

List of Appendices

Appendix A: Promotional Materials

Appendix B: Project Advisory Committee

Appendix C: Stakeholder Meetings

- C.1 Land developers meeting notes
- C.2 Business and industry meeting notes
- C.3 Community workshop
- C.4 Individual stakeholder meeting notes
- C.5 Non-profits and community organizations

Appendix D: Community Gathering Feedback

Appendix E: Survey results

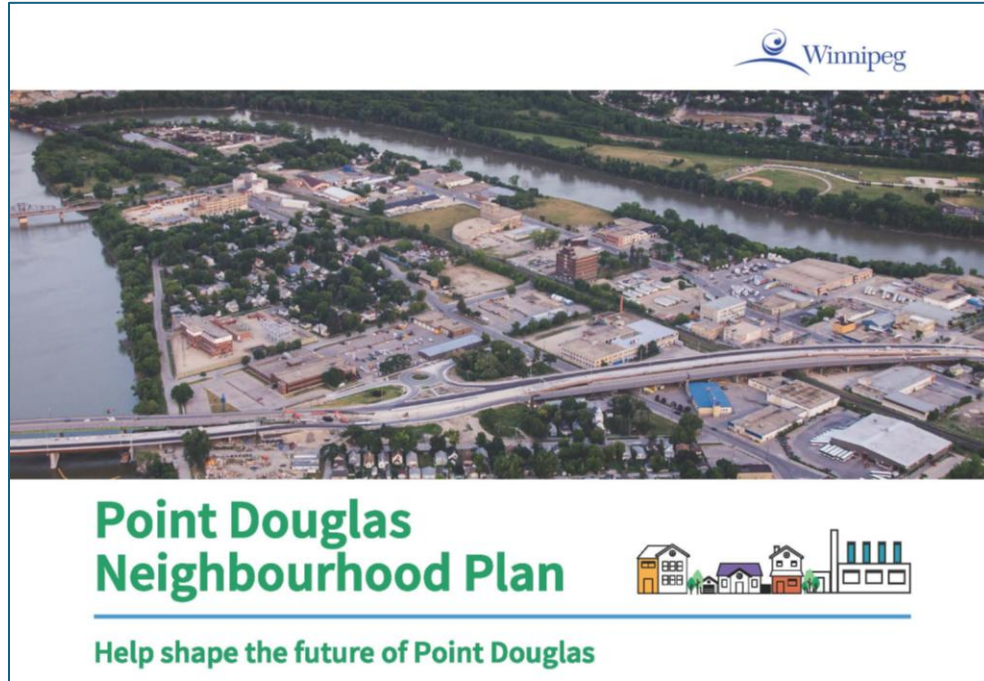
- E.1 Survey results
- E.2 Open-ended survey analysis

Appendix A: Promotional Materials

Appendix A Promotional Material

Postcard

Front Side



Back Side





POINT DOUGLAS NEIGHBOURHOOD PLAN

Help shape the future of Point Douglas

We're in Phase 2 of engagement for the Point Douglas Neighbourhood Plan. What we heard in Phase 1, along with technical analysis, helped create the draft plan — and now we're excited to share it with you and hear what you think.

The plan is about supporting the community's future — keeping what people love about the area and making space for positive change. It will help guide how land is used and developed over time.

Join us at a family-friendly event to review the draft plan and share your feedback.

Neighbourhood Plan Community Gathering

Wednesday, June 4, 2025

Drop in between 3 p.m. to 7 p.m.

Norquay Community Centre, 65 Granville St.

Food, refreshments, and kids' activities will be provided.

Take the online
survey by
June 18, 2025



If you have questions or require alternate formats or accommodations to participate, please contact:

✉ pointdouglasplan@winnipeg.ca

☎ 204-986-0537

🌐 winnipeg.ca/pointdouglasplan



Appendix B: Project Advisory Committee

Appendix B Project Advisory Committee

Project Advisory Committee members:

- Catherine Flynn, Point Douglas Residents Committee
- Jean Trottier, Little Forks National Urban Park Proposal
- Justin Quigley, End Homelessness Winnipeg
- Melissa Chung-Mowat, North Point Douglas Women's Centre
- Khalida Benedictson, North Point Douglas Women's Centre
- Stephen Wilson, Graffiti Art Programming

The Project Advisory Committee met on April 16, 2025, to review the approach planned for Phase 2 public engagement.

Members that could not attend the meeting were invited to submit feedback about the draft plan and engagement approach.

The project team stayed in contact with the committee throughout Phase 2.

Appendix C: Stakeholder Meetings

C.1 Land developers meeting notes

Location: 1600 Buffalo Place, Winnipeg

Date: June 2, 2025

Attendees: 4

Time: 10:00am-12:45pm

Land developers and representatives were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- Studio 204 Design
- JS Furniture
- Leon Brown Ltd.
- Trotzdem Inc

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to a discussion. The table below summarizes the responses received to the discussion questions.

Question	Feedback Summary
If you feel comfortable sharing with the broader group, what are your current and future plans for your property in Point Douglas?	• One stakeholder tried to sell their warehouse building but found it challenging • Stakeholders identified property management challenges in the area related to vandalism and negative perception • One stakeholder intends to sell property in the next 10 years, but does not see the possibility of it being sold for residential development
Based on the Neighbourhood Plan highlights shared in the presentation, do you feel the plan will help or hinder your plans (if any) for future development or redevelopment?	• If development does occur and more people come to the neighbourhood, it may have positive impact on the market and their properties development potential
What (if any) are the specific opportunities for your business/industry once the plan is finalized?	• No feedback received
What (if any) are the specific barriers that you foresee?	• Warehouse to residential conversion has challenges and will likely have servicing capacity issues • Concerns exist with encampments along the river as well as with a proposed safe injection site • Proposed 5G tower may cause issues • Servicing and flooding are concerns for developing in the higher-rise mixed-use area

