encourage residential living with no restrictions on density. • Maintain public access to the river, expanding the river paths. • Relax parking requirements.
Non-profits, community organizations, and other	• Neighbourhood beautification (e.g. permanent garbage and recycling bins in public spaces). • Maintain existing house types, keeping low-density area with predominantly single-unit housing. • Increase housing variety and density. • There are concerns about gentrification and ensuring the Indigenous presence remains in the neighbourhood. • Safety and security, including CPTED principles, should be incorporated into all public and private designs. • Provide a connected active transportation (AT) network throughout the neighbourhood with safe connections to adjacent neighbourhoods. This includes providing a safe AT connection across Redwood and adding sidewalks along Rover. • The number of vacant buildings (the most in any Winnipeg neighbourhood) must be addressed by the city. • Neighbourhood livability - every neighbourhood in Winnipeg should be livable – including Point Douglas.

Industry, business, and utility	*General Development:* • Ensure coordination between city departments and reduce the complexity of the development process. • Prohibit heavy industrial uses and uses that attract undesirable activities into the area; allow light industrial and warehousing. • Emphasize the need for more employers in the area, balancing employment with residential and parks. • Direct initial developments to marginalized people and consider temporary housing. *Transportation* • Prioritize public transit over parking; concentrating retail by transit stops and reducing parking minimums for retail and industrial uses. • Hide parking and focus on walkability and bike access. *Infrastructure* • Find creative solutions, such as underground holding tanks, to managing stormwater runoff within limits of the combined sewer system. *Design and Amenities* • Develop similarly to Waterfront Drive with greenspace, walking paths, and boardwalks. • Consider barriers that restrict adaptive re-use of warehouses and how this may be encouraged. • Encourage small businesses and street-level businesses catering to neighbourhood needs.

Some specific questions were asked of non-profit housing providers. The following is a summary of the feedback received from non-profit housing providers to the question, "What neighbourhood changes would ensure meeting the goals and objectives of your organization over the next 10 years?"

- Emphasize healing in the community with sustainable funding for social services.
- Celebrate the Indigeneity of the neighbourhood with designated spaces for Elders, drumming, and ceremonies.
- Enable a variety of housing options and make it easier for non-profits and government to develop affordable housing solutions.
- Include new definitions of housing to accommodate different ways of living, such as multi-generational housing models and co-housing.
- Strive for change that is community-driven and provides dignity, rather than being profit-driven.
- Find ways to avoid gentrification and ensure Indigenous presence remains.

The following is a summary of the feedback received from non-profit housing providers to the question, "What tools or mechanisms should be used to encourage housing development in Point Douglas?"

- Emphasize the role of Indigenous organizations in leading housing development to ensure cultural appropriateness and community acceptance.

- Develop a shared understanding that Indigenous housing doesn't fit typical norms and requires flexibility in development rules and policies.
- Consider creating a Community Benefit District or Tax Increment Financing (TIFF) to fund local housing initiatives.
- Offer city land at a discount if it's surplus to the city's needs to reduce development costs.
- Allow for more general zoning to accommodate different uses, reducing the need for complex and expensive rezoning processes.
- The city should invest in infrastructure improvements upfront, as the cost cannot be borne by non-profit developers.
- Address the capacity of sewer and water infrastructure to support additional housing.
- Ensure that the planning and development of projects involve the community to create successful tenancies.
- Explore different housing models, such as multi-generational housing, co-housing, secondary suites, and garage suites, to provide a variety of options.
- Consider shared housing options that allow residents to choose who they live with, respecting chosen family structures.
- Recognize and address the negative stigma associated with the area, which can deter investment and development.
- Provide financial support for environmental remediation to make sites viable for development.
- Housing fix-up grants are successful in Point Douglas and should continue to be promoted among current and future homeowners.
- The Province of Manitoba recommended that the Point Douglas Residents' Association conduct a Housing Audit to help leverage potential future provincial housing funds.

C.2 Business and industry meeting notes

Location: Virtual (Microsoft Teams) **Date:** August 26, 2024

Attendees: 9 **Time:** 2:00pm-3:00pm

Business and industry owners and operators in Point Douglas were invited to participate in a group stakeholder meeting. The following stakeholder organizations were represented:

- BUILD
- Shortline Moving Solutions Ltd.
- The Standard Press: Signs at Cost
- ADM Milling
- Eliminator RC
- Western Scrap Metals Inc.

The meeting began with an overview of the project background, before transitioning to a guided discussion. The table below summarizes the responses received to the discussion questions.

Question	Key Themes
What initially attracted you to operate your business in Point Douglas?	• Central location offers easy access to bridges and truck routes, facilitating efficient movement in and out of the city. • The area has a history of industrial support, including a direct spur line into yards until the 1970s, making it a well-situated site for certain types of businesses and industry. • The heritage buildings and the history of the neighbourhood, which reflect the city's past.
What are the advantages of operating your business or industry in Point Douglas?	• The close proximity to transportation routes, including a truck route on Sutherland Ave, is beneficial for businesses that require frequent shipping and receiving. • For businesses offering city-wide services, the ability to mobilize easily from a central point is a significant advantage. • For some, access to the spur line is crucial for shipping operations, and finding a location with equivalent service would be difficult and expensive.
What, if any, are the challenges you have encountered while operating your business or industry in Point Douglas?	• Crime, theft, and safety concerns, which are systemic and long-term issues in the area. • Poor road surface quality and maintenance impact business operations and make it challenging to keep surrounding areas clean. • Encampments and the presence of individuals suffering from addictions and mental health challenges pose difficulties for businesses.
What, if any, types of safety concerns have staff and/or	• There have been instances of theft and attempted robberies, leading to concerns about the safety of staff and customers.

customers identified near your business/organization? If so, what are they and/or where do they occur?	• Some businesses have staff who have reported feeling unsafe at work, leading to measures such as keeping retail doors locked during operating hours. • Due to the location and rates of crime such as arson, businesses have a hard time getting insurance.
What changes have you seen in the neighbourhood over the past 10 years?	• There is tension between residents and businesses, with residents feeling that businesses are responsible for contamination of land and air in the neighbourhood.
Are there any neighbourhood changes that could help ensure your business or industry will be successful and sustainable over time?	• Neighbourhood should receive the same level of care, maintenance, and investment as other areas in the city to ensure success and sustainability. • Addressing social challenges such as addiction, mental health, and homelessness is seen as crucial for the success of the neighbourhood plan.
What are the opportunities as it relates to accessing your business? Any challenges?	• Concerns about street parking and how it may be affected by changes in transit. • The continuation of Sutherland Ave as a commercial truck route is important for businesses that rely on it for operations.
What rules should be included in the Neighbourhood Plan to guide future development of the neighbourhood – particularly in proximity to your property?	• The creation of sound walls or fences to improve relationships between industrial and residential residents is suggested. • Ensuring the same expectations for level of care and maintenance as other areas in the city.
Other information	• There is a significant need for a grocery store in the area. • Foot traffic coming from Main Street is important for businesses but may also contribute to challenges experienced by neighbourhood.

C.3 Transportation, utilities, security, and interest group meeting notes

Location: Virtual (Microsoft Teams)

Date: August 27, 2024

Attendees: 8

Time: 2:00pm-3:00pm

Transportation, utility, security, and other interest group representatives were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- Green Action Centre
- Manitoba Trucking Association
- Manitoba Hydro
- Bike Winnipeg
- Functional Transit Winnipeg
- Downtown Safety Community Partnership
- Winnipeg Police Service
- Winnipeg Fire Paramedics Service

The meeting began with an overview of the project background, before transitioning to a guided discussion. The table below summarizes the responses received to the discussion questions.

Question	Key Themes
What should be included in the Neighbourhood Plan to ensure Point Douglas takes full advantage of the benefits of the Frequent Express Route?	• The plan should focus on improving connections between key points, such as the Harry Lazarenko Bridge and the Louise Bridge, to facilitate better movement for cyclists and pedestrians. • A comprehensive cycling strategy should be developed which addresses the challenges of crossing Main St and the railway tracks and connects to the west. • The plan should identify highly used active transportation corridors, like Austin St from Jarvis Ave to Pritchard Ave, to ensure these corridors are recognized and enhanced.
What other routes, other than Sutherland Ave, are commonly used by cyclists and pedestrians throughout Point Douglas that should be prioritized?	• Annabella St is noted for its use by cyclists and pedestrians and should be prioritized for improvements. • Challenges in crossing Main St indicate a need for safer and more efficient crossing options for both cyclists and pedestrians. • Jarvis Ave from Hallet to Rover could provide a significant connection to the bridge and should be considered for prioritization.
What traffic safety issues (conflicts, sight line restrictions, double parking) are you aware of in the neighbourhood?	• Concerns about high-speed traffic on Sutherland Ave, particularly at the Euclid Ave intersection, suggest a need for traffic calming measures. • Unpredictable pedestrian behaviour in the area adds a layer of danger for road safety.

	• Minor crimes are often underreported, which affects the community's sense of safety and security.
What aspects of future development of the neighbourhood need to be prioritized (in terms of design, layout, etc.) to maximize safety?	• Incorporating Crime Prevention Through Environmental Design (CPTED) principles into the design and layout of future developments to deter criminal activity. • Implementing traffic calming measures, especially at key intersections like Euclid Ave and Sutherland Ave, to enhance safety for all road users. • Developing support systems within the community, particularly for affordable housing, to address the needs of residents and improve overall safety.
Are there any emergency access issues in this area that we should be aware of? Do you have any general safety and security concerns in the neighbourhood?	• It is important to ensure access to the utility and transmission station, which is an emergency dispatch centre, as part of any transportation plans. • Need to address the high number of vacant buildings and encampments, which pose safety and security concerns. • Need to provide support to rooming houses, particularly in converted dwellings and apartment blocks on the west side of Main St, to enhance safety and security.

Appendix D Community gathering feedback

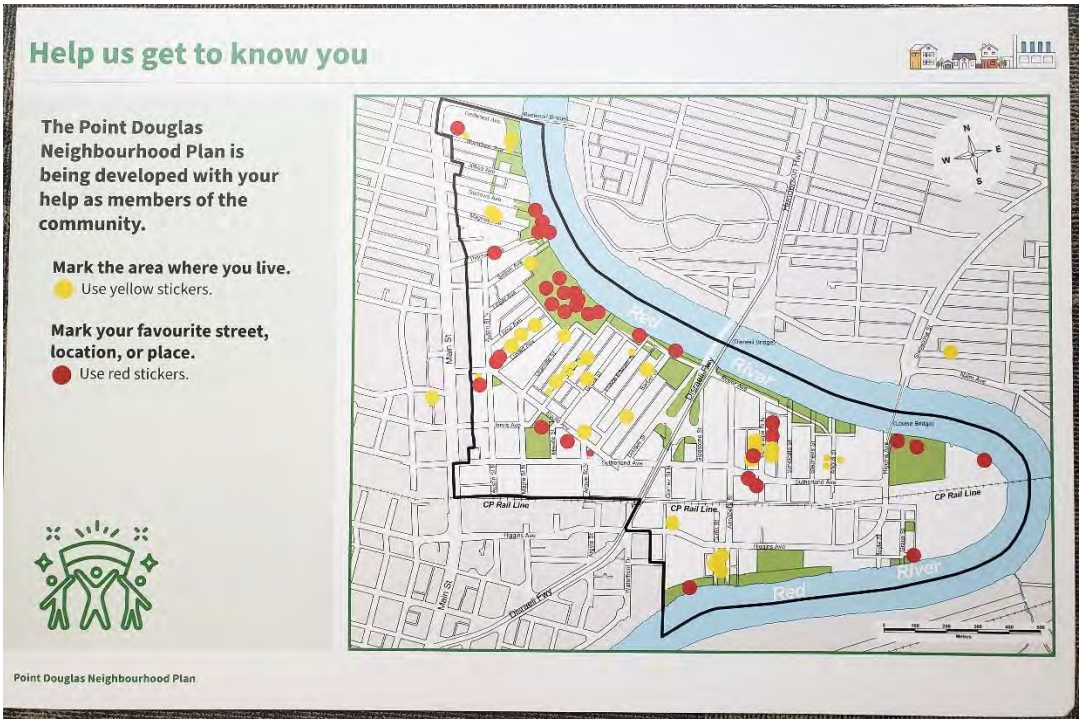
Location: Norquay Community Centre **Date:** September 11, 2024

Attendees: 90 **Time:** 3pm-7pm

Ninety people attended the Neighbourhood Plan Community Gathering, most of whom identified as residents of Point Douglas. Participants at the Community Gathering were encouraged to provide input on topics that interest them by using sticky notes and placing dots on boards/maps where input was requested.

Help us get to know you

Mark the area where you live (use yellow stickers). Mark your favourite street, location, or place (use red stickers).

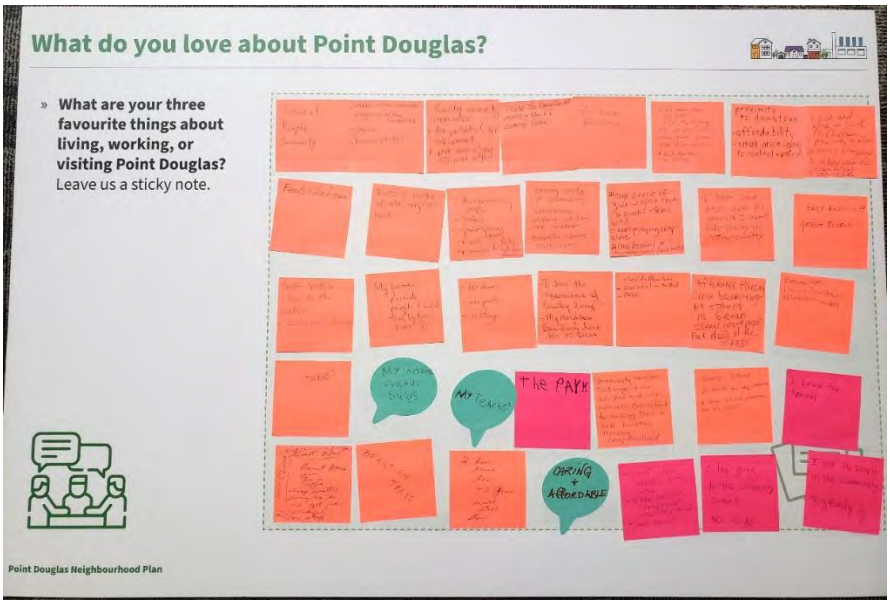


Favourite street, location, or place sticker locations included:

- Parks and greenspace along the river
- Joe Zuken Park
- Community services
- Private residences

What are your three favourite things about living, working, or visiting Point Douglas?

Leave us a sticky note.



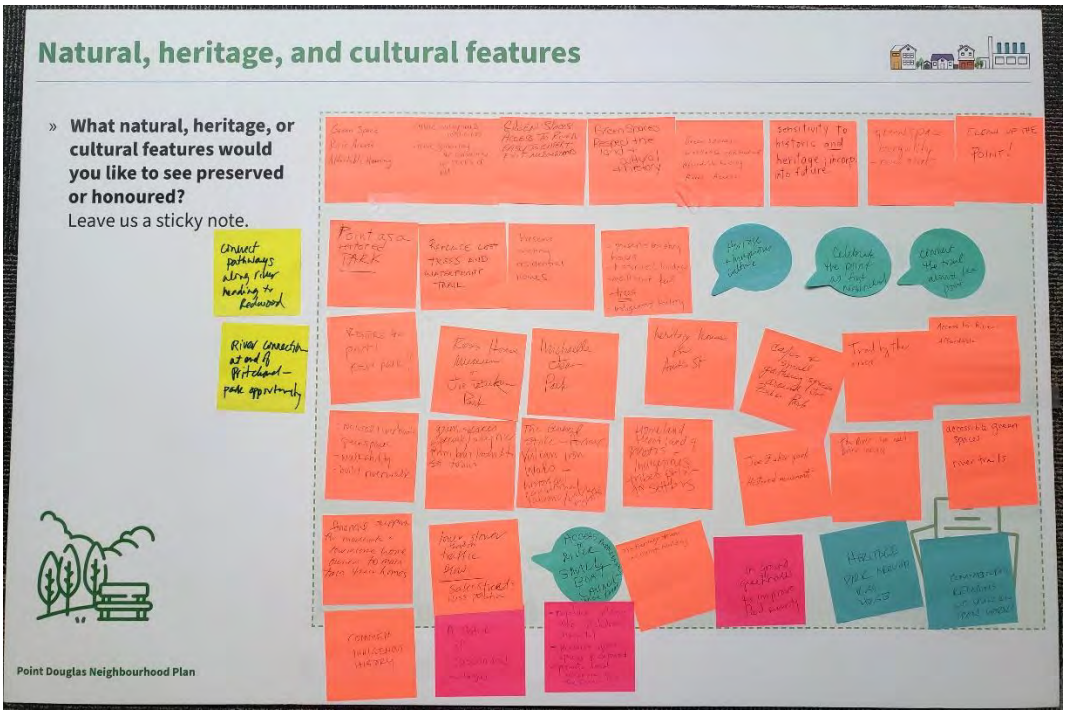
Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

Theme	Sticky Notes
Parks and greenspace	• Green spaces, close to the water, historical homes. • Large amount of green space that is public and semi wild, kids playing everywhere, close/central to downtown/work/bike bridge. • Friendly community members, the potential for development, park area along the river edge. • I've been here 15 years, love the history, the peacefulness, the green spaces and river walks, and the best neighbours! • I live and work in south Point Douglas. 1. Proximity to river, 2. Trees and green space, 3. Urban paradise (used to be), 4. Affordable. • I have lived here over 30 years, and I love it, like living in cottage country. • The community (people); history; greenspaces; river and trees. • It's home, the parks, history. • I love the appearance of country living, my neighbours, been living here for 30 years. • Beautiful trees. • Trees. • Quiet, low traffic in my area; green corridor along river, accessible to all; good transit. • The park.
The people	• I have lived here 48 years, will still stay. • Caring and affordable.

	• I love the people in the community, “big family”. • Strong sense of community, neighbours looking out for one another, beautiful homes and landscapes. • Feels like home. • My home, friends, people I meet, trail by the river. • My home, friends, swings. • My teacher. • Community members that support one another and are actively committed to making this a safe, healthy, thriving neighbourhood. • Potential, people, community. • People in the community, programs in the community, parks, history of PD.
Amenities and services	• I like going to the community centre, NCC rocks. • I love the school. • North Point Douglas Women’s Centre: best place, women’s centre (peanut butter, jam, tea, coffee, always something every day so we get fed, wonderful staff).
Central	• Close to downtown, mostly quiet, lovely park. • Proximity to downtown, affordability, small area easy to control and patrol. • Close to downtown, good school in the hood, parks. • Green spaces, proximity to the workplace, distance to The Exchange and The Forks. • Easy accessibility, great people. • Proximity to The Forks, St. Boniface, and downtown. • Awesome people, easy to get downtown.
Affordable	• Affordable housing. • Affordable housing close to everything, my street is grand, clean, great people, park at end of the street.
Other	• The movie business. • Historic nature of the neighbourhood.

What natural, heritage, or cultural features would you like to see preserved or honoured?

Leave us a sticky note.



Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

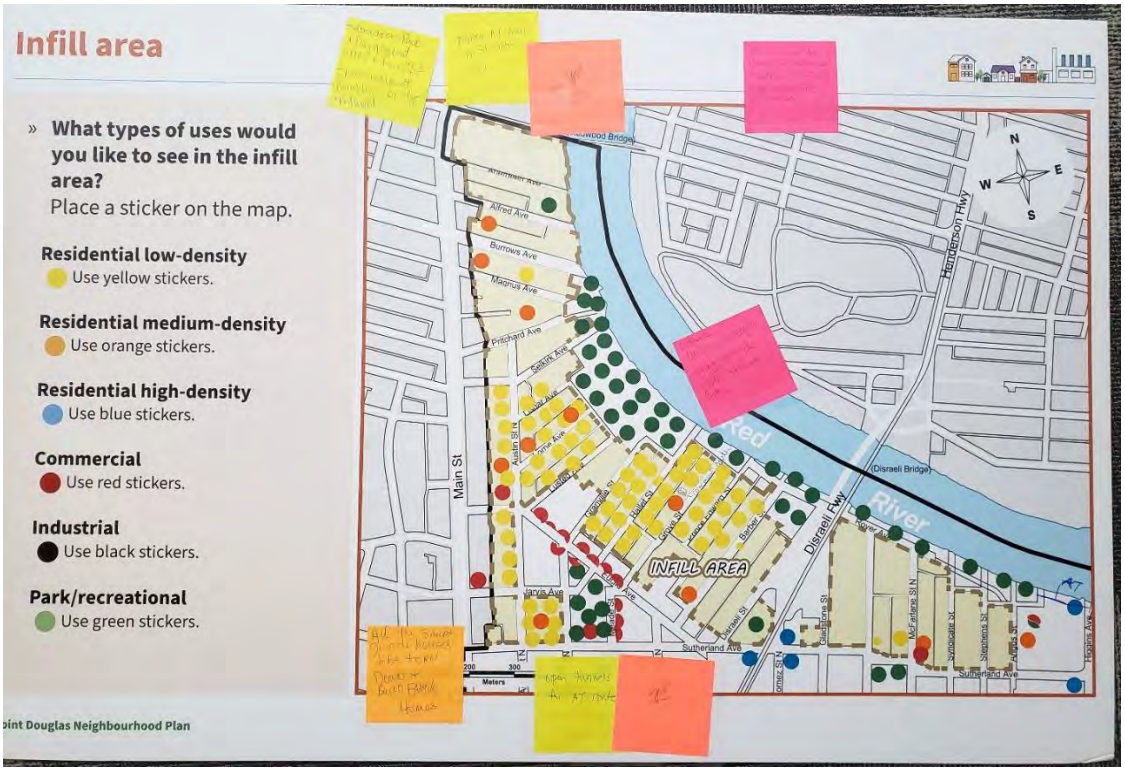
Theme	Sticky Notes
Parks and greenspace	• Green space, river access, affordable housing. • More Indigenous medicines, more gathering for community in parks of PD. • Green spaces, access to river, easy to enter/ exit the neighbourhood. • Green spaces, respect the land and culture and history. • Green spaces, walkable neighbourhood, affordable housing, river access. • Green space, tranquility, river access. • Clean up the Point! • Connect the trail around the Point. • Replace lost trees and waterfront trail. • Point as restored park. • Connect pathways along river heading to Redwood. • River connection at end of Pritchard – park opportunity. • Restore the Point! Future park!! • Ross House Museum + Joe Zuken Park. • Michaelle Jean Park. • Cafes and small gathering spaces around Joe Zuken Park.

	• Trail by the river. • Access to river, affordable. • Accessible green spaces, river trails. • The river, we need better access. • Green spaces especially along the river from the boat launch to St. Johns Park. • Natural riverbank, green spaces, walkability, build riverwalk. • Access to river, paddle boats, small boat launch, canoe/ kayak.
Heritage	• Replace plaque for 1st children's hospital; preserve green spaces and expand; promote local museum in Joe Zuken Park. • A statue of Cassandra (NCC Manager). • Commemorate Indigenous History. • The General Strike – former Vulcan Iron Works – historical educational labour/worker rights. • Celebrate the Point as first neighbourhood. • Heritage + Indigenous culture. • Homeland of Metis + Indigenous tribes prior to settlers. • Old heritage houses and heritage buildings. • Joe Zuken Park, historical monument.
Built heritage	• Heritage park around Ross House. • Commemorate remains of Vulcan Iron Works. • Heritage Houses on Austin St. • Sensitivity to historic and heritage, incorporate into future plans. • Preserve existing houses; historical buildings; small town feel; trees; Indigenous history. • Preserve existing residential homes.
Other	• Financial support for moderate and low-income homeowners to maintain their homes. • In ground greenhouses to improve food security. • Lower and slower through traffic flow, safer streets, and less pollution.

Infill Area

What types of uses would you like to see in the infill area?

Place a sticker on the map.



The number of stickers placed for each of the land uses are identified in the table below.

Land Use	Number of dots
Residential low-density	67
Residential medium-density	11
Residential high-density	5
Commercial	17
Industrial	0
Park/recreational	46

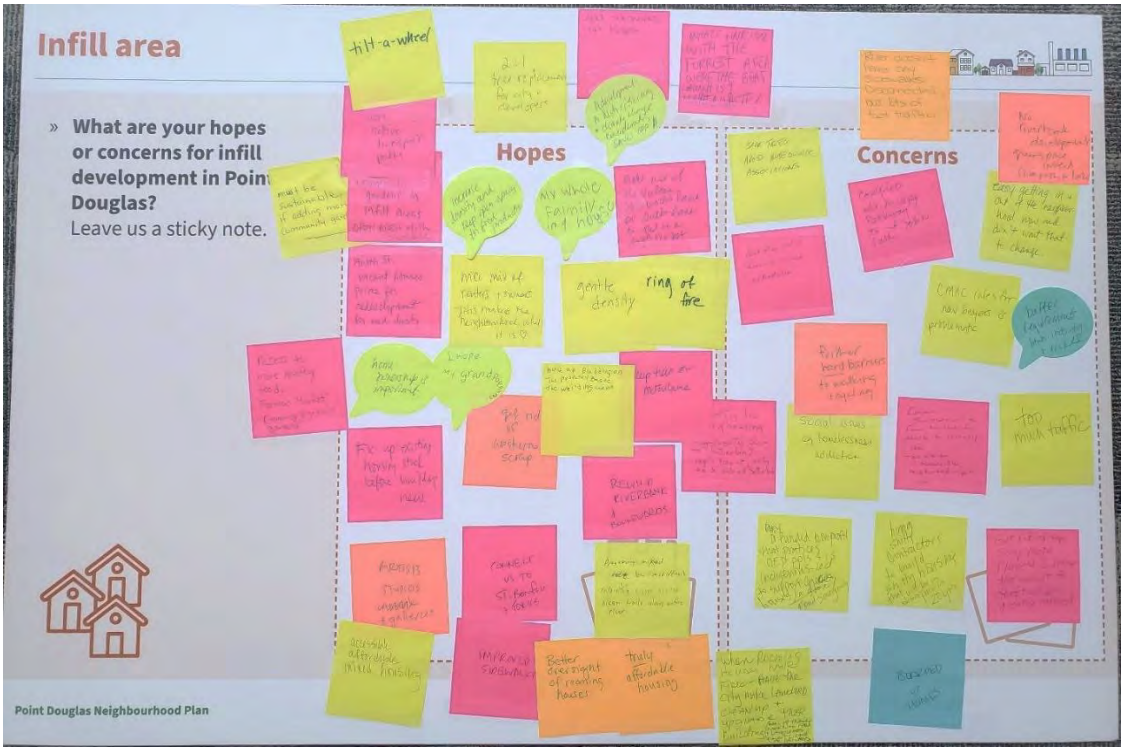
Sticky notes have been transcribed and are listed below:

- Aberdeen Park + Playground needs a facelift, crosswalk at Harry Laz. Bridge + Redwood.
- Finish AT trail to St. John's.
- Rover could be closed to motorized traffic; all streets have access from Sutherland.

- Concern: unhoused people living along the river starting fires.
- Open tunnels for AT route.
- All the [redacted] houses to be torn down and build family houses.

<u>What are your hopes or concerns for infill development in Point Douglas?</u>

Leave us a sticky note.



Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

Theme	Sticky Notes
Hopes	
Housing	• Home ownership is important. • Accessible affordable mixed housing. • Better oversight of rooming houses. • Nice mix of renters and owners, this makes the neighbourhood what it is. • Truly affordable housing. • When rooming houses have fires, have the City make the landlord clean it up and upgrade those buildings (many of these fires have occurred, and landlords haven't cleaned them up). • High density housing close to Sutherland rapid transit, only on s. side of Sutherland.

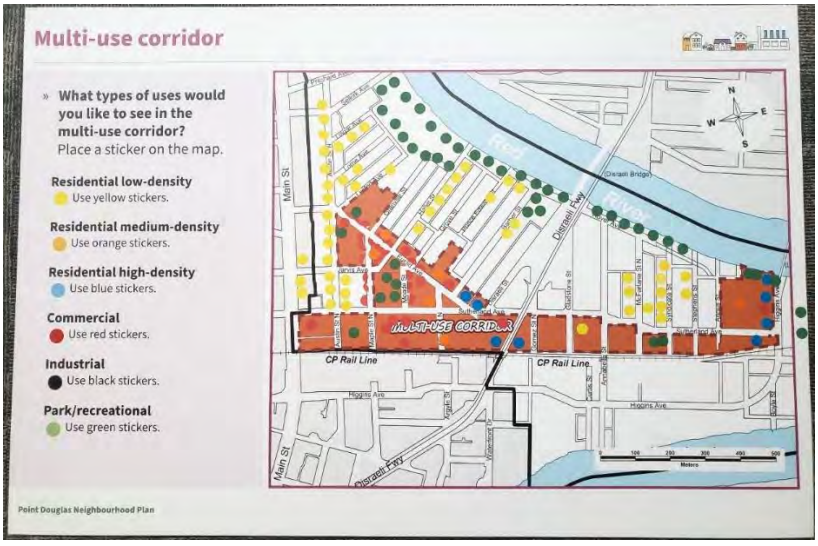
	• Fix up existing housing stock before building new. • Austin St. vacant houses prime for redevelopment for medium density. • Preserving mixed low-med density, maintain river access, nicer trails along entire river. • My whole family in 1 house. • Gentle density. • Increase density and keep open spaces for food production. • A funded non-profit that practiced CED principles and is Indigenous led to support green houses, a store, food sovereignty.
Parks and greenspace	• 2:1 tree replacement for city developers. • Must be sustainable, if adding more community gardens. • Community gardens in infill areas, open area with sunshine. • Keep trees on McFarlane. • Rewild riverbank + boulevards. • Access to more healthy food, 'farmers market', 'community vegetable gardens'. • Tilt-a-wheel.
Transportation	• More active transportation paths. • Improved sidewalks. • Connect us to St. Boniface + Forks. • Add sidewalks on Rover.
Other	• Artists' studios + galleries. • Get rid of Western Scrap. • Redevelopment to high efficiency and climate change considerations. • Make use of the Vulcan Iron Works land on Sutherland to bring in a supermarket. • Ring of fire. • Build a building on the property beside the welding union.
Concerns	
Housing	• Boarded up homes. • Hiring shitty contractors to build shitty houses that will be in disrepair in 20 years. • That the infill housing is not affordable. • CMHC rules for new buyers is problematic.
Parks and greenspace	• Save trees, avoid homeowner associations. • No riverbank development, green space instead (bike path to The Forks).

	• What's happening with the forest area where the boat launch is? What a waste!
Transportation	• Too much traffic. • Concern that there will be fewer bus stops for people to actually use, we are an accessible neighbourhood right now. • Easy getting in and out of the neighbourhood now and don't want that to change. • Further hard barriers to walking and cycling • Rover doesn't have any sidewalks, disconnected, but lots of foot traffic
Other	• Get rid of the scrap metal places, I believe the amount of theft will be greatly reduced • Social issues e.g. homelessness, addiction. • Complete the N. WPG parkway to St. Johns Park. • Buffer requirements between industry and residential.

Multi-use corridor

<u>What types of uses would you like to see in the multi-use corridor?</u>

Place a sticker on the map.



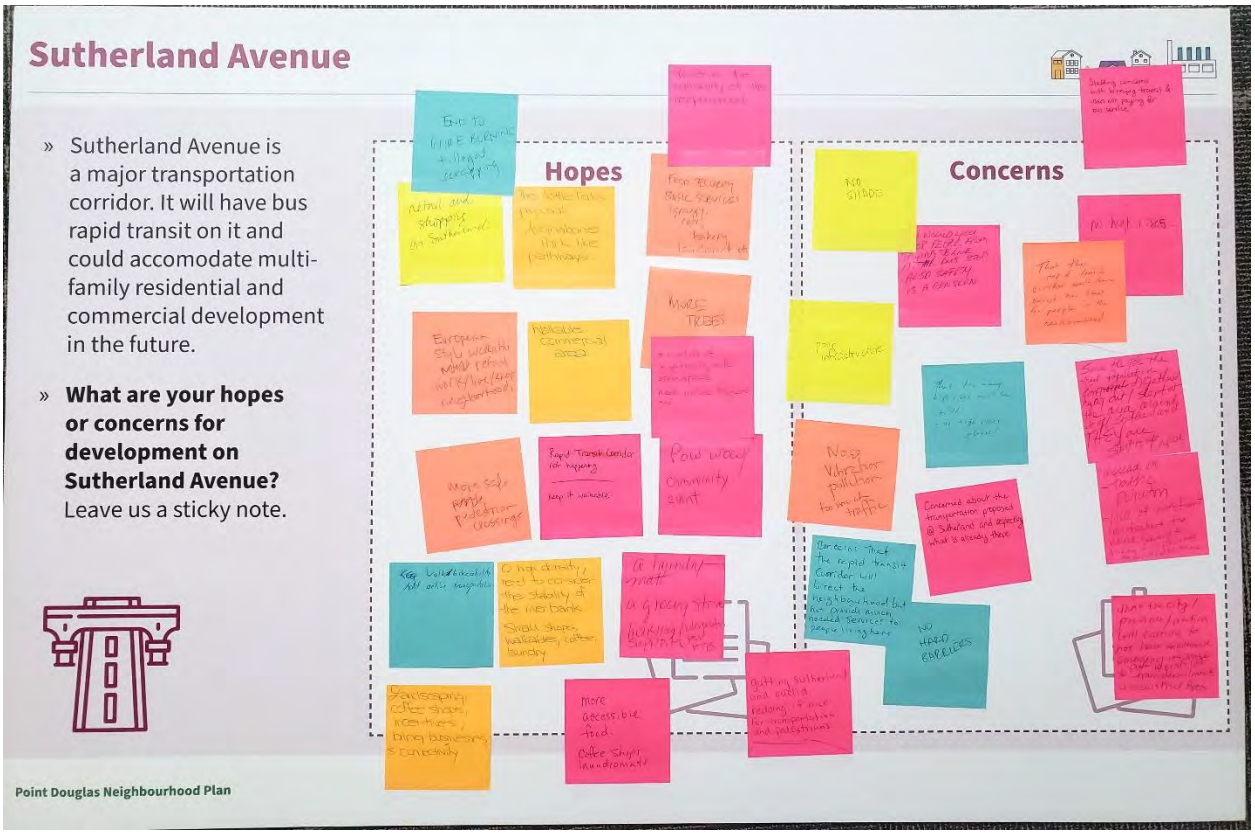
The number of stickers placed for each of the land uses are identified in the table below.

Land Use	Number of dots
Residential low-density	50
Residential medium-density	6
Residential high-density	8

Commercial	31
Industrial	0
Park/recreational	46

What are your hopes or concerns for development on Sutherland Avenue?

Leave us a sticky note.



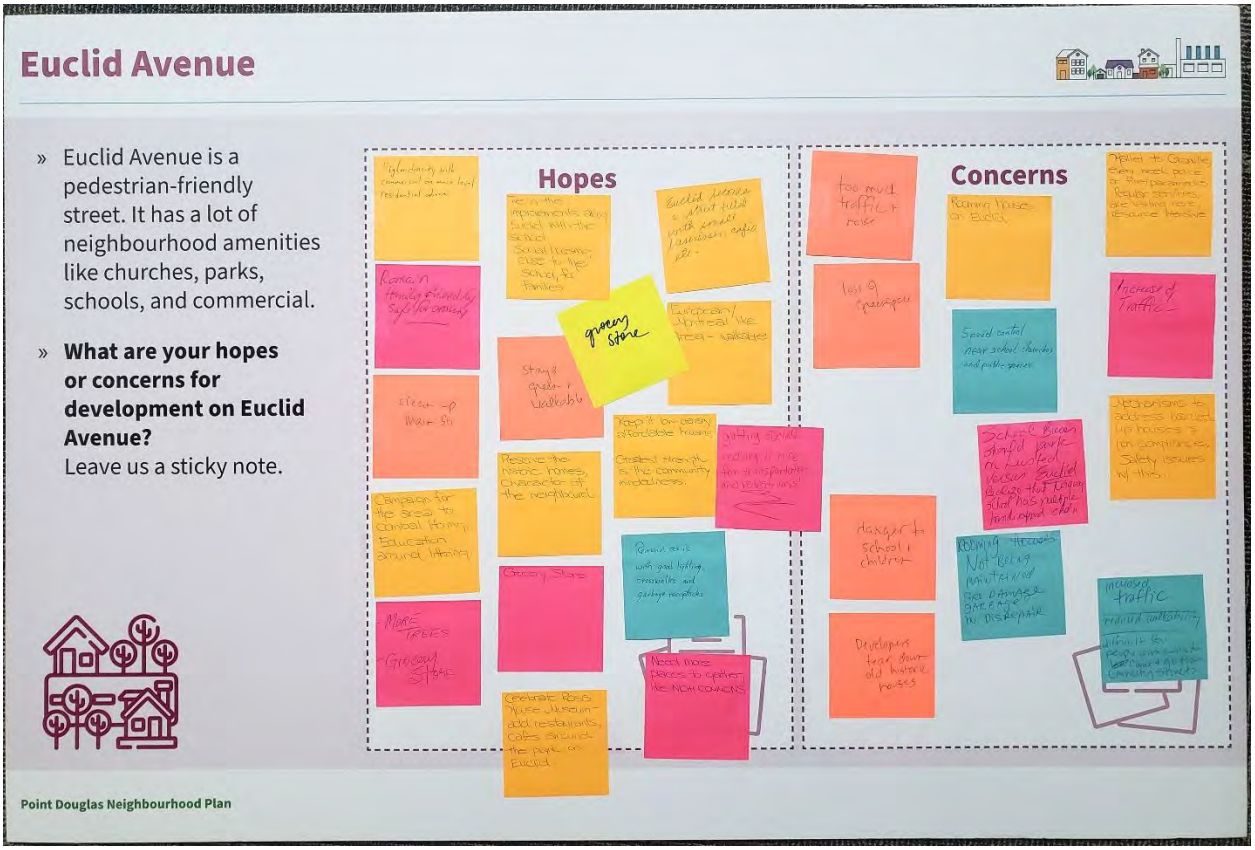
Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

Theme	Sticky Notes
Hopes	
Commercial	• Retail and shopping on Sutherland. • European style walkable retail work/ live/shop neighborhood. • A laundromat, a grocery store, housing support (interpreter for RTB.) • Walkable commercial area. • Landscaping, coffee shops, incentives, bring businesses and connectivity. • More accessible food, coffee shops, laundromats. • High density, need to consider the stability of the river bank, small shops, walkable, coffee, laundry. • Food security, basic services (grocery, café, bakery, laundromat, etc.) • A mixture of high density with green spaces, needs include daycare.
Transportation	• More safe pedestrian crossings. • Keep walk/bikeability, add active transportation. • Gutting Sutherland and Euclid, redoing it nice for transportation and pedestrians. • Preserve the walkability of the neighbourhood. • Rapid transit corridor not happening, keep it walkable.
Parks and greenspace	• More trees. • The Little Forks proposal, Assiniboine Park like pathways.
Other	• End to wire burning and illegal scrapping. • Pow wow/ community event.
Concerns	
Transportation	• Noise, vibration, pollution, too much traffic. • Concerns that the rapid transit corridor will bisect the neighbourhood but not provide much needed services to people living here. • Increase in traffic pollution, lack of investment in infrastructure to reduce sound and making it pleasant to walk/ bike here. • That the rapid transit corridor won't have enough bus stops for people in the neighbourhood. • Concerns about the transportation proposed at Sutherland and respecting what is already there. • No hard barriers.
Too much density	• That too many high rises will be built, no high rises please! • No high rises.
Safety and wellbeing	• No shade. • Poor infrastructure. • That the city/ province/ nation will continue to not have an adequate emergency response, no plan for crisis like train derailment + industrial fires.

	• Since the 70's the street population gathered/ slept at the area around and off Sutherland, they are starting up again. • Would you stop people from trying to live at the bus stop, also safety is a concern.

What are your hopes or concerns for development on Euclid Avenue?

Leave us a sticky note.



Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

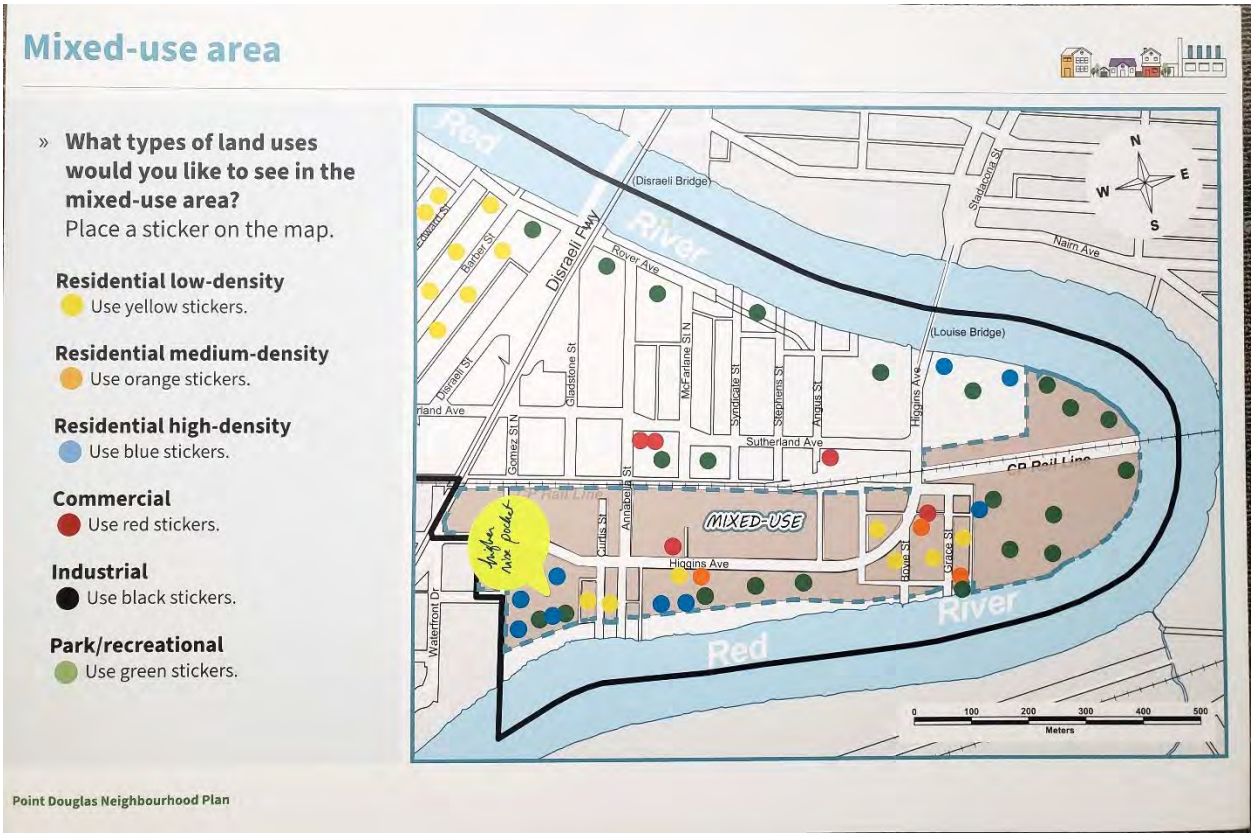
Theme	Sticky Notes
Hopes	
Commercial	• Euclid becomes a street filled with small businesses, cafes, etc. • Grocery store. • Celebrate Ross House Museum – add restaurants, cafes around the park on Euclid. • Need more places to gather like NICHI Commons.

Housing	• Higher density with commercial on main level, residential above. • Tie in the improvements along Euclid with the school, social housing close to the school for families. • Preserve the historic homes, character of the neighbourhood. • Keep it low-density affordable housing, greatest strength is the community mindedness.
Transportation	• Remain family friendly, safe for crossing. • European/Montreal like area - walkable. • Gutting Euclid!! Redoing it nice for transportation and pedestrians!
Parks and greenspace	• Stays green and walkable. • More trees, grocery store.
Maintenance	• Clean up Main St. • Campaign for the area to combat littering, education around littering. • Remain as is with good lighting, crosswalks, and garbage receptacles
Concerns	
Transportation	• Too much traffic and noise. • Increase of traffic. • Speed control near school, churches, and public spaces. • Danger to school children. • School buses should park on Lusted versus Euclid realize that Norquay school has multiple handicapped children. • Increased traffic, reduced walkability, difficult for people with cars to come and go from connecting streets.
Loss of greenspace	• Loss of greenspace.
Safety and wellbeing	• Rooming houses on Euclid. • Hallet to Granville every week police or fire/paramedics, regular services are visiting here, resource intensive. • Mechanisms to address boarded up houses and noncompliance, safety issues with this. • Rooming houses not being maintained, fire damage, garbage, in disrepair.
Housing	• Developers tear down old historic houses.

Mixed-use area

<u>What types of land uses would you like to see in the mixed-use area?</u>

Place a sticker on the map.

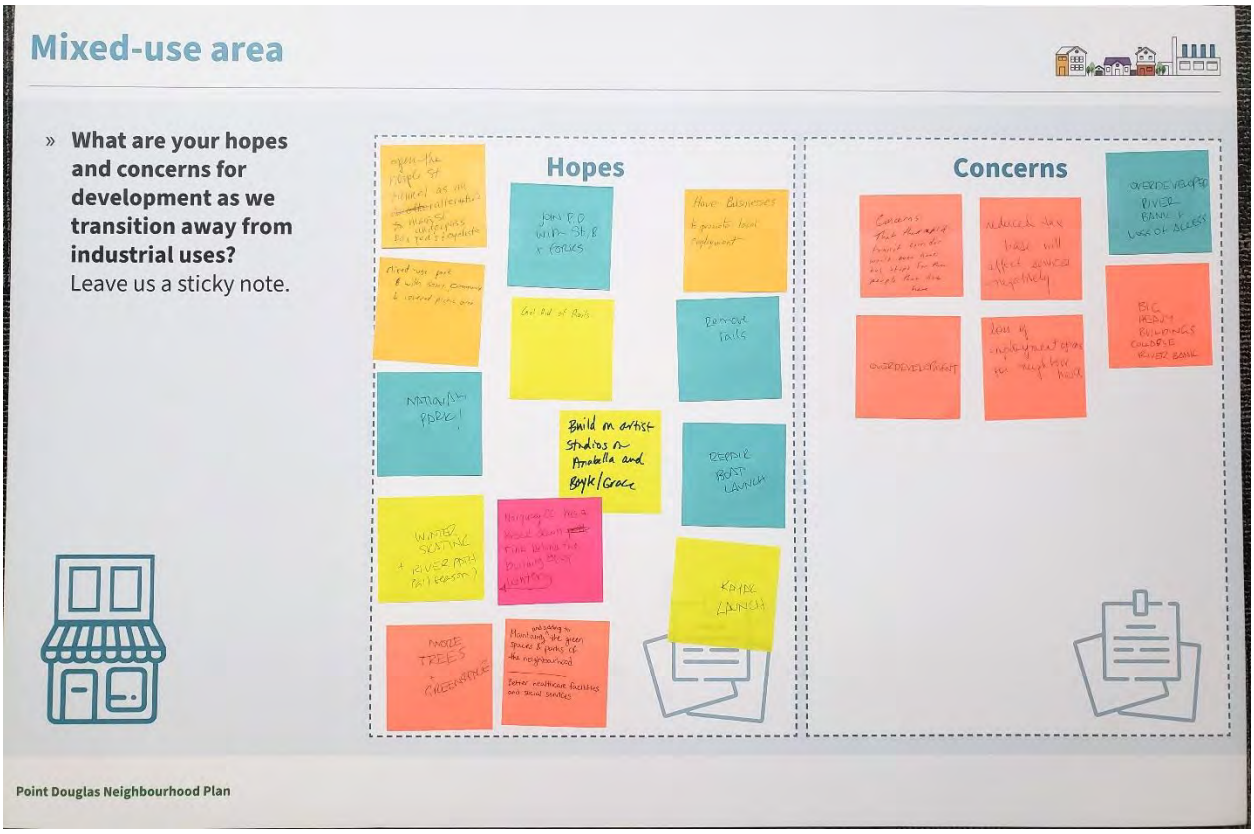


The number of stickers placed for each of the land uses are identified in the table below.

Land Use	Number of dots
Residential low-density	15
Residential medium-density	3
Residential high-density	9
Commercial	5
Industrial	0
Park/recreational	22

What are your hopes and concerns for development as we transition away from industrial uses?

Leave us a sticky note.



Sticky notes have been transcribed and categorized by theme below. Some comments may fit in more than one theme; however, these comments have only been included under one theme.

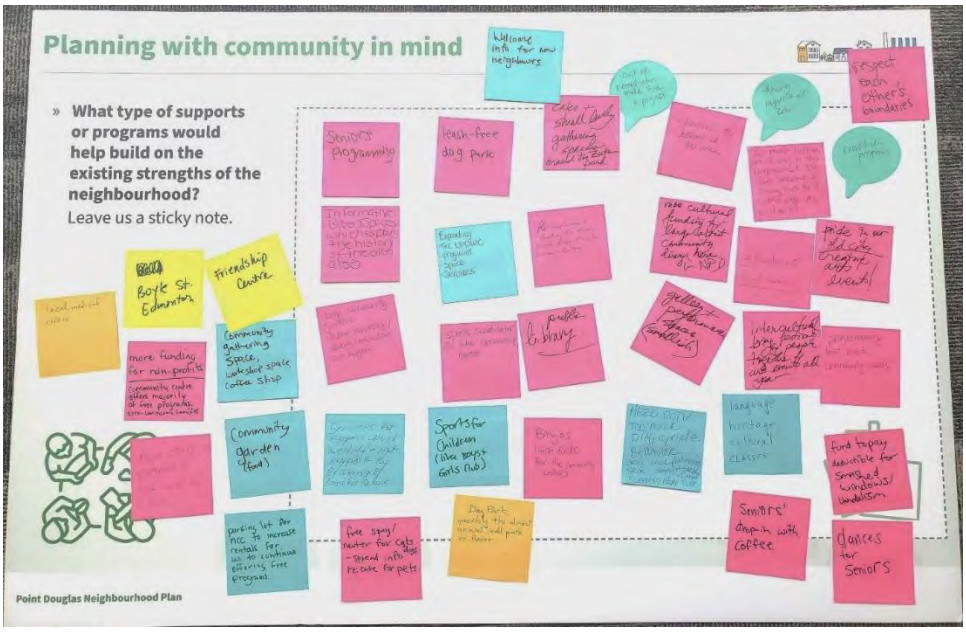
Theme	Sticky Notes
Hopes	
Parks and greenspace	• Kayak launch. • Repair boat launch. • More trees + greenspace. • Maintaining and adding to the green spaces and parks of the neighbourhood. • National Park! • Winter skating and river path (all season).
Transportation	• Get rid of rails. • Remove rails. • Open the Maple St tunnel as an alternative to Main St underpass for pedestrians and cyclists.

	• Join P.D. with St. B and The Forks.
Services and amenities	• Norquay CC has a knock down rink behind the building every winter. • Better healthcare facilities and social services.
Commercial	• Build artist studios on Anabella and Boyle/Grace. • Have businesses to promote local employment. • Mixed-use park with some commercial and covered picnic area.
Concerns	
Transportation	• Concerns that the rapid transit corridor won't even have bus stops for the people that live here.
Loss of employment	• Loss of employment options for neighbourhood. • Reduced tax base will affect services negatively.
Overdevelopment	• Overdevelopment. • Overdeveloped river bank and loss of access. • Big heavy buildings collapse river bank.

Planning with community in mind

<u>What types of supports or programs would help build on the existing strengths of the neighbourhood?</u>

Leave us a sticky note.



Sticky notes have been transcribed and categorized by theme below.

Theme	Sticky Notes
Services and amenities	• Public library. • Laundromat, security cameras. • More S.P.I.N programs @ NCC funded by CoW. • Free spay/neuter for cats and dogs, spread info re: care for pets. • Services that support youth to elderly, not supporting the existence of homeless camps. • Local medical clinic. • Boyle St. Edmonton.
Parks and recreation opportunities	• Dog park possibly the almost unused ball park on Rover. • Sports for children (like boys + girls club). • Leash-free dog park. • Sports coordinator for the community centre. • Parking lot for NCC to increase rentals for us to continue offering free programs. • Community garden (food). • Large community gardens where harvesting/cooking/education can happen. • Informative green spaces which explains the history of the area also. • Seniors drop in with coffee. • Dances for seniors. • Language, heritage, cultural classes. • Programming that meets community needs. • Bingos (raise funds for community centre). • Expanding the NPDWC (programs, space, services). • Seniors programming.
Gathering spaces	• Cafes and small lively gathering spaces around Joe Zuken Park. • Community gathering space, workshop space, coffee shop. • Friendship centre.
Financial support programs	• Cost of remediation could sink a project. • More funding for non-profits, community centre offers majority of free programs to zero and low-income families. • Re-implement funding for the North Point Douglas Women's Centre. • More cultural funding for large artist community living here in NPD.
Safety improvements	• Need CCTV, too much inappropriate behavior, drug use, dumping of garbage, sleeping wherever. • Fund to pay deductible for smashed windows/vandalism.
Arts and culture	• Welcome info for new neighbours. • Showcase the history of the area. • Gallery and performance spaces (smallish).

	• So much culture/art/history in this neighbourhood that could become a strong hub for it in the city, lots built on it. • Intercultural festivals bring people together and events all year. • Pride in our old city, creative arts events!
Other	• Housing improvement zone. • Remediation programs. • Respect each other's boundaries.

Comment boxes

Community Gathering participants had the option to provide additional feedback using comment boxes. These have been transcribed and categorized below:

Theme	Comment
Not area specific	
Interpretation	• The maps aren't all the same, misrepresentation.
Recreation opportunities	• Need more stuff for children and families. • Norquay Community has programs for children and youth – need to open facilities for seniors that include badminton, walking, volleyball, basketball. • Norquay School has programs after school for children – open gym to seniors as there is someone there till 11:00pm.
Safety and wellbeing	• Drug addicts and dealers need to be removed. • Not safe living conditions. • Slum landlords taking advantage of the vulnerable.
Infill area	
Interpretation	• By labelling it 'infill area', it makes it feel like it's fair game. • Infill – poorly defined.
Parks and greenspace	• Michaelle Jean Park excluded as Infill, but Jo Zuken Park included. Please, no park, green space, playground to become infill. • There should be parks and pathways along the river. • Trees / greenery / bushes should not be cut down like it is on riverfront communities in other areas (ex. The Forks).
Transportation	• Austin Ave as a southbound one way from Pritchard Ave to Euclid Ave. • Rover East of Disraeli vehicles/pedestrian interaction problems .
Housing	• Infill hasn't happened yet in the low-density neighbourhood. • Vacant houses are an issue. • No multi-unit dwellings that encourage low-income residents. This needs to be addressed in Point Douglas. • Don't want high rise on McFarland. • 153 Magus Ave is a historical residential building. • Triplexes are a great idea in existing low density residential. • 153 Magnes – historical building (plaque), worry about loss to infill.
Multi-use corridor	

Interpretation	• Why isn't it [BRT] labelled on all maps? • What's the difference between mixed-use and multi-use?
Parks and greenspace	• Make a link between community services and planning issues. Parks services need to be supported by planning/land use. • Community Garden. • Harvest and take home. • In the past the plots were small.
Transportation	• BRT is essential to the infill and multi-use areas. • Euclid Ave is not pedestrian friendly. There is too much through traffic. When Transit corridor is considered, please consider making an L turn from Main St onto Sutherland Ave and preventing heavy traffic using Euclid Ave. • Prioritize pedestrian snow clearing. • Austin St (southbound) one way proposal from Pritchard Ave to Euclid. • Rapid transit down Sutherland Ave makes sense.
Commercial	• More commercial on Sutherland Ave (Coffee shops, bookstores, etc.) • Concerns about vacant business on Main St. • Groceries – need a store. • How can the city turn Euclid Ave into a Wolseley St? • Euclid should have café's, a small market, community space. • Joe Zuken Park should have artists, lease from the City for small scale cafes and artist market. • There should be a Neighbourhood BIZ for business owners.
Housing	• High rises won't fix the neighbourhood, like the Exchange District. • Keep things affordable (housing). • Provide enough residential density to argue for more small businesses on Euclid Ave.
Other	• The City should help incentivise street fest and community offerings financially.
Mixed-use area	
Housing	• Medium density residential along Higgins. • Seniors Housing for singles so they can move within the neighbourhood. • A variety of housing types. • Don't lose vistas. • Think Osborne Village. • Adding affordable housing with light density.

	• Landlords that I've seen elsewhere are not looking after their properties. • Give people a decent, clean, maintained place to live. • Adding residential on/around Higgins Ave.
Heritage	• Preserving the character of North Point Douglas. • Maintain the history, big, beautiful houses.
Transportation	• Bike lanes along Higgins. • Higgins shouldn't be a truck route. • Concerned about transit on Sutherland. Respecting what's already there. • Concerns about speed limits, 30 km/h instead of 50 km/h. • Staffing concerns with Winnipeg Transit. Accidents have increased 4%. Tickets not being enforced. Call serve for transit could work. • Concerns about lack of road upgrades, specifically Sutherland Ave. • The bike path on Annabella St heading south towards Waterfront needs better lights. It also requires more patrols to monitor and hopefully relocate the camps that do it. • Bike paths need to be maintained.
Industrial	• Duxton/Border windows are positive elements. • Area alongside the CPR could be used for some industry that requires rail access. It might also provide some local employment, however noise and traffic would be concerns to address before allowing as the Sutherland Ave side would be good for high density residential. • Don't waste the industrial area on more industrial.
Parks and greenspace	• Bike path along the river. • Think Hecla Island. • Green space pathways should happen. • Maintain the dock. • Space for all people, too many homeless currently. • Create community spaces for Point Douglas. • Clean up the riverbanks. • Vegetation by the river is too high, can't see the river. Lusted by Sutherland. • Keeping the green spaces and parks. • Investing in green space on the east end of Point Douglas. • Very supportive of 'Little Forks' urban revival park proposed, high odds of significant archaeological evidence, important location (tui point).

Recreational opportunities	• Uses for kids 13-18, climbing wall, gym, not taught a lot? • Arena proposal out of the blue (10+ years ago) – business owner concerned about developers.
Services and amenities	• Better healthcare facilities and social services. • Point Douglas is a food desert.
Safety and wellbeing	• Homelessness is bigger than a municipal problem. • Go after slum landlords and force them to deal with boarded up and rundown houses. • Safety issues happen so frequently, Winnipeg Fire just comes to the area without waiting for a call. • Had a fire set to an encampment adjacent to GAP at 2pm on a Monday that was so enormous the buildings adjacent almost lit up with staff inside. Incident every few days. • Powerline at Burrows in mid 2000's, a community safety crackdown, natural and build border of community act in their favour (water, tracks, main) preventing new problems coming in easily. • Lighting is important.
Commercial	• 1% for Public Art, Beer Can/Bar, coffee shop. • Extend the Arts District. • Mixed commercial/residential. • Continue Waterfront Drive development along the river to the North.
Other	• The point here is that it should not be a wasteland. • What happens to the previous neighbourhood/secondary plan?
Planning with community in mind	
Support for seniors	• Seniors Centre, Barber House, Daycare with programming. • Do they still have a seniors program there (facing Euclid)? • North Point Douglas Seniors not active as it's hard to get funding. • Barber House was supposed to be specifically for Seniors. • Wouldn't go to Barber House during the pandemic, and now a daycare took over it and threw out the seniors, and there is nowhere else to go, so events are always bouncing around to different locations. • The RC should host drop-in times for seniors and offer coffee.
Youth programming	• Youth programming like Boys and Girls Club or Freight House. • Sports Coordinator out of Norquay Community Centre were all about floor hockey. • Start with the kids, think of fun ideas for kids or university students, like boxes with toys around the neighbourhood.

	• Basketball programs could be good, the community tried other sports leagues, but they didn't take off. • Kids going to Manitou. • Good programs already, but need more for youth.
Community resources	• Money towards Point Douglas Women's Centre has been defunded over the years, there should be reinvestment. • NPDWC, Friendship Centre, NEWC, Family Centre all closed/defunded in one year when neighbourhoods Alive ended 2016-18. • Bingo used to happen at Gonzaga School but stopped about 10 years ago. • Like the pickup program for people getting animals spayed. • Trying to take away community grants doing direct outreach with youth and cut community grants to move the money into the suburbs. • We've been getting beat up on by the City by defunding all of these initiatives. • It is antagonizing when everything gets defunded and closed. • Let down over and over again by policies at City Hall. • Coordinate services. • Linkage with Thunderbird House Area – people don't stay within the neighbourhood – connectivity. • Main St Action Plan Centre – Jamil and Anna spearhead beautification, safety, community, and activation. • List of grants – trying to figure out how to get it. • Maybe a "Hey Neighbour" pamphlet providing basic info about the neighbourhood. Ex. Garbage pick up info, community spaces and services. • Mental health resources vs. kicking people out on the street. • Healthcare should be more accessible. • Nothing to help people coming from reserve communities to learn about Point Douglas. • Keep up support of good places, Ex. Welcome Home on Euclid Ave. • Important to address the root causes of the issues.
Recreation facilities	• Nobody is outside in the community anymore. • Used to be able to sign out sports equipment from the Freight House. • Basketball is busy at the RC. • Include things to do for all age groups. • The recreation centre operating grant is not enough, but they can't charge for any programing. • The RC isn't City operated but the City does the programming.

	• Maybe could do rentals?
Parks and greenspace	• The baseball diamonds on Rover and Annabella would be better as a leash-free dog park. • Dog owners unofficially use the riverfront right now. • No one uses the baseball diamonds anymore. • Baseball diamonds sit empty, it's just dog walkers that use it. • No soccer here for kids. • Trail/park across Higgins where the boat launch is. • A community garden could bring community together, but someone needs to take care of it (to avoid vandalism). • There isn't anywhere to gather right now, people just see each other at their homes/walks. • Clean up the riverbank. • Food desert – community gardens give an opportunity for kids to have a connection to food and learn where it actually comes from.
Transportation	• Rover – You can't ride a bike or walk because the road is so bad, and people don't respect the 30 km speed limit. It's not enforced. • Slow everybody down by making all the neighbourhood streets 30 km/hr. • Fix sidewalks and roads. • Put rapid transit in the industrial area. • No semis should be coming down Euclid, keep the residential neighbourhood liveable. • Speed bumps on major arteries or speed traps. • Transit is never on time.
Commercial	• Grocery store that is walkable. • Development but keep it small – grocery store, laundromat, for example. • Coffee shop may be a bit on the luxurious side for affordability. • Coffee shop/bakery with office space for artist, sell art, rent out for workshops. • Access to healthy food.
Development	• We don't want to see homeowners asking or telling us about how our homes should look and gentrifying the neighbourhood like Osborne. Soul gutted, and property values go up. • So much development that is quick, chaotic, and not planned. • The area cannot be gentrified until it is made healthy again where people feel they have a meaningful and productive life.

	• Main and Euclid there are developers pressuring NFP group to partner to develop housing to access grants, but they don't know the neighbourhood. • Leon A Brown proposing to develop along the river in South Point Douglas. • 'Gold rush' for developers right now is affordable housing. • Build condos, restaurants, affordable food options there or make it a dog park. • Café or balcony would be great, however tricky with cost of good labour. • Have to keep in mind what kind of place the neighbourhood would support. • Although not likely to be profitable. • Housing affordability and quality of what is put on the market needs regulation and oversight.
Safety and wellbeing	• Police response to encampments is the opposite of what we want – Police view it as a culture of poverty as a morale failure. • There are extreme social issues, including people sleeping along the river. • Nobody's going to move here who isn't poor until social issues are dealt with. • Can't keep displacing people. • Fires – firefighters seem to be driving around looking for fires. • Neighborhood is deteriorating – burnt down and/or boarded up places should be expropriated by the City and go after slumlords who don't invest in their places. • Bust down silos to best serve homeless individuals. • City spends time to groom it every couple of days, but for who? • Issues with crime – can't leave anything outside or it will get stolen to try to be sold at the scrap yard and/or pawnshop. • "I got the bombed because I complain so much – worried for safety". • Building on Main Street has asbestos and it's spreading into the neighbourhood in the wind. • City doesn't care about us here. • Family with 17 children came from RM of Thomson, but they don't know anything about the neighbourhood. • Vandalism. • There would be more outside activities if it was safer.

	• Houses taken over by the City from drugs and then supposed to be affordable housing, but nothing has been done. • Regulation landlords. • No more powerline. • People may need to move out of the neighbourhood and away from triggers after leaving treatment. • Tired, consequences of population using drugs, it's a small neighbourhood so everything is on top of each other. • No resources, no housing, so where are people going to go?
Industrial	• Scrap yard stinks and has a lot of rodents with garbage and broken windows on the property. • If you want to buy my scrap yard, go ahead, but find a way to replace the tax revenue. • Get rid of the scrapyard, it shouldn't be in a residential area. • Trains are causing diesel smell, smoke, and noise pollution (horns). • It would be nice if the scrapyard was gone.
Other	• Point Douglas B12? • David Asper may be going in through the back door to build a football stadium on GAP site. • Cynthia at NEWC has 7 ideas. Hear from them vs. the developers. • Need a plan with some weight behind it. • Hope Alley. • People don't pick up after their dogs in the area. • Amy Robinson – Housing person for PDRC – volunteer. • Shayla from NERC. • Mamaws hockey league north end was great but lots of logistical challenges. • Create communities within the community – cultural communities – revitalization and pride. • Low key things, like sandwiches/muffins, anything affordable. • Potential workshops to learn food prepping skills (soup, bread, etc.). • Corner store charges 15% extra to use debit machine.

Appendix D – Community Gathering Feedback

Appendix E Community chats feedback

Location: North Point Douglas Women's Centre **Dates:** September 9 & September 12, 2024

& Norquay Community Centre (outside)

Attendees: 12

We partnered with North Point Douglas Women's Centre and Graffiti Art Programming to hold to two community chats with youth, residents, and people that spend time in Point Douglas. Feedback is summarized below.

Hopes

- Inclusive, barrier-free housing
    - Resources or connections for families
- Improved boat access along the River
    - Perhaps water taxi could serve area
    - Access to launch non-motorized boats such as taxis

Concerns

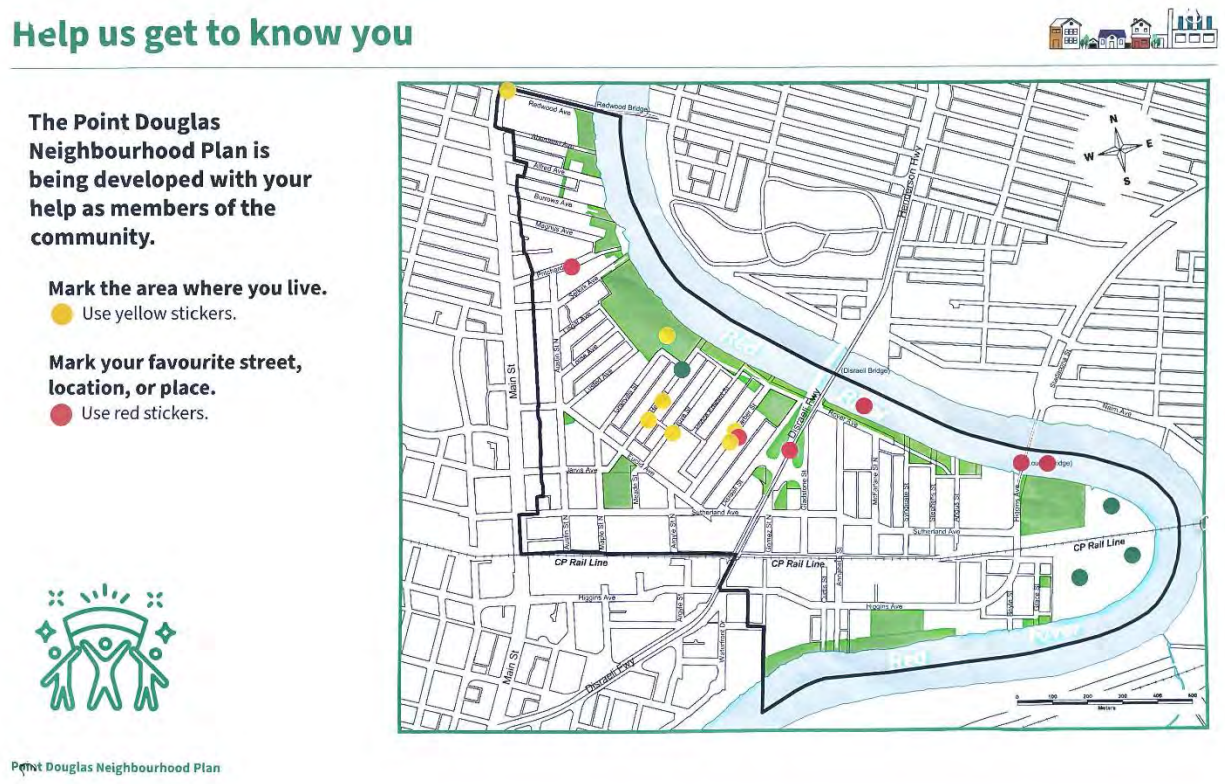
- Noise
- Vandalism / graffiti
- Fire
- Garbage
- Drugs
- Lack of food options (food forest)
- Safety

Amenities and services needed

- More programs for kids and family activities
- More drop-in options
- More sports/recreation for younger kids
- Shuttle/organized trips could help with transportation within the city
    - Bus is not affordable/convenient
- Affordable grocery/convenience store
- 24/7 gym for kids and parents
- More park amenities for ages 8 plus
- Outdoor pool, waterpark
    - Splash pad / wading pool is not adequate (too small, only 2-3 kids can fit in it)
- Skate part space
- More activities for kids
- Protected bike lanes

Improvements for getting around the neighbourhood

- Neighbourhood is not very walkable (amenities are all far away, sidewalks needs repair)



Appendix E – Community chats

Appendix A – Promotion examples

Appendix B – Key stakeholder organizations

Appendix C – Key stakeholder meeting notes

Appendix D – Stories

Appendix F – Online engagement

Please note: the views expressed in the verbatim survey comments are those of residents and are not those of the City of Winnipeg. The City of Winnipeg reviews comments to analyze feedback and remove comments that are inconsistent with our moderation policy.

Appendix F – Workshop notes

Appendix G – Postal code map of survey respondents

Appendix H - Open-ended responses analysis and themes

Appendix F.1 Online mapping tool feedback

We asked participants to identify what land types of land uses they would like to see in specific parts of Point Douglas. Participants were asked to add a pin to the online map and leave a comment to further explain the pin. A total of 22 contributors added 108 pins, each with an associated comment, using the online mapping tool.

There were 3 pins for residential low-density; 9 pins for residential medium-density; 14 pins for residential high-density; 14 pins for commercial; 11 pins for industrial; and 57 pins for park/recreational. The pins are identified by land use and colour in the map, and the comments associated are summarized by land use and location.



Residential Low-Density

73 Boyle Street	Unfortunately, I don't see much of a case for preserving the neighbourhoods South East of Higgins. Some may be old, but the condition of everything here just isn't a good starting point. I would support the idea of expropriating the land to add to the "Forks 2.0" concept from other map pins submitted nearby.
145 Annabella Street	Going North and West from here, the plan overall should be a little gentler to existing residents. Though the entire area deserves and needs attention, the type of attention should shift after this point.
123 Hallet Street	Empty lot, build a house.

Residential Medium-Density

West of Disraeli Freeway	
272 Austin Street North	Most of this study area would greatly benefit from gentle density, such as fourplexes, townhomes, and low-rise multi-family options. I am seriously concerned by the number of houses in the community bought up by landlords, some not even from Winnipeg, for use as investment properties. This is a larger issue, but I think it should be much easier for abandoned houses to be expropriated and redeveloped to the benefit of the community.
56 Barber Street	Most of this study area would greatly benefit from gentle density, such as fourplexes, townhomes, and low-rise multi-family options. I am seriously concerned by the number of houses in the community bought up by landlords, some not even from Winnipeg, for use as investment properties. This is a larger issue, but I think it should be much easier for abandoned houses to be expropriated and redeveloped to the benefit of the community.
150 Sutherland Avenue	Residential mixed use
292 Austin Street North	Med density like newer apt @ 150 Austin Street "Austin Commons".
131 Hallet Street	See 132 Hallet tri-plex
288 Austin Street North	Invite habitat to humanity to build a row of homes on Austin or Lisgar Lorne - where there are boarded up homes owned by city/prov/feds likely to be tear downs.
East of Disraeli Freeway	
36 Sutherland Avenue	Another property owned by Manitoba Hydro that is a major eyesore for the community. NO TRESSPASSING signs on an always-empty parking lot. It should be developed into a mid-rise residential space, or mixed-use commercial residential.
134 Angus Street	Special considerations should be made for the houses directly along Sutherland. Perhaps medium density, street-facing onto cycling paths running along a widened Sutherland? This applies going West all the way up to and around Annabella.
3 Rover Avenue	River front housing behind bike pathway.

Residential High-Density

Higgins Avenue area	
92 Gomez Street	Art district with better commercial property on the first walkable level and increase greenspace. Beautiful views from up high also.
38 Curtis Street	High rise residential would be ideal here because residents would have beautiful river views and south-facing sunlight, as well as have immediate access to our excellent active transportation network that is already existing here along the river. Residents who work downtown or in the exchange can easily walk or bike rather than require a car. A variety of unit sizes and prices would encourage diversity. A taller building would have an elevator for seniors wanting to age in place, and for anyone with mobility challenges. (4 or more stories requires an elevator).
42 Higgins Avenue	High density residential housing with river views and easy access to transit.
57 Dewdney Avenue	Multifamily living on the river.
1 Point Douglas Avenue	Combination of several types of living with retail, (live work and play) River board walk extended from Annabella St leading to more park on the other side of the tracks at boat launch.
87 Higgins Avenue	Could be open to some high rises here...
Sutherland Avenue area	
5 Sutherland Avenue	Brown and Rutherford potential reuse in the building and great spot next to rapid transit if this gets implemented.
8 Sutherland Avenue	Rent-geared-to-income housing with daycare and other necessities for young families. Perhaps even incorporating spaces for many of the non-profits in the area into a few taller rise buildings with park space and a playground incorporated into the lot.
136 Gladstone Street	If the railways ever agree to leave Point Douglas, plans must be created to allow high-density living with retail/commercial options, especially food-related shop.
154 Maple Street North	This would be an ideal location for mid or high rise housing, right across from the park so residents have immediate access to green space. The current auto body shop makes this corner look like a junk yard.
154 Maple Street North	This would be an ideal location for mid or high rise housing, right across from the park so residents have immediate access to green space. The current auto body shop makes this corner look like a junk yard.
5 Sutherland Avenue	Due to proximity to new rapid transit line and high traffic streets I would like to see mixed use or medium density apartments here.
150 Sutherland Avenue	Residential Mixed Use.
	Other

Manitoba Hydro, Annabella St.	This parking lot is a huge waste of river front property. A mid to high rise residential development would have spectacular views of the river, the downtown skyline, and have great access to active transportation corridors and cycling routes. Smaller and more affordable options work great for students and seniors both. There are many single people and seniors living alone in large houses — old houses that are a lot of work to take care of, and they would be able to stay in the neighbourhood longer with more housing options like apartment buildings with elevators for accessibility. The current parking lot is a waste of prime land that contributes nothing to the neighbourhood.

Commercial

Higgins Avenue and the Point (east of Higgins Ave.)	
53 Higgins Avenue	Preserve this building, mimic it and use it as a baseline to turn Higgins into a shop street/pedestrian and cycling mall.
34 Higgins Avenue	Expropriate. All these "parking lot businesses" need to go and be incorporated into a "Forks 2.0" vision.
74 Higgins Avenue	Expropriate. Get rid of this car business to make room for something more appropriate.
106 Higgins Avenue	Expropriate. The traffic generated by an automotive parts shop makes no sense when building a modern community. The RC and hobby shop could be an interesting fit into new retail spaces potentially?
1 Point Douglas Avenue, Winnipeg	In turning this into a park, some limited retail/commercial (i.e. coffee shop, small grocery store, bike/skate rental, hairdresser, etc...) should be permitted. Absolutely no heavy industry. Another caveat would be to eliminate parking minimums for the area. Many people can and do get around on foot or using micro mobility, so parking lots do not serve the community in any way.
Sutherland Avenue (East of Disraeli Freeway) and Annabella Street	
199 Annabella Street	Turn this building if decommissioned into a speakeasy.
28 Sutherland Avenue	We desperately need to rid this area of heavy metals and industry. We do not even have access to basic needs like fresh food and care in our immediate neighbourhood, so we should be looking to incentivize or force industry occupants to leave this part of the city so it can be redeveloped into residential and light commercial uses. A caveat must be to drastically reduce parking minimums for the area. many people can and do get around on foot, so parking lots do not serve out community.
171 Annabella Street	This massive parking lot wasteland is not suited to this area and should not be used as a depot for Manitoba Hydro vehicles. The parking lot must be eliminated and allowance for retail and commercial, especially food-related must be encouraged and allowed.
Manitoba Hydro, Annabella St.	This massive parking lot wasteland is not suited to this area and should not be used as a depot for Manitoba Hydro vehicles. The parking lot must be eliminated and allowance for retail and commercial, especially food-related must be encouraged and allowed. It does fill up when people come in but sits empty more than half the time (nighttime and weekends) and is a total eyesore along Rover. It should be developed into commercial and/or residential use. Manitoba Hydro employees should be taking transit or even carpooling anyway.

34 Higgins Avenue	Restaurants with patios to enjoy the river view and complement the pedestrian bridge to Whittier park.
90 Annabella Street	Empty surface lot owned by hydro would be a great space for a grocery store, laundry mat, or coffee shop. Or non-profit offering supports, housing advocacy, computer literacy, EAL classes, income supports (Like SEED, Community Financial Counselling Services).
West of Disraeli Freeway	
150 Sutherland Avenue	This area should never be used for industry purposes again. The building has been a scourge on the neighbourhood for too long, and we cannot repeat the cycle. Retail/commercial and/or mixed use residential (high-rise) and commercial should replace this. No more industry development.
139 Euclid Avenue	Low to mid-rise mixed use and commercial on Euclid to encourage small business and multi-unit housing.
100 Austin Street	'Green space management hub with -Shopping cart drop off and pick up coordinated between 2 existing private co.'s, city 311 calls, and folks using for transport. -Dog pooh pick up social enterprise (residents hire for yards, city hires for public spaces, will maintain dog park, and refill dog pooh bag holders and garbage bins city finds inconvenient to empty. -Begin to address food sovereignty in less half-assed way with adequately funded green space management for community gardens, tool lending library, partner with fruit share or other CSA's, community green house, and commercial community kitchen. -Housing purchasing co op for folks with bad or no credit or low incomes.

