

Contexte

La Ville de Winnipeg (la Ville) entreprend un processus qui permettra d'élaborer un règlement sur un plan secondaire pour la zone connue sous le nom de *quartier de Waverley-Ouest B* (Waverley-Ouest B), délimitée par le boulevard Kenaston, le prolongement de la promenade Bison, la rue Waverley et la limite nord de South Pointe.

Ce qui suit constitue un résumé des activités de participation publique faisant intervenir les propriétaires du quartier de Waverley-Ouest B, ainsi que des parties intéressées du quartier qui s'intéressent tout particulièrement à la manière dont ces terrains seront aménagés, telles que la division scolaire et les associations de quartier. De plus amples renseignements sur le processus d'élaboration du plan secondaire sont accessibles en ligne à

winnipeg.ca/quartierwaverleywestB.

Au stade de collecte d'information, les objectifs du projet en matière de participation publique de la Ville sont comme suit :

- fournir aux propriétaires fonciers des renseignements sur le projet et le processus d'élaboration du plan secondaire ainsi de l'information d'ordre général sur l'aménagement;
- comprendre les valeurs et la vision des propriétaires fonciers pour ce qui est du quartier;
- commencer à élaborer une vision et un plan visant le quartier sur lesquels la population pourra donner son avis;
- encourager la participation des propriétaires fonciers et des parties intéressées, et recueillir des commentaires de ceux-ci en ce qui concerne les problèmes et les possibilités dans le secteur.

Participation

Parmi les activités de participation publique déjà réalisées en février 2018, on compte une séance d'information ainsi que deux ateliers à l'intention des propriétaires fonciers et des parties intéressées du secteur. Cette information servira à l'élaboration des conceptions par l'équipe du projet.

La séance d'information à l'intention des propriétaires fonciers (le 6 décembre 2017) a fourni aux propriétaires fonciers du contexte et des renseignements sur le projet (55 propriétaires fonciers uniques sont touchés). Plus de 70 personnes ont participé à la séance. On leur a expliqué pourquoi le projet devait être réalisé, ce que c'est qu'un plan secondaire et ce à quoi ils peuvent s'attendre du projet. Le personnel de la Ville a répondu aux questions individuelles des participants.

Les 11 et 16 janvier 2018, les propriétaires fonciers et les parties intéressées ont fait part de leurs idées par l'entremise de tables rondes aux ateliers. Soixante-trois personnes ont participé à l'atelier du 11 janvier 2018 (soit 30 pour cent des 55 propriétaires fonciers), et dix ont participé à l'atelier du 16 janvier 2018. À la suite d'une courte présentation, des animateurs de groupe de la Ville de Winnipeg et de WSP (le consultant retenu pour le projet) ont demandé aux participants ce qu'ils appréciaient et ce qu'ils n'appréciaient pas des quartiers environnants, et ce qui leur importait dans le contexte de l'aménagement du quartier. Par la suite, ils ont élaboré des conceptions de quartier auxquelles étaient incorporées leurs idées pour l'emplacement de différentes utilisations des sols et les éléments abordés lors de la première tâche. Après chaque tâche, les groupes ont présenté leurs priorités et leurs idées les uns aux autres.

Activité	Promotion
Séance d'information à l'intention des propriétaires fonciers (le 6 décembre 2017)	<ul style="list-style-type: none"> • Une lettre personnalisée a été envoyée par courrier recommandé à chacun des 55 propriétaires le 16 novembre 2017. Celle-ci comportait de l'information sur les ateliers à venir. • On a demandé aux propriétaires fonciers leur moyen de communication de choix lors de conversations subséquentes afin de nous permettre de communiquer avec eux de la façon la plus pratique et efficace possible. La majorité des propriétaires ont préféré communiquer par courriel.
Ateliers à l'intention des propriétaires fonciers et des parties intéressées (les 11 et 16 janvier 2018)	<ul style="list-style-type: none"> • L'invitation a été envoyée aux 55 propriétaires fonciers le 12 décembre 2017 par le moyen de communication choisi de chacun. Si aucun n'en a été précisé, une lettre personnalisée a été envoyée par courrier postal. • L'invitation a été envoyée à six groupes de parties intéressées du secteur.

Résultats

Les discussions en groupe et les conceptions de quartier créées par les participants aux ateliers nous ont appris que les thèmes ci-dessous importent aux propriétaires fonciers et aux parties intéressées du secteur.

Célébrer le cachet du quartier

Les participants aimaient l'idée d'un quartier qui ressemblait aux quartiers avoisinants. Ils ont également souligné certains éléments qui améliorent le cachet du quartier, dont les arbres adultes et les peuplements (groupes) d'arbres, les fontaines d'eau ou des pièces d'eau. On revenait souvent aux ronds-points, qui étaient généralement appréciés par les participants.

Conserver un sentiment d'appartenance

Il y a dans ce quartier un sentiment d'appartenance bien développé, et les participants souhaitaient le conserver. Ils voulaient que les maisons existantes y restent (si les propriétaires le désiraient) et que l'on tienne compte des propriétaires dans l'aménagement du quartier. Maintenir les entreprises à domicile, limiter l'activité commerciale aux petits commerces et limiter la circulation sur le boulevard Lee (p. ex. en ne pas raccordant le boulevard Lee au boulevard Kenaston) ont également été notés comme étant des considérations importantes.

Connectivité avec les autres quartiers

La connectivité des quartiers à pied, à vélo, en autobus ou en voiture était également appréciée par les participants. Ceux-ci ont signalé qu'on devrait pouvoir entrer et circuler dans le quartier, et en sortir, facilement, quel que soit le moyen de transport utilisé. L'accès à l'Université du Manitoba et au couloir de transport rapide était également souligné comme étant important. Les trottoirs et les sentiers de transport actifs devraient mener jusqu'aux aménagements locaux ainsi qu'aux quartiers avoisinants de Waverley-Ouest.

Accès facile aux aménagements

Les participants reconnaissent la valeur d'avoir dans le quartier une école et un centre de loisirs, ainsi que des commerces à l'échelle du secteur (ce qui pourrait inclure un centre médical). De plus, les participants aimeraient avoir accès à des espaces verts, à des voies piétonnières, à des aires naturelles, à des arbres adultes, à des mini-parcs et à des espaces ouverts. Il y a plusieurs lieux de culte locaux et les participants s'y rendent en se servant de différents moyens de transport.

Assurer des logements pour tous

Les participants voulaient faire en sorte que le logement soit abordable, ce qui peut se traduire par divers types de logement, y compris ceux qui sont adaptés aux enfants, « visitables » (c'est-à-dire qui offrent un accès de base aux personnes à mobilité réduite) et adaptés aux personnes âgées. Les groupes s'entendaient pour dire que des logements multifamiliaux devraient se situer près des routes principales.

On peut consulter toutes les notes et les résultats des deux ateliers à l'annexe B.

Prochaines étapes

L'équipe du projet procède à l'élaboration de conceptions de quartier basées sur les commentaires des propriétaires et des parties intéressées. Ces conceptions seront ensuite analysées afin de déterminer leurs avantages, leurs désavantages et leur praticabilité relatifs.