	• Recommendations were made to form a community BIZ (Business Improvement Zone) • Any prolonged closure of the Louise Bridge would have significant impact on the community • There is insufficient servicing capacity for higher-rise mixed-use development • No specific timeline for the Rapid Transit and Louise Bridge projects
Do you have any recommendations for how these barriers could be overcome?	• Development will need to occur in clusters, rather than one building at a time • Providing continued support for youth in the area is required to reduce crime/vandalism • Allow private ownership of riverfront property to ensure encampments will not be permanent, as the City will struggle maintaining if it is their property • Concerns were expressed regarding the potential rigidity of restrictions on certain uses prior to the area's readiness for residential conversion • The government needs to act as a catalyst for development in the plan area • Consider tax credits to preserve historical buildings
Do you have any feedback for us on new requirements for affordable units, phase 1 ESA for each site, landscaping, or height restrictions?	• No feedback received.
Is there anything you feel may be missing from the draft Neighbourhood Plan?	• The area will struggle to grow until issues outside of the plan area have been addressed

C.2 Business and industry meeting notes

Location: 1600 Buffalo Place, Winnipeg

Date: June 2, 2025

Attendees: 6

Time: 1:00pm-3:00pm

Business and industry owners and operators in Point Douglas were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- BUILD
- ADM Milling
- Western Scrap Metals Inc.

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to a discussion. The table below summarizes the responses received to the discussion questions as well as feedback received via email following the meeting.

Question	Feedback Summary
Do you feel the draft vision (shown in the Vision Board) reflects your hopes for the future of Point Douglas and your plans for your property, specifically?	• No feedback received
Is there anything you would like to change or add to the vision?	• No feedback received
Overall objectives	Support was noted for the following Plan objectives: • Minimizing displacement by supporting opportunities for existing businesses to grow in place • Protect and support existing employment opportunities in South Point Douglas while ensuring compatibility with new residential and commercial development • Managing the transition of industrial uses to other uses and accommodating the expansion of industrial uses only in “appropriate locations” • Identifying infrastructure improvements necessary to accommodate future development as envisioned in the Plan
To your knowledge, does your business or industry have any plans for development (this could include expansion or	• Numerous buildings may need to be replaced, or a change in services provided, so policy needs to support these changes

redevelopment) of your property in Point Douglas?	• Businesses want clarity as to whether replacing existing buildings and/or repairs are supported through the plan. This includes capital investments to improve the efficiency of current operations.
Based on the Neighbourhood Plan highlights shared in the presentation, do you feel the plan will help or hinder your plans (if any) for future development or redevelopment?	• No feedback received
What (if any) are the specific opportunities for your business/industry once the plan is finalized?	• There is support for reduction in parking requirements • The plan should consider that businesses operating on the south side of Sutherland Avenue rely on street parking for customers during business hours
What (if any) are the specific barriers that you foresee?	• Loss of on-street parking and loading zones with the incoming Rapid Transit system • Would like designated on-street loading zones • Concern that restricting industrial uses will decrease property values and make sale of businesses difficult
Do you have any recommendations for how these barriers could be overcome?	• The plan should include a transition period for long-term residential development to help with financial viability where businesses are currently located • Industrial and commercial uses make jobs available to local residents, this should be preserved where possible while also making positive changes in the neighbourhood
Is there anything you feel may be missing from the draft plan? If so, please elaborate?	• No feedback received

C.3 Community workshop

Location: North Point Douglas Women's Centre **Date:** June 2, 2025

Attendees: 7

Time: 4:30pm-5:30pm

A workshop was held in partnership with the North Point Douglas Women's Centre. The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to an open discussion. The table below summarizes the responses received to the discussion questions.

Theme	Feedback Summary
Development / Housing Considerations	• There is a need for deeply affordable and rent-geared to income housing in the community. • There is a need for supportive housing that includes wrap-around services, especially for youth aging out of care who need help transitioning to independent living and seniors who require safe and accessible housing. • There is a need for an assisted living facility • Many seniors and youth aging out of care are currently living in hotels, need a better solution to fill this gap in housing. • There is a lack of housing specifically for Indigenous seniors. • There is a need for more affordable housing options for young families. • Landlords who neglect their responsibilities need to be held accountable. • Consider converting the heavy industrial area into housing. • Ensure that future housing projects offer more than just a basic housing unit – ensure they are wheelchair accessible, include landscaping and gardens, places to sit and gather, etc. • Create a resident advisory committee to involve community members in future housing decisions • Foster partnerships between the private sector, non-profit organizations, and all levels of government to help see innovative housing projects and other community projects come to fruition.
Neighbourhood Amenities and Parks	• There is a need for another resource centre, a daycare, a laundromat, and a grocery store in the neighbourhood. • There is a need for more community gardens. • Space should be identified and allocated for healing, smudging, a sweat lodge, and picking medicines.

	• Protect the neighbourhood's existing heritage buildings and build upon these neighbourhood assets by leveraging heritage-related grants and incentives. • Utilize the city-owned park space near the Louise Bridge for affordable housing for seniors and/or youth aging out of care. • Establish a business centre that provides skills training for community members to support employment and community improvement—e.g., training programs to teach painting skills and help beautify homes in the neighbourhood.
Safety and Accessibility	• Streets and sidewalks are in poor condition and are not accessible; crumbling stairs and buildings also limit accessibility. • Improved lighting is needed to increase safety. • Security cameras are needed in the community, particularly near the school. • Neighbourhood streets should be designed for people who are travelling on foot, by bike, skateboards, rollerblades, strollers, etc., that is how most community members move around the neighbourhood.

C.4 Individual stakeholder meeting notes

Location: Virtual

Date: Between June 2 and June 23, 2025

Attendees: 5

Time: Various

Individual stakeholders were held with individuals that reached out specifically to the project team. As part of these discussions the project team took notes of the conversations held regarding the draft *Neighbourhood Plan*.

Participating stakeholders have been as follows:

- Western Scrap Metals Inc.
- Fine Line Builders
- Three major landowners

The table below summarizes the responses received during individual phone calls and emails.

Key Themes	Feedback
Development / Housing Considerations	• There was general support for the goals and proposals set out in the plan, specifically the vision to transition from current industrial land uses to mixed commercial and high-density residential over the proposed 25-year timeframe. • The proposed higher-density mixed-use development would not be feasible until the proposed utility upgrades and rapid transit corridor are fully operational. • Existing industrial uses, which are ancillary to or support the development of the Plan Area, should be permitted. • The repair or maintenance of existing structures should still be allowed for industrial uses and/or capital investments to improve the efficiency of current operations. • There are concerns about losing options for what could be established on their lot, affecting their ability to sell. • Information on ways to prevent the displacement of existing residents should be made clear in the plan. • There is a concern about the management of rental units. • Sutherland Avenue is a very wide street which provides a buffer between industrial uses from across the street. • Industrial businesses are important in the neighbourhood as they provide jobs to local residents.
Neighbourhood Amenities and Parks	• Support for the policy was shared for the city to implement strategies to increase community use of public spaces, noting that the community once organized a block party but couldn't afford to do it again.

