



## Waverley West 'B' Secondary Planning Process Open House Worksheet - April 25, 2018

### Introduction

Welcome to the first open house for the Waverley West 'B' secondary planning process.

Based on feedback gathered through landowner and stakeholder workshops held in winter 2017/2018, as well as our initial assessment of the site, three potential scenarios for development are being presented today for your feedback. Your input will be used to inform a draft area structure plan, which will be presented at a second open house in summer 2018.

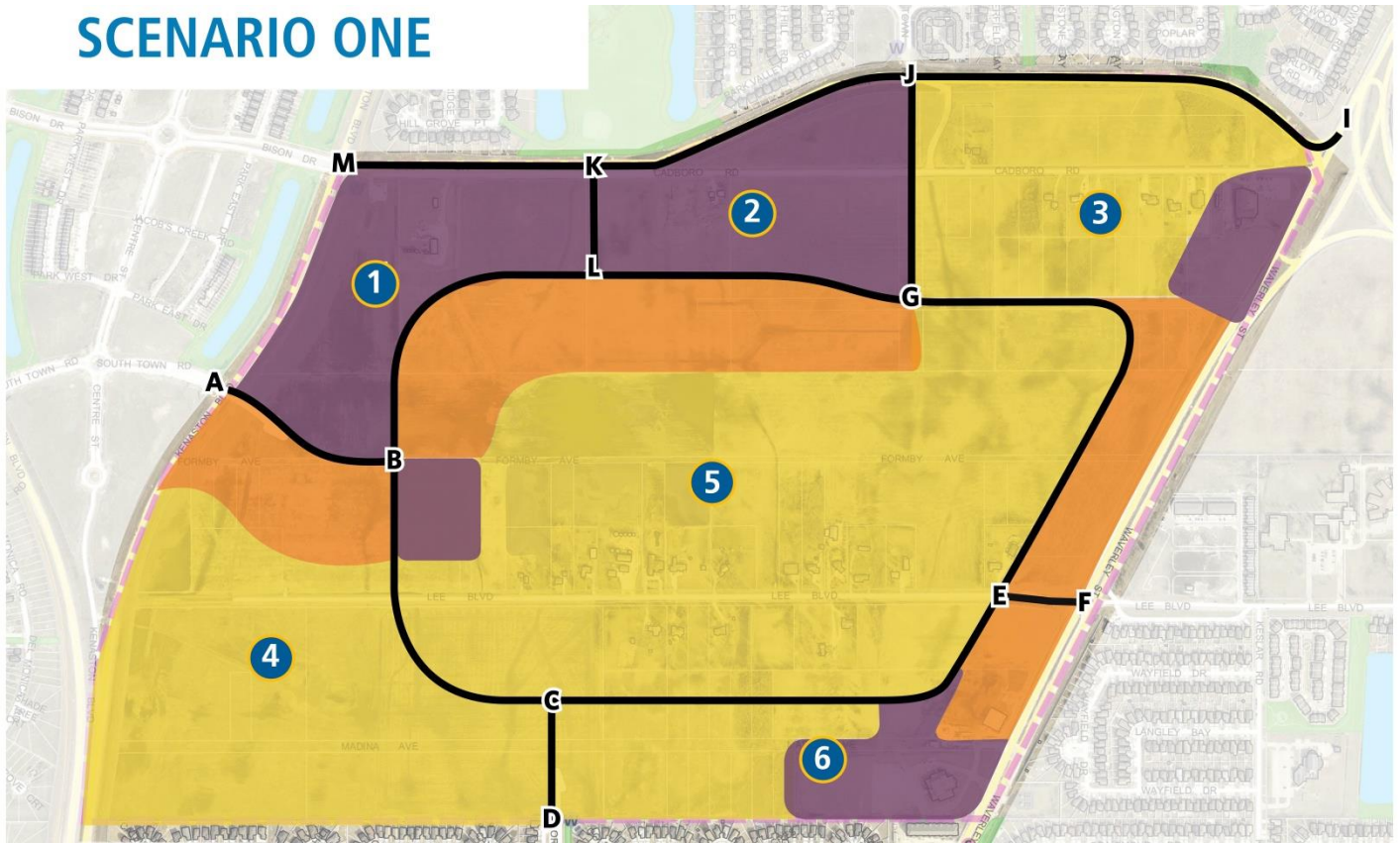
### Task 1: Evaluating potential layouts

1. The following three scenarios show three potential layouts for the Waverley West 'B' secondary plan. Please share your feedback on the benefits and drawbacks of each scenario. Large-scale maps outlining the scenarios are available at the round tables, where project team members are available to discuss the scenarios and answer questions.