La Ville organisera par la suite un dernier atelier à l'intention des propriétaires et des parties intéressées pour recueillir des commentaires sur les différentes conceptions. Cela fait, la Ville tiendra deux séances portes ouvertes interactives où toute la population pourra faire des commentaires sur les conceptions. Un rapport complet sur la participation publique sera mis à la disposition du public après les séances portes ouvertes.

Fichiers joints (en anglais seulement)

Annexe A – Feuille de travail de l'atelier (aux fins de la discussion)

Annexe B – Commentaires de l'atelier

Pour en savoir plus sur le processus d'élaboration du plan secondaire de Waverley-Ouest B, veuillez vous rendre à winnipeg.ca/quartierwaverleywestB.



Photo : Les participants ont fait part de leurs idées en créant des conceptions de quartier potentielles.

Pour en savoir plus sur le processus d'élaboration du plan secondaire de Waverley-Ouest B, veuillez vous rendre à winnipeg.ca/quartierwaverleywestB.

TASK #1 NEIGHBOURHOOD VISION

What is your vision for the area?

What do you see in other Waverley West neighbourhoods that you like or don't like?

TASK #2 LAND USES AND CONNECTIONS

Where should the land uses/elements identified in Task #1 be located or applied within Neighbourhood B?

Consider the following:

- Different land uses and where should they be located.
- Compatibility with neighbouring communities.

Conceptual planning for Neighbourhood B requires a road and pathway network. Where should these be located?

Consider the following:

- Regional and road connections in and out of the neighbourhood.
- Connectivity within the neighbourhood, including transit, cyclists and pedestrians.

Where and how should greenspace be incorporated and distributed throughout the neighbourhood?

Consider the following:

- Playgrounds, sports fields, natural areas, linear parks, etc.

Are there any other issues or opportunities we need to consider?

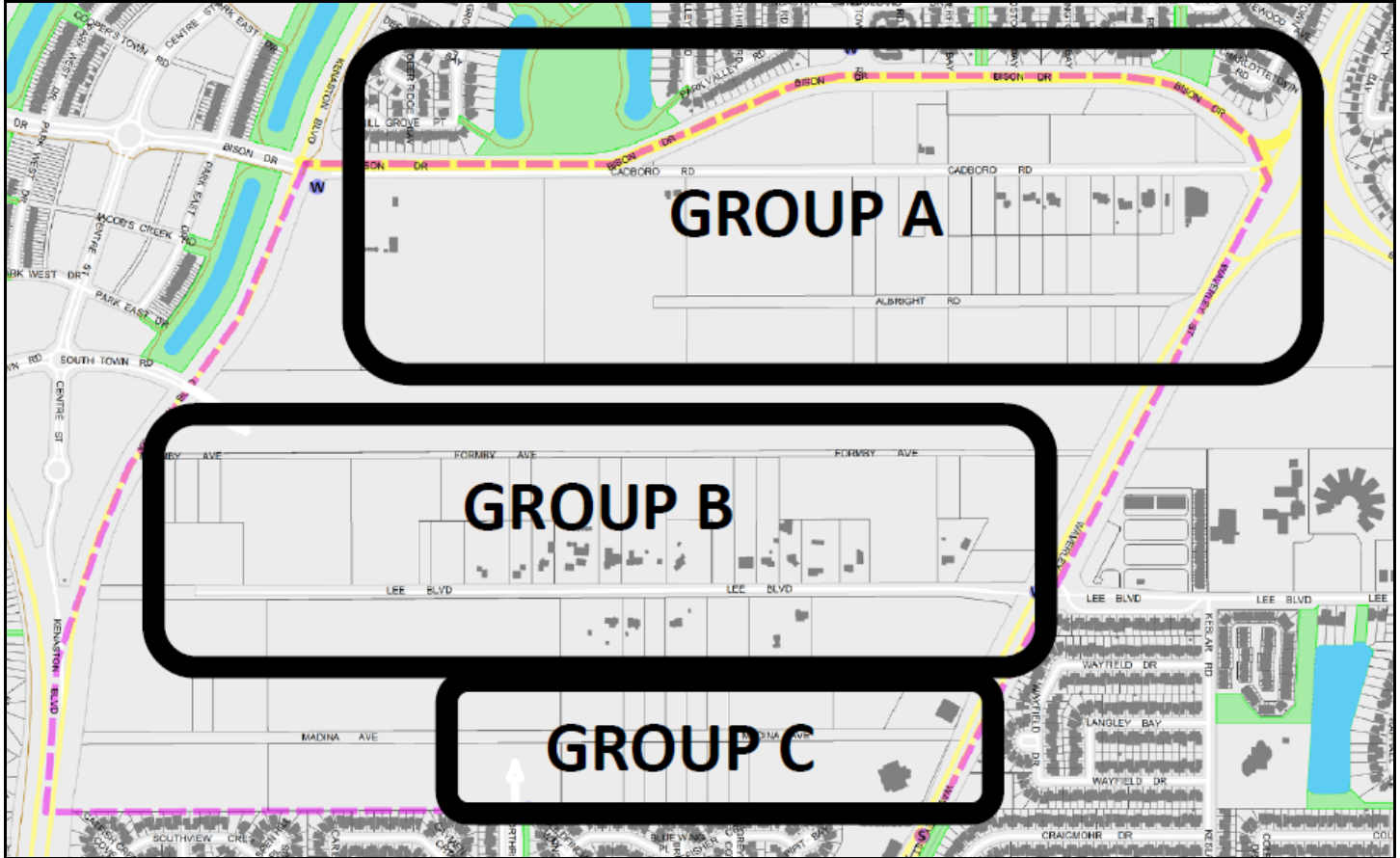
LANDOWNER WORKSHOP

DATE: January 11, 2018

TIME: 7 p.m. – 9 p.m.

VENUE: Soul Sanctuary (2050 Chevrier Boulevard)

Participants were seated at tables based on where they owned property within the planning area. Table groups were organized into three groups based on the following:



An attempt was made to limit participants to no more than 10 per table. Additional tables were added to the session as tables spaces filled up. The session was conducted with eight (8) tables distributed among the groups as follows:

Group	# of Tables
Group A	4
Group B	3
Group C	1

A member from the Planning Team was assigned to each table to facilitate discussion and lead participants through the workshop tasks.