	• More information was requested on how the policy on preservation of existing healthy and mature trees would be implemented, as developers typically find it easier to cut mature trees down. • Recommendations to include a map of the North Winnipeg Parkway. • Recommendations of adding a policy in the river connection policies section to prohibit structures, such as tents, on the riverbank. • Artists and their businesses are not currently supported in the plan.
Safety and Accessibility	• It was recommended to install speed bumps on shared active transportation paths. • Further information is required on cost sharing for collector roads and related infrastructure, as it seems to affect homeowners. • Concerns about the proposed dead end of Grove Street and Prince Edward Street were mentioned. • There were concerns about the safety of the community if the safe consumption site is built. • Having industrial businesses in the neighbourhood will bring people into the neighbourhood to keep it busy, especially with new access by frequent and reliable transit.

C.5 Non-profits and community organizations

Location: Filipino Seniors Centre, 49 Euclid Ave **Date:** June 9, 2025

Attendees: 8

Time: 4:00pm-6:00pm

Non-profit and community organizations were invited to participate in a group stakeholder meeting. The following stakeholder groups were represented:

- North Point Douglas Women's Centre
- Native Clan Organization
- Gonzaga Middle School
- Norquay School
- Bike Winnipeg

The meeting began with an overview of the draft Neighbourhood Plan, before transitioning to an open discussion. The feedback received has been summarized by theme below.

Theme	Feedback Summary
Development / Housing Considerations	• Increased density and availability of affordable housing options is welcomed, though high-rises may not suit every area. • Remediation costs for industrial lands, particularly near the rail line, are significant and may deter development unless incentives are put in place. • Encouragement for alternative housing models, such as co-op housing, would be beneficial.
Neighbourhood Amenities and Parks	• Shortage of amenities in the neighbourhood makes it difficult for residents to meet their basic needs. • Extension of school facilities will be necessary as the neighbourhood grows. • Access to amenities in higher-rise mixed use area is critical as this is a key site selection consideration for affordable housing developers. • Community service providers prefer central locations that are nestled within the residential community, however there are few spaces large enough for these uses.
Safety and Accessibility	• Transportation challenges make it difficult for students to reach high schools. Improved city transit connections and effective pedestrian crossings on Main are essential. • Traffic calming measures on Euclid, a heavily used collector street, are desired. Stakeholders want to reduce Euclid's capacity and consider other traffic calming measures in conjunction with planned improvements to Sutherland.

	• It is important to have good connections on the east-west cycling routes and ensure safe crossings on Main Street. • Higgins Avenue's status as a truck route makes it unsafe for cyclists. • To encourage cycling and support the City's active transportation goals, secure, accessible, and easy to use bike parking should be mandatory in new developments. • The northern area of Point Douglas lacks sufficient cyclist connections; plans should incorporate active transportation links. • Development around the rapid transit corridor in the south needs to ensure access to active transportation paths, the existing active transportation path along the southern rapid transit line is often obstructed by fences around housing developments.
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Appendix D: Community Gathering Feedback

D. 1 Interactive boards feedback

Location: Norquay Community Centre

Date: June 4, 2025

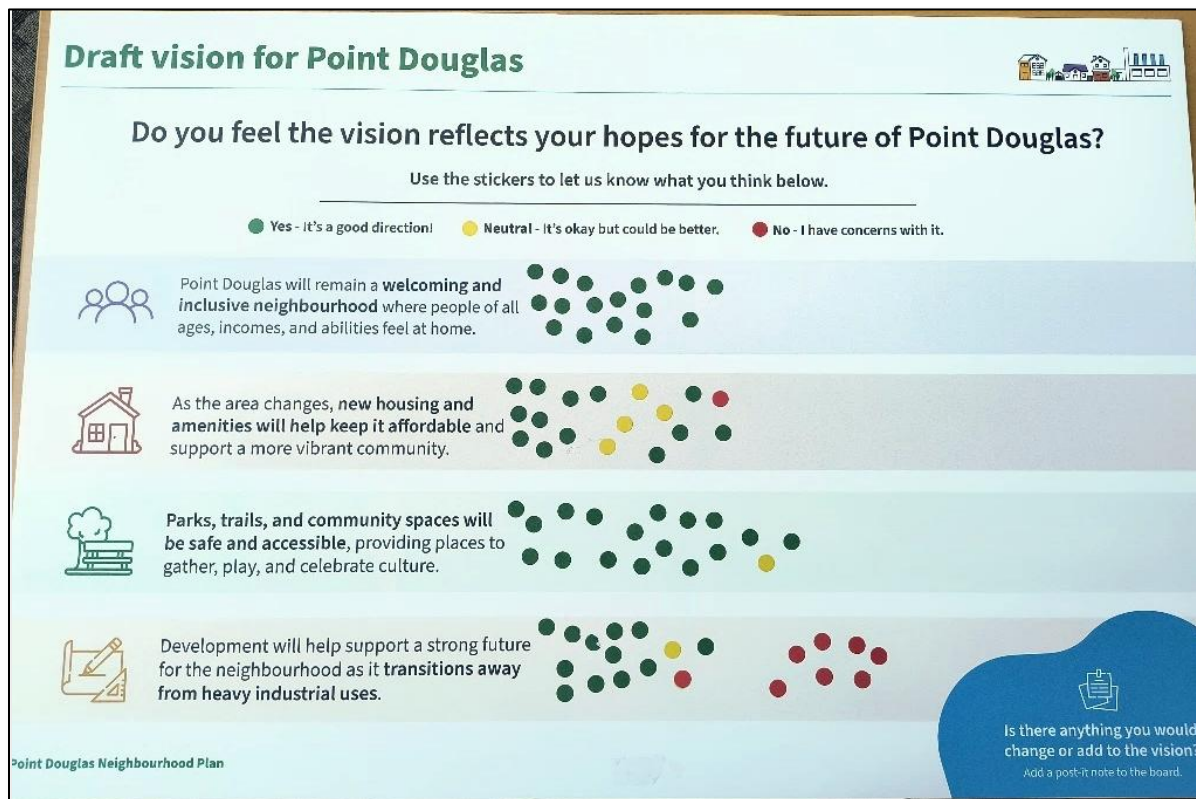
Attendees: 90

Time: 3:00pm-7:00pm

Ninety people attended the Neighbourhood Plan Community Gathering, most of whom identified as residents of Point Douglas. Participants at the Community Gathering were encouraged to provide input on topics that interest them by using sticky notes and placing dots on boards/maps where input was requested. The following displays the boards that input was provided.