Some things to consider when evaluating each scenario:

- Which road alignments and active transportation pathways make the most sense?
- How does each scenario encourage access to greenspace and other recreation opportunities?
- What natural features in the area should be preserved?
- How does each scenario fit in with surrounding neighbourhoods and other nearby land uses?
- Do you think the overall mix of land uses is appropriate?
- Is there anything missing?

# SCENARIO ONE



## 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 right-of way used for collector roads

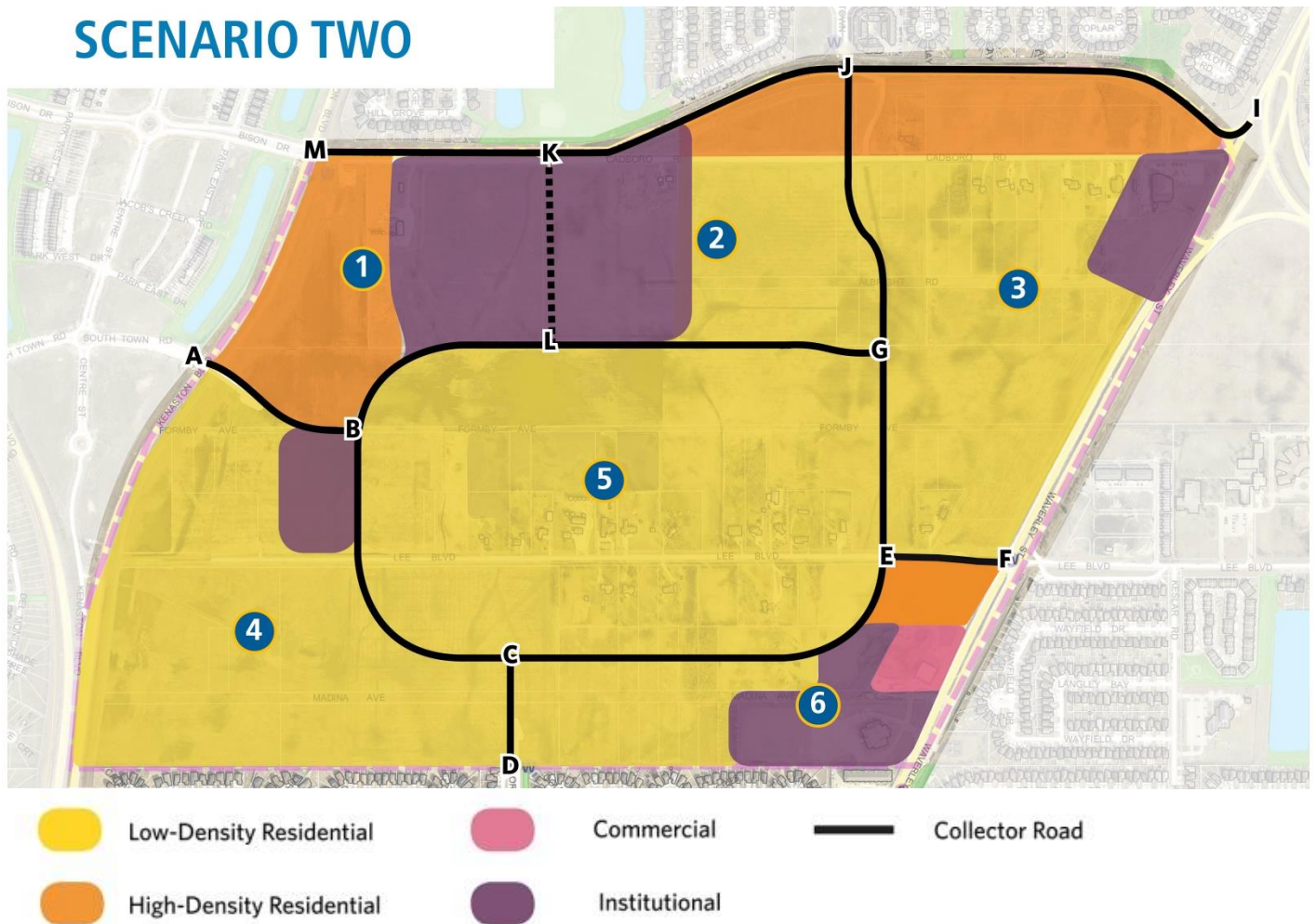
Please share your feedback on the benefits and drawbacks on the following page.