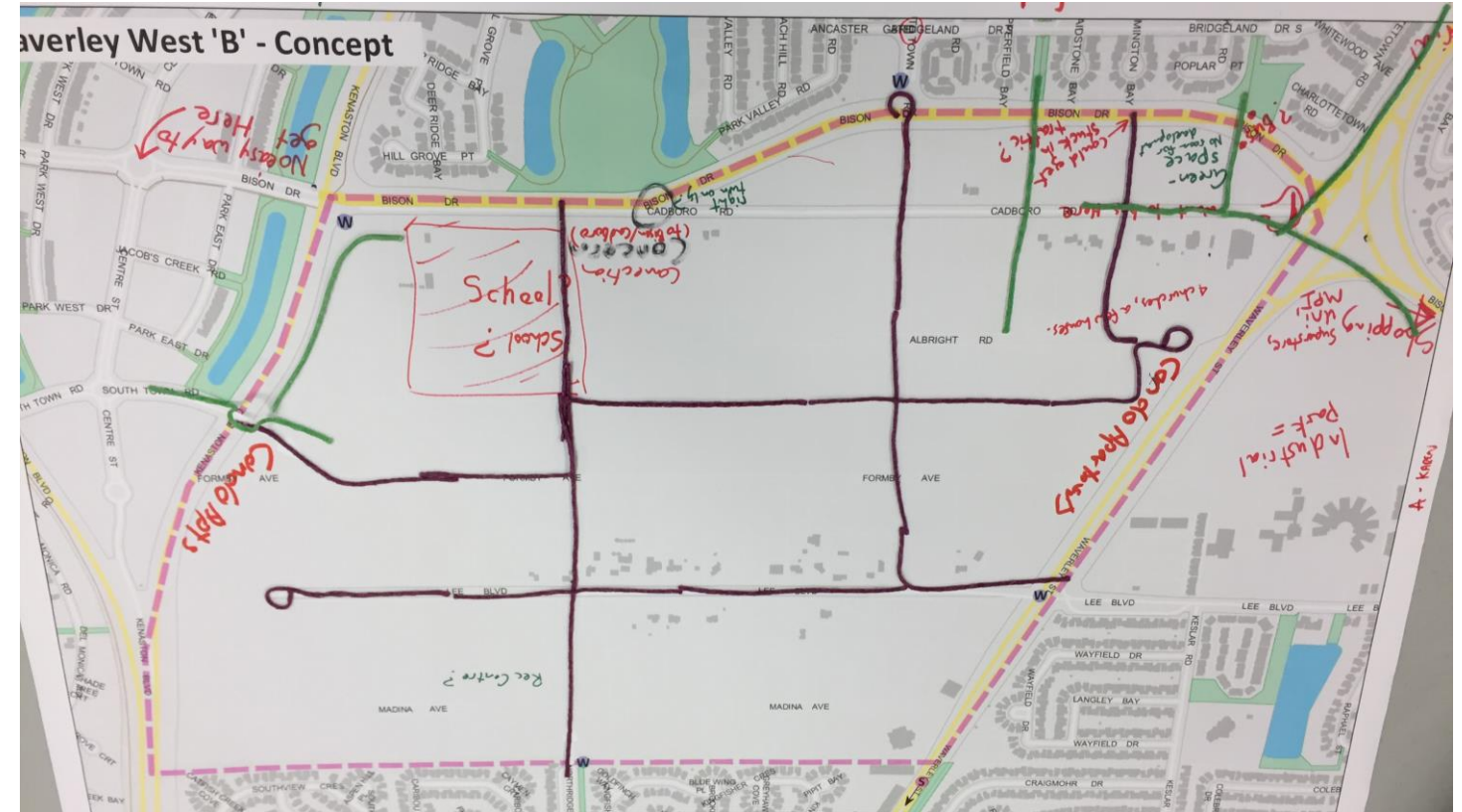
Appendix B – Workshop Feedback: Landowner Workshop

Group A Table 1

Task #1: Neighbourhood Vision

- Would like better access North East; is it possible to have a way to turn onto Cadboro Road from Bison Drive?
- Like roundabouts.
- There is no bus stop at the northeast corner of the area, and there should be.
- There are no schools, community centres (recreation centre) and there should be.
- Is it possible to consolidate land and/or buildings for churches?
- If Bison Drive is four lanes, not much space for development between Bison Drive and Cadboro Road, perhaps could be used for greenspace?
- Maintain same consistency (same feel) with surrounding neighbourhoods.
- Friendly connections to surrounding neighbourhoods, pedestrian. Also connect centre to Bridgwater Forest.
- Keep Albright as a road, build network around it.
- Bike path connection to town centre.
- Multifamily close to major roads.
- Curved roads create pockets of wasted land.
- Want sidewalks, and a way to cross Waverley. Sidewalks along Cadboro Road would be a way for people to get to institutions/places of worship in the area.
- Want to get to Bus Rapid transit (University of Manitoba, Downtown).
- Concern about rights of existing landowners – will the City make sure existing landowners are 'grandfathered'? Want landowners' rights written into plan.
- "What I do with my land depends on what the future brings."

Task #2: Land Uses and Connections



- Access in and out of neighbourhood is currently difficult and this was a priority for participants:
 - to town centre (walking, biking, transit)
 - to the religious institutions in the north east corner of the area
 - to rapid transit and to University of Manitoba
- Multi-family housing should be near major roads.
- Greenspace is important.
- Maintain the same feel as/consistency with other Waverley West neighbourhoods (e.g. trails, roundabouts, etc.)
- Purple lines – proposed road network. Green lines – proposed trail network connections.

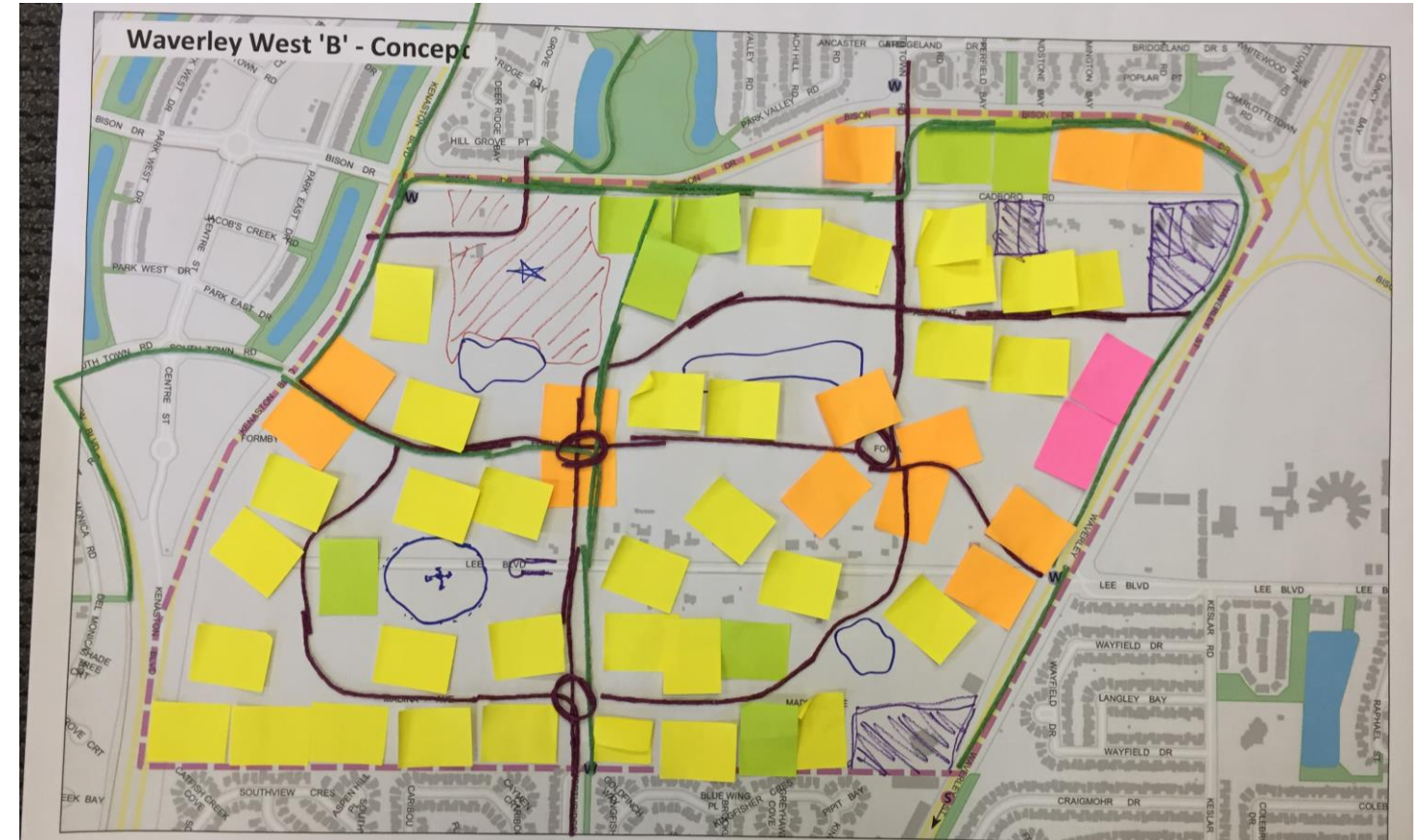
Appendix B – Workshop Feedback: Landowner Workshop