Draft Vision for Point Douglas

Do you feel the vision reflects your hopes for the future of Point Douglas? Yes – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), no – I have concerns with it (use red stickers).



Draft vision for Point Douglas

Do you feel the vision reflects your hopes for the future of Point Douglas?

Use the stickers to let us know what you think below.

● Yes - It's a good direction! ● Neutral - It's okay but could be better. ● No - I have concerns with it.

 Point Douglas will remain a **welcoming and inclusive neighbourhood** where people of all ages, incomes, and abilities feel at home.

 As the area changes, **new housing and amenities will help keep it affordable** and support a more vibrant community.

 **Parks, trails, and community spaces will be safe and accessible**, providing places to gather, play, and celebrate culture.

 Development will help support a strong future for the neighbourhood as it **transitions away from heavy industrial uses**.

Is there anything you would change or add to the vision?
Add a post-it note to the board.

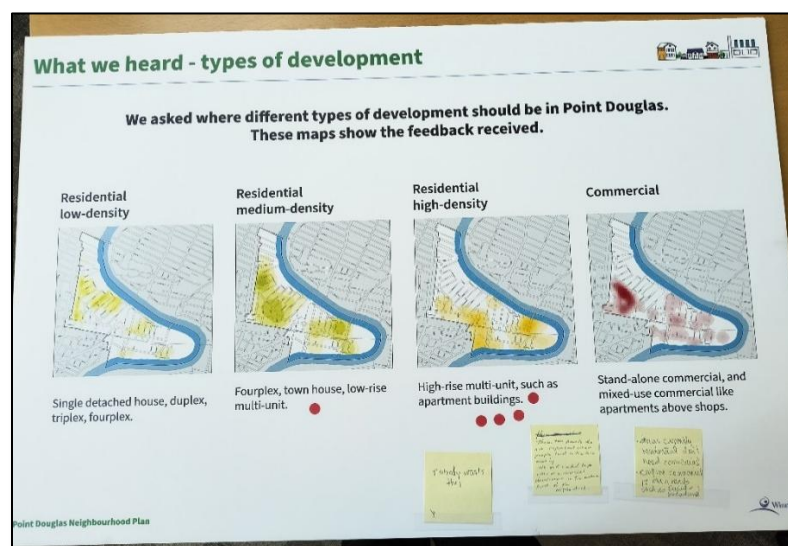
Point Douglas Neighbourhood Plan

The number of stickers placed for each of the vision statements are identified in the table below.

Vision Statement	Number of stickers		
	<i>Yes – it's a good direction (green stickers)</i>	<i>Neutral – it's okay but could be better</i>	<i>No – I have concerns with it (red stickers)</i>
Point Douglas will remain a welcoming and inclusive neighbourhood where people of all ages, incomes, and abilities feel at home.	17	0	0
As the area changes, new housing and amenities will help keep it affordable and support a more vibrant community.	13	4	1
Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.	17	1	0
Development will help support a strong future for the neighbourhood as it transitions away from heavy industrial uses.	12	1	8

What we heard – types of development?

Comments were not requested specifically on this board, however numerous sticky notes and red stickers were placed.



The following describes where red stickers were placed which are assumed to mean “concerned – I have some concerns” as used on other boards:

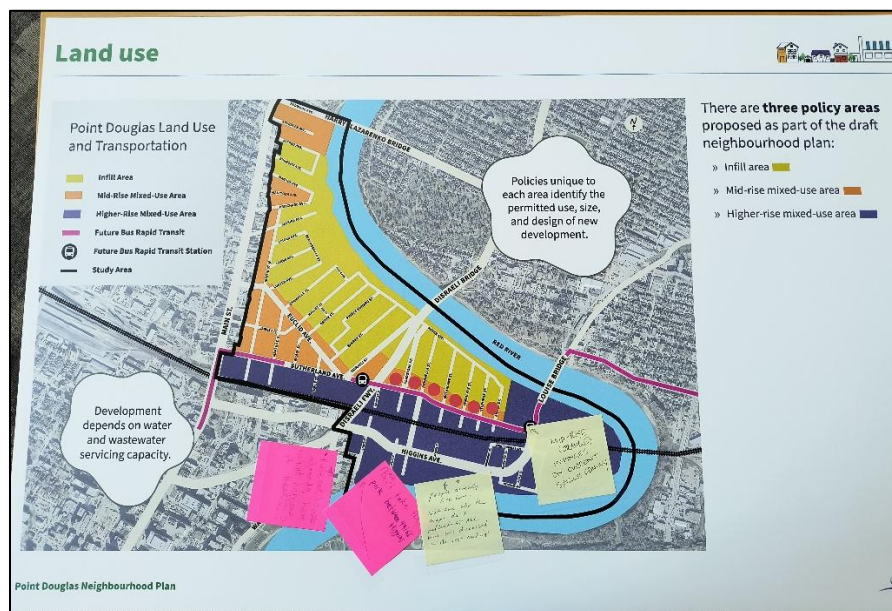
- Residential medium density map = 1 red sticker
- High-rise multi-unit, such as apartment buildings = 4 red stickers

Sticky notes have been transcribed and are listed below:

- Nobody wants this.
- The middle two images do not represent what people said in the last meeting. No one wanted high rises or commercial development in the mature parts of the neighbourhood.
- Areas currently residential don’t need commercial.
- Confine commercial to main roads such as Euclid and Sutherland Ave.

Land Use

Comments were not requested specifically on this board, however numerous sticky notes and red stickers were placed.



