

Background

The City of Winnipeg (the City) is undertaking a process to develop a secondary plan by-law for the area known as *Waverley West Neighbourhood 'B'* (Waverley West 'B'); bound by Kenaston Boulevard, the Bison Drive extension, Waverley Street, and the north limit of South Pointe.

The following is a summary of the first public open house event, in which the project team provided project information and asked for participants' comments on how the neighbourhood could develop. More information about the secondary planning process can be found online at winnipeg.ca/WaverleyWestB.

Engagement

Engagement activities undertaken so far include a stakeholder information session, two stakeholder workshops. Feedback gathered through the workshops was used by the project team to create materials for the first public open house, held on April 25, 2018.

At the public open house, participants had a chance to learn about the project, view potential future plan concepts, speak with project team members, and provide feedback on where certain land uses (like single family residential, multi-family residential, parks, institutional, and commercial uses) should be located. Approximately 200 people attended the open house, and 65 exit surveys and worksheets were completed.

Promotion activities

Public Open House

- Personalized letter to all 55 landowners, announcing second landowner workshop and first open house – March 9, 2018
- Personalized letter to all properties immediately surrounding planning area – March 21, 2018
- Bilingual postcard mail drop to over 5,725 households in Waverley West and surrounding neighbourhoods – Week of April 18, 2018
- News release – April 12, 2018
- Public engagement newsletter – April 12, 2018
- Twitter posts – April 12, 18, 24, 25
- Facebook posts – April 12, 24, 25

Format

[Information boards](#) were set up around the outside of the room, with central tables displaying three potential scenarios for development (Figure 1) on maps in the middle of the room. Examples of all three scenarios can be found in the "Scenario-specific Feedback" section. Participants provided comments about the three scenarios directly to staff at the central table, and those who were interested wrote comments (and other detailed feedback) on [worksheets](#). Participants also provided comments on exit surveys. Comments from the worksheets and exit surveys can be found in Appendix A, and map feedback on scenarios can be found in Appendix B. The project team answered questions, and helped explain the development process. The following 'What we heard' section outlines the general themes gathered from public input. Feedback from all three scenarios will be considered when developing a final scenario, and the general themes from what we heard will form the basis of the draft plan to be presented in fall 2018.

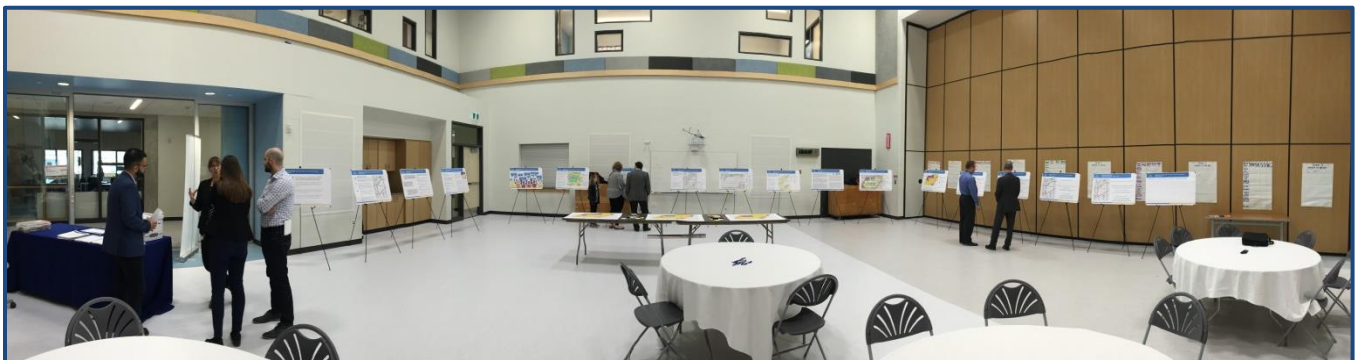


Figure 1 - Room setup at South Pointe School

To learn more about the Waverley West 'B' planning process, please visit winnipeg.ca/WaverleyWestB

What we heard

All comments recorded (including peoples' comments on the scenarios, and additional scenario-related comments on the exit surveys and worksheet) can be found in Appendices A and B. Based on the comments received on all three scenarios, the project team developed themes related to specific land uses. The project team is working to integrate these themes into the policies (and a final development scenario) that will be presented with the draft plan at the next open house in fall 2018.

Greenspaces, wildlife and natural areas

Participants indicated that green space is desirable throughout the neighbourhood, and in the southwest in particular. Using greenspaces as buffers between existing neighbourhoods, and as a transition between low to high-density residential areas was also suggested. Existing green spaces and corridors could also provide connections to the surrounding neighbourhoods. Participants indicated that preserving existing wildlife habitats (e.g. deer habitat in the northeast) was important; and noted marshland, tree stands near Lee Boulevard, and other wildlife areas.

Pedestrian and cycling infrastructure

Participants valued pedestrian and cycling infrastructure, including sidewalks, bike paths along collector roads (roads with moderate amounts of traffic that move people between smaller local roads and major roads), and off-street trails and paths. Connectivity between residential neighbourhoods and the Town Centre was also important.

Commercial land uses

Feedback indicated that although some small neighbourhood commercial uses (like corner stores) would be appropriate, participants noted that commercial development should largely be directed to Bridgwater Centre. A few stakeholders suggested that they would like to see commercial land uses in the northeast part of Area 3 along Bison Drive.