Industrial

Sutherland Avenue and surrounding area	
116 Mcfarlane Street	This is a major eyesore. Just too much space wasted on industrial "nothing". It reduces the appeal and feeling of safety along Sutherland. We need to be keenly aware of aesthetics as part of any future development. Part of that is eliminating surface lots both for parking and for industrial use. Perhaps the building should be reused, but the space around it needs to not look like a dust bowl.
28 Sutherland Avenue	More industrial "nothing" space ruining the aesthetic of the surrounding area and pulling property values down.
7 Higgins Avenue	Everything from here, going West probably should be expropriated to make it possible to close Higgins and widen Sutherland to Annabella.
120 Angus Street	I mean this is just miserable. Look at what's going on here. Expropriate and incorporate with surrounding development. These kinds of eyesores need to be cleaned up.
5 Sutherland Avenue	Preserve this warehouse. Cool space for startups!
35 Sutherland Avenue	What can we realistically expect to do with this infrastructure? Can it be repurposed into a market or office space? High density residential along the bridge?

18 Sutherland Avenue	Incentive to encourage Western Scrap to not process stolen materials or materials that have had the rubber/plastic burnt off. Support Western scrap to have their own burn pit with proper ventilation and environmental containment.
128 Syndicate Street	Create 1st centrally located 4RWinnipeg site.
Higgins Avenue and surrounding area	
100 Higgins Avenue	Expropriate, reclaim valuable street front for "Forks 2.0" concept pin submissions to the East. Help connect waterfront to street front with paths, greenspaces, shops, art and all-season spaces.
15 Macdonald Avenue	I don't know in what world having a semi trucking and logistics company in a downtown core makes sense but expropriate and get rid of this mess. Like other map pins, incorporate it into greenspace, paths and other space for a "Forks 2.0" concept. Give them some space over in our inland terminal. They should be there anyway. Not clogging up our streets with large semis. If this is allowed to stay here, it will be a stain on the whole initiative.
47 Gomez Street	Expropriate and incorporate into "Forks 2.0" concept along the riverfront. Get rid of this out of place eyesore.

Parks/Recreation

Redwood Park	
55 Redwood Avenue	Connect bike path from Pritchard Boat Yards up to St Johns Park, so we can get back and forth safely by bike without having to ride on Main (No Frills, Shoppers, community events, family visits)
55 Redwood Avenue	Safe pedestrian and bike crossing over Redwood and under Harry Lazarenko Bridge
55 Redwood Avenue	Public Works/City providing regular maintenance and garbage pick up of riverbank and under bridge. I am not referring to encampments, just regular garbage.
131 Aberdeen Avenue	This connection to bypass the need to use Main St to get north of Redwood avenue is currently a mess. It floods really easily and remains impassable most of the year. A more reliable connection must be made instead of forcing people onto Main St at the only viable way to cross.
150 Aberdeen Avenue	Catholic Church act of reconciliation via Holy Family to pay for purchase and installation of higher risk adventure playground for tweens and youth
Pritchard Point Park	
1 Pritchard Avenue	This little plaza is cute, consider doing more things like this. It's nice how it connects to the park just to the South.
1 Pritchard Avenue	Partnership with gardening, ag, or horticultural society to install and maintain native plants and or perennials. Provide horticultural therapy training program for men accessing supports at next door residential treatment (AFM).
1 Pritchard Avenue	Partnership with Forks North Portage and ??? to create water access site and provide water safety (2 children have drowned in our neighbourhood), paddling workshops, water taxi

	landing, fishing spot, and destination for skating when city extends skating path to the north end.
Michaelle Jean Parc	
100 Selkirk Avenue	Add an off-leash dog park area
100 Selkirk Avenue	Extension of the National Park. New development with addition of flexible learning space for land-based learning.
5 Beaconsfield Street	This park needs some fountains and maybe a large, automated splash pad?
5 Beaconsfield Street	This park is an incredibly valuable community asset. It is a gathering place for the community and is often filled with people appreciating nature, the river, and community. It should be preserved at all costs from eroding into the river. Most kids from the community play here, almost anyone going for a walk or bike ride passes through here, and the soccer pitch is frequently in use.
65 Granville Street	Renovate or build a new City recreation facility - gym and pool
Rover Avenue	Outdoor or indoor gym
18 Beaconsfield Street	It would be cool to have a calisthenics workout park here, similar to what exists along the NE Pioneers Greenway path near Talbot and Raleigh.
Jim Shaver baseball diamond	
40 Barber Street	Please make this a walking track on the outside for parents and others and put the playground equipment in the middle with some benches so children can play, and parents can walk. We need more Healthy activities and safe spaces to walk.
40 Barber Street	rarely used by ball teams or children. there is a need for an enclosed walk-able dog park in the area. NPD feel they aren't the right pedigree to fit in at the one on Assiniboine.
59 Rover Avenue	Might be worth closing Rover here and extending the greenspace to the Riverbank, along with cycling trails. This could help offset the cold appearance of the underpass.
59 Rover Avenue	Convert to dog park
Rover Dike	
12 Rover Avenue	Previously along Rover there were attempts at having some traffic calming in the form of wooden garden boxes from Winnipeg Trails. Unfortunately, they were frequently hit, vandalized, and ultimately have not come back. I would love to see the traffic calming return along Rover, since even though the speed limit is nice and slow at 30 and most people walk on the road on Rover (only some sections have a sidewalk), only about half of drivers actually obey the speed limit. It always feels dangerous as a pedestrian, even though it is meant to be a shared space. We need to put in better traffic calming along Rover.
199 Annabella Street	Perhaps consider converting Rover Ave. to a cycling and walking path.
3 Rover Avenue	Pedestrian and cyclist route connection needs improving here. At the end of Rover there should be a paved path to connect to the Louise bridge. Many of my neighbours like to walk their dogs along Rover and this is an unnecessary and unfortunate dead end.

	I like to walk with my kids around the loop over the Disraeli pedestrian bridge through the Elmwood river park and back over the Louise to Rover. Such a simple thing would improve connectivity in our beautiful nature paths.
The Point (East of Higgins)	
55 Dewdney Avenue	Dock and pedestrian bridge with access to Whittier park
55 Grace Street	Add a cycling and pedestrian bridge going South across this bank to help bypass traffic on the way to downtown and St. Boniface.
55 Grace Street	Reclaim or expropriate the entire riverfront and create river paths that don't flood in spring, connect them to Waterfront path, and build access docks.
2 Point Douglas Avenue	A Forks 2.0 would be a heartbeat for this area!!
1 Point Douglas Avenue	This entire section of the point must be expropriated and turned into a lively greenspace WITH opportunities for retail development. Any industrial use should be strictly prohibited.
2 Point Douglas Avenue	area needs remediation and public access to river
1 Point Douglas Avenue	Any plan for this area should include the design for another active transport bridge. They one along the Disraeli is heavily used as the main connection to the entire northeast side of the city from downtown. it would be great to have a connection to the bike route bypassing Nairn connecting to the Gateway path, but the area would also greatly benefit from being connected to St. Boniface to the south, for easier access to Whittier Park. And replacement for the Louise Bridge must also include wide multi-use paths or separated protected sidewalks AND active transport lanes.
1 Point Douglas Avenue	Don't build RIGHT UP TO THE RIVER. Create non-flooding cycling paths and greenspace. Connect them as far as possible, even all the way to Waterfront, and across the river towards Archibald (the new bike trail running along Fire Paramedic Station #2).
1 Point Douglas Avenue	Forks 2.0, with secure bike parking!
404 De Salaberry Avenue	Figure out a way to connect to the bike path near Fire Paramedic Station #2 just to the East of here. Get cyclists 100% away from Nairn.
Louise Bridge Boat Launch	Extend skating trail (or create one just starting in St. John's Park going to here) or create incentive for citizens to clear their own path if the city isn't ready to enhance connections to the north end.
Louise Bridge Boat Launch	Significantly rework this park to connect both to a "Forks 2.0" just to the South, and also all the way to Michaelle Jean Park.
5 Higgins Avenue	Pier/water access, fix boat launch (or signage, if that is all that is needed).

1 Point Douglas Avenue, Winnipeg	PARK SPACE!!!!! LITTLE FORKS WITH THE SEINE
Louis Bako River Landing (South Point Douglas Waterfront)	
58 Higgins Avenue	All encampments must be strictly prohibited in Fort Douglas Park with enforcement to ensure all bylaws designed to protect the urban forest are adhered to. Nature walk trail with commentary accessibly via smartphones could be created with information about the flora, fauna, historical significance of the peninsula, the river in this area, etc.
43 Annabella Street	Safety concern when walking or biking along this river path. Please add better visibility, more lights, and a better community presence here.
43 Annabella Street	Absolutely include plans for a pedestrian bridge to connect Point Douglas to Whittier Park across the river. As another post mentioned, currently this would take and hour on foot, when it's only minutes away as the crow flies.
43 Annabella Street	Pedestrian/Cycling bridge to connect Point Douglas to St. Boniface. As it is, it takes most Point Douglas residents over an hour if they want to walk to this wonderful park just across the river.
Joe Zuken Park and Euclid Ave.	
150 Sutherland Avenue	An indoor sports multiplex and Community safety office.
150 Sutherland Avenue	Skate park.
159 Euclid Avenue	Partnership with the school to revitalize the green space.
Higgins Ave. to Louise Bridge	
7 Higgins Avenue	With the collapse of the Louise Bridge imminent (by way of Arlington), we should be looking to close off Higgins to through traffic and turning the bridge into a major AT connection until a suitable new bridge can be funded.
7 Higgins Avenue	Close Higgins from here to Annabella. Turn it into a pedestrian/cycling mall "Forks 2.0" concept.
7 Higgins Avenue	If Higgins cannot be closed to through-traffic, speed limit should be reduced to 30 as this is a blind corner with HEAVY foot traffic (park, bus stop, etc...) and people are hit or experience near misses with motorists daily. I would also STRONGLY encourage narrowing the lane and putting in modal filters such as bump outs to reduce the distance needed to cross, and/or significant speed bumps to force drivers to slow down. A *raised* crosswalk would be ideal.
5 Higgins Avenue	A large portion of the transit connectivity for the Point Douglas area hinges on the Louise bridge connection to Sutherland and through the community. I am concerned that when the Louise Bridge collapses, the transit reroute will be forced to largely bypass the community. Redevelopment of the Louise bridge (especially widening sidewalks and having separated AT infrastructure) is a top priority for the area. Perhaps to maintain the Louise Bridge until we are able to fund its redevelopment, the bridge should be closed to private motor vehicle traffic and OPEN to buses, pedestrians, cyclists, and other micromobility.

5 Higgins Avenue	Save the iconic Louise bridge as one of the few historic steel swing bridges. It's an important part of our historic neighbourhood! If another vehicular bridge needs to be built, save this one for bikes and pedestrians, like the one at the BDI connecting Jubilee and Kingston.
5 Higgins Avenue	Build the Louise bridge under the proposed transportation master plan in the ultimate configuration. Make sure that any renovations and changes to the neighborhood reflects and takes into consideration for that, save the time and money as a result.
Other	
10 Sutherland Avenue	Sutherland to Higgins should be cleared of all the existing industrial and residential and used for greenspace and low-density retail.
80 Sutherland Avenue	Sutherland from Higgins to the east to Annabella to the west and beyond to Main St is VERY wide and could easily accommodate a bi-directional bike lane.
74 Higgins Avenue	Close Higgins from here to Sutherland. Turn it into a pedestrian/cycling mall "Forks 2.0" concept.
52 Higgins Avenue	Incorporate into "Forks 2.0" concept, mentioned in map pin submissions towards the East.
114 Mcfarlane Street	Skate park with link to graffiti gallery. satellite location for The WRENCH or Bike Dump - the number of people I see riding over the pedestrian bridge using their feet as brakes is surprising.
199 Annabella Street	This hydro building looks like a prison. maybe we could make it into a prison-themed escape room. or work to stop normalizing the incarceration of BIPOC and lower income people and build a non-Christian recreation facility here.
6 Sutherland Avenue	Better bike infrastructure to connect to the Annabella bike St and crossing with Higgins.
145 Annabella Street	Widen Annabella to accommodate traffic coming from Sutherland due to closure of the stretch of Higgins between Annabella and Sutherland.

F.2 Online stories

We invited participants to provide stories about Point Douglas through the story tool of the project website. The following six submissions were received:

Story Title	Story/Comment Details
Worked in Point Douglas for 26 years	We are a Community Youth Arts Centre and have been serving the children, youth and families of Point Douglas, and surrounding neighbourhoods, for 26 years. During that time we have been involved in numerous 'plans' for the area. We love this small corner of the city for its beauty and rich history. And would very much like to be a part of this planning process.
The Heart of the City	I moved to NPD 10 years ago, not knowing very much about the neighbourhood except the poverty-related problems that often make the news. To my delighted surprise, what i found when I got here was a vibrant, creative, caring, multicultural community, with lots of neighbourhood events and celebrations, and a rich array of caring and creative organizations and programs. It's the heart of the old city of Red River Settlement, and the heart of the city of Winnipeg we live in today. The poverty-related problems exist and need to be addressed with better subsistence funding for the poor people and for all the caring and creative organizations helping to address these issues locally; and intercultural education for those who don't know the truth of the formidable challenges poor people face here everyday. We understand there are plans to build a large national park here: that would be wonderful, as long as it doesn't displace the vital community of residents and organizations that make this neighbourhood so special!
Long Neglected, Deserving of Better	I am newer to the area, but have lived in neighbouring areas all of my life, so I knew Point Douglas was so much more than its reputation. I am proud to be part of the community now. As another commenter said, the poverty-related problems often make the news, but in reality, this community is lively, tight-knit, vibrant, loving, and multi-cultural. It is full of people working to make things better for everyone in the community. The development potential for this area is incredible. As a start, I would love for something to be done about derelict/abandoned buildings, both residential and industrial. Our area is plagued by landlords purchasing and basically throwing away residential properties for neglect. There needs to be a plan for unoccupied houses to be returned to the community through some kind of mechanism with the city. It should not just be sold on to the next landlord until it inevitably burns down and severely impacts the liveability of the

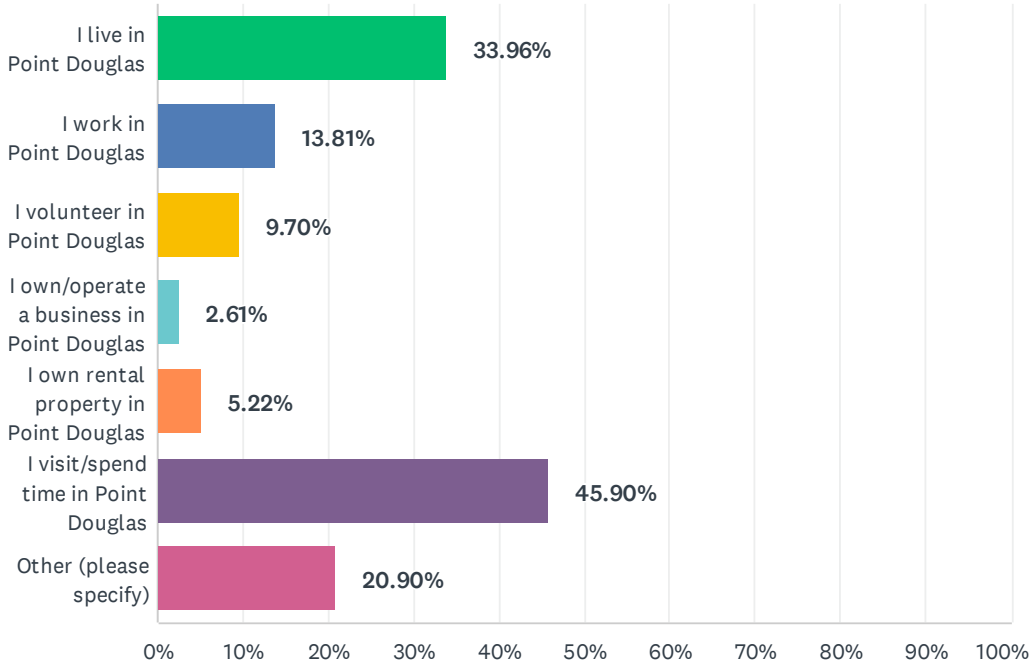
	neighbourhood. More housing is never a bad thing, especially in this economy. For most of Point Douglas (including areas currently dominated by single-family homes, I believe gentle density in the form of 3-6 story buildings should be allowed and prioritized. Additionally, their design should allow for only one set of stairs so they can be smaller too. Current by-laws regarding fire safety favour massive but short buildings to accommodate the need for multiple stairwells, whereas I would love to see development given the chance to be more creative, with fewer arbitrary restrictions. As many industrial properties as possible must be remediated and returned to the community in the form of future commercial/retail (especially grocery-related retail) and residential as applicable. Half of this area is currently industry, and they are unsuitable for the neighbourhood. As some of it commercializes, we need to eliminate parking minimums for this area. We absolutely do not need tons of parking for one building when most of the community gets around on foot or by bus/bike/mobility aid. Parking does not serve our community, and actively worsens neighbourhood liveability. We need to increase the amenities available and suitable to teenagers as well as children and families. Having safe places for children of all ages to spend their time after school and over the summer should be a priority. The basketball court is a good start, but there should be an event aimed at children and teens to learn about what they want from their neighbourhood. They are often left out of planning, despite being a huge portion of the population in Point Douglas. There could be an art contest aimed at kids where they draw or write an essay about the future of their community, with fun or educational prizes to be won. I am also extremely concerned by through-traffic and the disrespect for our community, largely children and seniors getting around on foot, by bike, and using other mobility aids. Some of my other concerns include speeding drivers travelling through the neighbourhood, and the impact it has on residents. Reducing speeds may not be possible (although I wish it could be), so I think infrastructure that increases safety for pedestrians is important. For example, Higgins at Sutherland just south of the Louise Bridge is an incredibly dangerous area, and efforts should be made to make it much more walkable (speed bumps, bump outs, marked and raised crosswalks, other modal filters) especially with plans to turn the point into a beautiful park space. Any development plan for the area should prioritize public access to the river, and especially pathways that do not flood or erode, reducing maintenance needs. Additionally, the Louise Bridge could theoretically collapse at any moment, and this would deal a huge blow to the transit connectivity within the neighbourhood, since most of the lines

	rely on the bridge to reach residents via Sutherland. My suggestion would be to close the bridge to private motor vehicle traffic (leaving buses, pedestrians, cyclists, and other micro mobility to use it) until funding can be acquired to redo the bridge (with wider sidewalks and protected micro mobility lanes). We cannot let the bridge go the way of the Arlington Bridge, which has severed the North End community due to limited connections around the rail yard. Speaking of, the river is gorgeous, but it limits access to other parts of the city. I would love for more pedestrian bridges in our area. I live a stone's throw from the Disraeli footbridge and it is heavily used. Connections to Archibald and Whittier Park should be prioritized. And should the railroads ever leave the area, the area they occupy and the surrounding industrial area would be prime for high-rise residential development. I am so thrilled by this plan and hope the community is done justice.
Beautify the river bank	I have taken the river cruise along the Red River/Assiniboine twice this summer with tourist guests. The garbaged campsite along the way are quite an eyesore. May I suggest, to be reconsidered not only as beautification but also addressing summer homelessness that proper Numbered campsites be erected along the river banks of both rivers, to include: 1. A walkway adjoining the sites, which are leveled and maintained. 2: Open beach type showers about a block apart; 3. fire pits and picnic table at each campsite; sheltered table areas; 4. Proper tents provided free by the city upon request 5. Toilets be provided about a block apart, either portapotties to begin with, but then esthetically pleasing chalet type toilets; 6. Garbage bins to be collected as regular city pick up at designated areas. 7. Summer youth employment be hired to maintain clean-up, clean washrooms, check on sites. and maintain regular contact with campers. 8. Electrical outlets at each site. In the process it might be good to contact present camping people to see what they think and if they would like to be involved. Perhaps some could be involved and even hired in maintenance, clean-up etc along with students. Thanks for your consideration.
Reno on the river	I love Point Douglas. How could you not? There is a community, a neglected one, but still a community full of people that are passionate about Point Douglas. When I first moved to Winnipeg 8 years ago, I would drive around Point Douglas and check out the old buildings and the proximity to the river and wonder why the area was the way it was. How could Point Douglas not be a destination neighbourhood for the city? Having lived in a few cities, I thought everyone wants to live near the water! I researched and found a

	zoning nightmare!! I found articles about several attempts to improve the area, and the Forks has a plan called "go to the waterfront", but it was completed almost 10 years ago! So what to do? I guess we jump in and start! We found an abandoned building that we could renovate and do our part to change the neighbourhood. The process was long, but we got there. Today the property is being leased by film production companies that employ locals and bring millions of dollars to the province. I believe the opportunities are endless in Point Douglas and I will continue to invest my time and money to help Winnipeg achieve this plan. I enjoyed reading the other stories. Thank you to the others that took the time to write.
The opportunities abound!	We're newer to Winnipeg. We've lived primarily in western Canada but also in other cities in the world. Not many are lucky enough to have beautiful little pockets like Point Douglas. I did not immediately fall in love with Point Doug. For years, my husband would drive me around and point out neglected buildings we could buy - he could not fathom why it wasn't already a sought after place to live being surrounded by the river. At the start my answer was always Hard No. All I saw was poverty and neglect. Nevertheless, he persisted and I started to see more of the beauty and community. A few years ago we bought and renovated a building. It was tough. Several banks turned us down due to the address. Several insurance providers were equally dismissive. Clearly Point Doug had a reputation that we didn't fully appreciate. We've seen it change even in the short time we've been a part of the community. The city has started to replace street lights, trim trees, repave roads, and repour sidewalks. It makes a difference. Several neighbouring businesses and residents have commented on reduced crime and general improvement to the feel of the area. Imagine the opportunity for change when small improvements are scaled up. Invite shops, services, and restaurants. Create high-density, multi-family housing that caters to all income levels to provide the much-needed housing and improved tax base for the city. Build more walking and bike paths. Promote the idea of living, working, and playing all in one area surrounded by the spectacular Red River. Point Doug is already a lively community. We have the opportunity to build on that, to create a vibrant, inclusive, welcoming community that would be a go-to destination for locals and tourists. Thanks to all who are participating and sharing their stories. I'm excited for what's to come.

Q1 What is your connection to Point Douglas? Select all that apply.

Answered: 268 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Point Douglas	33.96%	91
I work in Point Douglas	13.81%	37
I volunteer in Point Douglas	9.70%	26
I own/operate a business in Point Douglas	2.61%	7
I own rental property in Point Douglas	5.22%	14
I visit/spend time in Point Douglas	45.90%	123
Other (please specify)	20.90%	56
Total Respondents: 268		

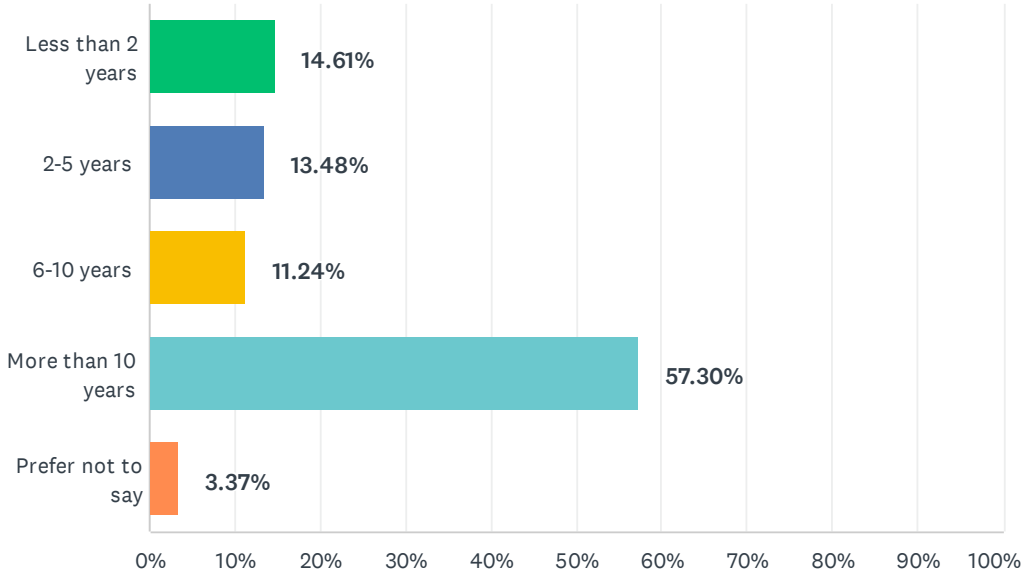
#	OTHER (PLEASE SPECIFY)	DATE
1	Principal of Norquay School	9/21/2024 11:20 AM
2	Clients that own property	9/12/2024 2:19 PM
3	I often travel through Point Douglas	9/11/2024 8:13 PM
4	I bike through point Douglas	9/11/2024 8:55 AM
5	Realtor working in the area on occasion	9/10/2024 12:10 PM
6	Public servant, curious about what questions you are asking the community.	9/10/2024 10:26 AM
7	Live in a neighbouring area	9/8/2024 10:13 PM

8	I bike through Point Douglas often.	9/6/2024 8:58 AM
9	I own property in Point Douglas next to family member’s residence	9/3/2024 4:51 PM
10	.	8/28/2024 5:39 PM
11	I live very near to Point Douglas	8/28/2024 4:24 PM
12	I bike through Point Douglas sometimes	8/28/2024 3:51 PM
13	Home owner	8/28/2024 1:29 PM
14	Part of the city that I would like to see thrive	8/27/2024 2:58 PM
15	I would come if there was a motocross track	8/27/2024 4:56 AM
16	Retired now AND due to physical limitations I no longer volunteer excessively.Prior to this I had worked and volunteered for 40 years.	8/26/2024 5:24 PM
17	I think a thriving Point Douglas is critical to the success of the city	8/25/2024 2:18 PM
18	Nice place in the city	8/23/2024 5:44 PM
19	I go the Riverwood Church.	8/23/2024 3:37 PM
20	I have no connection	8/23/2024 1:30 PM
21	History of family	8/23/2024 9:33 AM
22	Friends	8/23/2024 8:15 AM
23	i live in adjacent neighbourhood -- we share the same issues	8/21/2024 5:09 PM
24	I live in a neighbourhood adjacent to Point Douglas (St Johns)	8/18/2024 7:54 PM
25	Occasional paddle through Point douglas on the Red River, commute and bike through the area	8/18/2024 2:57 PM
26	I travel through Point Douglas daily	8/18/2024 7:58 AM
27	Drive through there for work	8/17/2024 5:45 PM
28	drive through it	8/16/2024 9:00 PM
29	I bike/bus/drive through Point Douglas	8/16/2024 4:24 PM
30	I often drive through Point Douglas	8/16/2024 3:46 PM
31	I live in St. Boniface and sometimes commute through PD	8/16/2024 9:03 AM
32	Point Douglas is part of my city.	8/16/2024 7:54 AM
33	Friends live in the Neighbourhood	8/15/2024 10:24 PM
34	I cycle through Point Douglas	8/15/2024 9:01 PM
35	I cycle through there occasionally	8/15/2024 8:26 PM
36	I cycle through the neighbourhood as part of my commute route.	8/15/2024 7:04 PM
37	I will live in Point Douglas in the future.	8/15/2024 6:08 PM
38	I lived in North Point Douglas for 15 years. Only recently moved.	8/15/2024 4:30 PM
39	I live downtown	8/15/2024 3:54 PM
40	I live next to it	8/15/2024 3:47 PM
41	I live across the river from Point Douglas	8/15/2024 3:45 PM
42	Interested person	8/15/2024 3:20 PM
43	I regularly bike/walk/jog in Point Douglas and also visit businesses in the area.	8/15/2024 2:56 PM
44	I wrote stories about families who lived there in the 19th century	8/15/2024 2:42 PM
45	I do deliveries in Point Douglas	8/15/2024 2:34 PM

46	I want PD to live up to its incredible potential	8/15/2024 2:29 PM
47	former resident & volunteer	8/15/2024 1:54 PM
48	Drive past regularly on the way to and from downtown and would love to cycle through it one day with my family	8/15/2024 1:46 PM
49	I live in Winnipeg	8/15/2024 1:39 PM
50	city of winnipeg resident	8/15/2024 1:38 PM
51	I travel through Point Douglas sometimes but would like to live closer to downtown eventually	8/15/2024 1:26 PM
52	Concerned citizen	8/15/2024 1:06 PM
53	City resident	8/15/2024 1:02 PM
54	I have friends and family in Point Douglas	8/15/2024 1:02 PM
55	concerned citizen	8/15/2024 12:43 PM
56	I want to spend time there	8/15/2024 12:35 PM

Q2 How long have you lived in Point Douglas?

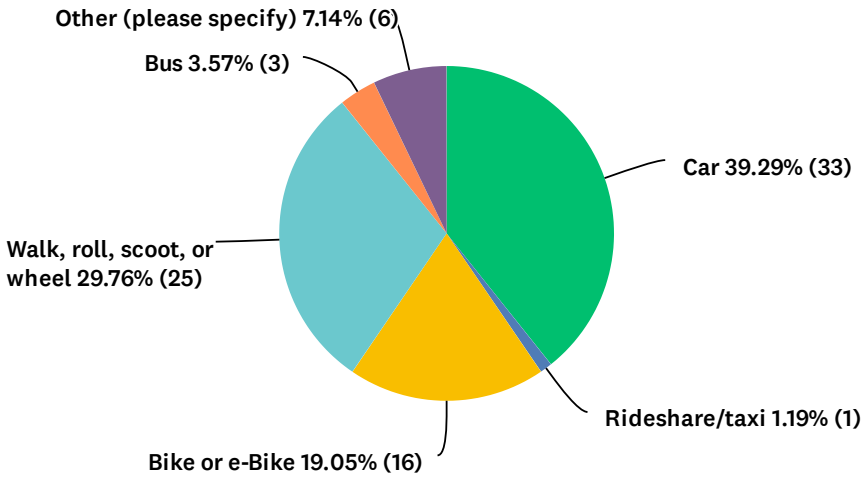
Answered: 89 Skipped: 179



ANSWER CHOICES	RESPONSES	
Less than 2 years	14.61%	13
2-5 years	13.48%	12
6-10 years	11.24%	10
More than 10 years	57.30%	51
Prefer not to say	3.37%	3
TOTAL		89

Q3 How do you get around Point Douglas most often in warm weather months?

Answered: 84 Skipped: 184

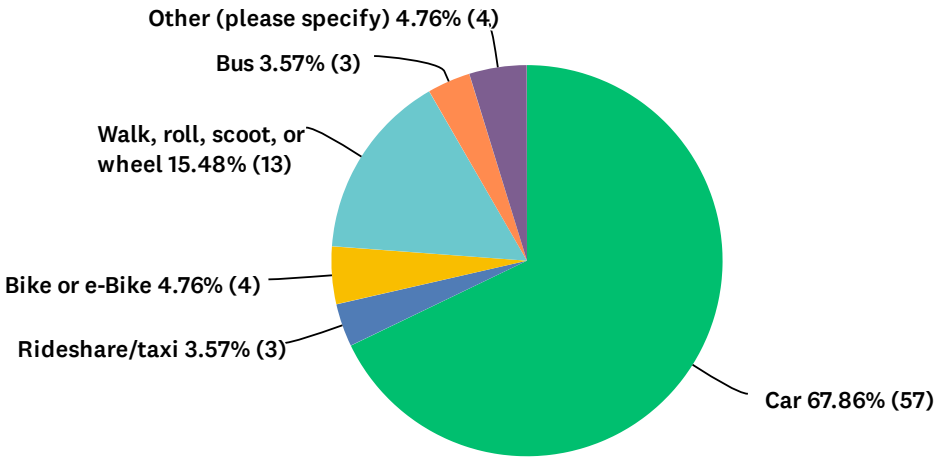


ANSWER CHOICES	RESPONSES	
Car	39.29%	33
Rideshare/taxi	1.19%	1
Bike or e-Bike	19.05%	16
Walk, roll, scoot, or wheel	29.76%	25
Bus	3.57%	3
Other (please specify)	7.14%	6
TOTAL		84

#	OTHER (PLEASE SPECIFY)	DATE
1	Walk, bike, bus	9/9/2024 10:31 PM
2	.	8/30/2024 10:57 AM
3	bike and walk	8/29/2024 9:04 PM
4	Z	8/29/2024 12:38 AM
5	walker	8/26/2024 5:33 PM
6	Please note, I USED to walk to work in Old Market Square regularly in the summer but the area has become so unsafe I am forced to drive.	8/16/2024 4:52 PM

Q4 How do you get around Point Douglas most often in cold weather months?

Answered: 84 Skipped: 184



ANSWER CHOICES	RESPONSES	
Car	67.86%	57
Rideshare/taxi	3.57%	3
Bike or e-Bike	4.76%	4
Walk, roll, scoot, or wheel	15.48%	13
Bus	3.57%	3
Other (please specify)	4.76%	4
TOTAL		84

#	OTHER (PLEASE SPECIFY)	DATE
1	Bike, walk, bus	9/9/2024 10:31 PM
2	Car	8/31/2024 3:35 PM
3	.	8/30/2024 10:57 AM
4	walk	8/29/2024 9:04 PM

Q5 What would make it easier to get around in the neighbourhood?

Answered: 62 Skipped: 206

#	RESPONSES	DATE
1	1) continuously paved sidewalks/pathways that are a good buffer distance from car traffic 2) designated bike lanes 3) grooming of overgrown trees that get in the way of walking path	9/21/2024 10:55 PM
2	The greatest challenge to navigate in the neighbourhood is the amount of people that are intoxicated on meth and other substances.	9/13/2024 10:45 AM
3	not sure	9/12/2024 10:30 AM
4	It’s not safe enough other ways.	9/11/2024 5:18 PM
5	Less on-street parking or cars stored on public property. Unfortunately, there are also few businesses in Point Douglas that are of any use or value to residents.	9/11/2024 3:16 PM
6	A safer neighborhood and fixed/functional streets and sidewalks	9/11/2024 2:54 PM
7	Snow clearing of bike path	9/10/2024 6:32 AM
8	Better sidewalks !	9/9/2024 10:31 PM
9	better roads and sidewalks	9/9/2024 9:28 PM
10	Proper snow clearing. Better road repair and safety	9/9/2024 7:43 PM
11	I find it easy to get around within the neighbourhood. Timely snow removal is always helpful on sidewalks and roads	9/8/2024 11:19 PM
12	Safer paths and better safer bus routes	9/8/2024 11:23 AM
13	Bring back the Spirit Bus	9/8/2024 8:29 AM
14	Dedicated bike lanes	9/5/2024 3:50 PM
15	Side walks don't get shoveled fast enough	9/4/2024 9:57 AM
16	If it felt safer. Maybe having police walking the beat.	9/4/2024 9:36 AM
17	completion of the North Winnipeg Parkway from Michaelle Jean Park to St. John's Park.	9/4/2024 8:30 AM
18	Bike lane infrastructure, FREE transit	9/3/2024 11:46 PM
19	Would love to walk around but we have not so good ppl around.	9/3/2024 10:15 AM
20	No bike paths	9/3/2024 6:07 AM
21	proper bike lane and side walk	9/3/2024 12:37 AM
22	Bike and Walk	9/2/2024 9:40 PM
23	Smoother and more even concrete	9/2/2024 5:19 PM
24	Clean up the drug houses and bad neighbors. Have slumlords clean up their properties. Have safe streets and places to walk. Restructure bridge as it's an eye sore and we need more streets to get to and from Arlington. Basically clean up everything.	9/2/2024 12:38 PM
25	Better bus service	9/2/2024 9:46 AM
26	Since my injury I need a walker and even sitting on it is too uneven with lots of tilted blocks. In the pm clean up the party houses to make it safer	9/1/2024 9:40 PM
27	The sidewalks are not good for even sitting on my walker and trying to use my legs to push. Too uneven.	9/1/2024 9:19 PM
28	Safer, free from crimes and bandits	9/1/2024 8:30 PM

29	Better walking paths to down town safer and lit up more buses and the winter safer sidewalks clearing of snow and ice	8/31/2024 3:35 PM
30	Fix the Arlington Bridge	8/30/2024 10:44 PM
31	Plow the sidewalks earlier and to the pavement, no excuses	8/29/2024 9:04 PM
32	Foot cop/cadets. It feels unsafe to walk around	8/29/2024 5:45 PM
33	More secure bike lanes separated from traffic , especially to connect from Higgins to Transcona, more bus service	8/29/2024 5:28 PM
34	Better streetlights. Gravel added to river paths, snow clearing that took disabled and mobility device users as a first priority	8/29/2024 1:44 PM
35	Safer streets	8/29/2024 7:53 AM
36	Better bus routes live in North point Douglas	8/28/2024 11:43 PM
37	Make it safe.	8/28/2024 8:31 PM
38	Safety. Less homeless. Less crime. Most scared to walk around neighborhood.	8/28/2024 7:20 PM
39	Fix sidewalks, get vicious dogs under control, better lighting in dark areas, more shade (some areas are too hot to walk around in summer months)	8/28/2024 1:30 PM
40	N/a Disabled	8/28/2024 9:25 AM
41	Walking path	8/26/2024 11:58 PM
42	I live at the north end part of the Point AND I use to walk THE RIVER ROUTE to get to the heart of the area. BUT due to safety issues I limit my trips.	8/26/2024 5:33 PM
43	not sure! seems fine to me.	8/26/2024 2:54 PM
44	safer bike and walking trail down Rover as there is no sidewalk and often speeders.	8/23/2024 2:25 PM
45	Fixing the condition of the roads. Feeling safer walking around	8/23/2024 8:49 AM
46	Less damaged roads, brighter lights, less criminal/illegal activities	8/23/2024 6:52 AM
47	More car lanes!	8/22/2024 12:38 AM
48	The area is eminently walkable. However, there are numerous people suffering from drugs and homelessness. There are homes that are participating in criminal activity, such as bike chop shops. Only if the area is safer would things be easier.	8/16/2024 4:52 PM
49	More protected bike lanes. I would like to bike all year round but currently the infrastructure is dominated for car dependency. I can’t afford a car	8/16/2024 4:18 PM
50	More visible security around isolated areas (burned out locations and parks)	8/16/2024 9:10 AM
51	The neighbourhood is more-or-less landlocked by main street, and henderson highway. Riding a bicycle on these roads is possible, but quite risky. Having the ability to get out of the neihbourhood in a safe manner by bike would make it easier to get around. Separated bicycle paths, or 24/7 diamond lanes on main street, and or Henderson highway would make a big difference.	8/15/2024 9:09 PM
52	safer to do so	8/15/2024 6:39 PM
53	Less cars	8/15/2024 5:54 PM
54	More bike paths, more people out and about, more local walking patrols, more social and health services available to help make people safer in the area.	8/15/2024 4:57 PM
55	Bike lanes	8/15/2024 4:46 PM
56	visible bike streets/lanes	8/15/2024 4:30 PM
57	On occasion it has taken a couple of days to clear the snow from sidewalks, but generally nothing inhibits getting around.	8/15/2024 3:18 PM
58	I don't feel safe catching or getting off at any of the bus stops between Logan and Burrows	8/15/2024 2:23 PM

	after dark. I used to feel safe biking down Waterfront or Main at night, but the increases in random acts of violence through out the city but especially in the core - assaults, stabbing, shootings, robberies - makes walking seem dangerous and cycling risky. I wish we had a grocery store, a coffee shop, a laundry matt, a city councilor that was more present.	
59	make it safer	8/15/2024 2:20 PM
60	More accessible MUP, trails and very well lit streets. Also having these along with the sidewalks cleared of snow in the winter.	8/15/2024 1:52 PM
61	Less crime. It’s scary leaving the yard.	8/15/2024 12:32 PM
62	money to afford a taxi	8/15/2024 12:30 PM

Q6 What are your three favourite things about living, working, or visiting Point Douglas?

Answered: 138 Skipped: 130

ANSWER CHOICES	RESPONSES	
1.	100.00%	138
2.	86.96%	120
3.	76.09%	105

#	1.	DATE
1	The river	9/23/2024 3:08 PM
2	the river	9/23/2024 3:00 PM
3	Central - proximity to downtown and waterfront with accessibility to other nearby neighbourhoods (Elmwood, St Boniface, etc)	9/21/2024 11:04 PM
4	Heritage of the Neighbourhood	9/21/2024 11:22 AM
5	My neighbours.	9/13/2024 10:51 AM
6	the trees and the river	9/12/2024 10:31 AM
7	I love the people who are here to make it a thriving community	9/11/2024 5:19 PM
8	Relatively well-connected, walkable and bikeable.	9/11/2024 3:24 PM
9	How close it is to downtown	9/11/2024 3:06 PM
10	It’s a quiet neighborhood	9/11/2024 2:55 PM
11	proximity to exchange district	9/11/2024 2:45 PM
12	Quiet	9/11/2024 8:56 AM
13	Community resources	9/10/2024 1:13 PM
14	Historical sites	9/10/2024 12:11 PM
15	River proximity	9/10/2024 6:37 AM
16	Close community who help one another	9/9/2024 10:32 PM
17	my neighbours	9/9/2024 9:29 PM
18	Location	9/9/2024 7:44 PM
19	Its a beautiful, diverse, storied community	9/8/2024 11:22 PM
20	Community feel	9/8/2024 10:14 PM
21	I like that it is central to everything.	9/8/2024 9:09 AM
22	Close to the River walking paths	9/8/2024 8:30 AM
23	Privacy	9/7/2024 8:35 AM
24	Closeness to the River.	9/6/2024 8:58 AM
25	Close to the Forks	9/6/2024 12:12 AM
26	How close we are to the river	9/5/2024 9:52 AM

27	Beauty	9/4/2024 5:22 PM
28	Nice people	9/4/2024 10:00 AM
29	I can afford to own a home.	9/4/2024 9:38 AM
30	Access to 5 transit routes	9/4/2024 8:45 AM
31	Close to all amenities	9/3/2024 5:06 PM
32	Central to everything	9/3/2024 10:16 AM
33	Age of neighborhood	9/3/2024 6:08 AM
34	close to city center	9/3/2024 12:40 AM
35	Stores are within walking distance	9/2/2024 9:41 PM
36	Parks	9/2/2024 8:45 PM
37	Parks	9/2/2024 2:05 PM
38	Nothing	9/2/2024 12:39 PM
39	Walkable	9/2/2024 9:48 AM
40	Biking to work is convenient	9/2/2024 9:36 AM
41	Neighbour's talk like it's 1920 & help each other	9/1/2024 9:45 PM
42	Everyone looks out for one another	9/1/2024 9:33 PM
43	Easy commute	9/1/2024 8:36 PM
44	The river	8/31/2024 4:20 PM
45	Close to my work	8/31/2024 3:37 PM
46	Closeness to downtown	8/30/2024 10:45 PM
47	0	8/29/2024 9:07 PM
48	History	8/29/2024 6:28 PM
49	History	8/29/2024 5:46 PM
50	Close to downtown	8/29/2024 5:29 PM
51	Close to River	8/29/2024 1:45 PM
52	Nothing	8/29/2024 1:20 AM
53	Resources	8/28/2024 11:44 PM
54	It's beautiful. Point Douglas is a gem of Winnipeg and should be considered as such. Unfortunately, it has been treated more like a garbage dump.	8/28/2024 8:44 PM
55	Splash park	8/28/2024 7:21 PM
56	Tight-knit community	8/28/2024 5:18 PM
57	Close to downtown	8/28/2024 4:25 PM
58	proximity to other key areas	8/28/2024 3:57 PM
59	The community	8/28/2024 1:35 PM
60	It’s undeveloped character. No tract houses. It’s “modesty”	8/28/2024 8:51 AM
61	The old industrial buildings	8/27/2024 2:59 PM
62	Nice area	8/26/2024 11:59 PM
63	the river	8/26/2024 2:55 PM
64	Disraeli Active Transport Bridge	8/25/2024 2:40 PM

65	Greenspaces / Walking trails	8/23/2024 8:36 PM
66	Parks	8/23/2024 6:39 PM
67	Non today	8/23/2024 5:46 PM
68	living close to the river, which is one of the reasons I moved here however it has become unsafe to enjoy.	8/23/2024 2:32 PM
69	Interesting/historic buildings and businesses	8/23/2024 2:24 PM
70	River trail access	8/23/2024 2:13 PM
71	shopping	8/23/2024 1:56 PM
72	Close to most amenities	8/23/2024 8:52 AM
73	The old industrial feel	8/23/2024 8:35 AM
74	The area	8/23/2024 8:20 AM
75	Central location	8/23/2024 7:01 AM
76	My friends live in north Point Douglas	8/22/2024 12:24 PM
77	Cheap housing	8/22/2024 12:38 AM
78	the history	8/21/2024 5:11 PM
79	Central location / Close to everywhere	8/20/2024 1:35 PM
80	[redacted]	8/20/2024 7:44 AM
81	Mix of residential and industrial zoning creating a unique vibe.	8/20/2024 1:27 AM
82	Michaelle Jean Park- pizza oven	8/19/2024 11:44 AM
83	Not busy most of the time	8/19/2024 12:44 AM
84	I ride my bike through Point Douglas daily and enjoy the beautiful parks and active transportation routes along the river	8/18/2024 7:58 PM
85	Mature neighborhood with more character/community potential	8/18/2024 2:59 PM
86	Annabella cycling route	8/17/2024 7:20 PM
87	Community	8/17/2024 1:55 PM
88	Community	8/16/2024 6:55 PM
89	It's a beautiful area, with interesting homes, unusual corners, a gorgeous park on the water.	8/16/2024 4:56 PM
90	Heart of the city, where all the action/events happen	8/16/2024 4:19 PM
91	It is a hidden jewel in Winnipeg. It's an area not many people are aware exists	8/16/2024 3:47 PM
92	Near downtown	8/16/2024 1:18 PM
93	Heritage buildings	8/16/2024 10:34 AM
94	Small town feel	8/16/2024 9:14 AM
95	Location - on a lovely stretch of river right in the heart of downtown	8/16/2024 9:07 AM
96	Close to city centre	8/16/2024 7:41 AM
97	The central location	8/16/2024 6:40 AM
98	Repurposing of old Disraeli bridge over river	8/15/2024 10:27 PM
99	Its affordable.	8/15/2024 9:11 PM
100	The bike path on the bridge	8/15/2024 9:04 PM
101	lovely multi use path through the area	8/15/2024 8:29 PM

102	Riverbank	8/15/2024 7:07 PM
103	Sense of community	8/15/2024 6:40 PM
104	Nice trees	8/15/2024 6:30 PM
105	[redacted]	8/15/2024 6:23 PM
106	Parks	8/15/2024 6:11 PM
107	close to the cultural hub of the city	8/15/2024 5:56 PM
108	Proximity to the Red River.	8/15/2024 5:46 PM
109	Trails, parks, and waterfront	8/15/2024 5:23 PM
110	Historical architecture	8/15/2024 5:07 PM
111	The neighbours	8/15/2024 4:58 PM
112	Central location is accessible	8/15/2024 4:54 PM
113	red river	8/15/2024 4:47 PM
114	the general quiet	8/15/2024 4:31 PM
115	Not much traffic in the area	8/15/2024 4:09 PM
116	A meat market	8/15/2024 4:01 PM
117	Proximity to downtown	8/15/2024 3:47 PM
118	Always something going on — festivals, alleyway and first Friday activities	8/15/2024 3:20 PM
119	Community	8/15/2024 3:08 PM
120	It has some good bike and active transport routes.	8/15/2024 2:58 PM
121	The history of the place	8/15/2024 2:45 PM
122	affordability of houses	8/15/2024 2:36 PM
123	the art spaces in the Annabella warehouse and graffiti gallery	8/15/2024 2:32 PM
124	Our parks, green spaces, tree canopy, and bike/walking trails	8/15/2024 2:31 PM
125	being close to restaurants and entertainment	8/15/2024 2:21 PM
126	Character	8/15/2024 2:13 PM
127	quiet neighbor hood.	8/15/2024 1:55 PM
128	The homes are solid	8/15/2024 1:54 PM
129	Lots of waterfront (though not publicly accessible)	8/15/2024 1:48 PM
130	The community	8/15/2024 1:39 PM
131	Close to home	8/15/2024 1:34 PM
132	The people	8/15/2024 1:32 PM
133	I like the diversity of businesses found in the community	8/15/2024 1:29 PM
134	Rover road	8/15/2024 1:11 PM
135	bike infrastructure through it	8/15/2024 1:02 PM
136	Historical significance	8/15/2024 12:47 PM
137	Cheap housing	8/15/2024 12:35 PM
138	Variety	8/15/2024 12:34 PM
#	**2.**	**DATE**

1	the parks	9/23/2024 3:08 PM
2	walking my dogs across the bridges	9/23/2024 3:00 PM
3	Proactive and engaged community - home to many long term residents that are committed to improving neighbourhood	9/21/2024 11:04 PM
4	The People	9/21/2024 11:22 AM
5	The riverside orientation of the nighbourhood.	9/13/2024 10:51 AM
6	the central location within the city	9/12/2024 10:31 AM
7	Close to all areas of shopping	9/11/2024 5:19 PM
8	People and the community	9/11/2024 3:24 PM
9	Historical significance to Manitoba	9/11/2024 3:06 PM
10	We all know eachother	9/11/2024 2:55 PM
11	proximity to the river	9/11/2024 2:45 PM
12	Historical sites	9/11/2024 8:56 AM
13	Community	9/10/2024 1:13 PM
14	River proximity	9/10/2024 12:11 PM
15	Small town feel	9/10/2024 6:37 AM
16	Talk beautiful cottonwood trees	9/9/2024 10:32 PM
17	locale	9/9/2024 9:29 PM
18	Parks	9/9/2024 7:44 PM
19	The people are from many different backgrounds	9/8/2024 11:22 PM
20	Architecture	9/8/2024 10:14 PM
21	I love that there are so many great services in the area.	9/8/2024 9:09 AM
22	Restaurants and nightlife	9/8/2024 8:30 AM
23	Low taxes	9/7/2024 8:35 AM
24	The sense of neighbourhood.	9/6/2024 8:58 AM
25	Affordable	9/6/2024 12:12 AM
26	The character of the old buildings and streets	9/5/2024 9:52 AM
27	Drop in Centre	9/4/2024 5:22 PM
28	Quiet for the most part	9/4/2024 10:00 AM
29	Michelle Jean Park	9/4/2024 9:38 AM
30	Reasonable cost of housing	9/4/2024 8:45 AM
31	Beautiful tree lined streets next to the river	9/3/2024 5:06 PM
32	Style of houses	9/3/2024 6:08 AM
33	affordable housing	9/3/2024 12:40 AM
34	Cost of homes are affordable	9/2/2024 9:41 PM
35	History	9/2/2024 8:45 PM
36	Trees along the streets	9/2/2024 2:05 PM
37	Long time neighbours	9/2/2024 9:48 AM
38	The walking paths	9/2/2024 9:36 AM

39	You can get anywhere in 10 to 30 minutes	9/1/2024 9:45 PM
40	You could walk or drive to anything you need in ten minutes	9/1/2024 9:33 PM
41	Close to malls & groceries	9/1/2024 8:36 PM
42	The trees	8/31/2024 4:20 PM
43	Close to HSC	8/30/2024 10:45 PM
44	0	8/29/2024 9:07 PM
45	Central location to services	8/29/2024 6:28 PM
46	Restaurants	8/29/2024 5:46 PM
47	Strong community belonging	8/29/2024 5:29 PM
48	Historical neighbourhood	8/29/2024 1:45 PM
49	Community	8/28/2024 11:44 PM
50	Economically and culturally diverse. You can meet all kinds of people in PD - it is rich in diversity.	8/28/2024 8:44 PM
51	Historical buildings and parks	8/28/2024 5:18 PM
52	Cool vibe	8/28/2024 4:25 PM
53	the waterfront park (rover ditch, michelle jean)	8/28/2024 3:57 PM
54	I know most of my neighbors	8/28/2024 1:35 PM
55	It’s local green spaces haven’t been ‘parkified’ by City works and operations. Still untended and unmanicured. Love this quality.	8/28/2024 8:51 AM
56	Bike accessibility	8/27/2024 2:59 PM
57	Close to things I like	8/26/2024 11:59 PM
58	the green spaces	8/26/2024 2:55 PM
59	Brown & Rutherfold Building	8/25/2024 2:40 PM
60	Art in the community	8/23/2024 8:36 PM
61	Road beside the river	8/23/2024 6:39 PM
62	being close to the forks, although the riverbanks along the waterfront are unrecognizable and been destroyed now.	8/23/2024 2:32 PM
63	It's on a major bike route	8/23/2024 2:24 PM
64	visiting friends	8/23/2024 1:56 PM
65	Affordable	8/23/2024 8:52 AM
66	The people	8/23/2024 8:20 AM
67	Historical significance	8/23/2024 7:01 AM
68	The North Point Douglas Women’s Centre	8/22/2024 12:24 PM
69	the eclectic look of the neighbourhood	8/21/2024 5:11 PM
70	Low taxes	8/20/2024 1:35 PM
71	Good access via river path and across Point Douglas on Annabella for active transportation, leading to Rover Ave and the AT bridge crossing to East Kildonan.	8/20/2024 1:27 AM
72	Metro Meats	8/19/2024 11:44 AM
73	Decently quiet	8/19/2024 12:44 AM
74	My Ukrainian roots are here, my family lived on Hallet, Euclid and other streets in the area.	8/18/2024 7:58 PM

	Our Ukrainian hall was on Euclid. There is important history here.	
75	Opportunity for positive growth and redevelopment	8/18/2024 2:59 PM
76	Michael Jean park	8/17/2024 7:20 PM
77	The river - if only the banks etc were useable and it was aafe	8/16/2024 6:55 PM
78	I love many of my neighbours. Lots of artists and interesting folks.	8/16/2024 4:56 PM
79	Close to the forks and river path system	8/16/2024 4:19 PM
80	Good cycling	8/16/2024 1:18 PM
81	Central location	8/16/2024 10:34 AM
82	Parks and walkways	8/16/2024 9:14 AM
83	Feels suburban	8/16/2024 7:41 AM
84	Close to the river and trails	8/16/2024 6:40 AM
85	Sight lines of downtown	8/15/2024 10:27 PM
86	Its mostly actual Canadians, not "new" "Canadian".	8/15/2024 9:11 PM
87	Michelle Jean Park	8/15/2024 9:04 PM
88	interesting businesses in the area e.g. 84 1/2	8/15/2024 8:29 PM
89	Park	8/15/2024 7:07 PM
90	people willing to help	8/15/2024 6:40 PM
91	Safe needle disposal available	8/15/2024 6:30 PM
92	Transiting without avoiding law enfocement or EMS vehicles	8/15/2024 6:23 PM
93	Friends	8/15/2024 6:11 PM
94	The Green space there.	8/15/2024 5:46 PM
95	Unique residential neighbourhood	8/15/2024 5:23 PM
96	The central location	8/15/2024 4:58 PM
97	old homes, history of area	8/15/2024 4:54 PM
98	the parks	8/15/2024 4:47 PM
99	the community care	8/15/2024 4:31 PM
100	The history of the area	8/15/2024 4:01 PM
101	Proximity to the river	8/15/2024 3:47 PM
102	Lots of restaurants and bars	8/15/2024 3:20 PM
103	River	8/15/2024 3:08 PM
104	Lots of locally owned businesses.	8/15/2024 2:58 PM
105	Its great potential for more green spaces right in the centre of Winnipeg	8/15/2024 2:45 PM
106	the quiet and quaintness of the area	8/15/2024 2:32 PM
107	Being centrally located	8/15/2024 2:31 PM
108	being close to the river, parks and bike paths	8/15/2024 2:21 PM
109	History	8/15/2024 2:13 PM
110	no congressed streets	8/15/2024 1:55 PM
111	The neighbours are truly neighbours	8/15/2024 1:54 PM

112	Very convenient thruway from our residence in Fraser's Grove to The Forks and Waterfront Ave.	8/15/2024 1:48 PM
113	closeness to downtown	8/15/2024 1:39 PM
114	It's an interesting area	8/15/2024 1:34 PM
115	The place I work (Mount Carmel Clinic)	8/15/2024 1:32 PM
116	Michelle Jean park	8/15/2024 1:11 PM
117	potential for lots of open greenspace	8/15/2024 1:02 PM
118	Location	8/15/2024 12:47 PM
119	Cheap taxes	8/15/2024 12:35 PM
120	Mixed use	8/15/2024 12:34 PM
#	**3.**	**DATE**
1	bike and walkability	9/23/2024 3:08 PM
2	creating a community by renovation a building on the river	9/23/2024 3:00 PM
3	Artistic hub with historical significance	9/21/2024 11:04 PM
4	The greenspaces and tree canopy.	9/21/2024 11:22 AM
5	The heritage and age of the nieghbourhood.	9/13/2024 10:51 AM
6	being close to really beautiful areas, stephen juba park, the forks	9/12/2024 10:31 AM
7	A close knit community	9/11/2024 5:19 PM
8	Great potential for more diverse housing stock.	9/11/2024 3:24 PM
9	The historical houses	9/11/2024 3:06 PM
10	It's beautiful	9/11/2024 2:55 PM
11	active living connections , bike bath, walking paths	9/11/2024 2:45 PM
12	Bike routes	9/11/2024 8:56 AM
13	Potential for the future	9/10/2024 12:11 PM
14	Central	9/10/2024 6:37 AM
15	Parks all near by	9/9/2024 10:32 PM
16	affordability	9/9/2024 9:29 PM
17	People	9/9/2024 7:44 PM
18	Michaele Jean park is fantastic	9/8/2024 11:22 PM
19	Location	9/8/2024 10:14 PM
20	I love the people who live there.	9/8/2024 9:09 AM
21	Downtown festivals	9/8/2024 8:30 AM
22	By the River	9/7/2024 8:35 AM
23	Biking Through.	9/6/2024 8:58 AM
24	How immersed we are in nature	9/5/2024 9:52 AM
25	Love	9/4/2024 5:22 PM
26	My neighbors	9/4/2024 9:38 AM
27	Access to wild spaces along the river	9/4/2024 8:45 AM
28	Trees	9/3/2024 6:08 AM

29	less car traffic	9/3/2024 12:40 AM
30	Great local restaurants	9/2/2024 9:41 PM
31	People	9/2/2024 8:45 PM
32	Festivals and events	9/2/2024 9:48 AM
33	Heritage sites	9/2/2024 9:36 AM
34	We still have old style restaurants run by generations of families	9/1/2024 9:45 PM
35	Before rentals came in you could hear the bells from the church and no loud parties keeping you awske	9/1/2024 9:33 PM
36	Active transportation trails the	8/31/2024 4:20 PM
37	Diversity of people living here	8/30/2024 10:45 PM
38	0	8/29/2024 9:07 PM
39	Living along the river	8/29/2024 6:28 PM
40	Proximity to other neighborhoods	8/29/2024 5:46 PM
41	Small footprint	8/29/2024 5:29 PM
42	Multicultural	8/29/2024 1:45 PM
43	People	8/28/2024 11:44 PM
44	In between the violence, screaming, yelling, and chaos, etc., it is very peaceful; especially in winter.	8/28/2024 8:44 PM
45	Quiet spot just outside of downtown	8/28/2024 5:18 PM
46	Geographically promising	8/28/2024 4:25 PM
47	People’s passion about our neighborhood	8/28/2024 1:35 PM
48	It wears its history. Things are rough looking or shabby or unsuburban but this isn’t a bad thing. There are no high rise structures!!!	8/28/2024 8:51 AM
49	Proximity to downtown and exchange	8/27/2024 2:59 PM
50	Not sure	8/26/2024 11:59 PM
51	the diversity and arts community	8/26/2024 2:55 PM
52	90 Annabella	8/25/2024 2:40 PM
53	River / Bridge	8/23/2024 8:36 PM
54	Large trees	8/23/2024 6:39 PM
55	speaking to people everyday	8/23/2024 2:32 PM
56	River adjacent	8/23/2024 2:24 PM
57	old buildings	8/23/2024 1:56 PM
58	Many events happening in the area	8/23/2024 8:52 AM
59	The sights	8/23/2024 8:20 AM
60	Parks and greenspace	8/23/2024 7:01 AM
61	The Manitoba Indigenous Cultural Education Centre	8/22/2024 12:24 PM
62	Industrial spaces for reasonble prices	8/20/2024 1:35 PM
63	Community artwork, cultural presence and renovation of old public spaces to serve the needs of families.	8/20/2024 1:27 AM
64	MICEC	8/19/2024 11:44 AM

65	The people of Point Douglas are real, down to earth and friendly. The area has challenges, but just like all of the North End, I cannot imagine living anywhere else.	8/18/2024 7:58 PM
66	Has a nature and residential feel/vibe to it	8/18/2024 2:59 PM
67	The closeness to downtown	8/16/2024 6:55 PM
68	I love the children playing in the area, in the park, etc.	8/16/2024 4:56 PM
69	Downtown business/work	8/16/2024 4:19 PM
70	Micheal Jean park	8/16/2024 1:18 PM
71	Social services	8/16/2024 10:34 AM
72	Central location	8/16/2024 9:14 AM
73	River makes it feel like a park area	8/16/2024 7:41 AM
74	The potential	8/16/2024 6:40 AM
75	Neighbourhood architecture and heritage	8/15/2024 10:27 PM
76	Its historic, and has character, and soul.	8/15/2024 9:11 PM
77	Old Houses	8/15/2024 9:04 PM
78	central area, easy to get to	8/15/2024 8:29 PM
79	Outdoor pizza oven in park	8/15/2024 7:07 PM
80	older homes	8/15/2024 6:40 PM
81	Many cats	8/15/2024 6:30 PM
82	Green lights so I don't have to stop and witness drug use, violence & constant panhandling.	8/15/2024 6:23 PM
83	Calm atmosphere	8/15/2024 6:11 PM
84	Bridges	8/15/2024 5:23 PM
85	Access to the river and green spaces	8/15/2024 4:58 PM
86	river	8/15/2024 4:54 PM
87	history	8/15/2024 4:47 PM
88	nature	8/15/2024 4:31 PM
89	Visiting the former locations of where family had lived in the 1930’s	8/15/2024 4:01 PM
90	History: Point Douglas is an interesting place, even if the area around Higgins and Main is horrible now	8/15/2024 3:47 PM
91	Diverse population	8/15/2024 3:20 PM
92	Close to downtown	8/15/2024 3:08 PM
93	Lots of services within walking distance.	8/15/2024 2:58 PM
94	Potential also for public art and historical display	8/15/2024 2:45 PM
95	the completely untapped POTENTIAL of the signifcant riverfront	8/15/2024 2:32 PM
96	Affordable housing	8/15/2024 2:31 PM
97	The people	8/15/2024 2:13 PM
98	family oriented	8/15/2024 1:55 PM
99	The closeness to major shopping and entertainment venues	8/15/2024 1:54 PM
100	Mature trees	8/15/2024 1:48 PM
101	affordability	8/15/2024 1:39 PM

102	Some historical features	8/15/2024 1:34 PM
103	Short blocks, slow traffic	8/15/2024 1:11 PM
104	Old neighbourhood charm	8/15/2024 12:47 PM
105	History	8/15/2024 12:34 PM

Q7 What natural, heritage, or cultural features within Point Douglas would you like to see preserved or honoured?

Answered: 120 Skipped: 148

#	RESPONSES	DATE
1	I would love to see the history preserved, but from the Indigenous perspective. Preserve and clean up the boat launch and river banks.	9/23/2024 3:08 PM
2	Keep the park area at the boat launch	9/23/2024 3:00 PM
3	Preserve winding riverbanks and maintain connectivity or continuity of riverfront trails; honour both indigenous and colonial developments/residences.	9/21/2024 11:04 PM
4	The Park, Barber House, Norquay School, TS Park.	9/21/2024 11:22 AM
5	It would be mute to maintain any of the above, if the conditions of those who live there now are derelict and beyond repair. I am thinking especially about the litter, garbage, abandoned/derelict housing. Preservation is downstream of inhabitation.	9/13/2024 10:51 AM
6	the tree canopy	9/12/2024 10:31 AM
7	It's a high-value riverfront neighbourhood. Preserve the connection to the river, downtown and Regent/Nairn access	9/11/2024 8:15 PM
8	Bike path and parks we need better areas to let our children play	9/11/2024 5:19 PM
9	Natural spaces should be preserved or expanded where possible, with industrial properties being the first to go if any compromises on space are necessary to be made.	9/11/2024 3:24 PM
10	Green park space and Historical charm and look. No high rise apartment/condo towers overshadowing the trees and houses.	9/11/2024 3:06 PM
11	All of the above. Also the parks/greenspaces	9/11/2024 2:55 PM
12	greenspace, conversion of the older commercial buildings to residential use	9/11/2024 2:45 PM
13	Many people don't know about the historical sites	9/11/2024 8:56 AM
14	Virtually everything - especially the stuff near the park	9/10/2024 12:11 PM
15	Riverbank as is: combo of natural vegetation, cut grass, foot and bike path). Also got lot and small parks.	9/10/2024 6:37 AM
16	The beautiful trees like the one at disrali at Sutherland and the huge one at Stephens and Rover st.	9/9/2024 10:32 PM
17	all its history, good and bad,needs to be acknowledged	9/9/2024 9:29 PM
18	I'd like to see more info and events highlighting the history as Winnipegs oldest neighbourhood	9/8/2024 11:22 PM
19	Any buildings that can be preserved should be. Possibly turned into low income housing and/or group homes.	9/8/2024 10:14 PM
20	N/a	9/8/2024 9:09 AM
21	No more hi rises in the Exchange	9/8/2024 8:30 AM
22	The River, the trees, the park.	9/7/2024 8:35 AM
23	90 Annabella, Old Winnipeg Hydro Building, The big Cottonwood at Rover and Stephens St. Old CP Station. The riverfront trail to waterfront.	9/6/2024 8:58 AM
24	Enhanced the community parks with more features.	9/6/2024 12:12 AM
25	The parks and old buildings	9/5/2024 9:52 AM

26	I don't know	9/4/2024 10:00 AM
27	The park is lovely, it would be nice if it had a few flowers but I'm glad things were cleaned up at the end of Lisgar & Selkirk.	9/4/2024 9:38 AM
28	Old Ukrainian churches, enormous cottonwood tree east of Rover, Joe Zuken park,	9/4/2024 8:45 AM
29	Parks / children play structures / daycares	9/3/2024 5:06 PM
30	Leave it the way it is	9/3/2024 6:08 AM
31	more parks where no one from our side of PD comes to dump their garbages	9/3/2024 12:40 AM
32	N/a	9/2/2024 9:41 PM
33	Memorial for Nathaniel on Rover All the parks	9/2/2024 8:45 PM
34	Ross House Museum , new voice stations at park on Rover	9/2/2024 2:05 PM
35	The bridge to be turned back into a bridge to use.	9/2/2024 12:39 PM
36	Chinatown	9/2/2024 9:48 AM
37	The park, each of the heritage houses,	9/2/2024 9:36 AM
38	The churches & small businesses like Ludas, European meats or seasonal burger places. The bells at the big yellow church on main	9/1/2024 9:45 PM
39	The churches, as many trees as you can. Mom and pop shops like the girl on aikens/machray that will get you anything you want if you just ask or the deli on salter luddas with the awesome breakfast.	9/1/2024 9:33 PM
40	The trails	8/31/2024 4:20 PM
41	None	8/31/2024 3:37 PM
42	All the small neighborhood parks	8/30/2024 10:45 PM
43	safer/cleaner streets "heritage" circa 1950	8/29/2024 9:07 PM
44	Historic sites, parks river banks	8/29/2024 6:28 PM
45	Expand park spaces and offer more community access points to the riverfront. More secure bike lanes to promote visiting the area on bike rather than car to help reduce overloaded parking.	8/29/2024 5:29 PM
46	Barber house, post office, river walk, all the parks. More first nations led cultural development	8/29/2024 1:45 PM
47	Indigenous and Métis heritage and culture	8/28/2024 11:44 PM
48	The riverbanks and green space should be naturalized and protected from the desecration that has been occurring for the past 5 to 7 years.	8/28/2024 8:44 PM
49	White people heritage. [redacted]	8/28/2024 7:21 PM
50	Something commemorating Vulcan Iron Works and it's workers being a significant part of the 1919 Strike.	8/28/2024 5:18 PM
51	None	8/28/2024 4:25 PM
52	I think evolving is more important than preserving a lot of the time. I think keeping affordability, and a significant residential area is important, but I think a lot could be significantly enhanced. especially the green space along the river.	8/28/2024 3:57 PM
53	Heritage homes, old trees, Barber house, Ross house, our river bank should stay undeveloped, I'd like to see some of the historic homes of important Manitobans commemorated, indigenous heritage of the area should be honoured, Brown and Rutherford, Watkins's building, Vulcan iron works as it pertains to western heritage and start of 1919 general strike should be a national historic site, preserve our green spaces, rewilding projects like those in Norwood flats,	8/28/2024 1:35 PM
54	Green space	8/28/2024 8:51 AM
55	Park space improved and expanded, historic warehouse/industrial buildings preserved	8/27/2024 2:59 PM

56	I'm not sure	8/26/2024 11:59 PM
57	All of it!	8/26/2024 2:55 PM
58	The expansion of Point Douglas Park across the current Gateway Industries site. I would really like to see some of the more attractive old industrial buildings preserved, as is the case with the Exchange District.	8/25/2024 2:40 PM
59	Maintain the trees	8/23/2024 6:39 PM
60	there are many indigenous here, but many other cultures as well. This is the first residential neighborhood in the city and should be recognized as a heritage site. Past industrial sites that are now hot spots for crime and fire should be removed and signs and plaques should be erected in honor of their important roles they held in development of the city. However many industry practices (such as [redacted]) are not condusive to healthy residential life.	8/23/2024 2:32 PM
61	River bike path	8/23/2024 2:24 PM
62	all of the older buildings need to be facelifted	8/23/2024 1:56 PM
63	Less homeless hanging around the heritage parks	8/23/2024 8:52 AM
64	Not sure	8/23/2024 8:35 AM
65	Parks and greenspace	8/23/2024 7:01 AM
66	The parks, Barber House, Michaelle Jean Park, Ross House	8/22/2024 12:24 PM
67	the riverbank forests, the eclectic architecture, the history via interpretive storyboards, historic plaques	8/21/2024 5:11 PM
68	Old orthodox churches and parks	8/20/2024 1:35 PM
69	Nothing.	8/20/2024 7:44 AM
70	Parks, heritage buildings.	8/20/2024 1:27 AM
71	Barbour House, Rossbrook House,	8/19/2024 11:44 AM
72	Nothing.	8/19/2024 12:44 AM
73	Cultural/heritage centres like Ross House Museum, North Point Douglas Womens Centre, and MICEC. The riverfront pathway, and Michelle Jean park.	8/18/2024 7:58 PM
74	More access to active transportation, nature, river access, esthetic redevelopment.	8/18/2024 2:59 PM
75	Michaelle Jean Park is gorgeous and should be both honoured and expanded, but the riverbank is filthy. There should be a clean, safe, well-lit bike path from Scotia Heights to PD, and then on to downtown!	8/16/2024 4:56 PM
76	Protect the river banks and make them accessible for the public. More prairie grass restoration.	8/16/2024 4:19 PM
77	Ross house	8/16/2024 1:18 PM
78	Heritage buildings	8/16/2024 10:34 AM
79	The old docks restored so people can have better access to the river in the summer (Alexander and Prichard)	8/16/2024 9:14 AM
80	Some of the warehouses/industrial lots could be preserved and refurbished for commercial use but most of it is decrepit and needs to go. Maybe turn a larger lot(s) into a space for a farmers market; a true farmers market in this neighborhood would be amazing!	8/16/2024 9:07 AM
81	Don't know	8/16/2024 7:41 AM
82	The heritage buildings around, even though they are in bad shape. The natural environment along the river. A lot of artists have studio there, it could really be a creative hub like some areas in Montreal. Really expanding the beautiful environment from the exchange to point Douglas.	8/16/2024 6:40 AM
83	Warehouses (specifically 90 Annabella), making Hydro building on Rover less physically imposing with landscaping and vegetation	8/15/2024 10:27 PM

84	Ross house museum. It would be interesting to one day actually see the inside.	8/15/2024 9:11 PM
85	Old houses and neighbourhoods, parks, riverfront, sightlines	8/15/2024 9:04 PM
86	Metis history, Manitoba/Winnipeg beginnings	8/15/2024 8:29 PM
87	Barber House, Ross House Museum, MB Indigenous Cultural Education Centre, The Commons building (not sure what it's called now), Social Enterprise Centre, Mother Earth Recycling	8/15/2024 7:07 PM
88	Parks	8/15/2024 6:40 PM
89	I'm not sure, so make sure to meet with someone who knows about natural, heritage or cultural things. [redacted]	8/15/2024 6:30 PM
90	There is no honour in this neighbourhood. It's on fire as much as it's not and rife with violent crime and drug abuse.	8/15/2024 6:23 PM
91	The current look/feel of Michaelle Jean Park and the riverbank, Ross House, the language buttons on the public art in the Park, the calm streets of the area overall.	8/15/2024 6:11 PM
92	heritage building conversion - faster!	8/15/2024 5:56 PM
93	The green space and the access to the river	8/15/2024 5:46 PM
94	Parks and waterfront, residential, bridges	8/15/2024 5:23 PM
95	Heritage buildings.	8/15/2024 5:07 PM
96	All the green spaces, river paths, the museum.	8/15/2024 4:58 PM
97	No infills when possible! River walkways Keep the old hydro building. Create old loft condos. Keep the parks, statues, signage.	8/15/2024 4:54 PM
98	the nature in general, old houses and homes, local businesses and vendors	8/15/2024 4:31 PM
99	Graffiti Gallery	8/15/2024 4:09 PM
100	Interesting architecture	8/15/2024 4:01 PM
101	The CP Rail station, and its role in building Winnipeg. The Royal Alexandra Hotel and the amazing guests who used to visit and stay in Winnipeg	8/15/2024 3:47 PM
102	The heritage buildings and/or heritage building facades	8/15/2024 3:20 PM
103	Riverside	8/15/2024 3:08 PM
104	Not sure.	8/15/2024 2:58 PM
105	The stories of people before the settlers, and how the area became a focal point with the first settlers. More green spaces please!	8/15/2024 2:45 PM
106	I don't know.	8/15/2024 2:36 PM
107	try to protect mature trees and the remaining historic buildings, but otherwise there's not much – reclaim the riverfront as public land and include quality river paths and access	8/15/2024 2:32 PM
108	Support the city to take care of all the weeds in MJ Park, support the city to learn about planting and caring for perrenials and native plants. Suicide prevention support on Harry Lazarenko Bridge, work with Portage North Forks group to build pier or water access on the Red River (and teach water safety, paddling, fishing) to extend skating trail to NPD, to repair the Arlington Bridge	8/15/2024 2:31 PM
109	Historical buildings preserved while looking into future architectural developments and population density/longevity	8/15/2024 2:13 PM
110	all of them, why wipe out areas history	8/15/2024 1:55 PM
111	Keeping the historical look and feel of the community even when new buildings are going up. Old style facades go along way on maintaining the historic landscape of the community.	8/15/2024 1:54 PM
112	Preserve, and preferably even increase, public access to the waterfront.	8/15/2024 1:48 PM

113	The parks	8/15/2024 1:39 PM
114	Green soace	8/15/2024 1:34 PM
115	I think it's technically outside of Point Douglas, but I would like to see more money invested in the Thunderbird House. It should be a source of pride for our city, particularly for Indigenous citizens; however, it has been allowed to fall apart.	8/15/2024 1:32 PM
116	River fronts preserved as parks and accessible to the public.	8/15/2024 1:29 PM
117	Public river access, surprisingly beautiful cycling routes	8/15/2024 1:11 PM
118	i really like the look of the old hydro station and think it should be turned into some kind of commercial property like a speakeasy	8/15/2024 1:02 PM
119	Save our small family businesses. The loss of retail businesss in the past couple years has been extravagant due to crime, theft and arson. There are very few places nearby to shop anymore.	8/15/2024 12:35 PM
120	Warehouses	8/15/2024 12:34 PM

Q8 What do you hope infill development in Point Douglas will look like?

