



Waverley West 'B' Secondary Plan

Summary of Workshops and Information Session Interim Report, February 2018

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 an interim summary of engagement activities involving landowners in the Waverley West neighbourhood 'B' area, as well as area stakeholders who have a special interest in how this land will be developed, such as the school division, nearby neighbourhood associations, and others. More information about the secondary planning process can be found online at winnipeg.ca/WaverleyWestB.

At this information-finding stage of the project, the City's public engagement goals are to:

- Provide information to landowners about the project, the secondary planning process and development in general.
- Understand landowner values and vision for the area.
- Start developing a vision/plan for the area that is ready for public input.
- Encourage participation (and collect feedback) from landowners and stakeholders about current issues and potential opportunities in the area.

Engagement

As of February 2018, engagement activities have included an information session and two workshops (both involving landowners and area stakeholders). This information will be used by the project team when creating design concepts.

The landowner information session (December 6, 2017) provided project information and other background to landowners in the area (there are 55 different landowners). Over 70 people attended, and heard about why the project was happening, what a secondary plan is, and what to expect from the project. City staff answered individual questions from the those who attended.

On January 11 and 16, 2018, landowners and stakeholders shared their ideas through roundtable workshops. 63 attended the workshop on January 11 (representing 30 of the 55 landowners) and 10 attended the workshop on January 16. After a brief presentation, table facilitators from the City of Winnipeg and WSP (the consultant hired to help with the project) asked participants what they liked and disliked about the surrounding neighbourhoods, and what would be important to them as the area develops. They then created neighbourhood designs with their ideas about where different land uses (and the things they spoke about in the first task) could be located. After each task, tables reported back and learned about each other's priorities and ideas.

Event	Promotion activities
Landowner information night (December 6, 2017)	<ul style="list-style-type: none"> • Personalized letter sent to all 55 landowners by registered mail on November 16, 2017, included information about upcoming workshops. • Follow-up conversations requested landowners' preferred method of communication to ensure landowners were contacted in the most convenient and effective way. Most landowners selected email.
Landowner and Stakeholder workshops (January 11 and 16, 2018)	<ul style="list-style-type: none"> • Invitation sent to all 55 landowners on December 12, 2018 by landowners' preferred method of communication. If none specified, a personalized letter was sent through regular mail. • Invitation sent to six area stakeholder groups

Please find more information on the Waverley West 'B' Secondary Planning process at winnipeg.ca/WaverleyWestB



What we heard

Based on table discussions and neighbourhood designs made by participants at the workshops, we heard that the following themes are important to landowners and stakeholders in the area:

Celebrating neighbourhood character

Participants liked the idea of having a similar look and feel as other nearby neighbourhoods. They also pointed out a number of features that would enhance neighbourhood character, including existing mature trees and tree stands (groups of trees), water fountains and/or other water features. Traffic circles were a frequent topic of conversation, liked by a majority of participants.

Maintaining a sense of community

There is a strong sense of community, and participants wanted to keep this. They wanted existing houses to remain (if the owners desired), and they wanted development to be sensitive to existing landowners and homeowners. Maintaining home-based businesses, having nothing larger than smaller scale commercial ventures, and keeping extra traffic off Lee Boulevard (e.g. by not connecting Lee Boulevard to Kenaston Boulevard) were noted as important things to consider.

Connecting to other neighbourhoods

Connecting by foot, bike, transit, or car was valued by workshop participants. Participants noted that regardless of transport mode, it should be easy to get in and out of, and around, the neighbourhood. People valued access to the University of Manitoba and the Rapid Transit corridor. Sidewalks and active transportation (AT) paths should connect to both neighbourhood amenities and to surrounding Waverley West neighbourhoods.

Providing convenient access to amenities

Participants recognized the value of having a school and recreation centre as well as community-scale commercial (which could include a medical centre) in the area. In addition, participants would like to have access to greenspace, walkways, natural areas, mature trees, 'pocket parks,' and open space. There are a number of places of worship in the area, and participants by different transport modes.