The following describes where red stickers were placed which are assumed to mean “Concerned – I have some concerns” as used on previous boards:

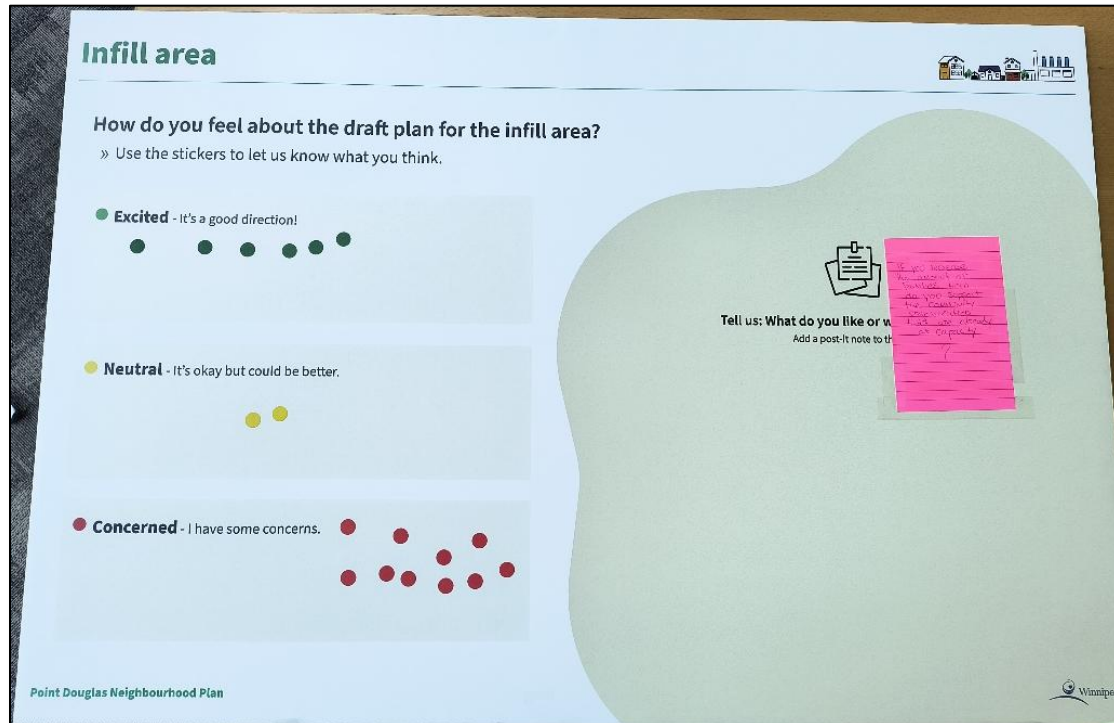
- 6 red stickers are located along the ‘mid-rise mixed-use area’ directly north along Sutherland Ave. between the Disraeli Fwy. overpass on the west, and as far east as Angus St.

Sticky notes have been transcribed and are listed below:

- There are houses already here (south of Macdonald Ave.), what happens to these?
- Please don’t take the park between 44 and 66 Higgins Ave.
- People already live here (south, on Higgins Ave.). Not sure why the maps don’t reflect at all what was discussed in the last meetings.
- Mid-rise (orange colour) impinges on current single family.

Infill area

How do you feel about the draft plan for the infill area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

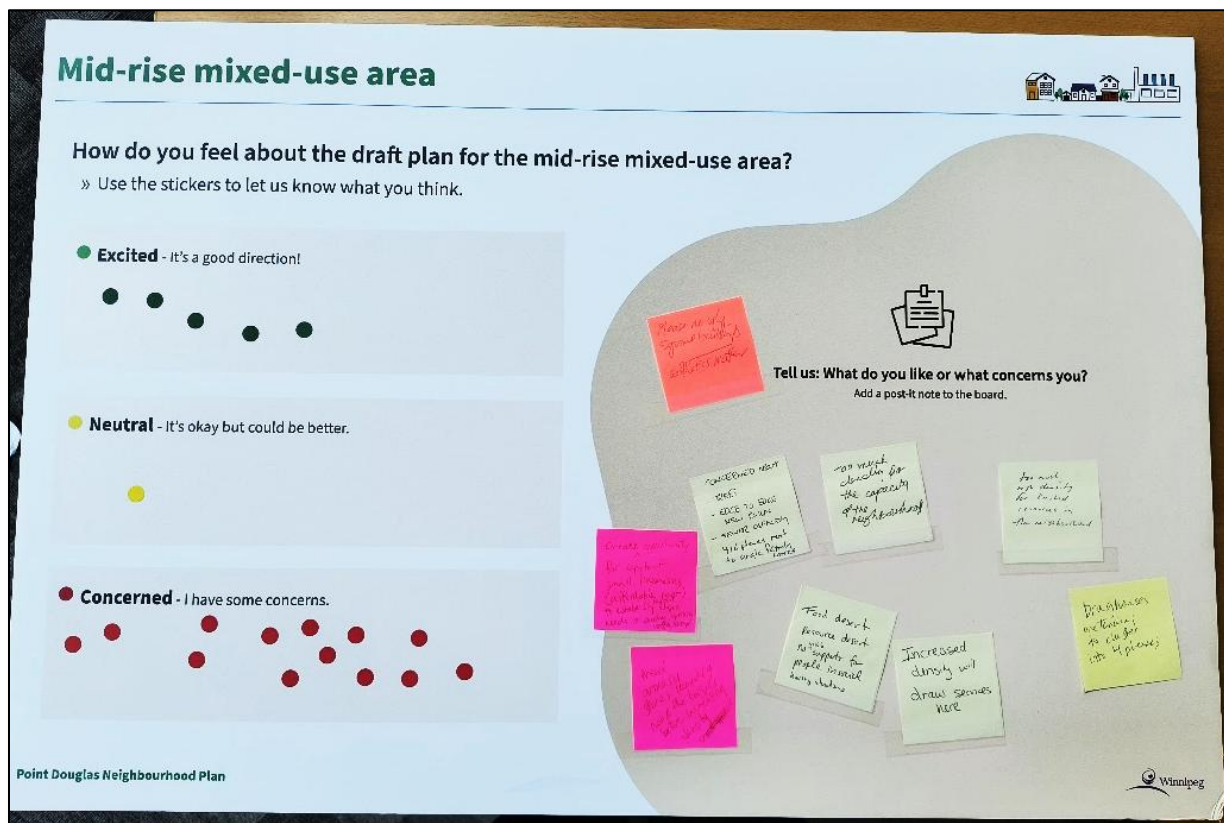
Option	Number of dots
Excited – It's a good direction	6
Neutral – It's okay but could be better	2
Concerned – I have some concerns	10

Sticky notes have been transcribed and are listed below:

- If you increase the amount of families, how do you support the community organizations that are already at capacity?