Road network, access, traffic and parking

Within the planning area, participants generally preferred that there be no direct connection between Kenaston Boulevard and Waverley Street within Waverley West B. There were mixed feelings about the future Bison Drive extension. Many participants wanted construction to begin as soon as possible so they can better connect with the places they want to go (like University of Manitoba), while people whose properties back onto the future roadway were concerned about increased road noise. Traffic and parking needs from multi-family developments and other institutional uses were also a concern. Participants generally agreed with the limited accesses onto Waverley Street, but noted concerns about access for residents on Cadboro Road, as this road is to be closed at Waverley Street. Transit between neighbourhoods, and better public transportation to Pembina Highway and the University of Manitoba were also noted.

Estate residential

Landowners living in the area indicated a strong desire for lower density land uses along Lee Boulevard to accommodate and maintain the existing larger lot residential development in these areas. In the draft plan, there will be an area accommodating this desire, labelled 'estate residential'.

Higher density residential

The draft plan includes areas that will accommodate higher density residential buildings, like row houses, duplexes, and multi-family apartment-style housing. Some participants suggested the areas designated for higher density residential were too large, while others said there was not enough space designated for higher density residential structures. We heard from both landowners and the general public that a diverse mix of housing options and affordability is needed, especially for seniors and students. Participants also acknowledged that it is important to have enough people in the neighbourhood to support transit service.

There was general support for higher density residential along proposed collector roads. However, it was important that transitions between higher and lower density areas be addressed through adequate buffers and context-sensitive development. Participants also indicated that higher density residential areas would be a good transition between institutional land uses and lower density residential areas.

Schools and recreation

Participants indicated an immediate need for recreation facilities, community spaces, and schools in the Waverley West area. They were generally supportive about the proposed land uses and locations to accommodate facilities, and indicated support for a shared education and recreation complex with transit service and vehicle and pedestrian access to and from the existing neighbourhoods.

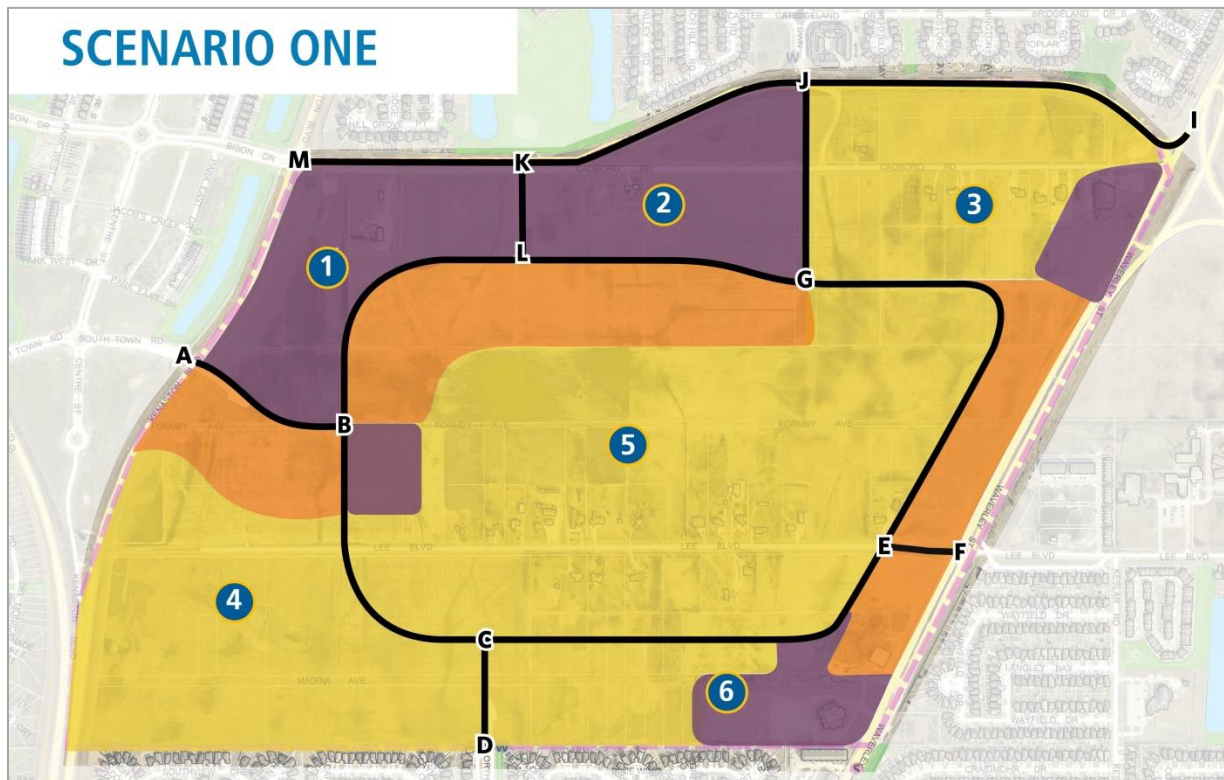
To learn more about the Waverley West 'B' planning process, please visit winnipeg.ca/WaverleyWestB

Scenario-specific Feedback

The following section includes summaries of comments from each of the three scenarios. All participant comments can be found in Appendices A and B.

Scenario One

- At least six participants supported the idea of having a recreational centre in the neighbourhood; two comments noted how co-locating school(s) and recreational centre was a good idea.
- The northeast and southwest corners of the area were noted as being significant spaces for wildlife.
- Comments supported Active Transportation (AT) pathways on Waverley, to University of Manitoba, from the middle of the neighbourhood to Town Centre, and along the southern edge of the neighbourhood.
- One participant liked the larger collector road around the inside of the neighbourhood, while another participant felt that the road network would be disorienting to navigate, and would make transit difficult.
- A few participants did not like the idea of higher density residential in the area.