Answered: 110 Skipped: 158

#	RESPONSES	DATE
1	High density housing for use by all income levels - integrating high and low income is key to avoiding isolating one from the other and thus promoting inequality. Vibrant, walkable commercial shops and services catering to mixed income levels.	9/23/2024 3:19 PM
2	South Point Douglas infill should look be a densely filled live, work and play area. Create a tax base that provides for the services that the community wants	9/23/2024 3:14 PM
3	the area attracts a diverse demographic of long term residents living in the area, with a balanced blend of all socioeconomic statuses	9/21/2024 11:27 PM
4	Single family homes, duplex's etc...	9/21/2024 12:41 PM
5	Building Appartements, affordable housing, condos, convenience shopping.	9/21/2024 10:16 AM
6	Incentivized development of empty lots, and of run down houses. Less renting and more owner-occupied dwellings.	9/13/2024 11:07 AM
7	more diverse residential offerings so a wider array of demographics could live there - to attract some new businesses	9/12/2024 10:34 AM
8	High density, low cost housing: starter homes, low-rise apartments etc. with lots of families. Village style, with local small businesses, mom-and-pop shops	9/11/2024 8:23 PM
9	I bought infill housing in 2006 it’s a good thing.	9/11/2024 5:28 PM
10	More multi-family, affordable, and multi-story housing. Even light commercial or retail would be helpful, such as a laundromat.	9/11/2024 3:35 PM
11	Singe home properties that keep the historical late 1800s housing look.	9/11/2024 3:10 PM
12	Less derelict, housing, get rid of the slum, landlords and drug houses, more community trash cans. Also a dog park as most of us have dogs, and it would be helpful to have a local grocery store that does not inflate prices, as well as other commercial areas such as a gym or gas station, coffee shop etc.	9/11/2024 3:10 PM
13	low density residential and condos with heritage like features. I would like to see some higher value properties that are currently in the area.	9/11/2024 2:52 PM
14	Would be nice if they aren't all two stories	9/11/2024 10:20 AM
15	Convert industrial to various income housing, including multi-family housing (reasonable height; not high rise), and commercial. Move as much existing industrial as possible.	9/10/2024 7:00 AM
16	It should have character that suits the homes in our area. Most of the homes are built similar with unique features to them.	9/9/2024 10:42 PM
17	vulcan works was the site of the the start of the 1919 strike. dot. make a mockery of the working class and gentrify the hood.	9/9/2024 9:41 PM
18	Multi family	9/9/2024 7:53 PM
19	Consistent with existing homes and buildings Consistent with accessibility to diverse people of varying backgrounds and income levels	9/8/2024 11:27 PM
20	I would hope there would be bike paths and lots of trees and safe places to lock up bikes.	9/8/2024 9:16 AM
21	I think a healthy blend of affordable multi family units. Winnipeg needs more of "the missing middle" such as triplex and quadplex units. Perhaps with multi use higher density dwellings on the multi-use corridor with storefronts.	9/6/2024 9:08 AM
22	A variety of high performance houses, apartments that are offered at affordable rents. Blend	9/6/2024 12:28 AM

	single family and smaller multi family units rather than high rise apartments. The high performance buildings should ensure that maintenance and utilities are low and affordable.	
23	More low income housing,not all these apt. That cost 1000 a month or more	9/4/2024 10:04 AM
24	I hope that it will be brightly lit with green space and new residential won't just be social housing projects. The community needs home owners too.	9/4/2024 10:03 AM
25	Imperative to bring a quality market area into the infill area to address the food desert currently existing.	9/4/2024 8:57 AM
26	Houses that fit the area. Renovation of the older homes through government grants. Similar to the North End Housing Project before it became too political.	9/3/2024 5:10 PM
27	I don't like it at all it destroys the neighborhoods all across the city	9/3/2024 6:10 AM
28	I live in this area, I love neighborhoods and park near by but unfortunately there are so many empty housings and houses that are not livable due to being managed by poor landlords. affordable housing owned by people who actually live can create better neighborhoods.	9/3/2024 12:55 AM
29	Develop hybrid commercial buildings with both residential and retail spaces	9/2/2024 9:45 PM
30	Maintain the schools and churches	9/2/2024 8:50 PM
31	More affordable home ownership.	9/2/2024 9:56 AM
32	Two to three story apartment complexes, duplexes, buildings that will blend in to the current residential area.	9/2/2024 9:49 AM
33	I think you need to keep to looking like 3 story houses where maybe each floor is a unit or 2 like they did near river & Osborne. Then a communal garden on the roof. Small store or market with a trendy shop A community police office.	9/1/2024 10:53 PM
34	Condo development along Higgins with green spaces	8/31/2024 4:29 PM
35	Walking paths to down town and forks cleaner and safer	8/31/2024 3:47 PM
36	Affordable housing	8/29/2024 6:42 PM
37	More bungalows	8/29/2024 5:48 PM
38	Affordable housing of multiple types with multiple opportunities for community grocery stores, services, frequent small parks for families.	8/29/2024 5:37 PM
39	Affordable and architecturally attractive; shared housing between seniors and university students.	8/29/2024 1:51 PM
40	More affordable housing. Subtle density.	8/29/2024 1:12 PM
41	Apartment and more housing	8/28/2024 11:48 PM
42	Quality homes should be built to replace the burned or boarded up, dilapidated properties. Homes that people can take pride in and take care of.	8/28/2024 8:56 PM
43	It should be made up entirely of public and social housing to ensure that residents can stay in the area without fear of being priced out. This will help them remain around the many supports that already exist in the neighborhood.	8/28/2024 5:26 PM
44	Multi-family, 4+ stories	8/28/2024 4:32 PM
45	I hope it doesn't have basement suites with windows to the grass.	8/28/2024 2:32 PM
46	Point Douglas could be a destination immunity if we conserved and sensitively upgraded existing old houses with gorgeous heritage features. One obstacle to this is corrupt landlords and property management companies that refuse to maintain the houses they own so that they deteriorate past the point where they can be saved. Infill should respect the residential and heritage character of the neighborhood and not be something that just makes absentee landlords rich.	8/28/2024 1:57 PM
47	It should respect the character of the existing houses. No high rise (over three stories) structures.	8/28/2024 9:05 AM

48	a mix of housing types	8/27/2024 3:04 PM
49	Housing primarily. Mixed income housing with responsible landlords. Retirement multi-suite apartments. Small businesses, thrift, bakery, laundromat. Small dog park. We like the sidewalks, Rover St. as a main pedestrian path and access to busing. We appreciate the rapid transit corridors and would like more help with maintaining the river banks as it is sinking more each year.	8/26/2024 3:35 PM
50	Mid-rise residential, ideally with ground-level commerical spaces available.	8/25/2024 2:56 PM
51	More residential with some medium sized commercial space.	8/23/2024 6:45 PM
52	Park on N side of CPKC E of Louise bridge. Road and bridge to Nairn on the south side of CKPC.	8/23/2024 3:53 PM
53	I purchased an "infill" house built by MB Housing in 2010, however it is very important to maintain green spaces in Point Douglas, and have bylaws enforced for residents safety.	8/23/2024 2:52 PM
54	a couple of high rise apartment blocks geared to income for seniors plus more appropriate larger housing units to accomodate special needs people.	8/23/2024 2:07 PM
55	Mostly owner occupied, very few if any large boarding houses, strict requirements and guidelines on future multi family homes.	8/23/2024 9:19 AM
56	More houses, less industrial	8/23/2024 8:57 AM
57	Housing, restaurant and shops	8/23/2024 8:39 AM
58	An area with out inner city problems (drugs, crime, etc)	8/23/2024 8:20 AM
59	Well built and well maintained rent geared to income housing with recreational facilities such as skate parks, splash pads, and green space	8/22/2024 12:41 PM
60	architectural respect for the area -- no spaceships or glass hotels on stilts	8/21/2024 5:18 PM
61	I don't care, just keep them clean, and fine people who litter and make a mess of it. Same with bad tenants and landlords. Trash everywhere and places in disrepair	8/20/2024 1:45 PM
62	I hope it would actually exist.	8/20/2024 7:50 AM
63	affordable, Transitional social housing with wrap around supports built in.	8/19/2024 11:49 AM
64	Build more towers like those on waterfront crescent. It should feel like an extension of it. Its time we build up, not out.	8/19/2024 12:52 AM
65	Multifamily, coop and social housing. It would be nice to encourage some neighbourhood small scale stores since so few people drive here, so maybe some mixed use?	8/18/2024 8:03 PM
66	Will improve the esthetic of the community but blend in with nature trails and it's unique access/proximity to the Red river. Preserve and increase park/nature access and active transportation, reduce developed space but increase residential density to offset increase green space. Remove tracks if possible. Consider proposals to turn Red/Assiniboine/Seine Rivers national urban park proposals put forth by some groups to restore river banks/river environment, wildlife use, and active transportation/recreation in the area.	8/18/2024 3:26 PM
67	Multi family infill housing with social supports.	8/17/2024 7:22 PM
68	Housing - but also little cool shops and restaurants and places you can just walk to for fun - like off corydon but unique to pointe Douglas	8/16/2024 6:58 PM
69	Have character and quality.	8/16/2024 5:04 PM
70	Medium density mixed use residential towers	8/16/2024 4:24 PM
71	Residential, residential and more residential.	8/16/2024 3:54 PM
72	Small multi family	8/16/2024 1:21 PM
73	Appropriate to heritage buildings in the area (ie not cookie cutter generic new builds). Affordable housing with green space. Embrace the idea of a new national park / expansion of the forks through this area north to St. John’s Park to make this are attractive / livable / enjoyable for Winnipeggers and visitors	8/16/2024 10:45 AM

74	Modern, inclusive, flexible, and transit/active transit friendly	8/16/2024 9:31 AM
75	Apartments replacing industry in the south. Allowing larger multi or extended family homes in the north.	8/16/2024 7:56 AM
76	It could combine the characteristics of industrial buildings and residential buildings and create a hybrid in design. Multi-level building with mixed-use function. It should feel like a continuation from the exchange but with its own style, so then people are attracted to venture from the exchange to point Douglas. At the same time, there should be amenities for the community living there.	8/16/2024 7:03 AM
77	That map looks like a whole lotta empty space not being used. Make more affordable housing for families. Drug and alcohol free apartments, keep people clean. Aboriginal centre for language, culture & customs. Programs to support kids for sports, education, appropriate socialization with peers, etc…we CAN change this around.	8/16/2024 1:15 AM
78	Mixed use development with a mix of housing, childcare, social services, food and other essential amenities the neighbourhood lacks. Build form would be 4-6 stories with potential for a towers of 10 stories within 200 metres of planned RT stations. Parking minimums should be waved along this corridor, with additional carshare and biking spaces.	8/15/2024 10:37 PM
79	Mostly replacement of delapidated, nasty properties. I would hope the demoltion of the nicer, historic buildings for profit would not occur.	8/15/2024 9:19 PM
80	I would like to see it increase in density while hopefully preserving as much of the original character homes as possible Maybe even incorporating them into new constructions. Be creative.	8/15/2024 9:11 PM
81	Family homes, rentals like any other suburban area but denser	8/15/2024 8:40 PM
82	Affordable	8/15/2024 7:10 PM
83	Flame retardant. Theft preventative. Potential correctional facility to keep Winnipeg residents safe. Urban camping could be permissible there and restricted everywhere else. This would allow cyclists and families to feel safe and use public trails with out anxiety.	8/15/2024 7:00 PM
84	Like it fits in and not just there to make a profit	8/15/2024 6:43 PM
85	Mostly bungalows or singlestory townhouses. I'd also like to see some sort of AT development to enhance connection with The Exchange/Centennial other than the one dedicated connection that is a painted lane on Annabella.	8/15/2024 6:22 PM
86	Clean up the area. Not so much trash, it needs a better curb appeal.	8/15/2024 5:54 PM
87	Fit in with turn of the century architecture.	8/15/2024 5:09 PM
88	Safe affordable multi-family units. Housing for elders. No condos. No more slumlords.	8/15/2024 5:06 PM
89	Infills must only be put in if a house lacks character and is a complete tear down. Infills must look old and have character. RENOVATE WHEN POSSIBLE!	8/15/2024 5:04 PM
90	Maybe a grocery store. Point Douglas is a food desert	8/15/2024 4:51 PM
91	walk-to businesses, like convenience/general store. Breweries or small restaurants/cafes, Community-focused and creative spaces	8/15/2024 4:35 PM
92	Higher density residential served by public transit	8/15/2024 4:07 PM
93	The infill area seems to be adjacent to under-resourced and at-risk communities. As such, I would hope that the focus would be on concentrating services most likely to benefit that community there.	8/15/2024 3:34 PM
94	Mixed market housing - international students from red river college, 55 plus, multi-generational families, if transit was better could appeal to Bannatyne Campus students, low income, accessible suites, and maybe some Habitat for Humanity Homes. I think the triplex built by MMF on Hallet St near Grace Church and the appartment building on Austin St near Jarvis are successful examples of infill housing. An accessible RTB or housing advocacy office, a funded/non-volunteer neighbourhood association like SNA or ECRC - with paid positions accountable to a board. Funding and training to support existing public and private green spaces, yards, and gardens with a tool library. A cool hang out spot for youth - like build a bridge to make it easier to get to Graphitti Gallery or take over Youth for Christ. A bike repair	8/15/2024 3:27 PM

	shop. If we encourage the building of those [redacted] stucco infill which often take up the full width of the lot and leave yard as gravel, are cheaply made and will be a detriment to the community in 15 to 20 years when they fall apart. Consult with Grace Housing Co or another housing coop to explore if this model could be an option in NPD. Public washrooms and water stations. I would love a coffee shop and a grocery store, but I think they'd have to be subsidized to convince them to invest in our community, as well as to stay.	
95	Commercial and multifamily residential	8/15/2024 3:11 PM
96	Not sure	8/15/2024 3:03 PM
97	A mixed use between residential, community facilities including a museum, small businesses but please get rid of all industrial.	8/15/2024 2:56 PM
98	sufficient parking	8/15/2024 2:40 PM
99	medium density small apartnement blocks, townhouses, brownstones. it should include retail units on residential corners for convenience stores and cafes, and always have retail facing main streets and bus stops	8/15/2024 2:40 PM
100	High rises and affordable housing that add to the city’s skyline. Transportation infrastructure that serves as a direct and seamless link to downtown Winnipeg	8/15/2024 2:22 PM
101	Modern but affordable	8/15/2024 2:00 PM
102	too much industry preposed	8/15/2024 1:57 PM
103	Super dense and affordable	8/15/2024 1:48 PM
104	Allowing laneways house zoning and infills of reasonable size that aesthetically fit the neighbourhood's look. I don't believe people are against the idea of infills, but rather that the majority tend to come out with modern day looks that are out of character for the area.	8/15/2024 1:46 PM
105	Small, pocket suites, affordable housing	8/15/2024 1:41 PM
106	Houses & condos. Low-rise	8/15/2024 1:37 PM
107	Lots of affordable housing, including supportive housing for people with mental health issues/disabilities/substance use disorders and those who have been unhoused for long periods of time. Point Douglas is one of the poorest neighbourhoods in the country, and money needs to be invested in it to ensure that its citizens have their basic needs met.	8/15/2024 1:37 PM
108	Multi family, various price points. Unique design of frontage - I could see townhouses mixed with mid-rise multi family	8/15/2024 1:16 PM
109	Building variety, increased height	8/15/2024 12:39 PM
110	Restore existing houses	8/15/2024 12:39 PM

Q9 What concerns do you have about infill development in Point Douglas?

Answered: 103 Skipped: 165

#	RESPONSES	DATE
1	My only concern would be that infill development would either cater to high or low income residents. It must blend all income levels together.	9/23/2024 3:19 PM
2	Too much focus on park area that doesn't create a viable option to add taxes to the city	9/23/2024 3:14 PM
3	Infills are great but the older homes in the area pose a concern for various reasons.	9/21/2024 12:41 PM
4	Not enough community supports, such as schools, community centre activities, appropriate parking and police safety	9/21/2024 10:16 AM
5	My greatest concern is high density (condo/apartment) government funded housing. It does not incentivize community pride of efficacy due to the level of transiency.	9/13/2024 11:07 AM
6	the people living their getting kicked out - higher property values, gentrification	9/12/2024 10:34 AM
7	The rapid transit corridor will destroy the feel/livability of the neighbourhood.	9/11/2024 8:23 PM
8	Buyers selling and slum landlords	9/11/2024 5:28 PM
9	No concerns, as long as predatory landlords are not the sole benefactors.	9/11/2024 3:35 PM
10	too much population density removing green nature and trees for housing and tall condo towers blocking the sun.	9/11/2024 3:10 PM
11	That people will be displaced like they were when the Disraeli bridge was redone, And that the city is going to make a huge mess that will negatively impact the residents over along period of time	9/11/2024 3:10 PM
12	would not like to see low income or non profit housing take up more then a small portion of the area, concerned about the negative perceptions	9/11/2024 2:52 PM
13	I support infill development	9/11/2024 10:20 AM
14	Prioritizing vehicles.	9/10/2024 7:00 AM
15	Cookie cutter style homes that all will look the same is dull and boring! Adding rustic features and more tall trees would be lovely.	9/9/2024 10:42 PM
16	you will drive the current dwellers here out due to gentrification through higher unaffordable taxes and ripping the heart out the community, replacing with your middle class ideas of community.	9/9/2024 9:41 PM
17	Over development	9/9/2024 7:53 PM
18	That those of us who live here will be ignored and forced into things we don't agree with	9/8/2024 11:27 PM
19	There is a serious safety concern in this area. Foot patrols of police would be helpful.	9/8/2024 9:16 AM
20	The potential gentrification could mean people that live here are priced out and we could lose the sense of character the neighbourhood brings.	9/6/2024 9:08 AM
21	We need to ensure that housing meets the needs of low income families while maintaining a safe family oriented community with necessary community elements sush as filling basic needs, green spaces, play grounds, retail basics like affordable groceries e.g. currently no frills on Main is excellent, schools and safe cycling and pedistration infrastructure.	9/6/2024 12:28 AM
22	That it will bring more people into the area (which I am excited about) but that some will be predators who will become aware of the vulnerable people in our community.	9/4/2024 10:03 AM
23	Surround that market area with high density multi-story housing adjacent to the two bus stations.	9/4/2024 8:57 AM

24	Need to insure reputable contractors and future residents purchasing homes within their means. It doesn't help to put someone in a home they can't afford.	9/3/2024 5:10 PM
25	Over population	9/3/2024 6:10 AM
26	more housing can cause more car traffic, which can make it unsafe and more difficult to bike/walk around the neighborhood.	9/3/2024 12:55 AM
27	General concern around the area is homelessness, which contributes to security issues.	9/2/2024 9:45 PM
28	Commercial property over residential	9/2/2024 8:50 PM
29	Drugies and bad people.	9/2/2024 12:41 PM
30	None	9/2/2024 9:56 AM
31	Gentrification, harming the minority community that lives there currently	9/2/2024 9:49 AM
32	That the crime will increase or be too high for the housing to get the right people in.p	9/1/2024 10:53 PM
33	Noise getting around example when being developed	8/31/2024 3:47 PM
34	Crime and support resources ex: parking, daycare, senior support	8/29/2024 6:42 PM
35	Worried that development will not consider current demographics and will attempt to provide housing only for higher income brackets.	8/29/2024 5:37 PM
36	Rooming houses with no on site caretakers ruin the neighbourhood. Hold firefighters and police staff which own these buildings accountable	8/29/2024 1:51 PM
37	Traffic	8/28/2024 11:48 PM
38	Too many tri or fourplexes built on small lots.	8/28/2024 8:56 PM
39	That it will be too expensive and force low income residents to leave the area.	8/28/2024 5:26 PM
40	It cannot happen fast enough. Please allow buildings to be torn down so they don't burn down.	8/28/2024 4:32 PM
41	That old houses will be raized to put in shoddily built multiplexes that will burn easily and look hideous in ten years. Our houses have great bones. We should be saving as many as possible.	8/28/2024 1:57 PM
42	No architectural oversight in the character of infill design. Turning this aspect over to developers without supervision is a mistake based on what I see going up in other parts of the city.	8/28/2024 9:05 AM
43	cookie cutter, cheap building materials, inaccessibility cost wise to all folks	8/27/2024 3:04 PM
44	We can't increase our housing density because the pipes are old which restricts the type of homes we build. We do not want more slum landlords. We have too many already. We need to have [redacted]. It is also a contributor to local pollution to which we already endure a lot. Much of our land is toxic with lead and we experience building fires and chemical burning fires often. If you would like to build condo's or more expensive housing, be prepared for unhappy wealthy folks.	8/26/2024 3:35 PM
45	That there will be too suburban design ideas forced into this very urban area - setbacks, parking lots, etc.	8/25/2024 2:56 PM
46	Traffic and BRT will cross each other and overwhelm Sutherland and Euclid.	8/23/2024 3:53 PM
47	My house was poorly and cheaply built, without proper windows and insulation. Low income infill houses should be considered as much as other houses built in the city. I had to spend additional money just to get the house up to code.	8/23/2024 2:52 PM
48	that too many apartment blocks an higher sight lined housing units will be built. Two or three apartment blocks that are solar powered and very self sufficient .	8/23/2024 2:07 PM
49	Overpopulation of an under funded, under resorced, under maintained area. Unfinished projects. Low quality homes	8/23/2024 9:19 AM
50	Not being able to drive on the rapid transit area. I use the street daily	8/23/2024 8:57 AM
51	People won't think the area is worth rejuvenating	8/23/2024 8:39 AM

52	That it is hard to rid areas of inner city problems like drugs and crime	8/23/2024 8:20 AM
53	Not enough grocery stores, recreational facilities, drugstores, banking services.	8/22/2024 12:41 PM
54	building size will be out of proportion with existing residential buildings	8/21/2024 5:18 PM
55	Parkling	8/20/2024 1:45 PM
56	No one chooses to live in Point Douglas. It's pretty much at the bottom of the list of desirable places to live. Without huge government subsidies, this is a pipe dream.	8/20/2024 7:50 AM
57	encampments along the river trail	8/19/2024 11:49 AM
58	That you do not leave room for greenery. Im ok with giving the developers the space to build up as high as they like, but certain designated zones should be saved for community facilities, such as community centre, park, school etc.	8/19/2024 12:52 AM
59	None.	8/18/2024 8:03 PM
60	Does not over populate the area, removes or significantly reduces industrial areas and heavy truck use of the area.	8/18/2024 3:26 PM
61	Safety of the residents.	8/17/2024 7:22 PM
62	That it is cheaply made, and will disintegrate in a few years. That is has no character.	8/16/2024 5:04 PM
63	Industrial soil contamination. Toxins removed from the soil to ensure a healthy future community and waterways	8/16/2024 4:24 PM
64	Currently industrial blocks views and access to the river. My concern is that industrial and heavy commercial will continue to dominate	8/16/2024 3:54 PM
65	Will become an urban ghetto	8/16/2024 1:21 PM
66	Ugly buildings that do not fit neighbourhood. Gentrification that displaces current residents. Lack of green space	8/16/2024 10:45 AM
67	Excessive, outdated zoning bylaws that inhibits effective multi-use development	8/16/2024 9:31 AM
68	Lack of grocery, drug stores	8/16/2024 7:56 AM
69	Safety is a big concern for a lot of people. Ensuring the environment feels safe and welcoming to make good use of investment. Having a sustainable way to continue to invest in this development is key.	8/16/2024 7:03 AM
70	None	8/16/2024 1:15 AM
71	Displacement of low income people from their homes. This can be minimized by bylaw protections inspired by Vancouver Broadway plan. These guidelines specify compensation for being displaced.	8/15/2024 10:37 PM
72	It will add additional space for [redacted] to move in. Additional residents may make the neighbourhood more busy, it is already somewhat busy due to the proximity to main street.	8/15/2024 9:19 PM
73	The loss of the character homes, any damage to or loss of trees. That it will attract crime.	8/15/2024 9:11 PM
74	crime, addictions, vandalism	8/15/2024 8:40 PM
75	Pushing out current residents	8/15/2024 7:10 PM
76	Catastrophic waste of money. The public housing complex on [redacted] cost around $3M? It averaged two 911 calls daily. People are SO toxic they'll destroy infrastructure designed to shelter them. It's been boarded up for years and slated for demolition. Businesses in Point Douglas are going up in flames. It is beyond gentrification.Any development would be rife with theft & vandalism. I see people on bike trails openly smoking meth, shooting heroin and creating garbage dumps on the riverside. No one wants to go to P.D. Terrible things happen there.	8/15/2024 7:00 PM
77	That it won't serve the purpose it should, be built and then ignored	8/15/2024 6:43 PM
78	That it be abandoned by city funding/attention, and that it be gradually gentrified.	8/15/2024 6:22 PM

79	Too many squatters and encampments.	8/15/2024 5:54 PM
80	That developers will create more opportunities for landlords to take advantage of tenants and not care for the houses and yards and neighbourhood. I am also concerned about condo development and having unaffordable housing in the area.	8/15/2024 5:06 PM
81	Ugly, don't fit in, rentals, unkept,	8/15/2024 5:04 PM
82	Looking ugly and cheap...modern development can look like that sometimes	8/15/2024 4:51 PM
83	Commercially popular businesses taking over.	8/15/2024 4:35 PM
84	Potential security issues - criminality	8/15/2024 4:07 PM
85	clean up torn down buildings	8/15/2024 4:00 PM
86	That it not be frivolous: that it fails to serve the people who would benefit most from relevant services.	8/15/2024 3:34 PM
87	Cheaply built, unsustainable, single family/duplex infill homes. Given the state of things, I think it will be difficult to attract businesses, consumer-based or other- to these areas until underlying issues (intergenerational trauma, poverty, lack of access to housing, healthcare, and substance use supports) are better dealt with. We don't want to recreate thr mistakes of Selkirk Park - so I am not sure how mixed use will.be achieved.	8/15/2024 3:27 PM
88	There needs to be security and safety for infill	8/15/2024 3:11 PM
89	Not surel	8/15/2024 3:03 PM
90	That the City will priorise new uses that will profit the most (in taxes) instead of long term plan for building a nice community living.	8/15/2024 2:56 PM
91	need yard space for kids to play in own yards.	8/15/2024 2:40 PM
92	that the city actually sticks to its own plans, and housing is at street level without large blank walls unlike recent buildings on Tache (north of Provencher)	8/15/2024 2:40 PM
93	None. The community has been overlooked for far too long and it’s time that this community gets much needed help and a facelift	8/15/2024 2:22 PM
94	Will the new infill contrast with some of the more run-down areas. Not just stylistically or architecturally but with very sharp distinctions between brand new and decrepit.	8/15/2024 2:00 PM
95	flooding area with low rent housing	8/15/2024 1:57 PM
96	Safety	8/15/2024 1:48 PM
97	That developers will price out the current residents by high home sale prices or high rents and the area will be gentrified.	8/15/2024 1:46 PM
98	That it won't go through. That the housing will not be affordable. Gentrification.	8/15/2024 1:41 PM
99	None	8/15/2024 1:37 PM
100	Marketability at first. Ensuring a pedestrian and cyclist friendly environment and infrastructure to downtown and the forks	8/15/2024 1:16 PM
101	lack of greenspace, esp along the multi use corridor	8/15/2024 1:07 PM
102	None	8/15/2024 12:39 PM
103	Crime is out of control	8/15/2024 12:39 PM

Q10 What are your hopes for development on Sutherland Avenue?

Answered: 102 Skipped: 166

#	RESPONSES	DATE
1	High density multi family residences and vibrant, walkable shops and services catering to all income levels.	9/23/2024 3:19 PM
2	Load it up with commercial and residential. Create a destination in the city. Like Granville or Gastown in Vancouver	9/23/2024 3:14 PM
3	Multi Family Dwellings, grocery stores and various business.	9/21/2024 12:41 PM
4	Appartements, affordable housing and parking. Community friendly businesses.	9/21/2024 10:16 AM
5	Buisness/manufacturing. Magellan/Standard Aero/New Flyer. This avenue is reminiscent of Pandora Ave which is full of employers for low barrier to entry jobs which provides a market for home ownership in the neighbourhood.	9/13/2024 11:07 AM
6	become a walkable neighbourhood street that has multi unit housing, main floor commercial, nice landscaping - another quaint commercial street like provencher	9/12/2024 10:34 AM
7	I never use Sutherland. I use Higgins.	9/11/2024 8:23 PM
8	I hope the are will be revitalized and built up.	9/11/2024 5:28 PM
9	Fewer useless (to the community) industrial properties, and more light commercial and retail, as well as multi-use buildings. I would also love for Sutherland to be narrowed, as it is currently a bit challenging to cross.	9/11/2024 3:35 PM
10	More local businesses, grocery stores, restaurants, cafes, and offices.	9/11/2024 3:10 PM
11	To get rid of the industrial areas that butt up against the residential areas. Also to decontaminate all that land that resulted from the industrial businesses. To make Sutherland, more walkable and family friendly.	9/11/2024 3:10 PM
12	remove the derelict properties and recycling plant	9/11/2024 2:52 PM
13	A bike lane	9/11/2024 10:20 AM
14	Bus corridor good idea. I suggest reduced speed to lessen noise if Sutherland gets more housing (less of an issue if buses are electric, and it adds barely any time to buses' schedules. I tested it). Also wide enough to have separated bike lanes.	9/10/2024 7:00 AM
15	Multi family homes that are affordable— not LOW income [redacted]. Point D needs affordable homes for single working people like my self! This is why I moved to the area, I was able to afford a 2- bedroom house on my single wage! What a Blessing!	9/9/2024 10:42 PM
16	too much history will be eroded and gentrification will raise taxes and rents moving people out	9/9/2024 9:41 PM
17	Improving the current condition of businesses along Sutherland I would like to see an indoor sports multiplex on Sutherland.	9/9/2024 7:53 PM
18	Groceries!	9/8/2024 11:27 PM
19	Bike paths and easy access to groceries and social services.	9/8/2024 9:16 AM
20	I hope for a Transit only street that can move people rapidly (Rapid transit doesn't work if it is moving the same speed as car traffic). Sutherland should become a dedicated transit only street with large sidewalks as well as bike lanes. Like a better version of the Graham Mall.	9/6/2024 9:08 AM
21	Active transportation connections in and out of the area. Try to avoid having heavy traffic and industrial too close to family oriented community spaces to keep the safe for families.	9/6/2024 12:28 AM
22	I would love to see more businesses, green space and housing that is not rooming houses with yards full of garbage.	9/4/2024 10:03 AM

23	Would like to see east bound and west bound bike lanes incorporated into the redevelopment of Sutherland along with the creation of commercial development.	9/4/2024 8:57 AM
24	Concentrate on dealing with the slum landlord at [redacted] and establish new business in the vacant buildings. Maybe laundromat or another daycare. Student housing	9/3/2024 5:10 PM
25	Leave it alone	9/3/2024 6:10 AM
26	wide side walk and bike lane	9/3/2024 12:55 AM
27	Hybrid commercial spaces as well	9/2/2024 9:45 PM
28	More multi family development	9/2/2024 8:50 PM
29	Need stores and shops. Maybe galleries.	9/2/2024 9:56 AM
30	Rapid transit for sure, commercial zoning and business development incentives for restaurants, grocery stores, pharmacies, etc. Walkable community.	9/2/2024 9:49 AM
31	Do something like the Riverwalk. Tall funky condos with business on the first floor or 2.Have them join with a courtyard or actual mall Grocery, bank,physio,4 restaurants a pub, salon then filler stores. All 18 plus buildings	9/1/2024 10:53 PM
32	Small business and manufacturing. I would like same businesses to have a sense of civic pride.	8/31/2024 4:29 PM
33	Shopping center grocery stores medical centers	8/31/2024 3:47 PM
34	Affordable apartments and housing. Residential friendly Retail business such as shipping, hardware, grocery, clothing, sports.	8/29/2024 6:42 PM
35	Bike path	8/29/2024 5:48 PM
36	Include a protected bike lane.	8/29/2024 5:37 PM
37	No bus corridor. Family housing nd grwenspcw	8/29/2024 1:51 PM
38	Lots of new housing and including affordable housing.	8/29/2024 1:12 PM
39	Less industrial buildings	8/28/2024 11:48 PM
40	Build it so you don't have to take your car in for repairs after each use; the surfacing on this street is brutal.	8/28/2024 8:56 PM
41	That it will link into a larger active transportation route that connects with Main Street. I would also like to see Main/Sutherland become a significant bus stop on with dedicated bus lanes as part of a broader rapid transit system.	8/28/2024 5:26 PM
42	Some commercial, but let’s be honest, there is going to need to be a lot of institutional services for the community.	8/28/2024 4:32 PM
43	Apartments, affordable housing, small businesses on the main floor	8/28/2024 2:32 PM
44	Sutherland desperately needs infrastructure improvements. It is a tough place to walk due to lack of shade, broken sidewalks and lack of features other than businesses that are all closed after 5:00 pm. This makes it desolate and dangerous. Ideally we should be de-industrializing the downtown core and trying to make it greener, more pedestrian friendly and with more retail and residences. Western scrap needs to go. It shops not be in a residential neighborhood due to the noise, toxicity, and foul odours. That area should be rezoned. There should be more lighting at the underpass at Anabella and we should be looking at how to increase the connection between north and south Point Douglas.	8/28/2024 1:57 PM
45	Mixed use high street	8/27/2024 3:04 PM
46	I would love to see more communal spaces, cafe’s, small business and extending the arts sector. I would love to see indigenous owned business growth such as the Build project. I would love to see the Green space at the end of Sutherland be repaired and given back to Indigenous leadership. I would love to see the history of this Red River Settlement be celebrated and elevated in the city’s ethos and identity.	8/26/2024 3:35 PM
47	Mid-rise, mixed-use residential with commercial spaces at ground level and built to the property line. I would especially love if these were done incrementally, with party walls, so as	8/25/2024 2:56 PM

	to create continuous urban canyons. My dream would be that this area looks like Hell's Kitchen, in Manhattan.	
48	Let's combine Sutherland, Higgins, Euclid and BRT into one line and link it beside the existing CPKC line directly east across the river to connect to Nairn Ave.	8/23/2024 3:53 PM
49	Western Scrap on Sutherland has been supporting crime economy in PD for years. I live on Syndicate, right down the street and am woken up by thieves stealing metal items and copper wire from MBHydro lamp posts to ripping it from boarded up houses, to stealing aluminum parts of the disraili bridge, and taking in stolen shopping carts down the street at all hours to WS, where items are accepted and cash is given in return. Primal, the "business" front now for sale, has been a thorn in the side of PD. If and when businesses are considered for this area, they should support the neighborhood, not dangerous industries that destroy the environmental through noise and pollution.	8/23/2024 2:52 PM
50	That they clean the area up as it looks horrible. The buildings including the industrial buildings look filthy.	8/23/2024 2:07 PM
51	More greenspace, grocery store, gaming or recreational facility.	8/23/2024 9:19 AM
52	Less industrial, nicer road conditions.	8/23/2024 8:57 AM
53	Rent geared to income housing, grocery store, banking facilities, recreational facilities for children and youth, local involvement in planning	8/22/2024 12:41 PM
54	Keep the car lanes open, less pedestrians and bicycles on the street	8/22/2024 12:41 AM
55	don't know but what is said above sounds good	8/21/2024 5:18 PM
56	Limited street side parking, business already have a hard time getting semi trucks in and out with materials that create jobs and tax revenue, choking it further would be a problem. Sutherland needs to be smoothed out, its all wavey an hard on vehicles and equipment. Their needs to be ongoing litter clean up and more police presence. They don't even respond when an alarm company calls with a break in in progress..	8/20/2024 1:45 PM
57	See above.	8/20/2024 7:50 AM
58	remove all of the demolished properties that have been abandoned for years.	8/19/2024 11:49 AM
59	That you leave room for LRT.	8/19/2024 12:52 AM
60	I agree with the bus rapid transit idea. Sutherland is a major transportation corridor, but its really not that busy of a street when you compare it to others. Its so wellsuited for redevelopment, and has potential to be used so much better!	8/18/2024 8:03 PM
61	Adds active transport, is wide enough to accommodate active transport and rapid bus transport and possible future small business development.	8/18/2024 3:26 PM
62	Love rapid bus transit idea	8/16/2024 6:58 PM
63	That it is no longer a wasteland.	8/16/2024 5:04 PM
64	Protected bike lanes. Maybe grocery stores and restaurants to sustain the future density.	8/16/2024 4:24 PM
65	See 4 above	8/16/2024 3:54 PM
66	Bike route hiking up with the Buhler trail	8/16/2024 1:21 PM
67	Low rise development to maintain neighborhood feel of the area. Building designs that fit in with existing heritage structures (and ensuring these are preserved rather than neglected until they must be demolished for safety)	8/16/2024 10:45 AM
68	Ample sidewalk space and bike paths, reduced traffic speeds, nearby shopping/amenities with patios and parklets	8/16/2024 9:31 AM
69	Freeway with bike route.pedestrian and bike over or under passes.	8/16/2024 7:56 AM
70	That it welcome to welcome foot traffic and cycling.	8/16/2024 7:03 AM
71	Free addictions counseling from PEERS. Drug education, lots of AA meetings around daily! Mental health help. Drop in community club sports for kids & teens. Art or other activities.	8/16/2024 1:15 AM

72	A bus priority street, taking inspiration from King St in Toronto by having local vehicle traffic turn right	8/15/2024 10:37 PM
73	No hopes other than previously identified. Sutherland is in atrocious condition however, it shakes vehicles apart.	8/15/2024 9:19 PM
74	I'd like to see it repurposed for light rail, pedestrians and cycling.	8/15/2024 9:11 PM
75	grocery stores, dentists, doctors, pharmacies, all the services a residential area needs	8/15/2024 8:40 PM
76	Put bike lanes in as it's wide enough	8/15/2024 7:10 PM
77	Safety. CONSTANT Police presence.	8/15/2024 7:00 PM
78	That it doesn't become too commercial	8/15/2024 6:43 PM
79	Mixed-use buildings including small restaurants with integrated housing for example.	8/15/2024 6:22 PM
80	Needs to be cleaned up with better curb appeal	8/15/2024 5:54 PM
81	Preserve historic buildings.	8/15/2024 5:09 PM
82	Affordable housing. Safe bike paths. Green space.	8/15/2024 5:06 PM
83	See Euclid. Same.	8/15/2024 5:04 PM
84	-	8/15/2024 4:35 PM
85	Transit, density (higher), green spaces and safety	8/15/2024 4:07 PM
86	There must be a lot of affordable housing to provide hope for people currently living in tent communities. There should be adjacent relevant services to support people working to lift themselves out of poverty.	8/15/2024 3:34 PM
87	That the city doesn't cheap out on their rapid transit promises to install infrastructure to decrease the impact of running a rapid transit corridor through a residential neighbourhood - including barriers to reduce noise/pollution/ and increase privacy for those already living on Sutherland. During initial transit consults, residents were assured that all busses would be electric by 2025 - seems a bit of a stretch just a few years later.	8/15/2024 3:27 PM
88	Clean the area	8/15/2024 3:11 PM
89	Could it become a pedestrian/buses/bike use only?	8/15/2024 2:56 PM
90	Traffic needs to flow	8/15/2024 2:40 PM
91	create a TIF program to have industrial buildings repurposed into mixed use housing/light commercial. PD should look to Liberty Village in Toronto for successful mixed use development in typically industrial areas	8/15/2024 2:40 PM
92	Store fronts, affordable housing, improved infrastructure and transportation such as bike lanes	8/15/2024 2:22 PM
93	Walkability, safe, welcoming	8/15/2024 2:00 PM
94	Dense and affordable housing	8/15/2024 1:48 PM
95	That developers are required to offer affordable units and the design of the building should fit the older aesthetic of the neighbourhood.	8/15/2024 1:46 PM
96	More businesses	8/15/2024 1:41 PM
97	No crime & quiet neighbourhood	8/15/2024 1:37 PM
98	A balance between form and function - lots of beautiful green spaces to make the area better for residents.	8/15/2024 1:37 PM
99	Small storefronts serving local community. 15-minute city!	8/15/2024 1:16 PM
100	I hope that a bike infrastructure is added as its a street used by cyclists off louise bridge and onto anabella st	8/15/2024 1:07 PM
101	Fill in the gaps	8/15/2024 12:39 PM
102	More retail businesses. Fix the road!	8/15/2024 12:39 PM

Q11 What are your concerns for development on Sutherland Avenue?

Answered: 98 Skipped: 170

#	RESPONSES	DATE
1	I'd be concerned it may turn into just a bus route. It must have the shops and services that people need and want.	9/23/2024 3:19 PM
2	Not investment from private sector	9/23/2024 3:14 PM
3	Increased Traffic and congestion.	9/21/2024 12:41 PM
4	Allow unhealthy scrap metal and junk yards and businesses to be established or continue.	9/21/2024 10:16 AM
5	Useless development based on ideologies or social trends, which are not sustainable without government funding. (facetious example: a re-wilded healing garden with a third wave pour over coffee shop)	9/13/2024 11:07 AM
6	It will become a noisy, high-traffic corridor for people that don't live in the area: Point Douglas as a neighbourhood will degenerate into a fast way between downtown and Nairn: a high speed east-west corridor.	9/11/2024 8:23 PM
7	The drugs and people who are taking over the area. Slum landlords need to be held accountable.	9/11/2024 5:28 PM
8	All efforts should be made to avoid turning Sutherland into a parking lot wasteland. Parking minimums should be eliminated for the entire neighbourhood.	9/11/2024 3:35 PM
9	too much big box commercial development.	9/11/2024 3:10 PM
10	Turning Sutherland into a rapid transit corridor will negative impact those of us that live on streets branching off of Sutherland. The noise level is going to increase, safety will decrease for children that play around their homes that are near Sutherland, and it will effectively cut off our access to main street. Sutherland is bordered with Historical sites and is quite a pleasant place to walk. To change it will mean changing the culture of the neighbourhood, and for the worse. We need to create more of the current atmosphere and make it a safer place for the families in this neighbourhood.	9/11/2024 3:10 PM
11	concerned for the few residential dwellings that are owner occupied between Sutherland and the railway	9/11/2024 2:52 PM
12	There will be no bike lane and increased car traffic	9/11/2024 10:20 AM
13	That it results in no added housing, loud buses driving 50 km/hour, no bike lanes.	9/10/2024 7:00 AM
14	Noise from the rapid transit! Pollution from the buses, higher crime from more population walking past houses to the rapid transit stops.	9/9/2024 10:42 PM
15	rapid transport won’t stop in PD. the buses we have work just fine and the “renewal” will be a step back for all the local groups neighbourly networks	9/9/2024 9:41 PM
16	Traffic	9/9/2024 7:53 PM
17	Safety.	9/8/2024 9:16 AM
18	Increased vehicle traffic	9/7/2024 8:38 AM
19	The concern is that, if planned incorrectly, the area will not grow and the plan will be a waste of money. It will be hard to attract people to Point Douglas.	9/6/2024 9:08 AM
20	Noted above	9/6/2024 12:28 AM
21	I’m worried about the pollution from more traffic and factories.	9/4/2024 10:03 AM
22	That it becomes yet another corridor that fragments Point Douglas like the railway and Disraeli did.	9/4/2024 8:57 AM

23	Getting rid of the scrapyards which will effectively decrease crime	9/3/2024 5:10 PM
24	Over population as with all infill areas	9/3/2024 6:10 AM
25	n/a	9/3/2024 12:55 AM
26	Same issue as the Point Douglas Infill	9/2/2024 9:45 PM
27	More commercial buildings polluting	9/2/2024 8:50 PM
28	None	9/2/2024 9:56 AM
29	In the past two years, there have been multiple large fires on Sutherland that have expelled toxic chemicals. Risk assessments must be conducted on every building within the multi use corridor and residential areas, and repairs/cleanup must occur prior to new development.	9/2/2024 9:49 AM
30	Crime. Since the 80's that stretch has always been vacant and mid 80's homeless started getting bad.	9/1/2024 10:53 PM
31	Derelict buildings some of which resemble a war zone.	8/31/2024 4:29 PM
32	Time it takes and inconvenience getting around the area and to down town	8/31/2024 3:47 PM
33	Scrap metal yards promote yard theft. Non-residential businesses. Not enough security or policing	8/29/2024 6:42 PM
34	That without ability to handle increased traffic on Louise Bridge, housing developments in the area will be constantly dealing with through-traffic blockages and difficult transportation for families and community members in the area.	8/29/2024 5:37 PM
35	The bus corridor is a bad idea. It will rendwr area sterile a	8/29/2024 1:51 PM
36	Will lead to gentrification. Need to maintain affordability of the area.	8/29/2024 1:12 PM
37	The soil contamination from scrap yard	8/28/2024 11:48 PM
38	It becoming a very busy street that may impact the residents living in this part of PD.	8/28/2024 8:56 PM
39	We don't complete the vision for this avenue.	8/28/2024 5:26 PM
40	It cannot happen fast enough.	8/28/2024 4:32 PM
41	Sutherland abuts a residential area. Industry along there is noisy, malodorous, and toxic. These uses need to come to an end. I am concerned about more noise, more traffic, more bad smells and pollution and less space for pedestrian use. I am also concerned that hard barriers will further divide a community that already is bisected at several points by the disraeli, railway, and broken connection between streets like Magnus and Alfred and Burrows and the rest of PD. I am concerned that developer interests will override concerns and needs of residents as they generally seem to do.	8/28/2024 1:57 PM
42	That it becomes high speed in character. The term itself is car oriented and speed friendly. Anti neighborhood. Anti child. Anti safe.	8/28/2024 9:05 AM
43	BRT isnt really BRT... lets be real	8/27/2024 3:04 PM
44	More garbage, potential for noise, gentrification that may harm those living close to that area. MICEC is a cultural heritage space. They have acquired land to develop land-based education. My hope would be that we center their needs over the needs of big business.	8/26/2024 3:35 PM
45	As with the infill area, that this will be built to accommodate cars first and people second. That there will be parkades and surface lots, and the buildings will have large setbacks.	8/25/2024 2:56 PM
46	The traffic at the Louise Bridge is a bottleneck for the BRT	8/23/2024 3:53 PM
47	[redacted] (and homeless I have spoken to) have been quoted as saying if they do not accept items from walk ups [redacted]), it will lead people to break into cars and homes and properties. But this is an excuse as that is already happening. Transit areas already have safety issues and people living in shacks meant for families and individuals to wait for buses, they should not be temporary housing. We need better enforcement, monitoring and lighting and cameras for Sutherland.	8/23/2024 2:52 PM
48	My concern is that if noone cleans up the area it will just get worse and attract homeless	8/23/2024 2:07 PM

	people that won't look after the area.	
49	Low income housing, industrial factories, large multi family homes with low quality and high maintainece. High turn over and high probability of crime. Large boarding houses. Treatment facilities. Halfway houses or other simular institutions.	8/23/2024 9:19 AM
50	Not being able to travel on. Use road daily	8/23/2024 8:57 AM
51	Dangerous area for residential area	8/23/2024 8:20 AM
52	That it won’t meet the needs of the people in the neighbourhood	8/22/2024 12:41 PM
53	More people who don't take care of the area. More dumpsters dug through left to blow around the neighbourhood. Needles everywhere My business is on sutherland and its very tight to get semi trailers in and out, but it IS doable. If street side parking fills in, they can no longer make the turn in enough space to back in.	8/20/2024 1:45 PM
54	See above.	8/20/2024 7:50 AM
55	vacant, or derelict looking commercial properties	8/19/2024 11:49 AM
56	That you dont leave room for LRT.	8/19/2024 12:52 AM
57	That nothing happens and Point Douglas doesn't get the attention and financial allocation that it deserves. This is one of the oldest and most historic areas of Winnipeg.	8/18/2024 8:03 PM
58	Just that's it's done properly and considers all future use/growth instead of having to redo construction over and over again leading to increase cost in the long term. So do good planning early please	8/18/2024 3:26 PM
59	How will you incoroporate active transit routes?	8/17/2024 7:22 PM
60	That current residents are adversely affected by development.	8/16/2024 5:04 PM
61	Fast moving traffic (cars)	8/16/2024 4:24 PM
62	See 5 above	8/16/2024 3:54 PM
63	Traffic	8/16/2024 1:21 PM
64	Gentrification that pushes out current residents. Lack of affordable housing. No investment in housing supports for folks living in the area. Buildings that are generic and could be found in any suburb	8/16/2024 10:45 AM
65	Too much focus on moving traffic (specifically cars) and parking spaces. It should be pedestrian and active transit friendly.	8/16/2024 9:31 AM
66	Concerned that it be broken up with cross streets and traffic lights.	8/16/2024 7:56 AM
67	Again safety and sustainable way to continue to invest into. Not by sending cops there, but by increasing foot traffic in that area.!	8/16/2024 7:03 AM
68	Theft, drug use, gangs, homeless encampments, scary mentally ill people.	8/16/2024 1:15 AM
69	Gentrification and lack of character in new development	8/15/2024 10:37 PM
70	No concerns other than previously identified.	8/15/2024 9:19 PM
71	I'm worried that it will be used as a thoroughfare to bypass traffic and that the neighbourhoods that connect to it will never be free from the noise and danger of impatient drivers.	8/15/2024 9:11 PM
72	crime, vandalism, addictions	8/15/2024 8:40 PM
73	Commonly on fire. Rampant drug use. Inebriated and mentally ill people wandering into traffic. Who thought this was a good place to develop Winnipeg?	8/15/2024 7:00 PM
74	Thta it will be commercial	8/15/2024 6:43 PM
75	It could easily become overrun with heavy commercial traffic.	8/15/2024 6:22 PM
76	Too much clutter in trash.	8/15/2024 5:54 PM
77	Expensive condos.	8/15/2024 5:06 PM

78	Condos in the old buildings. Ownership opportunities A police station!!!!!!! Employment opportunities	8/15/2024 5:04 PM
79	That it will affect Quality of life for those who already live here. It's already pretty noisy. More traffic is not appealing to me.	8/15/2024 4:51 PM
80	-	8/15/2024 4:35 PM
81	Safety	8/15/2024 4:07 PM
82	That the housing would be substandard and inadequate for the needs of the people who need it most.	8/15/2024 3:34 PM
83	Increased through traffic for residents who use euclid and sutherland as our main route in and out of our neighbourhood. Increased air pollution due to exhaust from bigger and more frequent busses. Louder. It will be unpleasant to walk down stretch of Sutherland after it converges with Euclid - like walking down Henderson, is very unpleasant it feels like you might ger run over. Given how the city is broke, I am kind of anticipating that they will just lay down the new bus routes without investing in any other infrastructure.	8/15/2024 3:27 PM
84	Filthy and unsafe	8/15/2024 3:11 PM
85	Increase of traffic therefore increase in dangers for locals.	8/15/2024 2:56 PM
86	traffic needs to flow. Too much accomodation for bikes	8/15/2024 2:40 PM
87	that we encourage residential and infill in the surrounding area but Sutherland remains heavily industrial and you have people living with semis, hazardous materials, etc around their homes and have a poor street and neighbourhood environment	8/15/2024 2:40 PM
88	None. It would greatly help that area and could serve as a “heart” to the community.	8/15/2024 2:22 PM
89	Crime	8/15/2024 2:00 PM
90	loss of tranquility	8/15/2024 1:57 PM
91	Safety	8/15/2024 1:48 PM
92	Developers will set purchase price for homes or condos at market price (aka highest price possible) and that your average Winnipegger, and most important - your average Point Douglas resident - cannot afford to buy or rent.	8/15/2024 1:46 PM
93	Crime	8/15/2024 1:41 PM
94	None	8/15/2024 1:37 PM
95	That the government won't invest enough money in it, given its history of neglecting the Point Douglas neighbourhood.	8/15/2024 1:37 PM
96	Prioritizing traffic could make the streetscape hostile for everyday life	8/15/2024 1:16 PM
97	Existing derelict industrial uses	8/15/2024 12:39 PM
98	Crime is out of control	8/15/2024 12:39 PM

Q12 What are your hopes for development on Euclid Avenue?

Answered: 94 Skipped: 174

#	RESPONSES	DATE
1	Remove the access from Main Street so there is a safer atmosphere and less vehicle traffic	9/23/2024 3:14 PM
2	Infill homes and increased beautification of the street.	9/21/2024 12:41 PM
3	Housing, community services such as libraries, parks, churches, schools, daycare.	9/21/2024 10:16 AM
4	No vacant storefronts, homes, or businesses. Less random violence and less arson.	9/13/2024 11:07 AM
5	same as above: become a walkable neighbourhood street that has multi unit housing, main floor commercial, nice landscaping - another quaint commercial street like provencher	9/12/2024 10:34 AM
6	It stays the same.	9/11/2024 8:23 PM
7	Making it look nice and welcoming like it did in precious years. Making it safe for all the children and elderly to walk again.	9/11/2024 5:28 PM
8	Additional multi-use (commercial and residential) multi-storey buildings.	9/11/2024 3:35 PM
9	Enhance park, family use, and community use spaces.	9/11/2024 3:10 PM
10	To remove the slum landlords and drug houses. To fix the streets and sidewalks in order to create an atmosphere where people can enjoy being outside and the community in a safe neighbourhood.	9/11/2024 3:10 PM
11	increase safety of the street	9/11/2024 2:52 PM
12	Lots of traffic calming	9/11/2024 10:20 AM
13	Little change. Some substandard housing should be replaced by up to 3-story multi-family, mixed income housing. Lower speed limit (noise).	9/10/2024 7:00 AM
14	Hope they can develop better buildings to entice better landlords to own the buildings. Having properties like the ones that [redacted], is an eye soar! [redacted] !! Those children need better facilities and nicer things to look at !! Not trash and needles and high people all sketchy wanting around.	9/9/2024 10:42 PM
15	just re pave it	9/9/2024 9:41 PM
16	Improved housing. Possibly store development like the old niche commons or California market	9/9/2024 7:53 PM
17	Keep it walkable easily	9/8/2024 11:27 PM
18	Like the rest of PD I would hope that green spaces and safe walking and biking paths are developed.	9/8/2024 9:16 AM
19	Perhaps bike lanes? It is pretty good as is currently. Again maybe more medium density housing.	9/6/2024 9:08 AM
20	Maintain and enhance cycling infrastructure so families, adults and children can access these amenities on bikes with lits of safe lock up options.	9/6/2024 12:28 AM
21	I like Euclid mostly.	9/4/2024 10:03 AM
22	Similar to my hopes for Sutherland Avenue and increase housing density along Euclid.	9/4/2024 8:57 AM
23	Renovate the existing home	9/3/2024 5:10 PM
24	Leave it alone	9/3/2024 6:10 AM
25	more cafes and restaurants where ppl can come and gather	9/3/2024 12:55 AM

26	More affordable multi-family housing	9/2/2024 9:45 PM
27	Keep the schools and the green space on Austin and Euclid	9/2/2024 8:50 PM
28	Keep family atmosphere	9/2/2024 9:56 AM
29	Children at Euclid school feel more safe. Streets are repaired, family friendly business development is encouraged.	9/2/2024 9:49 AM
30	It used to be this quiet pretty neighborhood. Single family homes	9/1/2024 10:53 PM
31	Continue making residential development a priority.	8/31/2024 4:29 PM
32	Places to shop nice condos	8/31/2024 3:47 PM
33	Continued community services and more affordable living space	8/29/2024 6:42 PM
34	Include a protected bike lane.	8/29/2024 5:37 PM
35	Help for people to maintain and upgrade existing buildings. Public greenspace. Hold rooming house owners acxpuntable	8/29/2024 1:51 PM
36	Mixed use, human scale development	8/29/2024 1:12 PM
37	Building renovation better play ground at the school	8/28/2024 11:48 PM
38	Well maintained, and safe for cyclists.	8/28/2024 8:56 PM
39	Reduced speeds and incorporates more pedestrian safety for the many young families in the area.	8/28/2024 5:26 PM
40	This street should serve the residents. Higher density on this street.	8/28/2024 4:32 PM
41	I would like to see some of the original intent of the area around Ross house honoured — it was supposed to be a big heritage park. It would be nice to see rooming houses closed so that we could have some more services.	8/28/2024 1:57 PM
42	Enhance and maintain.	8/28/2024 9:05 AM
43	Improvement to what already exists	8/27/2024 3:04 PM
44	I was not aware that any “development” was going into Euclid. We have some serious housing crises’ along Euclid that need to be addressed. Very dangerous conditions for folks. We also have a few community gardens and green spaces that celebrate the heritage of this part of the province. We need to honour those and build on them. It would be great to update the monuments which only celebrate the Ukrainian heritage. We could add more art and symbolic commemorations to our Metis, Indigenous and other nationalities. Public benches!	8/26/2024 3:35 PM
45	Something like Corydon. Lots of shops and mixed use construction.	8/25/2024 2:56 PM
46	To address the halfway houses that are very dangerous along Euclid. It would be wonderful to further develop the heritage Ross House park (Joe Zuka) before the [redacted]. We need green teams that pick up garbage on a regular basis as we have a population of people that do not use garbage cans.	8/23/2024 2:52 PM
47	Upgrade all of the parks and schools and renew the existing structures to be renewable and energy efficient and rebates for housing facelifts.	8/23/2024 2:07 PM
48	Simular to what it already is. But updated. Brighter lights, newer infrastructure, removal of run down buildings, small boutiques, coffee shops, gyms, antique store etc.	8/23/2024 9:19 AM
49	Nicer road conditions	8/23/2024 8:57 AM
50	That the North Point Douglas Women’s Centre, Eaglewing daycare be supported and given the resources to expand.	8/22/2024 12:41 PM
51	don't let new development change the character. preserve existing buildings	8/21/2024 5:18 PM
52	Keep it well maintained and trash free	8/20/2024 1:45 PM
53	See above.	8/20/2024 7:50 AM
54	Keep it the way it is, i like it.	8/19/2024 12:52 AM

55	Maybe something to slow traffic, and encourage it to be even more pedestrian friendly. I would also like to see seperated bike lanes here.	8/18/2024 8:03 PM
56	No comments on this	8/18/2024 3:26 PM
57	A park like area - where people Have lots of connection opportunities and it is safe	8/16/2024 6:58 PM
58	That is becomes safe and clean.	8/16/2024 5:04 PM
59	Create a car-free or car-lite environment for the schools and current residents	8/16/2024 4:24 PM
60	See 4 above	8/16/2024 3:54 PM
61	Greater investment in fostering community through the built environment. Investment in green spaces and public spaces, resources to support current area residents.	8/16/2024 10:45 AM
62	Keep it pedestrian friendly.	8/16/2024 9:31 AM
63	Keep it small and quiet with the possible Xception of neighborhood bars and restaurants.	8/16/2024 7:56 AM
64	derelict buildings will be dealt with	8/16/2024 7:03 AM
65	Bike paths, safe needle disposal, teen drop ins. CPR workshops, community gardens, sports for kids. Aboriginal culture in the park, dancing, arts & crafts, sewing jingle dresses etc. Do the jig dance night.	8/16/2024 1:15 AM
66	A focus on 2-4 story build form, pedestrian calmed street and a focus on arts and community spaces.	8/15/2024 10:37 PM
67	No hopes other than previously identified.	8/15/2024 9:19 PM
68	Increased safety.	8/15/2024 9:11 PM
69	enhance what is already there	8/15/2024 8:40 PM
70	Keep the small businesses human-scale	8/15/2024 7:10 PM
71	I think there's value in disconnecting it from Main. If the rubble is taken away it won't catch fire again.	8/15/2024 7:00 PM
72	That it stays as it is	8/15/2024 6:43 PM
73	That some sort of year-round farmer's market or shopping of a similar sort will spring up.	8/15/2024 6:22 PM
74	Need to refresh her on its curb appeal.	8/15/2024 5:54 PM
75	Preserve historic buildings.	8/15/2024 5:09 PM
76	Safe active transportation. No additional traffic. Support for existing businesses. Investment in green space.	8/15/2024 5:06 PM
77	Beautify the churches and schools, recreation opportunities...welcoming. Open long hours. Stores and businesses with curb appeal, flowers, weedeater, lawns Too many junky businesses all over city. Spruce it up. Clean, garbage picked up.	8/15/2024 5:04 PM
78	-	8/15/2024 4:35 PM
79	Preservation of a small village feeling with an interesting development of a architectural style in keeping with the history of the area	8/15/2024 4:07 PM
80	To retain the community feel while increasing population density through quality affordable housing.	8/15/2024 3:34 PM
81	More garbage and recycling cans - only one is in front of Metro Meats. Plant trees in old wells where older one's were cut down, tear down [redacted] so kids walking to school don't have to deal with, support Norquay School to get some free plants/landscaping.	8/15/2024 3:27 PM
82	Could it become a pedestrian/buses/bike use only?	8/15/2024 2:56 PM
83	traffic needs to flow	8/15/2024 2:40 PM
84	same as Sutherland	8/15/2024 2:40 PM
85	Improving on the strengths it already has like housing and supporting the community in place	8/15/2024 2:22 PM

	and grow upon that	
86	Same as above	8/15/2024 2:00 PM
87	Dense and many units with a variety	8/15/2024 1:48 PM
88	Separated bike lanes that are the same height as sidewalks. Old growth trees to be preserved. The Joe Zuken heritage park to receive upgrades for youth recreation (play structures, shaded sitting areas, splash pad). Roundabout to replace the Euclid and Austin St N traffic light controlled intersection.	8/15/2024 1:46 PM
89	Affordable housing	8/15/2024 1:41 PM
90	Quiet area & low crime.	8/15/2024 1:37 PM
91	More recreational facilities, particularly for kids/teenagers who are at risk of gang involvement.	8/15/2024 1:37 PM
92	More of the same	8/15/2024 1:16 PM
93	Fill in the gaps	8/15/2024 12:39 PM
94	Fix the road	8/15/2024 12:39 PM

Q13 What are your concerns for development on Euclid Avenue?

Answered: 84 Skipped: 184

#	RESPONSES	DATE
1	Tough area with the proximity to Main Street. will be a hard sell from the private sector to improve the area. Would need to see a lot more happening with area before investment worked there. Phase 3 or 4?	9/23/2024 3:14 PM
2	Increased traffic and congestion on euclid especially around the school.	9/21/2024 12:41 PM
3	Loss of convenience stores	9/21/2024 10:16 AM
4	It won't happen and will burn to the ground.	9/13/2024 11:07 AM
5	Same as Sutherland above.	9/11/2024 8:23 PM
6	Landlords are made to be responsible landlords. The houses on Euclid are starting to be taken over but people who are all addicted to drugs and theft is very concerning.	9/11/2024 5:28 PM
7	None.	9/11/2024 3:35 PM
8	Tower development that blocks the sky and sun.	9/11/2024 3:10 PM
9	If the development plans for Euclid go according to what has been outlined, I have no concerns. I think keeping it as a family friendly street with potentially some Commercial development, such as coffee shops would be very beneficial	9/11/2024 3:10 PM
10	that it wont be maintained or will just have homeless loitering or attract more homeless to the area due to proximity to main street	9/11/2024 2:52 PM
11	Increased traffic will make foot and bike travel less safe	9/11/2024 10:20 AM
12	That it continues to prioritize vehicles (reducing speed adds only seconds of travel time to such a short street, and it already has school zone 30 km/hr for part of it.	9/10/2024 7:00 AM
13	Loosing the beautiful tall tress we have for the shade and sound barriers! I love to walk my area with my dogs twice a day and would feel safer if the sidewalks were in better shape!	9/9/2024 10:42 PM
14	it will become a main artery	9/9/2024 9:41 PM
15	Traffic	9/9/2024 7:53 PM
16	Safety	9/8/2024 9:16 AM
17	Increased vehicle traffic	9/7/2024 8:38 AM
18	Same as above. Building new units could either push other out from their current living situation and could also fail at attracting people.	9/6/2024 9:08 AM
19	Lack of access for local families e.g unsafe or lack of active transportation.	9/6/2024 12:28 AM
20	The garbage and safety.	9/4/2024 10:03 AM
21	Not being able to clean up the area due to high concentration of slum landlords and drug dealers	9/3/2024 5:10 PM
22	Over population as with all infill which has destroyed areas . Prime example is glenwood	9/3/2024 6:10 AM
23	drug related issues with some properties and streets	9/3/2024 12:55 AM
24	Same issue as mentioned related to the security of the area	9/2/2024 9:45 PM
25	The street will become too busy	9/2/2024 8:50 PM
26	None	9/2/2024 9:56 AM
27	More traffic will make it less safe for children, more businesses will drive more people in the	9/2/2024 9:49 AM

	surrounding area to be around the school.	
28	That crime will attract slum lords and keep you from attracting the right people. Have a no rental property area.	9/1/2024 10:53 PM
29	Time to complete getting around during construction	8/31/2024 3:47 PM
30	Lack of security	8/29/2024 6:42 PM
31	Same as ones for Sutherland.	8/29/2024 5:37 PM
32	That police and firemen who own rooming houses will continue to neglect properties and tennants	8/29/2024 1:51 PM
33	Not too high rise.	8/29/2024 1:12 PM
34	Nothing	8/28/2024 11:48 PM
35	Again, it becoming too busy.	8/28/2024 8:56 PM
36	It remains as it is with little investment.	8/28/2024 5:26 PM
37	It cannot happen fast enough. Concern is that the city establishes some [redacted], anti-development restriction. Concern is that [redacted]	8/28/2024 4:32 PM
38	That green spaces will not be preserved and old homes will be torn down.	8/28/2024 1:57 PM
39	Poverty and crime resulting in wasted efforts	8/27/2024 3:04 PM
40	Not sure! What are the plans?	8/26/2024 3:35 PM
41	That it will be a bunch of parking lots.	8/25/2024 2:56 PM
42	Traffic and BRT will cross each other and overwhelm Sutherland and Euclid.	8/23/2024 3:53 PM
43	That it will attract people who won't help keep the area clean and unsightly.	8/23/2024 2:07 PM
44	Lack of development, unfinished projects, large boarding houses. Overcrowding.	8/23/2024 9:19 AM
45	Same as Sutherland	8/23/2024 8:57 AM
46	That local residents will not be meaningfully consulted	8/22/2024 12:41 PM
47	that developers will be given free reign to do what they want as opposed to what the residents/existing businesses want	8/21/2024 5:18 PM
48	Same as above, the area is ugly with so much garbage everywhere you look. Tennants don't take care of a place they don't own, and landlords don't care. Any other area in the city they aren't allowed to just pile junk up and let it blow around without fines, but in PD people just have to accept it	8/20/2024 1:45 PM
49	See above.	8/20/2024 7:50 AM
50	Accidents, children getting hit by cars, near misses, etc. Some traffic calming would really help.	8/18/2024 8:03 PM
51	No comments on this, other than maybe consider public safety in future design and development.	8/18/2024 3:26 PM
52	That it continues to be an unsafe area.	8/16/2024 5:04 PM
53	Neighborhood crime rates are high	8/16/2024 4:24 PM
54	See 5 above	8/16/2024 3:54 PM
55	Development that pushes existing residence out of the area. New buildings that do not fit into the neighborhood, particularly existing heritage buildings. Lack of public space.	8/16/2024 10:45 AM
56	Increased car traffic if Sutherland has become a rapid transit/pedestrian/bicycle hub.	8/16/2024 9:31 AM
57	That parks, etc be reduced	8/16/2024 7:56 AM
58	Don't know much about the development involved. Mixed used? Not too many concerns.	8/16/2024 7:03 AM

59	Gangs, guns, drug use etc…scary people.	8/16/2024 1:15 AM
60	No concerns other than previously identified.	8/15/2024 9:19 PM
61	That no effort will be put into making it safer.	8/15/2024 9:11 PM
62	crime, vandalism, addictions	8/15/2024 8:40 PM
63	Fire. Violence. Drugs. Who thought development was a good idea? It is NOT pedestrian friendly, churches are CLOSING and commercial locations are being set on FIRE!	8/15/2024 7:00 PM
64	That it becomes too commercial	8/15/2024 6:43 PM
65	That it'll continue to not see a whole lot of use.	8/15/2024 6:22 PM
66	That residential area needs an incentive to clean it up or upgrade the curb appeal.	8/15/2024 5:54 PM
67	Gentrification	8/15/2024 5:06 PM
68	Rentals, migrants, homeless, druggies, violent criminals, prostitution, garbage/junk	8/15/2024 5:04 PM
69	See above	8/15/2024 4:51 PM
70	-	8/15/2024 4:35 PM
71	Lack of neighbourhood shopping and dining spots	8/15/2024 4:07 PM
72	That it not be in keeping with the character of the community.	8/15/2024 3:34 PM
73	There are blind spots creat3d when people park on Euclid and you are turning on to it from a street. We rely on parking on Euclid when streets are being plowed or cleaned as many don't have driveways or garages. how will a bike lane work with pick up and drop off times with school busses at Norquay School?	8/15/2024 3:27 PM
74	Increase of traffic therefore increase in dangers for locals.	8/15/2024 2:56 PM
75	too much accommodation for bikes	8/15/2024 2:40 PM
76	same as Sutherland	8/15/2024 2:40 PM
77	This community needs help and it’s time they city shows up for them in the long haul	8/15/2024 2:22 PM
78	Same as above	8/15/2024 2:00 PM
79	Safety	8/15/2024 1:48 PM
80	crime	8/15/2024 1:41 PM
81	None	8/15/2024 1:37 PM
82	N/a	8/15/2024 1:16 PM
83	Loss of historic buildings	8/15/2024 12:39 PM
84	Crime	8/15/2024 12:39 PM

Q14 What are your hopes for development as we transition away from industrial uses?

Answered: 106 Skipped: 162

#	RESPONSES	DATE
1	Point Douglas has a unique opportunity to become a "go-to" destination rather than a "stay-away-from" destination. We must take advantage of it. Honour the Indigenous history but incorporate the modern shops, services, and entertainment. Create more park space to highlight the beauty of the river, but make sure there is quality residential and commercial spaces for the tax base required to sustain the beauty and culture.	9/23/2024 3:19 PM
2	The options are endless, retail and commercial while keeping the old building like Brown and Rutherford and the flour mill. This is the best area of Winnipe. The proximity to the forks and the downtown. This will become a destination to live in the very near future	9/23/2024 3:14 PM
3	Increased green and residential space and a natural connectivity to North Point Douglas and downtown waterfront that encourages foot/bike traffic.	9/21/2024 11:27 PM
4	That the neighbourhood can maintain its charm with some of the larger buildings converted to homes. Area should remain family friendly.	9/21/2024 12:41 PM
5	We create a safe friendly community.	9/21/2024 10:16 AM
6	The railway cuts off NPD from SPD and is not a natural flow. It is natural to have more business and mixed use residential. Luxury hi rises, new build homes with attached garages and driveways OR exploiting the natural beauty of the area and cleaning it up from the garbage. Continue the development from Waterfront but gear it towards affordable housing options.	9/13/2024 11:07 AM
7	Residential and small business and parks.	9/11/2024 8:23 PM
8	Get rid of the [redacted]. Also in order for Point Douglas to flourish Main Street from Higgins to Selkirk the [redacted].. garbage is horrible all over in front of their businesses and [redacted]	9/11/2024 5:28 PM
9	Multi-storey mixed-use light commercial (on the first floor) and residential (second floor and above) construction. Expansion of green spaces.	9/11/2024 3:35 PM
10	Outdoor exercise in parks like they have in Japan. More park space. More community space for free outdoor events.	9/11/2024 3:10 PM
11	To make the mixed use area, a space where we can bring in parks such as a dog park, grocery stores, gas stations, etc. Currently Point Douglas is void of a lot of the basic amenities and a lot of people don't have cars here. So to have access that is walkable to get groceries and other requirements would be extremely beneficial. Community areas where people can go and honour their traditions and cultures such as sweat lodges	9/11/2024 3:10 PM
12	that it will increase the attractiveness and livability of the area.	9/11/2024 2:52 PM
13	Mixed income l, multi-unit housing, ground floor commercial.	9/10/2024 7:00 AM
14	I would LOVE to see a Dog park developed in the area! Soo many people in PD own at least one dog if not more! Having an off leash dog park for them to exercise their dogs would be amazing! It would also assist in getting the dogs better exercise and aid in stoping the amount of barking that happens.	9/9/2024 10:42 PM
15	jobs won't be lost	9/9/2024 9:41 PM
16	A indoor sports multiplex. The suburban areas get them. We solid as well.	9/9/2024 7:53 PM
17	Support our community in new ways, help us the she something that doesn't look like main	9/8/2024 11:27 PM

	street near Euclid	
18	There are a lot of homeless people drawn to this area for the shelters and services that help them. I hope that the services will be supported and given a say in how things are developed.	9/8/2024 9:16 AM
19	The waterfront should be accessible here as a pathway all the way around Point Douglas to the park at the Louise bridge. Potentially higher density housing could exist here as well as commercial businesses and more medium density housing.	9/6/2024 9:08 AM
20	More Community spaces for young people to access recreation.	9/6/2024 12:28 AM
21	I would like more parks, restaurants & businesses.	9/4/2024 10:03 AM
22	Do whatever is necessary to address brownfield issue so that housing and arts and culture facilities can be built in this area.	9/4/2024 8:57 AM
23	Reduced crime. More family homes	9/3/2024 5:10 PM
24	Leave it alone	9/3/2024 6:10 AM
25	bike/walk route along the river connect to Michelle Jean Park	9/3/2024 12:55 AM
26	More affordable housing	9/2/2024 9:45 PM
27	Clean up the industrial waste and then develop	9/2/2024 8:50 PM
28	LRT	9/2/2024 9:56 AM
29	Grocery store to support the community is a must. Help businesses currently located there move to a more suitable space. Make the Louis Bako Dock more accessible.	9/2/2024 9:49 AM
30	I would like to see the Baptist church and firestation stay. It would be nice to turn it into another area similar to the forks & Riverwalk with condos. Try to make it like the new westminster quay in bc. Markets, music, outdoor bands.	9/1/2024 10:53 PM
31	Make residential development the first priority.	8/31/2024 4:29 PM
32	Condos stores grocery and medical center clothing stores	8/31/2024 3:47 PM
33	A good balance of community living space, green space and services	8/29/2024 6:42 PM
34	More parks, bike paths	8/29/2024 5:48 PM
35	New large park areas and playgrounds, community grocery stores, bike lanes.	8/29/2024 5:37 PM
36	First Nations arts and cultural institutions	8/29/2024 1:51 PM
37	Clean up dirty industry	8/29/2024 1:12 PM
38	More housing and transit routes	8/28/2024 11:48 PM
39	Love to see a cafe or restaurant or laundromat or market or anything other than a scrap metal dealer that constantly breaks the law by purchasing burned wire product.	8/28/2024 8:56 PM
40	I think that as global production chains become more expensive, more manufacturing will be coming back locally and the city should keep industrial space for potential manufacturing, particularly in textiles. This would ensure that people in the area could have employment that they could walk, bike or bus too in the long term.	8/28/2024 5:26 PM
41	High density and green space.	8/28/2024 4:32 PM
42	Community spaces - kids parks, public outdoor pool, community centre, public washrooms	8/28/2024 2:32 PM
43	More green space, more trees, rewilding projects, river bank preservation and cleanup, more active transport, increased connections with St Boniface and downtown and south PD, rail line removal and rail yard relocation, remediation of former industrial sites, more trees, river used for recreation in the winter, and very much hoping the national park goes through	8/28/2024 1:57 PM
44	Residential. Green.	8/28/2024 9:05 AM
45	Use of industrial buildings and scale to create a mosaic of housing and business opportunities	8/27/2024 3:04 PM
46	Motocross track	8/27/2024 12:00 AM

47	Well that’s exciting! I didn’t know this was the plan! I would need to hear more about this to give any thoughts. Remediation efforts are top of mind for a first effort! Not sure if businesses are ever held accountable for that!	8/26/2024 3:35 PM
48	That we can get heavy trucking out of the urban core. I think there's still space for light, niche industrial use, like a brewery or something akin to North Forge.	8/25/2024 2:56 PM
49	A motocross park would be exceptional. There are few options for youth who are interested in riding motocross and most large cities have motocross facilities.	8/24/2024 9:10 AM
50	arts, culture, music venue or small stages, areas for markets in the summer. Amenities more condusive to a residential neighborhood, laundry mats, coffee shops etc.	8/23/2024 2:52 PM
51	I would suggest transitioning into affordable housing and habitat for humanity homes.	8/23/2024 2:07 PM
52	Motocross track	8/23/2024 11:22 AM
53	Greenspace, parks, bike trails, national motocross track.	8/23/2024 9:19 AM
54	More homes	8/23/2024 8:57 AM
55	To see a new modern living area	8/23/2024 8:39 AM
56	I would love to see nothing more than a motocross track, having to drive hours to go to a track every weekend with kids is a bit of a task. Having one closer would help out 100s of families within Winnipeg that are actively involved in the motocross community.	8/23/2024 8:22 AM
57	Motorcross park	8/23/2024 8:20 AM
58	More recreational facilities for children and youth, more daycare and other support for young families, grocery stores, banks, medical clinics	8/22/2024 12:41 PM
59	that the buildings are sympathetic to the look and feel of the rest of the neighbourhood	8/21/2024 5:18 PM
60	We NEED industrial uses, not more more meth houses. One generates taxes, the other costs taxes.	8/20/2024 1:45 PM
61	See above.	8/20/2024 7:50 AM
62	affordable, social housing with wrap around supports and services built in. A grocery store	8/19/2024 11:49 AM
63	Make it an extension of the waterfront crescent vibe, walkable, inviting, safe, and a sense of community. There is prime real estate being wasted on industrial nonesense.	8/19/2024 12:52 AM
64	This is music to my ears. For too long residents in Point Douglas, and other areas like parts of St Boniface, who are working class and/or poor, have lived near the most harmful industries in our city. These people deserve better.	8/18/2024 8:03 PM
65	Green space, indigenous spaces (teepees), allow enough green space for homeless persons to organically enjoy the space, future urban national park use, active transport, park space, river access space	8/18/2024 3:26 PM
66	Social supports for area residents.	8/17/2024 7:22 PM
67	Areas with character, that enhance this historic neighbourhood. That toxicity in the soil from previous industrial uses is removed.	8/16/2024 5:04 PM
68	A lot more residential	8/16/2024 4:24 PM
69	As stated above - move towards residential and light commercial	8/16/2024 3:54 PM
70	More reidential	8/16/2024 1:21 PM
71	Affordable housing. Including housing that is made available to existing area residents who may be under housed or unhoused. More green space. Public spaces that are accessible to all. embrace of the proposal to Develop in Urban national Park that runs from the forks up to St. John’s Park. Making this area welcoming for Winnipeggers and visitors to the city.	8/16/2024 10:45 AM
72	Mixed multi residential and commercial properties. Green space (disc golf course??), community centres	8/16/2024 9:31 AM
73	Mixed high density housing with subsidised and market apartments in the same building.	8/16/2024 7:56 AM

74	Assess to amenities. People shouldn't need to have a car even though they are drowned in debt for it, to get groceries and get necessities. And people shouldn't rely on a 7/11 to buy food, that's embarrassing for the city.	8/16/2024 7:03 AM
75	More green space. Rooftop green spaces! Easy access to education, health & employment information. Stuff for kids & families. Learn traditional ways of cooking. More healthy.	8/16/2024 1:15 AM
76	Consider more unconventional developments in partnership with stakeholders in the community and various FN. Explore urban reserve	8/15/2024 10:37 PM
77	None.	8/15/2024 9:19 PM
78	That the space is accessible by foot and by bike and is transformed into spaces where the public can gather without necessarily having to pay. I would also like to see the riverfront used in such a way that it can facilitate the creation of a light rail network.	8/15/2024 9:11 PM
79	above services for a residential area. attractions that bring people in with good restaurants - galleries, museums,	8/15/2024 8:40 PM
80	More access to riverbank in South Point Douglas	8/15/2024 7:10 PM
81	Police/Correctional Facility. Industrial facilities generate revenue for the city. More industry would be beneficial but people will destroy it eventually.	8/15/2024 7:00 PM
82	Need more residential uses	8/15/2024 6:43 PM
83	That jobs aimed toward the local expertise remain in the area, i.e.: commercial or even lighter industry.	8/15/2024 6:22 PM
84	Or would be really great if those industrial areas would actually support the residence to work there.	8/15/2024 5:54 PM
85	Create more green space and safe transportation.	8/15/2024 5:06 PM
86	See above	8/15/2024 5:04 PM
87	Grocery stores Green spaces	8/15/2024 4:51 PM
88	small businesses and cafes, accessible food options for everyone	8/15/2024 4:35 PM
89	A possible fruit and vegetable growing area for residents with a market garden for city residents	8/15/2024 4:07 PM
90	Services appropriate for the population.	8/15/2024 3:34 PM
91	I am too cynical to imagine people wanting to invest in anything but industrial use as things stand. Also, I hope the city has improved it's crisis planning and emergency response protocols....if planning to increase development around the train tracks. Communication and support was horribly inadequate during both the fires on main street and the vulcan/gateway fires.	8/15/2024 3:27 PM
92	Add high value multifamily properties	8/15/2024 3:11 PM
93	This is a great opportunity to built an affordable and welcoming neighbourhood.	8/15/2024 2:56 PM
94	nothing wrong with industrial uses. That way people do not have to take busses to work, and can walk to job.	8/15/2024 2:40 PM
95	that this is true mixed use - get rid of zoning red tape, allow and encourage retail uses within residential areas (especially on corners), and make a real neighbourhood	8/15/2024 2:40 PM
96	High rise and affordable housing and infrastructure	8/15/2024 2:22 PM
97	That less industry among the river gives way to more public spaces by the water.	8/15/2024 2:00 PM
98	Super dense development that takes advantage of location and potential greenspace	8/15/2024 1:48 PM
99	Commercial spaces on ground level of mixed-use buildings are built of various sizes to provide opportunity to many types of businesses. Secure bicycle parking is included for residents and outdoor monitored bike stands for businesses. NO PARKING SPACE MINIMUMS FOR THE LOVE OF SUSTAINABILITY PLEASE REMOVE THEM. LET THE BUSINESS/PROPERTY DECIDE WHAT IS RIGHT FOR THEM.	8/15/2024 1:46 PM

100	Small indigenous owned businesses	8/15/2024 1:41 PM
101	Green spaces	8/15/2024 1:37 PM
102	That there will be government agencies, businesses, etc. where people who live in the area can work.	8/15/2024 1:37 PM
103	Hôtel, greenspace, public art, small business for daily life, public docks and spots to enjoy the river	8/15/2024 1:16 PM
104	I really hope that area along the river turns into great greenspace. I think there is a lot of potential for that spot to be a beautiful area like the forks and there is so much scenery around. it has really good energy and naturally draws people and you need to tap into that	8/15/2024 1:07 PM
105	Success	8/15/2024 12:39 PM
106	More housing	8/15/2024 12:39 PM

Q15 What are your concerns for development as we transition away from industrial uses?