Mid-rise mixed-use area

How do you feel about the draft plan for the mid-rise mixed-use area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

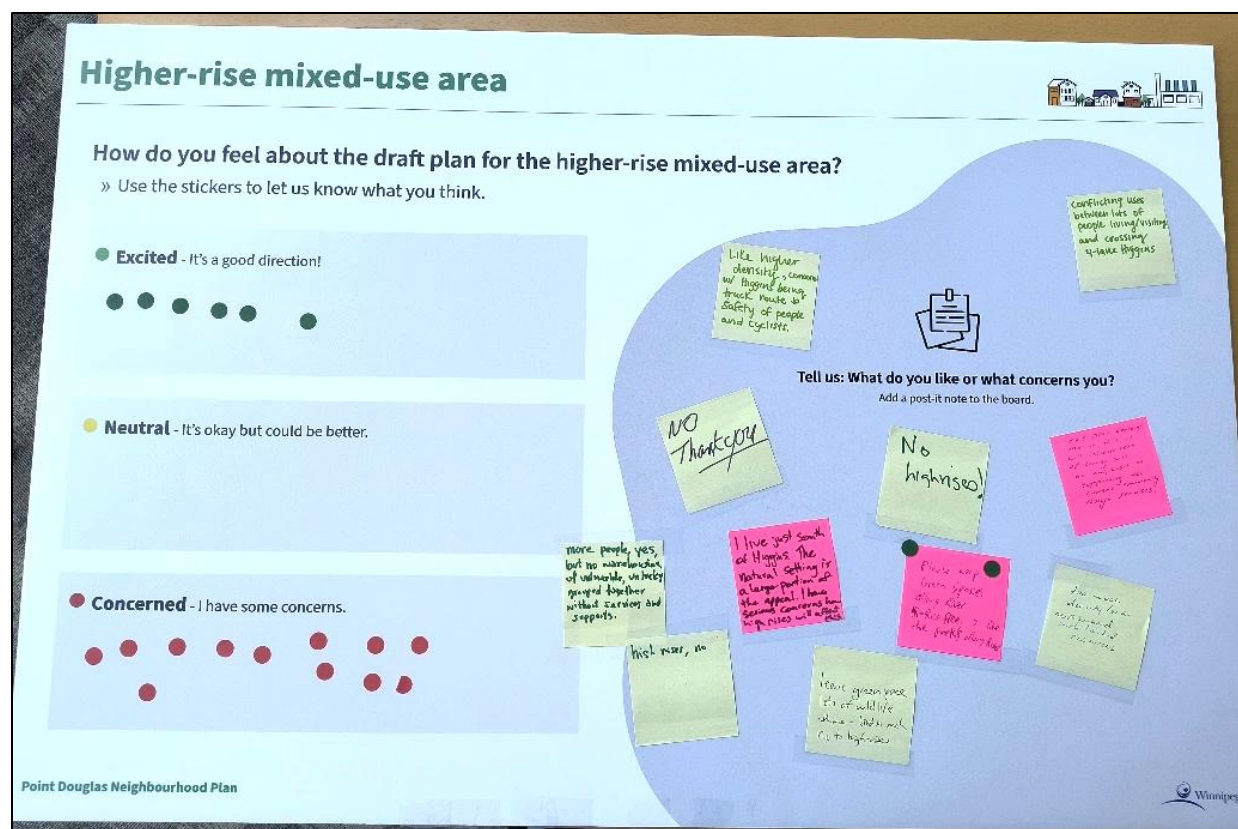
Option	Number of dots
Excited – It's a good direction	5
Neutral – It's okay but could be better	1
Concerned – I have some concerns	13

Sticky notes have been transcribed and are listed below:

- Create opportunity for upstart small businesses (affordable rent) to establish and support basic needs – laundry, grocery, coffee shops. Increased density will draw services here.
- Please no ugly square buildings – aesthetics matter.
- Concerned about trees, edge to edge new builds, sewer capacity, and 4-6 plexes next to single family homes.
- Too much density for the capacity of the neighbourhood.
- Too much high density for limited resources in the neighbourhood.
- Need grocery stores, laundry, need the basics before increasing density.
- Food desert, resource desert, no viable supports for people in social housing situations.

Higher-rise mixed-use area

How do you feel about the draft plan for the higher-rise mixed-use area? Excited – it's a good direction! (use green stickers), neutral – it's okay but could be better (use yellow stickers), concerned – I have some concerns (use red stickers).



The number of stickers placed for each option are identified in the table below.

Option	Number of dots
Excited – It's a good direction	6
Neutral – It's okay but could be better	0
Concerned – I have some concerns	12

Sticky notes have been transcribed and are listed below:

- Please keep green spaces along river, high-rise free, I like the parks along the river.
- Leave green space, lots of wildlife there, birds and such. No to high-rises.
- No thank-you.
- No high-rises!
- I live just south of Higgins. The natural setting is a large portion of the appeal. I have serious concerns how high rises will affect this.

- City should clear out vandalized community gardens (trees) – community can't haul debris.
- Grant to plant trees is too cumbersome, make grants easier to access.
- More parks please.
- Reliance of community volunteering to improve neighbourhood is very taxing, need sustained funding and coordination.
- Don't over-program the riverbanks.
- Safety concerns
- Keep community parks as designated parks.

Getting around Point Douglas

What do you like or think might be missing from the draft plan for getting around Point Douglas? Add a post-it note to the board.

