

THE PARK CITY COMMONS CONCEPTUAL PLANS

WELCOME

PURPOSE OF THIS INFORMATIONAL OPEN HOUSE

At this Open House you will be presented with:

1. Project Background
2. Location Plan
3. Goals of the Park City Commons Conceptual Plans
4. Park City Commons Conceptual Master Plan
5. Active Transportation and Pedestrian Routes
6. Park City Commons Amenities and Timeframe
7. Where do we go from here



PROJECT BACKGROUND

- The subject City property is located on the northwest corner of Plessis Road and Ravelston Avenue West.
- This was identified as a Major Redevelopment Site in OurWinnipeg, the City of Winnipeg's municipal development plan.
- The property is the former location of the City of Winnipeg Public Works Yards & Water and Waste Offices.
- The original City conceptual plans were presented at an informational open house on May 16, 2013 at Canad Inns Transcona.



PROJECT BACKGROUND

- The rezoning of the site to 'RMU' Residential Mixed Use was approved by Council February 26, 2014.
- In order to clean up the site and generate productive use, housing etc, the City issued an Expression of Interest for a private sector partner in June 2014.
- City Departments completely vacated the property December 31, 2014.
- Expression of Interest closed August 8, 2014. EdgeCorp was recommended as the Joint Venture partner.
- Council approved EdgeCorp as a partner on April 29, 2015 and a Joint Venture was formed by Council mandate, in February 2016.





PARK CITY
COMMONS

GOALS OF THE PARK CITY COMMONS CONCEPTUAL PLANS

1. Park City Commons will be:
 - ✓ Pedestrian and Active Transportation oriented with high quality streetscapes incorporating pedestrian elements like boulevard trees, street furniture, wide sidewalks and bicycle paths.
 - ✓ Public transit supported with existing frequent Transit service and potential future Rapid Transit Corridor.
 - ✓ A live-work-play community with medium density residential development, commercial and retail services, offices, library*, and potential multi-use recreational facility*. (*Refer to notes below)

Notes

- * Library Open Houses held October 29 & November 5, 2015.
- * Council set aside start up funds in 2014 operating budget for YM/YWCA - City of Winnipeg multi-use recreation 3 location model. Spring 2015 Councillor Wyatt moves motion, 2nd by Mayor Bowman, directing public service to sign Memorandum of Understanding. This matter is still outstanding.



GOALS OF THE PARK CITY COMMONS CONCEPTUAL PLANS

2. The proposed Commercial and Housing Village concept provides a focal gathering place with amenities that will service both the Park City Commons Development and all of Transcona.

3. A strong and proud community identity will be expressed in the commercial mixed use village with entrances to the development. Positive architectural elements and signage to enhance Transcona's aesthetic appeal will be included.





PLANS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE

ROTARY TALL GRASS PRAIRIE NATURE PARK



CITY OF WINNIPEG

INDUSTRIAL

INDUSTRIAL

CONCEPTUAL MASTER PLAN

JUNE 2016
SCALE 1:1000 0 10 25 50





DEVELOPMENT | DESIGN/BUILDERS | MANAGEMENT



PLANS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE

JUNE 2016
SCALE 1:1000 0 10 25 50 NORTH

-  ACTIVE TRANSPORTATION (3.5m WIDE ASPHALT PATH)
-  PEDESTRIAN ROUTES / AREAS (MINIMUM 1.5m WIDE SIDEWALK)



ACTIVE TRANSPORTATION AND PEDESTRIAN ROUTES

PARK CITY COMMONS AMENITIES AND TIMEFRAME

Site Amenities

- New Transcona Library
- Commercial / Residential Village
- Residential Community
- 65,000-75,000 sq.ft. Multi-use Recreation Facility (YM-YWCA model) with aquatic centre, fitness centre, gymnasium, youth activity centre, child care centre, multi-purpose space
- Rapid Transit Station
- Transcona Boulevard / Kildare Intersection Changes (Joint Venture and Genstar)
- Active Transportation Pathway Connections to Transcona Trail and future paths in Transcona West

Time Frame / Subject to:

Currently in Design

Tendering - January 2017

Construction Start - Spring 2017

Construction Start - Spring 2017

Construction Start - Fall 2017

Subject to Memorandum of Understanding between City and YW/YMCA

Subject to City hiring consultant to do Functional Design of Eastern Corridor & design findings

Required upgrades as per Development Agreement as development proceeds

Required upgrades as per Development Agreement as development proceeds



WHERE DO WE GO FROM HERE

THANK YOU FOR TAKING THE TIME TO COME TO OUR OPEN HOUSE

We Value Your Input

Please complete the Open House Comment Sheet

Subdivision / Rezoning Public Hearing and Approval Process for Commercial / Residential Village as outlined on the previous boards.

- Demolition of old City buildings and site clean up - Begins Summer 2016
- East Kildonan Transcona Community Committee Public Hearing - Fall 2016
- Start of construction on Commercial / Residential Village subject to EKTCC and Council approval - Spring 2017