Ensuring housing for everyone

Participants wanted to ensure that housing is affordable, which would involve a variety of housing types. This variety included development and areas that are kid-friendly, visitable housing (housing designed to have basic levels of accessibility for everyone), and housing for seniors. Groups agreed that multi-family housing should be located near major roads.

All notes and results from both workshops can be found in Appendix B.

Next Steps

The project team is developing neighbourhood design concepts based on landowner and stakeholder feedback. These design concepts will be analyzed to determine their relative advantages, disadvantages, and feasibility.

The City will then host one more landowner and stakeholder workshop to get feedback about the different design concepts. After participants have given their feedback, the City will host two interactive public open house events where all members of the public can give feedback on the design concepts. A full public engagement report will be available after the open house events.

Appendix A – Workshop Task Sheet (workshop discussion guide)

Appendix B – Workshop Feedback



Photo: Participants shared ideas by creating potential neighbourhood designs

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?

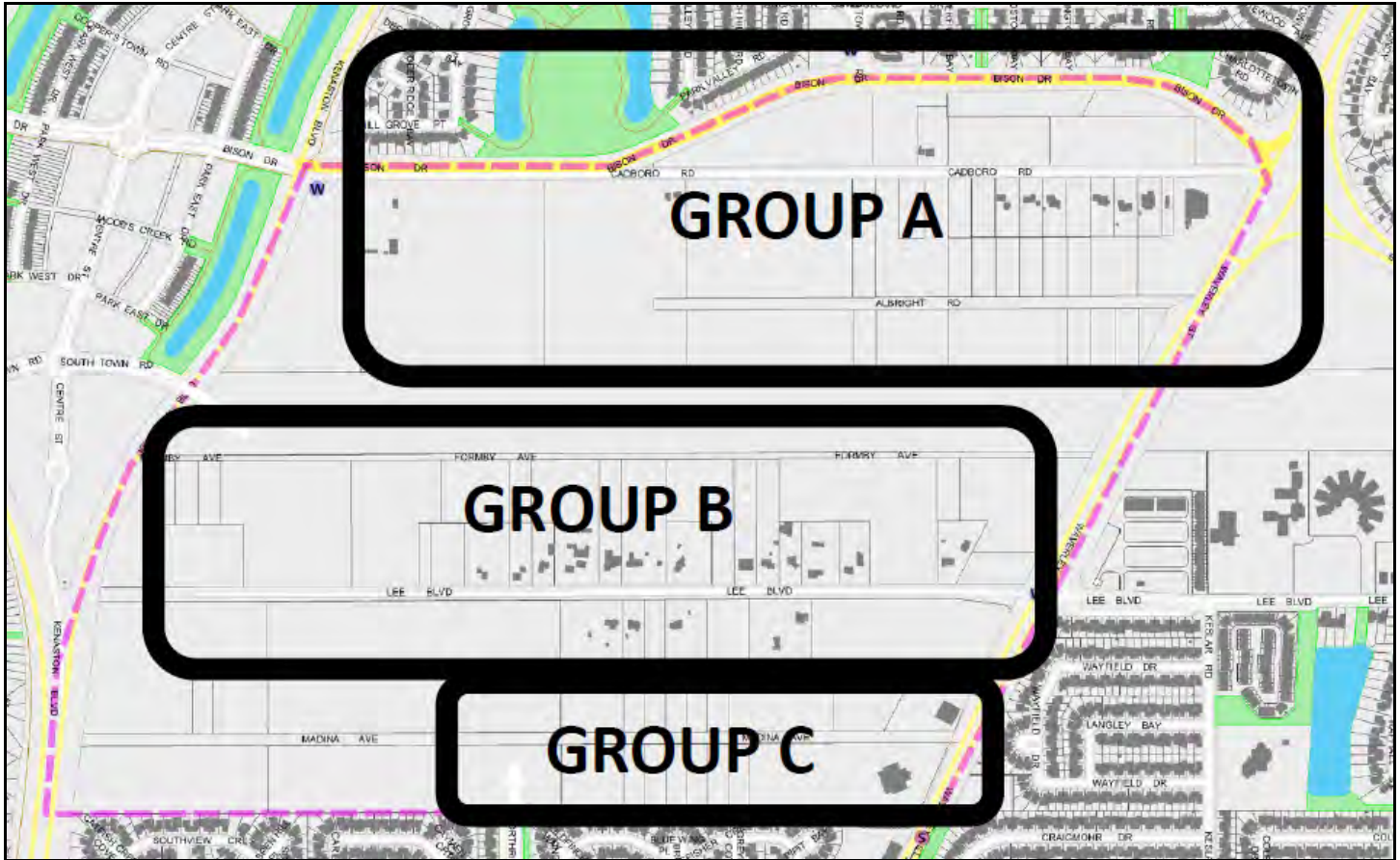
LANDOWNER WORKSHOP

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.

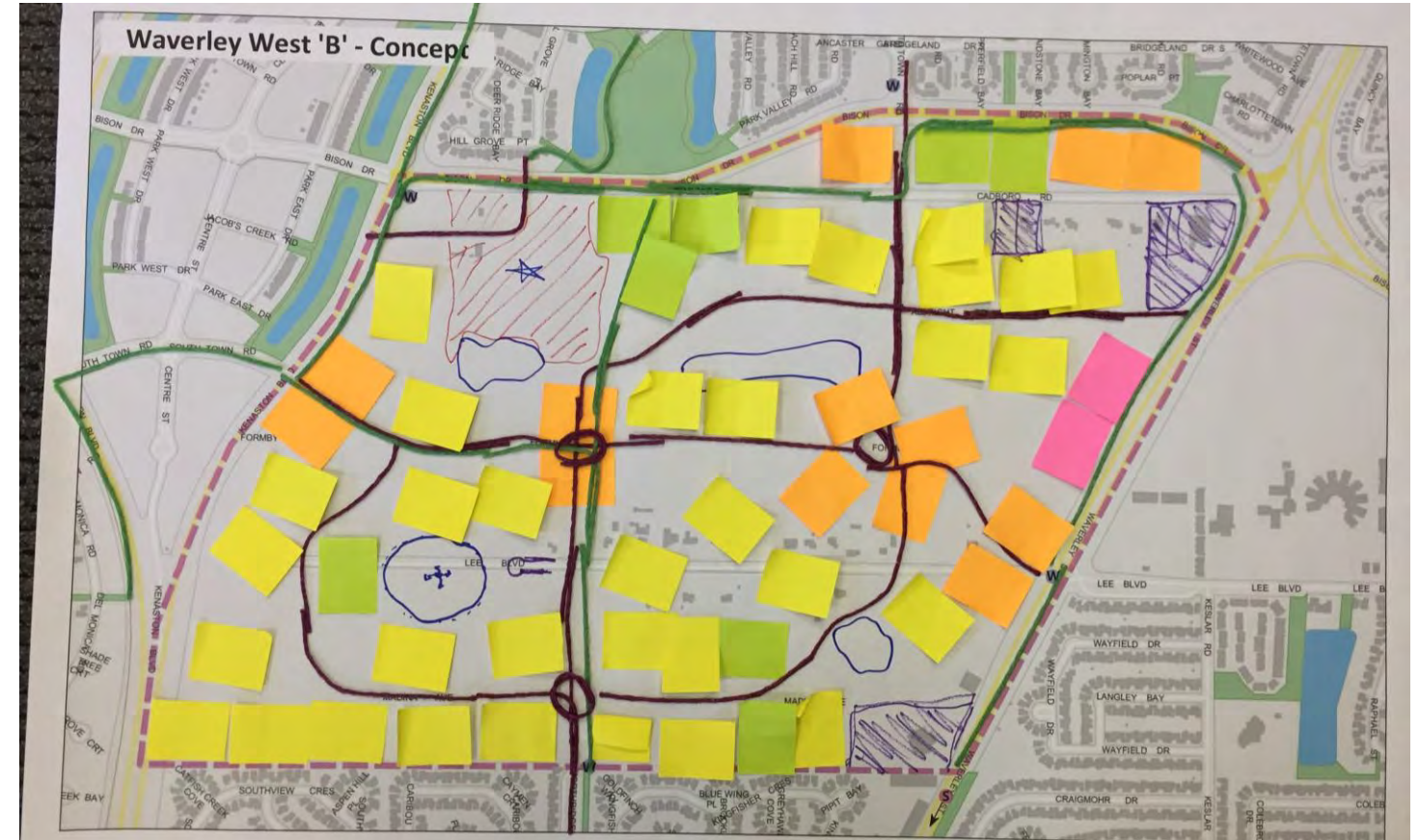
Appendix B – Workshop Feedback: Landowner Workshop