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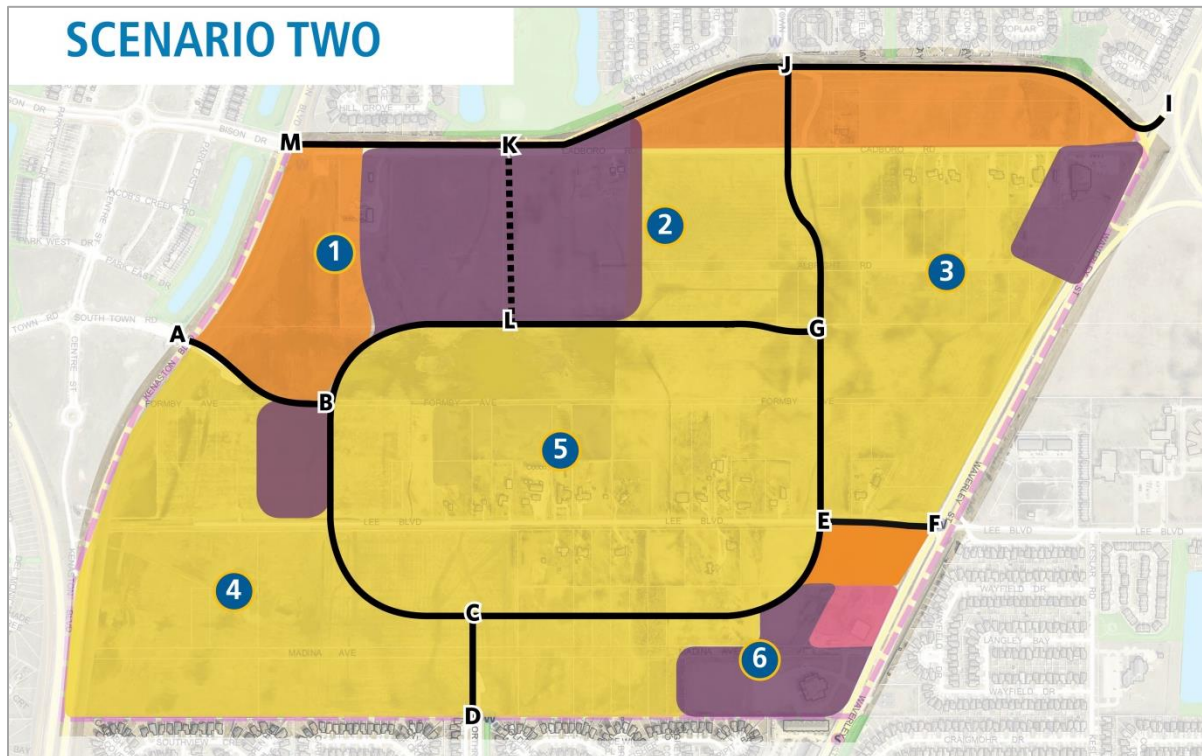
(Potential future land uses)

	Low Density Residential		Commercial
	Medium or High Density Residential		Collector Road
	Institutional		Neighbourhood boundaries

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Scenario Two

- There was disagreement between participants about whether Bison Drive should be high speed with minimal lights and intersections.
- Three participants noted that higher density areas along the future Bison Drive made sense. One person observed that this location would make transit more viable, but all three scenarios were “relatively unambitious in terms of promoting sustainability”.
- The northeast and southwest corners of the area were noted as being significant spaces for wildlife.
- Five people recorded their desire for a central park, to increase peoples’ standards of living.
- There was a desire for medium/high density to the south of the institutional lands owned by the School Division and the City of Winnipeg (northwest area).



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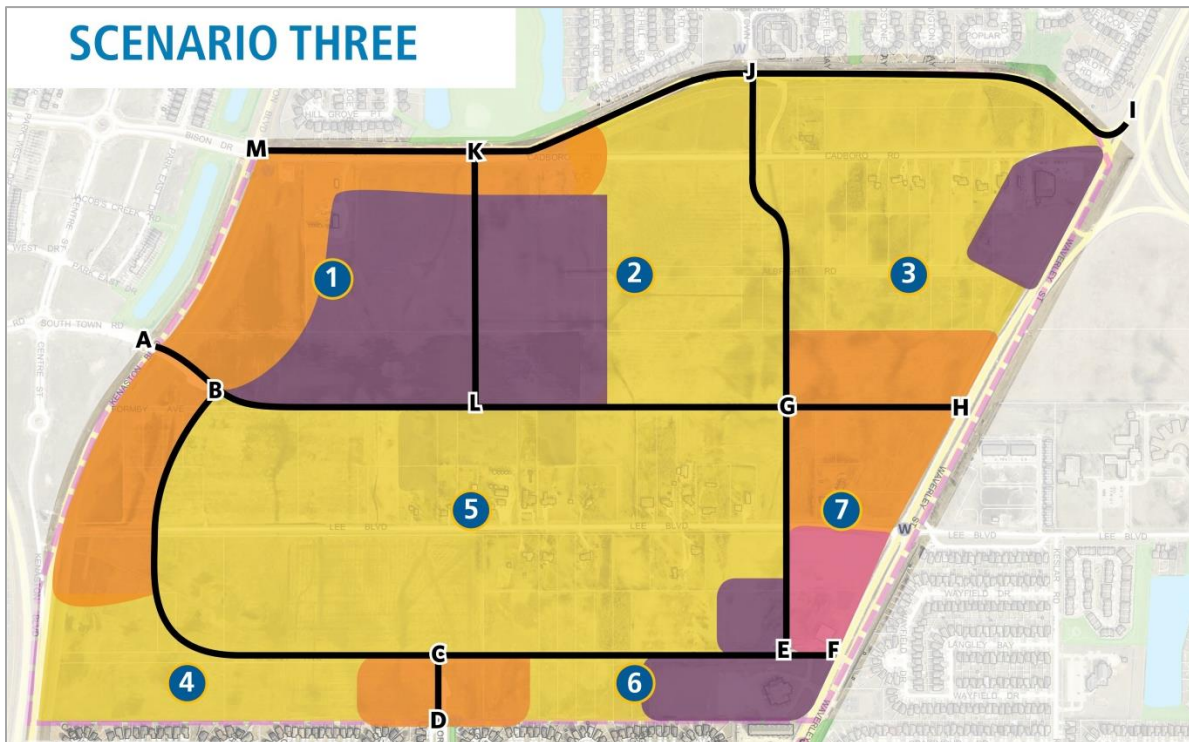
(Potential future land uses)