Getting around Point Douglas

The proposed designs for the rapid transit stations include:

- » Amenities such as heated waiting areas, washroom, and security station
- » A pedestrian underpass for people to walk and bike under the CP railway tracks
- » A network of new walk & bike paths

Proposed Louise Bridge Bus Rapid Transit Station

Proposed Disraeli Bus Rapid Transit Station

Point Douglas Neighbourhood Plan

What do you like or think might be missing from the draft plan for getting around Point Douglas?
Add a post-it note to the board.

Widen sidewalks and increase the number of pedestrian amenities (seating, lighting, greenery). This will make streets more comfortable.

Development should be informed by Crime Prevention through Environmental Design principles (visibility, lighting, clear access points).

Sticky notes:

- Wider, safer, better lighting, more seating, more greenery, more bike lanes, more bus lanes, more security cameras.
- Stop sign for cyclist at Selkirk heading south.
- Need to integrate crossing connection across Main west-east.
- Guidelines for secure parking for residents.
- Would love to see protected bike lanes on Higgins to other arterials. More complete streets concepts.
- Provide sidewalks on both sides of new streets.
- Need to integrate crossing connection across Main west-east.
- Guidelines for secure parking for residents.
- Would love to see protected bike lanes on Higgins to other arterials. More complete streets concepts.

Winnipeg

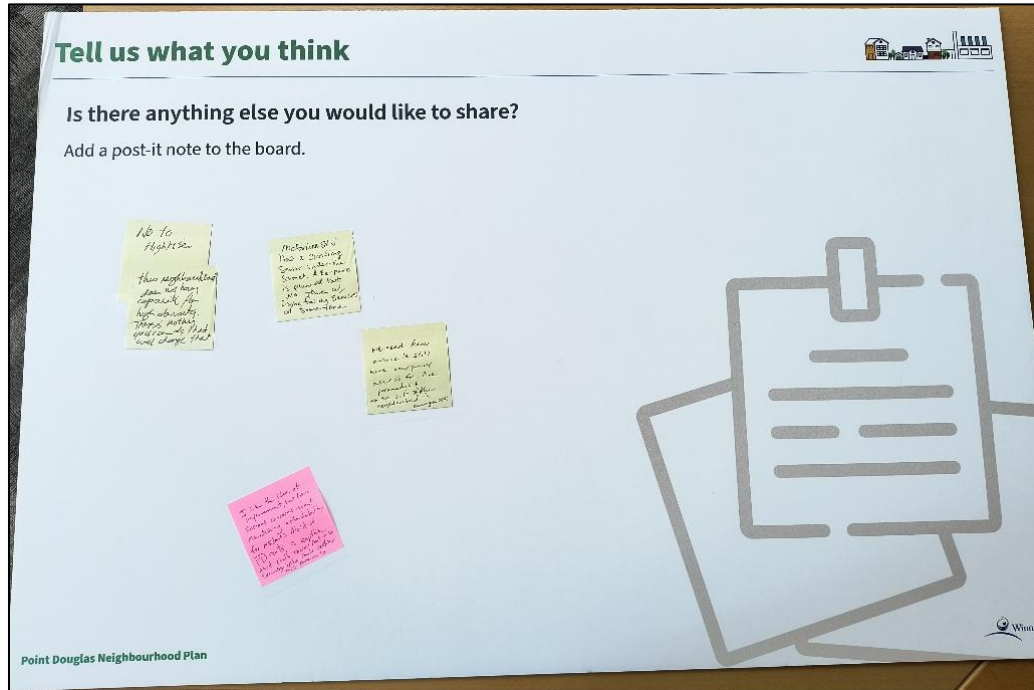
Sticky notes have been transcribed and are listed below:

- Stop sign for cyclist at Selkirk heading south.
- Magnus, Alexander, Sutherland, or Selkirk crossing for AT, especially with rapid transit over Main Street. Permeability.
- Need to integrate crossing connection across Main west-east.
- Guidelines for secure parking for residents.
- Would love to see protected bike lanes on Higgins to other arterials. More complete streets concepts.

- Issue with Active Transportation. Conflict between cyclist cutting through parks (ex. Michelle Jean Parc).
- Barber House at Seniors Centre and Eagle Wing Daycare has a bus stop that is well used and is being removed.
- Higgins AT needs upgrade or alternative.

Tell us what you think

Is there anything else you would like to share? Add a post-it note to the board.



Sticky notes have been transcribed below.

- No to high-rises. This neighbourhood does not have capacity for high density. There's nothing you can do that will change that.
- McFarlane St N has a crumbling sewer under the street. A re-pave is planned but no talk of fixing failing sewers at the same time.
- We need Rover Ave. to still have emergency access for fire, paramedic and as an exit of the neighbourhood in case of emergencies.
- I like the idea of improvement, but have serious concerns about maintaining affordability for residents. Most of Point Douglas residents rent, so anything that could cause rent to seriously spike could destroy this community.

C. 2 Comment boxes

Community Gathering participants had the option to provide additional feedback using comment boxes. These have been transcribed and categorized below:

Theme	Comment
Not area specific	
Safety and wellbeing	• Main concern is if the city comes in and develops infill housing it equals more people. • While we need more housing, I don't think we should fit more poor people in our already "poorest neighbourhood in Canada". Studies in Chicago show the only way to house poor people to assimilate require 90% or so of the inhabiting to be working, otherwise it turns into a hot bed for crime. • How about a community police station? • Fines for dilapidated buildings – board up, can't develop • People go into treatment, have a safe place to come back • Rooming house fires don't get repaired • Properties owned by people who don't live in the community • Manitoba Housing is not welcoming because they have very poor property management. • Hopes that change will make the area safer and that more properties be owned since usually owners take better care of the properties. • Lusted – BFI bin on city property from NPDWC is hurting land values – should be moved to NPDWC land (currently on boulevard) as there is garbage all over. • You will create even more of a ghetto and houses will continue to burn down. • Encampments, safety concerns stopping people from development
Increasing Density / Development	• Amazing that more density will be happening in south Point Douglas. • Should have happened 10-20 years ago – prevented residential development ○ Waited til city/developer owned lands and now we can develop – why? • Not supporting the number of housing development. • 5 feet (vision height) should be the starting point for 45-degree angular plane, not 12 feet.