**Benefits**

**Drawbacks**

**Additional Comments:**

## SCENARIO TWO



### Description:

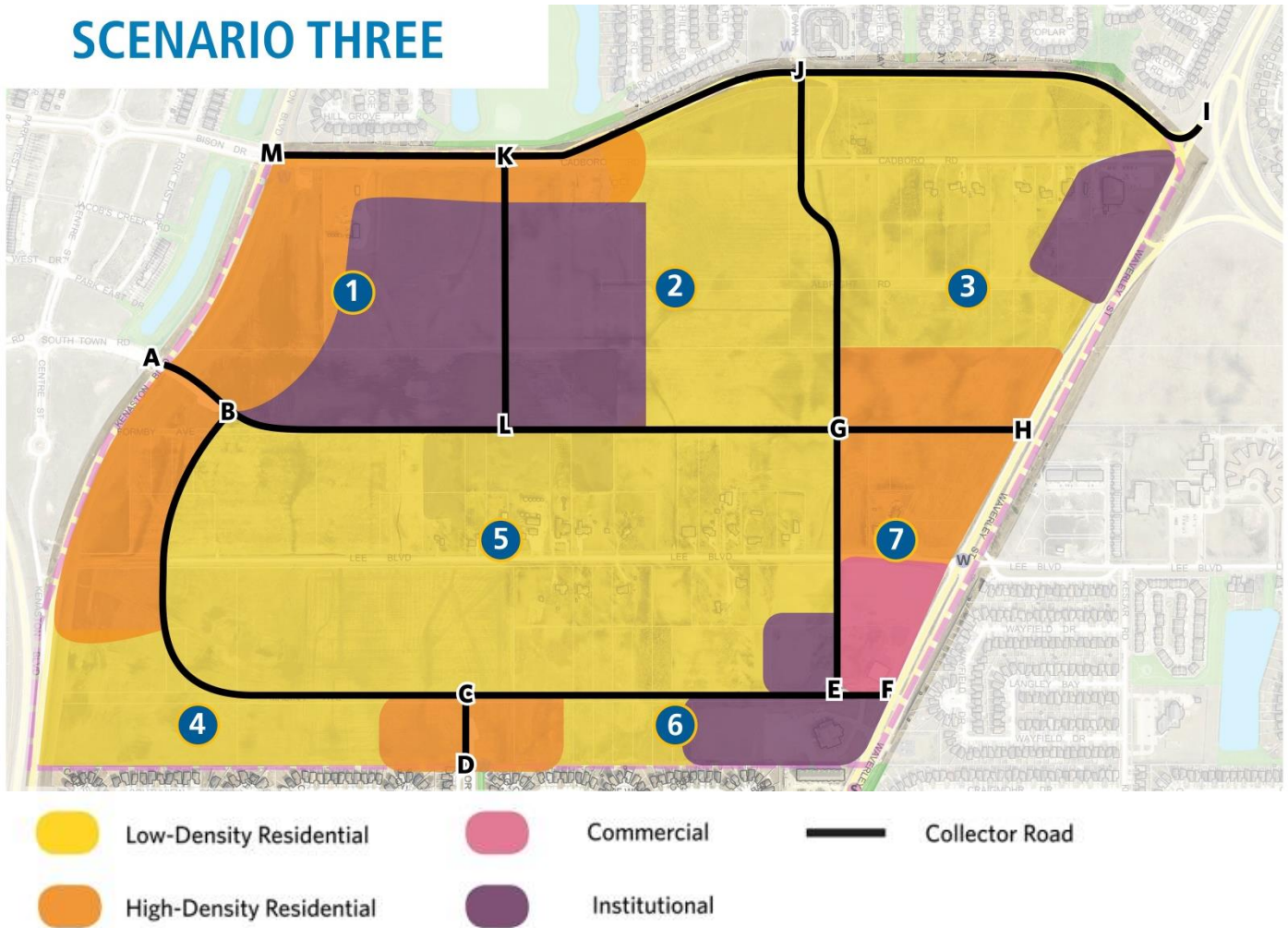
- Existing religious institutional lands and existing houses are accommodated; proposed lower-density areas are by existing residential areas
- Active transportation network and park locations to be determined
- More low-density residential land than other scenarios; higher-density land along future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

Please share your feedback on the benefits and drawbacks on the following page.

Benefits	Drawbacks

**Additional Comments:**

# SCENARIO THREE



## 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 and Waverley
- Access from Waverley Street to institutional lands (south) to accommodate anticipated traffic volumes
- Existing Madina right-of way is used for collector roads

Please share your feedback on the benefits and drawbacks on the following page.

**Benefits**

**Drawbacks**

**Additional Comments:**

## Task 2: Additional questions

### 1. Please choose the statement that best describes your interest in this project

- I live in the planning area (Waverley West 'B')
- I own land in the planning area (Waverley West 'B')
- I live in an area close to Waverley West 'B' (e.g. South Pointe, Bridgwater Forest)
- I belong to a group or organization that has connections to the area.
- I am interested in the future south Winnipeg recreation complex project.
- I am generally interested in planning issues.
- Other (please specify) \_\_\_\_\_

### 2. When thinking about future development in the area, what is most important to you?

### 3. Do you have anything else you'd like to add?