	Low Density Residential		Commercial
	Medium or High Density Residential		Collector Road
	Institutional		Neighbourhood boundaries

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Scenario Three

- One participant liked the use of dense development to buffer possible school sites from Kenaston Boulevard and the future Bison Drive, but wanted more density along Bison Drive to make transit more viable.
- There was disagreement as to the scale and placement of multi-family areas. If multifamily areas were designated in the south-central part of the neighbourhood, two comments preferred townhomes or a maximum of three storeys.
- There were concerns about intersections by Lee Boulevard and Waverley (because of a lack of lights), as well as the access to Kenaston (because a signalized intersection will likely be added)
- A concern was also noted with the road that connects Kenaston Boulevard with Waverley Street, as a through road could increase traffic speeds in the middle of the neighbourhood.
- Similar to Scenarios 1 and 2, the northeast and southwest corners of the area were noted as being significant spaces for wildlife.



LEGEND

(Potential future land uses)

- | | |
|--|--|
|  Low Density Residential |  Commercial |
|  Medium or High Density Residential |  Collector Road |
|  Institutional |  Neighbourhood boundaries |

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Limitations

Worksheet responses: Public feedback was solicited through the project worksheets (Appendix A) and the mapping exercise (Appendix B). Only four worksheets were submitted, but about 10 participants chose to leave their comments on the exit survey (also included in Appendix A). All other feedback was received through the mapping exercise (Appendix B).

Diverse feedback: Although general themes and values can be gleaned from the public feedback received, we heard a wide variety of opinions through our engagement activities. All opinions will be considered along with internal feedback, feasibility analysis, available funding, land ownership, existing plans (i.e. - indicating placement of the future Bison Drive) and other stakeholder needs.

Responses to concerns

Natural areas: Although the City strives to protect mature trees and natural areas when land is developed, it is within a landowner's rights to be able to remove vegetation or trees from property they own. Preserving specific wildlife areas must also be balanced with other parks and recreation values, like the provision of active transportation (AT) linkages, linear parks, recreation centre land, and other public spaces.

Placement of Bison Drive and closure of Cadboro Road: This route has been determined since the initial Waverley West Secondary Plan was approved in 2006, and there are currently no plans to change this route.

Final location of major amenities: In winter 2018, the City acquired land for a future recreation complex. This decision was based on the best information available about land ownership and future land uses in the general area.

Parks and greenspaces: As a wide variety of feedback was received regarding placement of parks, final plans will respond to parks related values (e.g. linkages for AT, greenspace at future schools and recreation complex) rather than specific suggestions.

Specific uses: In all three scenarios, participants had specific requests and recommendations, like an indoor water park, child care spaces, corner stores, fire station, community gardens, fountain, etc. Although a secondary plan can allow for these specific uses in designated areas, it cannot ensure that these suggestions get constructed; this is largely up to private entrepreneurs, developers (and development agreements between developers and the City), and organizations. Exceptions include the fire station or any other City operated facility, where placement is guided by City research and policy, as well as community gardens, where creation and placement is determined through conversations between the City and interested community groups.

Fragmented ownership of land: There are 55 different landowners in the Waverley West 'B' area. Some of these landowners are interested in developing their properties for residential (or other) uses, but others do not intend to change the use of their property in the near future. Landowners' preferences for their own properties will affect placement of parks, pathways, water retention ponds, roads, etc.

Sustainable growth: Some comments we received expressed a desire for little or no higher density residential in the area. However, it is important to offer a range of housing options, and plan new subdivisions with environmental and economic sustainability in mind. In addition, higher density could also help support small businesses, schools, and other neighbourhood amenities. Secondary plan policies can help ensure proper transitions between lower and higher density areas.

Fountains: Constructing fountains is one way to showcase the uniqueness and character of a neighbourhood. However, fountains are also costly and difficult to maintain. One way to support a fountain in the future would be for neighbourhood residents to form an organization which could fundraise for construction and maintenance.

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Next Steps

The project team is now undertaking engineering studies, consulting internally with City departments, and considering public feedback to create a plan concept, a draft parks and greenspaces map, and policies related to each of the different future land uses.

The project team will present an overview of the draft secondary plan at a second open house on Wednesday, September 26, 2018 from 5 p.m. to 8 p.m., at South Pointe School. An explanation of how input was considered and incorporated in the draft secondary plan will be provided at the open house. Those who live in the area will receive notification by mail. Those who requested project updates will receive notice by email.