Group A Table 2

Task #1: Neighbourhood Vision

- Servicing is a major concern (water and wastewater; when and how will lots be serviced? How will servicing be phased?).
- Uses to be established should include multi-family development, including assisted living and 55+ developments.
- Access at Waverley is a concern. If Cadboro Road access at Waverley Street is closed, how will these parcels get access? Residential development may not appreciate the traffic from institutional uses going through the neighbourhood.
- Institutional uses want to retain direct access to Waverley Street at Cadboro Road.
- Open space and green space should be included within the planning area.

Task #2: Land Uses and Connections



- Avoid increasing traffic on Lee Boulevard (retain as a local street, not a collector).
- Neighbourhood commercial along Waverley (pink).
- Space for drainage should be accommodated in each quadrant of the planning area (blue).
- Lots of greenspace and connections via pathways (green).
- Retain existing institutional uses (places of worship in purple).
- Single-family uses (yellow) and multi-family uses (orange) adjacent to collector road intersections (roundabouts).

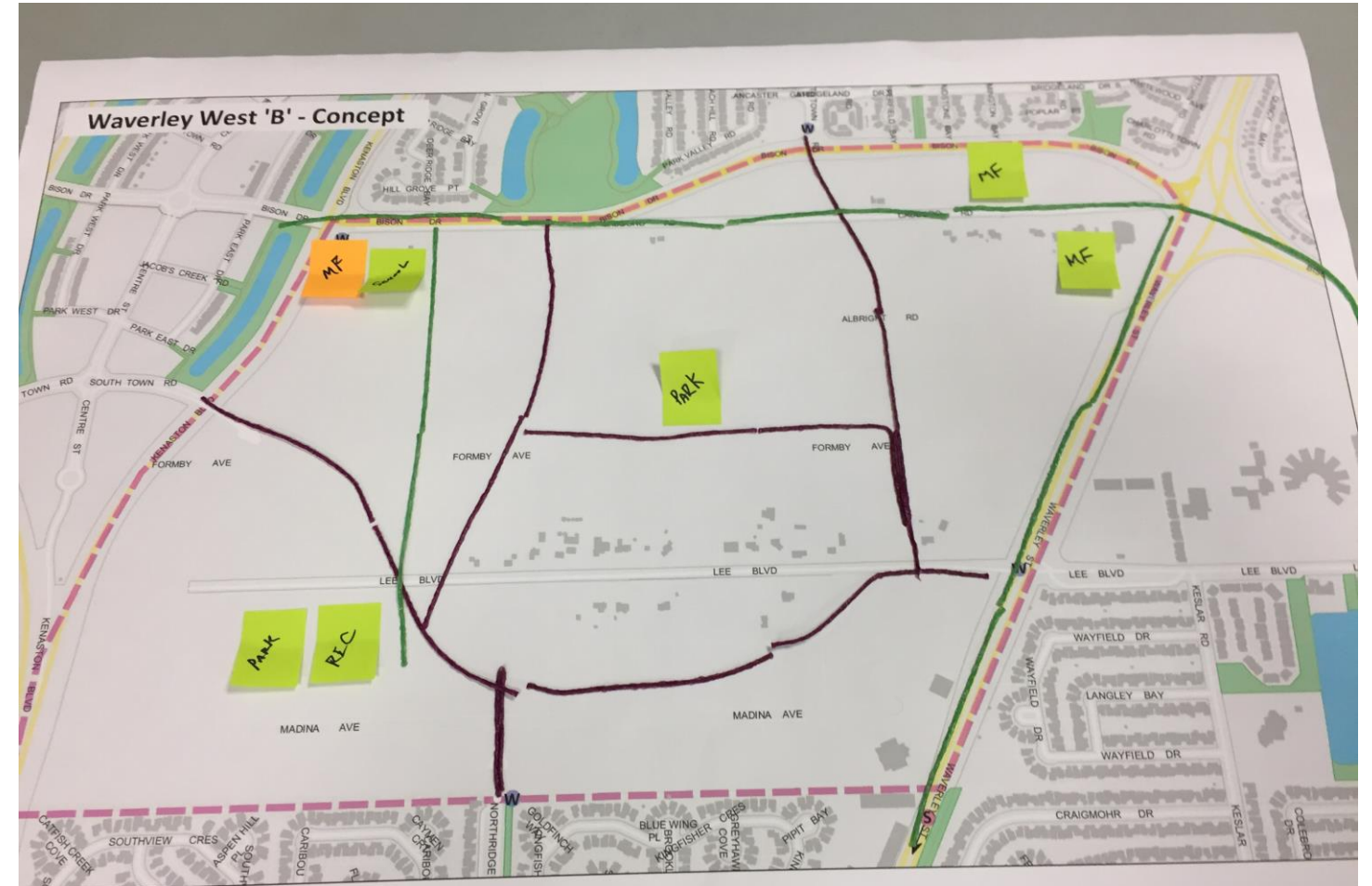
Appendix B – Workshop Feedback: Landowner Workshop

Group A Table 3

Task #1: Neighbourhood Vision

- Likes:
 - Green space
 - Walking trails
 - Town Centre
 - Roundabouts
 - Traffic flows on Kenaston Boulevard
 - Walkways
 - Natural areas
- Dislikes:
 - Difficult to get out of the neighbourhood.
 - Roundabouts in winter are dangerous.