Group A Table 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.

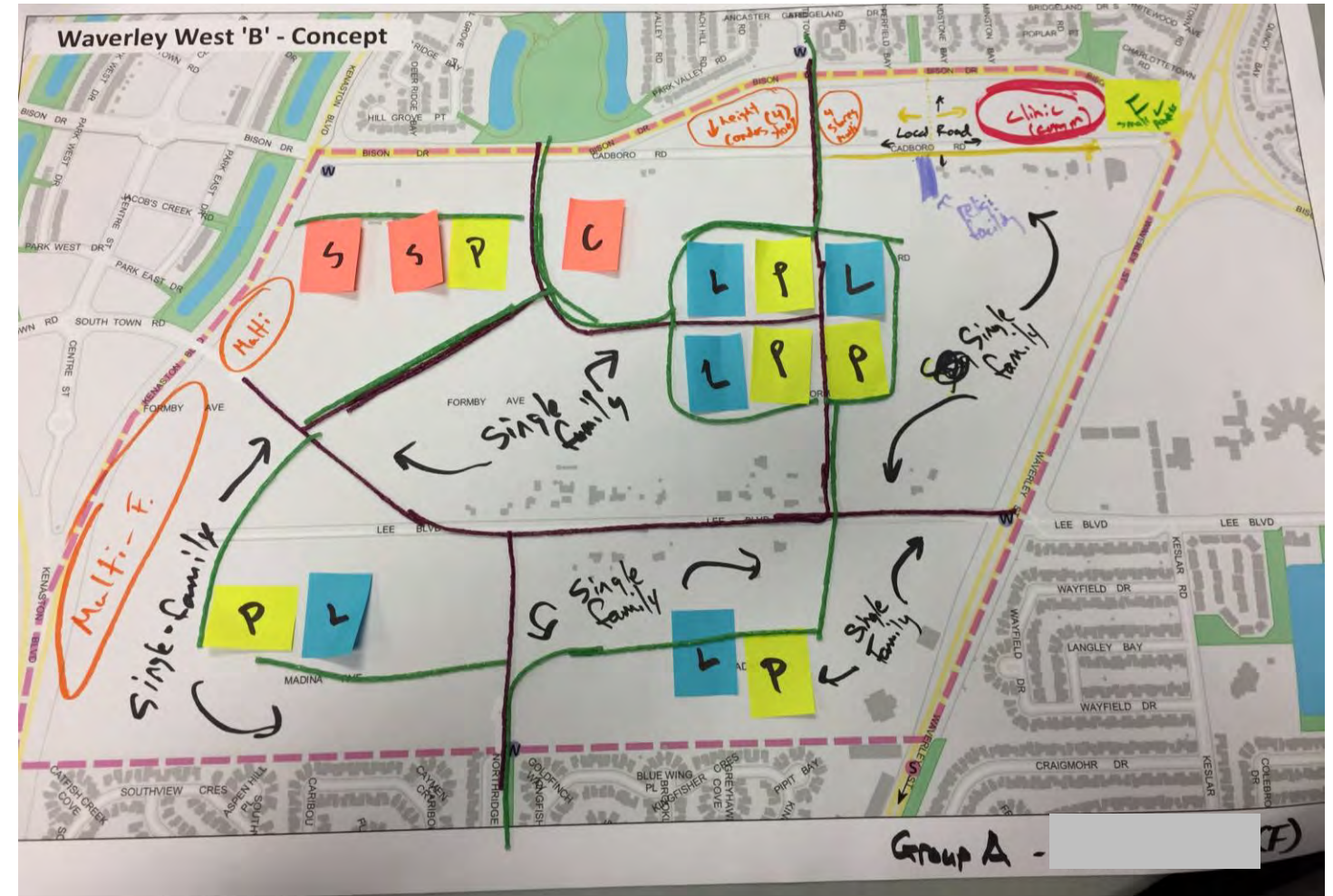
Appendix B – Workshop Feedback: Landowner Workshop