Answered: 97 Skipped: 171

#	RESPONSES	DATE
1	Nothing, just make it happen. Adding housing and services in the inner city without sprawling to the perimeter is what every elected official should be signing up for.	9/23/2024 3:14 PM
2	lack of accessibility to the area	9/21/2024 11:27 PM
3	Cleanliness and hazardous materials removal.	9/21/2024 12:41 PM
4	Not enough security and safety implemented in the build	9/21/2024 10:16 AM
5	That nothing will happen and it just becomes a "Hamsterdam" style wasteland.	9/13/2024 11:07 AM
6	As above for Sutherland.	9/11/2024 8:23 PM
7	My only concern is no follow through. We have had previous meetings and nothing came of it. Please do something this time.	9/11/2024 5:28 PM
8	I hope properties will not be wrapped up in some kind of remediation snafu. Industrial owners should be held fully accountable and to progressive timelines to transition away from industrial uses as quickly as possible.	9/11/2024 3:35 PM
9	too much commercial use.	9/11/2024 3:10 PM
10	That there is going to be a lot of waste, that our taxes will go up, which would be financially detrimental to a lot of low income families that live in this neighbourhood. Most importantly, that the land will not be honoured or taken care of and will remain contaminated.	9/11/2024 3:10 PM
11	is there any long last impact like contamination that will remain and impact future residents	9/11/2024 2:52 PM
12	I think light industry and affordable warehouse space has a place in point Douglas	9/11/2024 10:20 AM
13	That it will take 100 years	9/10/2024 7:00 AM
14	None, get rid of the industrial property’s they are polluting the water and ever time there is a fire it is VERY hazardous to our health and grounds !	9/9/2024 10:42 PM
15	jobs will be lost	9/9/2024 9:41 PM
16	Jobs	9/9/2024 7:53 PM
17	That people's needs won't be factored in	9/8/2024 11:27 PM
18	N/a	9/8/2024 9:16 AM
19	Increased vehicle traffic	9/7/2024 8:38 AM
20	Failure to draw new development in the area and pushing out staple businesses of the area.	9/6/2024 9:08 AM
21	Too much through traffic.	9/6/2024 12:28 AM
22	Soil contamination.	9/4/2024 10:03 AM
23	That the brownfields are not usefully developed.	9/4/2024 8:57 AM
24	Student housing, community centre open to all not just a certain sector of society	9/3/2024 5:10 PM
25	Leave it alone	9/3/2024 6:10 AM
26	no concerns, majority of industrial buildings are too old to be used and better to have more parks and housings	9/3/2024 12:55 AM
27	Security issues as well	9/2/2024 9:45 PM

28	The pollution will remain	9/2/2024 8:50 PM
29	No LRT	9/2/2024 9:56 AM
30	Rising housing costs for existing residents due to new amenities.	9/2/2024 9:49 AM
31	Save the Greenspan and use the river for entertainment or view since that's been wasted so many years.	9/1/2024 10:53 PM
32	Low income housing we have so many people low I come living in area that do drugs and drink and don't care about making this area safe and clean and welcoming	8/31/2024 3:47 PM
33	Not enough community support such as parking, shopping and green space	8/29/2024 6:42 PM
34	Promotion of luxury housing, which will hurt the existing community and create division. Increased car traffic without public transit.	8/29/2024 5:37 PM
35	That [redacted] who have no connection to community will be decision makers	8/29/2024 1:51 PM
36	How will industry interact with housing	8/29/2024 1:12 PM
37	Nothing	8/28/2024 11:48 PM
38	That it doesn't get too big. PD has a charm about it that may be diminished with overdevelopment.	8/28/2024 8:56 PM
39	That we abandon all industrial uses in the area. Heavy industry is no longer needed in the area but it would be a mistake to remove all industry in the neighborhood.	8/28/2024 5:26 PM
40	That the city will allocate it to some low value use and that it will continue its tyranny of anti-development policies and practices.	8/28/2024 4:32 PM
41	Homeless encampment	8/28/2024 2:32 PM
42	That large multi story condos and apartments will take their place.	8/28/2024 1:57 PM
43	Some place to buy food and other necessities that address surface parking issues and traffic flow	8/28/2024 9:05 AM
44	Same as all - crime and poverty - without dealing with root causes i dont anticipate this will work out	8/27/2024 3:04 PM
45	Need more info to say!	8/26/2024 3:35 PM
46	That industrial uses will be replaced by no use at all.	8/25/2024 2:56 PM
47	Lack of feeder routes to the main transit line.	8/23/2024 2:07 PM
48	I'm concered the area won't be used to its full potential.	8/23/2024 9:19 AM
49	None I can think of	8/23/2024 8:57 AM
50	It could be hard to convince people to move to an area that has been know for industrial use.	8/23/2024 8:39 AM
51	No concerns.	8/23/2024 8:22 AM
52	That the local residents will not be meaningfully consulted	8/22/2024 12:41 PM
53	residents ideas will not be listened to, that those with money and power will control development	8/21/2024 5:18 PM
54	It is a plan to [redacted], at the cost of the only group that does. PD has survived as long as it has because of the businesses, and industrial that pays all the bills	8/20/2024 1:45 PM
55	See above.	8/20/2024 7:50 AM
56	That you dont leave room for greenery, extra parks, or community center.	8/19/2024 12:52 AM
57	That the proper care and attention will not be paid to environmental remediation, and improving soil and air quality.	8/18/2024 8:03 PM
58	It'd be nice to also get rid of the train tracks. I worry some businesses will dig in and refuse to	8/18/2024 3:26 PM

	leave given it's central location and possibly cheaper property taxes ? Incentivize industrial businesses leaving the area.	
59	Safety of potential residents.	8/17/2024 7:22 PM
60	That residents are adversely affected, that the area loses character.	8/16/2024 5:04 PM
61	No concern. The city is changing and land use needs to change with it.	8/16/2024 4:24 PM
62	Jump in with both feet. Starting out with a patch work development won't work.	8/16/2024 3:54 PM
63	Developments that displaces existing residence. Lack of resources to support existing residents many of whom are low income. Public spaces that are designed with Hostile architecture to deliberately exclude Winnipeggers who are unhoused, rather than Investments in housing and resources that would make this kind of architecture unnecessary in the first place.	8/16/2024 10:45 AM
64	Nil	8/16/2024 9:31 AM
65	That it becomes all low rental or all expensive condos. A mix is needed.	8/16/2024 7:56 AM
66	Parks, visibilities, if this development will attract any business to move in.	8/16/2024 7:03 AM
67	Losing jobs in Winnipeg?	8/16/2024 1:15 AM
68	It will become a new development of single family housing, pricing people out of their own neighborhoods	8/15/2024 10:37 PM
69	There really isnt any need to transition away from industrial uses. Industry provides jobs. Industry is also quiet at night, and does not attract crime.	8/15/2024 9:19 PM
70	That it will simply become an exercise of selling exclusive city property to highest bidders who will then turn the space into exclusive zones, ensuring citizens never get to enjoy that riverfront.	8/15/2024 9:11 PM
71	crime, vandalism, addictions	8/15/2024 8:40 PM
72	Toxicity of the land	8/15/2024 7:10 PM
73	Catastrophic waste of money. You'd be better off paying off debts and filling pot holes.	8/15/2024 7:00 PM
74	will become commercial uses	8/15/2024 6:43 PM
75	That the neighbourhood will become even more dependent on jobs from far-flung areas of the city, necessitating private vehicle ownership.	8/15/2024 6:22 PM
76	That the two won't become compatible and help each other out.	8/15/2024 5:54 PM
77	Destroying the historic nature of the neighbourhood.	8/15/2024 5:09 PM
78	No concerns	8/15/2024 5:06 PM
79	See previous.	8/15/2024 5:04 PM
80	Soil contamination not being dealt with properly	8/15/2024 4:51 PM
81	overly commercial/corporate growth. more office spaces	8/15/2024 4:35 PM
82	Potential polluting substances being uncovered	8/15/2024 4:07 PM
83	None – industrial fails to create community. Transitioning away from that is good.	8/15/2024 3:34 PM
84	I think that thes transition will be expensive and I am uncertain which levels of gov't will pay for it.	8/15/2024 3:27 PM
85	safety	8/15/2024 3:11 PM
86	Gentrification of the area and built only for wealthy people.	8/15/2024 2:56 PM
87	Do not transition away.	8/15/2024 2:40 PM
88	that former industrial lots don't sit empty and decrepit among the residential while the land needs remediation or no developers want it. this also can't turn into an entire neighbourhood of social housing – "the projects" have never worked before and won't now	8/15/2024 2:40 PM

89	None. The area has a direct connection to an already growing downtown-there needs to be a connection there. Right now, it’s a clear divide.	8/15/2024 2:22 PM
90	That it will be replaced with other privately owned spaces right along the water’s edge	8/15/2024 2:00 PM
91	Some [redacted] will make it 6 story housing only versus 26 story housing	8/15/2024 1:48 PM
92	Crime	8/15/2024 1:41 PM
93	Homeless people	8/15/2024 1:37 PM
94	Change is hard :)	8/15/2024 1:16 PM
95	lack of thought about the arts community and how it can bring lots of attention to the area. very near the exchange and fostering a greater creative community can increase quality of life	8/15/2024 1:07 PM
96	[redacted] on allowing demolitions for asbestos concerns	8/15/2024 12:39 PM
97	Crime and homelessness	8/15/2024 12:39 PM

Q16 We want to build on the existing strengths of the neighbourhood. What type of supports or programs would make Point Douglas even better?

Answered: 98 Skipped: 170

#	RESPONSES	DATE
1	Extend the river trail around the whole peninsula. Build a pedestrian and cycle bridge from McArthur or Boyle Street to Whittier Park. Clean the river bank. Work with the city and province to create adequate housing and provide adequate services for those camping on the river bank. Work with owners to tear down derelict structures before they pose further hazards.	9/23/2024 3:28 PM
2	Point Douglas is an established community that has suffered for generations. We must be able to have a tax base that can provide these supports and programs. Create that first by making the area a place that the entire city wants to live and then expand on the existing programs.	9/23/2024 3:24 PM
3	Installing visual art and music throughout the neighbourhood; walking tours	9/21/2024 11:35 PM
4	Better youth programming, development of a mixed use educational space at MJ Park.	9/21/2024 12:42 PM
5	Senior service activities and drop in centre, more community centre sports, soccer, slow pitch, pickle ball. Adult leisure services and education. Employment support services.	9/21/2024 10:35 AM
6	We need places for people to work. I have lived/worked in the neighborhood for 14 years. I have a high barrier to entry job and it is one of the few options. All of my Neighbours who have also been there for decades also work nearby and commute by foot.	9/13/2024 11:37 AM
7	More programming for the Children, Seniors, when the City built the Ball park on Barber it would of been a better utilized space if they put a walking track around a play structure so children and parents could both use it at the same time. Barely anyone uses the ballpark. I don't believe it is a good spot for a dog park as the Children do use it.	9/11/2024 5:33 PM
8	More built environment elements that support the mobility of children and seniors. Keeping Point Douglas as a place hospitable to young families and those looking to age in place.	9/11/2024 3:38 PM
9	Several years ago, the city implemented a catch spay and release program for the stray cats in the neighbourhood. It would be very beneficial to continue this program, also programs to help those living tent cities in the neighbourhood get off the street and into treatment and housing would make the neighbourhood much safer.	9/11/2024 3:15 PM
10	more community gardens, economic incentives for small businesses.	9/11/2024 3:11 PM
11	Grants and incentives to develop and purchase in the area. Rejuvenate or expand the school and community club. Perhaps add a gym and dog park - some amenities that higher income earners seek.	9/11/2024 2:55 PM
12	Evening, weekend, and summer use of Norquay School, increased funding for Norquay Community Centre.	9/10/2024 7:06 AM
13	A permanent food bank that would help with pet food as well. A place where people can go to seek day labour placement would be fantastic as well. Many people in our area can't seem to hold a permanent job, there for having a placement agency in the area might entice them to work, continue to work.	9/9/2024 10:45 PM
14	your survey has the word WE used a lot. who is we? its not US	9/9/2024 9:48 PM
15	There is a strong sense of community here. Improving the schools and community center would be helpful.	9/9/2024 8:00 PM
16	Support for houseless community Programs that help people Poverty reduction approaches	9/8/2024 11:27 PM
17	More Mental Health assistance and counselling.	9/8/2024 9:17 AM

18	I think a beautification project and a cohesive design policy for the neighbourhood in terms of street signs and way-finding signs.	9/6/2024 9:11 AM
19	Accessible recreation and employment in the area.	9/6/2024 12:29 AM
20	Police walking the streets so it feels safer. The burnt out and abandoned houses cleaned up. Rights for landlords to evict terrible tenants before the houses are trashed. Help mowing boulevards.	9/4/2024 10:14 AM
21	Community centers,somewhere that kids can go	9/4/2024 10:05 AM
22	The Manitoba Indigenous Cultural Education Centre is an ideal place to start in building a hub of similar organizations that address systemic racism and build on the high density of Indigenous peoples living in the area. The Graffiti gallery is another cultural icon for the area.	9/4/2024 9:05 AM
23	Crime prevention programs. Right now it is not really safe to walk down the streets. An absolute shame	9/3/2024 5:11 PM
24	None	9/3/2024 6:12 AM
25	More support for homelessness	9/2/2024 9:46 PM
26	Programs for yourh	9/2/2024 8:51 PM
27	Neighbourhood resource centre	9/2/2024 9:58 AM
28	Grocery store, playground, more walking paths, repair roads, interactive public installations (similar to the forks bike counter)	9/2/2024 9:52 AM
29	Less rental homes where landlord does not live in part of the home. Community police presence. Having it be safe to be in tge parks or by the river at night. More people less crime.i	9/1/2024 11:13 PM
30	Police station addtion center family help center	8/31/2024 3:51 PM
31	hosing down daily	8/29/2024 9:16 PM
32	We need more police and cadets . More access to long term rehabilitation	8/29/2024 5:50 PM
33	Culturally supportive daycares, community grocery stores that are within walking distance, harm reduction services, free activités for youth (sports, art, cultural programs).	8/29/2024 5:39 PM
34	Universal basic income. Home and porperty improvement grants, safe injection site and clinic	8/29/2024 1:52 PM
35	Culturally diverse, heritage. More affordable housing.	8/29/2024 1:13 PM
36	Shelter, safe injection sights, less cops more community support and funding	8/28/2024 11:49 PM
37	Something or someone that could help unsheltered people transition to affordable, permanent housing.	8/28/2024 9:05 PM
38	Again, a focus on making any plans work for low income residents. The plan should include social and public housing, rent geared to income housing and potential employment and economic opportunities for its current residents.	8/28/2024 5:28 PM
39	Bike lanes connecting Fork to North End.	8/28/2024 4:33 PM
40	Shelters	8/28/2024 2:32 PM
41	More recreation opportunities, more trees, improved infrastructure, more active transport, some basic services like grocery stores, bakeries, coffee shops, laundromat, banks, etx	8/28/2024 1:59 PM
42	Community clubs. Programming for children, teens and families.	8/28/2024 9:07 AM
43	continue community discussions with local residents	8/27/2024 3:04 PM
44	Motocross track	8/27/2024 12:00 AM
45	We really do need a community center that is well funded and meets the needs of our children and youth. Currently it is one family that runs it. I can share more on this but [redacted] has spoken at length on this topic. We need to move the women's center to a large facility with a strong leadership base. We need to build up the seniors Association. It's great. They could use more help though. We need to build more wrap-around housing where services are brought to the housing. Morale is always suffering in this part of the city. With ongoing fires, violence,	8/26/2024 3:40 PM

	houselessness, riverbank corrosion, lack of resources, it can be very difficult to stay positive. Our Giant Tiger closed. Our dollarama is desperately close to closing. The poverty levels are increasing. This needs to be top priority when focusing on this neighbourhood.	
46	Building housing-first options for the local homeless population is a good support, and not concentrating them together to create a slum. Please don't use Point Douglas as a [redacted].	8/25/2024 3:09 PM
47	More art, trails, biking	8/23/2024 8:37 PM
48	For many years PD has relied on volunteers, that are too few, all have full time jobs, are low income and are burnt out. - A consistent paid Green Team to pick up garbage, and report large items often left (ie. mattresses) in back lanes and along the riverbank. - more condusive policies with Public Works that address the specific needs of the people in PD. - more police presence at night when most crime is being committed. - changed bylaws so that we can properly help ourselves regarding rental property mangement companies, irresponsible house owners who do not live in Wpg. or are derelict in reasonable maintenace of their properites. - [redacted].	8/23/2024 3:24 PM
49	A national motocross park would benefit our community in every possible way. Physical activity is the best remedy to mental health issues. Dirtbikes would encourage youth to focus on a hard activity and a strong community. Taking them away from illegal activities and drug use. A national track would bring in people from all over north America. Brining money into not only Point Douglas, but also the city as a whole.	8/23/2024 9:24 AM
50	Helping relocate the homeless camps. Feeling safer walking around	8/23/2024 8:58 AM
51	Not sure	8/23/2024 8:41 AM
52	Motorcross park	8/23/2024 8:21 AM
53	More daycare, more affordable grocery stores, accessible banking, more recreational facilities for young people, support the residents association, the North Point Douglas Women's Centre, Barber House, Eaglewing Daycare, the community club.	8/22/2024 12:45 PM
54	Job creation , encourage people to work for their livelihood	8/22/2024 12:42 AM
55	residential addiction treatment facility; drop-in place for kids; celebration of various cultural holidays	8/21/2024 5:23 PM
56	The existing strengths are the parks, green spaces, and businesses. The renters [redacted]. The investments we need is either a crew, or people on goverment rent to earn their keep by maintaining the area. The grass, the trash, the needles etc. And get rid of the homeless camps that make people scared to come shopping in PD	8/20/2024 1:52 PM
57	[redacted]	8/20/2024 7:53 AM
58	Long term investment.	8/19/2024 11:50 AM
59	That you build the louise bridge under the proposed ultimate configuration. If you build the neighborhood to be pretty, but that rickity bridge that has 5 years left on it continues to cause bottle necks, then dont bother.	8/19/2024 12:54 AM
60	More supports for local people, more investment in North Point Douglas Womens Centre, more programs and supports at the community centre. More investment in community gatherings and community building initiatives.	8/18/2024 8:05 PM
61	homeless resources given it's proximity to river environments. River access points, urban national park space, park space, active transport space/trails, redevelopment of green space, river bank stabilization, wildlife ehnancement	8/18/2024 3:27 PM
62	This neighbourhood would absolutely bloom with things like a bakery, a coffee shop, a nice local grocery store. [redacted] I'd love to see PD as a less boutique Wolseley.	8/16/2024 5:16 PM
63	More public spaces like pools, basketball courts, skateparks to give youth a positive community building hobby	8/16/2024 4:27 PM

64	Honestly, the existing strengths are quite weak. North Point Douglas might be able to keep some of its character but other areas need wholesale change	8/16/2024 3:56 PM
65	Investments in maintaining and supporting the maintenance of heritage buildings in the area, as well as parks. Investments and community resources, including community programming, and public spaces were broadly. I should also include investments and programming, geared at children and teenagers to ensure they have places to go not in school.	8/16/2024 10:46 AM
66	Youth sport and after school programs, availability of various counsellors and therapists, medical clinics.	8/16/2024 9:33 AM
67	Tennis, basketball courts, children's playgrounds, dog park.	8/16/2024 7:59 AM
68	Art and healing programming. Natural / history walk. Bloc party.	8/16/2024 7:07 AM
69	Help for addictions, housing, children & families, culture & language education. Help for people with disabilities & the mentally ill.	8/16/2024 1:19 AM
70	A service centre that includes Manitoba Health, Welfare, social services, probation, mpi, service Canada and Winnipeg 311	8/15/2024 10:39 PM
71	Managing crime on Main Street, and the associated criminals would make a big difference. Demolition of rubble piles and derelict structures would also help.	8/15/2024 9:20 PM
72	I don't see many strengths to the neighbourhood. Although the homes are beautiful, it's a seedy area that has a terrible image. Nobody is there at night on foot, criminals wander the streets, especially bike thieves. It's just not a nice place. So in my view, Point Douglas needs a complete reboot to not be such a wasteland.	8/15/2024 9:14 PM
73	clean up derelict buildings, addresses addictions, make it a good family area where people will want to live.	8/15/2024 8:44 PM
74	I'm not the right person to answer that but community building and keeping residents safe from drug houses and arson is a good start.	8/15/2024 7:11 PM
75	I want to say rehab facility but when narcotics are everywhere it defeats the purpose. This neighbourhood's strength is the toxic concentration it consumes to make the rest of the city more livable.	8/15/2024 7:06 PM
76	More programs to bring people together. More social programs	8/15/2024 6:44 PM
77	Periodic shopping trips aimed at getting small children/seniors out and about in groups. Shade in the Parks, namely around Jim Shaver Park to help more people cool down as their kids play on the play structure. Also, public fountains like those seen in other places around the city. It's my understanding that those are tied to fire hydrants for even easier installation.	8/15/2024 6:29 PM
78	The residence in the area work for the industrial part they work together.	8/15/2024 5:55 PM
79	Indigenous led social and health programs. More support for existing NGOs. More social enterprises. More support for green spaces. Extended opening hours for the splash pad. More youth programming. More support for elders. More local walking patrols.	8/15/2024 5:09 PM
80	Staffed Recreation. Why are u closing wading pools??? Playgrounds Pickleball, tennis, volleyball, soccer, hockey, arts/crafts, Girl Guides, Scouts, make and take cooking, mom and tots, teen drop ins, etc.	8/15/2024 5:09 PM
81	Affordable housing programs that aren't in slum houses. Slum Lords are a real problem here.	8/15/2024 4:53 PM
82	-	8/15/2024 4:36 PM
83	Preserving a small village feeling of any low density housing, and well designed mixed use and higher density apartment condo developments. Brighter lighting and a small police facility to ensure safety of residents and visitors.	8/15/2024 4:10 PM
84	Safe (drug) consumption, shelters, transition (off the street) services, affordable housing support services, food insecurity services (soup kitchen/food bank), security (like Bear Clan) and maybe Winnipeg Police presence, grocery, health clinic.	8/15/2024 3:38 PM
85	The [redacted] has a tumultuous history of struggle between strong personalities, lack of participation/community engagement, lack of support. Some people have worked very hard. But I would love to see the creation of neighbourhood association similar to NERC, SNA, or	8/15/2024 3:34 PM

	ECRC with funding for a few paid positions supporting community economic development projects focusing on community engagment, housing, food security, greenspace, safety, youth recreation...	
86	Programs to encourage small businesses and artists to reside there. This can only be achieved with a plan to ensure the safety of everyone.	8/15/2024 2:58 PM
87	organizations like [redacted] and others need to seriously be reconsidered if funding is helping or hurting the area and the people. you cannot try and build an attractive area for development while the goverment is funding all the challenges we currently face. since [redacted], they have become a massive blight on the area and whether their actually helping people is very questionable.	8/15/2024 2:44 PM
88	demolish burned out shacks. No vacant land with weeds.	8/15/2024 2:43 PM
89	Social programs to help indigenous youth and families and the funding of these organizations. Safe injection sights as well to keep the drugs people are taking safe and contained. Not on the streets where it can cause bodily harm.	8/15/2024 2:25 PM
90	Something that helps with crime and poverty. As well as the general mess in the triangular area from Higgins to Disraeli	8/15/2024 2:01 PM
91	Safe recreational spacez	8/15/2024 1:49 PM
92	Pedestrian bridge to North St. Boniface's Fort Gibraltar area to connect the neighbourhoods to better share resources. Add a public library if no bridge constructed as the closest librarires are nearly 1.5km+ away.	8/15/2024 1:49 PM
93	Affordable housing, grocery stores, natural parks, indigenous owned businesses	8/15/2024 1:42 PM
94	HOUSING (seriously - the government needs to stop talking about addressing homelessness and start doing something) Increased funding for EIA so that people can afford to pay for housing/food/other necessities Recreational programs Libraries	8/15/2024 1:42 PM
95	Grants for small business start ups. Increased foot patrol w local Community groups (not police), operation attention to garbage and landscaping. This is a huge opportunity for winnipeg to have something nice for its lower income, every day people	8/15/2024 1:17 PM
96	parks, greenspace, bike infrastructure, and art	8/15/2024 1:07 PM
97	Bear Clan is a huge asset to the area. More police.	8/15/2024 12:41 PM
98	Police foot patrols	8/15/2024 12:40 PM

Q17 Do you have any other comments to share that will help us create the neighbourhood plan for Point Douglas?

Answered: 80 Skipped: 188

#	RESPONSES	DATE
1	We have a wonderful and unique opportunity to build a welcoming, diverse, and inclusive community. Don't let any one group take control. To be successful, this path forward needs many voices.	9/23/2024 3:28 PM
2	This is a great time to be in Point Douglas. Come down to my property at [redacted] for a tour. It does not take a lot of people to turn a community around, but it will take a lot to get over a stigma that the area has. From our experience it will take all the stakeholders working together to bring back Point Douglas	9/23/2024 3:24 PM
3	Point Douglas needs to be supported and developed for all walks of life. We are part of the downtown core and should be an enhancement to the city not a place people are afraid of.	9/21/2024 10:35 AM
4	I have seen so many "grassroots" government initiatives that were started by a loud minority start, and fizzle out and lay decrepit and unused (community garden on rover, planters on rover, renaming campaigns, indigenous language lessons search and find with animals, the community oven, graffiti art initiatives etc.) My fear is that those of us who live there and are quietly going about our days will not be heard in this and further driver the neighbourhood into despair.	9/13/2024 11:37 AM
5	Decrease through traffic, increase walkability, make it an autonomous 'village' with a strong resident's association controlling what goes on.	9/11/2024 8:25 PM
6	How long will this plan take to implement.? Are we moving the Other business such as [redacted] that has been horrible for the neighborhood as well. [redacted]	9/11/2024 5:33 PM
7	I think it is very important for the city to do everything possible to eliminate industrial presence in Point Douglas, including the presence of the railroad.	9/11/2024 3:38 PM
8	I think as you continue to develop this neighbourhood plan it is important to keep in mind the things we love about living here. Point Douglas is a very unique neighbourhood in the ways that we bond with each other and know each other and each other's kids. The best thing that you can do is to expand on the things we love, such as the peacefulness and community we find here; while adding much needed amenities that will enrich the lives of people here. There have been a couple grocery stores that have tried to be successful here; the problem is always the same. The quality of the food goes down while the prices go up which has always led to the failure of the grocery store.	9/11/2024 3:15 PM
9	dont over develop it and make it lose its historical charm.	9/11/2024 3:11 PM
10	you will need to do a lot to battle the stigma of the area	9/11/2024 2:55 PM
11	Housing to replace part of Shaver Park ball field. Great as unofficial dog park now but entire area not needed and housing should be a priority. PS: I have seen precisely one baseball game played there in 16 years living here so it shouldn't be missed.	9/10/2024 7:06 AM
12	Many homes in the area need renovation and those are costly, the programs that are in place to assist homeowners with renovations is fantastic, but not enough. Also having a free tree give away would be awesome to start planting for the future. Especially since a lot of the local freeze seem to be getting sick.	9/9/2024 10:45 PM
13	you have already decided what you want to do clearly by your proposed ideas and want us to say we joined in your consultation. go ahead and do your program and watch people forced from their homes and finding another part of the city that you will eventually gentrify again down the road. who is we? please name yourselves… are you property developers, people on corporate boards, people with financial interested in the redevelopment of our beloved neighbourhood? please respond to me who the WE you mention so often in this survey is.	9/9/2024 9:48 PM

14	Creating a serious safety plan. Development of a community safety office. Have new landlords register with community orgs so the community can know who they are and how to contact them. Discontinue the practice of having housing first within the point Douglas area. Limit timing house development.	9/9/2024 8:00 PM
15	Helping people actually get off the street and out of addiction and crime.	9/8/2024 9:17 AM
16	Avoid gentrification.	9/7/2024 8:38 AM
17	Point Douglas is one of the oldest communities in the City and has an important past. It will be a difficult task to modify it from its current usage but being so close to downtown has benefits of drawing people. If the rapid transit mall on Sutherland is done correctly, I can see the incentive for people to move there (don't have parking minimums either, you want this to be transit orientated development).	9/6/2024 9:11 AM
18	Right now I won't take my kids to the park alone because there have been dangerous activities and mental health crisis. It was challenging to get them away as little legs just don't go too fast. I know it won't be perfect but I'm sure there is design that can be done to help safety.	9/4/2024 10:14 AM
19	I am delighted that this secondary plan is finally being done. I served on the Point Douglas Residents' Committee for many years when I arrived in Winnipeg in 2005 but have not been involved, other than with community clean-ups, for many years. I am looking forward to the September 11th open house.	9/4/2024 9:05 AM
20	A community for everyone	9/3/2024 5:11 PM
21	Stop infill . It's destroying neighborhoods . [redacted]	9/3/2024 6:12 AM
22	More funding towards cleaning up the streets. Particularly the homeless population. By doing so, will help improve general safety and security around the area and will therefore attract potential real estate developers and retailers.	9/2/2024 9:46 PM
23	It is a historical area. Maintain that aspect	9/2/2024 8:51 PM
24	Need to make it more safe. No tents!	9/2/2024 9:58 AM
25	Less police presence, more public and private community gathering spaces. Rapid transit line will be crucial to connect lower income residents to the rest of the city.	9/2/2024 9:52 AM
26	I think you need to add a couple more shelters for the homeless & mainly do owner occupied.walk the Riverwalk from Balmoral north until you don't have that feeling anymore. Then do something to give it. Could be as simple as pavers and new lights. But 1st try working farms or sone other homeless project where they work for meals & have shelter	9/1/2024 11:13 PM
27	Police foot patrol Police station safe walk ways less bushes more trees condos places to shop mall grocery etc	8/31/2024 3:51 PM
28	For almost 80 years our home has been in South Point Douglas but not we're not? [redacted] the ward boundary hasn't changed. What's going on? This is a joke, right?	8/29/2024 9:16 PM
29	More busses in the winter	8/29/2024 5:50 PM
30	Ensure that the plan consults and follows leadership from local indigenous communities!	8/29/2024 5:39 PM
31	Actually listen to the people living here.	8/29/2024 1:52 PM
32	More plants	8/28/2024 11:49 PM
33	Due to the easy proliferation of drugs, an abundance of liquor available at too many hotels and a government liquor store, coupled with the mental health issues frequently associated with homeless populations, violent crime is a real issue here. Reduce hotels, liquor, drugs, pawn shops and the homeless population. Increase affordable housing and police. It is sad watching this neighbourhood dissolve into a cesspool of drugs, violent crime and waste.	8/28/2024 9:05 PM
34	Converting all industrial buildings into lofts that are too expensive for most Winnipeggers too afford would be an absolute disaster for the neighborhood but for the city as well.	8/28/2024 5:28 PM
35	Do not delay. Tear down derelict buildings. Don't block development with consultations. Let the	8/28/2024 4:33 PM

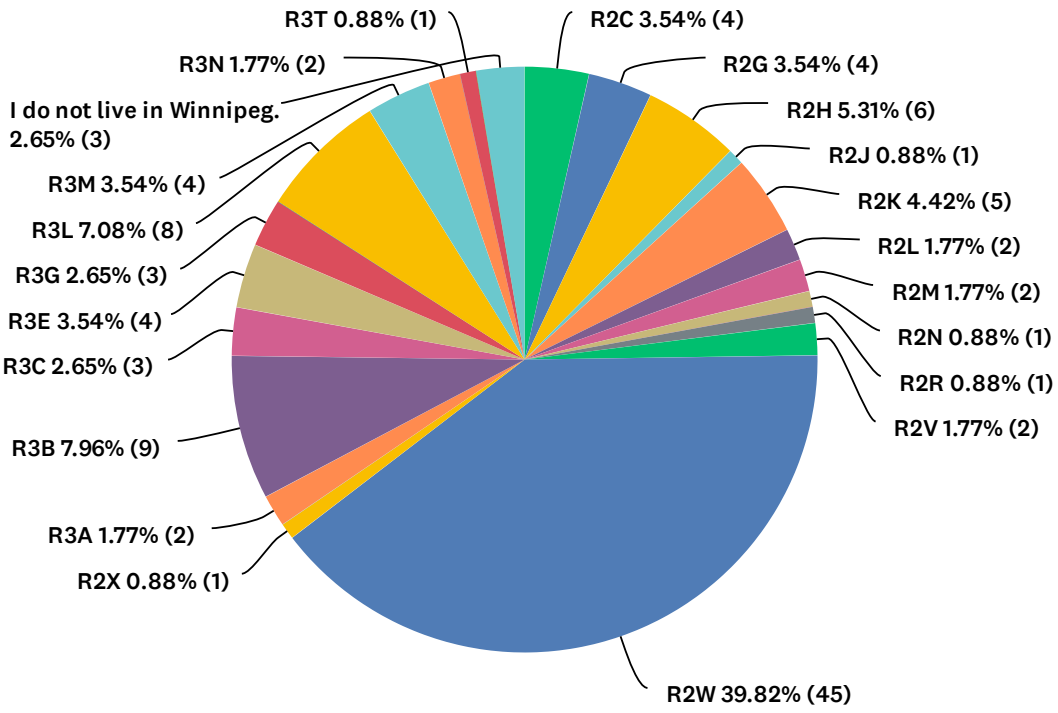
	market decide what is neede.	
36	Priorize the wants and needs of the residents. Landlords and developers needs should come second.	8/28/2024 1:59 PM
37	It’s a wonderful opportunity to get it right.	8/28/2024 9:07 AM
38	be realistic	8/27/2024 3:04 PM
39	I would like to hear more about who is designing this plan and how to hear more from you. Thanks	8/26/2024 3:40 PM
40	I hope the city strives for a mixed use and mixed income neighbourhood, and doesn't use Point Douglas to concentrate poverty and homelessness.	8/25/2024 3:09 PM
41	As one who lives here and is compassionate, intelligent, educated and low income, I often speak to homeless and addicts, ask honest questions and listen, which are often very different than the reality of 'help' available. PD is saturated with addicts and people with mental illness walking the streets, unmedicated and left to their own devices. We need more active 'harm reduction' policies that understand addiction does not happen in a vacuum, that there is criminal behavior and affects on elderly and others living here for decades that are feeling unheard. Harm Reduction should include that of everyone and the environment, not just throwing water and sandwiches at the problem, but engaging and including people in the 'health' of this area. Homeless and addicts are called 'our vulnerable' population, but so are seniors and singles unable to walk, or families unable to move in this community safely due to needles and fires and trash. Accountability and responsibility have become words we are not allowed to say. All the individuals living here are low income, and yet lateral violence is rampant among homeless to each other, as well as those with a roof over their heads and those who either do not have a home due to many reasons, or who choose to stay in encampments because they do not want to adhere to the rules of safer spaces and continue to use. The tensions are so high here, that violence is beginning to be a normalcy.	8/23/2024 3:24 PM
42	I hope change actually happens in our little community.	8/23/2024 9:24 AM
43	Safety will be key	8/23/2024 8:41 AM
44	Be sure to find effective ways to listen to the residents ESPECIALLY those without email access	8/22/2024 12:45 PM
45	there must be boundaries, rules, bylaws set that everyone must adhere to and are universally enforced. no homeless encampments can be allowed ever. no special privilege for specific groups.	8/21/2024 5:23 PM
46	Nope.	8/20/2024 7:53 AM
47	There is no point in doing any of this if you wont replace the louise bridge. Its already crowded. its time to demolish and build the new one with the proposed ultimate configuration.	8/19/2024 12:54 AM
48	I have noticed that this year, the beautiful garden on Rover is not being taken care of. It would be good if someone can take over this garden and grow vegetables for the community, or encourage community members to adopt plots. Its a lovely location and until recently (last year) was wellused and taken care of.	8/18/2024 8:05 PM
49	See above	8/18/2024 3:27 PM
50	My mine concern is Nothing will Actuallu progress and get done	8/16/2024 6:58 PM
51	Crime, drug use, violence is a daily concern in this neighbourhood. We really need help. People need wrap-around services here. There's a huge problem with large items of garbage, such as mattresses, being discarded in empty lots. Can we have large bins here for free, so people don't throw their garbage all over the lanes? Not everyone can afford 311 pickup. I have several boarded up houses on my street and the shell of a burned house, and they've been like this for well over a year. There are people squatting in those houses and using drugs. I see it everyday and am actually nervous to walk in my own neighbourhood. There are rooming houses clearly owned by slumlords and people suffering within, which adversely affects us all. But yet, I still love my home here, and still want to live here. That says a lot about PD. I think development is wonderful. I cannot wait. I want it to upgrade everything about PD. But we have a lot of foundational issues we need to address as well.	8/16/2024 5:16 PM
52	Do not politicize protected multi use pathways, bike lanes. Create safe ways for all types of	8/16/2024 4:27 PM

	transportation and create less dependency on the automobile. This is especially important in communities that have limited budgets. It’s tough to build a life when most of your paycheck goes to a car	
53	Any investment in this area needs to focus on affordable housing and ensure that existing residence are served by developments that take place here.	8/16/2024 10:46 AM
54	I am very optimistic for the development of PD. It is one of the best locations in the city and has tons of potential with the right vision and leadership.	8/16/2024 9:33 AM
55	Open access to the river with walks similar to those at the Forks.	8/16/2024 7:59 AM
56	Ensure this area is not car-centric neighborhood, make it safe for people to walk to bike to stay. Think about point doulas as an extension from the exchange.	8/16/2024 7:07 AM
57	Lots of lighting everywhere in the neighborhood.	8/16/2024 1:19 AM
58	No.	8/15/2024 9:20 PM
59	It would be interesting to try and build a "second Forks" there. But it would also be interesting to try and create spaces where people can gather during all seasons and not necessarily have to buy something just to be there. Secure, monitored and even patrolled bike parking should be a consideration if the spaces created warrant it.	8/15/2024 9:14 PM
60	Homes in the area need to be the type that attract people to the suburbs with the necessary amenities like good schools, grocery stores, maybe a YMCA, community centre and sports fields.	8/15/2024 8:44 PM
61	[redacted]	8/15/2024 7:06 PM
62	Point Douglas is very central. Any enhancements to all modes of transportation in any direction won't just be felt in Point Douglas. It's one of our oldest neighbourhoods and should be a jewel in Winnipeg's crown.	8/15/2024 6:29 PM
63	The residential in the businesses in the area need to work together so they all become better and supportive.	8/15/2024 5:55 PM
64	Help keep the slumlords out. Redevelop the point into Green space.	8/15/2024 5:09 PM
65	Address Addictions!!! Crime and safety are paramount!! sUPPORT POLICE --Pick up drunks, stoners and mentally ill and take to appropriate dry out or drunk take or for mental evaluation. Heavy heath curriculum in schools	8/15/2024 5:09 PM
66	-	8/15/2024 4:36 PM
67	Ensure it maintains an appropriate “vibe”.	8/15/2024 4:10 PM
68	clean up rubbish from torn down buildings	8/15/2024 4:01 PM
69	Marketing and consultation to create community connections with those who live here and the economically disadvantaged population we encounter every day.	8/15/2024 3:38 PM
70	What happened to the 2018 plan?	8/15/2024 3:34 PM
71	Cancel the awful plan for RT through PD, and put it on Provencher where it so clearly should be. The SWBRT through vacant land has already been a failure on the dog leg, putting this leg through largely (un)developed land, in problem areas, makes no sense. Build it on Provencher where it can be leverage for real TOD, where there already is a developed high street, and then it continues to Nairn/Regent. The plan of putting RT stations under the Disraeli is absolutely absurd, and a complete disregard of the reality of that neighbourhood. Ditch the altruism for reality.	8/15/2024 2:44 PM
72	clean streets. More garbage cans for litter. good lighting.	8/15/2024 2:43 PM
73	Nourishing this community is the step towards the future of Winnipeg	8/15/2024 2:25 PM
74	Bulldoze the area as much as you can and reuse the infrastructure and location to maximize population close to downtown, the forks and create true renewal.	8/15/2024 1:49 PM
75	Maintain or grow park space and quality of parks.	8/15/2024 1:49 PM

76	Please actually do something with it.	8/15/2024 1:42 PM
77	The neighbourhood plan should be developed to meet the needs of the people who are currently living there, including unhoused people/people living in encampments. Point Douglas and its residents have been inadequately supported by government for decades (not to mention the impact of colonialism and the resultant intergenerational trauma experienced by its Indigenous residents), leading to the poverty/addiction/violence that affect the area. Government needs to remember that the people living in Point Douglas are human and deserving of care and to invest in the area accordingly.	8/15/2024 1:42 PM
78	No	8/15/2024 1:37 PM
79	Let’s do this!!	8/15/2024 1:17 PM
80	All negatives of the area are due to crime and drug use. If the city can get these under control then it would be a beautiful place.	8/15/2024 12:41 PM

Q18 Please provide the first three characters of your postal code.

Answered: 113 Skipped: 155

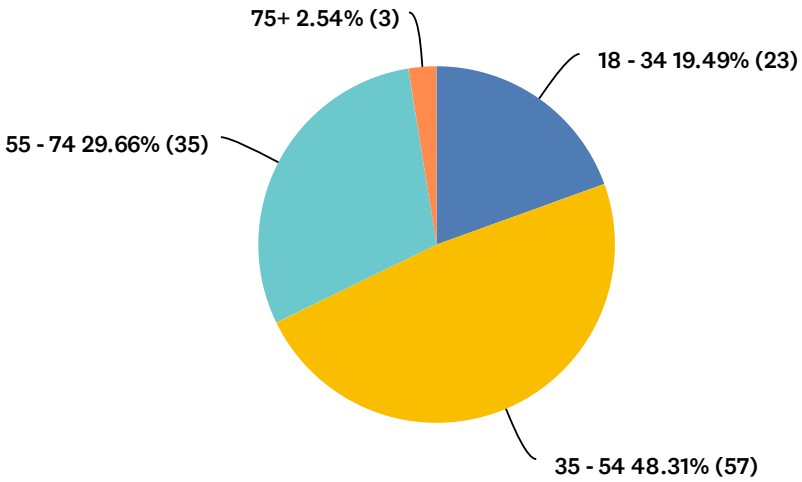


ANSWER CHOICES	RESPONSES	
R2C	3.54%	4
R2G	3.54%	4
R2H	5.31%	6
R2J	0.88%	1
R2K	4.42%	5
R2L	1.77%	2
R2M	1.77%	2
R2N	0.88%	1
R2P	0.00%	0
R2R	0.88%	1
R2V	1.77%	2
R2W	39.82%	45
R2X	0.88%	1
R2Y	0.00%	0
R3A	1.77%	2
R3B	7.96%	9
R3C	2.65%	3
R3E	3.54%	4
R3G	2.65%	3
R3H	0.00%	0
R3J	0.00%	0
R3K	0.00%	0
R3L	7.08%	8
R3M	3.54%	4
R3N	1.77%	2
R3P	0.00%	0
R3R	0.00%	0
R3S	0.00%	0
R3T	0.88%	1
R3V	0.00%	0
R3W	0.00%	0
R3X	0.00%	0

R3Y	0.00%	0
I do not live in Winnipeg.	2.65%	3
TOTAL		113

Q19 What is your age?

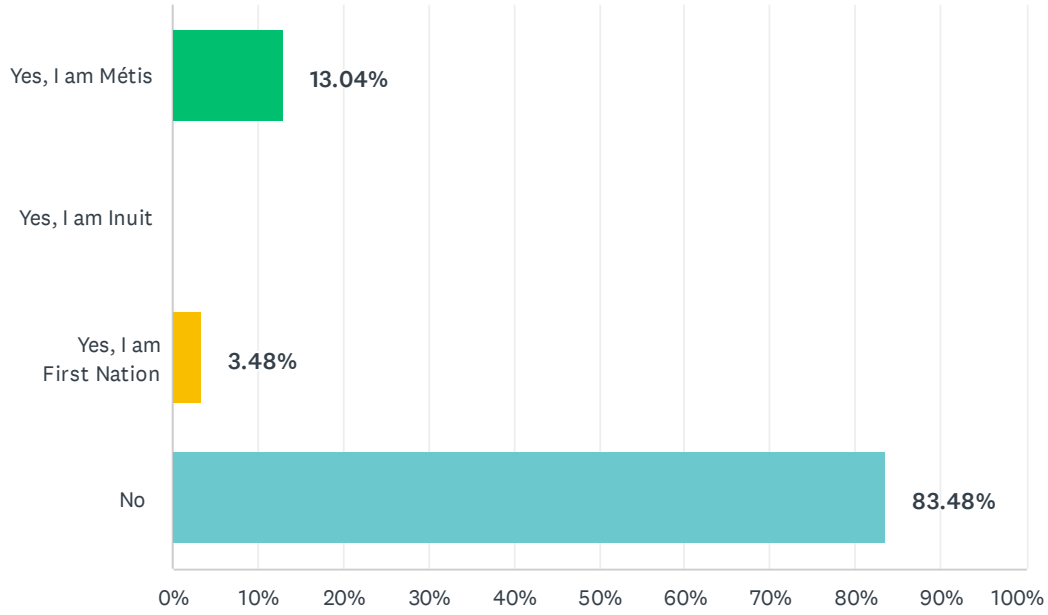
Answered: 118 Skipped: 150



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 - 34	19.49%	23
35 - 54	48.31%	57
55 - 74	29.66%	35
75+	2.54%	3
TOTAL		118

Q20 Indigenous Peoples: An Indigenous person is a member or citizen of a First Nation, the Métis Nation, or Inuit Homeland. Are you an Indigenous person?

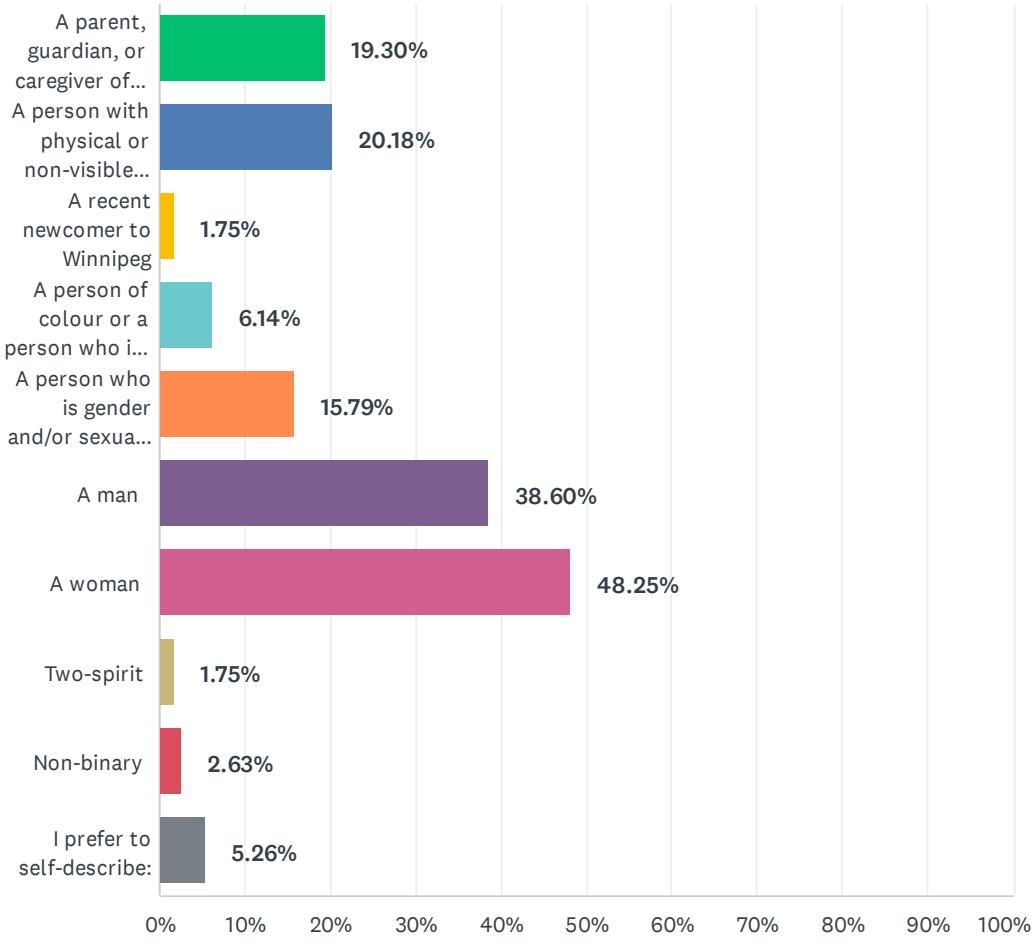
Answered: 115 Skipped: 153



ANSWER CHOICES	RESPONSES	
Yes, I am Métis	13.04%	15
Yes, I am Inuit	0.00%	0
Yes, I am First Nation	3.48%	4
No	83.48%	96
Total Respondents: 115		

Q21 Please self-identify as you feel comfortable.

Answered: 114 Skipped: 154

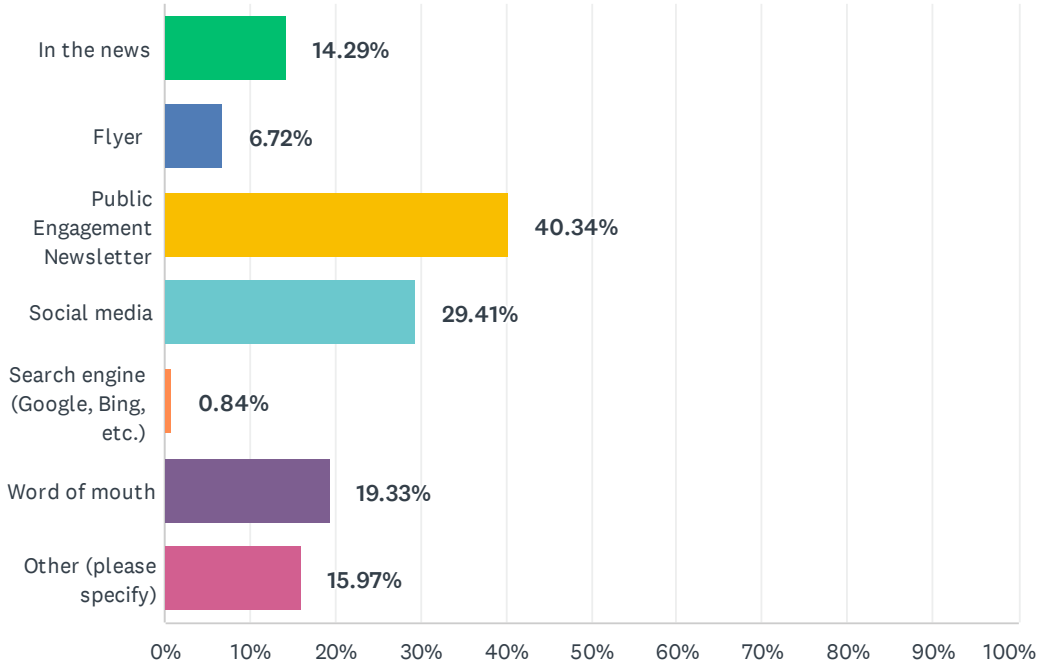


ANSWER CHOICES	RESPONSES	
A parent, guardian, or caregiver of a dependent	19.30%	22
A person with physical or non-visible disabilities	20.18%	23
A recent newcomer to Winnipeg	1.75%	2
A person of colour or a person who is racialized	6.14%	7
A person who is gender and/or sexually diverse (2SLGBTQQIA+)	15.79%	18
A man	38.60%	44
A woman	48.25%	55
Two-spirit	1.75%	2
Non-binary	2.63%	3
I prefer to self-describe:	5.26%	6
Total Respondents: 114		

#	I PREFER TO SELF-DESCRIBE:	DATE
1	[redacted]	8/21/2024 5:29 PM
2	[redacted]	8/20/2024 1:54 PM
3	A life time resident of Winnipeg but a traveler to all parts of Manitoba and Canada	8/16/2024 3:57 PM
4	[redacted]	8/15/2024 9:21 PM
5	Someone who doesn't get enough for his tax money	8/15/2024 9:15 PM
6	A concerned citizen who wants to add value to Winnipeg	8/15/2024 7:08 PM

Q22 How did you hear about this project? Select all that apply.

Answered: 119 Skipped: 149



ANSWER CHOICES	RESPONSES	
In the news	14.29%	17
Flyer	6.72%	8
Public Engagement Newsletter	40.34%	48
Social media	29.41%	35
Search engine (Google, Bing, etc.)	0.84%	1
Word of mouth	19.33%	23
Other (please specify)	15.97%	19
Total Respondents: 119		

#	OTHER (PLEASE SPECIFY)	DATE
1	Vivian Santos	9/23/2024 3:25 PM
2	Forwarded email	9/10/2024 7:07 AM
3	various	9/9/2024 9:49 PM
4	First meeting at Barber House	9/9/2024 8:02 PM
5	kj	8/29/2024 9:18 PM
6	Email	8/28/2024 2:00 PM
7	Wpg email list.	8/23/2024 3:54 PM

8	Partner	8/23/2024 8:59 AM
9	Email	8/22/2024 12:43 AM
10	from city planner James Platt	8/21/2024 5:29 PM
11	Contacted by City of Winnipeg - James D Platt	8/20/2024 1:54 PM
12	This engagement email with link to survey	8/18/2024 3:28 PM
13	email	8/17/2024 1:59 PM
14	Email	8/16/2024 7:07 AM
15	Email	8/15/2024 9:15 PM
16	Email	8/15/2024 5:10 PM
17	Email	8/15/2024 3:35 PM
18	I was emailed the survey	8/15/2024 1:51 PM
19	Email from City of Winnipeg	8/15/2024 12:42 PM

F.4 Open-ended survey analysis

To better understand the views of survey participants, thirteen open-ended questions were included in the survey and asked to all 268 survey respondents. Open-ended responses allow for a better sense of insight and meaning when a set of predetermined response options will not satisfy the nature of the question.

Open-ended responses were analyzed to identify themes which then allowed us to identify patterns. Each response was read and tagged with one or multiple themes. From there, the responses within each theme were analyzed to provide a summary of the most prominent feedback.

Open-ended questions:

- What would make it easier to get around in the neighbourhood?
- What are your three favourite things about living, working, or visiting Point Douglas?
- What natural, heritage, or cultural features within Point Douglas would you like to see preserved or honoured?
- What do you hope infill development in Point Douglas will look like?
- What concerns do you have about infill development in Point Douglas?
- What are your hopes for development on Sutherland Avenue?
- What are your concerns for development on Sutherland Avenue?
- What are your hopes for development on Euclid Avenue?
- What are your concerns for development on Euclid Avenue?
- What are your hopes for development as we transition away from industrial uses?
- What are your concerns for development as we transition away from industrial uses?
- We want to build on the existing strengths of the neighbourhood. What type of supports or programs would make Point Douglas even better?
- Do you have any other comments to share that will help us create the neighbourhood plan for Point Douglas?

What would make it easier to get around in the neighbourhood?

Answered: 62

Skipped: 206

Themes coded*: 91

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into five key themes below:

- Walking and cycling (29 comments)
- Bussing (8 comments)
- Driving (4 comments)

- Community safety and well-being (28 comments)
- Maintenance (22 comments)

A summary of responses by key theme is below:

Walking and cycling (29 comments)

- Walking and cycling infrastructure is critical for those who cannot afford a car or bus transit fares.
- Separated bike lanes, and larger buffers between roadways and sidewalks are needed to help separate different travel modes and improve overall user safety.
- Desire for improved bike route connections from Higgins Avenue to other neighbourhoods across the river.

Bussing (8 comments)

- Cost of bus fares is prohibitive to low-income users.
- Route connectivity and frequency need to be increased.

Driving (4 comments)

- Too much space is allotted to car lanes and parking.

Community safety and well-being (28 comments)

- Desire for more lighting to improve visibility and sense of safety.
- Personal safety concerns deter people from walking, cycling, and bussing in the area especially on quiet routes or after dark.

Maintenance (22 comments)

- Prompt snow clearing, clearing of overgrown trees, and repair of paths and roads.
- Inadequate maintenance of sidewalks is a significant accessibility issue, uncleared and uneven surfaces are barriers to mobility aid users.

What are your three favourite things about living, working, or visiting Point Douglas?

Answered: 138

Skipped: 130

Themes coded*: 370

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into three key themes below:

- Easy to get around (102 comments)
- Access to amenities (109 comments)
- Livability (159 comments)

A summary of responses by key theme is below:

Easy to get around (102 comments)

- Centrality of Point Douglas means it is close to Downtown, other central neighbourhoods, workplaces, services, and events.
- There are convenient bus routes and active transportation paths in and around Point Douglas.

Access to amenities (109 comments)

- Community resources such as the community centre, school, and women's drop-in centre are important to residents.
- Access to multiple parks and greenspaces.
- Riverfront parks and trails.
- Tree lined streets that provide greenery and shade.

Livability (159 comments)

- Housing is affordable.
- People in the community are engaged and help each other.
- The neighbourhood is quiet, beautiful, and the heritage buildings contribute to its character.

What natural, heritage, or cultural features within Point Douglas would you like to see preserved or honoured?

Answered: 120

Skipped: 148

Themes coded*: 155

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into two key themes below:

- Natural features (83 comments)
- Heritage and cultural features (72 comments)

A summary of responses by key theme is below:

Natural features (83 comments)

- Access to parks and the river, and the existing tree canopy, are key features within Point Douglas which survey respondents want preserved and expanded upon.
- Desire for improved active transportation paths in and out of parks.
- Desire for improved river access and protecting the riverbank from erosion.

Heritage and cultural features (72 comments)

- Respondents described wanting the Indigenous history of the area honoured, while also recognizing that Point Douglas is one of Winnipeg's first residential neighbourhoods.
- Many respondents indicated that existing heritage buildings, both residential and not, should be preserved where possible and used as guides for infill development design.

- Some respondents noted that preservation of built heritage should not be prioritized over improving housing conditions.

What do you hope infill development in Point Douglas will look like?

Answered: 110

Skipped: 158

Themes coded*: 175

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- Design (82 comments)
- Housing affordability (39 comments)
- Amenities (45 comments)
- Community safety and wellbeing (9 comments)

A summary of responses by key theme is below:

Design (82 comments)

- Having a wide range of housing options.
- Desire for forms of gentle density development such as fourplexes, sixplexes, low-rise apartment buildings, and secondary suites.
- Infill that blends into the existing neighbourhood, particularly in terms of height and scale.
- Some participants also described the value of protecting existing heritage homes and using them as a guide for the design of infill buildings.
- High-density buildings located along key corridors, such as Higgins and Sutherland, in proximity to bus transit routes and green spaces, with commercial ground floors.
- Extending existing style of development on Waterfront Drive further along the riverfront in Point Douglas to replace industrial uses.

Housing affordability (39 comments)

- Include a variety of housing options that cater to a wide range of income levels.
- While some participants expressed concern with a high concentration of social housing or deeply affordable housing, others stressed their importance in ensuring the existing community is not priced out of the neighbourhood.
- Housing options that meet the needs of specific groups such as seniors and individuals with disabilities, to ensure they can continue to live in their community.

Amenities (45 comments)

- There is a need for more small commercial businesses in Point Douglas, offering residents access to amenities within walking distance.

- Need for a grocery store.
- Mixed-use development along bigger corridors, with commercial spaces on the ground floor.
- Replace existing industrial uses with commercial and/or residential development.
- Desire for parks and recreation opportunities to be expanded or established.
- More walking and cycling paths and sidewalks in parks and throughout Point Douglas, particularly along the waterfront.

Community safety and wellbeing (9 comments)

- There is a need for safe housing, addressing issues with absentee landlords.
- Concerns that bylaw enforcement, arson, and crime will deter development interest.

What concerns do you have about infill development in Point Douglas?

Answered: 103

Skipped: 165

Themes coded*: 104

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- Housing (47 comments)
- Community safety and wellbeing (31 comments)
- Community resources (16 comments)
- Transportation (10 comments)

A summary of responses by key theme is below:

Housing (47 comments)

- Old homes will be torn down and replaced with new builds made with lower quality materials that will not last long-term.
- Design and scale of infill will not fit well with existing housing, negatively affecting neighbourhood character.
- Some respondents are concerned that high-density residential will negatively affect the sense of community, others believe high-density residential should be concentrated along bus routes.
- Housing will not meet the needs of families and seniors, will become more expensive and current residents will be priced out of the neighbourhood.

Community safety and wellbeing (31 comments)

- Safety issues and poor housing conditions associated with absentee landlords need to be addressed.
- There are various concerns related to crime, mental health, addictions, and the unhoused population.

- Soil and air quality impacts associated with industrial uses have health implications for residents.

Community resources (16 comments)

- Existing school, daycare, and community centre do not have the capacity to accommodate a large increase in residential population.
- Infill should not take away from greenspaces, and more greenspaces and recreation amenities are needed for a growing population.
- There is a need for basic commercial amenities such as a grocery store.
- Current industrial and commercial uses that dominate the neighbourhood should be removed as they have negative impacts on residents.

Transportation (10 comments)

- Infill development and rapid transit will increase congestion on roads, making it more difficult to navigate the neighbourhood.
- Heavy truck traffic associated with existing industrial uses should be directed out of the neighbourhood.
- Neighbourhood walkability is important, and the safety of pedestrians should not be compromised due to an increase in vehicle traffic associated with infill development.

What are your hopes for development on Sutherland Avenue?

Answered: 102

Skipped: 166

Themes coded*: 156

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into eight key themes below:

- Housing (36 comments)
- Commercial (36 comments)
- Transportation (37 comments)
- Industrial (10 comments)
- Safety and wellbeing (14 comments)
- Community resources (11 comments)
- Parks and greenspace (7 comments)
- Heritage (5 comments)

A summary of responses by key theme is below:

Housing (36 comments)

- Interest in gentle density, high density, and mixed-use multi-unit residential development mixed with neighbourhood commercial.

- Some are concerned that Sutherland Ave. will become too commercial and loose its residential character.
- Want outdoor gathering spaces integrated into housing development to create a cohesive and welcoming streetscape.
- Concerns that changes will contribute to gentrification, pricing existing residents out of the neighbourhood.
- Need an emphasis on affordable housing including student housing, rent geared to income, and housing aimed at the existing unhoused population in Point Douglas.

Commercial (36 comments)

- Mixed-use should be emphasized through development of multi-unit residential buildings with commercial ground floors.
- Need various commercial uses that provide residents easy access to key amenities such as a grocery store, laundromat, and bank.
- Commercial spaces should be oriented towards pedestrians, creating an attractive streetscape.
- Commercial spaces should be sized appropriately for small businesses, promoting the growth of Indigenous owned businesses, the arts, and community spaces.

Transportation (37 comments)

- Emphasis should be on making the streetscape pedestrian friendly, so it is safe and welcoming for people of all ages.
- Changes to pedestrian crossings and road width should be considered to make Sutherland Ave. safer and easier to cross.
- To lessen impacts of noise generated by traffic and planned rapid transit on pedestrian experience and adjacent residential buildings, street design, vehicle speeds, and use of electric buses should be evaluated.
- Bike lanes should be added in both directions to improve safety for cyclists and overall connectivity within the neighbourhood.
- Rapid transit, bike lanes, and a pedestrian-oriented streetscape should be strategies used to avoid vehicle congestion, transforming Sutherland Ave. into a vibrant and dense mixed-use commercial street.

Industrial (10 comments)

- Many want to see industrial leave Point Douglas entirely, but some identify the key role light industrial uses play in providing low-barrier entry jobs that are easily accessible to neighbourhood residents.
- Industrial properties do not provide services and amenities to residents which should be the emphasis on Sutherland Ave.
- Heavy truck traffic generated by industrial uses should be avoided as it makes Sutherland Ave. less pedestrian friendly.

- Industrial buildings should be repurposed where possible to residential and commercial use buildings.

Safety and wellbeing (14 comments)

- Cleanliness and maintenance of the street and properties needs to be improved, including enforcement of properties owned by absentee landlords.
- Interest in increased police presence due to concerns with crime and violence.

Community resources (11 comments)

- Want more recreational amenities and programming for all ages.
- Need more social services available within the community to improve access.
- To improve access, more social services, daycares, and medical services need to be in the neighbourhood.

Parks and greenspace (7 comments)

- More parks, and other public spaces that provide space for gathering.
- Greenspace should be increased, helping to create a beautiful space for the community.

Heritage (5 comments)

- History of the area should be celebrated and elevated.
- Concern that heritage buildings will be lost, changing the overall neighbourhood character.
- New buildings should be designed to blend into the existing architectural character of the neighbourhood.

What are your concerns for development on Sutherland Avenue?

Answered: 98

Skipped: 170

Themes coded*: 91

**Some comments stated they had no feedback to provide and were excluded from coding.*

Respondents to this question highlighted several themes, which have been organized into five key themes below:

- Safety and wellbeing (33 comments)
- Transportation (32 comments)
- Housing (14 comments)
- Industrial and commercial (12 comments)

A summary of responses by key theme is below:

Safety and wellbeing (33 comments)

- There are existing issues with garbage and maintenance that may get worse with an increase in population.

- Absentee landlords and associated poor housing conditions are an existing issue that may get worse if they are involved in development.
- Current crime, drug, and violence issues may get worse.

Transportation (32 comments)

- There is not enough active transportation infrastructure and if traffic increases conditions will get worse for pedestrians and cyclists.
- Road will become a busy corridor, with too much emphasis on through traffic and cars making area less appealing to residents.
- Rapid transit won't have enough stops in the neighbourhood meaning it will mostly benefit people from outside of the area while increasing local noise, air pollution, and congestion.

Housing (14 comments)

- Housing costs will increase, and area will become unaffordable for existing residents.
- New developments will not be built to high standards of construction or design, negatively affecting the neighbourhood's character.
- Existing heritage buildings will be torn down rather than restored.

Industrial and commercial (12 comments)

- Pollution from industrial uses will continue to negatively affect residents.
- Commercial shops and services community wants and needs will not be attracted to area.

What are your hopes for development on Euclid Avenue?

Answered: 94

Skipped: 174

Themes coded*: 125

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into eight key themes below:

- Transportation (21 comments)
- Parks and greenspace (14 comments)
- Housing (14 comments)
- Community resources (6 comments)
- Safety and wellbeing (23 comments)
- Cleanliness and beautification (26 comments)
- Commercial (14 comments)
- Heritage (7 comments)

A summary of responses by key theme is below:

Transportation (21 comments)

- Incorporation of traffic calming measures that will make area safer for pedestrians including roundabouts, and access closures.
- Sidewalks and bike paths will be added or improved.
- Speed limits lowered to reduce noise impacts.
- Traffic flow will not be affected.

Parks and greenspace (14 comments)

- Existing trees, community gardens, and green spaces will be maintained.
- More green spaces and benches will be added to create gathering spaces.
- More recreational amenities, and upgrades to Joe Zuken Park should be added including a play structure, shaded sitting area, and splash pad.

Housing (14 comments)

- More density, especially types of gentle density such as four-story apartment buildings.
- Need an emphasis on forms of affordable housing, that ensure existing community will not be priced out of the area.

Community resources (6 comments)

- Need support for existing community resources like the school, women's centre, and daycare.
- Need community resources such as a library, to be established within the neighbourhood where residents can access them without needing to drive or bus.

Safety and wellbeing (23 comments)

- Area will be welcoming and safe for people of all ages.
- Current issues with random violence, arson, and drugs need to be addressed so the area can be safe for everyone.
- Rooming houses managed by absentee landlords are a large source of concern that should not continue.

Cleanliness and beautification (26 comments)

- Current issues with garbage and building maintenance need to be addressed so the area is clean and welcoming.

Commercial (14 comments)

- Street will be pedestrian-oriented with various small commercial spaces that provide valuable services and amenities to residents.
- Current vacant storefronts will be replaced with mixed-use buildings with residential apartments above commercial ground floor units.
- Need cafes, restaurants, and other spaces where people can gather.

Heritage (7 comments)

- Indigenous heritage of the area will be honoured with monuments and public spaces along the street.
- The heritage park that was planned within Joe Zuken Park will be completed.
- The existing heritage buildings and neighbourhood character will be preserved.

What are your concerns for development on Euclid Avenue?

Answered: 84

Skipped: 184

Themes coded*: 69

**Many comments were not related to the question and themes were not assigned.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- Transportation (18 comments)
- Safety and wellbeing (34 comments)
- Commercial (5 comments)
- Community needs (12 comments)

A summary of responses by key theme is below:

Transportation (18 comments)

- More traffic will be generated, and area will become busy, which is an issue particularly around the school during pickup and drop-off times.
- Cars will be given priority, and area will become less safe for pedestrians and cyclists.
- That availability and quality of active transportation infrastructure will not be addressed, including poor condition of existing sidewalks.

Safety and wellbeing (34 comments)

- Current safety issues associated with crime, violence, and drugs will continue.
- Efforts to attract development will be unsuccessful.
- Issues with absentee landlords and unmaintained properties will not be addressed.

Commercial (5 comments)

- That neighbourhood commercial uses such as shops and restaurants will not be attracted to the area, or conversely that it becomes too commercial and loses its residential character.
- That design of new commercial developments emphasizes cars, and streetscape becomes dominated by parking lots.

Community needs (12 comments)

- That trees, green spaces, and other public spaces are lost.
- That historic buildings and neighbourhood character will be lost.

- Housing will become more expensive, and current residents will not be able to afford to stay.
- Community residents won't be listened to.

What are your hopes for development as we transition away from industrial uses?

Answered: 106

Skipped: 162

Themes coded*: 156

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Housing (30 comments)
- Heritage & architecture (5 comments)
- Transportation (12 comments)
- Parks and greenspace (38 comments)
- Community resources (18 comments)
- Safety & wellbeing (16 comments)
- Commercial (29 comments)
- Light-industrial (8 comments)

A summary of responses by key theme is below:

Housing (30 comments)

- Affordable housing, including social housing and mixed-market housing.
- High rise buildings, while still maintaining character of residential areas.
- Make use of neighbourhood's centrality by building densely, while preserving or increasing greenspace in the process.

Heritage & architecture (5 comments)

- Repurpose of old buildings for residential or commercial use as appropriate.
- Maintain overall character of the area, while enhancing its history.

Transportation (12 comments)

- Prioritizing active transportation infrastructure is important as there is a large portion of the population that cannot afford a car.
- More bike lanes and transit routes.
- Keep or grow light industrial and commercial uses as they provide opportunities for local employment that allow people walk or bike to work.

Parks and greenspace (38 comments)

- Improve public access to river, and natural connectivity between Point Douglas and other areas along the river.
- Establish more community gathering spaces that provide opportunities for events and music.
- More community gardens, creating space for people to grow their own food.

Community resources (18 comments)

- More community services, such as medical centres, recreation amenities, employment support, and education.
- First nations arts and cultural institutions.

Safety & wellbeing (16 comments)

- Removal of industrial uses that pose safety concerns for surrounding residents.
- Want improved crime response and bylaw enforcement.
- Clean up garbage and derelict buildings.
- Need to clean up industrial sites, addressing soil quality and pollution concerns.

Commercial (29 comments)

- Leverage proximity to downtown which is beneficial to commercial uses.
- Need grocery, and other neighbourhood commercial businesses that benefit residents directly and are within walking distance.
- Encourage mixed-use development, and small retail uses close to residential areas and on corner lots of residential streets.
- Want attractions like galleries, museums, and restaurants that attract people.

Light-industrial (8 comments)

- Keep space for light industrial uses that are not harmful to community and provide local employment opportunities.
- Get heavy trucking and heavier industrial uses out of the area.

What are your concerns for development as we transition away from industrial uses?

Answered: 97

Skipped: 171

Themes coded*: 89

**Many comments were not related to the question and themes were not assigned.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Safety and well-being (24 comments)

- Community needs not met (21 comments)
- No change happens (14 comments)
- Housing (13 comments)
- Loss of industrial (10 comments)
- Transportation (7 comments)

A summary of responses by key theme is below:

Safety and well-being (24 comments)

- Existing drug, crime, and violence issues need to be addressed otherwise they will deter development.
- Area needs wide variety of development and land use types to improve vibrancy and safety.
- Necessary environmental remediation efforts need to be made to improve soil and air quality for residents.
- Construction quality needs to be enforced to ensure buildings are safe in the long-term.

Community needs not met (21 comments)

- Need community resources and outdoor public spaces.
- Want proximity to The Exchange and arts scene to be leveraged, fostering arts and entertainment uses may attract people to Point Douglas.
- Want green spaces included in plans, and improvement to public riverbank access.
- Need commercial uses that benefit the community such as grocery stores, while also concerned with large commercial uses dominating the area.
- Want community to be involved in decision-making.
- Concern that neighbourhood character will be lost, want area to be attractive.
- Concern with incompatible land uses.

No change happens (14 comments)

- Industrial businesses do not leave, and no change occurs.
- Industrial uses are removed and replaced with nothing.
- New developments and residents not interested in area with industrial reputation.
- Development process and remediation concerns create long delays.
- Land is designated for low density development that does not make the most of area's potential.
- Patchwork development with no meaningful transformation.

Housing (13 comments)

- Do not want area to be dominated with either expensive housing, or social housing, a mix is needed.
- Need various forms of housing at different price points to ensure existing residents are not priced out, while appealing to new prospective residents.

- That new residential buildings will be limited in height, rather than permitting high-rise buildings,
- Some want high-rise residential buildings to be permitted, while others are concerned these will dominate the area.

Loss of industrial (10 comments)

- Loss of staple businesses and local jobs, forcing residents to find jobs further away.
- While heavy industrial and its associated impacts are not suited to the area, light industrial creates jobs, is quiet at night, and does not attract crime.

Transportation (7 comments)

- Public transit and active transportation needs must be considered and addressed to ensure increase in population does not create safety and traffic issues.
- Need a feeder bus route in South Point Douglas to main transit routes.
- Accessibility needs must be considered.

We want to build on the existing strengths of the neighbourhood. What type of supports or programs would make Point Douglas even better?

Answered: 98

Skipped: 170

Themes coded*: 144

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into eight key themes below:

- Parks and greenspace (21 comments)
- Recreation opportunities (20 comments)
- Maintenance and beautification (10 comments)
- Transportation (8 comments)
- Housing (19 comments)
- Safety and wellbeing (25 comments)
- Business and employment (13 comments)
- Community resources (28 comments)

A summary of responses by key theme is below:

Parks and greenspace (21 comments)

- Want riverbank to be cleaned, stabilized, and made more accessible with the trail extended along the entire length of the riverfront.
- There is support for the national urban park proposal.
- There is interest in the establishment of community gardens, dog parks, and more trails.

- There is a need to improve the comfort of those using green spaces on hot days by adding more trees offering shade and installing water fountains.

Recreation opportunities (20 comments)

- There is significant demand for more recreational facilities and programming serving teenagers, adults, and seniors.
- Would like amenities such as a pool, basketball courts, skatepark, and gym.

Maintenance and beautification (10 comments)

- There is a need for a consistent Green Team to help keep public spaces clean and relieve pressure off of community volunteers.
- General cleaning is needed in addition to specific matters such as street repair, the clearing or burned-out buildings and debris, and the maintenance of vacant lots.
- Public art, street signage and wayfinding should be improved to contribute to overall community appeal.

Transportation (8 comments)

- There is a desire for improved active transportation connections to St. Boniface, the Forks, and the North End.
- The built environment needs to be designed with consideration for children and seniors, creating a neighbourhood which is safe for families and seniors aging in place.

Housing (19 comments)

- Shelters, programming, and funding are needed to support the unhoused people living in encampments within Point Douglas.
- There is a concern that concentrating low-income and emergency housing will create a dangerous environment.
- There is significant demand for affordable housing.
- There is interest in improvement grants, and incentives for development.
- Some want the low-density areas to be preserved for their village like character, while also integrating mixed-use and higher density buildings in other parts of Point Douglas.

Safety and wellbeing (25 comments)

- There are many safety concerns related to drug crisis, with desire for safe injection sites and addictions treatment.
- There are many concerns about safety walking around the neighbourhood, and significant demand for increased foot patrols; however, there is a preference for community led foot patrols over police.
- Need improved lighting to improve sense of safety.
- Derelict structures need to be cleared as they pose safety hazards to community.

Business and employment (13 comments)

- There is a need to encourage businesses to set up in the area as many residents do not have vehicles to get to work.
- There is interest in having incentives for small businesses.
- Need to encourage amenities that will serve residents such as a grocery store, daycare, bank, bakery, coffee shop, and laundromat.

Community resources (28 comments)

- Many residents get around without a vehicle so there is a need to improve access to government services such as libraries, Manitoba Health, welfare, and social services.
- Need increased support for existing resources such as the community centre, seniors association, and women's centre.
- There is an interest in setting up a community or neighbourhood association whose mandate would include general economic development and community engagement.
- There is a need for increased supports including employment assistance programs, food banks, mental health and addictions services.