Task #2: Land Uses and Connections



Legend:

- Green lines: Active Transportation path
- Purple lines: collector roads
- Sticky notes – MF (Multifamily), REC (recreation), Park (Park)

- Emphasis on Active Transportation connections.
- Examples:
 - AT path from recreation centre to school site, and north across Bison Drive.
 - East-west AT path along Cadboro Road then east to University of Manitoba
 - AT path alongside Waverley Street.

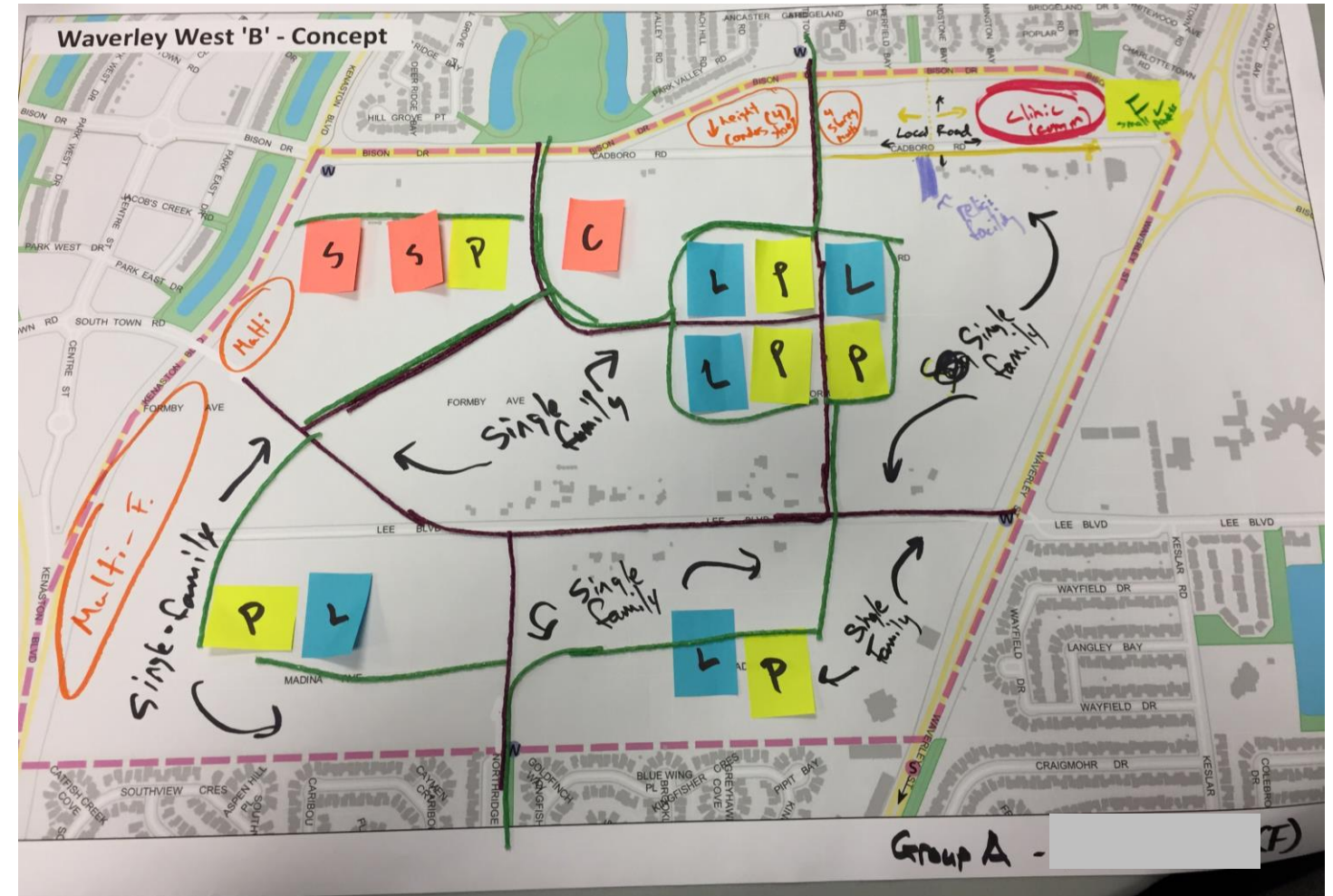
Appendix B – Workshop Feedback: Landowner Workshop

Group A Table 4

Task #1: Neighbourhood Vision

- Some level of commercial near Bison Drive is needed.
- Maintain Active Transportation connectivity.
- Community services/centre, school, arena, daycare, open space, YMCA (recreational facility), indoor pool.
- Central park location - Close to other community services like arena, recreational centre
- No roundabouts.
- Should have transit service
- Variety of housing: single-family, facilities to accommodate aging population, small-scale condos +/- four storeys, no condos (in northeast area) - condos closer to Town Centre in northwest.
- Preserve trees.
- Pocket parks. No dog park,
- Would like small-scale commercial in area - neighbourhood community

Task #2: Land Uses and Connections



Legend:

Yellow sticky notes are to represent parks

Blue sticky notes are to represent retention ponds

Peach-coloured sticky notes represent the school/community centre area and is meant to be interchangeable

Purple sticky string = collector roads

Green sticky string = AT path

- Commercial (clinic/daycare) in the NE corner while preserving some forested areas in pockets on the commercial site
- Multi-family on the east side of Kenaston Boulevard
- 4 storey or lower multi-family south of Bison at North Town Road
- Local road for access to existing homes in the northeast corner to replace Cadboro Road

Appendix B – Workshop Feedback: Landowner Workshop

Group B Table 1

Task #1: Neighbourhood Vision

- Avoid big-box – would rather have smaller shops, oriented towards Waverley West to serve the local community, which could include a medical centre and retail space
- Would like drainage issues to be considered
- Creative design, attached garages
- Mixed-use with commercial, small scale commercial, and a new school
- Parking in front not in back, minimize parking spill over
- Bridgwater "Village" rep
- Walk + bike in the area
- 3 - 4 stories - concrete not wood frame - not obstruct view w/ taller buildings
- Single Family Dwelling - mix of lot size and sidewalks on collectors - fountain
- Affordability in single family areas
- Bison Drive - multifamily / higher density for University of Manitoba and bus connectivity for 3 story multi-family.

Like and want:

- Trails and green space
- Formby Avenue - Good!
- Water fountain
- Land use diversity - small scale commercial + single family + condos
- Lakes and pedestrian bridges
- All trees - more / save + space for kids
- Multifamily on major streets
- Commercial close to Formby Avenue
- Bike / Active Transportation connections

Task #2: Land Uses and Connections



No consensus on this connection to Lee Boulevard. This is where group agreed Lee should be a bay, and not connect to Kenaston.

Legend:

- Red – commercial
- Yellow – low density single family
- Orange – multi-family
- Green – park space
- Blue – fountain area

Participant comments:

- Emphasis on circulation on Lee Blvd.
- The road was moved by someone after the group had decided where it should go (see above).
- Overall, the group agreed Lee Blvd should be a quieter street and not connect with Kenaston.
- Group identified existing home-based businesses on Lee – red rectangle shows area they want preserved.