Appendices

Appendix A – Additional Comments on Scenarios (from Worksheet and Exit Survey)

Appendix B – Map Feedback on Scenarios

Relevant Online Information

The documents listed below contain hyperlinks to documents used at the April 25 open house event, or documents used to advertise the open house event. Documents can also be found online at winnipeg.ca/waverleywestb.

[Open House Boards](#)

[Open House Worksheet](#)

[News Release](#)

[Newspaper Ad](#)

[Postcard](#)

[Landowner and Stakeholder workshop summary](#)

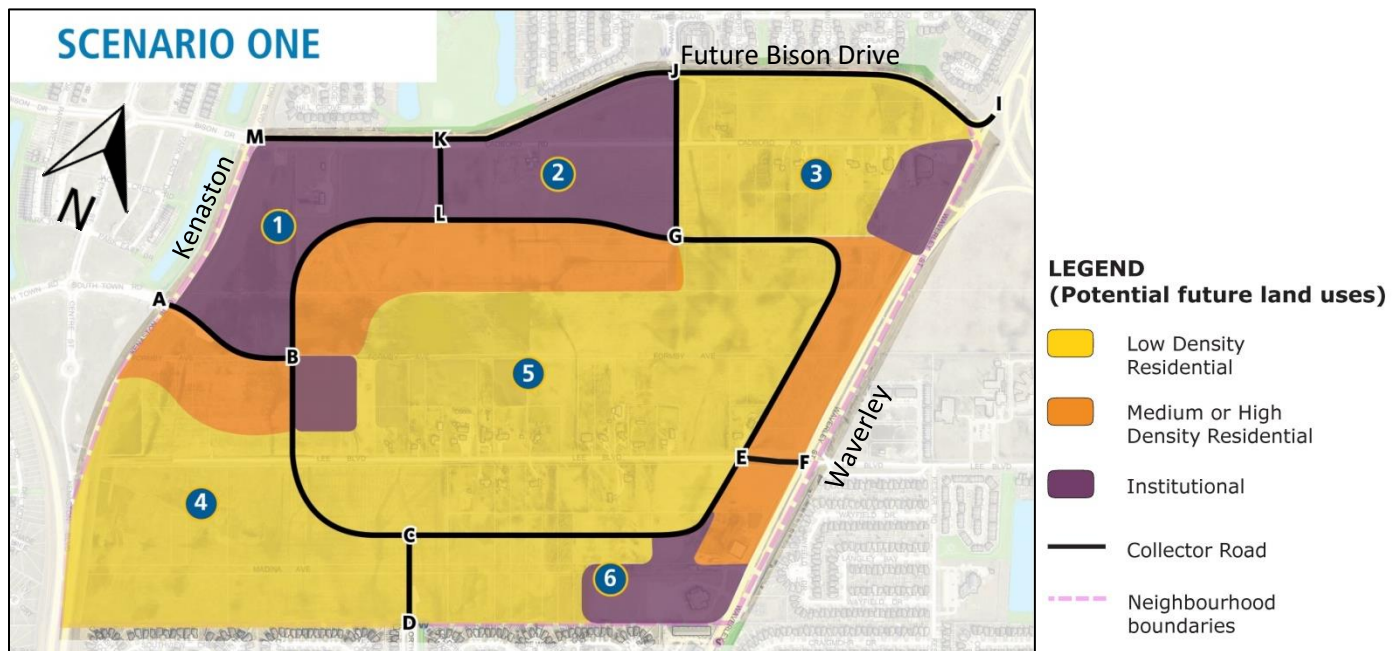
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Participants provided scenario-comments about the three scenarios in the following ways:

- Central tables displayed the three potential scenarios for development. Participants provided comments directly to staff at the central table, and written directly on the three scenarios. All comments provided to staff can be found in Appendix B.
- [Worksheets](#) were provided, and four (4) people completed a worksheet.
- Sixty five (65) exit surveys were completed. About 10 participants chose to add scenario-related comments directly on their exit survey.

Scenario-related comments from exit surveys and worksheets can be found below.