Do you have any other comments to share that will help us create the neighbourhood plan for Point Douglas?

Answered: 80

Skipped: 188

Themes coded: 80

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- Housing (19 comments)
- Safety and wellbeing (21 comments)
- Transportation (11 comments)
- Community engagement (11 comments)
- Community resources (7 comments)
- Parks and greenspace (6 comments)
- Industrial and commercial (5 comments)

A summary of responses by key theme is below:

Housing (19 comments)

- There is a need for more housing and development should be focused on affordable housing to ensure needs of the current community are met and neighbourhood is not gentrified.
- There is concern that too much development will negatively impact neighbourhood character.

- Support is needed for the unhoused population, but some are concerned that concentrating these supports in Point Douglas will have negative impacts for community.
- Want mixed-income neighbourhoods, not concentrating poverty in one area, or making it all expensive.

Safety and wellbeing (21 comments)

- Safety is a significant concern, with many people feeling unsafe to walk around the neighbourhood.
- Lateral violence is an issue.
- Support for unhoused population, mental health and addictions is critical.
- Improving the neighbourhoods appeal can be achieved through garbage cleanup, enforcement of bylaws to absentee landlords, management of vacant properties, and added lighting.

Transportation (11 comments)

- There is a desire for active transportation and transit infrastructure to be prioritized, reflecting the large proportion of residents that cannot afford the high cost associated with car ownership.
- Safe and secure bike parking should be incorporated into development.
- Rapid transit should be used as a draw for development, promoting a transit-oriented form of development that reduces the space allotted to cars particularly through parking minimums.
- There is concern that increase in population size will lead to congestion on roads, especially if the Louise Bridge is not replaced.

Community engagement (11 comments)

- There is concern that community will not be listened to, and needs will not be met.
- Community, and local Indigenous leaders should be part of decision-making process.

Community resources (7 comments)

- There is a need to encourage the establishment of amenities and services that benefit residents including more public gathering spaces, schools, and recreation options.

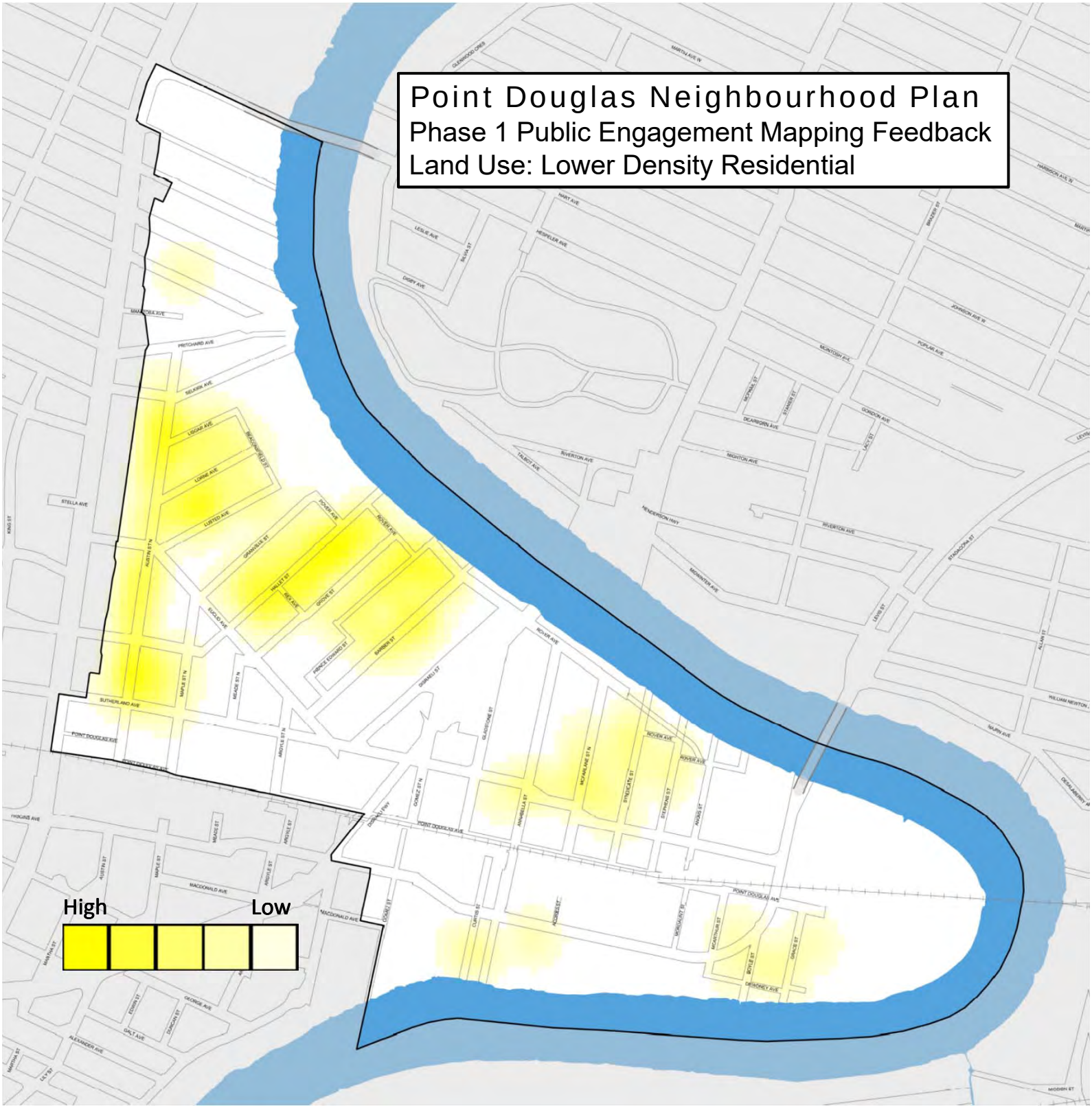
Parks and greenspace (6 comments)

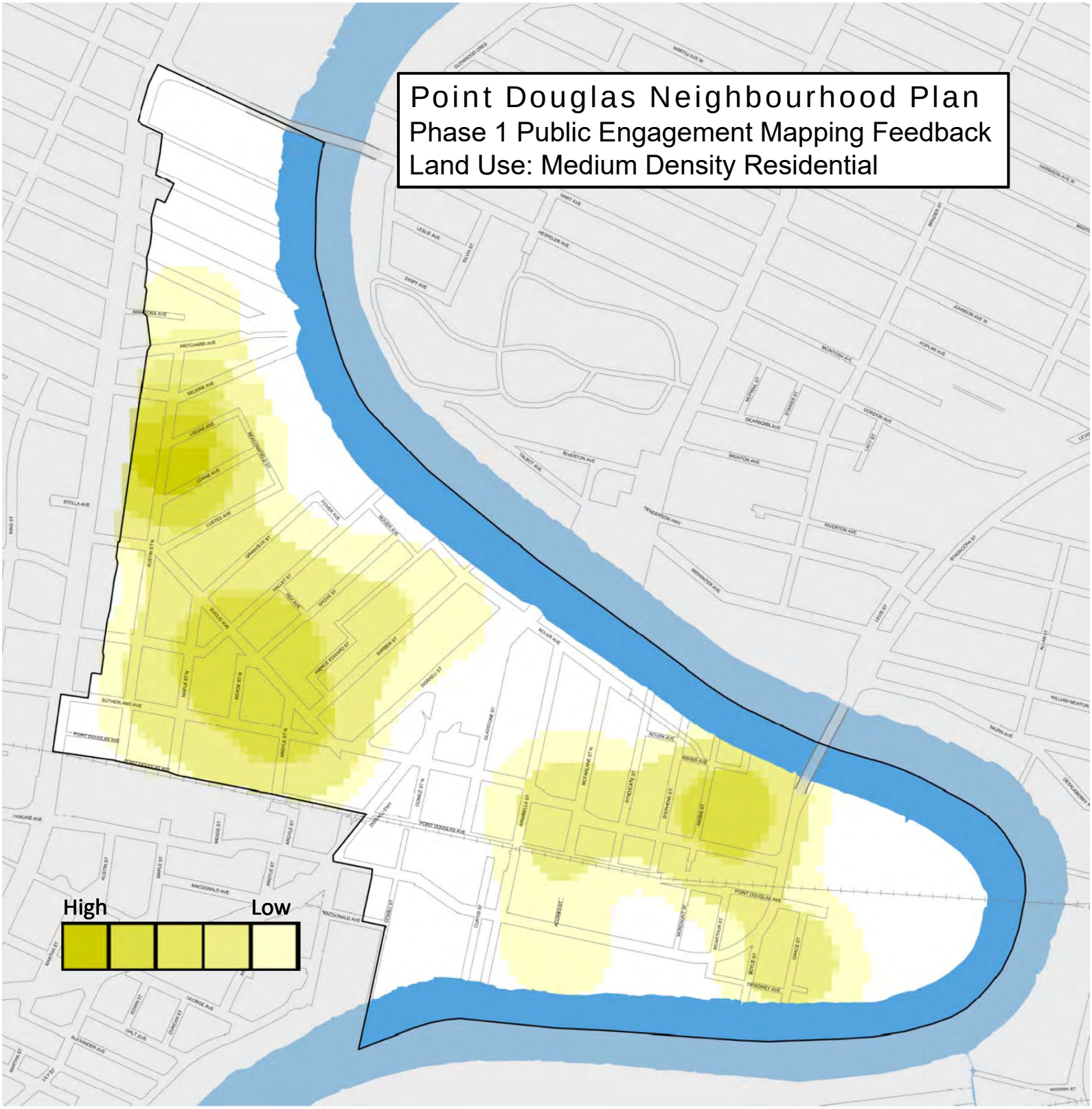
- There is a need to plant more trees and maintain or increase existing parks and greenspaces.
- There is a desire for open access to river, with walking paths like those on the Assiniboine river to the Forks.
- There is interest in pursuing the urban national park proposal for the area east of Higgins Ave.

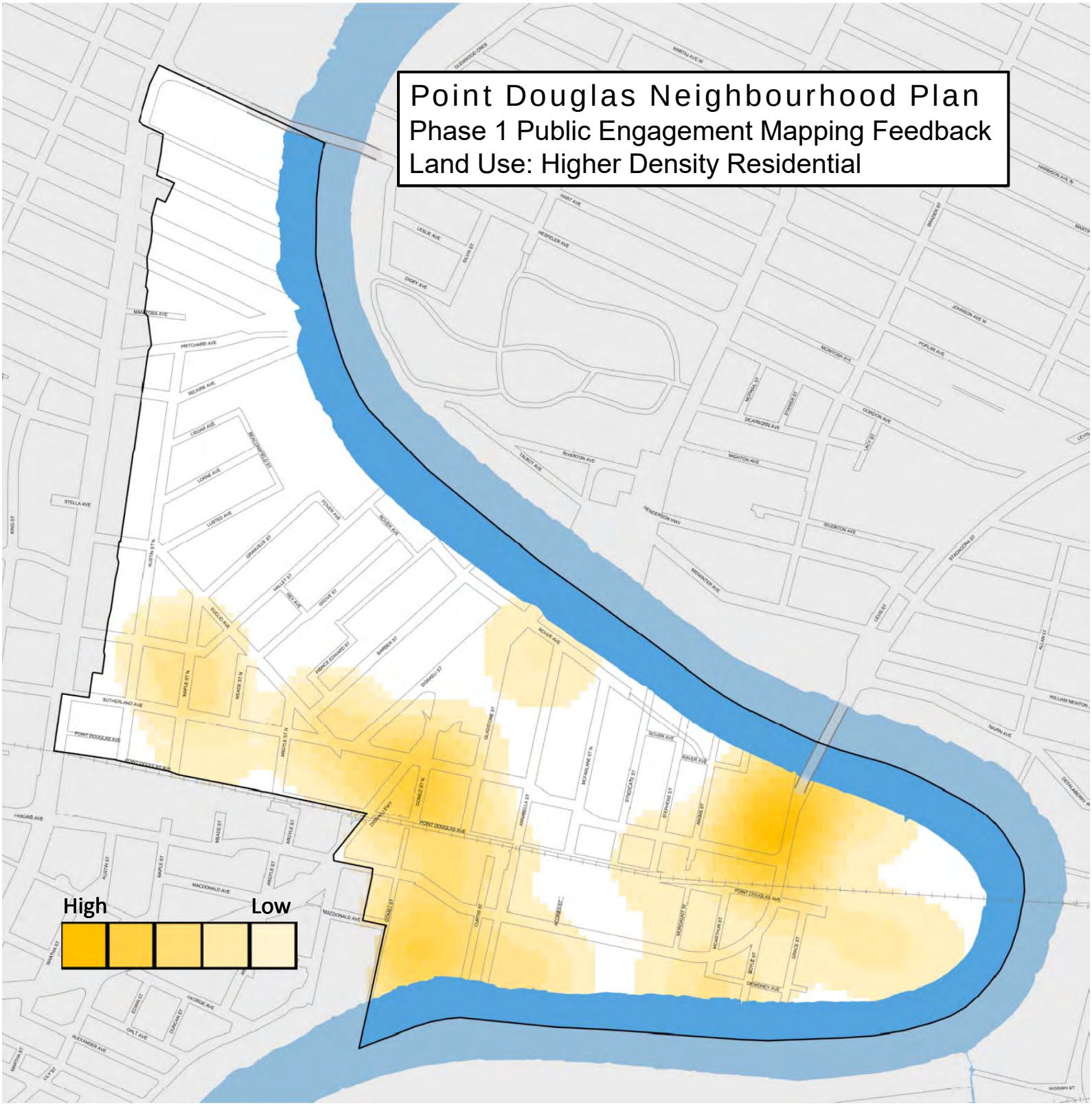
Industrial and commercial (5 comments)

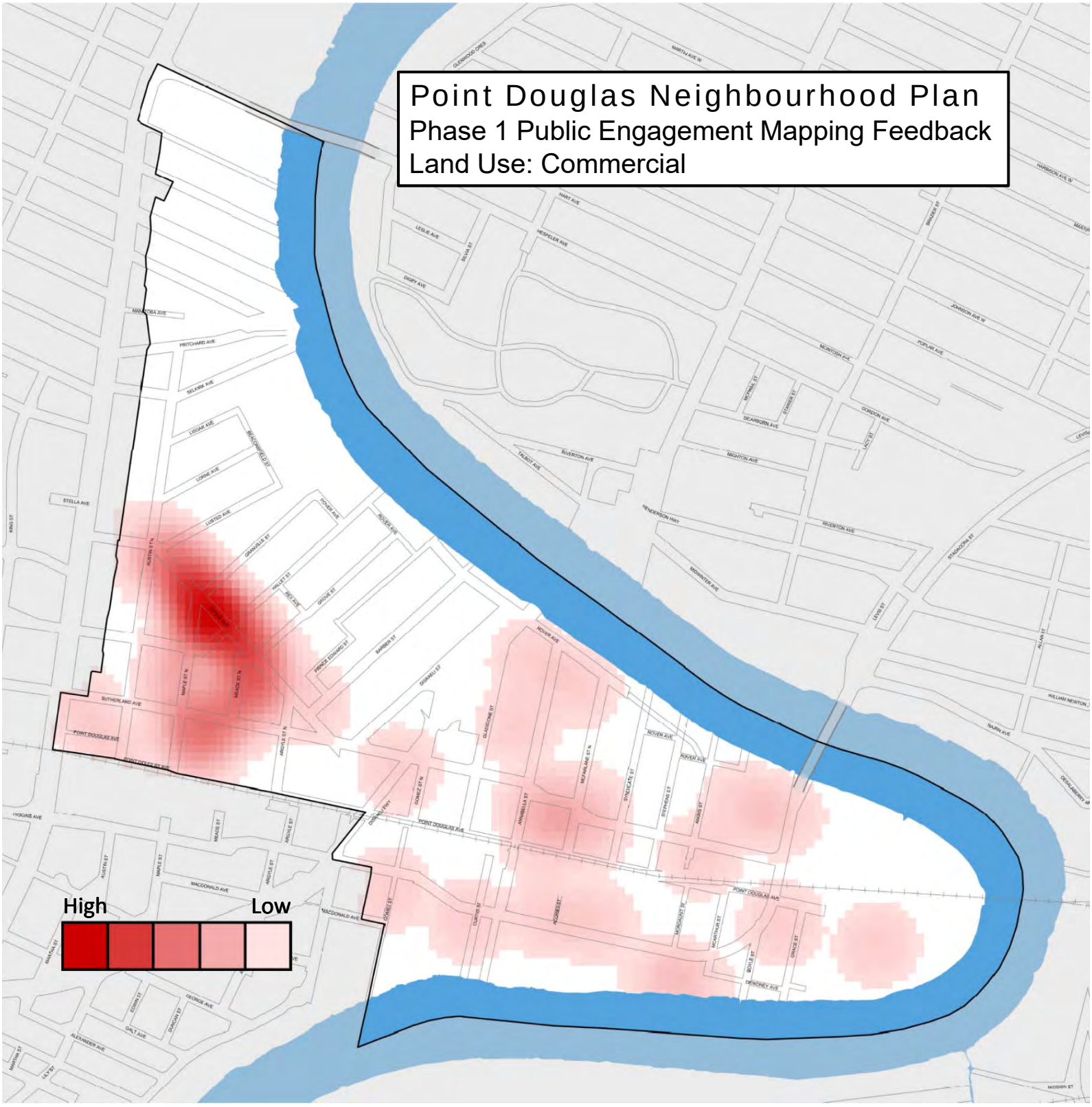
- There is interest in removing industrial uses that have negative impacts on surrounding residents, while encouraging the establishment of commercial uses that can provide benefit to community.
- There is a desire for mixed-use, neighbourhood scale commercial uses.

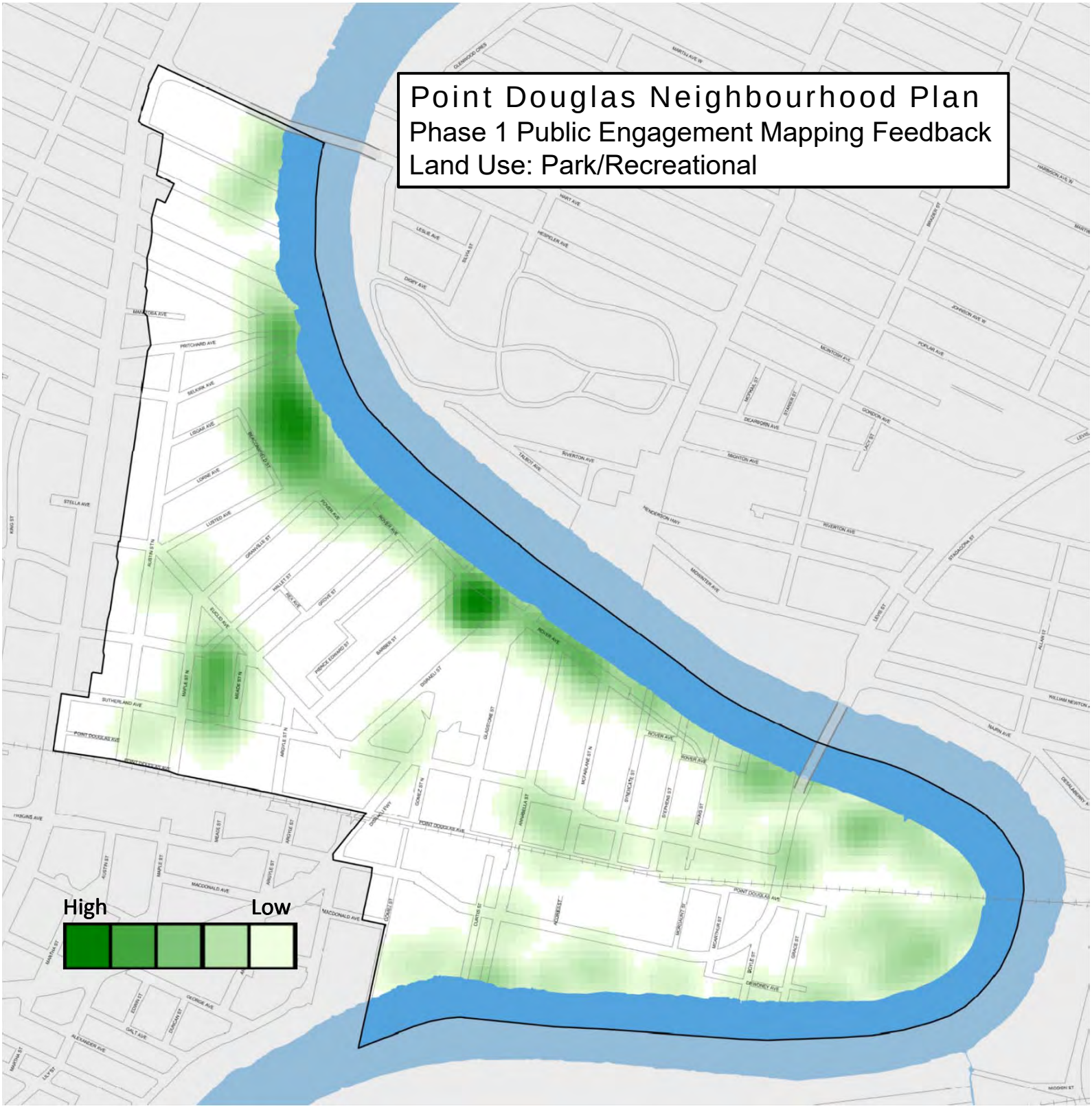
Appendix G – Mapping feedback analysis


Point Douglas Neighbourhood Plan
Phase 1 Public Engagement Mapping Feedback
Land Use: Lower Density Residential
High
Low


Point Douglas Neighbourhood Plan
Phase 1 Public Engagement Mapping Feedback
Land Use: Medium Density Residential
High
Low


Point Douglas Neighbourhood Plan
Phase 1 Public Engagement Mapping Feedback
Land Use: Higher Density Residential
High
Low


Point Douglas Neighbourhood Plan
Phase 1 Public Engagement Mapping Feedback
Land Use: Commercial
High
Low


Point Douglas Neighbourhood Plan
Phase 1 Public Engagement Mapping Feedback
Land Use: Park/Recreational
High
Low

Appendix G Mapping feedback analysis

We asked participants that attended the community gathering and through the online mapping tool to identify where they would like to see different types of land uses in Point Douglas. Land uses included:

- Residential low-density
- Residential medium-density
- Residential high-density
- Commercial
- Industrial
- Park/recreational

At the community gathering, we gathered feedback on three separate maps, one for each area (infill area, multi-use corridor, mixed-use area). This allowed participants to zoom in on an area of the community in order to provide feedback. Detailed feedback can be found in Appendix D.

For the online mapping tool, we gathered feedback on one map of the neighbourhood. The online map allowed participants to zoom in on the map as needed. Detailed feedback can be found in Appendix F.1.

Pins placed on both the online mapping tool and on maps at the community gathering were combined for analysis.

We created a density map for each type of land use. A density map is a visual way to show how much something is concentrated in different areas. In this case, it shows the concentration of where pins were placed. The darkest colours on the maps mean more pins were placed in that spot. Density maps are on the pages following.

We did not generate a density map for industrial land uses. No pins were placed on the maps at the community gathering to indicate a desire for more industrial uses in the future. Eleven pins were place on the online map, however, the corresponding comments indicated that participants were not in favour of industrial development in the future.

Participant comments were also analyzed and are reflected in the Public Engagement Summary.

Appendix D – Phase 2 Engagement Report

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary

Background

We are developing a neighbourhood plan, also known as a secondary plan, to guide land use and development in Point Douglas. The plan builds on previous planning work and studies done in the neighbourhood in recent years.

The plan will help guide how land is used and developed over time. It will include rules about where various types of new buildings are allowed and what they should look like. It will ensure:

- A variety of housing exists for a wide range of people
- New housing is compatible with the existing houses
- Parks and other amenities are within walking distance of residents
- Point Douglas continues to develop as a walkable, bikeable, and transit-oriented community

Engagement

We used input from Phase 1 and technical analysis to help create the draft Neighbourhood Plan. In Phase 2, we asked for feedback on the draft plan.

In April 2025, the project team met with the Project Advisory Committee (PAC) to review the draft plan and talk about how best to gather public feedback.

In June 2025, we invited the public to a community gathering to learn about the draft plan and share their thoughts. They could also give feedback through an online survey.

We also partnered with the North Point Douglas Women's Centre to host a community workshop and met with stakeholders through group meetings and one-on-one conversations.

Key findings

The community wants:



More housing choices and affordable options



Places like shops and recreation to bring people in the neighbourhood



Better public access to river and greenspaces along riverfront



Improved walkability and active transportation



To keep light industrial facilities (like smaller-scale processing) and local jobs



Improved safety and community services to encourage new development

Table 1 below gives an overview of public and stakeholder engagement opportunities. **Table 2** provides details on how public engagement opportunities were promoted.

Table 1: Public and stakeholder engagement opportunities

ACTIVITY	DESCRIPTION	PARTICIPATION
Public engagement opportunities		
Community gathering	Held at Norquay Community Centre on June 4, 2025. Participants shared input, chatted with the project team, and enjoyed a snack. Featured an interactive art station hosted by Graffiti Art Programming. See Appendix D.	**90 participants**
Online survey	Available from May 22, 2025 to June 26, 2025. See full results in Appendix E.1 and E.2.	**249 respondents**
Stakeholder engagement opportunities		
Project advisory committee	Met on April 16, 2025 to review the draft plan and provide input on the Phase 2 engagement strategy. The project team remained in contact with members throughout Phase 2. See Appendix B.	**5 committee members**
Community workshop	Hosted by North Point Douglas Women's Centre. See Appendix C.3.	**7 participants**
Stakeholder meetings	Three in-person group stakeholder meetings held on June 2 and 9, 2025. Five individual meetings (in-person and virtual) held between June 2 and June 23, 2025. The project team also attended the Point Douglas Residents Committee (PDRC) meeting on June 10, 2025. See Appendix C.	**9 meetings with 40 participants**

Table 2: Promotion of public engagement opportunities

ACTIVITY	DESCRIPTION	REACH
Project webpage	Online hub for all project information. Unique visits are from May 21, 2025 and June 25, 2025. winnipeg.ca/pointdouglasplan	**1,444 unique visits**
Flyers	Hand-delivered to residential addresses in the neighbourhood. Included project information and ways to get involved.	**900 flyers delivered**
Letters	Mailed to owners of property in the neighbourhood.	**254 letters mailed**
Direct emails	Sent to 105 project subscribers (May 21, 2025 and June 3, 2025) and 72 stakeholder organizations (May 22, 2025).	**282 emails sent**
Public engagement newsletter	Featured the project in the City of Winnipeg public engagement newsletter (May 22, 2025).	**5,682 subscribers**
Community event	Shared project information at the Point Douglas Residents' Committee Community Cleanup (May 3, 2025).	**~30 connections made**

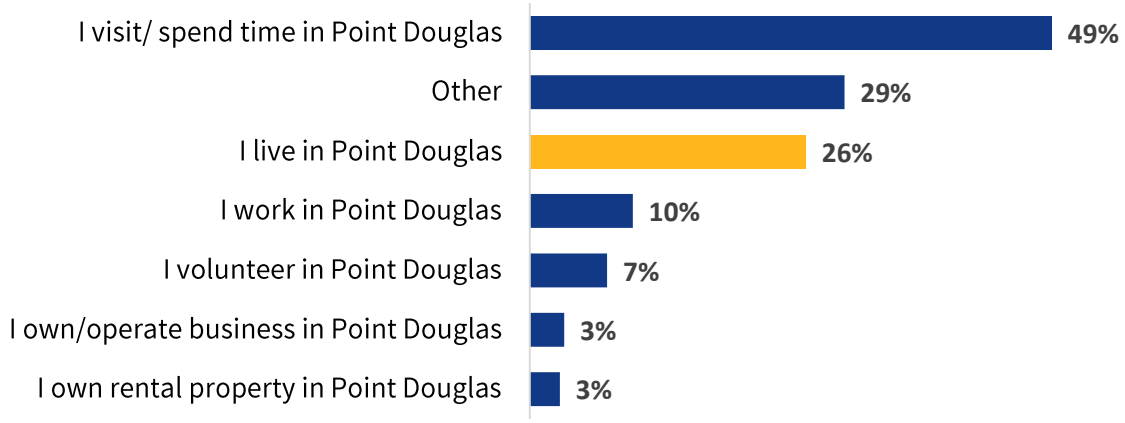
See **Appendix A** for promotional materials.

Who we heard from

We gathered feedback from residents, local and not-for-profit organizations (including schools), business owners, landowners, and developers.

We asked survey respondents to identify their connection to Point Douglas (see Figure 1). A quarter of respondents live in Point Douglas (26 percent). Of those, 15 percent also volunteer and/or work in Point Douglas. More than half (60 percent) of respondents who live in Point Douglas have lived in the area for more than 10 years.

What is your connection to Point Douglas? Select all that apply.



Total responses: 249 (0 skipped this question)

Figure 1: Connection to Point Douglas

What we heard

The draft plan outlines a vision and a wide range of policies to guide how Point Douglas will grow and change over time. It includes policies on land use, housing, heritage, community facilities, servicing, and more.

In this final phase of engagement, we gathered feedback on the following parts of the draft plan:

- Vision
- Land use areas:
    - Infill Area
    - Mid-Rise Mixed-Use Area
    - Higher-Rise Mixed-Use Area
- Parks and open space
- Getting around Point Douglas
- Neighborhood goals

A summary of what we heard for each section is provided below.

Vision

We asked people, through the survey or at the community gathering, if the draft vision statements matched what they hope for the future of Point Douglas.

Here are the full vision statements from the draft plan.

> **Welcoming and inclusive:** Point Douglas will remain a welcoming and inclusive neighbourhood where people of all ages, incomes, and abilities feel at home.

> **Affordable growth:** As the area changes, new housing and amenities will help keep it affordable and support a more vibrant community.

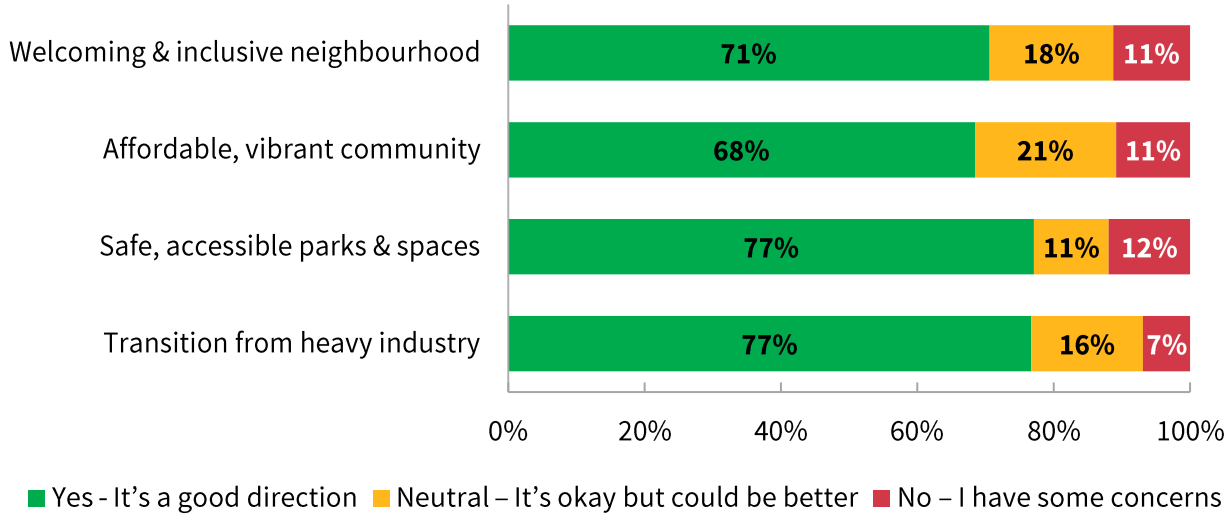
> **Accessible community spaces:** Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.

> **Moving away from heavy industrial uses:** Development will help support a strong future for the neighbourhood as it transitions away from heavy industrial uses.

Over 68 percent of respondents agreed the vision statements reflected their hopes (see Figure 2). Of those who said they live in Point Douglas, over 65 percent agreed with each statement.

The vision statement about moving away from heavy industrial uses had the highest agreement (77 percent) and the fewest concerns (seven percent).

Do you agree that each of the following vision statements reflects your hopes for the future of Point Douglas?



Total responses: 204 (45 skipped this question)

Figure 2: Draft vision for Point Douglas

Feedback from those who attended the community gathering was similar to those who participated in the online survey. Most supported the vision statements—especially those about community spaces, affordability, and inclusivity. See Appendix D for a summary of feedback from the community gathering.

When asked what they would change or add to the vision, respondents noted:

- More emphasis on different housing types and keeping housing affordable
- The need for anchor destinations, such as recreation and retail, to attract new people
- Expanding public access to the riverbank and greenspace
- Strategies and incentives to encourage building maintenance, investment, and new construction
- Keeping light industrial and commercial uses to maintain local jobs

Land use areas

The draft plan includes three land use areas (see Figure 3). Each one has its own set of rules about the use, size, location, and appearance of buildings.

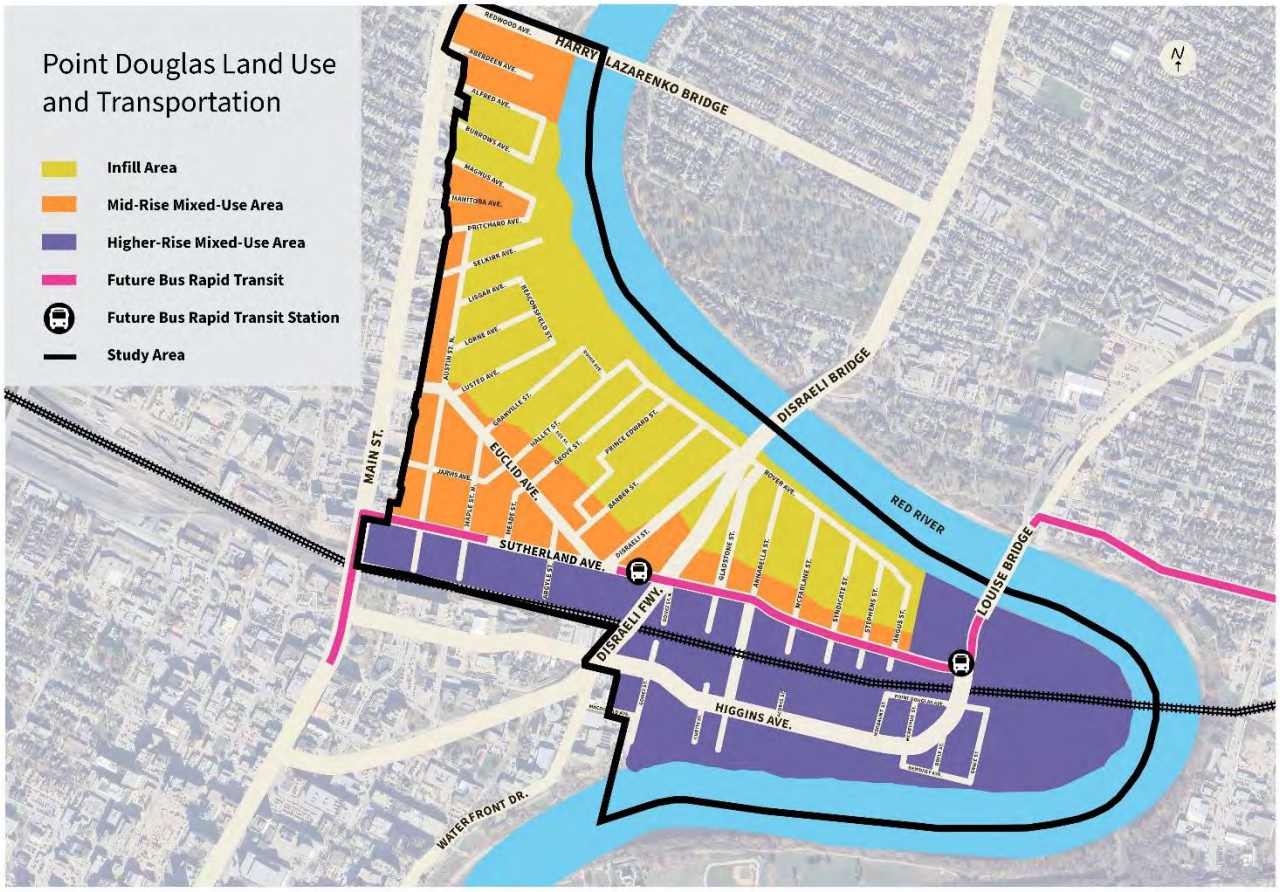


Figure 3: Draft plan land use areas

We asked people in the survey and at the community gathering what they thought about each land use area.

Most felt positive about the draft land use areas. They were most excited about the mid-rise and higher-rise mixed-use areas (see Figure 4).

The mid-rise mixed-use area received the most support, with 58 percent of people saying it's a good direction. The higher-rise mixed-use area also received strong support (55 percent excited), followed by the infill area (48 percent excited). While some respondents had concerns, overall, most feedback was optimistic or neutral.

At the community gathering, more people indicated they were "concerned" with all three land use areas, suggesting more concern compared to the survey results.

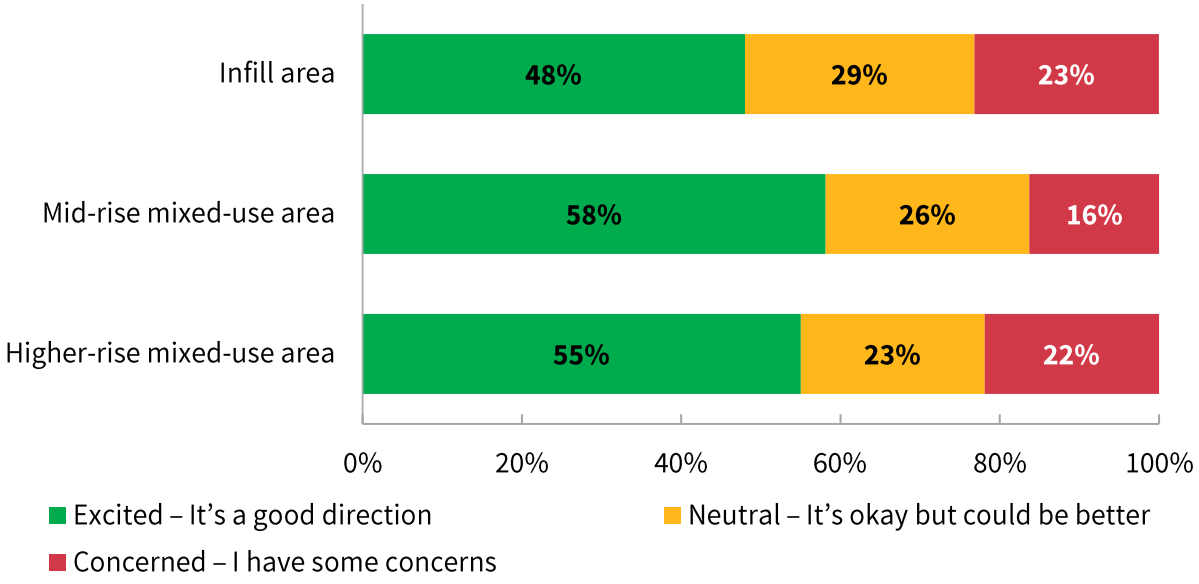


Figure 4: Sentiment about each draft land use area

Note: *Response numbers varied slightly for each land use area question. Infill area: 177 responses (72 skipped), mid-rise mixed-use area: 172 responses (77 skipped), higher-rise mixed-use area: 169 responses (80 skipped).*

Some comments applied to all three areas. People told us:

- New housing should include a range of prices so current residents aren't pushed out
- Drug use, crime, and violence need to be addressed or they could discourage new development
- More support is needed for mental health, addictions, and people who are unhoused
- Issues with absentee landlords and poor housing conditions need attention
- New multi-unit buildings should be close to bus stops, include enough parking without hurting the look of the street, and offer secure bike storage
- Architectural character and heritage buildings should be protected

In the next section, we take a closer look at comments specific to each land use area. Overall, stakeholder feedback was similar to public feedback, and we've noted additional feedback from stakeholders in each section.

Infill area

Today, the infill area has low-density housing — a mix of single-family homes and small multi-unit housing. The draft plan proposes changes that allow for multi-unit housing up to four storeys.

These changes would allow for more housing choices, including affordable ones, while keeping the neighbourhood's character. They also align with recent city-wide zoning changes to support infill housing.

People liked that the infill area would:

- Support gentle density and more housing options, including affordable ones
- Set a four-storey height limit to help keep neighbourhood character
- Permit more housing close to the future rapid transit route
- Plan for population growth to support a vibrant community
- Preserve greenspace along the riverbank
- Not allow commercial uses

What people felt was missing:

- Allowing higher density housing without limits based on back lane access or parking minimums
- Permitting small shops or services, especially at intersections, to improve walkability
- Stronger design rules to avoid overcrowding and mismatched buildings
- Addressing rundown buildings and safety issues
- A plan to prevent displacement of current residents
- Improving walking and cycling connections

Stakeholder feedback

Stakeholders generally supported the infill area and highlighted the need for a wide variety of housing types, both owned and rented.

Mid-rise mixed-use area

Today, this area includes a mix of homes, businesses, and community spaces. The draft plan envisions it as a lively hub with mid-rise housing, shops, parks, and public gathering spaces — all connected by walkable streets and rapid transit.

These changes would allow for more housing options, including affordable ones, and act as a transition between the Infill Area and the higher-density areas along Main Street and Sutherland Avenue.

People liked that the mixed-use area would:

- Allow for a wider range of housing options, including more affordable choices
- Allow for more housing close to the future rapid transit route
- Support new housing and commercial space along Sutherland Avenue to improve vibrancy and walkability
- Provide gathering spaces and design rules to improve the pedestrian experience, such as placing parking behind buildings

What people felt was missing:

- Stronger design rules to reduce the impact of taller buildings, including concerns about crowding, tree loss, and neighbourhood character
- Clearer rules about which types of commercial or light industrial uses would be allowed, especially those that support local jobs
- A strategy to reduce vehicle traffic on Sutherland Avenue to make is safer and more comfortable for people walking or living nearby

Stakeholder feedback

Stakeholders were generally supportive and emphasized the need to support existing residents as the area changes.

Higher-rise mixed-use area

Today, this area is mostly industrial. The draft plan envisions transforming it into a thriving mixed-use neighbourhood. It would place a strong focus on affordable housing in both mid-rise and higher-rise buildings. The area south of the tracks along Higgins Avenue, would also transform as an extension of development along Waterfront Drive. The planned bus rapid transit route on Sutherland Avenue would help connect the area to the rest of the city.

People liked that the high-rise mixed-use area would:

- Allow for more housing close to downtown that could attract a wide range of residents
- Allow for more housing close to the future rapid transit route. This could help reduce car use
- Transition industrial or vacant lots into housing with space for new community destinations
- Create opportunities for new or improved greenspace along the riverfront

What people felt was missing:

- Strategies to prevent overcrowding and keep the area welcoming for pedestrians
- More playgrounds and parks to support families living in multi-unit housing
- Clear direction on how the riverbank will be protected and improved when new development happens
- Plans for future walking and cycling connections, and pedestrian friendly street design to support a walkable neighbourhood
- Allowing for even more density along the riverfront to take advantage of its location near downtown and future rapid transit

Stakeholder feedback

Stakeholders generally supported the higher-rise mixed-use area and the opportunities it would create for more housing. They also emphasized allowing more industrial and commercial uses where possible to provide local jobs. Stakeholders also noted that utility upgrades would be needed, which could delay development.

Parks and open space

The draft plan includes goals for parks and open spaces that aim to:

- Protect and improve existing parks and open spaces, and create new ones
- Protect, restore, and enhance existing natural areas, including the riverbank

Participants like that it would:

- Include spaces for community art and community gardens.
- Recognize the river as an important part of neighbourhood character.

What people felt was missing:

- Safety is a major concern. Public spaces will not be successful unless safety issues are addressed.
- Active transportation connections along the riverfront
- Riverfront space should be easier for the public to access. This could include forested parks, recreation amenities, and commercial spaces like restaurants.

Stakeholder feedback

Stakeholders gave similar feedback to survey respondents. They also highlighted the need for outdoor spaces for Indigenous programming.

Getting around Point Douglas

The draft plan includes goals to make getting around Point Douglas more efficient and accessible for everyone. This is especially important for people walking, biking, or using transit.

Participants like that it would:

- Expand active transportation paths along the riverfront
- Theat there is a planned pedestrian underpass to cross the railway
- Include better lighting and visibility for safer travel

What people felt was missing:

- Plans for future active transportation routes. This would reduce reliance on riverbank trails, which often flood or are in poor condition
- Clear street design standards. Streets should be safe and attractive for people of all ages and abilities, especially in new redevelopment areas
- Intersection upgrades and traffic calming measures to support safe walking and cycling
- Active transportation connections between key destinations, including potential new parks

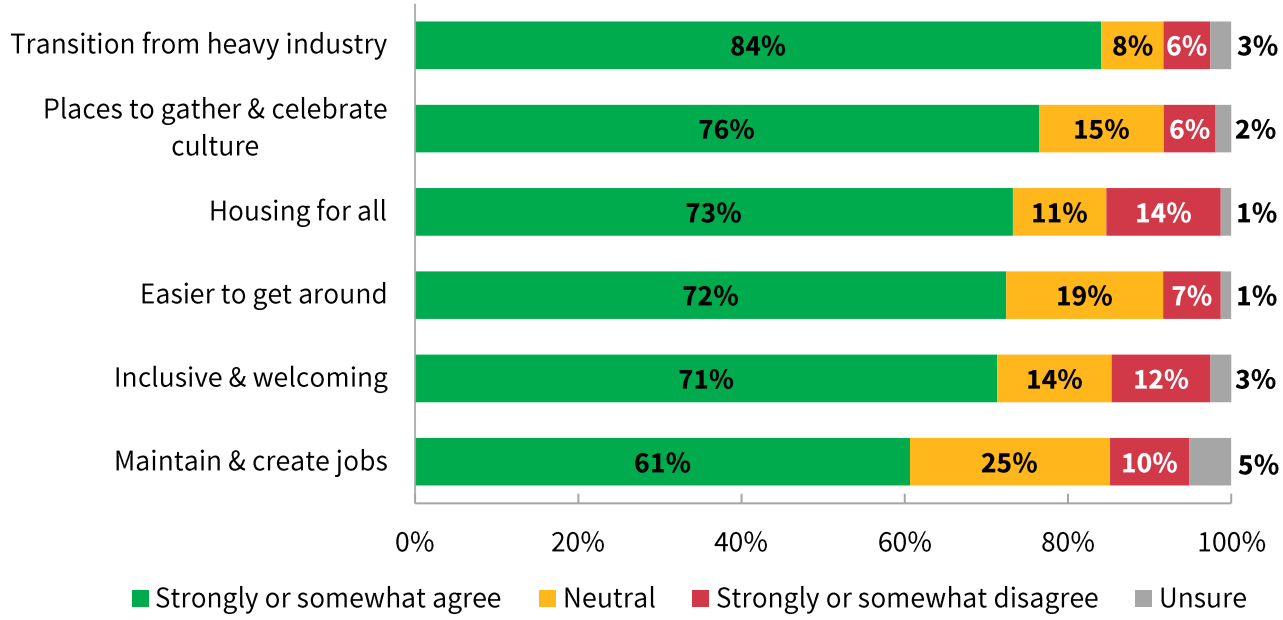
Stakeholder feedback

Stakeholders gave similar feedback to survey participants. They also emphasized the need to maintain sidewalks, many of which are currently not accessible.

Neighbourhood goals

We asked survey respondents if they thought the draft plan would support key goals for the neighbourhood. Most respondents agreed it would (see Figure 5).

Overall, do you think the draft Neighbourhood Plan will support the following goals for the neighbourhood?



Total responses: 157 (92 skipped this question)

Figure 5: Goals for the neighbourhood

Responses from Point Douglas residents

Agreement was generally lower among survey respondents who identified as Point Douglas residents:

- 56 percent agreed the plan would help keep the neighbourhood inclusive and welcoming
- 58 percent agreed it would support new housing for a mix of people
- 58 percent agreed it would make it easier to get around
- 47 percent agreed it would help maintain or create job opportunities

This group was just as likely as other respondents to agree the plan would support the transition from heavy industrial uses (84 percent). They were nearly as likely to agree the Plan would support new gathering and cultural spaces (72 percent).

Other feedback

When asked if they had any other thoughts on the draft plan, many people shared final comments. About one-quarter of comments (17 out of 71) were about community safety and well-being. Some people said that before new

development can succeed, safety must improve. They also noted that more services are needed for people experiencing homelessness, addictions, and mental health challenges. A summary of all open-ended responses is in Appendix E-2.

How input was considered

Feedback from Phase 2 generally confirmed what we heard in Phase 1. Because of this, only minor refinements were made to the draft plan. Two main areas were adjusted based on what we heard:

- Protect local jobs by allowing some light industrial uses in most of the Higher-Rise Mixed-Use Area, but not along the river.
- Ensuring adequate public access to the river

Table 3 below summarizes key feedback from both phases and how it was considered in the draft plan.

Table 3: What we heard and how it was considered

What we heard	How it was considered
Infill area	
Support for more affordable and multi-unit housing options.	The draft plan would allow up to four units per lot (subject to Zoning By-law requirements). This means more residents could benefit from being close to future rapid transit.
New housing should fit the look and feel of the neighbourhood.	The draft plan would limit the height and size of new housing to reduce impacts on neighbours.
Interest in allowing small shops and services to support walkability. **Survey response:** *"I think permitting small neighbourhood oriented commercial uses... would be great... like a little cafe on the ground floor of a 2-3 storey mixed use building on the corner."*	The draft plan includes goals and policies that would: • Allow small shops and services on the ground floor of residential buildings on all lots surrounding the Infill Area • Focus commercial spaces that benefit the whole community along Euclid and Sutherland Avenue near planned rapid transit
Mid-rise mixed-use area	
Interest in more housing types, including affordable options, near future rapid transit.	The draft plan supports a mix of housing types and unit sizes and prioritizes affordable housing. The plan would allow more densification along Sutherland Avenue and Austin Street.

What we heard	How it was considered
Concerns that buildings over four storeys could change the neighbourhood character.	The draft plan includes goals and policies that would: • Limit new buildings to six storeys • Require lower building heights on lots next to the Infill Area to create a gradual transition and better fit the neighbourhood
Concern about losing greenspace and mature trees with development. **Survey response:** *"We love our tree canopy, and this plan should include specific protections so it's not lost in redevelopment."*	The draft plan includes goals and policies that would: • Encourage keeping healthy mature trees, planting new ones, and creating pocket (micro) forests • Require new shade trees as part of development, as set out in the Zoning By-law • Increase the number of street trees, especially along Sutherland Avenue, Higgins Avenue, and Euclid Avenue • Require minimum setbacks between new buildings and the street so trees can grow along key pedestrian streets
Interest in allowing small-scale commercial that serve community and provide local employment opportunities. **Community gathering comment:** *"Create opportunity for upstart small businesses (affordable rent) to establish and support basic needs – laundry, grocery, coffee shops. Increased density will draw services here."*	The draft plan includes goals and policies that would: • Support small neighbourhood commercial spaces and residential buildings with ground-floor commercial uses, particularly on Euclid Avenue and Sutherland Avenue • Direct any shops or services to be on the ground floor if a mixed-use building is located north of Euclid Avenue on the west side of Austin Street North
Higher-rise mixed-use area	
Support for more housing close to downtown and near future rapid transit. **Survey responses:** *"I like that the plan explicitly promotes higher density construction with a focus on mixed/varied uses."*	The draft plan includes goals and policies that would: • Encourage high residential densities, especially along Sutherland Avenue and Higgins Avenue close to future rapid transit stations • Protect existing houses in South Point Douglas while ensuring that new construction has more residential units per lot

What we heard	How it was considered
Interest in changing some industrial or vacant land into housing or community spaces. It is also important to keep and create jobs in the community.	The draft plan includes goals and policies that would: • Encourage the area to transition from industrial to mixed-use space with new residential and commercial spaces • Protect and support jobs in South Point Douglas by allowing limited industrial growth in suitable locations
Parks and open spaces	
Desire for more public spaces like parks and playgrounds.	The draft plan encourages outdoor gathering spaces as part of new developments in the Higher-Rise Mixed-Use Area.
The river is an important part of neighbourhood identity. Participants want better public access and protection of the riverbank. **Community gathering comment:** *"I really feel more restrictions need to be put on land use around the point to protect public access to the river."*	The draft plan includes goals and policies that would: • Support riverbank stability and biodiversity • Provide and maintain at least three public access points to the river between Higgins Avenue to the Red River south of the railway tracks • Ensures that any new parks or paths along the river will be connected and easy to use, creating a continuous public space • Protect the quality of public spaces near the river by limiting building heights to reduce shading and protecting river views
Interest in adding art and garden spaces to support culture and food security. **Survey responses:** *"Community gardens in park spaces! Planting things like berries and ensuring people can access space to grow food will help food security."*	The draft plan includes goals and policies that would: • Encourage development to include arts and culture spaces • Ensure public art reflects the history and vibrancy of Point Douglas • Encourage community gardens and food-growing spaces

What we heard	How it was considered
Getting around Point Douglas	
Better walking and biking connections are needed, especially between key destinations. Streets should be safe and welcoming for all users. **Survey responses:** *"New walking and biking paths are good, and we should make sure they connect well with the broader active transportation network."*	The draft plan includes goals and policies that would: • Prioritize walking and biking on streets that connect to public access points to the Red River • Support adding new public streets when large blocks are redeveloped, to make it easier and safer to walk around the neighbourhood • Ensure homes are withing walking distance of a park or greenspace • Connect Point Douglas and nearby neighbourhoods, parks, and recreation areas with safe, accessible walking and biking paths
Community safety and well-being	
Protect current residents from being pushed out as the area changes. **Survey response:** *"The By-law must come with investments and programming that encourages retention of the current community and does not price them out of the area."*	The draft plan includes goals and policies that would: • Protect the existing housing stock • Support a mix of housing types, with a focus on affordable housing
Safety and services—such as housing, mental health care, and addiction support—should improve alongside new development.	The draft plan includes goals and policies that would: • Support and encourage the growth of local organizations so they can better support the community • Promote access to jobs and services for current and future residents • Encourage more social and affordable housing to meet community needs

What we heard	How it was considered
Concerns about safety, crime, theft, and rundown buildings. **Survey response:** *"I would feel more comfortable walking and using public spaces if lighting, visibility and patrols improved."*	The draft plan includes goals and policies that would: • Require new developments and public spaces to have good lighting and visibility • Improve safety and comfort for transit riders by identifying opportunities to locate bus stops near new developments

Next steps

We used the feedback from Phase 2 public engagement to make minor changes to the draft plan. In winter 2026, the revised Point Douglas Neighbourhood Plan will be presented to City Council for their review and decision. As part of that process, there will be an opportunity for the public to participate in the public hearing.

If adopted, the Point Douglas Neighbourhood Plan would become a secondary plan by-law which means any new development has to adhere to the plan.

Appendices

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Appendix B – Project Advisory Committee
Appendix C – Stakeholder meetings
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Appendix E: Survey results

E.1 Survey results

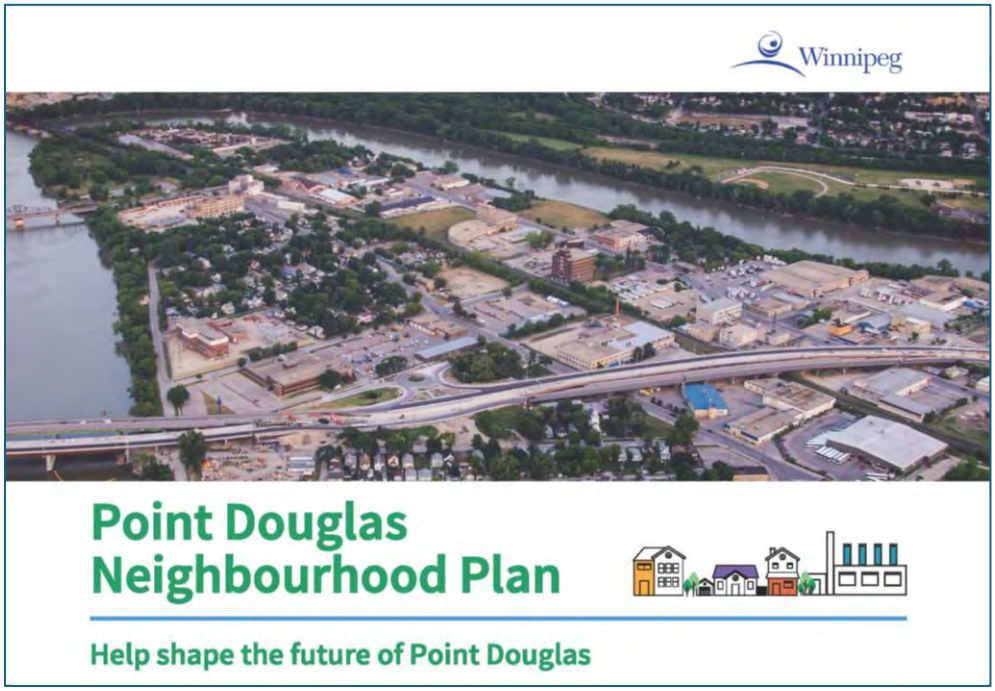
E.2 Open-ended survey analysis

Appendix A: Promotional Materials

Appendix A Promotional Material

Postcard

Front Side



Back Side



Winnipeg

Flyer

POINT DOUGLAS NEIGHBOURHOOD PLAN

Help shape the future of Point Douglas

We're in Phase 2 of engagement for the Point Douglas Neighbourhood Plan. What we heard in Phase 1, along with technical analysis, helped create the draft plan — and now we're excited to share it with you and hear what you think.

The plan is about supporting the community's future — keeping what people love about the area and making space for positive change. It will help guide how land is used and developed over time.

Join us at a family-friendly event to review the draft plan and share your feedback.

Neighbourhood Plan Community Gathering

Wednesday, June 4, 2025

Drop in between 3 p.m. to 7 p.m.

Norquay Community Centre, 65 Granville St.

Food, refreshments, and kids' activities will be provided.

Take the online survey by June 18, 2025

If you have questions or require alternate formats or accommodations to participate, please contact:

pointdouglasplan@winnipeg.ca

204-986-0537

winnipeg.ca/pointdouglasplan



Appendix B: Project Advisory Committee

Winnipeg

Appendix B Project Advisory Committee

Project Advisory Committee members:

- Catherine Flynn, Point Douglas Residents Committee
- Jean Trottier, Little Forks National Urban Park Proposal
- Justin Quigley, End Homelessness Winnipeg
- Melissa Chung-Mowat, North Point Douglas Women's Centre
- Khalida Benedictson, North Point Douglas Women's Centre
- Stephen Wilson, Graffiti Art Programming

The Project Advisory Committee met on April 16, 2025, to review the approach planned for Phase 2 public engagement.

Members that could not attend the meeting were invited to submit feedback about the draft plan and engagement approach.

The project team stayed in contact with the committee throughout Phase 2.

Appendix C: Stakeholder Meetings

Winnipeg

C.1 Land developers meeting notes

Location: 1600 Buffalo Place, Winnipeg

Date: June 2, 2025

Attendees: 4

Time: 10:00am-12:45pm

Land developers and representatives were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- Studio 204 Design
- JS Furniture
- Leon Brown Ltd.
- Trotzdem Inc

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to a discussion. The table below summarizes the responses received to the discussion questions.

Question	Feedback Summary
If you feel comfortable sharing with the broader group, what are your current and future plans for your property in Point Douglas?	• One stakeholder tried to sell their warehouse building but found it challenging • Stakeholders identified property management challenges in the area related to vandalism and negative perception • One stakeholder intends to sell property in the next 10 years, but does not see the possibility of it being sold for residential development
Based on the Neighbourhood Plan highlights shared in the presentation, do you feel the plan will help or hinder your plans (if any) for future development or redevelopment?	• If development does occur and more people come to the neighbourhood, it may have positive impact on the market and their properties development potential
What (if any) are the specific opportunities for your business/industry once the plan is finalized?	• No feedback received
What (if any) are the specific barriers that you foresee?	• Warehouse to residential conversation has challenges and will likely have servicing capacity issues • Concerns exist with encampments along the river as well as with a proposed safe injection site • Proposed 5G tower may cause issues • Servicing and flooding are concerns for developing in the higher-rise mixed-use area

	• Recommendations were made to form a community BIZ (Business Improvement Zone) • Any prolonged closure of the Louise Bridge would have significant impact on the community • There is insufficient servicing capacity for higher-rise mixed-use development • No specific timeline for the Rapid Transit and Louise Bridge projects
Do you have any recommendations for how these barriers could be overcome?	• Development will need to occur in clusters, rather than one building at a time • Providing continued support for youth in the area is required to reduce crime/vandalism • Allow private ownership of riverfront property to ensure encampments will not be permanent, as the City will struggle maintaining if it is their property • Concerns were expressed regarding the potential rigidity of restrictions on certain uses prior to the area's readiness for residential conversion • The government needs to act as a catalyst for development in the plan area • Consider tax credits to preserve historical buildings
Do you have any feedback for us on new requirements for affordable units, phase 1 ESA for each site, landscaping, or height restrictions?	• No feedback received.
Is there anything you feel may be missing from the draft Neighbourhood Plan?	• The area will struggle to grow until issues outside of the plan area have been addressed

C.2 Business and industry meeting notes

Location: 1600 Buffalo Place, Winnipeg **Date:** June 2, 2025

Attendees: 6 **Time:** 1:00pm-3:00pm

Business and industry owners and operators in Point Douglas were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- BUILD
- ADM Milling
- Western Scrap Metals Inc.

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to a discussion. The table below summarizes the responses received to the discussion questions as well as feedback received via email following the meeting.

Question	Feedback Summary
Do you feel the draft vision (shown in the Vision Board) reflects your hopes for the future of Point Douglas and your plans for your property, specifically?	• No feedback received
Is there anything you would like to change or add to the vision?	• No feedback received
Overall objectives	Support was noted for the following Plan objectives: • Minimizing displacement by supporting opportunities for existing businesses to grow in place • Protect and support existing employment opportunities in South Point Douglas while ensuring compatibility with new residential and commercial development • Managing the transition of industrial uses to other uses and accommodating the expansion of industrial uses only in “appropriate locations” • Identifying infrastructure improvements necessary to accommodate future development as envisioned in the Plan
To your knowledge, does your business or industry have any plans for development (this could include expansion or	• Numerous buildings may need to be replaced, or a change in services provided, so policy needs to support these changes

redevelopment) of your property in Point Douglas?	• Businesses want clarity as to whether replacing existing buildings and/or repairs are supported through the plan. This includes capital investments to improve the efficiency of current operations.
Based on the Neighbourhood Plan highlights shared in the presentation, do you feel the plan will help or hinder your plans (if any) for future development or redevelopment?	• No feedback received
What (if any) are the specific opportunities for your business/industry once the plan is finalized?	• There is support for reduction in parking requirements • The plan should consider that businesses operating on the south side of Sutherland Avenue rely on street parking for customers during business hours
What (if any) are the specific barriers that you foresee?	• Loss of on-street parking and loading zones with the incoming Rapid Transit system • Would like designated on-street loading zones • Concern that restricting industrial uses will decrease property values and make sale of businesses difficult
Do you have any recommendations for how these barriers could be overcome?	• The plan should include a transition period for long-term residential development to help with financial viability where businesses are currently located • Industrial and commercial uses make jobs available to local residents, this should be preserved where possible while also making positive changes in the neighbourhood
Is there anything you feel may be missing from the draft plan? If so, please elaborate?	• No feedback received

C.3 Community workshop

Location: North Point Douglas Women's Centre **Date:** June 2, 2025

Attendees: 7 **Time:** 4:30pm-5:30pm

A workshop was held in partnership with the North Point Douglas Women's Centre. The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to an open discussion. The table below summarizes the responses received to the discussion questions.

Theme	Feedback Summary
Development / Housing Considerations	• There is a need for deeply affordable and rent-geared to income housing in the community. • There is a need for supportive housing that includes wrap-around services, especially for youth aging out of care who need help transitioning to independent living and seniors who require safe and accessible housing. • There is a need for an assisted living facility • Many seniors and youth aging out of care are currently living in hotels, need a better solution to fill this gap in housing. • There is a lack of housing specifically for Indigenous seniors. • There is a need for more affordable housing options for young families. • Landlords who neglect their responsibilities need to be held accountable. • Consider converting the heavy industrial area into housing. • Ensure that future housing projects offer more than just a basic housing unit – ensure they are wheelchair accessible, include landscaping and gardens, places to sit and gather, etc. • Create a resident advisory committee to involve community members in future housing decisions • Foster partnerships between the private sector, non-profit organizations, and all levels of government to help see innovative housing projects and other community projects come to fruition.
Neighbourhood Amenities and Parks	• There is a need for another resource centre, a daycare, a laundromat, and a grocery store in the neighbourhood. • There is a need for more community gardens. • Space should be identified and allocated for healing, smudging, a sweat lodge, and picking medicines.

	• Protect the neighbourhood's existing heritage buildings and build upon these neighbourhood assets by leveraging heritage-related grants and incentives. • Utilize the city-owned park space near the Louise Bridge for affordable housing for seniors and/or youth aging out of care. • Establish a business centre that provides skills training for community members to support employment and community improvement—e.g., training programs to teach painting skills and help beautify homes in the neighbourhood.
Safety and Accessibility	• Streets and sidewalks are in poor condition and are not accessible; crumbling stairs and buildings also limit accessibility. • Improved lighting is needed to increase safety. • Security cameras are needed in the community, particularly near the school. • Neighbourhood streets should be designed for people who are travelling on foot, by bike, skateboards, rollerblades, strollers, etc., that is how most community members move around the neighbourhood.

C.4 Individual stakeholder meeting notes

Location: Virtual

Date: Between June 2 and June 23, 2025

Attendees: 5

Time: Various

Individual stakeholders were held with individuals that reached out specifically to the project team. As part of these discussions the project team took notes of the conversations held regarding the draft *Neighbourhood Plan*.

Participating stakeholders have been as follows:

- Western Scrap Metals Inc.
- Fine Line Builders
- Three major landowners

The table below summarizes the responses received during individual phone calls and emails.

Key Themes	Feedback
Development / Housing Considerations	• There was general support for the goals and proposals set out in the plan, specifically the vision to transition from current industrial land uses to mixed commercial and high-density residential over the proposed 25-year timeframe. • The proposed higher-density mixed-use development would not be feasible until the proposed utility upgrades and rapid transit corridor are fully operational. • Existing industrial uses, which are ancillary to or support the development of the Plan Area, should be permitted. • The repair or maintenance of existing structures should still be allowed for industrial uses and/or capital investments to improve the efficiency of current operations. • There are concerns about losing options for what could be established on their lot, affecting their ability to sell. • Information on ways to prevent the displacement of existing residents should be made clear in the plan. • There is a concern about the management of rental units. • Sutherland Avenue is a very wide street which provides a buffer between industrial uses from across the street. • Industrial businesses are important in the neighbourhood as they provide jobs to local residents.
Neighbourhood Amenities and Parks	• Support for the policy was shared for the city to implement strategies to increase community use of public spaces, noting that the community once organized a block party but couldn't afford to do it again.

	• More information was requested on how the policy on preservation of existing healthy and mature trees would be implemented, as developers typically find it easier to cut mature trees down. • Recommendations to include a map of the North Winnipeg Parkway. • Recommendations of adding a policy in the river connection policies section to prohibit structures, such as tents, on the riverbank. • Artists and their businesses are not currently supported in the plan.
Safety and Accessibility	• It was recommended to install speed bumps on shared active transportation paths. • Further information is required on cost sharing for collector roads and related infrastructure, as it seems to affect homeowners. • Concerns about the proposed dead end of Grove Street and Prince Edward Street were mentioned. • There were concerns about the safety of the community if the safe consumption site is built. • Having industrial businesses in the neighbourhood will bring people into the neighbourhood to keep it busy, especially with new access by frequent and reliable transit.

C.5 Non-profits and community organizations

Location: Filipino Seniors Centre, 49 Euclid Ave **Date:** June 9, 2025

Attendees: 8 **Time:** 4:00pm-6:00pm

Non-profit and community organizations were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- North Point Douglas Women's Centre
- Native Clan Organization
- Gonzaga Middle School
- Norquay School
- Bike Winnipeg

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to an open discussion. The feedback received has been summarized by theme below.

Theme	Feedback Summary
Development / Housing Considerations	• Increased density and availability of affordable housing options is welcomed, though high-rises may not suit every area. • Remediation costs for industrial lands, particularly near the rail line, are significant and may deter development unless incentives are put in place. • Encouragement for alternative housing models, such as co-op housing, would be beneficial.
Neighbourhood Amenities and Parks	• Shortage of amenities in the neighbourhood makes it difficult for residents to meet their basic needs. • Extension of school facilities will be necessary as the neighbourhood grows. • Access to amenities in higher-rise mixed use area is critical as this is a key site selection consideration for affordable housing developers. • Community service providers prefer central locations that are nestled within the residential community, however there are few spaces large enough for these uses.
Safety and Accessibility	• Transportation challenges make it difficult for students to reach high schools. Improved city transit connections and effective pedestrian crossings on Main are essential. • Traffic calming measures on Euclid, a heavily used collector street, are desired. Stakeholders want to reduce Euclid's capacity and consider other traffic calming measures in conjunction with planned improvements to Sutherland.

	• It is important to have good connections on the east-west cycling routes and ensure safe crossings on Main Street. • Higgins Avenue's status as a truck route makes it unsafe for cyclists. • To encourage cycling and support the City's active transportation goals, secure, accessible, and easy to use bike parking should be mandatory in new developments. • The northern area of Point Douglas lacks sufficient cyclist connections; plans should incorporate active transportation links. • Development around the rapid transit corridor in the south needs to ensure access to active transportation paths, the existing active transportation path along the southern rapid transit line is often obstructed by fences around housing developments.

Appendix D: Community Gathering Feedback

Winnipeg

D. 1 Interactive boards feedback

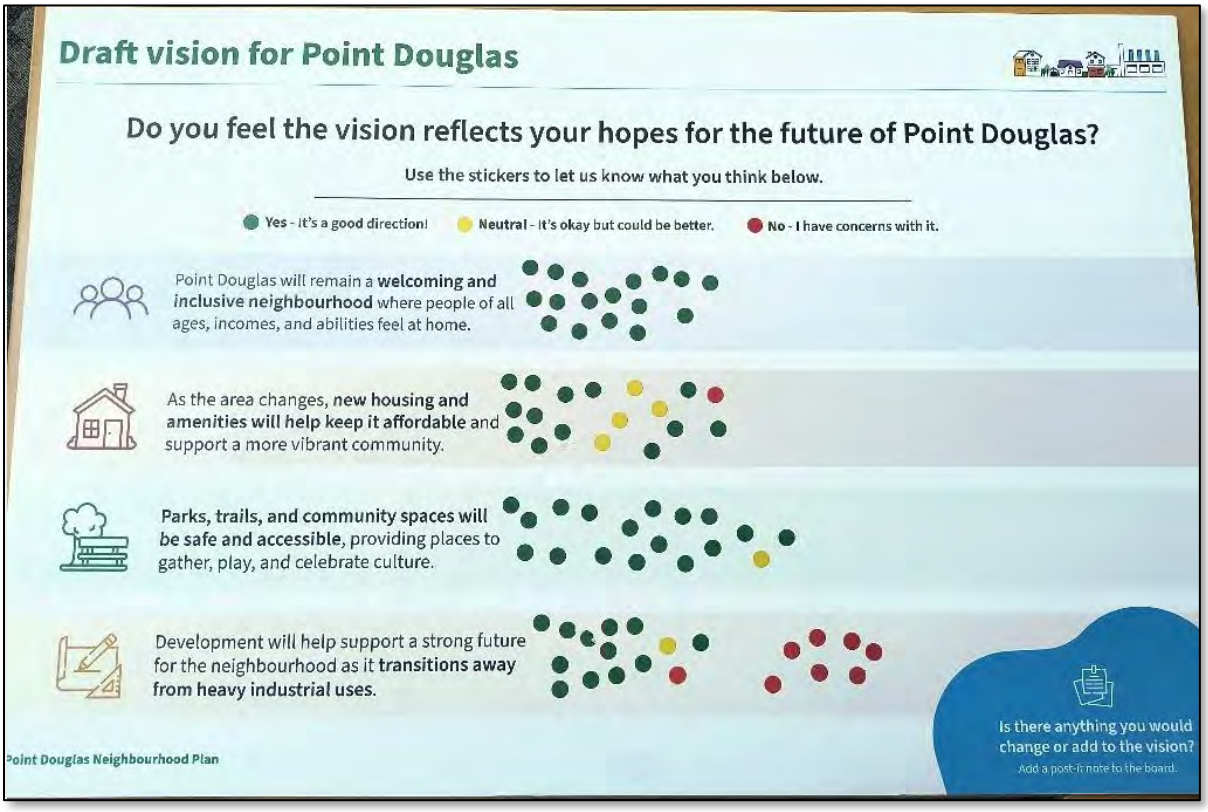
Location: Norquay Community Centre **Date:** June 4, 2025

Attendees: 90 **Time:** 3:00pm-7:00pm

Ninety people attended the Neighbourhood Plan Community Gathering, most of whom identified as residents of Point Douglas. Participants at the Community Gathering were encouraged to provide input on topics that interest them by using sticky notes and placing dots on boards/maps where input was requested. The following displays the boards that input was provided.

Draft Vision for Point Douglas

Do you feel the vision reflects your hopes for the future of Point Douglas? Yes – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), no – I have concerns with it (use red stickers).

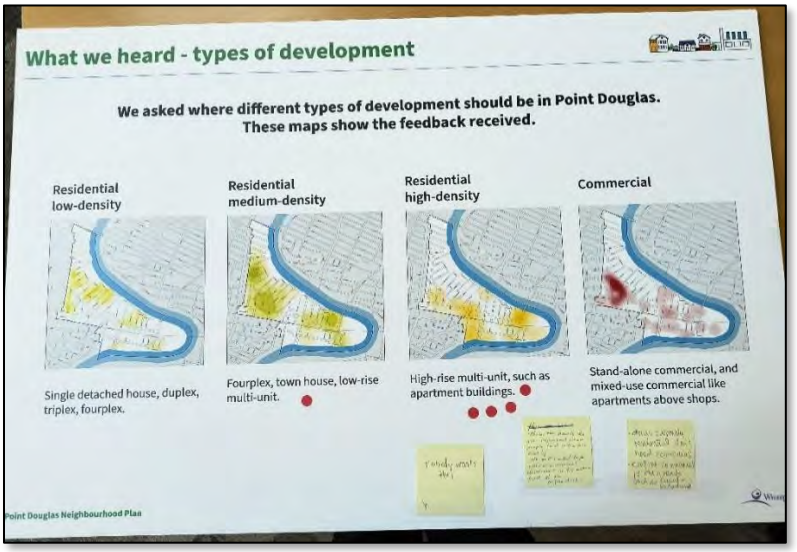


The number of stickers placed for each of the vision statements are identified in the table below.

Vision Statement	**Number of stickers**		
	Yes – it's a good direction (green stickers)	*Neutral – it's okay but could be better*	*No – I have concerns with it (red stickers)*
Point Douglas will remain a welcoming and inclusive neighbourhood where people of all ages, incomes, and abilities feel at home.	17	0	0
As the area changes, new housing and amenities will help keep it affordable and support a more vibrant community.	13	4	1
Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.	17	1	0
Development will help support a strong future for the neighbourhood as it transitions away from heavy industrial uses.	12	1	8

What we heard – types of development?

Comments were not requested specifically on this board, however numerous sticky notes and red stickers were placed.



The following describes where red stickers were placed which are assumed to mean "concerned – I have some concerns" as used on other boards:

- Residential medium density map = 1 red sticker
- High-rise multi-unit, such as apartment buildings = 4 red stickers

Sticky notes have been transcribed and are listed below:

- Nobody wants this.
- The middle two images do not represent what people said in the last meeting. No one wanted high rises or commercial development in the mature parts of the neighbourhood.
- Areas currently residential don't need commercial.
- Confine commercial to main roads such as Euclid and Sutherland Ave.

Land Use

Comments were not requested specifically on this board, however numerous sticky notes and red stickers were placed.



The following describes where red stickers were placed which are assumed to mean "Concerned – I have some concerns" as used on previous boards:

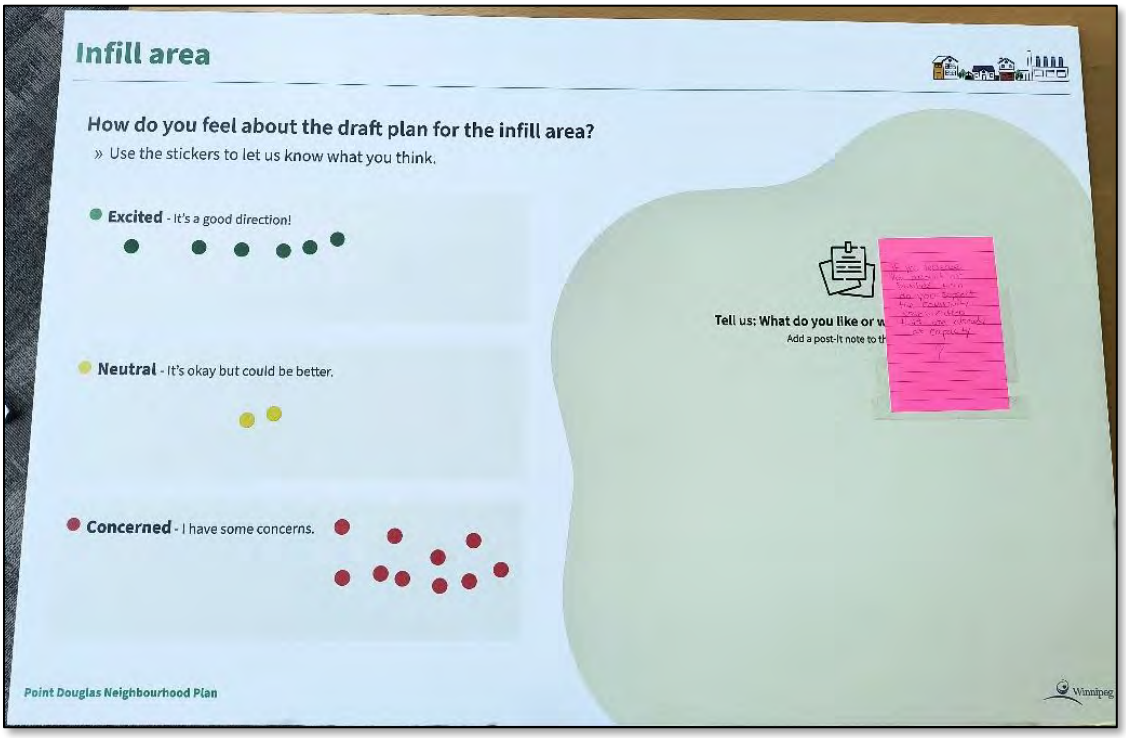
- 6 red stickers are located along the 'mid-rise mixed-use area' directly north along Sutherland Ave. between the Disraeli Fwy. overpass on the west, and as far east as Angus St.