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

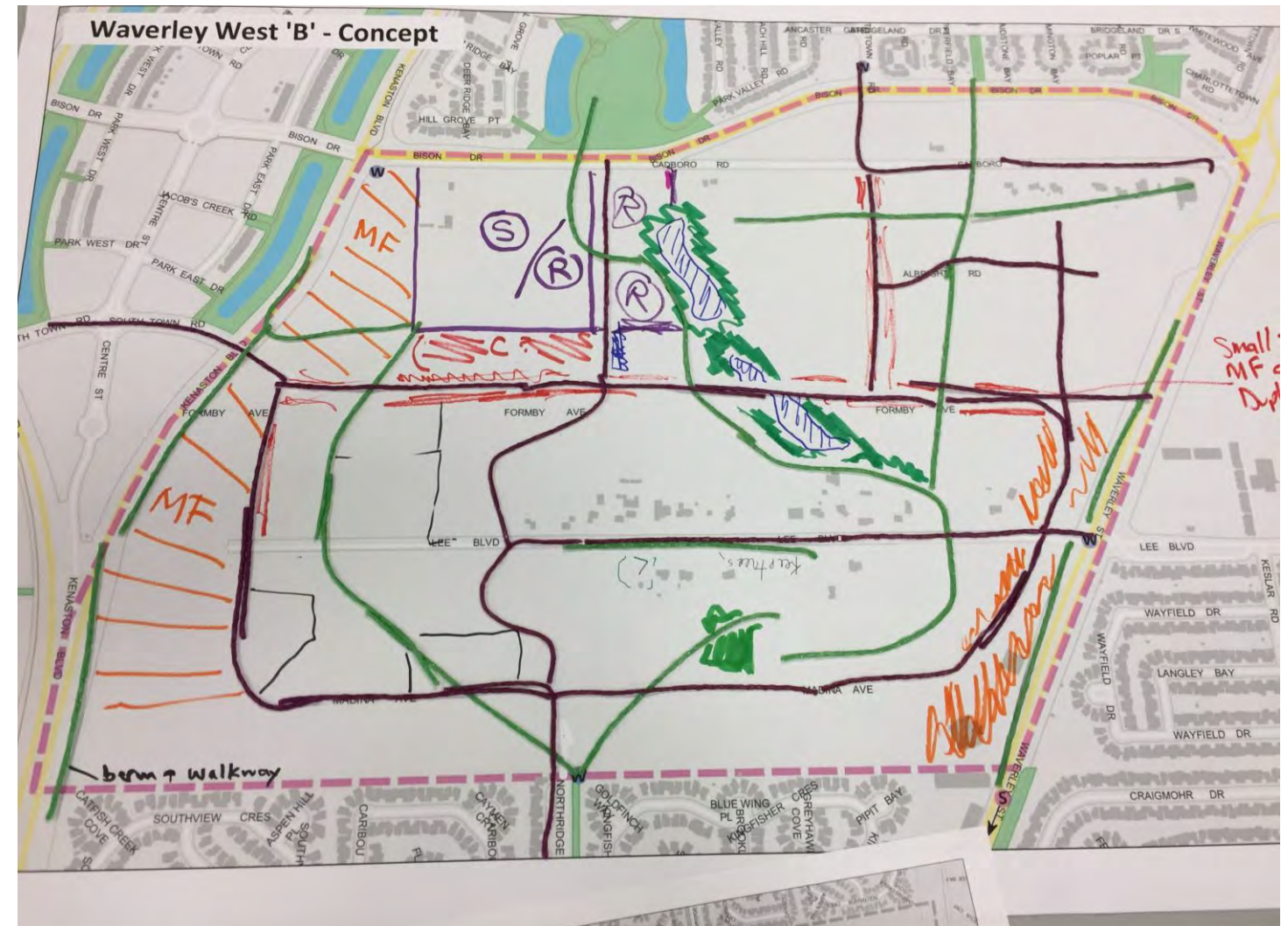
Appendix B – Workshop Feedback: Landowner Workshop