Appendix B – Workshop Feedback: Landowner Workshop

Group B Table 2

Task #1: Neighbourhood Vision

- Maintain sense of community
- Beautiful trees, consider trees, nature, space
- Diversity of options, lot sizes
- A neighbourhood that connects with surrounding areas
- Less traffic
- Access to enable development
- Connections to park space in Bridgwater
- Neighbourhood park space
- Development is sensitive to existing land owners

Task #2: Land Uses and Connections



- Participants wanted to preserve road and built form on Lee Boulevard, diverting new development (and roads) to the north/south
- High intensity multi-family uses along major corridors
- Preserve mature tree stands
- High quality Active Transportation connections through developments, connecting to school and community centre.
- “C” (orange) means commercial, “MF” (pink) means multi-family

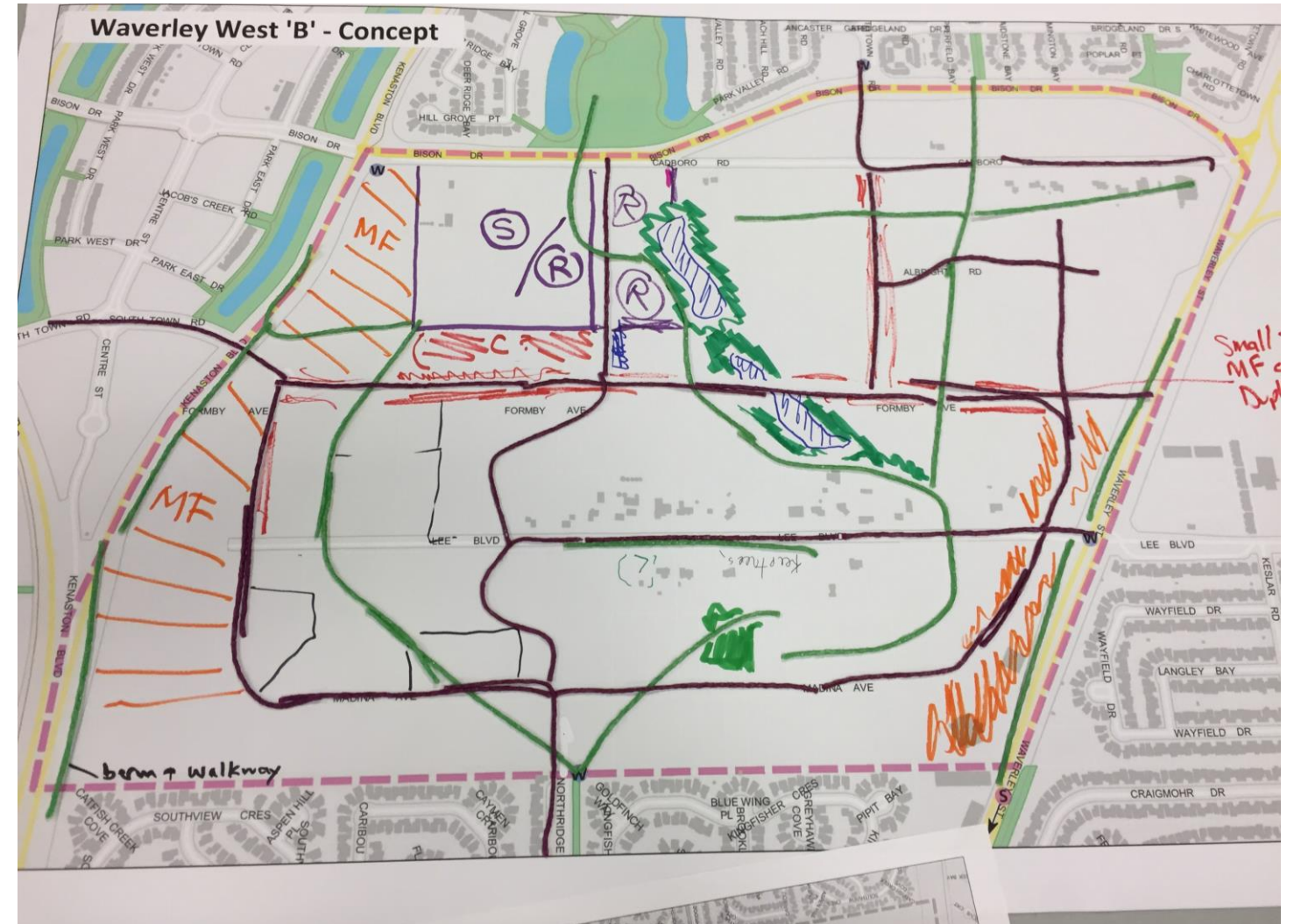
Appendix B – Workshop Feedback: Landowner Workshop

Group B Table 3

Task #1: Neighbourhood Vision

- Lee to connect to Waverley (keep connection) but not to Kenaston
- Move here because a rural setting (concerned about smaller development)
- Low land might be good location for green space/retention pond. Concerned that there might be drainage from one lot to another. Metal grate/drainage at Lee/Waverley (SW corner)
- Keep stands of trees, where possible
- Bike paths along green space (go to school/community club). Connect outside neighbourhoods with bike paths. Sidewalk on Waverley, like sidewalks on local streets like Bridgwater
- Visitable housing, seniors housing, apartment on major streets/bus routes
- More grid system for streets (navigation), but back lanes can get messy. Big enough roundabouts
- Service roads
- Home-based businesses are a good thing

Task #2: Land Uses and Connections



Legend:

- Purple line – collector road
- Green line – Active Transportation path
- Orange marker: multi-family
- Green marker parks
- Red marker – commercial and small multi-family (see notes)

- Commercial south of school/rec centre site, north of Formby
- Multi-family along Kenaston and Waverley. Small multi-family along Formby and along N-S collector which connects to North Town Road
- Keep existing trees along Lee Boulevard