Sticky notes have been transcribed and are listed below:

- There are houses already here (south of Macdonald Ave.), what happens to these?
- Please don't take the park between 44 and 66 Higgins Ave.
- People already live here (south, on Higgins Ave.). Not sure why the maps don't reflect at all what was discussed in the last meetings.
- Mid-rise (orange colour) impinges on current single family.

Infill area

How do you feel about the draft plan for the infill area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

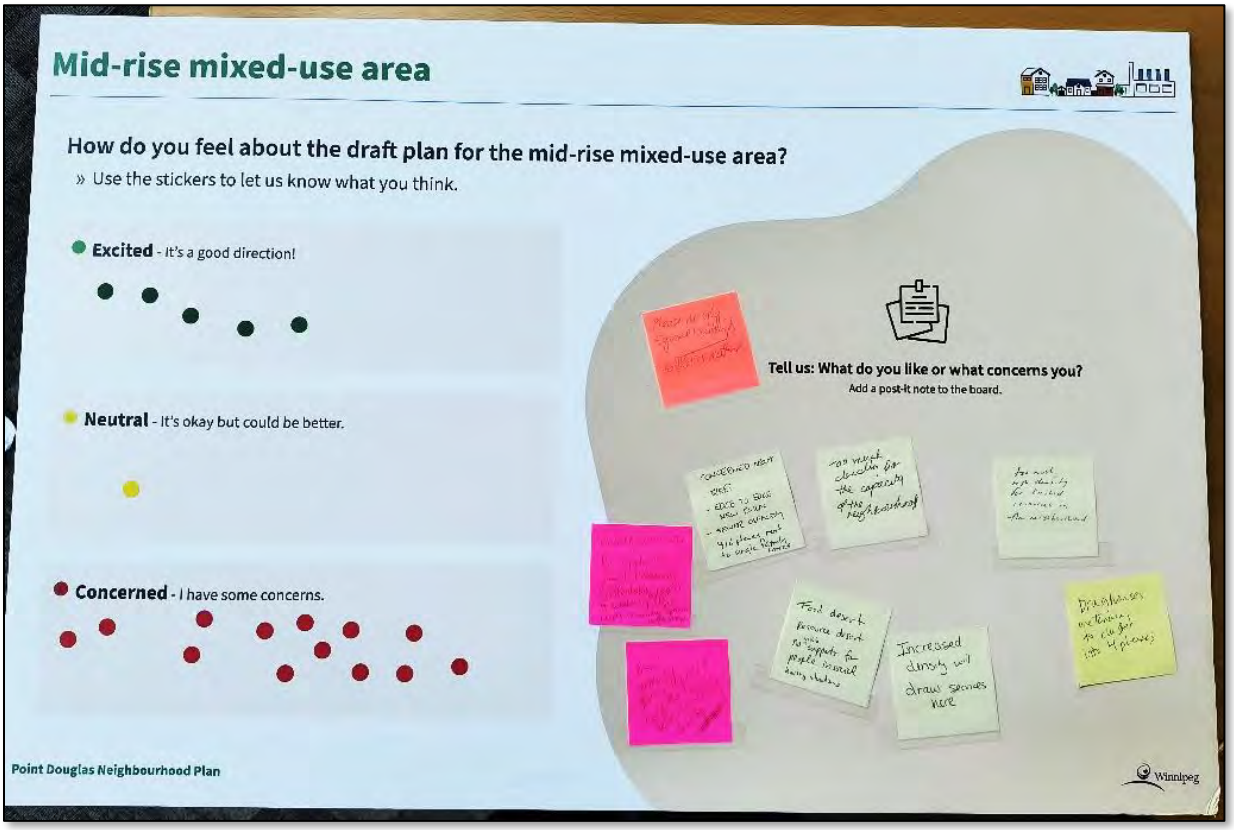
Option	Number of dots
Excited – It's a good direction	6
Neutral – It's okay but could be better	2
Concerned – I have some concerns	10

Sticky notes have been transcribed and are listed below:

- If you increase the amount of families, how do you support the community organizations that are already at capacity?

Mid-rise mixed-use area

How do you feel about the draft plan for the mid-rise mixed-use area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

Option	Number of dots
Excited – It's a good direction	5
Neutral – It's okay but could be better	1
Concerned – I have some concerns	13

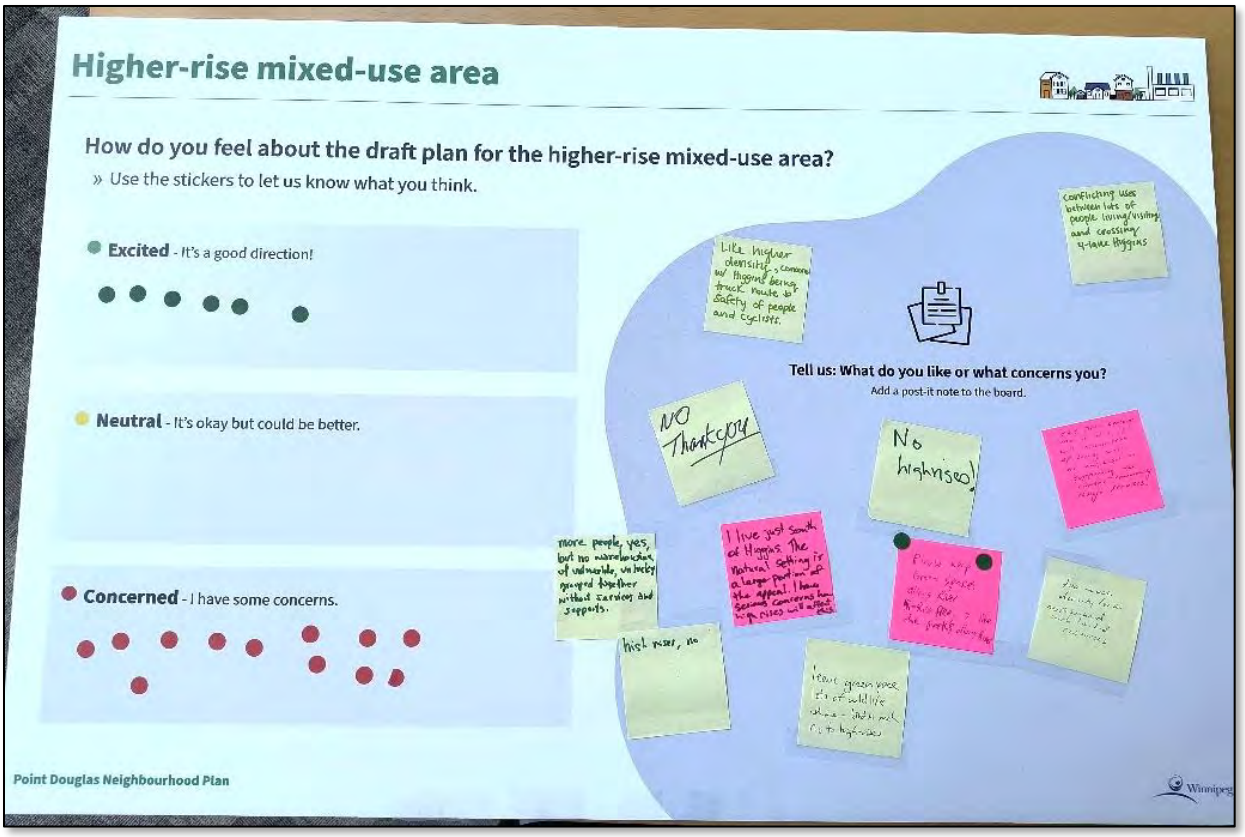
Sticky notes have been transcribed and are listed below:

- Create opportunity for upstart small businesses (affordable rent) to establish and support basic needs – laundry, grocery, coffee shops. Increased density will draw services here.
- Please no ugly square buildings – aesthetics matter.
- Concerned about trees, edge to edge new builds, sewer capacity, and 4-6 plexes next to single family homes.
- Too much density for the capacity of the neighbourhood.
- Too much high density for limited resources in the neighbourhood.
- Need grocery stores, laundry, need the basics before increasing density.
- Food desert, resource desert, no viable supports for people in social housing situations.

Winnipeg

Higher-rise mixed-use area

How do you feel about the draft plan for the higher-rise mixed-use area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

Option	Number of dots
Excited – It's a good direction	6
Neutral – It's okay but could be better	0
Concerned – I have some concerns	12

Sticky notes have been transcribed and are listed below:

- Please keep green spaces along river, high-rise free, I like the parks along the river.
- Leave green space, lots of wildlife there, birds and such. No to high-rises.
- No thank-you.
- No high-rises!
- I live just south of Higgins. The natural setting is a large portion of the appeal. I have serious concerns how high rises will affect this.

- High-rises, no.
- Like higher density, concerned with Higgins being a truck route to safety of people and cyclists.
- Conflicting uses between lots of people living/visiting and crossing 4-lane Higgins.
- This plan concerns me in that it will increase cost of housing with no emphasis on supporting the current community through services.
- More people, yes, but no warehousing of vulnerable, unlucky grouped together without services and supports.
- Too much density for the neighbourhood with limited resources.

<u>Parks and Open Space</u>

What do you like or think might be missing from the draft plan for parks and open space? Add a post-it note to the board.



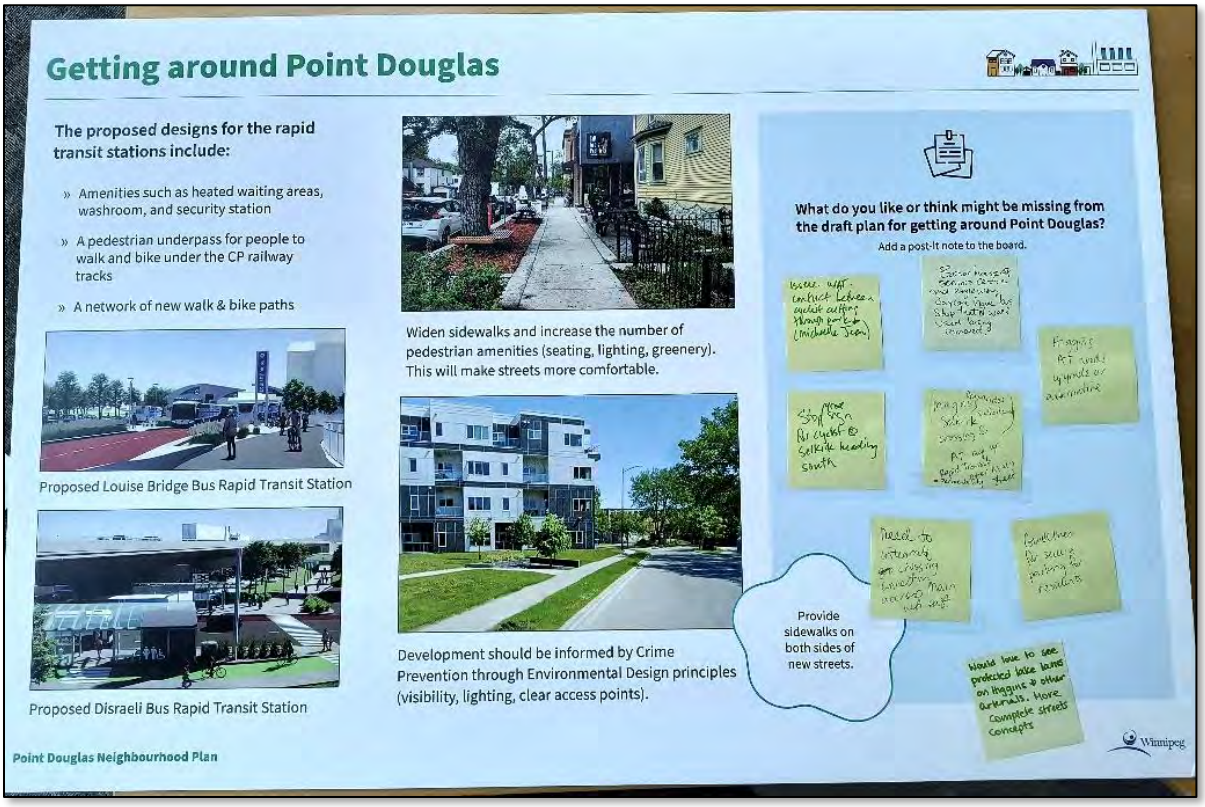
Sticky notes have been transcribed and are listed below:

- Keep riverbanks natural – let nature do its thing, don't 'improve' other than naturalize.
- Fruit bushes at the highest part of each riverbank, free for all in every park along the river and all parks.
- Replace trees with fruit trees at community garden.
- Soil contaminants because of trains means we can't grow food in the ground (natural remediation?).
- Acquire all riverbank lands throughout and open for public trails and food forests.

- City should clear out vandalized community gardens (trees) – community can't haul debris.
- Grant to plant trees is too cumbersome, make grants easier to access.
- More parks please.
- Reliance of community volunteering to improve neighbourhood is very taxing, need sustained funding and coordination.
- Don't over-program the riverbanks.
- Safety concerns
- Keep community parks as designated parks.

Getting around Point Douglas

What do you like or think might be missing from the draft plan for getting around Point Douglas? Add a post-it note to the board.



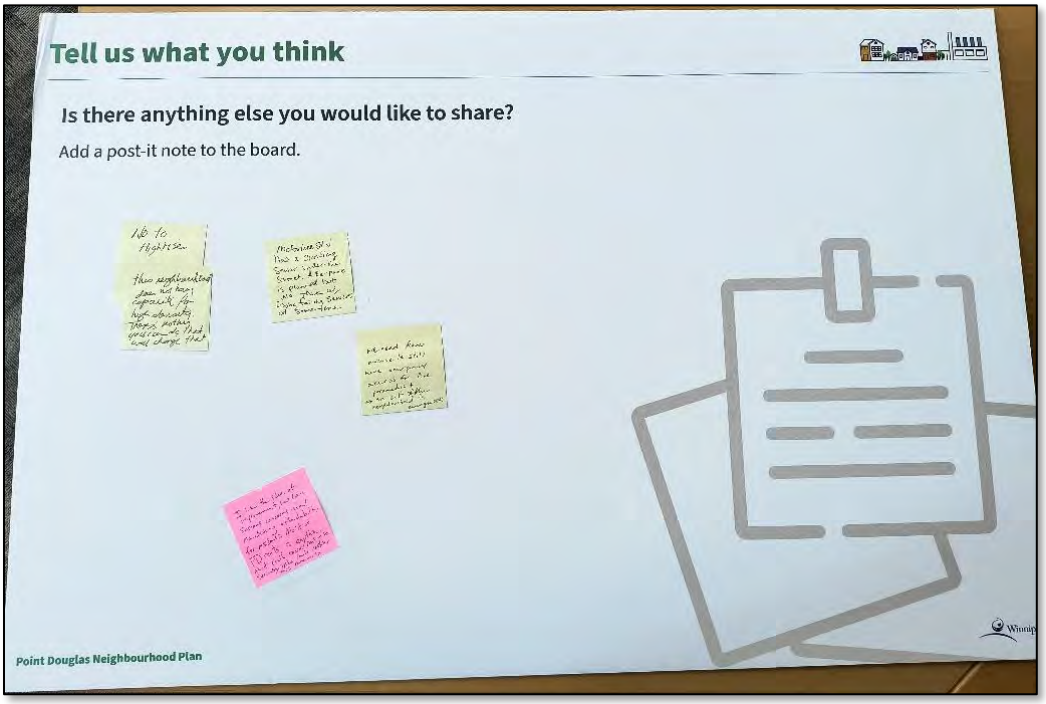
Sticky notes have been transcribed and are listed below:

- Stop sign for cyclist at Selkirk heading south.
- Magnus, Alexander, Sutherland, or Selkirk crossing for AT, especially with rapid transit over Main Street. Permeability.
- Need to integrate crossing connection across Main west-east.
- Guidelines for secure parking for residents.
- Would love to see protected bike lanes on Higgins to other arterials. More complete streets concepts.

- Issue with Active Transportation. Conflict between cyclist cutting through parks (ex. Michelle Jean Parc).
- Barber House at Seniors Centre and Eagle Wing Daycare has a bus stop that is well used and is being removed.
- Higgins AT needs upgrade or alternative.

Tell us what you think

Is there anything else you would like to share? Add a post-it note to the board.



Sticky notes have been transcribed below.

- No to high-rises. This neighbourhood does not have capacity for high density. Theres nothing you can do that will change that.
- McFarlane St N has a crumbling sewer under the street. A re-pave is planned but no talk of fixing failing sewers at the same time.
- We need Rover Ave. to still have emergency acdcess for fire, paramedic and as an exit of the neighbourhood in case of emergencies.
- I like the idea of improvement, but have serious concerns about maintaining affordability for residents. Most of Point Douglas residents rent, so anything that could cause rent to seriously spike could destroy this community.

C. 2 Comment boxes

Community Gathering participants had the option to provide additional feedback using comment boxes. These have been transcribed and categorized below:

Theme	Comment
Not area specific	
Safety and wellbeing	• Main concern is if the city comes in and develops infill housing it equals more people. • While we need more housing, I don't think we should fit more poor people in our already "poorest neighbourhood in Canada". Studies in Chicago show the only way to house poor people to assimilate require 90% or so of the inhabiting to be working, otherwise it turns into a hot bed for crime. • How about a community police station? • Fines for dilapidated buildings – board up, can't develop • People go into treatment, have a safe place to come back • Rooming house fires don't get repaired • Properties owned by people who don't live in the community • Manitoba Housing is not welcoming because they have very poor property management. • Hopes that change will make the area safer and that more properties be owned since usually owners take better care of the properties. • Lusted – BFI bin on city property from NPDWC is hurting land values – should be moved to NPDWC land (currently on boulevard) as there is garbage all over. • You will create even more of a ghetto and houses will continue to burn down. • Encampments, safety concerns stopping people from development
Increasing Density / Development	• Amazing that more density will be happening in south Point Douglas. • Should have happened 10-20 years ago – prevented residential development ○ Waited til city/developer owned lands and now we can develop – why? • Not supporting the number of housing development. • 5 feet (vision height) should be the starting point for 45-degree angular plane, not 12 feet.

	• Don't want to lose historic building character

Community services	• Reserve land for non-profit housing organizations providing services for the community.
	• Food desert
	• Streets are in disrepair
	• There is no resources
	  ○ No grocery stores
	  ○ No businesses that support dense living
	• First build a grocery store

General Comments / Other	• They want people who have more info and actually been in the neighbourhood to answer people's questions. • I vote no. • Concerns about changing the community.
Infill area	
Housing	• Remove Rover electric sub station. More housing there
Mid-rise mixed-use area	
Neighbourhood commercial	• Around Maple and Jarvis would be a good hub, tourist friendly, small shops

	• Re: "mid-rise mixed use area"
	  ○ Ross House Museum, Joe Zuken Park and several historic Ukrainian monuments are located in the middle of this area, surrounded by churches, schools, and the MICCK Centennial center
	  ○ There are few attractive public places for visitors in NPD, with Norquay CC being the only one and could be developed to show pride in the 'old city'
	  ○ The park would be a good hub for a café, a new much needed stylist small cultural community centre, with gift shops, etc.
	  ○ There are also quaint, old, original homes surrounding the park that are plain and the 'old city' in loved and deeds.
	  ▪ E.g. the old homes on Austin between Jarvis and Sutherlands were built for the Black Porters who also had their unique offices nearby on Main.
	  ○ I don't see protection built into the plan and there are c that could encourage more old city pride development for visitors and tourists.

	○ Community services are already at capacity, but they need a land to be reserved for future expanding of their operations.
Higher-rise mixed-use area	
Increasing Density / Development	• I have concerns that the city plan does not actually look at the neighbourhood when they are making these proposals. ○ Why would you build such high density or even suggest it in such a poor neighbourhood with very few resources and supports ○ No high rises at all • No high rises – thank you very much! ○ Tenants are more concerned to higher density since they may lose the houses they rent if landlords will redevelop the properties. ○ High rise feedback is not accurate / commercial. • The City got the lands that people were not allowed to develop it or redevelop it and then when everything is owned by developers and the City, suddenly, you can build high rises are people lived here for 30 years were kicked out. • No high rise, no thank you and more parks please. • As far as I can tell this plan for development along the river is just to enrich the pockets of developers and has no benefit to the community. •
Industrial	• Western Scrap is a safety hazard – get rid of it • Nobody is buying/building new heavy industrial • Business owner worried that his property can no longer operate as industrial in the future (on Higgins) •
Parks and open space	
Green spaces	• Lots don't reflect community – e.g. Joe Zuken Park • Contiguous parks – no more building along the river ○ Friendly for houses ○ School/Church – public places • Need more accommodations for all the garbage in the open, especially around the encampments • Allow residents to do gardening over planting on boulevards
Recreation	• A pickle ball court would be awesome! It is all the rage these days.
Riverbank	• Project us from river flooding.

	• Concerned about damaging the natural riverbank with so called development of green space. • I really feel more restrictions need to be put on land use around the point to protect public access to the river.
Getting around Point Douglas	

Active transportation	• Please ensure that there are policies to require both short term and long term bike parking in multi-family residents
	  ○ Indoor bike parking should be considered a pre-requisite to a car light neighbourhood
	  ○ We need guidelines for qualitative secure indoor bike parking that is easy to access if we want people to ride

Parking	• Concerns about on street parking since properties with higher density has no space for adequate parking. • Concerned that the 0.5 ratio parking will remove the incentive for developers to provide indoor bicycle parking. Would like to see policies that require this with mid-density development.

Transit	• People aren't going to walk all the way to Sutherland for buses – where it is on Euclid is perfect
	• I moved to the neighbourhood because it was a sleep quiet neighbourhood.
	  ○ Rapid transit will change that, but I for one am against development, particularly in the point which is right now in the midst of being proposed as part of the little Forks.
	• Work with Winnipeg Transit to ensure proper walk/bike connection across Main
	  ○ Connect to Alexander
	  ○ Connect to Manitoba or Burrows
	  ○ Connect to Sutherland or Jarvis

Other	• New Louise Bridge (SAP) • Louise Bridge is going to be closed permanently – will stop crime • Keep Rover Open

Appendix E: Survey Results

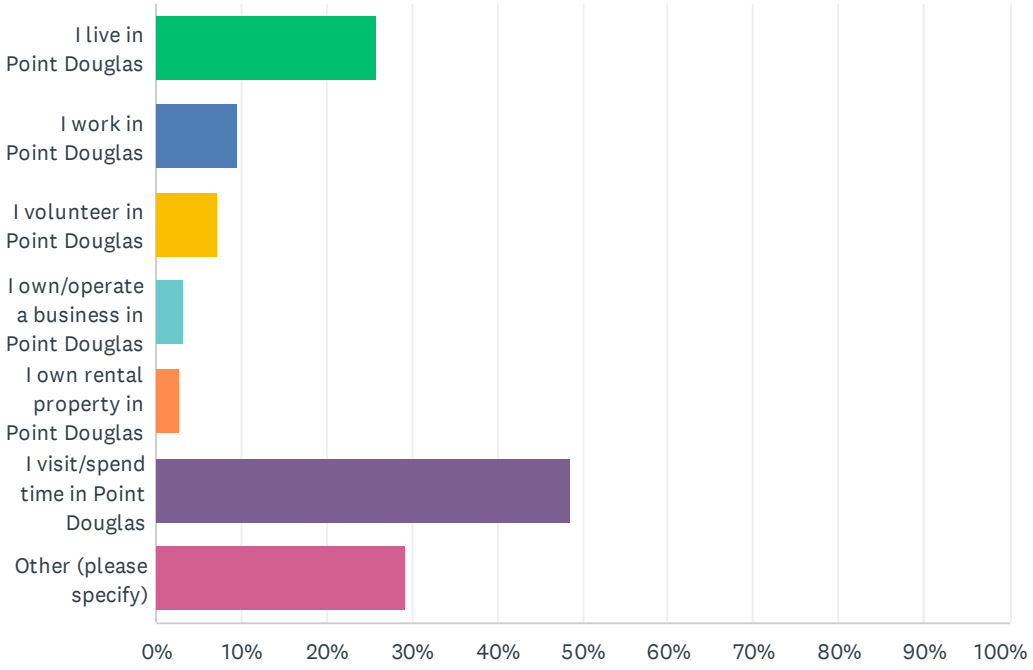
Please note: the views expressed in the verbatim survey comments are those of residents and are not those of the City of Winnipeg. The City of Winnipeg reviews comments to analyze feedback and remove comments that are inconsistent with our moderation policy.

Winnipeg

E.1 Survey results

Q1 What is your connection to Point Douglas? Select all that apply.

Answered: 249 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Point Douglas	25.70%	64
I work in Point Douglas	9.64%	24
I volunteer in Point Douglas	7.23%	18
I own/operate a business in Point Douglas	3.21%	8
I own rental property in Point Douglas	2.81%	7
I visit/spend time in Point Douglas	48.59%	121
Other (please specify)	29.32%	73
Total Respondents: 249		

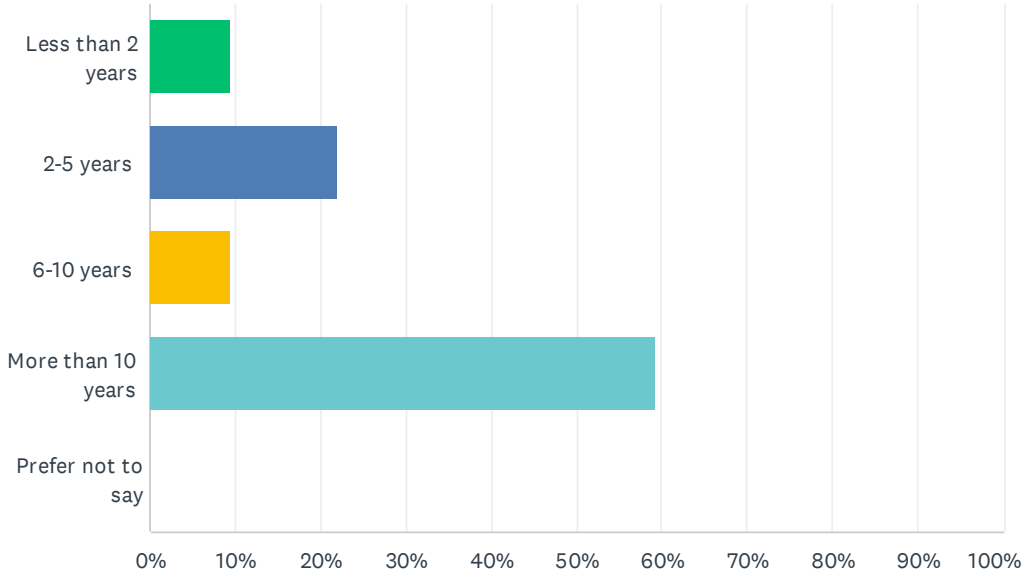
#	OTHER (PLEASE SPECIFY)	DATE
1	Interested in the growth of Winnipeg in regards to affordable housing. This is a poorer neighborhood which does need revitalization	6/19/2025 10:57 AM
2	Affordable housing	6/17/2025 2:09 PM
3	I ride or drive through	6/16/2025 9:03 PM
4	I walk, bike and drive through point Douglas.	6/16/2025 7:02 PM
5	I work near Point Douglas and bike through there on my way to work	6/16/2025 3:36 PM
6	I am interested	6/16/2025 2:07 PM

7	i work near point douglas	6/16/2025 1:19 PM
8	N9ne	6/16/2025 12:41 PM
9	Realtor	6/16/2025 11:11 AM
10	I am a Winnipeger who wants to know why it takes you city politicians sooo long to make any kind of decision, for real, I would like an answer and so would alot of other Wpgers!	6/16/2025 11:06 AM
11	I live downtown and may occasionally visit/cycle through Point Douglas. I want the city to be safer, denser, and more sustainable.	6/16/2025 11:00 AM
12	Know of area	6/16/2025 10:43 AM
13	I live in the Exchange next to Point Douglas	6/16/2025 10:19 AM
14	I commute through Point Douglas	6/11/2025 12:27 PM
15	I travel through Point Douglas regularly.	6/9/2025 1:28 PM
16	Commute through and work nearby	6/7/2025 12:25 PM
17	Bicycle commute through Point Douglas	6/6/2025 9:26 PM
18	Island Lakes	6/6/2025 9:25 PM
19	none at all, other than I am interested in seeing it develop.	6/6/2025 8:47 AM
20	used to live around there	6/5/2025 6:17 PM
21	I live next to point Douglas. Ride in through it regularly.	6/5/2025 4:17 PM
22	Nothing	6/5/2025 10:07 AM
23	Point Douglas borders on Exchange, where I live	6/5/2025 8:20 AM
24	I attend worship services in Point Douglas	6/5/2025 7:11 AM
25	I used to pass through on my bike commute to work, and am familiar with some of the area's challenges through the lens of active transportation accessibility.	6/2/2025 9:53 AM
26	I frequently travel in and through Point Douglas.	5/29/2025 6:16 PM
27	I live near Point Douglas (Stella and Aikins)	5/29/2025 2:45 PM
28	I serve the area of Point Douglas/North End	5/29/2025 1:54 PM
29	I would like to see improvements to PD	5/29/2025 8:33 AM
30	I regularly pass through Point Douglas (by various means of transportation)	5/28/2025 5:34 PM
31	I frequently bike through Point Douglas	5/28/2025 3:28 PM
32	I bike through Point Douglas	5/28/2025 8:49 AM
33	grew up there	5/27/2025 1:59 PM
34	used to live in Point Douglas	5/26/2025 1:32 PM
35	I bike through Point Douglas during my daily commute.	5/26/2025 10:11 AM
36	Just interested in improvement	5/26/2025 8:23 AM
37	I travel through Point Douglas	5/24/2025 11:07 PM
38	Commute Through	5/23/2025 7:12 PM
39	Point Douglas is part of my commute to work by bicycle	5/23/2025 6:55 PM
40	cycle through	5/23/2025 12:00 PM
41	I pass through monthly	5/23/2025 9:32 AM
42	I want to see the City thrive, and this neighbourhood has lots of potential	5/23/2025 7:57 AM
43	Visited a business there	5/23/2025 7:53 AM

44	Travel though the neighbourhood when going downtown.	5/22/2025 8:56 PM
45	Winnipeg resident	5/22/2025 8:12 PM
46	I bicycle through parts of Point Douglas	5/22/2025 7:58 PM
47	I have no connections but wanted to participate as a Winnipeger.	5/22/2025 7:06 PM
48	I commute through by bike	5/22/2025 5:56 PM
49	I'd consider living in the area in the future	5/22/2025 5:22 PM
50	I have a art studio and grew up in the area	5/22/2025 3:03 PM
51	I represent a large landowner in Point Douglas	5/22/2025 2:31 PM
52	We go to the businesses there, attend church from time to time, and walk through on guided tours.	5/22/2025 2:21 PM
53	drive over it...	5/22/2025 2:04 PM
54	None	5/22/2025 1:51 PM
55	I work with individuals who live in point Douglas through social work	5/22/2025 12:08 PM
56	I travel through Point Douglas by bicycle and motor vehicle	5/22/2025 12:04 PM
57	I'm curious to see what is proposed	5/22/2025 11:47 AM
58	Neighbouring Point Douglas	5/22/2025 11:18 AM
59	Pass through Point Douglas as a cyclist	5/22/2025 10:51 AM
60	Travel through	5/22/2025 10:43 AM
61	Commuting through Point Douglas	5/22/2025 10:22 AM
62	It is part of my commuter cycling route	5/22/2025 10:13 AM
63	I have little connection, but would spend more time in the area if it was improved	5/22/2025 9:58 AM
64	I commute through Point Douglas on my bike	5/22/2025 9:57 AM
65	I work adjacent to Point Douglas	5/22/2025 9:40 AM
66	pass through on my bike	5/22/2025 9:25 AM
67	I live near Point Douglas.	5/22/2025 8:47 AM
68	I drive by/through it	5/22/2025 8:46 AM
69	I commute by bike through Point Douglas.	5/22/2025 8:28 AM
70	Very interested in the long term community development of Winnipeg itself	5/22/2025 8:28 AM
71	I pass through on bike rides.	5/22/2025 8:27 AM
72	i cycle daily through this area	5/22/2025 8:25 AM
73	I travel through Point Douglas by bike	5/21/2025 1:14 PM

Q2 How long have you lived in Point Douglas?

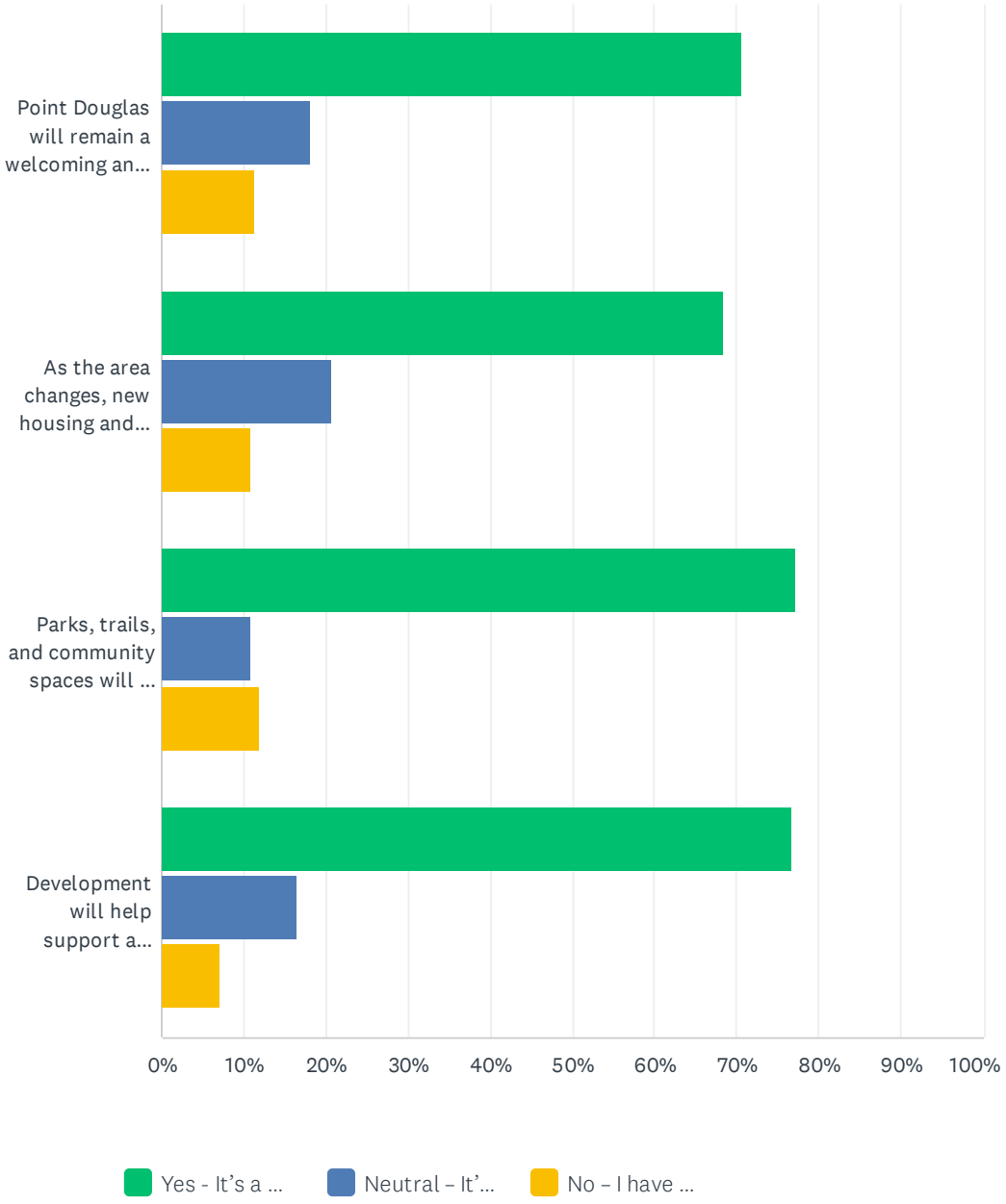
Answered: 64 Skipped: 185



ANSWER CHOICES	RESPONSES	
Less than 2 years	9.38%	6
2-5 years	21.88%	14
6-10 years	9.38%	6
More than 10 years	59.38%	38
Prefer not to say	0.00%	0
TOTAL		64

Q3 Do you agree that each of the following vision statements reflects your hopes for the future of Point Douglas?

Answered: 204 Skipped: 45



	YES - IT'S A GOOD DIRECTION	NEUTRAL – IT'S OKAY BUT COULD BE BETTER	NO – I HAVE SOME CONCERNS	TOTAL
Point Douglas will remain a welcoming and inclusive neighbourhood where people of all ages, incomes, and abilities feel at home.	70.59% 144	18.14% 37	11.27% 23	204
As the area changes, new housing and amenities will help keep it affordable and support a more vibrant community.	68.47% 139	20.69% 42	10.84% 22	203
Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.	77.11% 155	10.95% 22	11.94% 24	201
Development will help support a strong future for the neighbourhood as it transitions away from heavy industrial uses.	76.73% 155	16.34% 33	6.93% 14	202

Q4 Is there anything you would change or add to the vision?

Answered: 77 Skipped: 172

#	RESPONSES	DATE
1	The key issue will be affordable housing. The people in these areas typically are low income and I hope with the develpement that this is always in the decision of the change	6/19/2025 10:58 AM
2	This is a low income area of Winnipeg. Crime is higher, there should be discussion of increased lighting and open areas for safety	6/17/2025 2:10 PM
3	My insurance has gone from [redacted] in 2023 to just over [redacted] in 2025. I feel this change will add more crime to the area if it includes more lower income people. We are already the poorest neighbourhood in canada based on how many people rent here, and I feel this will exacerbate the problem. While I'm all for more housing, rush hour here is already tense, the strip on main st. Around the Higgins bridge is already the most dangerous part of Winnipeg for pedestrians, adding more people whether driving or not will add more problems to this problem infested area which heavily relies on a large portion of government resources and volunteer groups.	6/17/2025 12:54 PM
4	over crowding	6/17/2025 8:37 AM
5	no	6/16/2025 9:04 PM
6	555	6/16/2025 6:25 PM
7	Inclusion only goes so far. Criminals and drug dealers and people who degrade the environment should not be welcome. Development? Please be specific.	6/16/2025 3:28 PM
8	No	6/16/2025 12:27 PM
9	As we continue to allow crime and homelessness to continue unchecked, we cannot expect progress.	6/16/2025 11:38 AM
10	Sidewalks, crosswalks, entrances, trails, program buildings, grocery stores, all need to be wheelchair accessible!	6/16/2025 11:33 AM
11	Safety safety safety. This area is a disgusting mess	6/16/2025 11:11 AM
12	All of the above statements are extremely misleading and just a lot of smoke and mirrors.	6/16/2025 11:09 AM
13	Relocate homeless, and focus on crime	6/16/2025 10:53 AM
14	Some attention could be given to its industrial heritage	6/16/2025 10:46 AM
15	Point Douglas, especially east of the Disraeli, should be the diamond of Winnipeg	6/10/2025 3:07 PM
16	To start taking down or rebuilding old existing industrial building into affordable housing and more community resources along Higgins ave	6/10/2025 1:08 PM
17	The riverbanks belong to everyone. People living along the riverbank need to be supported as they find alternate places to live.	6/8/2025 3:51 PM
18	HEAVY industrial uses, not commercial or light industrial	6/8/2025 12:06 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:27 PM
20	No changes except for the drug use need it gone. Point Douglas doesn’t need any new development it doesn’t need developing. Fix what’s broken now & leave it alone. Concentrate on the North end fix that mess up	6/7/2025 12:05 PM
21	nothing	6/6/2025 11:21 PM
22	The lots are small so a multi family dwelling would be inconsistent with current property	6/6/2025 5:51 PM
23	Take into account and attempt to keep the character of new buildings to fit that of the existing	6/6/2025 8:51 AM

	housing/buildings. Don't destroy the neighborhood character as has happened on Wellington Crescent.	
24	It depends on the types of development, how they are monitored. Sale of abandoned lots and building permits for structural renovations to homes should be regulated to ensure that agencies or investors preserve the history of the area. Private buyers looking to buy homes for rental units should be required to adhere to building codes, safety and property maintenance requirements if renting.	6/5/2025 7:16 PM
25	safety is a concern	6/5/2025 6:17 PM
26	More soil testing so that people growing food in their backyard gardens know that their food is safe for consumption.	6/5/2025 12:41 PM
27	Homeless camps on the river and crackheads wondering the streets. Fix the problems first!	6/5/2025 11:44 AM
28	I'm concerned that all this planning seems to be going in the right direction however I don't see any investors really being vested with millions of dollars as they need a proper return…n building new homes at the cost nowadays would need to be priced accordingly over 350 thousand…when there's rooming houses all over that are not being run properly n the amount of garbage n metal n shopping carts no one is going to buy into a house where down the street or lane is in disarray n looks like a junk yard…the only time it looks nice is when the snow covers it all…the city constantly send a separate refuse truck to pick up discarded furniture plastic broken outdoor furniture, assort junk…n home owners dealing with terrible tenants as neighbours not using blue bins properly…clothing strewn in lanes…food debris, soiled diapers…it's a sorry state of affairs.	6/5/2025 11:30 AM
29	I noticed this was not in your online presentation, but it was mentioned at the event. You are planning on displacing single family homes - people that are low income and worked hard to buy their homes, to build multi-family residents along Sutherland. As someone that worked for 11 YEARS to buy my home, which is the [redacted], I am livid that I may be forced out of my home. A home I chose because it was within my tight budget, have worked hard to improve, hand picked the street because it is safe, quiet and close to my aging mother and aunty. You need to do better. Get rid of the factories and train tracks on the south side of Sutherland and build there instead of displacing long time residents. This plan would make me homeless as I cannot afford to buy a different house in this economy and will not be forced to move to an unsaafe neighbourhood.	6/5/2025 10:55 AM
30	I think focusing on the homeless and giving them safe spaces to help them be that safe injection sites places to sleep job opportunities and affordable housing will in the long run help with keeping point Douglas and surrounding areas safer for young families and people who have spent their whole lives here.	6/5/2025 10:28 AM
31	Put more needle disposal boxes around.	6/5/2025 10:08 AM
32	New urban housing developments , retail, recreation and park space should be prioritized. Needs an anchor destination. That will bring new people to the area.	6/5/2025 9:52 AM
33	I'd like to see a program for home owners and rental property owners make improvements to their properties either in coordination with a non profit/neighbourhood association or through low cost loans supported by government to help support the existing population and to maintain the value of city's investment in the area.	6/5/2025 8:36 AM
34	Encourage residents with resources and motivation to invest in the area. 17 mentions of affordable housing in the plan, which suggests city wants area to be occupied by low income residents who do not have the resources to contribute to improving physical and other features.	6/5/2025 8:23 AM
35	The most lofty goals should be to assist in the vast amount of homelessness in the area, make the area safe and try and eliminate the high crime rate. There are a number of buildings and houses in the area that are either vacant or in rough shape. It will be hard to create a culture of embraced living if the area is not visibly pleasing and safe	6/5/2025 8:14 AM
36	I would add an emphasis on discouraging unsafe/illegal forms of housing (encampments, renters without proper documentation, landlords renting unsafe housing to persons lacking proper documentation). Affordable and vibrant community requires safety, accessibility, and community investment. Let's encourage long term residents and avoid housing traps that increase transient homelessness. I am not against heavy industrial companies that are well	6/5/2025 7:53 AM

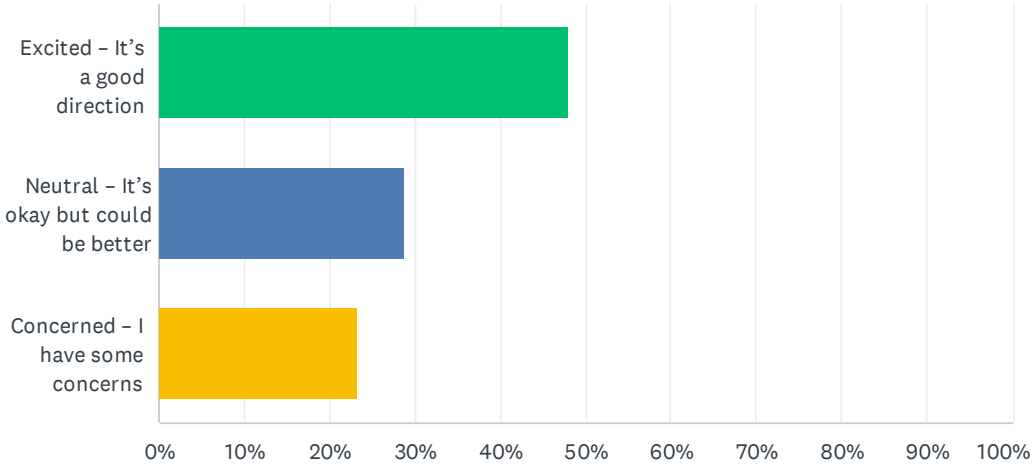
	situated to work in our community. I am against empty and unsupervised buildings of any kind, as they encourage and enable illegal and dangerous activity. Let's promote a revitalized industrial sector that could provide meaningful, steady employment to residents.	
37	This plan sounds good but I have concerns about crime and how it will be reduced.	6/3/2025 8:40 PM
38	Safe pedestrian and cycling infrastructure will keep a community vibrant and affordable for all..	6/1/2025 7:34 PM
39	The area has the potential to become a 'village' similar to Sage Creek or Bridgwater, with all amenities PLUS very walkable to The Forks and downtown.	5/29/2025 6:19 PM
40	Someone doing something with vacant and/or boarded buildings, empty lots, and buildings that have been torn down but the debris remains on the property.	5/28/2025 9:17 PM
41	Development is a vague term. Do I like the idea of the city of Winnipeg investing in my neighbourhood and its people? Absolutely. Do I like the idea of Winnipeg handing chunks of land to private developers to create cheaply made luxury housing with thin profit margins? Absolutely not.	5/28/2025 2:22 PM
42	Ensure a good mix of accessible housing, dense housing, mixed use housing - for those with phyiscal needs as well as economic - along with stores, and green space	5/28/2025 9:28 AM
43	Ensure new developments do not remove people who already live in the area	5/27/2025 8:57 AM
44	Measures need to be in place to curb corrupt landlords who refuse to maintain their properties at the expense of their tenants wellbeing in order to make maximum profit. "Affordable" housing is great but not when the houses are allowed to fall to ruin and ultimately burn so someone can collect the insurance and build a four plex.	5/26/2025 2:00 PM
45	Future planning of Point Douglas must not push out current, and long time residents, and especially those who are low income. More services and affordable amenities must be included that includes low-income friendly food sources that balances the current food desert. Your questions are formed in a way that suggests that major developments are planned. Is this true?	5/26/2025 1:37 PM
46	Dream big!	5/26/2025 10:11 AM
47	No injection site nearby	5/25/2025 10:34 PM
48	How long will it take for completion	5/25/2025 10:13 AM
49	I would love if there was a way that people needing help or are on drugs, roaming on Main Street, could stay away from private properties on the adjacent streets. They're trashing the streets, peeing/puking on cars, stealing packages, and trying to break in houses and cars. I see that some neighborhoods, just on the other side of the bridges, have entrances (I.e. Elmwood, , Bridgewater…) and delimits the territory. Maybe that would keep them off? Try to have more police doing rounds on the streets at night? I know their hands are full, but I don't think the people living in Point Douglas have to deal with that.	5/24/2025 5:33 PM
50	I would like to restate, a safe place for children to gather and play. This may require challenging the rooming house situations that have a high presence if addiction and often as a result, violence.	5/24/2025 4:40 PM
51	Replace that bridge!!	5/24/2025 1:49 PM
52	Could the city also look into more police patrol presence and somehow look after the litter that is often accumulating and visible on the boulavards?	5/24/2025 11:21 AM
53	Every year we have more issues and see more crime than the previous year. I don't know the answer but we are heading in the wrong direction.	5/23/2025 11:37 AM
54	I think all of this remains a bit of pie and the sky until chronic homelessness and crime in the area is addressed	5/23/2025 8:01 AM
55	The [redacted] need to be purged.	5/22/2025 9:55 PM
56	Crime is rampant in this area. Also, most of the social service agencies are concentrated close to this area, which has made the area a no-go zone for developers/potential residents. Any redevelopment of this area will need to address the needs of Winnipeg's most vulnerable and not displace them, since they require a home too. I think a block by block approach starting at Higgins Avenue/Waterfront Drive and moving every direction from there would be a	5/22/2025 9:26 PM

	more realistic approach. Also, decommissioning the Louise Bridge for traffic and turning it into a pedestrian bridge, with a joint redevelopment of Elmwood would be a better plan. Add a third lane each direction on the Disraeli Freeway and redirect all Nairn Avenue traffic by expanding/realigning Midwinter Avenue to better connect with the Disraeli Bridge. This would make Higgins Avenue a quieter street with no semi trucks/heavy traffic. Then the developers/potential residents might be attracted to the area. A park-like or mini extension of The Forks, with a fully developed riverfront with all of the amenities. Also, a large marina and maybe attracting a small riverboat tourism start-up company to bring in more visitors. The Red River is very under-utilized today compared to previous decades and is the biggest asset in this area.	
57	We need more accountability with the slum landlords who buy houses and don't look after nor monitor the people or activity in the area. They buy these houses and make them all bedrooms to rent as many as they can in one house. No upkeep, not inspections and it's it horrendous.	5/22/2025 6:17 PM
58	More riverfront access, green space, and connected trails	5/22/2025 5:56 PM
59	My only real concern is that jobs for people without degrees remain available.	5/22/2025 5:42 PM
60	Building new parks would be nice for families And closing down the bars on Main Street that has caused a lot of issues in the area.	5/22/2025 3:22 PM
61	Chasing away industry in the area takes away from the walk ability and history of the community why are we so hell bent on getting rid of industry specialty when one can walk ti work. We should be able to live near where we work not have to drive to the other side of the city	5/22/2025 3:06 PM
62	SAFETY!!!! I want to feel safe in my neighborhood, as for right now, I stay in a hotel whenever my partner is out of town. This is insane. Yesterday someone heavily drugged try to break in our house, in the middle of the day!!! Tents along the river (I live on [redacted]) and people at night screaming, clearly struggling. The cost of living and having the chance to own a house let us be here. I love the community and the threes, but cannot stay long if there's no drastic change. It's me and my partner, we both work full time jobs we want to build a d'Anil but not I'm questioning every decisions about this.	5/22/2025 12:43 PM
63	Access to affordable and healthy foods	5/22/2025 12:09 PM
64	Need to deal with boarded up homes, stop allowing encampments, drug houses.	5/22/2025 12:06 PM
65	Deal with the homeless encampments and addiction issues - not be enabling but by providing actual treatment that takes people out of addiction. Compassion means helping not enabling.	5/22/2025 11:20 AM
66	Bike route improvement is also essential.	5/22/2025 10:23 AM
67	Would be great to see some Indigenous cultural, historical and modern connections reflected in the redesign of the area.	5/22/2025 10:14 AM
68	It would be good to see destinations like restaurants, parks etc. in the area so one can spend time in the area	5/22/2025 9:26 AM
69	Don't make the streets anti-cycling like you did with Salter and Mountain.	5/22/2025 9:24 AM
70	It must be the people who live there that should have input. Make sure you connect with the numerous community groups in the area.	5/22/2025 8:52 AM
71	High density and mixed commercial use will be a seamless transition into downtown Winnipeg. Making it feel all as one all the hike supporting and uplifting the community presently living there	5/22/2025 8:30 AM
72	More specifically on how to attract more businesses to the area, less social housing as we are at capacity for that already and the province is doing a terrible job at maintaining what they have	5/21/2025 11:33 PM
73	Return the Prichard docks	5/21/2025 11:04 PM
74	no	5/21/2025 10:04 PM
75	New housing and amenities should be purpose-built for affordability and a vibrant community if that's the desired outcome. This statement can be strengthened if financing and programming compliment these outcomes.	5/21/2025 1:17 PM

76	I think the vision for development and housing should be more explicit about diversifying types of housing.	5/21/2025 12:18 PM
77	I do not support the ongoing existence of those who set up on the riverbanks of Point Douglas and participate in criminal activities such as home and property theft, drug dealing, bicycle 'chop shops', and the illegal, environmentally damaging practice of burning wire to exchange for cash at our local scrap metal dealer. Moreover, the continued existence of rent-free homeless tent encampments continues to serve as a degradation to the environmental biodiversity and an impediment to the public's recreational use of the riverbanks.	5/21/2025 11:39 AM

Q5 How do you feel about the draft plan for the infill area?

Answered: 177 Skipped: 72



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	48.02%	85
Neutral – It's okay but could be better	28.81%	51
Concerned – I have some concerns	23.16%	41
TOTAL		177

Q6 What do you like most about the draft plan for the infill area?

Answered: 103 Skipped: 146

#	RESPONSES	DATE
1	This is such a beautiful area of Winnipeg, on the riverbank will the develpement try to ensjr	6/19/2025 10:14 PM
2	Density and urban vitality are supported.	6/18/2025 8:19 AM
3	More affordable residential opportunities	6/17/2025 8:29 PM
4	Infill housing is a great start. The prices need to be controlled to keep the area affordable, I would suggest Co-op housing plan could be looked at as on Roblin Blvd.	6/17/2025 2:13 PM
5	It should be a dog park, downtown doesn't have a good dog park and dogs have become family for lots of us many of which don't have cars.	6/17/2025 12:55 PM
6	New residential development will bring new, positive life to the neighbourhood.	6/17/2025 11:17 AM
7	nothing	6/17/2025 8:38 AM
8	density and improvement to community safety	6/16/2025 9:06 PM
9	Public spaces, parks, trails.	6/16/2025 7:05 PM
10	555	6/16/2025 6:39 PM
11	Assuming that many of the empty/abandoned and dilapidated old buildings will be replaced with new, higher density options — this will rejuvenate the area and provide more affordable housing options for more people.	6/16/2025 5:12 PM
12	4 stories seems a bit much maybe 2 or 3	6/16/2025 2:09 PM
13	Affordable housing	6/16/2025 12:31 PM
14	Housing for everyone, single units, and up, ALL pet friendly with rules of course.	6/16/2025 11:36 AM
15	Nothing, How many feet between floors on these 4 story buildings? No one wants to live beside anything higher than 2 or 3 stories, but your ramming this down all the area residents throats. Why don't you take a vote on this in the area and ask all the residents?	6/16/2025 11:30 AM
16	Control over housing	6/16/2025 10:59 AM
17	I do not agree with infill policies, and overdensity will increase potential livability issues.	6/16/2025 10:58 AM
18	High density	6/16/2025 10:34 AM
19	limit to housing height. inclusion of trees and shrubs, residential focus	6/12/2025 12:28 PM
20	Creating a beautiful urban neighbourhood that integrates the river	6/10/2025 3:11 PM
21	understands the need to maintain character and affordability	6/8/2025 12:08 PM
22	Nothing	6/7/2025 12:06 PM
23	public paces	6/6/2025 11:21 PM
24	Housing	6/6/2025 4:05 PM
25	I like the draft plan, ensuring that there are no 4 story housing built where there is currently bungalow housing.	6/6/2025 2:14 PM
26	Hopefully it address existing run down properties and address the slum landlord situation in a few properties.	6/5/2025 7:39 PM
27	residential development	6/5/2025 6:19 PM
28	More housing	6/5/2025 5:44 PM

29	More people means a more vibrant neighborhood	6/5/2025 4:19 PM
30	More affordable housing.	6/5/2025 12:43 PM
31	We need more housing density in this area.	6/5/2025 12:26 PM
32	Designed to match neighborhood character	6/5/2025 12:11 PM
33	that areas west of Disraeli will be cleaned up	6/5/2025 11:46 AM
34	Nice to have a plan…however who's going to build when there's delapitated homes that some landlords do not do any improvements or do basic maintenance…why would any investors build when they wouldn't be able to find tenants to live where there's deplorable homes next door…average 2 bedroom new apartments are inching 2000 a mth.	6/5/2025 11:41 AM
35	Nothing	6/5/2025 11:01 AM
36	Four story buildings sounds great. Winnipeg needs more housing.	6/5/2025 10:12 AM
37	It's a long overdue step to solve a long term problem.	6/5/2025 8:37 AM
38	Emphasis in the abstract on residential, but outcome depends entirely on the nature of the ultimate "residents." Area dominated by low or no income renters is invitation for trouble.	6/5/2025 8:26 AM
39	I like that regulations and by-laws are intended to be honoured - I would like to see more enforcement with our current housing situation.	6/5/2025 8:02 AM
40	More housing	6/4/2025 7:46 PM
41	I am glad there won't be any commercial buildings allowed.	6/3/2025 8:44 PM
42	Keeping the character of the neighborhood.	6/1/2025 7:36 PM
43	Trees and soft landscaping will be considered.	6/1/2025 3:57 PM
44	Providing more housing and hopefully an improvement in the amount of vacant housing	5/29/2025 2:53 PM
45	More density	5/29/2025 8:35 AM
46	It seems to have a clear vision	5/28/2025 9:18 PM
47	I like that it increases permission for housing	5/28/2025 5:37 PM
48	Yes	5/28/2025 4:34 PM
49	I like that the residential buildings are restricted to 4 stories.	5/28/2025 3:30 PM
50	The loosened zoning regulations allowing current property owners to better utilize the land they possess.	5/28/2025 2:30 PM
51	that it maintains a feel/vibe that works and offers some mixed use housing and accessible communal green space	5/28/2025 9:29 AM
52	Inclusion of parks/third spaces	5/27/2025 9:05 AM
53	more density	5/26/2025 2:12 PM
54	Single and duplex units are fine. I like that new industrial and high rise buildings are prohibited.	5/26/2025 2:05 PM
55	Encouraging medium-density development is the way to go.	5/26/2025 10:13 AM
56	More housing	5/26/2025 9:31 AM
57	providing more housing options	5/25/2025 7:19 PM
58	The neighborhood will get attention to create a nicer community	5/25/2025 10:24 AM
59	More housing	5/25/2025 10:18 AM
60	Not much.	5/24/2025 3:50 PM
61	Building up not out is exactly what this city needs.	5/24/2025 1:50 PM
62	Plain and simple, that the city is looking into the quality of the maintenance of the streets,	5/24/2025 11:31 AM

	infrastructure and look (trees and maintaining current green spaces.	
63	infill is good when done properly	5/23/2025 8:03 AM
64	More housing options	5/23/2025 7:56 AM
65	any improvements are a good thing.	5/22/2025 9:57 PM
66	Good way to help fund new residential construction in a challenging area.	5/22/2025 9:38 PM
67	density increases	5/22/2025 7:25 PM
68	Anything that enhances the area is positive.	5/22/2025 7:07 PM
69	Mixed use housing is a fantastic model for city growth and diversity. It provides stability within transitory lifestyles.	5/22/2025 7:04 PM
70	I agree with infill as i am a infill owner. But my only problem is again anyone buying and renting out. Some I fills are a mess in the neighborhood.	5/22/2025 6:20 PM
71	Density is good for affordability and transit access and reducing sprawl.	5/22/2025 5:58 PM
72	I like the direction of more affordable housing, and also that infrastructure capacity is being accounted for.	5/22/2025 5:48 PM
73	I like the idea of more affordable housing	5/22/2025 4:08 PM
74	Population density and housing.	5/22/2025 3:39 PM
75	It's nice to see a step forward on something that shoulda been done 20+ yrs ago	5/22/2025 3:18 PM
76	more housing.	5/22/2025 2:11 PM
77	more housing, in Vancouver or Toronto, Point Douglas w/b amongst the most desirable areas in town	5/22/2025 2:07 PM
78	proximity to rapid transit	5/22/2025 12:52 PM
79	Yes sure affordable housing, but less affordable renting, as for our own experiences. Also we are so close to Main Street and it got worsened the last year.	5/22/2025 12:46 PM
80	Why would we not use high-rises with big beautiful apartments right along the river that would look beautiful and provide a lot of housing	5/22/2025 12:40 PM
81	Allow for more housing density and infill.	5/22/2025 12:31 PM
82	No more industrial use	5/22/2025 12:10 PM
83	More housing less industry	5/22/2025 12:08 PM
84	Increased affordable housing	5/22/2025 12:07 PM
85	High density	5/22/2025 11:50 AM
86	going to saturate with low income housing. no infrastructure revisions. only builders will benefit.	5/22/2025 9:56 AM
87	Affordable housing is much needed within the area!	5/22/2025 9:33 AM
88	Building more housing is great	5/22/2025 9:33 AM
89	Not allowing more industry in the area	5/22/2025 9:30 AM
90	That you are limiting the potential for high-rise monstrosities.	5/22/2025 9:30 AM
91	there is an obvious effort to make the area more residential-friendly by removing/limiting commercial/industrial users	5/22/2025 9:27 AM
92	Rapid transit.	5/22/2025 9:16 AM
93	We need more density of people. So the 4 story allowance is good.	5/22/2025 8:55 AM
94	I like that it takes the character of the neighbourhood into account.	5/22/2025 8:50 AM
95	Why restrict high dencity buildings so much. What Winnipeg needs it multi-purpose zoned buildings. First floor commercial and 3-6 stories of residential on top. By limiting it to max 4	5/22/2025 8:45 AM

	story residential you are really limiting development and growth in an area that doesn't need preserving	
96	more housing	5/22/2025 8:43 AM
97	Rapid transit and new stations to support the community	5/22/2025 8:32 AM
98	I don't like it at all. We don't want the HAF in our community.	5/21/2025 11:36 PM
99	Why does the map include green spaces as being infill potential?	5/21/2025 11:25 PM
100	preserving the height of neighbouring buildings as well as Water and wastewater capacity	5/21/2025 10:07 PM
101	Responsive to current density and housing fabric.	5/21/2025 1:23 PM
102	Increase in affordable housing.	5/21/2025 12:29 PM
103	that it will encourage/support gentle densification, building on what is already present in the neighbourhood.	5/21/2025 12:22 PM

Q7 What do you think might be missing from the draft plan for the infill area?

Answered: 109 Skipped: 140

#	RESPONSES	DATE
1	Mixed use commercial	6/24/2025 3:02 PM
2	River views	6/19/2025 10:14 PM
3	Co-operative housing. Builders need to be held responsible for affordability. Must have longevity with prices	6/17/2025 2:13 PM
4	A dog park.	6/17/2025 12:55 PM
5	over population	6/17/2025 8:38 AM
6	What is happening to the people/properties who are currently living there?	6/16/2025 9:06 PM
7	A more intentional active transit plan. Walkways and bikeways.	6/16/2025 7:05 PM
8	555	6/16/2025 6:39 PM
9	Some commercial uses such as a grocery store that residents would frequent should be accommodated.	6/16/2025 5:12 PM
10	Limit new building height to 3 stories not 4. Character of the people that move into these units is important. If this is a plan to make housing for people who have not contributed to society and by there actions demonstrate no respect for others I'm firmly against this plan. It will ruin this residential area.	6/16/2025 3:45 PM
11	Accessibility	6/16/2025 11:36 AM
12	It's a very long walk for a lot of residents to the poorly located bus stations. What are you going to do about the very dangerous Louise Bridge, it's in very bad shape and needs to be replaced, it's a huge lawsuit waiting to happen when it finally collapses.	6/16/2025 11:30 AM
13	Heritage interpretation	6/16/2025 10:59 AM
14	Draft plan? You show a map, not a plan.	6/16/2025 10:58 AM
15	Proposals to evict industrial use businesses that harm the land and make the neighbourhood unlivible	6/16/2025 10:34 AM
16	services such as access to affordable food shopping, opportunity for local craft/shops, location of parking--possible car coop parking?	6/12/2025 12:28 PM
17	four stories and no commercial is one way to make this plan a failure. I agree there should not be high rises but so many low quality builders will put up crappy four story buildings that will ruin the vision of the area. at least 6 stories should be permitted along with some commercial. Let's make this Winnipeg's best urban neighbourhood and celebrate the gem that it is.	6/10/2025 3:11 PM
18	Green space. Playgrounds.	6/8/2025 3:52 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:30 PM
20	The part where you leave point Douglas alone	6/7/2025 12:06 PM
21	nothing	6/6/2025 11:21 PM
22	Parking- how will a four plex with potential for 8 cars be big enough to allow off street parking. Also houses are very close together and a huge structure can be or create a fire hazard	6/6/2025 5:54 PM
23	Transit	6/6/2025 4:05 PM

24	Consideration for parking of residents vehicles and visitors for when you increase the number of living spaces. It's difficult at times now to find parking infront of you home. Example would be having a new housing unit for 4 families and only creating space for 2 or 3 vehicles	6/6/2025 2:14 PM
25	It does not address the industrial buildings on Sutherland. There are empty and run down properties on Euclid which could be turned into 3-4 story units. Sutherland needs to be looked at as a potential area for future small retail businesses and independently owned cafés or eateries.	6/5/2025 7:39 PM
26	concerned that higher rise buildings should be included.	6/5/2025 6:19 PM
27	Ensuring affordability	6/5/2025 5:44 PM
28	Not sure how much grass is needed.	6/5/2025 4:19 PM
29	Consideration about the longevity of the Louise Bridge.	6/5/2025 12:43 PM
30	Will the local elementary school be able to handle an increase in students?	6/5/2025 12:26 PM
31	Neighborhood-oriented commercial infill might also be considered	6/5/2025 12:11 PM
32	a lot of the area has already been developed with newer housing. So the idiot doing the mapping does not live here. And it shows.	6/5/2025 11:46 AM
33	Are there any investors ready to come in and build or is this just put out changes of zoning to think developers will come in and build…it's like buying a buggy and have no horse.	6/5/2025 11:41 AM
34	Consideration of the long time residents that have helped build the community and have worked their whole lives to buy a home in a neighbourhood we love. Displacing the elderly, the young families and immigrants is heartless and makes your entire plan's goal unachievable.	6/5/2025 11:01 AM
35	I worry about bigger companies sweeping up properties and raising rent to an unaffordable level. I myself own my home but I would hate to see great neighbors get kicked out by larger companies only caring about money	6/5/2025 10:30 AM
36	Lots of lighting to brighten the area that keep shady people away.	6/5/2025 10:12 AM
37	How you will encourage people with means to live and invest in the area.	6/5/2025 8:26 AM
38	Enhanced lighting throughout the area, CCTV camera's to deter crime. The new LED lighting on city lights are more energy efficient but are much duller. In high crime area's, increased lighting could help provide a safer environment	6/5/2025 8:17 AM
39	I think that if the hope is for revitalization, we need to consider how to make amenities and opportunities for employment a part of this plan. High density housing is not a long term solution, and in an area that already struggles to enforce by laws and zoning regulations I would be distrustful of a plan that relied on those processes to be successful.	6/5/2025 8:02 AM
40	I would like to see the scrap metal place on Sutherland removed from the area. I believe it would cut down on theft	6/3/2025 8:44 PM
41	Safe ways for pedestrians to cross the railway	6/1/2025 7:36 PM
42	"Building size and placement will be considered" is vague and subjective to interpretation. What will "_____ be considered" look like? Will developers be subject to specific rules - like mandatory boundary between foundation footprint and property edges? Some infill don't actually have a wide enough space between building and property edge or neighbouring building to push a stroller or lawnmower.	6/1/2025 3:57 PM
43	1. What is to be done about the current residents as the area is developed? 2. The area should include the Disraeli/Main St/Waterfront triangle.	5/29/2025 6:25 PM
44	Ensuring the units and buildings are family friendly (ie, shared greenspace)	5/29/2025 8:35 AM
45	Expanding into a larger area	5/28/2025 9:18 PM
46	I do not think the increased zoning rights go far enough. They are hardly different from the rest of the city; more will be required to enable development in this area. In particular, parking minimums should be eliminated entirely.	5/28/2025 5:37 PM
47	More flowers	5/28/2025 4:34 PM

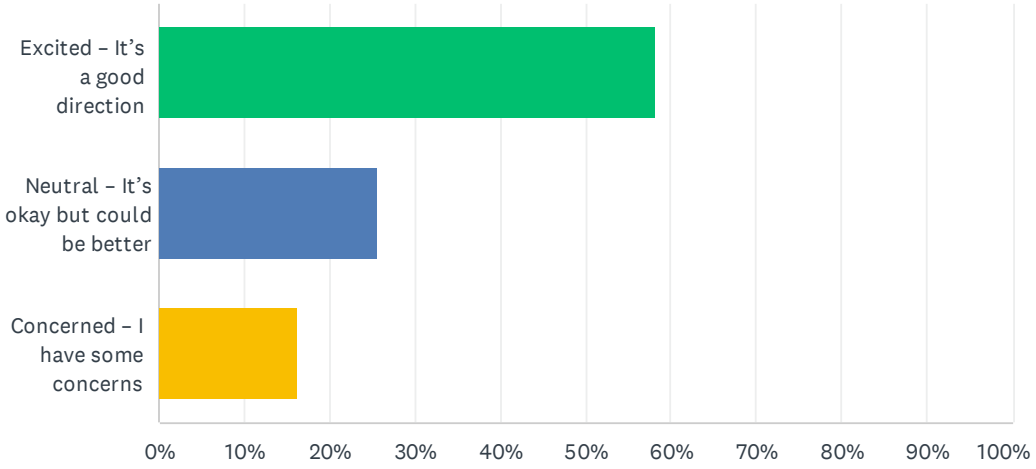
48	In Winnipeg, there is not a stark need for more houses or units - our population does not exceed the available housing. What is an issue is rent control and unsafe housing. Property owners allow their properties and structures to decay, leading to precarious empty buildings and the ghettoization of low-income individuals who have little choice regarding where they can live and how much they can afford to spend on rent. I think that I would like to see a part of the plan that addresses landlords and property owners that permit their properties to decay while occupied by tenants or remain vacant for years at a time. Additionally, I would like to see some kind of benefit for residents that own their homes as well as landlords that do maintain their properties adequately, as a means to motivate the owners within the area to take pride in the maintenance of their community.	5/28/2025 2:30 PM
49	Commercial development, ie small shops and restaurants, cafes etc	5/28/2025 2:10 PM
50	The Higgins waterfront area should be a priority. Homeless encampments are severely limiting growth in all of Point Douglas and we were told by the premier that they were going to be addressing it. It can not happen soon enough as every day that goes by allowing them to grow will make it that much harder to solve the problem. Once it's taken care of, we need to find a way to fill all of that valuable waterfront land with new builds to prevent the encampments from popping up again.	5/28/2025 12:27 PM
51	A police presence.	5/27/2025 2:04 PM
52	It would be cool to have a plan on how to use historic sites that may be in disrepair or not being used to their full capacity	5/27/2025 9:05 AM
53	Have more 4-story structures.	5/26/2025 7:18 PM
54	areas for businesses - places for residents to shop get groceries, eat, etc.	5/26/2025 2:12 PM
55	Four and six plexes need to be prohibited. Allowing those puts a huge "burn me" sign on every single family and duplex residence in the neighborhood. We have seen how these developments play out in other communities. All the large trees are removed and edge to edge structures are built on the lot. Boulevards are trashed and left in poor condition for years. I think many of us explicitly stated that we valued our existing housing stock and wanted to preserve as many old trees as possible. Allowing four plexes and four story buildings does accomplish this goal. In fact, it actively undermines this goal.	5/26/2025 2:05 PM
56	More accessible groceries and gardens.	5/26/2025 9:31 AM
57	Residential high rise	5/25/2025 8:04 PM
58	Better to consider how abandoned houses can be rebuilt/refurnished as many fire incidents have been happening in the neighborhood.	5/25/2025 7:19 PM
59	I’m concerned about apartments taking over and it losing neighbourhood houses. The idea Reminds me of sunrise east hasting neighbourhood in Vancouver where I used to live. A lot of 4 story apartments run down by drugs and bugs. So many bugs	5/25/2025 10:24 AM
60	Light restrictions to the current homeowners with the increase of allowable height restrictions.	5/25/2025 10:18 AM
61	Does it allow for commercial spaces that enhance community like coffee shops, restaurants, bakeries, library, and arts? Does it address schools and classroom space. Does it include a plan for safety patrols and street cleanup (like the exchange district.) How do you regulate who is allowed to purchase and build? Will it help exploit those needing affordable housing and just make investors rich? Will it allow the community to take the lead on how we want our community to grow? How will foot traffic, bicycles and traffic be addressed.	5/24/2025 3:50 PM
62	Low income housing, rent controlled housing.	5/24/2025 1:50 PM
63	I am not in favour of 3 or 4 storey buildings in a residential area. Why not think bigger? Why not have a mixture but keep it organized. In other words, i.e. along Rover - why not allow developers to build apartment buildings along the River front? Now that is real infill and improved density housing that will also increase the tax base in order to maintain and continue into the future, the new higher quality of living and safety to the neighbourhood.	5/24/2025 11:31 AM
64	Allow for a few 1st floor commercial spaces on corners if there is a 4 storey building. Corners should also possibly be higher ... 6 stories.	5/23/2025 12:25 PM
65	a PROTECTED and safe AT connection as part of the North Winnipeg Parkway	5/23/2025 12:03 PM

66	the prices of infill houses are astronomical, typically take up the entirety of the lot and not allowing for any backyard space for families to spend time	5/23/2025 8:03 AM
67	Small grocery stories	5/23/2025 7:56 AM
68	Maybe some higher-rise buildings should be considered. Maybe 6-8 stories..	5/23/2025 7:43 AM
69	affordability for accommdations.	5/22/2025 9:57 PM
70	Crime is rampant in this area. The last few SRO hotels on Main Street with beverage rooms/beer vendors are destroying the vulnerable people that are forced to live in them and the Point Douglas community. They need to be closed. The pawn shops on Main Street are hot spots for stolen goods to be bought and sold and also need to be removed. A detox/treatment centre should be built to rescue these vulnerable people and give them the help they need. These issues need to be dealt with along with the new residential homes planned.	5/22/2025 9:38 PM
71	high rises should be allowed	5/22/2025 7:25 PM
72	Not sure	5/22/2025 7:07 PM
73	Is there a plan to update the water and wastewater capacity?	5/22/2025 7:04 PM
74	We need more spaces for our Children and families to spend safe time outside and in the neighborhood.	5/22/2025 6:20 PM
75	A plan to ensure higher density doesn’t result in increased automobile traffic on streets with lots of cyclists	5/22/2025 5:58 PM
76	I think some small commercial areas should be present, to allow for corner stores and restaurants. The Point Douglas neighbourhood feels like a dead zone to be traversed away from, if you need a drink or a snack but don't live in the area.	5/22/2025 5:48 PM
77	Concerns over green space losses	5/22/2025 4:08 PM
78	No talk of mixed use in the area of yellow used have lots of small stores least 1per st some more around pd why is this being ignored it's part of the areas history would love to see small buisnes be allowed attached to ones residence again real Shame we got rid of that in our urban fabric.	5/22/2025 3:18 PM
79	saying how it’s going to make affordable housing.	5/22/2025 2:11 PM
80	Wish the rail lines were re-purposed for the rapid transit and a greenway	5/22/2025 12:52 PM
81	Les appartements. We need new family that could live in houses, we need organizations that will buy old/inhabitant houses and transformed them into single houses.	5/22/2025 12:46 PM
82	They should add a police station right in the neighbourhood	5/22/2025 12:40 PM
83	Requirements like back lane access and minimum setbacks should be removed.	5/22/2025 12:31 PM
84	Commercial / resourcing buildings could be useful	5/22/2025 12:10 PM
85	HOME OWNER OCCUPIED NOT RENTALS!!	5/22/2025 12:08 PM
86	Increase in bike lanes for smooth travel through the area	5/22/2025 12:07 PM
87	It needs a guarantee that there will many, many trees.	5/22/2025 11:50 AM
88	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
89	I'm concerned about gentrification and how it will be possible to keep the neighbourhood affordable and make it safer. This area is known for its drug houses and burnt out buildings as Sel Burrows and others have talked about for years. Let's just say I cycle a lot faster through those streets.	5/22/2025 10:20 AM
90	More focus on the active transportation corridor	5/22/2025 10:04 AM
91	Too many structures	5/22/2025 9:56 AM
92	The addictions treatment center should be included.	5/22/2025 9:33 AM
93	Discouraging rental properties	5/22/2025 9:33 AM

94	Mixed income accommodation. If is is only 'affordable' housing it becomes a low income area with all the associated problems.	5/22/2025 9:30 AM
95	N/A	5/22/2025 9:30 AM
96	unsure	5/22/2025 9:27 AM
97	Commercial.	5/22/2025 9:16 AM
98	Is there somewhere in the area we can have high rise subsidized housing?	5/22/2025 8:55 AM
99	I think some commercial use for spaces on the main floors of larger buildings would add to the walkability and neighbourhood feel of the community, as well as economic development.	5/22/2025 8:50 AM
100	Some mixed use zones or areas for large development. I understand preserving the character of the neighborhood but it’s an industrial zone so preserve or allow old buildings to be covered into housing	5/22/2025 8:45 AM
101	Mixed-use commercial and residential buildings	5/22/2025 8:43 AM
102	Some of the older buildings should get upgraded/redeveloped not demolished.	5/22/2025 8:30 AM
103	More consultation with the community	5/21/2025 11:36 PM
104	The narrow streets being put to shade by too many tall buildings creates a ghetto feel immediately	5/21/2025 11:25 PM
105	an explanation as to why, in order to make it affordable, housing requires at least 4 stories.	5/21/2025 10:07 PM
106	The riverfront development at the "Pritchard docks" as we call it, could become a public riverfront access point, whether a proper boat launch or just a permanent public dock (like the Hugo dock) that is an extention of Michaelle Jean Park. People already use this space a lot, and it has tons of potential. This currently looks like an old concrete dump and is located at the end of Pritchard ave along the public path and into the Red River.	5/21/2025 7:15 PM
107	Sites abutting Main St along Magnus, Burrows, and Alfred may see pressure to intensify as commercial due to the Malls & Corridors policies. Seems a mismatch in procedures that needs to be addressed.	5/21/2025 1:23 PM
108	I am deeply concerned about the impact of Infill Housing Zoning Changes on waterways and trees in the very riverbank-rich area that is Point Douglas. Preserving the tree-lined waterways and excluding them from higher-density development should be of primary importance, not just for Point Douglas, but for all the City's naturalized rivers and creek bank areas. The city has committed to the Montreal Pledge, and I will be very disappointed if that commitment was made for optics only. Both the Greenspace and Natural Corridor Plan By-law and Tree By-law are set to be completed in 2026, but their expertise in protecting waterways and assessing the impact on water and climate change will come too late to inform crucial and lasting environmental decisions for higher-density infill housing along the waterways. Riparian properties are highly sought after for development. Increased higher density construction under the proposed zoning changes will expand along the waterways, intensifying damage to natural ecosystems and resulting in long-lasting environmental harm. The proposed infill plan should not be extended to the waterways, our most ecologically sensitive areas. The plan should preserve city-owned riverside lands by exempting them from sale and designating them as permanent parkland. This would include a 350-foot buffer zone from the Red River, excluding it from development. Current lots within designated buffer zones would retain their current zoning and remain exempt from new infill housing designations. I believe it is vital for the city to honour its commitment to the Montreal Pledge, as well as the 2022 City Council commitment to add 1,000 acres of parkland. Please preserve city-owned riverside lands by exempting them from sale and designating them as permanent parkland.	5/21/2025 12:29 PM
109	I think permitting small neighbourhood oriented commercial uses as part of mixed residential-commercial developments, particularly on corner lots would be great. Many residential neighbourhoods in other cities like Montreal that have lots of gentle density, have uses like a little cafe on the ground floor of a 2-3 storey mixed use building on the corner. this could be limited to parts of the infill area that are abutting or within a certain distance of the mid-rise area.	5/21/2025 12:22 PM

Q8 How do you feel about the draft plan for the mid-rise mixed-use area?