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

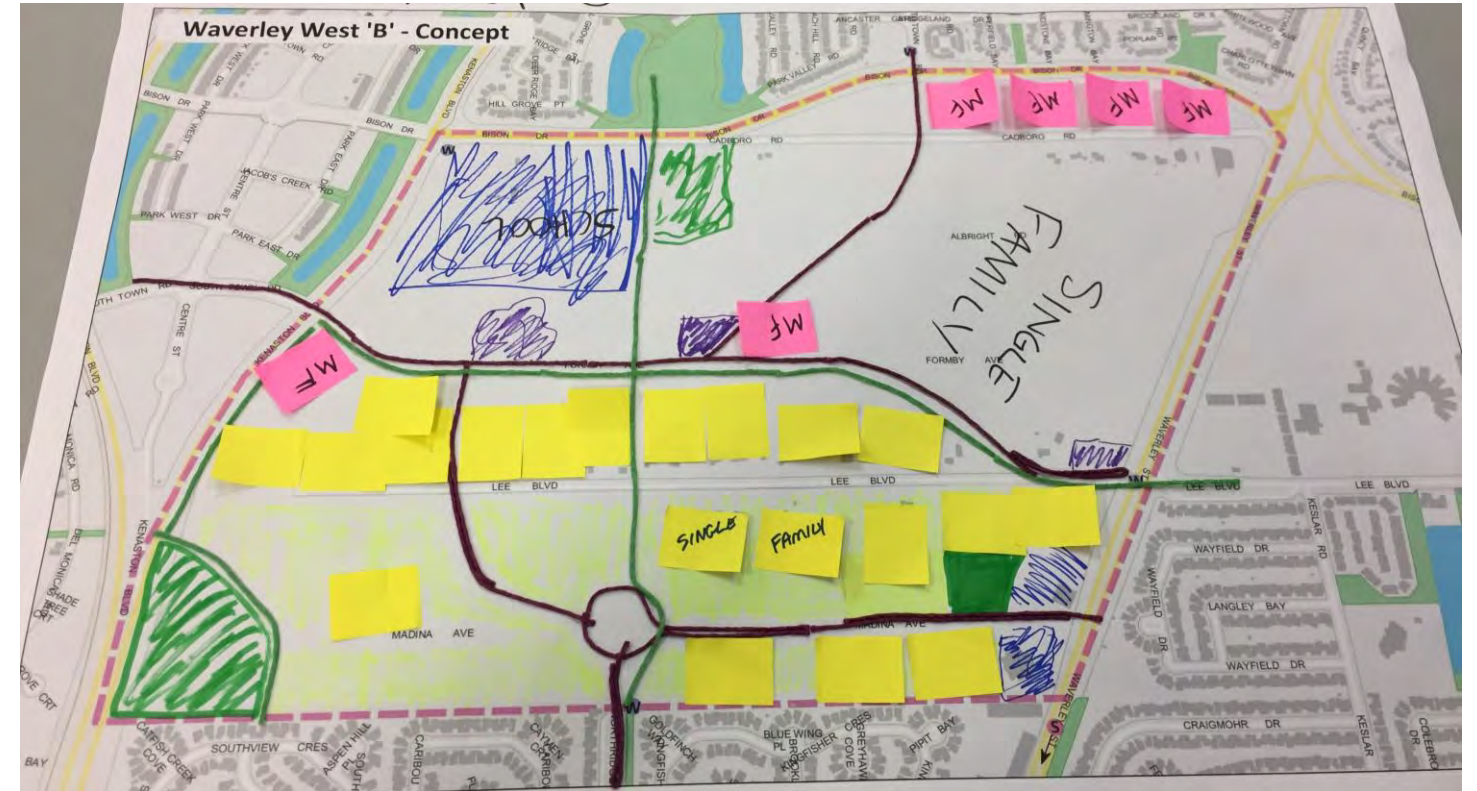
Appendix B – Workshop Feedback: Landowner Workshop