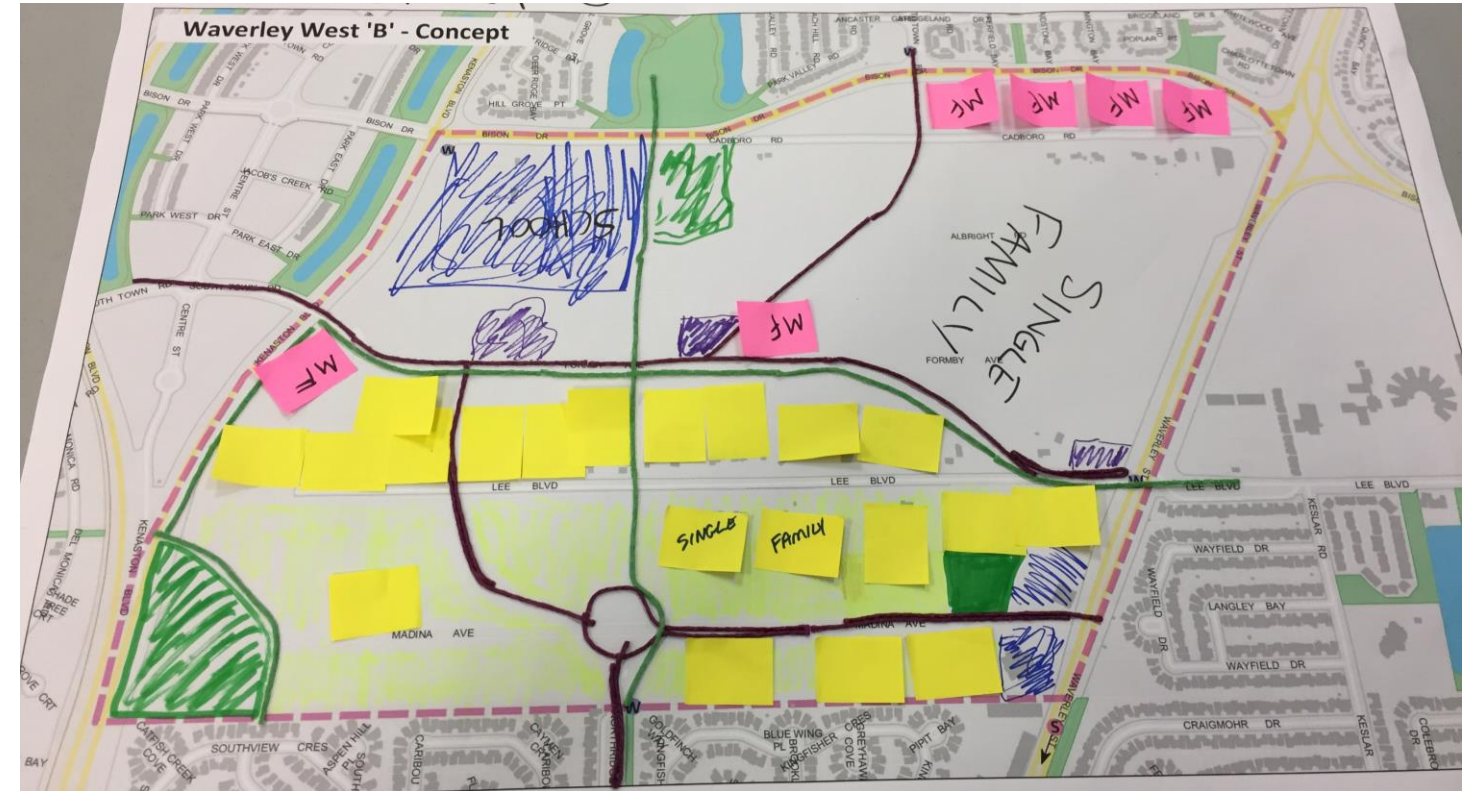
Appendix B – Workshop Feedback: Landowner Workshop

Group C Table 1

Task #1: Neighbourhood Vision

- Walkable area. Walkways / bike paths. Like street trees (oak) similar to older neighbourhoods.
- Want to be proud of area; should have character. Maintain country feel.
- Like front driveways, not back lanes.
- Like porches.
- Don't like cookie cutter.
- Like examples of houses on Kilkenny (in Fort Richmond).
- Not a huge market for large lots.
- Lots need to be affordable.
- Don't like houses to be too close; no "elbow room" (dislike).
- Lots too close and narrow and no street parking because cars can't fit between driveways.
- Would like kid-friendly area.
- Happy medium.
- Madina opened as street.
- Corner store / neighbourhood commercial.
- Passive park (dogs walking (but not dog park), green area, maintain forest area).
- High end residential.
- Soccer field, skating rink.
- Land uses - small scale.
- Road connections – Medina, want to ensure local traffic has adequate access to Bison Drive.

Task #2: Land Uses and Connections



Legend:

- Brown line – collector roads
- Green line – Active Transportation pathways
- Purple – small-scale commercial
- Blue – institutional/place of worship
- Pink – multi-family
- Yellow – single-family
- Green – park space

Appendix B – Workshop Feedback: Stakeholder Workshop

STAKEHOLDER WORKSHOP

DATE: January 16, 2018

TIME: 7 p.m. – 9 p.m.

VENUE: Soul Sanctuary (2050 Chevrier Boulevard)

Participants included representation from:

- Pembina Trails School Division
- Bridgwater Neighbourhood Association
- Bridgwater Forest Residents Association

Participants from each stakeholder group were seated together at one of two tables.

Appendix B – Workshop Feedback: Stakeholder Workshop

Table 1

Task #1: Neighbourhood Vision

- Proximity to the University of Manitoba is an opportunity and threat
 - Some single-family dwellings are being turned into rooming houses in adjacent neighbourhoods (issues include too many cars, life safety issues, property care concerns, absentee landowners)
 - Opportunity to provide more appropriate student housing
- Drainage concerns
 - Existing adjacent neighbourhoods have issues with drainage, causes existing vegetation to die
 - Opportunity to ensure drainage works well in this neighbourhood
- Low maintenance landscaping
 - Existing adjacent neighbourhoods have issues with maintaining landscaping
 - Fountain in Bridgwater Forest requires maintenance/doesn't work
- Speed limits (pedestrian safety) a concern
 - Consider fewer straight roads as part of the neighbourhood design
- Retain existing vegetation where possible, wildlife corridor identified at northeast corner of site (near Bison and Waverley)
 - Opportunity to connect wildlife corridors to adjacent neighbourhoods
- Pedestrian pathway/routes, transit links - connections to University of Manitoba
- Cater to demographics in the area (age in place); recreation areas (schools, community centres) for families with children
- Community centre, school, connections (road and pathways) in and out of the neighbourhood
- Community gathering spaces for casual interaction (should be flat (at-grade), fields, etc.)
- Want a nice community built around a school, pedestrian friendly
- Retain architectural controls, character
 - Blend aesthetics between Bridgwater Forest and South Pointe
 - Variety of buildings and styles