Scenario 1



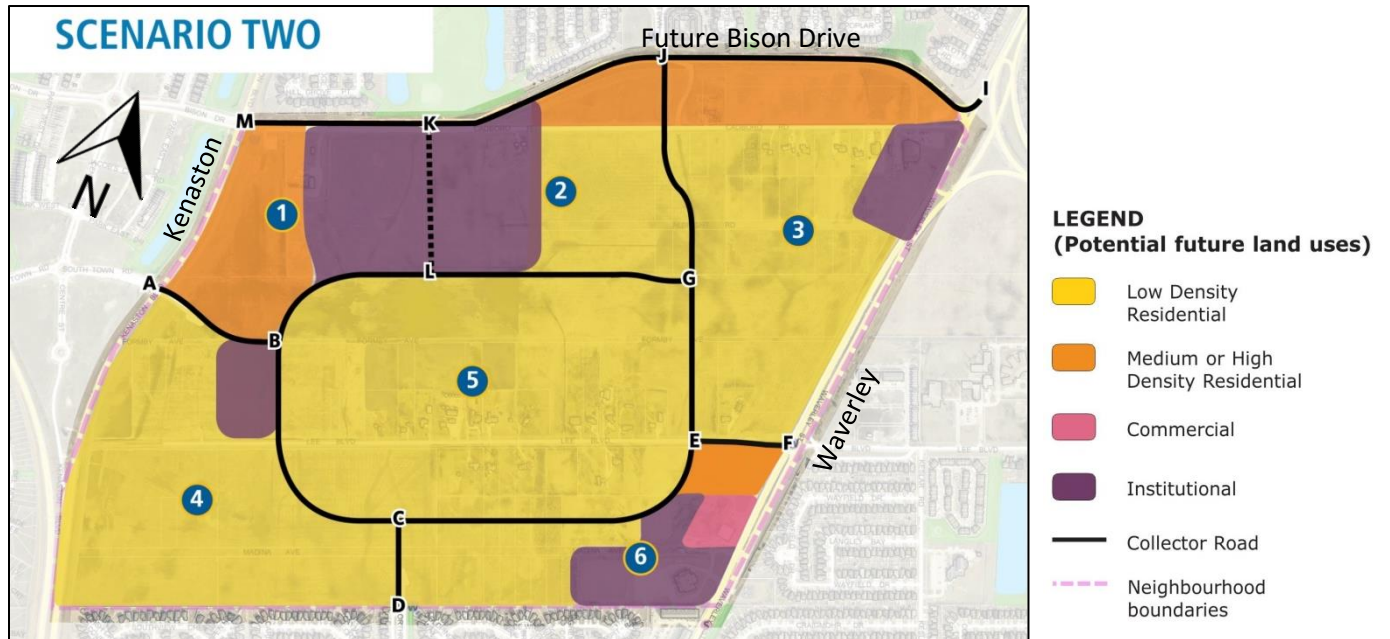
Scenario description:

- Existing religious institutional lands and existing houses are accommodated; proposed lower-density areas are located by existing residential areas.
- Active transportation network and park locations to be determined.
- The irregular shape of institutional lands may provide some site design challenges for future development.
- Higher-density areas provide a transition between lower-density areas and institutional uses.
- There is no direct connection between Kenaston and Waverley.
- Existing Albright Avenue and Madina Avenue right-of ways are used for collector roads.

Feedback from worksheets and exit surveys:

1. Smart to co-locate medium and high density with schools. Impossible to make transit in this area viable due to the indirect roads and poor distribution of dense housing and services. Disorienting to navigate. Lack of continuity may keep the neighbourhood from feeling cohesive.
2. Institutional buildings are on the collector roads.
3. Larger area for "institutional" (I'm guessing religious, school + rec) is wonderful and beneficial. All scenarios have low density residential in this area where there is a wonderful marsh [Area 6, east of C-D]. There are many, many species that call this marsh home. To name a few: deer, owls, hawks, ducks, geese, frogs, fox, skunk and many more. A number of large birds nest in this area and it would be a shame for this natural ecosystem to be destroyed for development.
4. Too many high density residential lands.
5. My favourite. I'm concerned about green space, would be nice to have some idea what % age of residential will be allocated to green space, even if just an estimate.
6. Less multi-family space, area growing too quick, add child care spaces, green space, fountain, playground areas.
7. [This] works best.
8. All – don't care, re: road alignment, don't want to see commercial space. That's what Bridgwater Centre is for, want schools (every grade), dog park (fenced/off leash) community centre, pool, library.
9. All - YMCA is needed, more commercial area, [and] bike trails.
10. [I] like this best, larger institutional land at bison and Kenaston [Boulevard]. Larger circle road in centre.
11. Not good, institutional lands sandwiched between road and high density. This weakens neighbourhood feel. [The] neighbourhood [is] also too sectored with many split zones. This is not appealing.
12. We preferred a buffer strip with trees next to our existing back yards.
13. This would be the best choice with plans for community centre including swimming pool.

Scenario 2



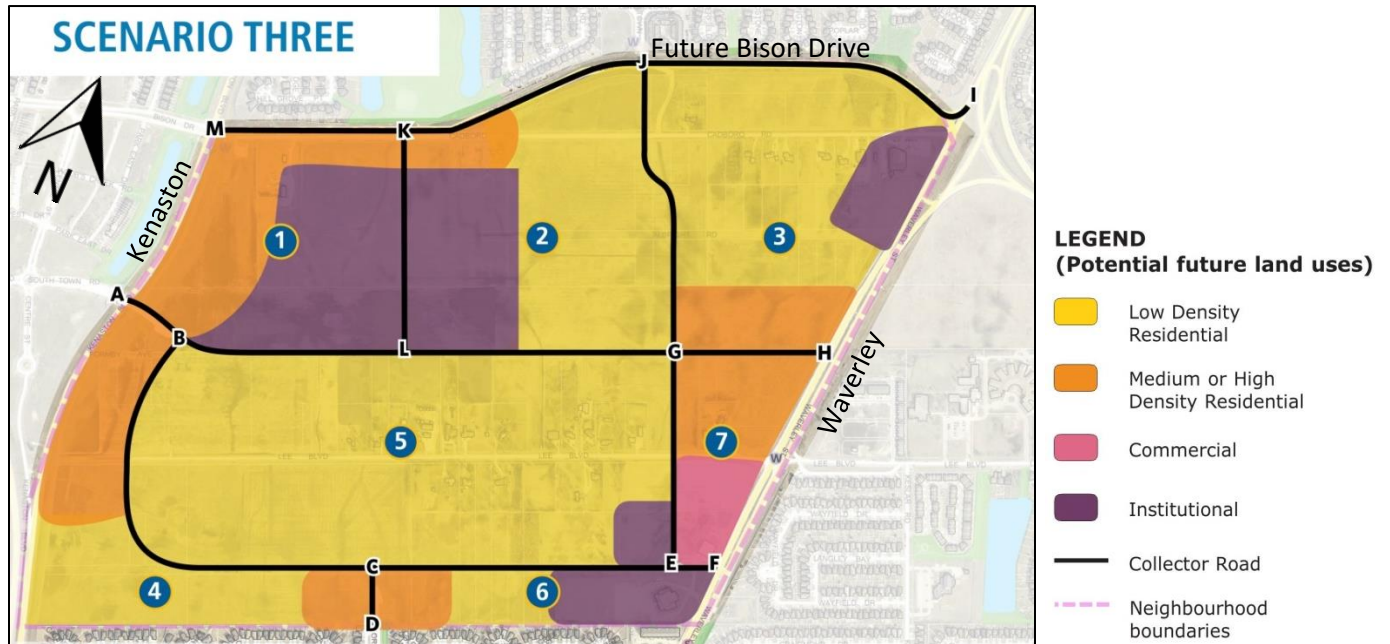
Scenario description:

- Existing religious institutional lands and existing houses are accommodated; proposed lower-density areas are by existing residential areas.
- Active transportation network and park locations to be determined.
- More low-density residential land than other scenarios; higher-density land along future Bison Drive collector road.
- There is no direct connection between Kenaston Boulevard and Waverley Street.
- Small-scale commercial adjacent to high-density residential and institutional lands.
- Existing Formby Avenue and Madina Avenue right-of-ways are used for collector roads.

Feedback from worksheets and exit surveys:

- The placement of mid/high density makes transit along Bison Drive towards the University more viable. Has a great layout to promote medium density. Street and institution layout area great for density and walkability - take advantage of it! Best plan of the bunch but relatively unambitious in terms of promoting sustainability.
- More low density residential land than other two scenarios. High density residential lands are close to the collector road.
- b-c like, d-c like.
- Less multi-family space, add child care spaces, green space, fountain, playground area.
- I like the plan for high residential areas roadway.
- Best balance. Very logical zoning. Good link between Kenaston [and] Waverley and high density, best for traffic.
- Similar to scenario one.

Scenario 3



Scenario description:

- Existing religious institutional lands and existing houses are accommodated; proposed lower-density areas are by existing residential areas.
- Active transportation network and park locations to be determined.
- Two additional accesses to Waverley Street may pose road safety concerns.
- Small-scale commercial adjacent to high-density residential and institutional lands; higher density areas by Kenaston Boulevard and Waverley Street.
- Access from Waverley Street to institutional lands (south) to accommodate anticipated traffic volumes.
- Existing Madina Avenue right-of way is used for collector roads.

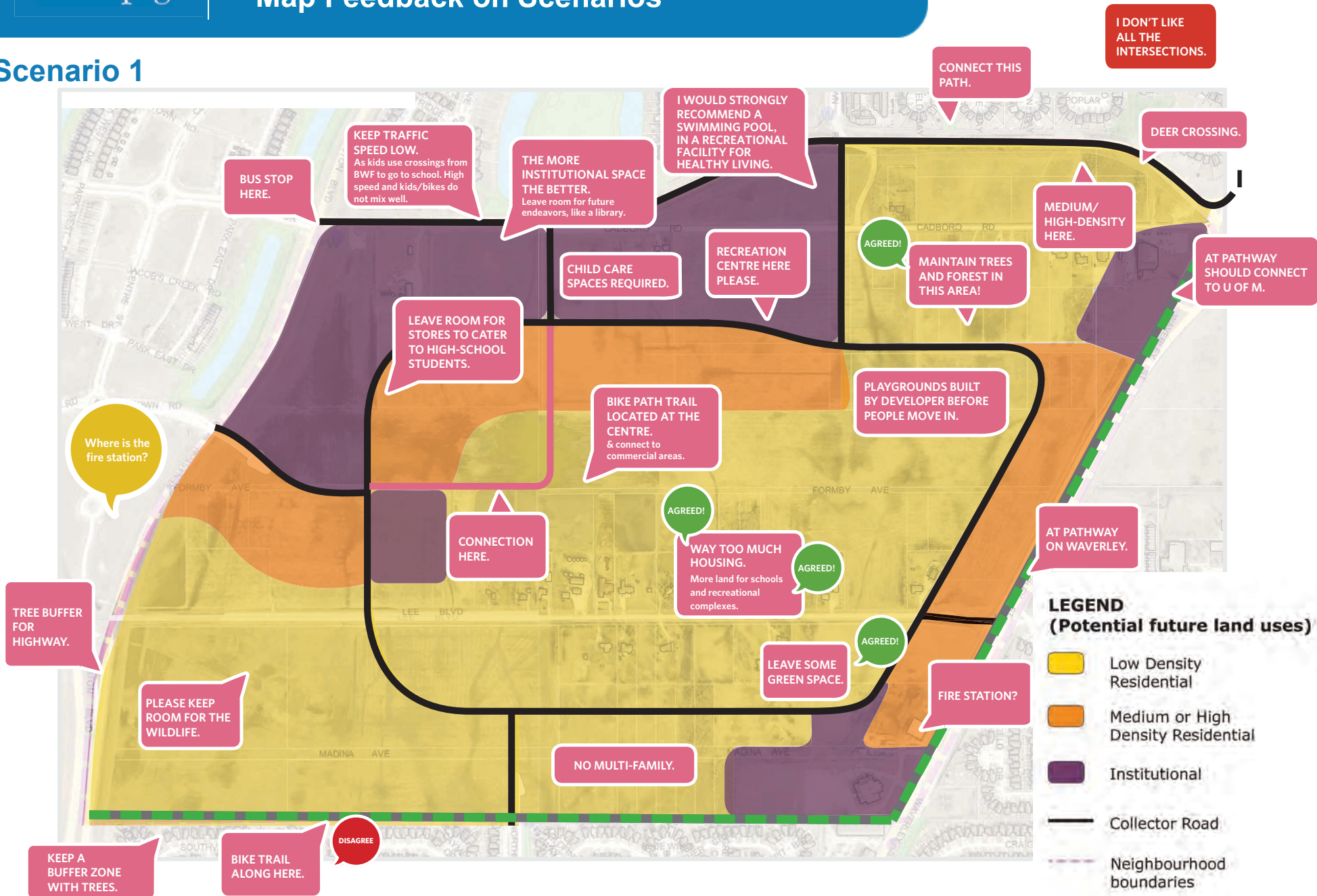
Feedback from worksheets and exit surveys:

- Great use of dense development to buffer possible school sites from Kenaston [Boulevard] and Bison [Drive]. Needs more density along Bison [Drive] to make transit more viable. Street connections H and F make sense, but Lee should be prioritized with a set of lights.
- Good size of commercial land and location. Too many high density residential lands.
- It has south Pointe Road as an arterial road.
- I don't like much about this scenario.
- Less multi-family spaces, add child care spaces, green space, fountain, playground area.
- Three is best for multi access ways.
- Safety concern with through roads to Waverley [Street], high density houses at c-d road not good, neighbourhood most sectored with different zones. Not friendly feel.
- Highly recommend community centre with swimming pool.

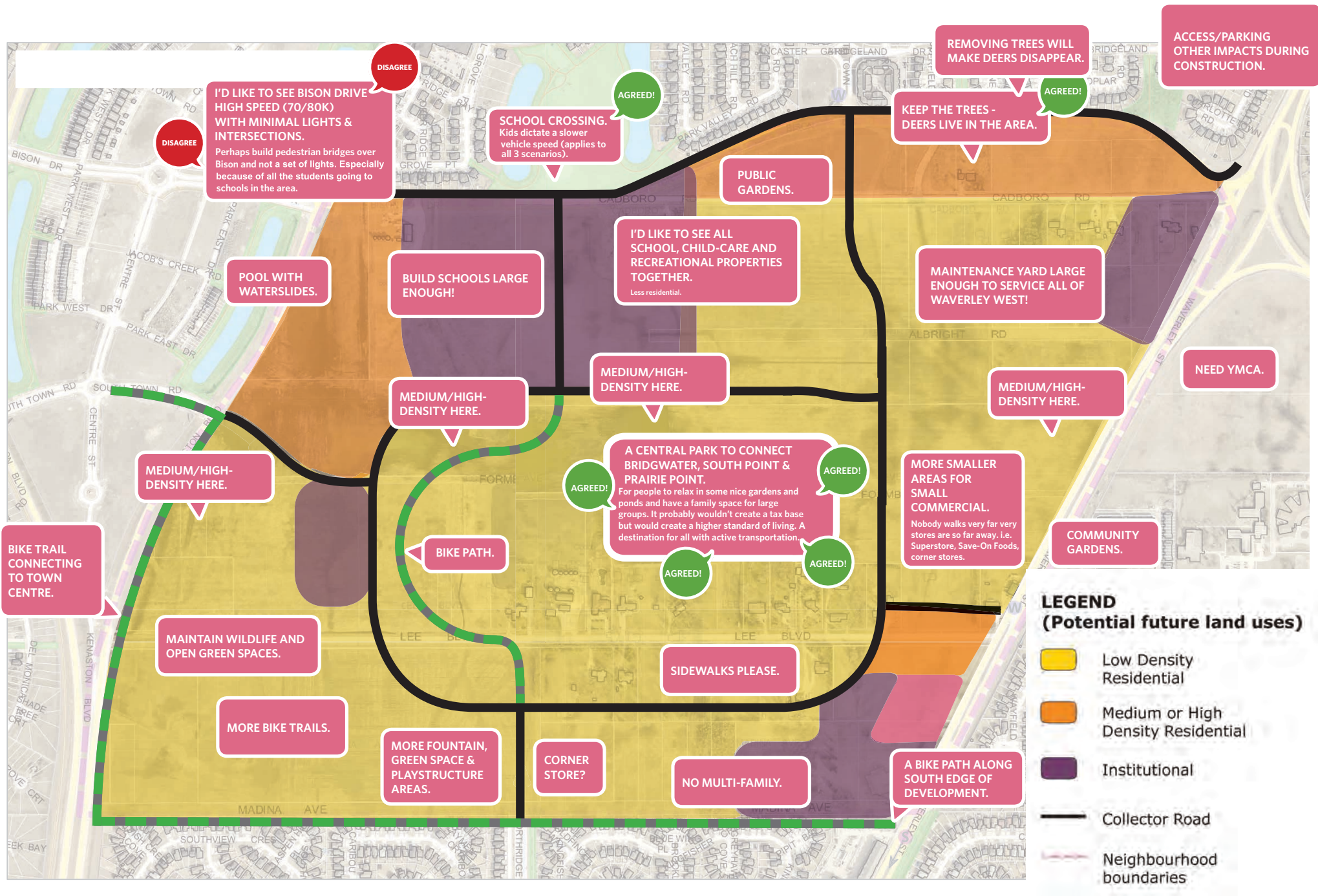
Appendix B

Map Feedback on Scenarios

Scenario 1



Scenario 2



Scenario 3