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


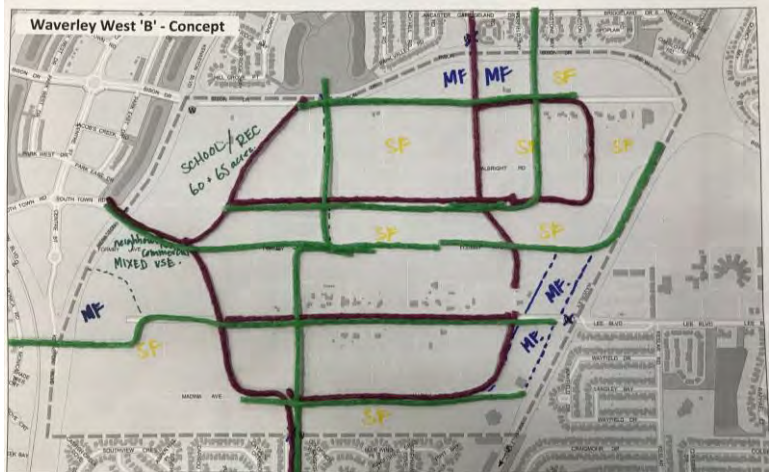
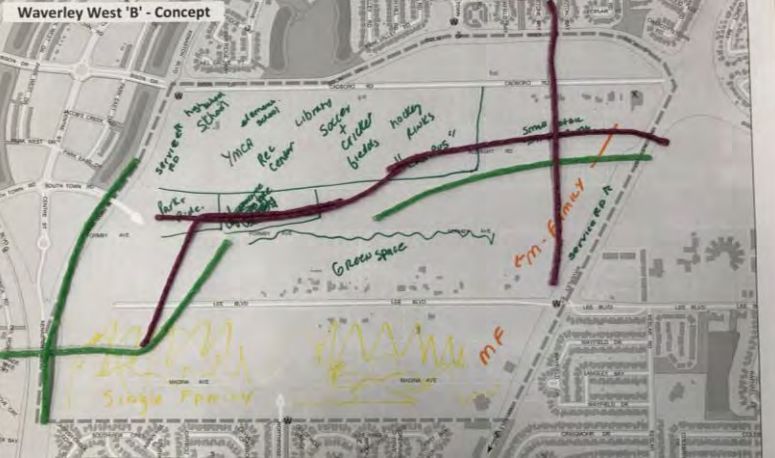
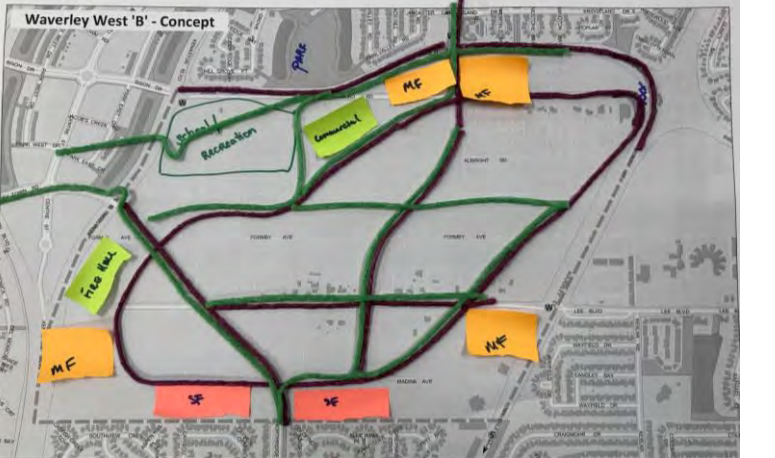
Task #2: Land Uses and Connections



- 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 outsides 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) 	<p>Participants at Table 2 decided to complete Task #2 as individuals (or small groups).</p> <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