Answered: 172 Skipped: 77



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	58.14%	100
Neutral – It's okay but could be better	25.58%	44
Concerned – I have some concerns	16.28%	28
TOTAL		172

Q9 What do you like most about the draft plan for the mid-rise mixed-use area?

Answered: 87 Skipped: 162

#	RESPONSES	DATE
1	Good use of land space, again affordable. Duplex, triplex for families of 4 and up	6/19/2025 10:15 PM
2	More affordable residential opportunities	6/17/2025 8:30 PM
3	4 stories should be the maximum. In these high rises, there must be apartments with 3 bedrooms for people with 2 or more children, The larger the building with more apartments can lead to an over abundance of poorer people living together. Ensure there is mixed affordability for all. Review Glasgow and Edinburgh Scotland tools to see how these cities have improved poorer areas!	6/17/2025 2:18 PM
4	Opposed to it, I understand the intention, but whether it's higher income or lower income people, it will be problematic. We're the second largest country in the world, our next biggest city is Brandon in our province, we can add housing in a less dense section of this coty/province.	6/17/2025 12:58 PM
5	nothing	6/17/2025 8:38 AM
6	Revitalization	6/16/2025 9:07 PM
7	Gathering spaces	6/16/2025 7:07 PM
8	555	6/16/2025 6:43 PM
9	Inclusion of higher density and affordable housing. Inclusion of commercial uses that directly benefit the community.	6/16/2025 5:15 PM
10	4	6/16/2025 2:11 PM
11	Could be a lot better more housing than businesses and stop with any building more than 3 stories in any of these areas, because most of the people planning these changes don't live there.	6/16/2025 11:41 AM
12	That’s great, but we need more grocery stores and banks or ATMs	6/16/2025 11:38 AM
13	small-scale commercial.	6/16/2025 11:03 AM
14	Nothing	6/16/2025 11:01 AM
15	small scale commercial/shops, hopefully cafe or two.	6/12/2025 12:30 PM
16	efforts to maintain and enhance conveniences necessary to a residential neighbourhood	6/8/2025 12:10 PM
17	I love the idea of mixed-use areas, particularly buildings with commercial space on the main floor and housing above, for reducing the amount of traveling required to get to amenities.	6/7/2025 12:32 PM
18	NO mid rise	6/7/2025 12:07 PM
19	public spaces	6/6/2025 11:22 PM
20	Housing	6/6/2025 4:06 PM
21	The areas proposed to build the mid-rise units currently have numerous derelict buildings that are often the trouble spots for crime and pedestrian safety. Redevelopment would greatly improve the area.	6/5/2025 7:57 PM
22	mixed uses of of all buildings	6/5/2025 6:21 PM
23	More housing	6/5/2025 5:45 PM
24	Parking behind the buildings.	6/5/2025 4:20 PM

25	More affordable housing	6/5/2025 12:57 PM
26	Ability for small-scale commercial use to grow.	6/5/2025 12:30 PM
27	Stupid Idea! What [redacted] came up with this? Do they live in Sage Creek? [redacted]	6/5/2025 11:47 AM
28	Walk ups are for young n young families…it excludes older folk as well as people age out they would have to move.	6/5/2025 11:46 AM
29	nothing	6/5/2025 11:01 AM
30	I love that your trying to make the area better, and safer for families and university students.	6/5/2025 10:20 AM
31	As noted previously, emphasis on increased residential use.	6/5/2025 8:29 AM
32	I appreciate there being more openness in this part of the plan to shops and business infrastructure.	6/5/2025 8:13 AM
33	NA	6/4/2025 7:47 PM
34	Important to have mid rise close to transit lines	6/1/2025 7:37 PM
35	More businesses added to the area, an improvement since many do not have access to a vehicle	5/29/2025 2:54 PM
36	Easier for residents to access goods and services near their homes	5/29/2025 8:35 AM
37	Same as last section	5/28/2025 9:18 PM
38	I like the overall vision for the area.	5/28/2025 5:39 PM
39	Yah	5/28/2025 4:35 PM
40	Spaces for people to gather!	5/28/2025 3:31 PM
41	I like the idea of reintroducing newer mid-rise housing in an area where many of the older structures that met this need have fallen into disrepair or burned down.	5/28/2025 2:35 PM
42	Anything that makes streets more walker friendly is going to exponentially benefit the neighborhood. It encourages new building and commercial investments and helps define a neighbourhood's safety and friendlyness	5/28/2025 12:29 PM
43	room for businesses and third spaces for residents	5/26/2025 2:13 PM
44	I like the restriction on new industrial development and large commercial developments. By extending the mid-rise zone into the area with single family dwellings you are encouraging arson and abuses by landlords to reno-vict long term tenants so they can drive out residents and put up multi-family dwellings so they can make more money.	5/26/2025 2:11 PM
45	Walkable streets and good transit connections are important here.	5/26/2025 10:15 AM
46	More housing	5/26/2025 9:32 AM
47	walkable streets and rapid transit	5/25/2025 7:20 PM
48	See previous response (oops sorry) I like that it’s on the outskirts of the houses. More walkable stores and coffee shops would be awesome.	5/25/2025 10:27 AM
49	Parking behind buildings	5/25/2025 10:21 AM
50	Good! Since Covid, there’s a lot of work from home and people started to see the benefits of it. Having a small business at the same building as your home is a big plus value in my opinion	5/24/2025 5:36 PM
51	Building up not out is what this city needs	5/24/2025 1:54 PM
52	Along major routes like Rover and Sutherland, why not have apartment buildings i.e. along Goulet in St. Boniface or parts of Wellington Cres.? You have a string of apartment buildings which back onto a single home residential neighbourhood. These 3-4 storey homes/buildings destroy the residential area by stacking 3-4 families in one building. It's the building, large parking pad and nothing else. Very little green space and messes up the homey residential feeling. You call it 'infill', we call it crowding and it is not residential, especially when you drive down the front street or backlane.	5/24/2025 12:13 PM

53	Hopefully developing the area pushes the individuals experiencing substance use disorders out of our community.	5/23/2025 11:43 AM
54	good in theory	5/23/2025 8:04 AM
55	Making area livable	5/23/2025 7:56 AM
56	The removal of industrial and transition to residential.	5/22/2025 10:21 PM
57	density increases	5/22/2025 7:27 PM
58	Looks promising.	5/22/2025 7:09 PM
59	Mass housing for people to live in a charming neighbourhood sounds amazing!	5/22/2025 5:51 PM
60	I like the idea of neighborhood serving amenities and businesses	5/22/2025 4:11 PM
61	walkable and safe	5/22/2025 3:40 PM
62	Neat but see moite about mixed use in yellow	5/22/2025 3:21 PM
63	It is taking into account the need for more infill.	5/22/2025 2:24 PM
64	mixed use	5/22/2025 2:12 PM
65	Mixed use!!!	5/22/2025 12:52 PM
66	More coffee and places that would invite more people to come and feel safe.	5/22/2025 12:48 PM
67	Makes excuse makes sense	5/22/2025 12:41 PM
68	Walkable human scaled.	5/22/2025 12:36 PM
69	That new building will go up	5/22/2025 12:10 PM
70	A focus on a safe neighbourhood for residents	5/22/2025 12:09 PM
71	High density	5/22/2025 11:51 AM
72	I hope there are a lot of small scale commercial places. I like that Entrances and windows will face the street.	5/22/2025 10:28 AM
73	Sutherland is a bit of a wasteland at present. It's not people friendly at all so it would be great to see it become a real street. It's also a wide road with great opportunities for RT. Trees and other greenery are badly needed.	5/22/2025 10:20 AM
74	Dense housing is a great thing - there also needs to be lots of secure bike parking	5/22/2025 9:34 AM
75	mixed affordability of housing. Walkable space.	5/22/2025 9:33 AM
76	That you are making it a walkable neighbourhood.	5/22/2025 9:31 AM
77	there is an obvious effort to make the area more residential-friendly by removing/limiting commercial/industrial users	5/22/2025 9:27 AM
78	I like that there will be a walkable neighbourhood feel.	5/22/2025 9:10 AM
79	I favour highrise but not in the heavy residential area. The plan to put higher buildings along the rapid transit line is great.	5/22/2025 8:59 AM
80	Multi unit housing	5/22/2025 8:34 AM
81	I don't like it at all	5/21/2025 11:39 PM
82	Any existing green spaces being kept	5/21/2025 11:25 PM
83	It seems appropriate.	5/21/2025 10:09 PM
84	This is the appropriate area for medium-density mid-rise buildings. Adding more density further enlivens the neighbourhood and brings more services and safety.	5/21/2025 7:19 PM
85	Appropriately sited along major corridors. Can make for a very nice experience moving through the Point Douglas area.	5/21/2025 1:26 PM
86	The allowance and potential existence for cafes, shops, laundromats, etc.	5/21/2025 12:43 PM

87	the support for small commercial uses is great, as it the support for slightly taller and denser residential buildings.	5/21/2025 12:25 PM

Q10 What do you think might be missing from the draft plan for the mid-rise mixed-use area?

Answered: 83 Skipped: 166

#	RESPONSES	DATE
1	parking	6/19/2025 10:15 PM
2	I would like to see documentation the city has used to re-develop this area,	6/17/2025 2:18 PM
3	A dog park	6/17/2025 12:58 PM
4	over population	6/17/2025 8:38 AM
5	As long as it's done mindfully with current residents at the forefront of consideration.	6/16/2025 9:07 PM
6	Bike lanes.	6/16/2025 7:07 PM
7	555	6/16/2025 6:43 PM
8	Allowance for larger grocery store would be a good inclusion.	6/16/2025 5:15 PM
9	Sounds like a plan to park homeless people into Point Douglas. The real solution is stopping the extreme excessive number of people allowed into our country and the loss of public safety and increased criminality that has result from it. Point Douglas is a residential area with its own character. This should be embraced and protected.	6/16/2025 4:02 PM
10	4 stories means more cars. Direction should be more focused on walkable with good transit	6/16/2025 2:11 PM
11	The planning committee's have no real idea of what the area residents want and need, it's a neighborhood that just wants a greater police presence and be able to walk around without feeling scared.	6/16/2025 11:41 AM
12	Banks, atms	6/16/2025 11:38 AM
13	Recreational spaces	6/16/2025 11:03 AM
14	Again, what plan? This is a very vague survey	6/16/2025 11:01 AM
15	concern about 6 stories as not fitting, concern about parking	6/12/2025 12:30 PM
16	I am so sad that Winnipeg's neighbourhood with the most potential is being ruined, I assume, by some serious limitations. This is Winnipeg's crown jewel, why does it look like a whimper of what it could be.	6/10/2025 3:15 PM
17	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:32 PM
18	The part where you leave PD alone	6/7/2025 12:07 PM
19	nothing	6/6/2025 11:22 PM
20	Safety police presence fire safety crime	6/6/2025 5:57 PM
21	Transit	6/6/2025 4:06 PM
22	Assurances that the area will not fall under the same demise as Osborne Village. Agencies and out of province investors building condos drove away affordable housing and positive street level activity as well as the cultural and generational mix that was once in the area.	6/5/2025 7:57 PM
23	safety	6/5/2025 6:21 PM
24	Bike routes and safe storage for bike by apartment buildings	6/5/2025 12:57 PM
25	What happens to existing green spaces (e.g. Joe ZukenPark?	6/5/2025 12:30 PM
26	Not going to happen! This cities plan maker is [redacted]!	6/5/2025 11:47 AM

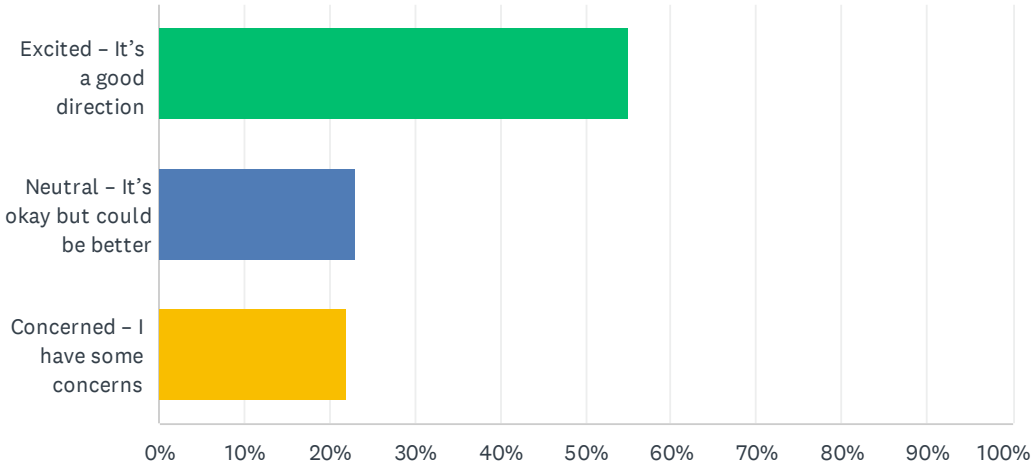
27	A SENIORS residence…a full care Elderly Facility…based on income l.	6/5/2025 11:46 AM
28	read the previous comments	6/5/2025 11:01 AM
29	Keep in mind all the homeless encampments in the area may migrate to the new stuff, so be sure to have community liaisons to help the less fortunate.	6/5/2025 10:20 AM
30	As before, caters to transient population. For example, how can buildings up to 6 stories accommodate adequate parking in back lanes? Presumes perhaps people who do not have the means to own vehicles?	6/5/2025 8:29 AM
31	Safety needs to be part of the plan. Based on the current infrastructure in the area, I have a hard time envisioning Sutharland over the aging and annually closed Louise bridge a rapid transit opportunity.	6/5/2025 8:20 AM
32	I think the scope for businesses and jobs is too limited, and that the increased push for high density housing will negatively impact the community. Small businesses tend to struggle in our neighbourhood, and we are a food desert. Larger infrastructure that supports what is already here (grocery stores, industries with the resources to have security and provide lasting employment) would be much more beneficial.	6/5/2025 8:13 AM
33	NA	6/4/2025 7:47 PM
34	Building should have parking underneath and mandatory secure bicycle parking	6/1/2025 7:37 PM
35	The orange zone extends quite deeply into the streets that merge with Euclid between Granville and Angus. I would not want multiple 6 storey buildings lining this area. Currently, Habitat for Humanity won't even build in NPD, I fully support low-income and accessible housing, but if there is only gov't and non-profit housing willing to invest, how to not recreate Lord Selkirk Park?	6/1/2025 4:07 PM
36	What about the area south of Sutherland? It should also be mid-rise mixed use.	5/29/2025 6:27 PM
37	Same as last section	5/28/2025 9:18 PM
38	Again, the plan does not go far enough. 6-8 stories should be allowed by default in most or all of this area. Parking minimums should be eliminated entirely	5/28/2025 5:39 PM
39	Yes	5/28/2025 4:35 PM
40	I am concerned that this plan will introduce so much housing directly next to the Louise Bridge, which is only two lanes, is next to a major intersection, and already deals with an absurd amount of traffic, particularly during rush hour. After all, Winnipeg doesn't have a great track record of taking care of its bridges, and I worry what might happen with all these extra people in the area should the Louise Bridge become condemned like the Arlington Bridge.	5/28/2025 2:35 PM
41	for this one we want to ensure that communal accessible green spaces are included	5/28/2025 9:29 AM
42	Same as the previous question like this. Use for older historic buildings	5/27/2025 9:07 AM
43	This zone currently includes a lot of single family dwellings. These will inevitably be bought by developers and allowed to deteriorate to the point where they burn down and are replaced by poorly constructed modern buildings. The mid-rise zone should be on the other side of Sutherland. I also believe there will be some serious issues with parking if the area becomes over-developed.	5/26/2025 2:11 PM
44	Parking located behind buildings is good, better yet would be to remove minimum parking requirements entirely for any new developments.	5/26/2025 10:15 AM
45	More accessible groceries and gardens.	5/26/2025 9:32 AM
46	High rise	5/25/2025 8:05 PM
47	Not sure, would hope it would become more safe to walk around	5/25/2025 10:27 AM
48	Who is your target demographic for moving in and enjoying this space? Our house is in this area. Did you consult with the residents committee before putting this together?	5/24/2025 3:52 PM
49	Low income housing. Rent controlled housing. Pointless if the new apartments are those bs 1800$ a month apartments.	5/24/2025 1:54 PM

50	Real vision is missing. Take the best of the current neighbourhood (don't crowd the single home dwellers out) but permit well thought out and designed apartment buildings with underground parking along (like on Goulet and Wellington Cres.). Let's be honest, the reason for infilling is to raise more taxes (one home owner or 2,3 or 4 home owners). Please don't make our neighbourhoods look more cramped or crowded than some already look where this has been permitted. I wouldn't want to live next to a multi-level home.	5/24/2025 12:13 PM
51	Osborne multi-use midrise, the densest neighbourhood in the city, cant even fill new store fronts. make it a requirement to build main floor windows using non-breakable glass	5/23/2025 8:04 AM
52	Ability to attract developers.	5/22/2025 10:21 PM
53	too much concern over public gathering spaces and parking	5/22/2025 7:27 PM
54	Not sure about the public spaces, could turn into encampment.	5/22/2025 7:09 PM
55	Control on landlords.	5/22/2025 6:29 PM
56	Right now, a couple small-scale museums occupy some of the delineated space. I hope they can stay - they're a nice quiet retreat from the hustle and bustle of life.	5/22/2025 5:51 PM
57	I have concerns about the older homes and buildings that are already in place, what does this mean for these sites?	5/22/2025 4:11 PM
58	The loss of small scale industry will be real sad and no interest in commercial again why cant we have a machinist shop or welder shop in the area allow for this and artists why turn our back on industry 1ajs	5/22/2025 3:21 PM
59	6 stories might be too limiting in some places. Going up to 7 stories would be better.	5/22/2025 2:24 PM
60	define what “large commercial use” is. no walmart? or no starbucks?	5/22/2025 2:12 PM
61	Nothing	5/22/2025 12:52 PM
62	Collaboration with the part of Maine that is actually (most of it) the problem. People from there walk onto drugs/intoxicated into our neighborhood. Children cannot play outside. We also need a place for cats rescue center. So many stray cats.	5/22/2025 12:48 PM
63	We need a police station, put it right in the heart of the problem area which we know is this neighborhood. We can pretend that there’s not crime here.	5/22/2025 12:41 PM
64	Too much valuable space will still be used for car parking instead of providing outdoor space for residents to enjoy. Car traffic on Main and Sutherland should be reduced if these streets are going to be attractive neighbourhood centers.	5/22/2025 12:36 PM
65	Seems like a plan for low income people. It will not help the area it will make it worse than it is now	5/22/2025 12:10 PM
66	You mention green spaces but not how much. There should be lots of space designated for natural green space	5/22/2025 12:09 PM
67	More trees!	5/22/2025 11:51 AM
68	mixed use high rise are a magnet for drug use	5/22/2025 11:29 AM
69	Deal with petty crime due to addictions and homelessness otherwise small businesses will quickly close, move away or not even come. This is not a stereotype - money is needed for food or a fix and without a fixed abode (for social assistance) it has to come from somewhere.	5/22/2025 11:25 AM
70	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
71	Secure bike facilities and bike paths!	5/22/2025 9:34 AM
72	I see nothing to address and prevent crime	5/22/2025 9:34 AM
73	Bike paths? useful amenities to walk to like grocery store, pharmacy, dentist , bank etc.	5/22/2025 9:33 AM
74	Allow for some grocery shops so people don't have to travel so far for groceries. The nearest grocery store is miles away.	5/22/2025 9:31 AM
75	unsure	5/22/2025 9:27 AM

76	Can we allow community organizations to have an exemption to the plan. For example , Supportive housing higher than 6 stories while keep residential limited to 6	5/22/2025 8:59 AM
77	I don't want midrise	5/21/2025 11:39 PM
78	Looks as if we would be loosing some of the green spaces and heritage sites	5/21/2025 11:25 PM
79	Unknown at this time.	5/21/2025 10:09 PM
80	We have lost a lot of mature trees on arteries such as Euclid and any new development should be required to add to and improve the tree canopy.	5/21/2025 7:19 PM
81	Further exemplifies problems along pressures along Magnus, Burrows, and Alfred.	5/21/2025 1:26 PM
82	There are currently no cafes, laundromats, or shops (excluding pawn) in Point Douglas. The major impediment to such community-strengthening facilities is the existence of crime, both personal violent crime and property crime, including arson committed by homeless individuals. Businesses would be taking a huge chance setting up in an area like Point Douglas, where current establishments keep their doors locked during business hours and cannot even get insurance due to the severity of risk, as 150 year old buildings, that could and should have been designated as heritage, are instead converted to ash. Despite the secondary plan's provision for such businesses within Point Douglas, without addressing criminality, it will not occur.	5/21/2025 12:43 PM
83	how does the plan determine which types of commercial uses are suitable? many commercial uses might not clearly fit within this description but still have positive benefits, if there are more detailed policies negative effects could be mitigated.	5/21/2025 12:25 PM

Q11 How do you feel about the draft plan for the higher-rise mixed-use area?

Answered: 169 Skipped: 80



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	55.03%	93
Neutral – It's okay but could be better	23.08%	39
Concerned – I have some concerns	21.89%	37
TOTAL		169

Q12 What do you like most about the draft plan for the higher-rise mixed-use area?

Answered: 75 Skipped: 174

#	RESPONSES	DATE
1	River views, open space	6/19/2025 10:16 PM
2	More affordable residential opportunities	6/17/2025 8:31 PM
3	Front facing doors, rear parking. Small garages would be nice for safety of the elderly. Lighting would be essential.	6/17/2025 2:21 PM
4	More people in a congested area isn't good according to studies. Nature is needed.	6/17/2025 12:59 PM
5	Great future development ideas for higher density and less industrial usage.	6/16/2025 9:09 PM
6	No industrial building.	6/16/2025 7:09 PM
7	555	6/16/2025 6:48 PM
8	Agree with focus on higher density housing as opposed to the dilapidated old single family homes that are currently in the area.	6/16/2025 5:19 PM
9	It's laughable!	6/16/2025 11:45 AM
10	Security	6/16/2025 11:39 AM
11	Housing opportunities	6/16/2025 11:09 AM
12	residential focus	6/12/2025 1:25 PM
13	Ok, this is more like it. love that mixed uses and walkable streets have finally entered the discussion.	6/10/2025 3:17 PM
14	Opens up access to the river	6/8/2025 12:15 PM
15	I'm happy to see the industrial spaces go away and bring more housing near downtown. This should reduce traffic, pollution, and commute times for everyone - win-win!	6/7/2025 12:33 PM
16	Go fix the north end	6/7/2025 12:08 PM
17	public spaces	6/6/2025 11:22 PM
18	More housing	6/6/2025 4:07 PM
19	Good idea.	6/6/2025 8:54 AM
20	I agree with development along Higgins as a prime real estate location. Much of what is occupied by the railway is land that should have been cleared and redeveloped years ago.	6/5/2025 8:07 PM
21	More housing	6/5/2025 5:45 PM
22	Parks	6/5/2025 12:58 PM
23	Great place to put high rises it would block the train rumble we have…since those huge warehouses burnt to the ground	6/5/2025 11:54 AM
24	This might work, but will never happen.	6/5/2025 11:49 AM
25	Nice, we need more housing.	6/5/2025 10:22 AM
26	That it’s bringing (hopefully) new development to a beautiful stretch of the river that isn’t often enjoyed	6/5/2025 8:40 AM
27	See earlier responses. Emphasis on residential.	6/5/2025 8:30 AM

28	What I like most is that we are talking about opportunities for a forgotten part of the city.	6/5/2025 8:23 AM
29	I do like the overall layout of this plan, to have housing that branches out towards a business sector connected with transit.	6/5/2025 8:15 AM
30	NA	6/4/2025 7:48 PM
31	High rises close to transit	6/1/2025 7:38 PM
32	We obviously need higher density housing.	6/1/2025 4:13 PM
33	It's a large area to accommodate lots of residents.	5/29/2025 6:28 PM
34	Proximity to downtown - the area may appeal to a range of residents	5/29/2025 8:36 AM
35	Same as last section	5/28/2025 9:19 PM
36	I like that parking minimums are eliminated	5/28/2025 5:41 PM
37	Yes	5/28/2025 4:35 PM
38	I don't like it, to be honest. When this project was first announced, it sounded like the majority of this area would be parkland, but now it sounds like the intent is for most of the space to be taken up by residential buildings - I think this is an extremely poor use of the space and would be destined to create the same class based tensions that exist in the condo areas that already exist in parts of South Point Douglas and The Exchange.	5/28/2025 2:40 PM
39	That it's happening.	5/28/2025 12:30 PM
40	That there is ample space for biking, strollers, wheelchairs etc -	5/28/2025 9:30 AM
41	I like the restriction on new industrial .	5/26/2025 2:17 PM
42	proximity to rapid transit	5/26/2025 2:13 PM
43	Mixed-use developments and the transit connection. Also, requiring entrances to face the street is good --- making streets feel like places in themselves should be a priority.	5/26/2025 10:32 AM
44	Affordable housing	5/26/2025 9:32 AM
45	Sounds good hopefully will bring people who like community	5/25/2025 10:28 AM
46	Replace the empty derelict buildings	5/25/2025 10:25 AM
47	Building up not out	5/24/2025 1:55 PM
48	Glad things are moving along with the rapid transit and the location of the transit stations. Have you taken into consideration included parking for those who will use these stations to go into the city or other areas and leave their cars behind at the stations? Isn't that the whole point of rapid transit? For people to minimalize the use of cars and less then need for parking spaces down town so they can be utilized for commerical or residential high rises/apartments or office space? All major cities usually have free parking for those communting from the bedroom communities,	5/24/2025 12:50 PM
49	again, good if done properly and other items addressed	5/23/2025 8:06 AM
50	Good as long as no Manitoba Housing- breeding ground for crime.	5/23/2025 7:58 AM
51	Redevelopment of the mostly derelict and abandoned industrial Higgins Avenue area is long overdue.	5/22/2025 10:21 PM
52	density density density	5/22/2025 7:29 PM
53	Not a fan.	5/22/2025 7:09 PM
54	A lot of older industrial sites are eyesores here. Reusing these areas will be a great boon to the quality of life of the residents!	5/22/2025 5:54 PM
55	Maximising space and making it safe and walkable	5/22/2025 3:42 PM
56	The area needs allot be good to see where this goes	5/22/2025 3:25 PM
57	Density!	5/22/2025 12:52 PM

58	More commercial and cafes	5/22/2025 12:49 PM
59	The whole neighbourhood should be high-rises	5/22/2025 12:42 PM
60	Mixed use is great.	5/22/2025 12:40 PM
61	Greta idea to build more housing	5/22/2025 12:13 PM
62	Hopefully will result in an increase in affordable housing for individuals and families of all income levels.	5/22/2025 12:10 PM
63	High density	5/22/2025 11:51 AM
64	Would love to see a reduction/removal of parking minimum requirements for development here - let's focus on using the land for the best uses possible	5/22/2025 11:41 AM
65	The walkability and transit aspects.	5/22/2025 9:46 AM
66	Great idea!	5/22/2025 9:35 AM
67	Housing development in the area	5/22/2025 9:34 AM
68	there is an obvious effort to make the area more residential-friendly by limiting commercial/industrial users to certain areas (where they are already typically located today)	5/22/2025 9:28 AM
69	The transformation of this area is very exciting	5/22/2025 9:25 AM
70	Good plan. Allow buildings in this zone to go higher than 6.	5/22/2025 9:01 AM
71	It's on the outskirts of the community	5/21/2025 11:40 PM
72	Would like to see more green space by any water fronts	5/21/2025 11:25 PM
73	No comments.	5/21/2025 1:26 PM
74	More affordable housing. Potential for interesting destinations.	5/21/2025 12:47 PM
75	that the plan explicitly promotes higher density construction with a focus on mixed/varied uses.	5/21/2025 12:32 PM

Q13 What do you think might be missing from the draft plan for the higher-rise mixed-use area?

Answered: 87 Skipped: 162

#	RESPONSES	DATE
1	Addressing gentrification is very important	6/24/2025 3:03 PM
2	parking,	6/19/2025 10:16 PM
3	Keep the area functional and affordable. Would like to see the future plan of entire area before approval	6/17/2025 2:21 PM
4	Dog park.	6/17/2025 12:59 PM
5	What about the greenspace to the east of the Louise Bridge? This needs to be considered.	6/16/2025 9:09 PM
6	555	6/16/2025 6:48 PM
7	A plan for the waterfront area — it's a missed opportunity to leverage what could be a significant community asset.	6/16/2025 5:19 PM
8	The area bordered by the Red River and the Louise Bridge and Grace Street should be kept green for future generations. It was set aside by past mayor [redacted] for this purpose I believe. It is very fertile land and can be used for gardening to feed winnipegers in the case of war or other calamities.	6/16/2025 4:17 PM
9	The playgrounds, green space, police station and more single family housing, stop forcing people into multi-living housing.	6/16/2025 11:45 AM
10	Security cameras, lighting	6/16/2025 11:39 AM
11	"Various types of commercial uses" and "Light industrial uses" too open.	6/16/2025 11:09 AM
12	There has to be a long term future-proof plan for the Louise Bridge. If it continues to require closing down for significant periods or having weight limits it will impact the viability of the surrounding area, particularly businesses trust in there being pass-through custom. As an example see Hammersmith Bridge in London. Businesses and developers won't be attracted unless/until this elephant in the room is addressed credibly.	6/16/2025 10:23 AM
13	effect of noise form the railway for people in the new housing. what is the plan for a railway accident ?	6/12/2025 1:25 PM
14	how to deal withdisplacement of traffic from Sutherland to Higgins that will create challenges for existing businesses on Sutherland	6/8/2025 12:15 PM
15	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:33 PM
16	Go fix the north end	6/7/2025 12:08 PM
17	nothing	6/6/2025 11:22 PM
18	Fire safety crime parking	6/6/2025 6:06 PM
19	Transit	6/6/2025 4:07 PM
20	There are several residential houses on Curtis and Annabella that I should not be negatively impacted by highrise dwellings.	6/6/2025 2:30 PM
21	I don't think it will fly without a lot of positive PR for it.	6/6/2025 8:54 AM
22	Concerns about vehicle traffic increase. The homes currently off Higgins should be considered as to how people there will be affected by building or having to leave /sell their properties. Also concerned about gentrification and plans to control that outcome.	6/5/2025 8:07 PM

23	Maintaining affordability	6/5/2025 5:45 PM
24	A Waterpark.	6/5/2025 12:58 PM
25	More info about active transportation infrastructure	6/5/2025 12:37 PM
26	The rapid transit is not in stone as we are transitioning Wpg Transit all routes are changing to a format that's copied from huge cities…I don't think it'll work…people will have to transfer once twice or even 3 times to get to work,school shopping…and in 39 below n NO covered bus shelters this is a Bad move…we'll see just like the safe injection site we're copying and we all know how that's working in Vancouver (it's a huge failure) but that's another story.	6/5/2025 11:54 AM
27	common sense. Its Winnipeg it will never happen. Look at the Waterfront development, Disaster!!	6/5/2025 11:49 AM
28	Security.	6/5/2025 10:22 AM
29	I'd like to see the inclusion of river access in some form, a dock or pier that would allow engagement with the river for recreational use in a safe way.	6/5/2025 8:40 AM
30	See earlier responses. Caters to low-income residents without means or commitment to improve the area.	6/5/2025 8:30 AM
31	Huge opportunities in this area but although housing, business, parks are great enhancements to the area, these will not fix current infrastructure, existing derelict housing and buildings that takes away from the opportunity of the area. I am repeating myself but safety is nowhere mentioned in the plan. Enhanced lighting would be a plus and although unorthodoxed, I feel introducing CCTV camera's, police presence would be required to assist in redevelopment and safety of the area	6/5/2025 8:23 AM
32	I think high density housing must be limited because it is already an issue to regulate in our neighbourhood. I think room for businesses to thrive and operate safely and effectively is important in order to keep jobs in the area and encourage longevity.	6/5/2025 8:15 AM
33	NA	6/4/2025 7:48 PM
34	Parking underneath buildings. Reduction to parking minimums. Mandatory secure bicycle parking inside buildings.	6/1/2025 7:38 PM
35	What is thebplan for existing homeowners in South Point Douglas who want to stay? I imagine there will be more willingness to invest in river front property that can be framed as an extension of the East Exchange rather than The North End. A lot of that property is already owned by developers. Riverbank stability a concern with large scale building. And how to maintain public greenspace?	6/1/2025 4:13 PM
36	What's to be done with existing residents?	5/29/2025 6:28 PM
37	Same as last section	5/28/2025 9:19 PM
38	Should significantly increase allowable height limits, up to 10 or 15 stories. This is immediately along a future rapid transit, close to the river and adjacent to downtown, making 2-6 stories the default represents significant wasted potential.	5/28/2025 5:41 PM
39	Yes	5/28/2025 4:35 PM
40	Consideration of what the actual needs for housing in Winnipeg currently are. Yes there are homeless people everywhere, but that is because of affordability, not because of stock - we like to pretend that cost is a simple equation of supply vs. demand, but this city is a prime example of how this is not the case. There are more than enough housing units to house every Winnipegger, but every Winnipegger cannot afford what housing units are available. I worry that this portion of the project will just look like the north end of the Exchange condos directly south of Point Douglas - largely empty luxury condos that neither contribute to the neighbourhood nor provide housing accessible to the Winnipeggers that need it.	5/28/2025 2:40 PM
41	Expedition	5/28/2025 12:30 PM
42	ensure communal green spaces	5/28/2025 9:30 AM
43	Ensure there is proper infrastructure for folks using alternative modes of transportation	5/27/2025 9:09 AM
44	I don't quite understand why any single family residences are allowed in the area. I also have	5/26/2025 2:17 PM

	concerns that the areas around the point itself (which was announced as a possible urban national park) are not more protected as urban greenspace. It would appear development is permitted in this area.	
45	The Point itself has great potential for a park, and much of this area and the riverbank should be kept as public natural spaces.	5/26/2025 10:32 AM
46	Gardens.	5/26/2025 9:32 AM
47	Higher high rise	5/25/2025 8:05 PM
48	Make sure it’s walkable and still community based. Would hate to see a “ikea like area”	5/25/2025 10:28 AM
49	Plant small trees or keep some kind of green space	5/25/2025 10:25 AM
50	What traffic would be introduced to The area? How will this make life better for current residents?	5/24/2025 3:54 PM
51	Low income housing, rent controlled, government housing	5/24/2025 1:55 PM
52	Just remember, people are willing to pay more (and more taxes) for waterfront property with beautiful views of the city. Just like Rover Avenue, the area east and south of the Louise Bridge is prime real estate for apartment buildings over 8 stories tall. You can have green space provisions along the entire length of the waterfront for public use (bike and walking paths), then a road and finally the apartment buildings.	5/24/2025 12:50 PM
53	Allow for MUCH higher buildings along south side of Sutherland.. up to 18 stories, Along south of Higgins, even higher.	5/23/2025 12:28 PM
54	way too much purple in the point, that should be set aside for parkland and recreational space	5/23/2025 8:06 AM
55	The fact it is a high crime area with very little appeal for any developer to build any housing. Also the CPR mainline with dozens of trains a day would be a hard sell. Last of all, Higgins Avenue is currently a major bottleneck of traffic and the road itself should be downgraded to a community road with traffic/trucks rerouted to the nearby Disraeli Freeway. Close the Louise Bridge for traffic and expand the Disraeli Bridge and reroute Nairn Avenue traffic to the Disraeli Freeway through Midwinter Avenue.	5/22/2025 10:21 PM
56	no industry, housing only, too much concern over parking and public street spaces	5/22/2025 7:29 PM
57	Not sure this would be a good idea.	5/22/2025 7:09 PM
58	I believe specifications should be made towards connecting with Indigenous business and non-profit's to gain their investment in the community. Also, how are we keeping the "mixed - affordable" housing a priority? How are we protecting the river-bank? How are we keeping the river properties from gentrifying into Waterfront condo's?	5/22/2025 7:09 PM
59	More consulting with home owners in neighborhood.	5/22/2025 6:30 PM
60	I think the area next to the river should be parkland, not high rises	5/22/2025 6:02 PM
61	As one of the oldest areas of Winnipeg and a hub for MB peoples for millennia I think National Park Status is needed	5/22/2025 4:13 PM
62	This area has become bit of an enclave of artists and such I'm a stake holder in the area. The city has done a poor job on quashing attempts to do stuff naturally fuck developers let the little ppl do it able hole sale fire fiasco..... We have some wonderfully heritage homes and buildings let's include them within the mix and not demolish thoughs and mixed use of existing buildings for business and art should remain creating a web of community vs mono	5/22/2025 3:25 PM
63	why heavy industrial? make them go to lower density parts of the city	5/22/2025 2:13 PM
64	Greenspace!	5/22/2025 12:52 PM
65	We need safety we need to feel safe walking. Needs a park that is close to the river but not a place to put more tents.	5/22/2025 12:49 PM
66	We need a police station right in the heart of the neighbourhood to help deal with the crime. This neighbourhood is horrible with crime. We can’t pretend it doesn’t exist by having a police station right in the heart of the neighbourhood might deter crime.	5/22/2025 12:42 PM
67	Too much valuable space will still be used for car parking, and high speed car traffic will make	5/22/2025 12:40 PM

	this area much less desirable.	
68	I feel this plan is only targeting rentals and low income and welfare people to the area. We already have issues with unemployed people using the system in our area causing trouble.	5/22/2025 12:13 PM
69	There will be a need to ensure a safe environment for families	5/22/2025 12:10 PM
70	Always needs more trees!	5/22/2025 11:51 AM
71	Putting high rises so close to the river - that area should be a (safe, encampment free) park open to all Point Douglas residents.	5/22/2025 11:27 AM
72	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
73	What happens to all the people who live in tents along the river?	5/22/2025 10:20 AM
74	More focus on the active transportation corridor and the riparian Forest	5/22/2025 10:05 AM
75	N/A	5/22/2025 9:46 AM
76	Too many rental properties, no encouragement to invest in the neighbourhood; no details on crime reduction and prevention	5/22/2025 9:37 AM
77	Dedicated spaces for low and no income persons.	5/22/2025 9:35 AM
78	the point would be a lovely park area but hopefully not an area for meth heads to hang out	5/22/2025 9:34 AM
79	unsure	5/22/2025 9:28 AM
80	I really hope that there is room in this plan for historical preservation, given that this area is one of Winnipeg oldest neighbourhoods.	5/22/2025 9:13 AM
81	2-6 is not high enough and there should be increases to the high restrictions. WE ARE IN A HOUSING CRISIS AND DENSITY NEEDS TO INCREASE!!! Plus this would be the area to preserve more... industrial buildings converted into mixed use. Or just used as a facade into more modern builds	5/22/2025 8:48 AM
82	Strive to keep a WIDE boundary along all waterfronts as trail/park space. Only build on the street side of the road, NOT the riverbank side. Example Tache from Provencher to rail bridge (wish it went further North), Lyndale / Churchill Drive. NO buildings on the river side just beautiful public green space.	5/22/2025 8:38 AM
83	Its my understanding that there is a bylaw regards to building along River banks?	5/21/2025 11:25 PM
84	A requirement for main floor commercial mixed use buildings will allow small business owners to find affordable space to serve the neighbourhood and welcome the city at large. The commercial spaces should be of small enough square footage (or sub-dividable) as small business owners often can't find space in newer buildings.	5/21/2025 7:24 PM
85	High rise along river riparian zone likely going to be tricky. A history of severe erosion due to over-industrialization can cause embankment issues.	5/21/2025 1:26 PM
86	Again, protecting the River's biodiversity and reducing criminal activity will be key in this development.	5/21/2025 12:47 PM
87	there needs to be explicit policies to guide the design of buildings, and the design of streetscapes. this is a big opportunity for shaping this into a new and vibrant neighbourhood. if the plan doesn't support more walkable/ human-scale design, it will end up being a drab, car-oriented place that no one wants to live in.	5/21/2025 12:32 PM

Q14 What do you like or think might be missing from the draft plan for parks and open space?

Answered: 112 Skipped: 137

#	RESPONSES	DATE
1	Indigenous art is not necessary, waste of money. Gathering places can bring crime	6/19/2025 10:17 PM
2	Looks clean, which is appreciated!	6/17/2025 8:32 PM
3	I'm at a community garden in William whyte, we've also tried community gardens here, they often get destroyed. The garden beds along rover were trash bags that would accumulate the odd Tim Hortons cup, that was about it. If you were to go down the river trail you can always find trash there. Opening it would help contribute to polluting the red river. Don't believe me go for a walk sometime.	6/17/2025 1:02 PM
4	There is a vital active transportation route through this area. I want assurance that the same or better active transportation routes will be included - both scenic routes for leisure and direct routes for commuting.	6/17/2025 11:19 AM
5	The bike/walking path/trail should be developed off Waterfront to continue around the greenspace bend east of the Louise Bridge.	6/16/2025 9:10 PM
6	Connected parkways are great! Please make sure they have good walkways and bikeways.	6/16/2025 7:12 PM
7	555	6/16/2025 7:07 PM
8	Looks good.	6/16/2025 5:21 PM
9	See my other comment. A very positive project to make a park space from Burrows to Disraeli Freeway.	6/16/2025 4:22 PM
10	How much security is going to be needed to protect these areas, are you going to allow camps along the river banks? You first have to fix that problem.	6/16/2025 11:48 AM
11	Well lit safety lights with built in security cameras	6/16/2025 11:40 AM
12	More history and heritage	6/16/2025 11:10 AM
13	Extending the active transport link all the way along the river will be fantastic - this would open up from St Vital bridge to Kildonan Park. But it must be undertaken together with the province’s plan to end homelessness as, regardless of empathy, having the detritus of encampments impacts the safety of people on the paths, particularly women travelling alone	6/16/2025 10:26 AM
14	Plans to make them well lighted and safe. And prevent addicts from using it to do drugs	6/16/2025 10:06 AM
15	although the east side of Main Street is outside the planned area its health affects the health of PD. Green spaces are needed there as well. also how does the new transit plan for Main St affect the community? i like that the development will minimize impact on trees. ensuring the health of the tree canopy in the community is especially important given that many houses may not have air conditioning. not sure if the new housing will include air conditioning. Provision for cooling stations during heat waves is important	6/12/2025 1:30 PM
16	There are no parks in the centre east of the Disraeli. C'mon. there should be a plan for parks along the central railway spine in hopes of one day some synergy between the two.	6/10/2025 3:19 PM
17	Love Community: Gardens. Green space. Mixed Cultural spaces.	6/8/2025 3:55 PM
18	Like access to the river and riverbank. Concerned about congestion from Louise Bridge with frequent transit timetables and heavier traffic on Higgins	6/8/2025 12:16 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan. It seems particularly problematic in green spaces along the	6/7/2025 12:34 PM

	river where people are cutting down trees for firewood, which is destroying the green spaces and creating fire risks. These people will need support.	
20	nothing	6/6/2025 11:22 PM
21	Closing parts of the road for park space makes for indirect drive to some homes	6/6/2025 9:30 PM
22	Police station, fire station, banks grocery store pharmacy	6/6/2025 6:10 PM
23	All of it	6/6/2025 4:08 PM
24	Ensure all parks are maintained by city. Currently the park between Barber and Prince Edward at River is not looked after.	6/6/2025 2:46 PM
25	All looks good.	6/6/2025 8:55 AM
26	We should look to other cities to get inspiration on the building of esplanades and urban pathways near water. I would like to see less concrete around river walks.	6/5/2025 8:14 PM
27	Safety	6/5/2025 5:46 PM
28	Water park or outdoor pool	6/5/2025 4:03 PM
29	There needs to be more pedestrian and cyclist access across the tracks to the northside transit station. Can the long-disused tunnel be reopened between Main and Annabelle?	6/5/2025 12:41 PM
30	Removing all the condensed brush from the river bank…we see on the other side it's city property maintained n folk can see the water n enjoy…it would stop encampments as it would be open…We in Wpg don't utilize or waterways…there's people who have never been on the water…unless you own a canoe,boat,paddle boat,jet ski…a seasonal dock could be a great installation also a proper area for fishing…great past time for young n old.	6/5/2025 12:00 PM
31	Common sense, is what's missing. This will just be covered in tents!	6/5/2025 11:49 AM
32	Farmers market, free leftover produce, composting/garden area, recycling space for gently used items that are free for low income families.	6/5/2025 10:30 AM
33	Keep the riverfront public with walking and cycling paths!	6/5/2025 9:05 AM
34	Sorry, I misplaced my comment about river access for recreational use in the previous section. But to elaborate spaces where unpowered watercraft could be launched, fishing, and such activities should be among the uses considered, possibly some brightly lit areas for a sense of safety	6/5/2025 8:42 AM
35	Any sense of encouraging residents with the means to improve development of the area. Area already has lower employment rate and income than Winnipeg as a whole. This plan promises to perpetuate and perhaps worsen those statistics. See Census data for details: [redacted]	6/5/2025 8:38 AM
36	Lighting would help provide some security to the area. The area along the red is beautiful and the current opportunities to walk through the Forks to the Disraeli bridge is a gift. There are a lot of great businesses along the way and the history of the area needs to be told in a greater way. I have walked the area at night and it is unsafe and dark.	6/5/2025 8:26 AM
37	I think that a dog park would be incredibly meaningful in this community. I think that visibility is key in creating a safe atmosphere, and hope that will be central in encouraging safe usage of an increased green space.	6/5/2025 8:20 AM
38	I like the gardening part	6/4/2025 7:49 PM
39	great to include more park areas - walking pathes	6/2/2025 9:59 AM
40	-	6/1/2025 7:39 PM
41	We have a huge amount of greenspace that is grossly neglected because the C if W relies on 311 citizen reporting system rather than funding Public Works to regularly monitor and maintain said spaces year round. I know this is about use and zoning, but adequately planning for and funding for ongoing and long term maintenance of public infrastructure is a huge oversight with municipal gov't and other levels of gov't partners (water ways, transportation etc) current examples include both the Arlington and Louise Bridges.	6/1/2025 4:21 PM

42	How will you avoid/prevent encampments?	5/29/2025 6:29 PM
43	Restrooms in these spaces should be considered	5/29/2025 2:56 PM
44	A plan to keep the space clean, safe, and accessible for all	5/28/2025 9:19 PM
45	not sure	5/28/2025 5:41 PM
46	Flowers more trees and benches	5/28/2025 4:35 PM
47	I’m hoping that there will be great bike paths that are connected	5/28/2025 3:32 PM
48	I think the park plans are great, to the point that I'd say it should be a bigger portion of the redevelopment plan in general. Something I would like to see plans for is a pedestrian bridge going from Point Douglas somewhere around Annabella to Whittier par. I think this would do some great things for the area, as it would suddenly be much easier for people from Point Douglas to access events and amenities within St. Boniface, while also providing easier pedestrian/bike access for St. Boniface residents to the downtown and the Exchange.	5/28/2025 2:44 PM
49	A concrete plan to ensure that no homeless camps are permitted to exist in any of the above areas. Otherwise they are not usable by the public, and will not be the vibrant community spaces we need	5/28/2025 2:11 PM
50	Love the idea of a trail system along the river. As long as it's monitored periodically to prevent homeless encampments	5/28/2025 12:31 PM
51	for the gathering spaces, it be nice to include some mini town square format, with communal green space near by as well	5/28/2025 9:31 AM
52	How will active transportation connect the new and existing greenspace	5/28/2025 9:20 AM
53	Looks good!	5/27/2025 9:10 AM
54	I would like to see the south side of the point (currently an industrial wasteland) slated for park status should the proposed national park become a reality. It would be good if the boat launch at the Louise Bridge could be repaired and used again. It would be nice to see plans for a mid-sized dog park like the one in Bonnycastle park were included in the plan.	5/26/2025 2:20 PM
55	ideas that lend itself to a vibrant community - looks good	5/26/2025 2:14 PM
56	The parks and natural spaces in this area should be well-defined and protected. Encampments in Point Douglas have degraded the riverbanks and removed vegetation in many areas, particularly along the mixed-use trail in Fort Douglas Park/Bako river landing. Alongside the City's plan to shelter unhoused people should be a plan to restore and maintain green space along the river.	5/26/2025 10:32 AM
57	More Active transport bridges	5/25/2025 8:06 PM
58	creating pedestrian/bike path along the red river to connect the park’s existing as well as the new park space would be ideal to provide the neighborhood space to gather, for kids to play and encourage bike commuters to pass by.	5/25/2025 7:24 PM
59	Great idea and hopefully the up keep/ security would be considered as we have minimal right now and I don’t feel safe walking around our park areas	5/25/2025 10:29 AM
60	Access to water for the community gardens	5/25/2025 10:27 AM
61	More trees, I cannot stress that enough, lots of trees got chopped up recently and it’s making the streets look quite uninviting. Love the idea of murales/art and community gardens!	5/24/2025 5:38 PM
62	How will you keep this area clean? Now residents are the ones who have to look after it. How will you keep it safe so people can walk there?	5/24/2025 3:56 PM
63	I like the idea of how Waterfront Drive was developed with a mixture of residential high rise buildings, road for traffic, bike and walking paths and green space. Please do the same for the Point Douglas area along the Red River.	5/24/2025 12:52 PM
64	A way to connect people from this area to St Johns Park. A way to curb temporary housing along the river banks. Currently they accumulate excessive garbage in the area	5/23/2025 12:07 PM
65	What's going to happen with all the individuals experiencing homelessness and substance use disorders?	5/23/2025 11:44 AM

66	not enough park/rec space at the point, that whole area should become naturalized forest and recreational fields/space with high rise development along the west side, akin to central park in winnipeg	5/23/2025 8:06 AM
67	I'm not sure about the gathering spaces. They seem to be underused in other areas or become dirty and cluttered. Maybe a skate-park or something more purposeful.	5/23/2025 7:45 AM
68	Lack of a marina. This area has higher water levels than The Forks and could support a permanent riverboat tourism business. Having the Indigenous community involved in operating a full-service marina and tourist attraction would be great for the area and the city.	5/22/2025 10:21 PM
69	safety and security	5/22/2025 9:59 PM
70	too much concern over community gardens and private public gathering spaces, these are places for people to shoot up and form encampments	5/22/2025 7:31 PM
71	The property at the end of the "Point" that is partly privately owned has been proposed as a National Park. Curious if anything has been mentioned about this and where things are at. I would like to see that whole area re-matriated and restored back to natural prairie reserves and Indigenous land-ownership.	5/22/2025 7:11 PM
72	No comment	5/22/2025 7:10 PM
73	No safe walking areas, no safe playgrounds for the children.	5/22/2025 6:31 PM
74	It’s great. But it’s confusing that the waterfront appears to be designated both parkland and high rise. Assuming it’s parkland, we should continue efforts to avoid encampments on that land by housing those in need.	5/22/2025 6:03 PM
75	One thing Point Douglas excels at is green space. I always love the feeling of being closer to nature when I'm there. The public art incorporated into the infrastructure is amazing, and I will never tire of feeling like I just walked into a hidden gem when I stroll through the Syndicate Tot Lot, for example.	5/22/2025 5:59 PM
76	I love this. However I have great concern for the viability of there is a safe injection site nearby, and homelessness, encampments etc	5/22/2025 4:14 PM
77	Same plansa seen for decades good to see it's part of it. Like rovers used allot by ppl for dog walking and jogging hiden gem of the area	5/22/2025 3:29 PM
78	how to keep them safe	5/22/2025 2:13 PM
79	keep public areas safe, visible with no hidden spots and no squatters	5/22/2025 2:10 PM
80	Plans to keep them from being taken over by homeless encampments	5/22/2025 1:53 PM
81	Contained dog park	5/22/2025 12:54 PM
82	Yes more arts and less tents.	5/22/2025 12:50 PM
83	The neighbourhood needs its own police station	5/22/2025 12:42 PM
84	It's very important that this project connects the bike routes in the area.	5/22/2025 12:42 PM
85	This will just get destroyed in our area it’s a waste of city money	5/22/2025 12:13 PM
86	Designating most of the green space to riverbank areas might mean the area is off limits parts of the year due to high water. Also need to ensure there are safe areas for children to play - river banks are not the best for that!	5/22/2025 12:12 PM
87	The park space by the river should be larger	5/22/2025 12:11 PM
88	More green space than what is currently proposed; specifically around the 'point', and active transportation trails	5/22/2025 11:03 AM
89	Picnic tables	5/22/2025 10:32 AM
90	It might be nice if some restaurants could be on the river.	5/22/2025 10:29 AM
91	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM

92	Again, what happens to all the people who live in tents along the river?	5/22/2025 10:21 AM
93	This is really important and one of the most beautiful things about point Douglas. Point Douglas is really the gateway to the north Winnipeg from downtown for those who use after transportation modes like walking and biking. No development should block access to the river and parks and efforts should be made to support those living in encampments if they wish to relocate and if not, amenities should be provided to support them such as public washrooms and access to water and regular garbage disposal	5/22/2025 10:07 AM
94	transit buses not cost effective.	5/22/2025 10:02 AM
95	I would love to have more paths along the river that I am proud to walk along. Specifically if there was a gravel or mulch path going from Michelle Jean Parc all the way to the point (under/around the Louise Bridge all the way around), similar to Whittier Park	5/22/2025 10:00 AM
96	Nothing seems to be missing, but I encourage you to do the exact opposite of what you did on Mountain and Salter where you absolutely fucked the streets for cyclists. It's like you're trying to get cyclists killed on those two streets.	5/22/2025 9:48 AM
97	There's nothing showcasing our multi-cultural heritage.	5/22/2025 9:40 AM
98	Keep put fast food chains.	5/22/2025 9:36 AM
99	A plan to deal with the encampments.	5/22/2025 9:35 AM
100	Keeping the old and what’s good about it, all the while developing new and fresh ideas to make this area a gathering place for years to come	5/22/2025 9:27 AM
101	Love the idea of community gardens in park spaces! Planting things like berries and ensuring people can access space to grow food will help food security in the community.	5/22/2025 9:14 AM
102	Along the river can become a scarey place to walk. Put lots of green in the residential area	5/22/2025 9:02 AM
103	Dedicated bike route	5/22/2025 8:49 AM
104	Strive to keep a wide boundary along all waterfronts as trail/park space. Only build on the street side of the road, NOT the riverbank side. Example Tache from Provencher to rail bridge, Lyndale / Churchill Drive. NO buildings on the river side just beautiful public green space.	5/22/2025 8:40 AM
105	There needs to be better access into/out of PD, particular bike/pedestrian crossing over/under Redwood Bridge; safer crossings at Redwood.	5/22/2025 8:32 AM
106	I like the retention and improvement of pubic access to the river and the green space.	5/22/2025 8:30 AM
107	A plan to keep the encampments off the limited green space we have	5/21/2025 11:41 PM
108	Dog park	5/21/2025 11:27 PM
109	The unofficial concrete "dock" on the river at the end of Pritchard ave is a well used space by many. If properly developed, it could be much safer and beautiful, similar to the Hugo dock off Wellington crescent. Here, people are using the Pritchard dock regardless of proper care and development, and currently the large weeds prevent visibility and safety.	5/21/2025 7:36 PM
110	No comments.	5/21/2025 1:27 PM
111	The City will have to undergo drastic policy changes to achieve the goal of protecting and improving existing parks and open spaces, and creating new ones. To protect, restore, and enhance existing natural areas, including the riverbank areas, the City must totally disallow camping and the establishment of encampments within these areas, period.	5/21/2025 12:53 PM
112	how will/ can the plan mandate the establishment of parks, having a plan that 'supports' or 'encourages' isn't enough. the City has to be held to account. we know that parks should be established along the entire riverbank (for social and environmental reasons) so make it happen. this plan is for a long-term horizon, it should not be written to appease councilors who only think on a 4-year term basis.	5/21/2025 12:33 PM

Q15 What do you like or think might be missing from the draft plan for getting around Point Douglas?

Answered: 88 Skipped: 161

#	RESPONSES	DATE
1	walking paths are great, lighting to ensure safety	6/19/2025 10:18 PM
2	Like the lighting, the safety plan, bike paths.	6/17/2025 2:23 PM
3	Cyclists are a pain and should use the sidewalk. Maybe even make the curb a foot or 2 wide just for cyclists, giving them a lane is silly and has caused a surge in bicyclists getting hit by cars.	6/17/2025 1:03 PM
4	A great addition that is missing and would benefit the active transportation network is a sidewalk/bike lane attached next to the train bridge that crosses the Red River just east of the Louise Bridge.	6/16/2025 9:15 PM
5	Looks great!	6/16/2025 7:16 PM
6	555	6/16/2025 7:09 PM
7	Seems robust	6/16/2025 5:22 PM
8	Sidewalks are wide enough. More seating at bus stops is ok. We should be careful not to make this a hang out place for the homeless. Some of them are criminal and addicted to drugs which makes the area unsafe for children and adults alike.	6/16/2025 4:28 PM
9	MORE POLICE!	6/16/2025 11:49 AM
10	Pedestrian amenities should be attempted	6/16/2025 11:14 AM
11	The cycing network needs to be completed, no gaps	6/16/2025 10:36 AM
12	The long term plan for the Louise Bridge must be agreed, financed, and communicated in order for this to be viable	6/16/2025 10:27 AM
13	Lighting and safety	6/16/2025 10:07 AM
14	Needs much more attention to safe and accessible active transportation routes	6/16/2025 9:58 AM
15	i like the provision of one underpass. there needs to be more. i understand that in the past CP indicated to the Point Douglas Residents Committee on which i served that it was willing to allow for the opening of some of the underpasses that were filled in in, i thik, the 1970s so that people between disraeli and Main have a walking option other than Main St. or Annabella for getting to the other side of the tracks.	6/12/2025 1:34 PM
16	Please ensure that Active Transportation Routes are safe for everyone to use.	6/8/2025 3:57 PM
17	I like increased access to the river - perhaps adding boat / canoe launches and water taxi stops?	6/8/2025 12:24 PM
18	This area is used by a lot of bike commuters coming across the Disraeli bridge, so seeing improvements to the bike routes here is very much welcomed. There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan. This would contribute significantly to the feeling of safety and be more sustainable than just having more lighting.	6/7/2025 12:39 PM
19	nothing	6/6/2025 11:23 PM
20	More buses	6/6/2025 4:08 PM
21	I like the idea of a security station at the rapid transit sites, will help with combating places to do drug deals	6/6/2025 2:54 PM

22	Nothing much.	6/6/2025 8:56 AM
23	Street level cafe and restaurants add to pedestrian safety as there are more people around during evening hours. Some of the downtown safety issues are due to the lack of any street presence after business hours.	6/5/2025 8:21 PM
24	A skate park	6/5/2025 4:56 PM
25	Excellent idea of an a.t. underpass. Where will it be located?	6/5/2025 12:42 PM
26	Pedestrian underpass must be safe	6/5/2025 12:15 PM
27	There's already 2 ways that provide access under the railway…don't think more is needed.	6/5/2025 12:03 PM
28	Sticking Rapid transit where kids play.....Brilliant! Idiots!	6/5/2025 11:50 AM
29	Sounds great!	6/5/2025 10:33 AM
30	Encouraging residents who are unlikely to be perceived as harmful, whether accurate or not. I live downtown and people perceive it as more dangerous than it is. Same is probably true of Point Douglas unless something happens to change that, and nature of residents is one factor.	6/5/2025 8:41 AM
31	Lofty goals. We currently have a hard time managing glass bus shelters that have been smashed out or being used as homes. The idea is great but I hope that although not written, there are plans to address the current negative activities that are in the current transit system. Bringing transportation to the area is fantastic but lets be honest, Euclid, Sutherland and the Louise bridge currently do not have the space to accommodate a lot of traffic.	6/5/2025 8:30 AM
32	I notice that Rover is not listed as a collector street, but the Disraeli exit into North Point Douglas is a one way street that leads to Rover (heading from Henderson into the downtown area, the exit labelled "Sutherland"). I regularly use that exit to access my home via Rover with my vehicle, and it is an important access point for others in the community as well.	6/5/2025 8:23 AM
33	I like this plan... Maybe more street lights would be helpful	6/4/2025 7:50 PM
34	ensure good active transport- especially in the dashed lined area on the map- Iie make potential active transport- a reality)	6/2/2025 10:00 AM
35	Safe AT	6/1/2025 7:40 PM
36	Concerns re current and lack of explicitly stated of signage, crosswalk, traffic slowing measures and other infrastructure related to pedestrian safety. 3 pedestrian crossing lights on Main St (approx between Jarvis and approx Magnus) are already confusing with cars regularly not stopping or driving through, 3 way stop intersection where Euclid feeds in to Sutherland is confusing with cars not stopping, no stop lines, no crosswalks. I hope there is an actual plan to connect the active transport trail under and or over The Harry Lazarenko Bridge as well as down Hespeler. How will it impact people who live in PD who drive cars to not be able to access Sutherland from Higgins?	6/1/2025 4:34 PM
37	Access to the riverbank all year for recreation.	5/29/2025 6:38 PM
38	Plans to keep the areas safe and clean, prevent transient populations from congregating, discourage substance abuse in the areas, and keep the clean of litter, graffiti and the like.	5/28/2025 9:21 PM
39	Emphasis on pedestrians/cyclists, etc... is good. Elephant in the room, namely the Disraeli Freeway slicing the neighborhood in half, is not sufficiently addressed.	5/28/2025 5:43 PM
40	Benches	5/28/2025 4:36 PM
41	Love it. I think adding more trash bins in general would be helpful. I also think having more sharps containers for needles, particularly at park entrances and exits would be helpful. This would prevent any specific area within a park from becoming THE spot to shoot up, but also would make it easier for any citizens that wish to clean up needles to know where to properly dispose of them.	5/28/2025 2:45 PM
42	ensure safety on those spaces with lots of lighting and call stations for phones that only go to 311 / 911	5/28/2025 9:32 AM
43	There should be a connection with St. John's park. The current option is to either cross Redwood at surface level thereby taking your life in your hands, or going under the bridge which is often muddy. flooded, or dangerously sketchy. The city should be prevented from	5/26/2025 2:24 PM

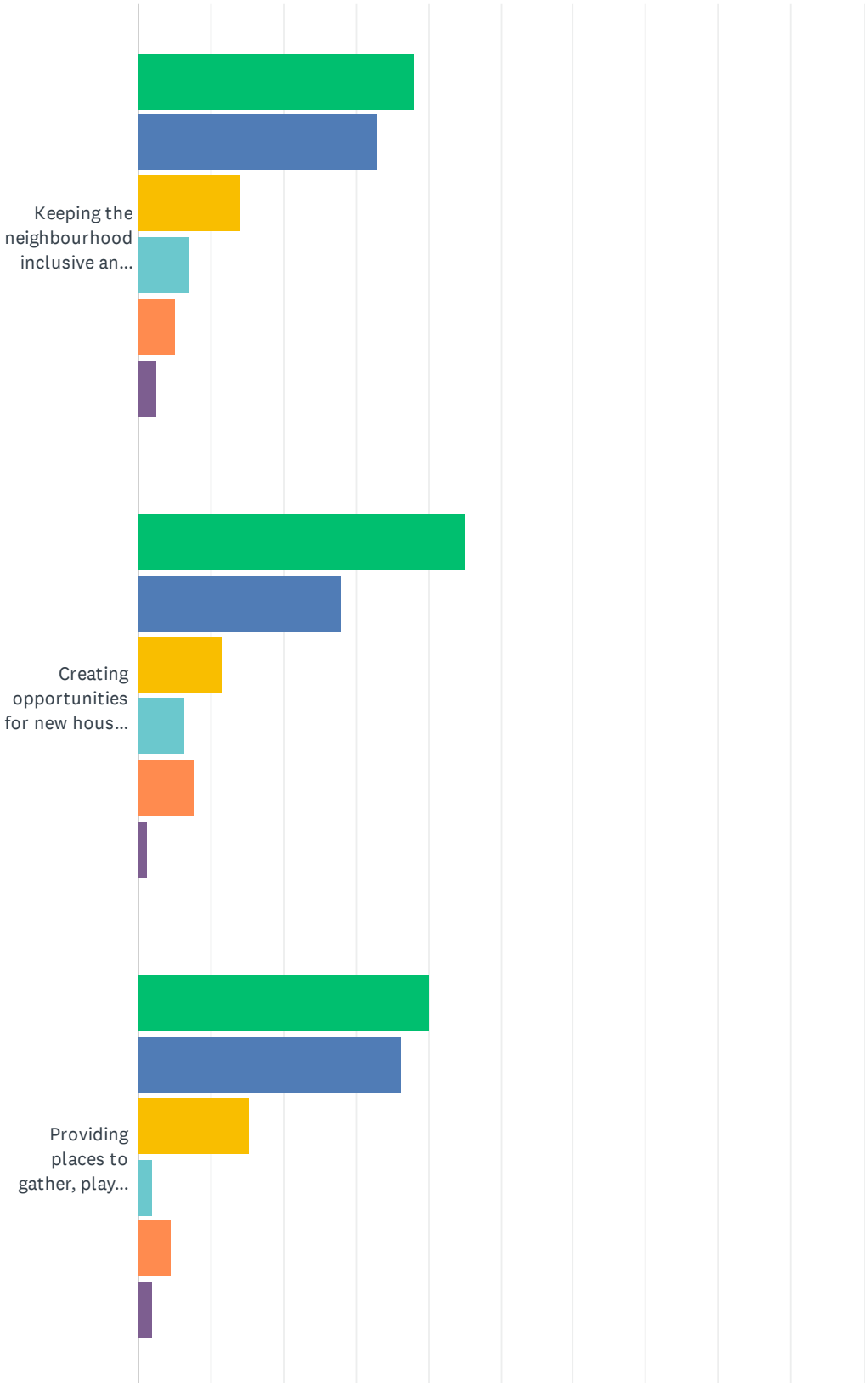
	buying houses just to tear down so they can extend the North Winnipeg active transit route. Is it possible to begin a rewilding project for some greenspaces and boulevards to protect pollinators and bird populations.	
44	main street needs better AT - the bike network is not nearly connected enough here	5/26/2025 2:15 PM
45	New walking and biking paths are good, and we should make sure they connect well with the broader active transportation network.	5/26/2025 10:36 AM
46	love the potential active transportation paths along the red river.	5/25/2025 7:27 PM
47	I like the idea. Tourist attraction or something for income. I would hate for this to not be upkept. Beginning of Waterfront is so sad and has many people in need of help there. but it is not enjoyable to the rest of people who walk through	5/25/2025 10:32 AM
48	More street lighting	5/25/2025 10:28 AM
49	Who pays for this? Is it added to our tax bills?	5/24/2025 3:58 PM
50	Public vehicle parking at ALL Transit Stations. If they existed, I would gladly park my car there and take the bus to the downtown for work downtown and for evening events downtown (i.e Jets games).	5/24/2025 12:55 PM
51	Not sure why Annabella is listed as a potential AT path when it currently is. Connection on North Winnipeg Parkway to St Johns Park	5/23/2025 12:08 PM
52	dont call it rapid transit, its subject to traffic and streetlights and can hardly be categorized as such.	5/23/2025 8:07 AM
53	Transit-oriented developments depend on high-density residential high rises. Point Douglas is mostly low-density residential single family homes/duplexes/townhomes. Even if there was new medium-density residential built in this area, it just doesn't justify building a rapid transit line/station(s) in this area. Also, the CPR line cuts off the South Point Douglas area that will actually have the high-density residential density high rises. So why would the rapid transit line/station(s) not be built along Higgins Avenue? Passenger counts on the current 44, 45,47 and 97 routes that serve North and South Point Douglas are low and don't justify a rapid transit line/station(s). Again, removing heavy traffic from the area and focus on building a safe community would be a more realistic plan for the area. It's decades away from even reaching regular density never mind high density.	5/22/2025 10:23 PM
54	-	5/22/2025 9:59 PM
55	are you nuts? this is winnipeg, that bathroom will be closed in a month, people will get robbed in the underpass, the homeless will move in, it will look like san francisco in about 8 weeks. really bad idea. no thank you.	5/22/2025 7:34 PM
56	Could we have a parking place for peg city car co-op? Could we also have an electric charging station? Love the network of walking/bike paths that are well lit, have garbage disposal and are safe.	5/22/2025 7:13 PM
57	Needs to ensure lots of lighting	5/22/2025 7:10 PM
58	Love the path along the river. It would be great to see improved active transit paths on the Louise bridge for both directions of travel. Right now the sidewalks are narrow but the road is busy so neither is great for biking.	5/22/2025 6:06 PM
59	I like the addition of a pedestrian underpass to cross under the tracks! I do think Austin St N should be considered for a bit of traffic calming. It's a very calm street already, so this is not to bind a wound, rather it's because it's long and straight. A north/south corridor designated as calm west of Disraeli would be good for the neighbourhood.	5/22/2025 6:04 PM
60	Allot of ppl coming off rover live to speed up it almost got hit loads of times growing up there's a few other spots around the community that have similar issues	5/22/2025 3:32 PM
61	Maintenance options to keep public washrooms clean and working.	5/22/2025 2:31 PM
62	affordability	5/22/2025 2:13 PM
63	again, keep public spaces safe, we cycle thru there often and there are spots that are less than ideal, especially between Higgins and Waterfront	5/22/2025 2:11 PM

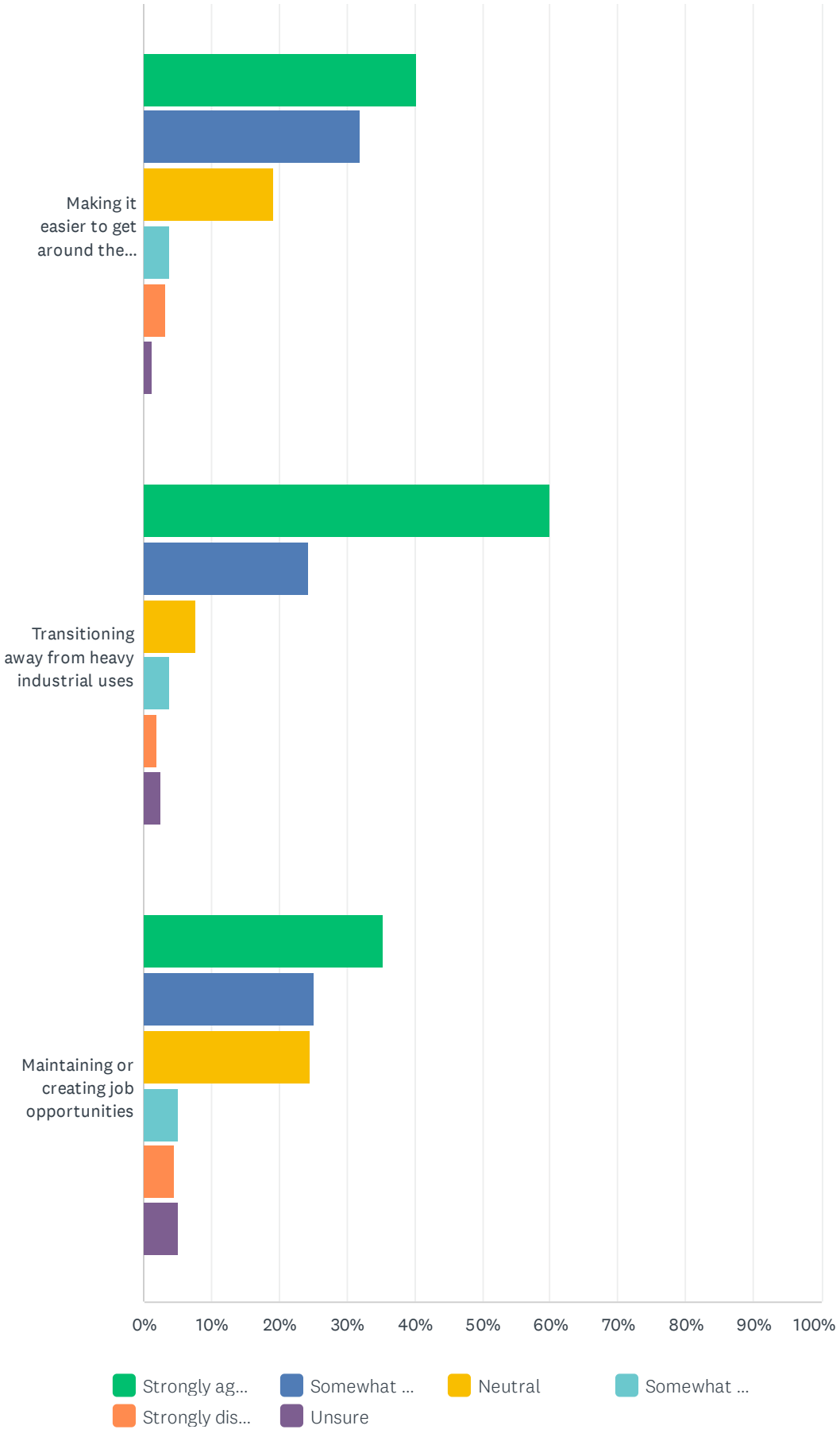
64	Everything looks good	5/22/2025 12:54 PM
65	Decommission the Disraeli Freeway to align with the cities stated goal of reducing the dominance of cars.	5/22/2025 12:44 PM
66	The neighbourhood needs its own police station to help with crime	5/22/2025 12:42 PM
67	You are putting a rapid transit in an already damaged hurting area of the city which will cause more homeless people. You should listen to the HOME OWNERS there and it you do not wish to listen then buy us out of our homes, cause can’t even sell a home in the area nobody wants to live in point douglas	5/22/2025 12:15 PM
68	I think what is missing is not connecting to the areas north such as Elmwood and the Kildonans. There is still no safe bicycle infrastructure to get from my home in EK to the Disraeli bridge.	5/22/2025 12:14 PM
69	Extending the cycling infrastructure from waterfront to higgins directly would be ideal - the gravel path along the waterfront is sometimes not maintained well whereas the street is often cleaner. Friends of mine also feel unsafe biking through the riverside trail. It's outside the study area (technically) but the redwood ave/lazarenko bridge crossing is a tremendous barrier to N/S cycling travel and closes off the area almost entirely on the north side.	5/22/2025 11:48 AM
70	More bike lanes the better	5/22/2025 10:29 AM
71	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:27 AM
72	Feel like a bit of a wet blanket here, but I'm not sure designing based on CPTED is going to be enough to increase safety in this area for residents and visitors, and the homeless/unsheltered.	5/22/2025 10:22 AM
73	This sounds good. The pedestrian under Press under the CP railway tracks sounds like an especially good idea	5/22/2025 10:08 AM
74	I love that active transportation goes around the entire point	5/22/2025 10:01 AM
75	At the east end of Sutherland, make it so all vehicles can turn left. Having it a right-turn only is idiotic. If people are coming off the bridge too fast, put in a three way stop or something.	5/22/2025 9:52 AM
76	Enforcement to get cyclists to obey safety laws and keep the sidewalks safe for pedestrians	5/22/2025 9:44 AM
77	pedestrian overpasses might be more appropriate. As a female I would not use an underpass.	5/22/2025 9:38 AM
78	N/a	5/22/2025 9:36 AM
79	The focus on people	5/22/2025 9:28 AM
80	looks good.	5/22/2025 9:03 AM
81	Waste	5/22/2025 8:48 AM
82	Please connect the river trail at Burrows and Alfred along the river path, as the river bank is public property and the existing man-made trail is often above the flood line most years. It's an awkward detour to go west halfway down Burrows to the bike path if you just want to walk along the river. One other key missed connection of the river bank trail is the property at the end of Rover at Agnus. If this could be connected to the Louise bridge, it can unlock a lot more pedestrian transportation. I know many of my neighbours with dogs like to walk "the loop" which is over the Lousie and Disraeli bridges through the park in Elmwood. The park in Elmwood has lots of annual flowers planted by the city and we don't understand why there has never been a provision for annual (or perrenial) flowers planted in Michaelle Jean park. Otherwise, I am very excited about the new proposed active transportation paths along the river as well as the new underpass.	5/22/2025 8:48 AM
83	more ATP!	5/22/2025 8:46 AM
84	See previous comment. The city and Province should be working on moving the railway tracks.	5/22/2025 8:33 AM
85	Definitely hope we keep open horizons for maximum natural light	5/21/2025 11:32 PM
86	Improvements to the bike intersection along Higgins and Annabella should occur. A significant	5/21/2025 1:28 PM

	route along our AT infrastructure connection.	
87	The head of Winnipeg's active transportation department promised the residents of Point Douglas that there would be a paved active transportation path from the Forks to the Chief Peguis overpass within 5 years. That promise was made in 2020 to assuage the residents' concerns about the destruction of over a dozen healthy mature trees and a new heat-magnet, black asphalt path constructed through one of our only green spaces, despite the existence of a perfectly viable and well-used gravel path some 6 feet away. That and the continued extreme safety issue of where this path intersects with Selkirk Avenue, (not adequate STOP signage for cyclists despite STOP signs for cyclists existing at every other City intersection of road with an active transportation path. This issue has been raised with the City on at least 5 or 6 occasions, but remains completely ignored, setting up dozens of "close calls" between cyclists and automobiles every year. I'm all for active transportation paths but the way the City implements them and continues to ignore residents' concerns has a huge amount to be desired.	5/21/2025 1:09 PM
88	this plan is not pushing the envelope. there is very little guidance on how streetscapes will/should be developed to encourage walkability/ safe cycling. while other plans set detailed plans, this one needs to put emphasis on the needs of this community. how are children going to navigate the neighbourhood safely, how are new big site developments going to grow? why doesn't this plan set a plan for the establishment of new streets in south point douglas? why doesn't it determine how and where pedestrians and cyclists will be supported in south point douglas?	5/21/2025 12:35 PM

Q16 Overall, do you think the draft neighbourhood plan will support the following goals for the neighbourhood?