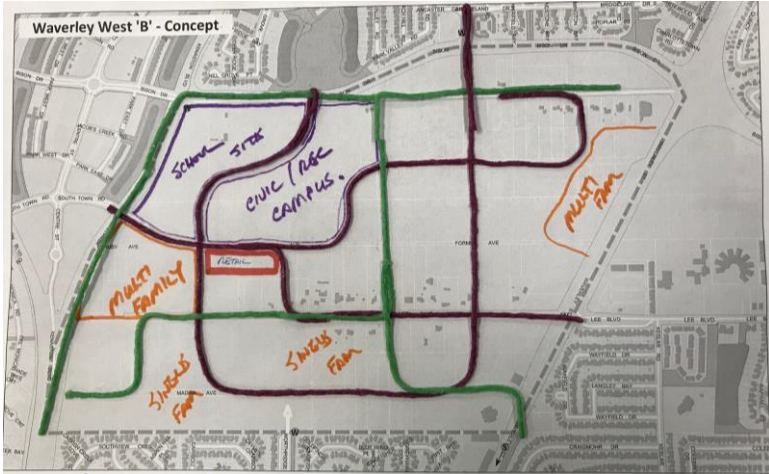
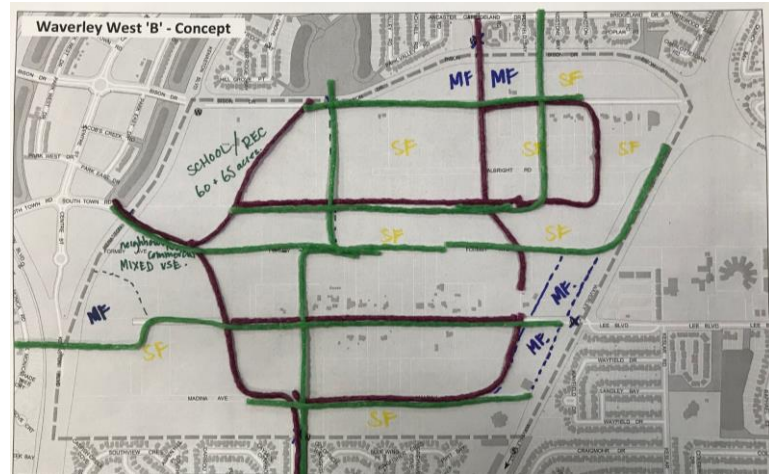
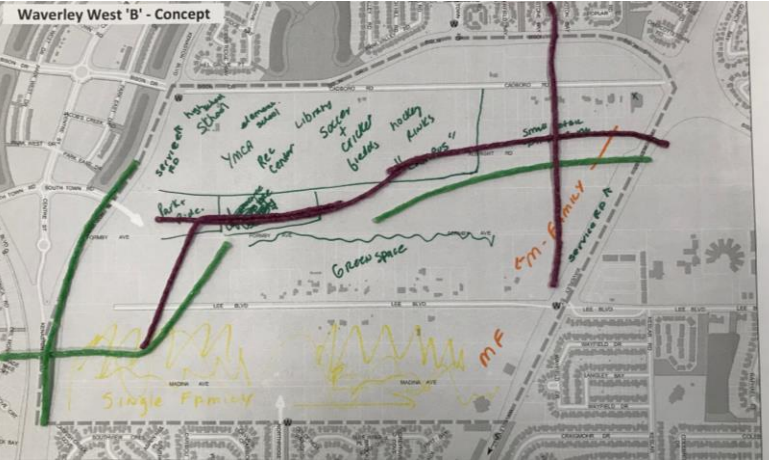
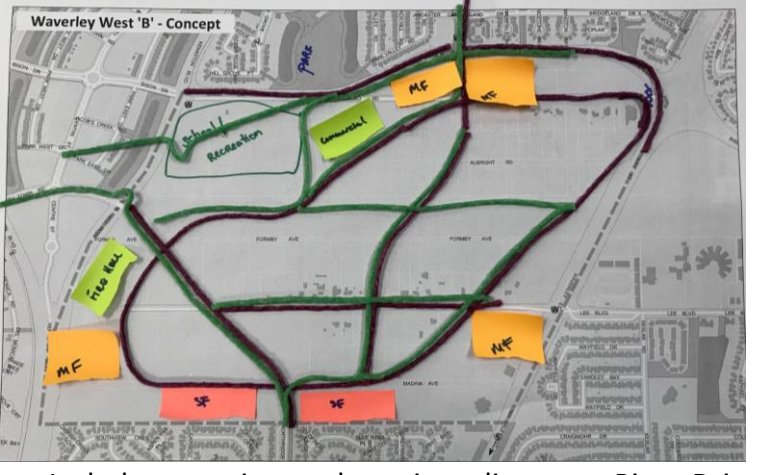
Task #2: Land Uses and Connections



- School and community centre/library should be established within the neighbourhood.
- Collector road connections (in purple) identified throughout the neighbourhood; two connections to Bison Drive (one at the school/community centre and the other at North Town Road).
- The school/community centre use should also be a transit hub that would link the neighbourhood to other areas of the city.
- Multi-family at east, west and north edges of neighbourhood (orange).
- Neighbourhood commercial (“Mom and Pop” stores, small scale) at entry of neighbourhood to the south and adjacent to the school/community centre use (pink). The neighbourhood commercial could be a mixed-use site or mixed-use buildings.
- Retain greenspace and add additional active greenspace adjacent to school/community centre (green). It is important in this area to have active greenspace with fields and open spaces (i.e. - cricket, soccer, baseball, etc.).
- Drainage requirements (blue) were partly accommodated adjacent to the community centre/library use identified, in part to add aesthetic value to the public spaces.
- Fountain at the main intersection (blue).
- Pathway connections to adjacent neighbourhoods and throughout the neighbourhood (green).
- Single-family uses throughout remainder of neighbourhood.
- Need for emergency services identified at the intersection of Lee Boulevard and Waverley Street (orange).
- Orange sticky notes are multi-family, pink sticky notes are commercial, blue sticky notes are water retention ponds, green sticky notes are parks.

Appendix B – Workshop Feedback: Landowner Workshop

Table 2

Task #1: Neighbourhood Vision	Task #2: Land Uses and Connections	
<ul style="list-style-type: none"> • Recreation services, a place for swimming lessons • "Civic" node (lively, campus feel, always people around, walkable, services used (not retail) - community rec campus, active at different times of the day) • Multi-family development dislikes: <ul style="list-style-type: none"> ○ Lack of parking - parking should be underground, enough parking should be provided for multi-family development ○ Too much traffic/parking spill-over also, construction parking spill-over ○ Contain the parking on-site • Density of development supports bus ridership <ul style="list-style-type: none"> ○ Increased density could bring better bus services ○ Opportunity for park and ride facilities within the neighbourhood • Variety of housing • Commercial <ul style="list-style-type: none"> ○ Existing is convenient ○ Lots of commercial amenities ○ Medical offices ○ Like not leaving the area for services ○ More local business - less chains ○ "Mom and Pop" commercial and restaurants • Want to see: <ul style="list-style-type: none"> ○ Some community grounds ○ Mixed use development – commercial on main floor with residential up top ○ Personal services ○ 2-3 storeys • Multi-family should be context appropriate • Privacy should be protected • Mix of housing is desirable; should be planned in a context sensitive manner • Open houses for new development • Fountain is big draw from outsiders and this creates safety issues • Safety after dark at places that draw outside visitors - e.g., turning fountain off at night • Managing facilities after dark - fountain - basketball court • Commercial kitchen to support local events • Round-abouts are problematic especial in winter; avoid one-lane streets going into round-abouts • High road speed makes biking unsafe (need protected bike lanes) 	Participants at Table 2 decided to complete Task #2 as individuals (or small groups).	
	<p>A</p>  <ul style="list-style-type: none"> • Green – Potential Active Transportation paths • Purple – potential road network 	<p>B</p>  <ul style="list-style-type: none"> • Green – Potential Active Transportation paths • Purple – potential road network
	<p>C</p>  <ul style="list-style-type: none"> • Greenspace area north of Lee Blvd properties buffers properties from the school/rec centre site. • Green – Potential Active Transportation paths • Purple – potential road network 	<p>D</p>  <ul style="list-style-type: none"> • Includes a service road running adjacent to Bison Drive • Green – Potential Active Transportation paths • Purple – potential road network