Answered: 157 Skipped: 92




Making it easier to get around the...
Transitioning away from heavy industrial uses
Maintaining or creating job opportunities
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly ag...
Somewhat ...
Neutral
Somewhat ...
Strongly dis...
Unsure

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	UNSURE	TOTAL
Keeping the neighbourhood inclusive and welcoming	38.22% 60	33.12% 52	14.01% 22	7.01% 11	5.10% 8	2.55% 4	157
Creating opportunities for new housing that provides for a range of incomes, ages, and household types	45.22% 71	28.03% 44	11.46% 18	6.37% 10	7.64% 12	1.27% 2	157
Providing places to gather, play, and celebrate culture	40.13% 63	36.31% 57	15.29% 24	1.91% 3	4.46% 7	1.91% 3	157
Making it easier to get around the neighbourhood	40.38% 63	32.05% 50	19.23% 30	3.85% 6	3.21% 5	1.28% 2	156
Transitioning away from heavy industrial uses	59.87% 94	24.20% 38	7.64% 12	3.82% 6	1.91% 3	2.55% 4	157
Maintaining or creating job opportunities	35.48% 55	25.16% 39	24.52% 38	5.16% 8	4.52% 7	5.16% 8	155

Q17 Is there anything else you'd like to share about the draft neighbourhood plan?

Answered: 64 Skipped: 185

#	RESPONSES	DATE
1	A focus on economic activities and job creation is important	6/24/2025 3:04 PM
2	Affordability	6/19/2025 10:18 PM
3	As a senior who would look at this area, due to it beauty. I would want safety and access to amenities a priority! I look forward to seeing the proposed buildings. Should individual finances be assessed to ensure a " mix" of incomes	6/17/2025 2:24 PM
4	The job creation we need are treatment facilities, detox centers both being constantly readily available, and welcoming for as long as needed until the patient seems fit for society. We can't ignore the elephant in the room. Almost all our problems are drug related and it's mostly stemming from right here, we need help, not condoning bad behaviors. They know it's bad but can't find help when they need it.	6/17/2025 1:06 PM
5	Looks exciting!	6/17/2025 11:20 AM
6	More cycling and walking routes look wonderful!	6/17/2025 9:35 AM
7	Again, as long as there's a focus on affordable housing for people on fixed/lower income that is considered in these plans, and that the properties that are expropriated are also considered, then further development like this should benefit Winnipeggers.	6/16/2025 9:16 PM
8	555	6/16/2025 7:33 PM
9	We need input from the police department on this plan. How does this plan effect the safety of the neighbourhood.?	6/16/2025 4:35 PM
10	What do the area residents want? Not the city big wig!	6/16/2025 11:53 AM
11	Designated smoking and traditional medicine smudging areas	6/16/2025 11:42 AM
12	To reiterate, this plan is fantastic but relies upon outside elements to be successful, namely the Louise Bridge's long term structural integrity and the ability to ensure safety on the active transportation link/parks	6/16/2025 10:28 AM
13	Lighting and safety	6/16/2025 10:08 AM
14	Don't let social services block the potential for what could be the best neighbourhood in Winnipeg or even Canada. This could location could be a draw that celebrates culture, art, entrepreneurship and the best Winnipeg has to offer. The plan has to start from a clean slate.	6/10/2025 3:22 PM
15	assist existing business to remain by providing timelines	6/8/2025 12:26 PM
16	I'll keep saying it - there is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:40 PM
17	nothing	6/6/2025 11:23 PM
18	How will it affect property taxes?	6/6/2025 6:14 PM
19	No	6/6/2025 4:09 PM
20	I hope there will be sharing and analysis of research from similar, successful urban renewal projects in other cities.	6/5/2025 8:29 PM
21	Looks good 👍	6/5/2025 4:56 PM
22	Nice plan but I'm not holding my breath…This survey has cost over 100 thousand dollars at least some people got employment out of it…whether any of it come fruition in a Reasonable	6/5/2025 12:06 PM

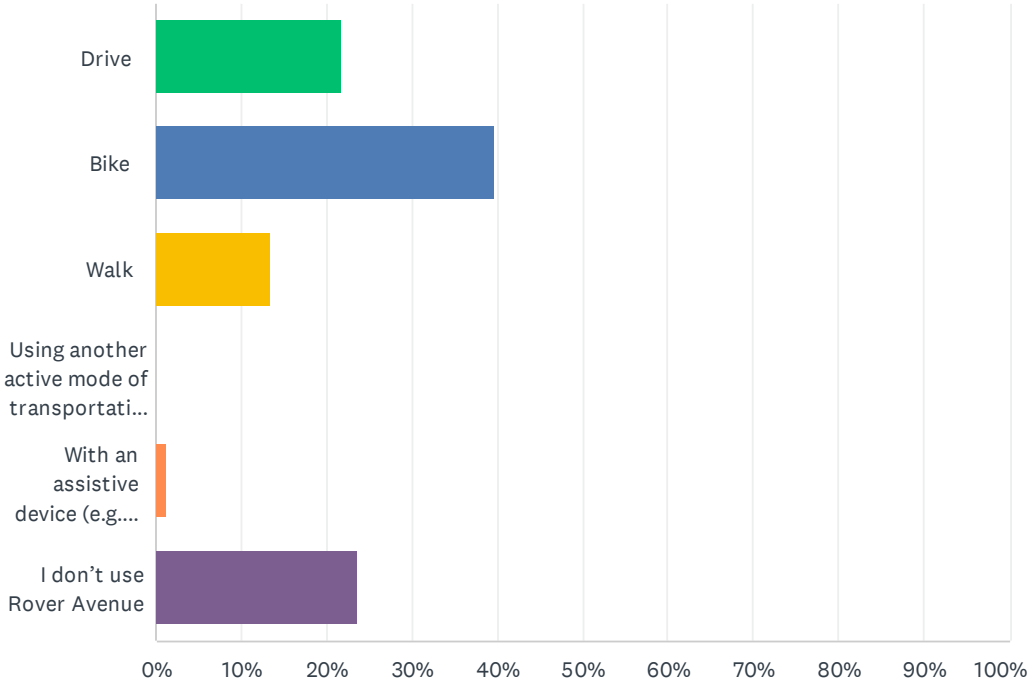
	Time Frane.	
23	See it stuck in a paper shredder and the persons paid to come up with it pay back the city for wasting its money on their salaries!	6/5/2025 11:52 AM
24	I hope it brings more good people and families to the neighborhood. Thank you.	6/5/2025 10:34 AM
25	Above presumes that these are desirable goals. Unsure is only answer possible if not.	6/5/2025 8:43 AM
26	I might as well say it again. Love the idea of enhanced transportation in the area but the current street infrustructure does not properly allow anything large scale. Its hard to drive the area in a vehicle, never mind transit. I think bike paths would be good for the area. Safety is not mentioned anywhere and perhaps out of scope for the plan but the plan will not attract new businesses and people if it is deemed unsafe. Businesses in the area as well as churches have installed high barb wired fences to protect their assets. There are houses and businesses that have been vacant for years. There is a lot of work to be done to transition the area. Going back a lot of years, I felt the area was much safer 30-40 years ago and although rough then, it was livable. Most of us today, would not walk the streets of Point Douglas day or night. Without safety being built into the plan, I feel it will unfortunately fail.	6/5/2025 8:35 AM
27	Regulations and by laws need to be upheld in the current infrastructure. We need bigger businesses with the resources to create lasting employment, and we need housing that supports long term residents.	6/5/2025 8:25 AM
28	We need to move away from a society focused on cars. We need multiuse buildings. Residential buildings should have parking spots inside the building not as a surface lot. The main floor on major routes should be commercial. Including grocery stores underneath residential high rises.	6/1/2025 7:41 PM
29	It's not clear how existing residents will be accommodated or if they even welcome the changes.	5/29/2025 6:41 PM
30	Love it!!	5/29/2025 8:37 AM
31	A plan to keep it maintained and not allow it to fall into the disrepair state it currently is in.	5/28/2025 9:22 PM
32	Yah	5/28/2025 4:36 PM
33	I do have strong concerns this is just an attempt to gentrify the neighbourhood - that myself an my neighbours are having the aesthetic and culture of the space we exist within changed drastically for the benefit of future residents that are more than capable of affording housing in a different neighbourhood. Point Douglas is one of the most affordable neighbourhoods in the city, and I worry that this development plan will turn it from being a space that low income families can thrive to a space that low income families cannot even consider when looking for housing.	5/28/2025 2:50 PM
34	I haven't heard much from [redacted] organization recently (Point Powerline). I think it was an incredible undertaking and should've recieved city/provincial funding since it showed serious results in a short period of time. Other organizations tend to burn through funding with minimal results so it would be a nice change to focus it on ways that actually make money work.	5/28/2025 12:35 PM
35	The possibility of six plexes and four plexes needs to be prohibited in order to protect the existing housing stock. The level of greed and corruption in the existing population of landlords cannot be overestimated. Allowing these on streets that are now primarily older, treed, and containing single family homes or duplexes will be a death wish for existing homes and people who inhabit them. These people really don't care if people burn along with homes as long as they get more money. You MUST NOT allow four and six plexes on the older streets. Put these on the other side of Sutherland or in South Point Douglas. But it is absolutely imperative that these be prohibited on the majority of streets in North Point Douglas. To allow these is signing a burn order for the entire community.	5/26/2025 2:29 PM
36	I think this plan takes the neighbourhood in a great new direction. Disallowing new heavy industrial developments is a good step, but I'm not sure how this plan affects the existing industrial areas, so it's unclear how the "transition away" will happen.	5/26/2025 10:39 AM
37	I like it a lot, but concerned about the upkeep and people who need help who are homeless or on drugs. Their needs will only become more apparent and take over the area if that is not addressed	5/25/2025 10:34 AM

38	Like I said in my first comment, we really need to find a solution to help people that are in distress to not be disrespectful to the Point Douglas community. I'd love to include them, but respect goes both ways. There's gotta be some reinforcement that can be done to help them or redirect them to services they need.	5/24/2025 5:40 PM
39	on that last point of maintaining/creating job opportunities. If you developed the river front areas with multi-level residence, you could follow the idea of Waterfront Drive by making the main flood/ground level into commercial space for restaurants, boutique stores, book shops as well as massage therapy locations, ice cream, florist and small bakery shops etc.. A well thought out apartment building could be both residential and commercial, thus creating jobs, drawing further public traffic and entertainment/service industry to the local area.	5/24/2025 1:02 PM
40	No " manitoba housing" I lived beside one on [redacted]- it was a nightmare of crime.	5/23/2025 8:00 AM
41	I don't know how you'd actualize "Maintaining or creating job opportunities". You probably need some industrial in that area.	5/23/2025 7:47 AM
42	Overall I like the plan. It is very ambitious and it is great to think positive. But in reality, I feel it is grandiose thinking, Winnipeg has many vacant properties that are in more convenient locations for shopping, grocery stores, amenities and most of all, in SAFER areas. There is also decades of industrial pollution, soil remediation required which alone will be prohibitive for any developer, even with the Accelerator Fund. The timelines to do the soil testing and remediation, even if the land has been vacant for decades, would outlast the time limit required to use the Accelerator Fund. Perhaps focusing on a small section of Higgins Avenue at Waterfront Drive or filling up all of the vacant building/lots along North Main Street would be a better use for the Accelerator Fund for the short-term.	5/22/2025 10:38 PM
43	-	5/22/2025 9:59 PM
44	this winnipeg, the social problems will completely take over in 6 months, ruining it for everyone. look at main street. great ideas, wrong city.	5/22/2025 7:36 PM
45	I answered "somewhat agree" because the language feels very loose and easily mis-interpreted. I feel there should be stronger language and specifications about percentages of properties for high income vs. low income. Or percentages owned by settler investment vs. Indigenous. Or percentages of land designated for culture, healthcare, community supports vs. retail and sales. I believe the final draft should be directive about how it wants to be inclusive and have a committee that enforces those guidelines.	5/22/2025 7:17 PM
46	Nothing	5/22/2025 7:11 PM
47	A more planned and authentic inclusion of nature spaces and indigenous art.	5/22/2025 3:48 PM
48	Main St really should be apart of this along with Higgins and main	5/22/2025 3:34 PM
49	WHERE IS THE SAFETY ASPECT????	5/22/2025 12:51 PM
50	The people living and visiting in this neighbourhood need to be prioritized above the cars passing through it.	5/22/2025 12:45 PM
51	We need to build a nice big police station right in the middle to help deter crime crime is very rampant	5/22/2025 12:43 PM
52	Will it actually be affordable housing?	5/22/2025 11:53 AM
53	This looks like a very promising direction. I often find myself moving through Point Douglas without it ever being a destination.	5/22/2025 11:50 AM
54	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:27 AM
55	It sounds wonderful as most things do in plan form. Will wait to see how it actually plays out.	5/22/2025 10:23 AM
56	Do not screw up the streets like you did with Mountain and Salter. I cannot emphasize enough how badly you cocked up those two streets. Why on earth would you have the parking/cycling lane just cut out at regular intervals? Whoever planned those two streets should not be allowed to plan anything to do with this city ever again.	5/22/2025 9:54 AM
57	Assure that local organizations have space. Eg Social enterprise-build	5/22/2025 9:04 AM
58	More density and conversion of old industrial buildings need to be in the plan	5/22/2025 8:50 AM

59	Thank you to the team for the work done thus far. Please continue the pressure for the implementation process as much as it in your power to do. Thank you for keeping us residents informed of the process and please continue to update us on larger projects such as the development of the Little Forks and the point of Point Douglas. There's so much potential there and we'd love to see more development in line with your plan.	5/22/2025 8:50 AM
60	There are lots of people walking and biking in this area. Speed limits should be reduced to 30k through the neighbourhood.	5/22/2025 8:35 AM
61	Is there anything for heritage sites?	5/21/2025 11:35 PM
62	The By-law appears to be well written to encourage significant market improvements to the area, which is sorely needed. However, these same improvements can encourage gentrification. The By-law must come with investments and programming that encourages retention of the current community and does not price them out of the area.	5/21/2025 1:36 PM
63	In summary, I do not have a glowing and optimistic sensibility that the secondary neighbourhood plan will achieve the aforementioned goals without a radical change in City policy regarding encampments, criminal law enforcement, banning and shutting down heavy industrial entities such as scrap metal dealers, and actually listening to the constituents' concerns regarding transportation and safety. The City's chronic lack of concern or care for the biodiversity of our waterways and the delicate nature that relies upon the riverbanks will always serve as a barometer for the estimation the City has for my neighbourhood. My default position is to maintain hope for our neighbourhood and will be cheering on the secondary plan, however, my comments within this survey reflect the hard-earned real existence of living in Point Douglas for the past 16 years and witnessing in realtime, its downward trajectory.	5/21/2025 1:22 PM
64	I think the policy needs to be written in more concrete terms. a lot of these goals won't get accomplished if the policy statements only "encourage" or "support" initiatives rather than enforcing them.	5/21/2025 12:36 PM

Q18 How do you typically use Rover Avenue?

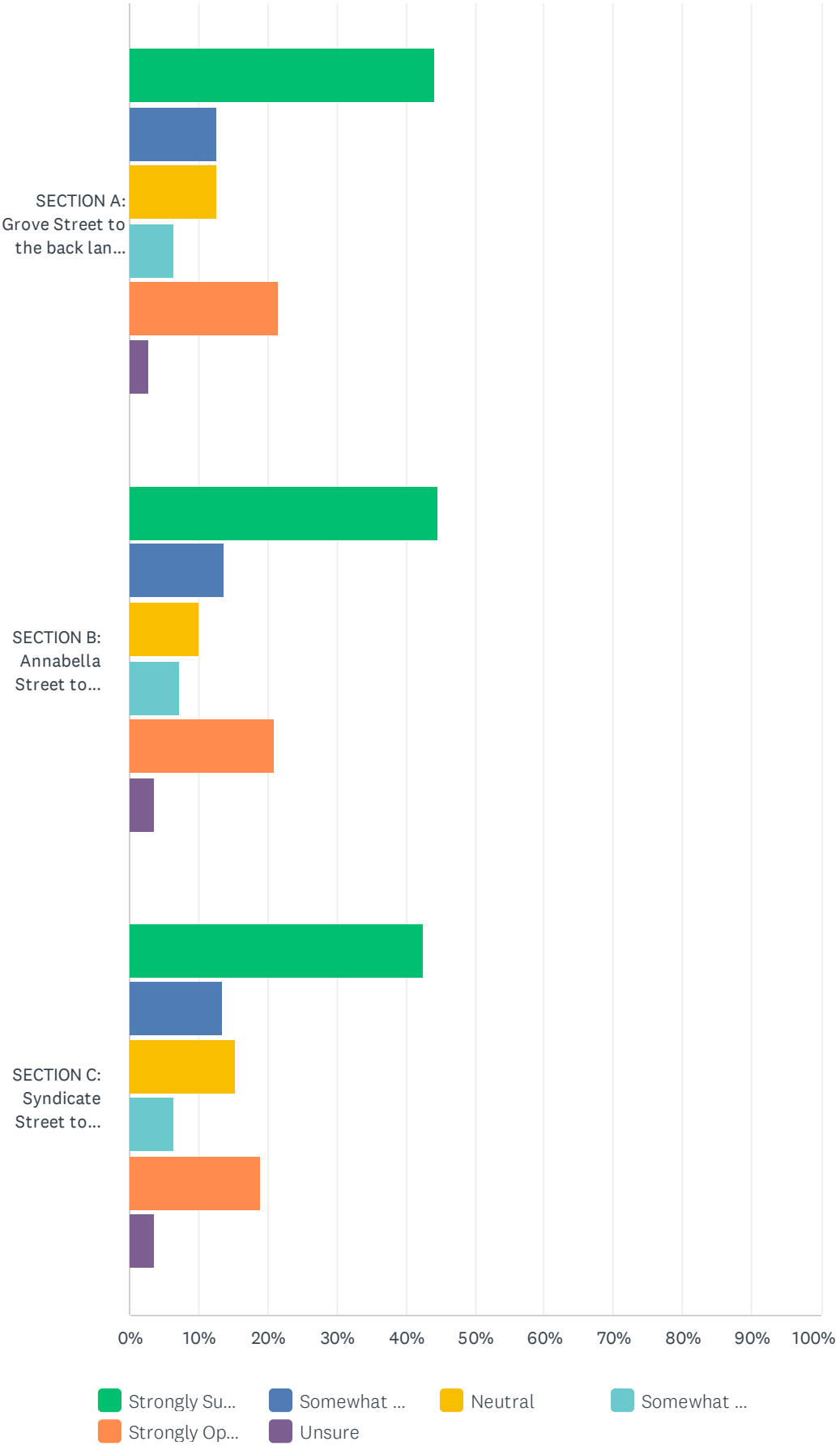
Answered: 156 Skipped: 93



ANSWER CHOICES	RESPONSES	
Drive	21.79%	34
Bike	39.74%	62
Walk	13.46%	21
Using another active mode of transportation (e.g. skateboard, rollerblades, e-bike, e-scooter)	0.00%	0
With an assistive device (e.g. wheelchair)	1.28%	2
I don't use Rover Avenue	23.72%	37
TOTAL		156

Q19 How supportive are you of closing the following sections of Rover Avenue to vehicle traffic and converting them into park space with a multi-use path (Option 1)?

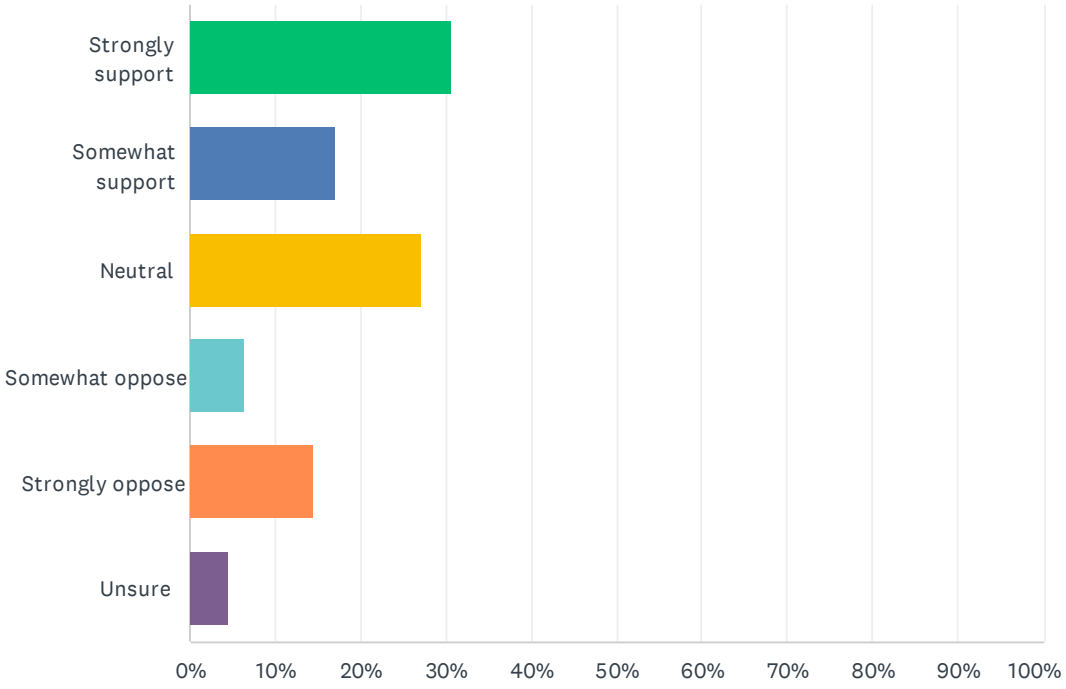
Answered: 111 Skipped: 138


SECTION A: Grove Street to the back lan...
SECTION B: Annabella Street to...
SECTION C: Syndicate Street to...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Strongly Su...
Somewhat ...
Neutral
Somewhat ...
Strongly Op...
Unsure

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEUTRAL	SOMEWHAT OPPOSE	STRONGLY OPPOSE	UNSURE	TOTAL	WEIGHTED AVERAGE
SECTION A: Grove Street to the back lane between Prince Edward St and Barber St	44.14% 49	12.61% 14	12.61% 14	6.31% 7	21.62% 24	2.70% 3	111	2.57
SECTION B: Annabella Street to McFarlane Street North	44.55% 49	13.64% 15	10.00% 11	7.27% 8	20.91% 23	3.64% 4	110	2.57
SECTION C: Syndicate Street to Stephens Street	42.34% 47	13.51% 15	15.32% 17	6.31% 7	18.92% 21	3.60% 4	111	2.57

Q20 How supportive are you of changing the portion of Hallet Street between Granville Street/Rover Avenue and the river to a one-way street?

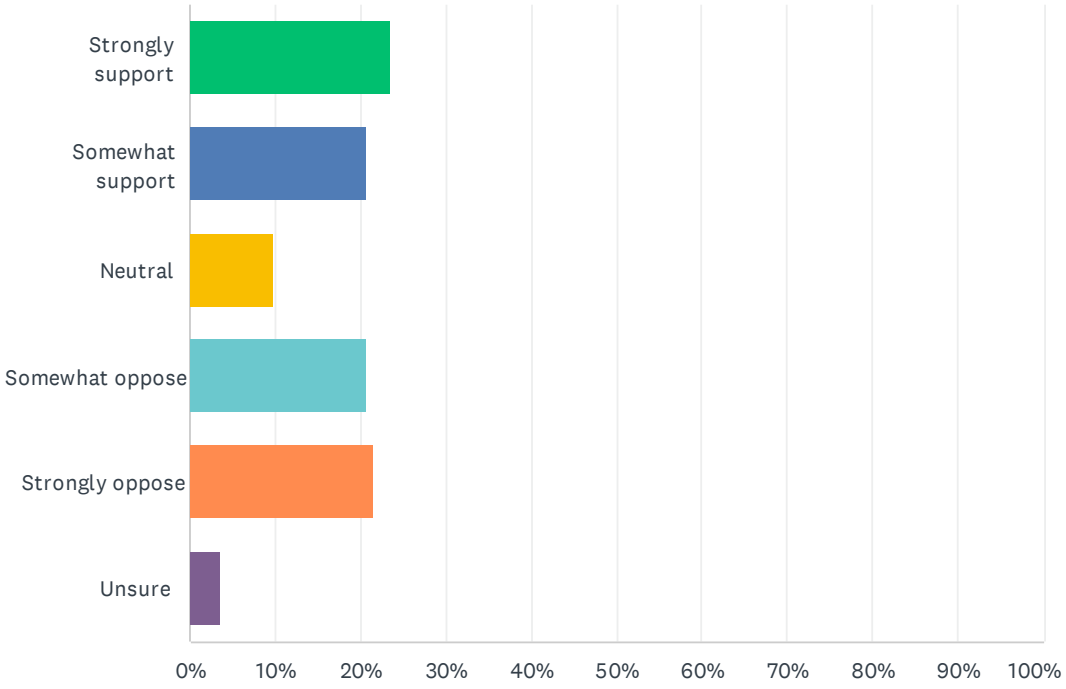
Answered: 111 Skipped: 138



ANSWER CHOICES	RESPONSES	
Strongly support	30.63%	34
Somewhat support	17.12%	19
Neutral	27.03%	30
Somewhat oppose	6.31%	7
Strongly oppose	14.41%	16
Unsure	4.50%	5
TOTAL		111

Q21 How supportive are you of keeping Rover Avenue mostly the same — open to vehicle traffic, with some traffic calming like speed humps (Option 2)?

Answered: 111 Skipped: 138



ANSWER CHOICES	RESPONSES	
Strongly support	23.42%	26
Somewhat support	20.72%	23
Neutral	9.91%	11
Somewhat oppose	20.72%	23
Strongly oppose	21.62%	24
Unsure	3.60%	4
TOTAL		111

Q22 Do you have any other feedback about the Rover Avenue improvements?

Answered: 52 Skipped: 197

#	RESPONSES	DATE
1	There is no need for vehicles to have access to Rover Ave	6/24/2025 3:05 PM
2	Rover is a quiet street, we have 3 parks along it. Adding more won't help solve our drug and crime rate, if anything it will give the drug addicts more places to use.	6/17/2025 1:08 PM
3	Option 1 needs to happen.	6/16/2025 9:19 PM
4	555	6/16/2025 8:57 PM
5	No	6/16/2025 4:44 PM
6	Given the frequency of road reconstruction projects in Winnipeg, long term thinking is the only perspective this project should be approached from. What should Rover Avenue look like in 50 years when Point Douglas becomes the gem it should be?	6/10/2025 3:26 PM
7	I think it is a huge miss not closing the block between the Disraeli pedestrian bridge and Annabella. This would be a MASSIVE improvement for active transportation commuters coming across the bridge. Also, raised pedestrian crossings don't get used - people prefer to cross illegally rather than climb stairs/ramps. Closing the block to car traffic would eliminate the need for a raised crossing.	6/7/2025 12:49 PM
8	There will be a safe way for pedestrians to cross Rover Ave. How about for bikes coming over the pedestrian bridge and turning left?	6/6/2025 9:36 PM
9	On occasions when Euclid is blocked for emergencies, snow clearing, parades etc. and no notice is given river is the only alternate route in or out of the area so closing sections would be a terrible idea	6/6/2025 6:20 PM
10	Nope just fix the road	6/6/2025 4:12 PM
11	I would like to see Rover kept open for traffic but I would also like to see it made multi purpose.	6/6/2025 3:07 PM
12	Rover was the only access road to my street during the Ironworks building fire when Euclid was blocked. Shutting down Rover to vehicle traffic would eliminate the only emergency access road to Main or Sutherland should Euclid be closed. It is also a faster emergency vehicle route for ambulance and fire to Grove, Hallet, Prince Edward and Barber as Prince Edward is a small and narrow road fire emergency access.	6/5/2025 8:38 PM
13	It’s a street that, like most of point Douglas, had a lot of potential. It’s underutilized and the more pedestrian friendly the better	6/5/2025 4:24 PM
14	It’s great that using the time to redo streets to really think how the street can be improved not just ripping it up n laying down concrete without looking it with new vision n making the area progressive and a better place to live and enjoy.	6/5/2025 12:11 PM
15	Speed Bumps? Obviously the idiot that wrote this has never driven down rover! Its full of pot holes! duh! Another idiot!	6/5/2025 11:54 AM
16	The curve on Rover that connects to Hallet is too small for two way traffic, but Rover is an essential traffic street for people who enter the community from the Disraeli Bridge.	6/5/2025 8:31 AM
17	Keeping Rover open to traffic, but with better signage, speed lights and speed bumps etc.. to help control the traffic speed. No need to close Rover down to traffic, as over my life time living here in my 30+ years there has been no accidents to my knowledge. Just needs to be better constructed to provide it for both active transportation and vehicles in a safe manner for all to use. Roadways are to be shared with cyclists throughout the City so why close this	6/5/2025 3:35 AM

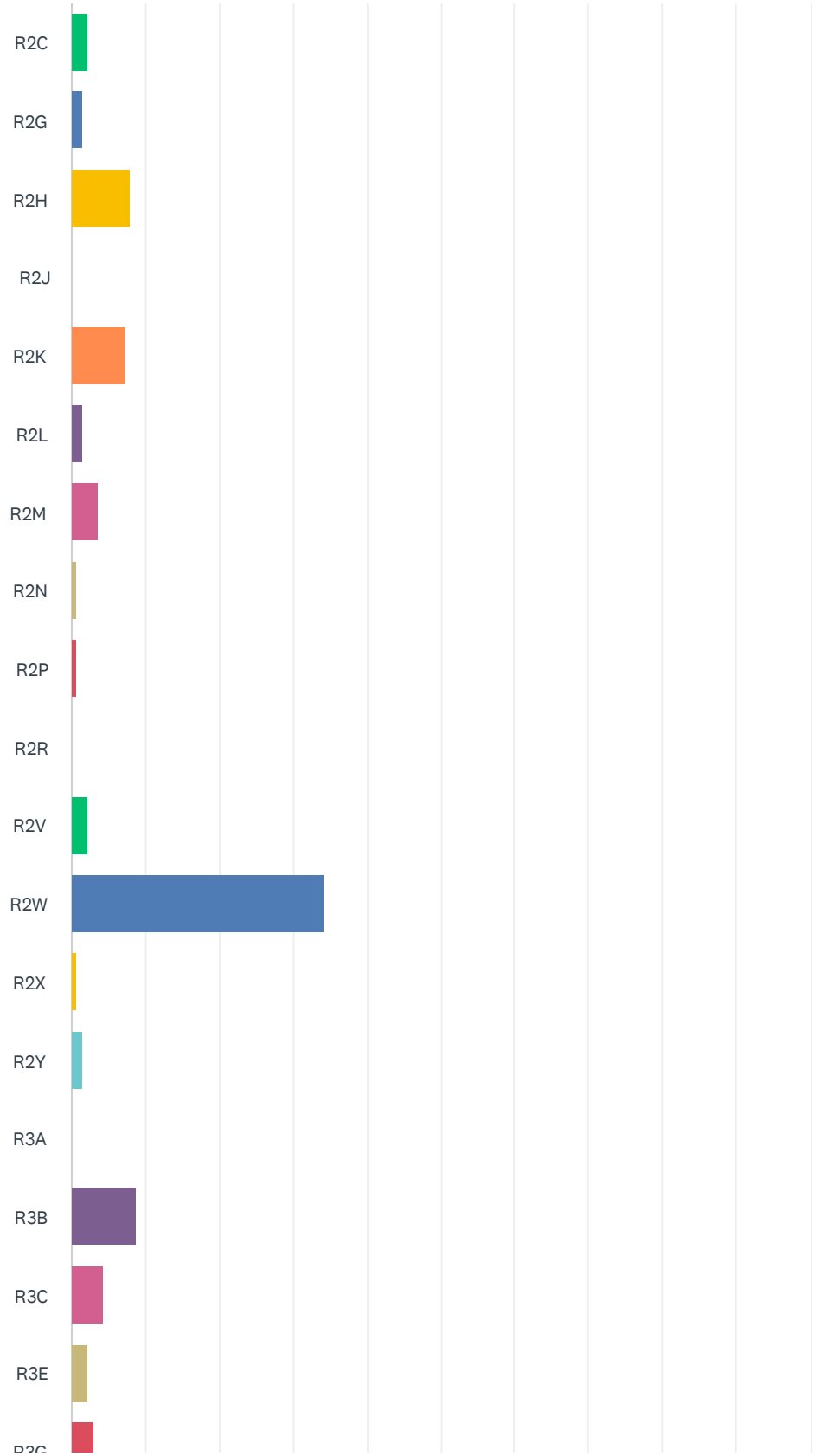
	street down. They've closed Scotia St and Kildonan Dr. to do the same thing, but just ended up opening it up again as it was not the proper move to make.	
18	We don't yet know how the transit changes will impact how we are able to get around in NPD. With the potential for increased traffic, lack of visibility turning onto E/S, reduced parking (many people don't have garages or back parking lots and park on the street, and especially rely on parking on S/E for snow clearing and street cleaning. I drive and bike down Rover a few times a week and I walk down it daily. I support methods to slow cars and discourage people using it to commute through the neighbourhood when they exit the Disraeli Freeway @ Sutherland and often go Rover to Hallet to Euclid to access Main St North.	6/1/2025 4:48 PM
19	Please do option 1, it would be much more pleasant, especially as many people in this neighborhood do not drive/have a car.	5/28/2025 5:47 PM
20	Need a bike route	5/28/2025 4:37 PM
21	I fully agree with making Rover more pedestrian and bike friendly, but I don't think getting rid of one of two throughways in the neighbourhood (Euclid and Rover) is the way to do it. There's a lot of space around Rover, so separate bike lanes and an improved sidewalk is where I think the plan should begin. I think it would also make a good street to be utilized for bus routes too, especially with the pedestrian bridge to Elmwood on this street - separating the street with breaks of parkland would eliminate this possible benefit to public transit. Finally, there's lots of parkspace with little to offer in Point Douglas. I think it makes more sense to improve the park space that currently exists, including parkspace along Rover, before we sacrifice fairly important roadways to be used as parkspace.	5/28/2025 2:56 PM
22	Better lighting for the riverbanks could dissuade encampments, and obviously the road needs to be repaved. 30km with speed bumps is an awkward way to create a necessary speed reduction. Not opposed to these but if there was another more modern solution I'd probably be in favour of upgrading. Just make sure it stays open to cars. Maybe a dedicated bike/walking path with curbs?	5/28/2025 12:39 PM
23	The part of Disraeli pedestrian bridge where it meets Rover should be a stop sign. As a cyclist it is hard to stop there.	5/28/2025 9:26 AM
24	River bank community gardens	5/27/2025 2:22 PM
25	I'm not sure which option is better. Speed along Rover is definitely an issue. More greenspace is always welcome. And the corner at Hallet and Rover is definitely experiencing collapse/erosion. What about making all of Rover one way closing one lane and making that just for bikes and walking as well as incorporating traffic calming infrastructure? This would help the tension between dog walkers/cyclists/walkers and the car/truck traffic and probably help enforce weight restrictions along Rover. This doesn't solve the erosion issues at Halett and Rover though.	5/26/2025 2:39 PM
26	The Disraeli footbridge is an excellent piece of active transportation infrastructure. To get the best use out of this investment, it should be well-connected to the rest of the city's active network. I strongly support seeing Rover Av as a part of this network first and foremost. I would love to see similar improvements to Annabella Street. As a cyclist, Rover Av is one of the bumpiest parts of my route, which can make riding alongside cars dangerous even when vehicle speeds are low. I hope improvements to the road surface are included in this plan. Reducing road wear and lowering maintenance costs is another good reason to minimize or remove vehicle traffic here.	5/26/2025 10:50 AM
27	I like the idea to open up more park walking space. I'm concerned about unhoused people and their needs. Will they be considered and will they just create more outdoor housing like on the way to waterfront.	5/25/2025 10:40 AM
28	Please follow the example of River Front Drive between Provenchiere Blvd and Higgins. It is a success when it comes to providing traffic access, yet has the right amount of traffic calming measures and yet allows for public access by foot and by bike. You don't need to reinvent the wheel. Take one success story and simply apply it to similar situations. Here is an example. Someone had a smart idea along the renovated Archibald Street (as you head north from Marion towards Nairn) to make one multi use bike and pedestrian walkway/path. It is easy to clear and remove snow from in winter and was economical and cost affect to install COMPARED TO the messy and very costly pedestrian walkway and bike path along Goulet. The concrete was expensive to install, special equipment is needed to clear the bike path and it narrowed a well used transport corridor connecting the down town area with Eastern	5/24/2025 1:15 PM

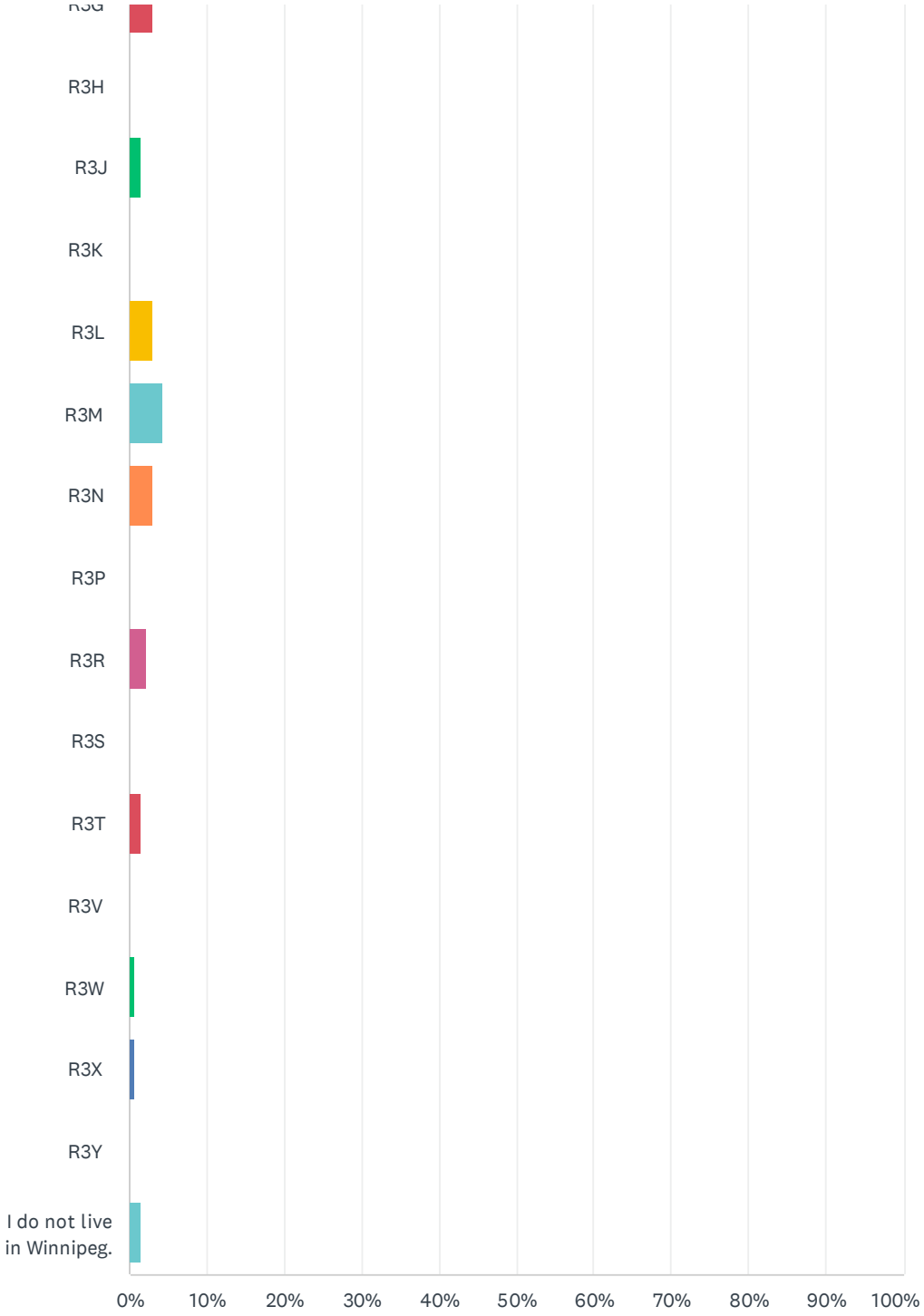
	Winnipeg. Please don't make the same mistakes again, especially along Rover Avenue. Follow the Archibald or River Front Drive examples for the Point Douglas area.	
29	The current 30 km/h speed limit is ignored. Speed humps won't change the behaviour. Option 1 all the way.	5/23/2025 12:13 PM
30	if the speed humps are anything like those implemented around the south end of winnipeg you can maintain 40-50 km/h over them with no issues. like the idea of bollards but they only had to maintenance and snow clearing issues.	5/23/2025 8:10 AM
31	I don't know how busy w/ car traffic Rover actually is. When I bike on it, it doesn't seem busy.	5/23/2025 7:50 AM
32	I think safety could best be addressed by keeping River Avenue open to traffic with calming measures put in place. It gives more eyes and ears to the park and makes it safer. Having no vehicles around makes the park more secluded/unsafe and therefore opens up higher chances of safety issues.	5/22/2025 10:43 PM
33	leave the street the way it is. we don't need more places for encampments.	5/22/2025 7:39 PM
34	We get a high percentage of pedestrian/bike use on Rover so it makes sense to move away from car use.	5/22/2025 7:20 PM
35	The footbridge is part of the cycling network, and needs to be kept easily accessible to active transit users. A raised sidewalk would help immensely to communicate that there isn't a feature to pass there, but a place to watch for VRUs. Related to Rover's improvements, making the section of Hallet between Rover and Granville into a one-way, while a great idea, makes me question which way the one way would go, and how inevitably confused motorists that find themselves causing a traffic jam will be able to extricate themselves.	5/22/2025 6:13 PM
36	Option one really restricts residents ability to get around yea on foot it's good but for proper community self access it's a nightmare. Specialty for emergency vehicles The part at the end of Grove is already a one way in the winter due to how icy it gets. We can't design for just summer the community uses a it as a whole all year round. Also the memorial to the 5 yr should be cared for and there used to community doc and a warf along rover hiden stairs buried in the grass as well along it ask rob Gaston also running under rover hydro has a high voltage line buried they have vaults so this also needs to be considered.	5/22/2025 3:45 PM
37	make it affordable.	5/22/2025 2:15 PM
38	Make it safe. Parks are good but it would be nice to be able to enjoy them without garbages everywhere	5/22/2025 12:52 PM
39	Make sure traffic calming measures like speed bumps don't make the route unpleasant for bikes etc.	5/22/2025 12:52 PM
40	No	5/22/2025 12:44 PM
41	Fix the road	5/22/2025 12:17 PM
42	speed bumps impact walkers and cyclists	5/22/2025 11:34 AM
43	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:28 AM
44	While I like the idea of converting Rover to park space, since people already bike and walk on the road, this option seems complicated. I worry about weaving back and forth from road to path. Bottom line is the road space should be prioritized for people on foot or on bike and cars should have to go really slow and share equally.	5/22/2025 10:28 AM
45	If it is kept open, it would need a bike path to connect to the existing active transportations. A sidewalk or gravel pathway for pedestrians as well	5/22/2025 10:11 AM
46	Close as much of it as you need. Winnipeg is such a car-dependent hellhole that any places you can close to traffic are completely welcome.	5/22/2025 9:58 AM
47	You could improve Rover Ave by getting rid of speed bumps and other traffic calming nuisances, and increasing the speed limit to a reasonable 50kph	5/22/2025 9:47 AM
48	Make it hard for cars to move around but not impossible	5/22/2025 9:06 AM
49	In the meantime maybe we can try out closing it to vehicular traffic on weekends, like some	5/21/2025 11:45 PM

	other neighborhoods do	
50	Rover St between Annabella and Gladstone could use improvements for bike infrastructure. Annabella connecting to Waterfront the same.	5/21/2025 1:49 PM
51	I believe that discouraging vehicular traffic on Rover and increasing MAINTAINED parkland would be the best option.	5/21/2025 1:28 PM
52	option 2 is basically useless and a huge wasted opportunity. speed bumps are proven to be ineffective at reducing vehicle speeds (studies show drivers accelerate more rapidly after speed bumps compared to not having them at all) and create frustrating obstacles for cyclists. option 1 is far superior and would have much more meaningful impacts for all users. it's a no brainer.	5/21/2025 12:40 PM

Q23 Please provide the first three characters of your postal code.

Answered: 138 Skipped: 111



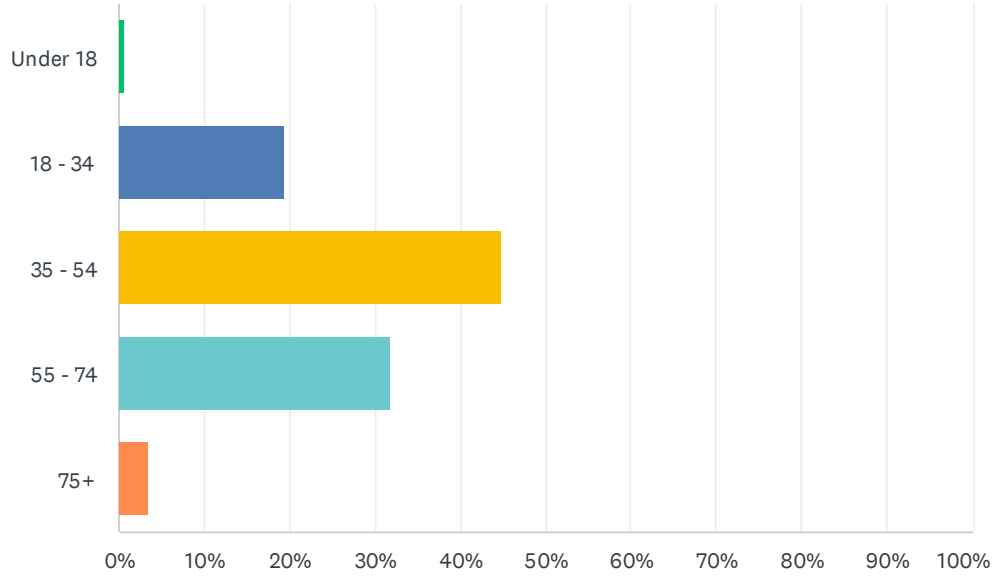

R3G
R3H
R3J
R3K
R3L
R3M
R3N
R3P
R3R
R3S
R3T
R3V
R3W
R3X
R3Y
I do not live in Winnipeg.
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
R2C	2.17%	3
R2G	1.45%	2
R2H	7.97%	11
R2J	0.00%	0
R2K	7.25%	10
R2L	1.45%	2
R2M	3.62%	5
R2N	0.72%	1
R2P	0.72%	1
R2R	0.00%	0
R2V	2.17%	3
R2W	34.06%	47
R2X	0.72%	1
R2Y	1.45%	2
R3A	0.00%	0
R3B	8.70%	12
R3C	4.35%	6
R3E	2.17%	3
R3G	2.90%	4
R3H	0.00%	0
R3J	1.45%	2
R3K	0.00%	0
R3L	2.90%	4
R3M	4.35%	6
R3N	2.90%	4
R3P	0.00%	0
R3R	2.17%	3
R3S	0.00%	0
R3T	1.45%	2
R3V	0.00%	0
R3W	0.72%	1
R3X	0.72%	1

R3Y	0.00%	0
I do not live in Winnipeg.	1.45%	2
TOTAL		138

Q24 What is your age?

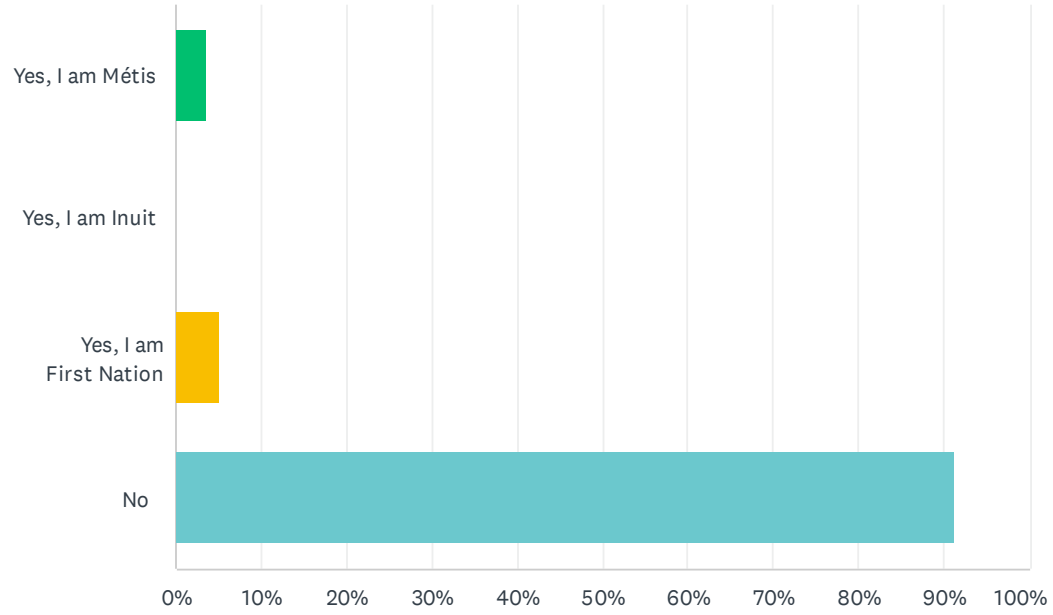
Answered: 145 Skipped: 104



ANSWER CHOICES	RESPONSES	
Under 18	0.69%	1
18 - 34	19.31%	28
35 - 54	44.83%	65
55 - 74	31.72%	46
75+	3.45%	5
TOTAL		145

Q25 Indigenous Peoples: An Indigenous person is a member or citizen of a First Nation, the Métis Nation, or Inuit Homeland. Are you an Indigenous person?

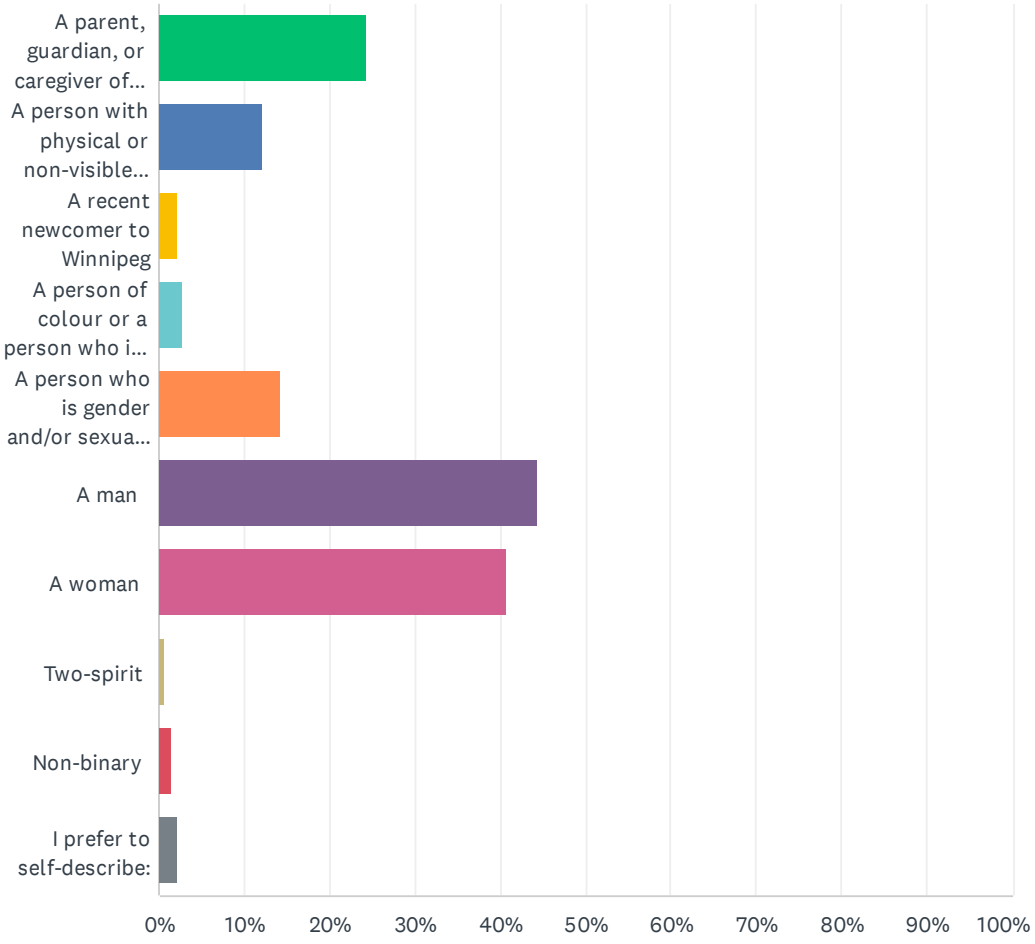
Answered: 138 Skipped: 111



ANSWER CHOICES	RESPONSES	
Yes, I am Métis	3.62%	5
Yes, I am Inuit	0.00%	0
Yes, I am First Nation	5.07%	7
No	91.30%	126
Total Respondents: 138		

Q26 Please self-identify as you feel comfortable.

Answered: 140 Skipped: 109

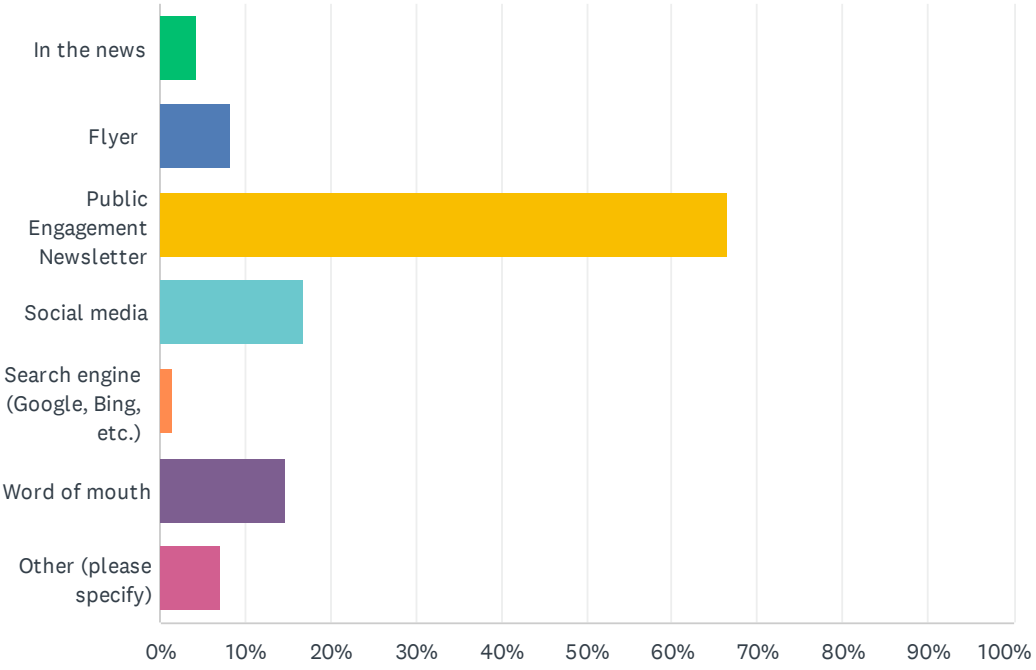


ANSWER CHOICES	RESPONSES	
A parent, guardian, or caregiver of a dependent	24.29%	34
A person with physical or non-visible disabilities	12.14%	17
A recent newcomer to Winnipeg	2.14%	3
A person of colour or a person who is racialized	2.86%	4
A person who is gender and/or sexually diverse (2SLGBTQQIA+)	14.29%	20
A man	44.29%	62
A woman	40.71%	57
Two-spirit	0.71%	1
Non-binary	1.43%	2
I prefer to self-describe:	2.14%	3
Total Respondents: 140		

#	I PREFER TO SELF-DESCRIBE:	DATE
1	Are you kidding me? Grow up!	6/5/2025 11:56 AM
2	No	5/22/2025 12:45 PM
3	Human being	5/21/2025 1:30 PM

Q27 How did you hear about this project? Select all that apply.

Answered: 143 Skipped: 106



ANSWER CHOICES	RESPONSES	
In the news	4.20%	6
Flyer	8.39%	12
Public Engagement Newsletter	66.43%	95
Social media	16.78%	24
Search engine (Google, Bing, etc.)	1.40%	2
Word of mouth	14.69%	21
Other (please specify)	6.99%	10
Total Respondents: 143		

#	OTHER (PLEASE SPECIFY)	DATE
1	Family who lives in the area	6/16/2025 11:58 AM
2	Email	6/16/2025 10:08 AM
3	at the Austin St Festival	6/12/2025 1:44 PM
4	The entire community is against it that's how! Stupid city!	6/5/2025 11:56 AM
5	E-mail	6/5/2025 10:35 AM
6	through work	5/27/2025 9:13 AM
7	Online forum	5/22/2025 10:44 PM

8	Point Douglas Facebook group	5/22/2025 3:46 PM
9	This survey	5/22/2025 12:14 PM
10	This engagement survey	5/22/2025 11:16 AM

E.2 Open-ended survey analysis

To better understand the views of survey participants, 10 open-ended questions were included in the survey and asked to all 249 survey respondents. Open-ended responses allow for a better sense of insight and meaning when a set of predetermined response options will not satisfy the nature of the question.

Open-ended responses were analyzed to identify themes which then allowed us to identify patterns. Each response was read and tagged with one or multiple themes. From there, the responses within each theme were analyzed to provide a summary of the most prominent feedback.

Open-ended questions:

- Is there anything else you'd like to share about the draft neighbourhood plan?
- **Is there anything you would change or add to the vision?**
- What do you like most about the draft plan for the infill area?
- What do you think is missing from the draft plan for the infill area?
- What do you like most about the draft plan for the mid-rise mixed use area?
- What do you think might be missing from the draft plan for the mid-rise mixed-use area?
- What do you like most about the draft plan for the higher-rise mixed-use area?
- What do you think might be missing from the draft plan for the higher-rise mixed-use area?
- What do you like or think might be missing from the draft plan for parks and open space?
- What do you like or think might be missing from the draft plan for getting around Point Douglas?
- Is there anything else you'd like to share about the draft neighbourhood plan?

Is there anything you would change or add to the vision?

Answered: 77

Skipped: 172

Themes coded*: 81

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into 6 key themes below:

- Safety and wellbeing (32 comments)
- Housing (12 comments)
- Engagement process (7 comments)
- Commercial (5 comments)
- Industrial (5 comments)
- Other (20 comments)

A summary of responses by key theme is below:

Safety and wellbeing (33 comments)

- Accessibility for people with disabilities is crucial.
- Concerns about displacement of low-income families and single-family homes.
- Preference for development that includes affordable amenities and preserves community history.
- High crime rates and homelessness need to be addressed before development.
- Desire for more police patrols and litter management.
- Importance of proper maintenance, accountability for landlords, and addressing vacant or burned-out buildings.
- Recommendations for more lighting, safe housing, and services for the homeless.

Housing (12 comments)

- Affordable housing with a mix of accessible, dense, and mixed-use housing is critical.
- Supporting the unhoused should be part of the plan.
- Multi-unit developments need to be designed in a way that is sensitive to existing small lot sizes.
- New urban housing developments should include retail, recreation, and park space as anchor destinations to attract new people.
- Programs for homeowners and rental property owners to improve their properties should be considered.
- Encouraging residents to invest in the area is essential.
- Redeveloping old industrial buildings into affordable housing and community resources is recommended.
- New developments should not displace current residents.

Engagement process (7 comments)

- Request for clear and specific details on development plans.
- Criticism of misleading statements and lack of transparency in the presentation.
- Concern about the displacement of single-family homes for multi-family residences, particularly affecting low-income residents.
- Emphasis on the need to involve current and long-time residents in future planning.

Commercial (5 comments)

- Establish a commercial area with amenities for residence that is walkable to the broader residential neighbourhoods.
- Use high-density residential and mixed-use developments to make transition between Point Douglas and Downtown seamless.
- Encourage a mix of amenities that meet the needs of residents of all income levels.

Industrial (5 comments)

- Support for maintenance of commercial and light industrial sector offering meaningful employment in an area that is easy to reach.

- Opposition to empty and unsupervised buildings due to their encouragement of illegal activities.
- It is important to consider soil remediation considerations.

Other (20 comments)

- Preserve industrial heritage, maintain neighborhood character, and incorporate Indigenous cultural elements in the area's redesign.
- Ensuring safe and accessible infrastructure for pedestrians, cyclists, and wheelchair users is crucial to maintaining a vibrant community.
- There is a need for enhanced greenspace, riverfront access, and connected trails to meet needs of current residents and growing population.

What do you like most about the draft plan for the infill area?

Answered: 103

Skipped: 146

Themes coded*: 104

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- More density and housing options (60 comments)
- Design and use restrictions (18 comments)
- Concerns (17 comments)
- Other (9 comments)

A summary of responses by key theme is below:

More density and housing options (60 comments)

- More housing options including more affordable housing types.
- Increasing residential density.

Design and use restrictions (18 comments)

- Limits new buildings to a maximum of four floors.
- Does not allow commercial uses.

Concerns (17 comments)

- Allowing up to four floors is too much and will negatively impact adjacent houses.
- Concerned it will not address safety issues, including absentee landlords.

Other (9 comments)

- Proximity to future rapid transit route.
- Maintenance of public spaces and parks.

What do you think is missing from the draft plan for the infill area?

Answered: 109

Skipped: 140

Themes coded*: 116

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- Less restrictions (28 comments)
- Safety and wellbeing (18 comments)
- Transportation (15 comments)
- Gentrification concerns (14 comments)
- Greenspace (14 comments)
- Less density (11 comments)
- Other (16 comments)

A summary of responses by key theme is below:

<u>Less restrictions (28 comments)</u>

- Support for higher-rise buildings (6-8 stories)
- Emphasis on including commercial spaces like cafes, restaurants, and other shops in the mixed-use development areas to enhance community and essential services.
- Provide benefits to develop, such as eliminating parking minimums, reducing setbacks and other zoning requirements.
- Support for alternative housing models, such as co-op housing.
- Allow for first floor commercial spaces for higher-rise buildings.

<u>Safety and wellbeing (18 comments)</u>

- Address rampant crime by closing problematic businesses.
- Hold landlords accountable for property decay by potentially providing incentives for proper maintenance.
- More support to assist with homelessness in and around the neighbourhood.
- Provide brighter lighting throughout the neighbourhood to provide a safer environment.
- Prioritize development along the waterfront to eliminate encampments.

Transportation (15 comments)

- A more intentional active transit plan is needed including walkways, bikeways, safe pedestrian crossings, and over railways/bridges.
- Improve the location of bus stops to reduce long walks for residents, specifically for students to get to the high school out of the neighbourhood.
- Increase bike lands and repair critical bike routes to ensure smooth travel and connectivity.

Gentrification concerns (14 comments)

- Concerns about displacing elderly, young families, and immigrants who have lived in the community for generations and make the place what it is.
- Concerns about rising rents due to developers buying properties and making more expensive units.
- Low income, rent controlled, and mixed income housing is required to prevent the area from losing it's residents.
- Clarity is required on the impact on current residents and how this plan will support them.

Greenspace (14 comments)

- Preserve city-owned riverfront lands and designate them as permanent parkland.
- Develop public riverfront access points to enhance community use.
- More greenspaces to ensure there are safe outdoor areas for children and families to recreate.

Less density (11 comments)

- Building heights should be limited to three stories to maintain the character of the residential area and prevent overpopulation.
- Preserve existing housing stock which will help with preserving mature trees.
- Concerns about an increase in students at local schools.

Other (16 comments)

- Concerns about the need to upgrade servicing capacity to accommodate higher density.
- Suggestions to upgrade and repurpose historic sites and older buildings instead of demolishing them.

What do you like most about the draft plan for the mid-rise mixed use area?

Answered: 87

Skipped: 162

Themes coded*: 92

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- More density (23 comments)
- Mixed-use and small commercial (19 comments)

- Transportation (11 comments)
- Greenspace and gathering spaces (6 comments)
- Improve safety (6 comments)
- Concerns (13 comments)
- Other (14 comments)

A summary of responses by key theme is below:

More density (23 comments)

- Emphasis on building up rather than out to increase housing density, including multi-unit housing like duplexes and triplexes.
- Inclusion of higher density and affordable housing options is key to ensure a mix of affordability in residential units.
- Density will enhance walkability along with incorporating neighbourhood amenities and businesses.

Mixed-use and small commercial (19 comments)

- Makes it easier for residents to access goods and services near their homes.
- Small commercial directly benefits the community and enhances neighbourhood convenience.
- With work-from-home trends, having businesses within the residential community is more important than ever before.
- This type of development can make the neighbourhood feel safer and more inviting.

Transportation (11 comments)

- Important to situate these mid-rise development along major corridors and close to transit lines to improve accessibility for more people.
- Good transit connections and secure bike parking are necessary to make an area pedestrian friendly.
- Future rapid transit can provide opportunity to transform underutilized streets like Sutherland Ave.

Greenspace and gathering spaces (6 comments)

- Create more spaces for community members to gather together and interact.
- Any existing green spaces should be kept.
- Provide 'third spaces' for residents living in mid-rise mixed-use development.

Improve safety (6 comments)

- Redevelopment of derelict buildings is necessary as they are often trouble spots for crime and pedestrian safety.
- This type of development should make safer areas for families and university students.
- Many older structures that need to be torn down are great spots for the new mid-rise mixed-use housing.

- New development may push individuals out that are causing issues.

Concerns (13 comments)

- 4 stories should be height maximum as larger scale can lead to an overabundance of low income people living together.
- No to this style of development, we can stick with traditional housing in this neighbourhood.
- This style of development backs onto single-family residential which can ruin the residential feeling.

Other (14 comments)

- Development needs to include three-bedroom apartments for larger households.
- It's good to have the mid-rise development on the border of the lower-density residential area.
- The removal of industrial and transition into residential is good.

What do you think might be missing from the draft plan for the mid-rise mixed-use area?

Answered: 83

Skipped: 166

Themes coded*: 85

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Safety and wellbeing (19 comments)
- Transportation (16 comments)
- Less restrictions (12 comments)
- Less density (10 comments)
- Greenspace (9 comments)
- Other (19 comments)

A summary of responses by key theme is below:

Safety and wellbeing (19 comments)

- Safety needs to be considered, residents currently feel scared to walk around, and it's unsafe for children to play in public spaces.
- There is nothing to address and prevent crime, which is challenging for existing businesses and deters new ones from establishing.

Transportation (16 comments)

- New multi-unit buildings will need underground parking, there already is a shortage of street parking.

- Buildings should have mandatory secure bicycle parking, and minimum parking requirements should be removed.
- Car traffic needs to be reduced on Sutherland Ave if it to be a vibrant neighbourhood commercial street.
- The bike route under the Harry Lazarenko bridge is unusable and needs to be fixed.
- Bike paths throughout the community are needed.

Less restrictions (12 comments)

- There should be less restrictions on building heights.
- Incentives for development should be established for affordable housing initiatives.
- Many commercial uses that are not small-scale, such as grocery stores, would have positive benefits to the community.
- Barring small scale industrial prevents local trades and crafts workers from establishing in the neighbourhood.

Less density (10 comments)

- Allowing too much residential density will make the neighbourhood cramped or crowded.
- Mid-rise mixed-use development does not belong next to single family-family dwellings.

Greenspace (9 comments)

- Include communal and accessible green spaces.
- There should be more green spaces identified in this area.
- It is important that mature trees are not lost as new developments come, tree canopy is key to quality streetscapes.

Other (19 comments)

- It is unclear how the plan will ensure new apartments are affordable for low-income residents.
- The unique character of Point Douglas as a residential area should be embraced and protected.

What do you like most about the draft plan for the higher-rise mixed-use area?

Answered: 75

Skipped: 174

Themes coded*: 76

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- More housing (29 comments)
- Transportation (10 comments)
- Redevelopment of industrial area (8 comments)

- Commercial opportunities (6 comments)
- Greenspace (6 comments)
- Concerns (9 comments)
- Other (8 comments)

A summary of responses by key theme is below:

More housing (29 comments)

- Higher density housing has potential to replace dilapidated single-family homes in the area while also accommodating more residents.
- There should be an emphasis on creating more affordable residential opportunities for individuals and families of all income levels.
- Higher-rise housing makes sense as the neighbourhood is near downtown.
- Higher-rise development near the railway can block noise to other areas of the neighbourhood.

Transportation (10 comments)

- Higher density housing situated alongside the future rapid transit route is beneficial.
- It is important to ensure sidewalks are wide enough for strollers, wheelchairs, etc.
- A removal of parking minimums would make streetscapes safer for pedestrians and make more land available for housing.

Redevelopment of industrial area (8 comments)

- Minimizing industrial activity within the neighbourhood is preferable, as it is likely to decrease unnecessary traffic and environmental pollution.
- Many current industrial sites negatively impact the neighbourhood, and redevelopment is expected to improve quality of life for residents.
- Development specifically along Higgins Avenue will assist in getting rid of the derelict and abandoned industrial buildings.

Commercial opportunities (6 comments)

- A focus on commercial and mixed-use development is great.

Greenspace (6 comments)

- Public access to the river should be improved through the provision of new greenspace.

Concerns (9 comments)

- Increasing population density in an area that already has traffic congestion could have negative impacts.
- Allowing for higher-rise buildings could bring in tension between condo development and affordability.
- Concern that existing safety issues will only be worsened.

Other (8 comments)

- This area has a lot of potential if investment is done effectively.

What do you think might be missing from the draft plan for the higher-rise mixed-use area?

Answered: 87

Skipped: 162

Themes coded*: 97

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- Greenspace (27 comments)
- Transportation (16 comments)
- Safety and wellbeing (15 comments)
- Gentrification concerns (11 comments)
- Less restrictions (9 comments)
- Concerns (12 comments)
- Other (7 comments)

A summary of responses by key theme is below:

Greenspace (27 comments)

- Public access to the riverbank should be prioritized, adding more greenspace, an active transportation trail, and amenities such as a dock.
- Adding more greenspace along the riverbank is important for protecting biodiversity, and preventing stability issues associated with new development.
- Space should be dedicated to community gardens near the Louise Bridge.
- More greenspace is necessary; the eastern point should be preserved as a park.

Transportation (16 comments)

- The Louise Bridge needs a long-term future-proof plan to ensure the connection it provides is not lost.
- Concerned about an increase in vehicular traffic.
- Reduce parking minimums and direct parking underneath buildings instead of surface parking lots.
- There needs to be more detail on active transportation network development.
- This is a busy railway, which creates conflict with increased residential development.

Safety and wellbeing (15 comments)

- Additional support for unhoused population is needed.
- Safety is not mentioned in the plan, there needs to be a section on this as well as crime reduction and prevention.

Gentrification concerns (11 comments)

- Keep the area functional and affordable.
- Important to prevent displacement of current residents.

Less restrictions (9 comments)

- Height restrictions need to be relaxed to allow higher buildings.
- There needs to be more areas for businesses to thrive and operate safely and effectively.

Concerns (12 comments)

- It is unclear what types of commercial or industrial uses will continue to be permitted.

Other (7 comments)

- Indigenous businesses and non-profits need to be supported in the community.
- More needs to be done to preserve architectural character.

What do you like or think might be missing from the draft plan for parks and open space?

Answered: 112

Skipped: 137

Themes coded*: 125

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- Safety and maintenance (40 comments)
- Transportation (23 comments)
- What is missing (42 comments)
- What is good (20 comments)

A summary of responses by key theme is below:

Safety and maintenance (40 comments)

- There is a need for increased police presence to ensure safety in the neighborhood.
- Efforts should be made to address encampments by housing those in need.
- While there is support for new park spaces and river trails, there is concern they will attract more encampments unless other housing initiatives are successful.
- There should be a plan to keep the area clean, without relying on volunteer labor.
- Public areas should be kept safe and visible with no hidden spots. Currently, there are no safe walking areas or playgrounds for children.

Transportation (23 comments)

- There is a desire to extend active transportation links across the river to improve accessibility and connectivity between neighborhoods.

- Better active transportation routes that are both scenic and functional for commuting are necessary.
- The riverfront should remain public, with walking and cycling paths facilitating leisure activities and encouraging bike commuting.
- The creation of dedicated bike routes and safe pedestrian crossings, especially around the Harry Lazarenko Bridge, is seen as crucial for enhancing safety and connectivity.
- There are concerns about congestion around the Louise Bridge.

What is missing (42 comments)

- A water park or outdoor pool is suggested as a meaningful addition for the community.
- There is a desire for a farmers market space, along with areas for composting, gardening, and recycling, to help address food insecurity and support low-income families.
- Amenities along the riverfront to encourage use of the river such as boating and fishing are desired.
- Multiple respondents suggest the inclusion of a dog park.
- There is a call for restrooms, picnic tables, more flowers, trees, benches, and communal green spaces within the park areas.
- Suggestions to include mixed cultural spaces and showcase multicultural heritage.
- Participants express interest in adding skate parks or other programmed gathering places, rather than spaces that may become underused.
- There is interest in having restaurants along the river to enhance the waterfront experience.
- Some parks should be located beyond the riverbank areas to ensure year-round usability and provide safe play areas for children.
- Suggestions include designating the south side of the point, an area that is currently industrial, as parkland, and possibly as part of a National Park.
- There is a desire for more naturalized forest and recreational fields in the "Point" area.
- Participants emphasize the need for a long-term commitment to establishing parks along the riverbank, urging the city to be held accountable for these developments.
- Greater park space by the river is desired, and no development should block public access to the river and parks.
- Preserving wide boundaries along waterfronts as trail and park space, with buildings only on the street side, would maintain beautiful public green spaces.
- Proper development of the concrete dock on the river at the end of Pritchard Avenue would enhance safety and aesthetics, promoting water activities for all ages.

What is good (20 comments)

- Importance of minimizing impact on existing trees and maintaining tree canopy
- Strong support for community art, including murals and indigenous art, and community gardens.
- Many support the idea of more park areas, especially those that include walking paths, indicating these are appreciated and lend vibrancy to the community.

- Recognition of Point Douglas as a neighborhood who's character is influenced by its riverfront and green spaces which should be preserved and expanded.
- Support for plan to incorporate mix of residential high-rise buildings, bike and walking paths, and greenspace along the Red River.

What do you like or think might be missing from the draft plan for getting around Point Douglas?

Answered: 88

Skipped: 161

Themes coded*: 98

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into five key themes below:

- Safety and wellbeing (27 comments)
- What is good (24 comments)
- New and improved active transportation routes (23 comments)
- Transit (7 comments)
- Other (17 comments)

A summary of responses by key theme is below:

<u>Safety and wellbeing (27 comments)</u>

- Lighting is needed for visibility and safety.
- Need lots of pedestrian amenities such as benches.
- Safety issues related to crime, theft, and drugs need to be addressed for active transportation trails and planned transit infrastructure to be successful.

<u>What is good (24 comments)</u>

- Expanded active transportation paths along riverfront
- Planned pedestrian underpass to cross railway
- Increasing lighting and visibility

<u>New and improved active transportation routes (26 comments)</u>

- Need intersection improvement plans and traffic calming measures for existing and future active transportation routes.
- Need active transportation connections between key destinations, including potential new parks.
- Need to identify and implement future active transportation connections to reduce reliance on trails in riverbank areas that are often flooded or in poor condition.
- Need clear design standards for streetscapes to ensure they are attractive and safe for people of all ages and abilities, especially in large redevelopment sites that may include new roads.

Transit (7 comments)

- Increasing population size before the dedicated rapid transitway is built could create congestion issues along collector routes.

Other (17 comments)

- There should be a plan to ensure year-round public access to the riverbank.
- No plans to address Disraeli Freeway, which divides the neighbourhood in half and encourages car use.
- Some comments that providing more cycling infrastructure is not worthwhile.

Is there anything else you'd like to share about the draft neighbourhood plan?

Answered: 64

Skipped: 185

Themes coded*: 71

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Safety and wellbeing (17 comments)
- Affordability and housing (9 comments)
- Jobs and amenities (10 comments)
- Transportation (8 comments)
- Parks and gathering spaces (4 comments)
- Other (23 comments)

A summary of responses by key theme is below:

Safety and wellbeing (17 comments)

- Transformation and new development won't occur or succeed unless safety concerns are addressed.

Affordability and housing (9 comments)

- It is unclear how the plan can ensure new housing is affordable and does not lead to gentrification.
- Prioritizing investment in and maintenance of existing housing stock is essential to prevent deterioration while awaiting new development.

Jobs and amenities (10 comments)

- Ground floor commercial as part of new development may support establishment of new job opportunities.
- Important to ensure there are spaces suited to local organizations.
- Keeping some types of industrial would help keep jobs in the neighbourhood.

Transportation (8 comments)

- Traffic calming is needed; many residents predominantly walk and bike.
- Plan success appears to rely on significant rapid transit investment which has no clear timeline.

Parks and gathering spaces (4 comments)

- It is important to prioritize biodiversity along riverbank.
- More natural spaces should be incorporated.
- Indigenous art, and traditional smudging spaces should be included.

Other (23 comments)

- Timelines are unknown, and actual change is not guaranteed.
- Need strategy to address remediation needs and incentivize development of old industrial properties.
- Plan does not consider the influence of Main Street on the neighbourhood.
- Policies are not strong enough, only encouraging or supporting a variety of tools.
- Need to protect heritage sites, and encourage adaptive reuse of old industrial buildings.