	• Don't want to lose historic building character
Community services	• Reserve land for non-profit housing organizations providing services for the community. • Food desert • Streets are in disrepair • There is no resources ○ No grocery stores ○ No businesses that support dense living • First build a grocery store
General Comments / Other	• They want people who have more info and actually been in the neighbourhood to answer people's questions. • I vote no. • Concerns about changing the community.
Infill area	
Housing	• Remove Rover electric sub station. More housing there
Mid-rise mixed-use area	
Neighbourhood commercial	• Around Maple and Jarvis would be a good hub, tourist friendly, small shops
	• Re: "mid-rise mixed use area" ○ Ross House Museum, Joe Zuken Park and several historic Ukrainian monuments are located in the middle of this area, surrounded by churches, schools, and the MICCK Centennial center ○ There are few attractive public places for visitors in NPD, with Norquay CC being the only one and could be developed to show pride in the 'old city' ○ The park would be a good hub for a café, a new much needed stylist small cultural community centre, with gift shops, etc. ○ There are also quaint, old, original homes surrounding the park that are plain and the 'old city' in loved and deeds. ▪ E.g. the old homes on Austin between Jarvis and Sutherlands were built for the Black Porters who also had their unique offices nearby on Main. ○ I don't see protection built into the plan and there are c that could encourage more old city pride development for visitors and tourists.

	Community services are already at capacity, but they need a land to be reserved for future expanding of their operations.
Higher-rise mixed-use area	
Increasing Density / Development	- I have concerns that the city plan does not actually look at the neighbourhood when they are making these proposals. - Why would you build such high density or even suggest it in such a poor neighbourhood with very few resources and supports - No high rises at all - No high rises – thank you very much! - Tenants are more concerned to higher density since they may lose the houses they rent if landlords will redevelop the properties. - High rise feedback is not accurate / commercial. - The City got the lands that people were not allowed to develop it or redevelop it and then when everything is owned by developers and the City, suddenly, you can build high rises are people lived here for 30 years were kicked out. - No high rise, no thank you and more parks please. - As far as I can tell this plan for development along the river is just to enrich the pockets of developers and has no benefit to the community.
Industrial	- Western Scrap is a safety hazard – get rid of it - Nobody is buying/building new heavy industrial - Business owner worried that his property can no longer operate as industrial in the future (on Higgins)
Parks and open space	
Green spaces	- Lots don't reflect community – e.g. Joe Zuken Park - Contiguous parks – no more building along the river - Friendly for houses - School/Church – public places - Need more accommodations for all the garbage in the open, especially around the encampments - Allow residents to do gardening over planting on boulevards
Recreation	A pickle ball court would be awesome! It is all the rage these days.
Riverbank	Project us from river flooding.

	• Concerned about damaging the natural riverbank with so called development of green space. • I really feel more restrictions need to be put on land use around the point to protect public access to the river.
Getting around Point Douglas	
Active transportation	• Please ensure that there are policies to require both short term and long term bike parking in multi-family residents ○ Indoor bike parking should be considered a pre-requisite to a car light neighbourhood ○ We need guidelines for qualitative secure indoor bike parking that is easy to access if we want people to ride
Parking	• Concerns about on street parking since properties with higher density has no space for adequate parking. • Concerned that the 0.5 ratio parking will remove the incentive for developers to provide indoor bicycle parking. Would like to see policies that require this with mid-density development.
Transit	• People aren't going to walk all the way to Sutherland for buses – where it is on Euclid is perfect • I moved to the neighbourhood because it was a sleep quiet neighbourhood. ○ Rapid transit will change that, but I for one am against development, particularly in the point which is right now in the midst of being proposed as part of the little Forks. • Work with Winnipeg Transit to ensure proper walk/bike connection across Main ○ Connect to Alexander ○ Connect to Manitoba or Burrows ○ Connect to Sutherland or Jarvis
Other	• New Louise Bridge (SAP) • Louise Bridge is going to be closed permanently – will stop crime • Keep Rover Open

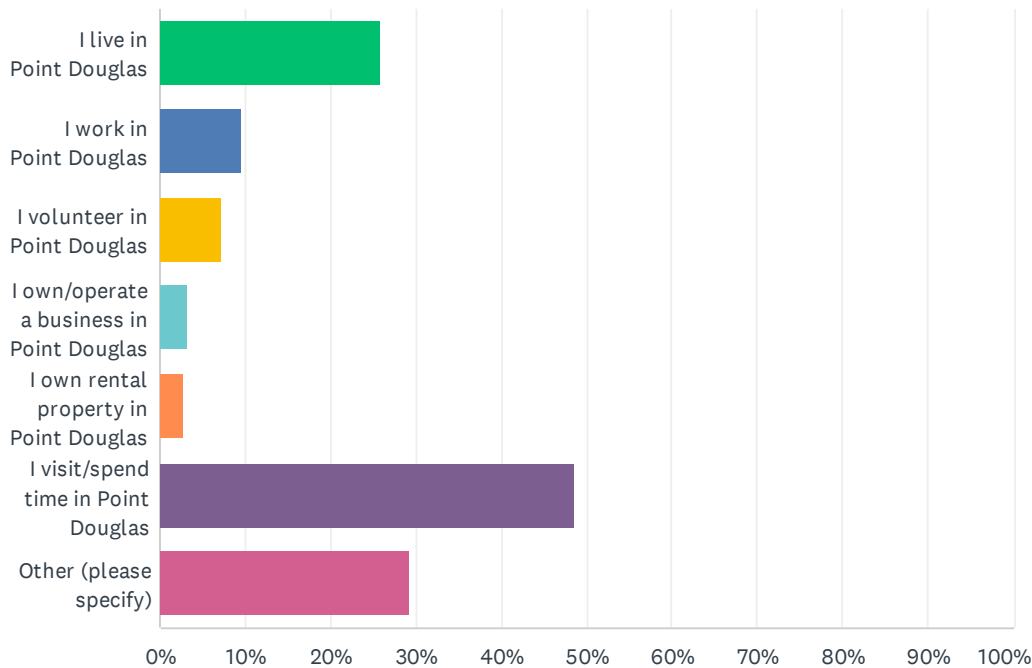
Appendix E: Survey Results

Please note: the views expressed in the verbatim survey comments are those of residents and are not those of the City of Winnipeg. The City of Winnipeg reviews comments to analyze feedback and remove comments that are inconsistent with our moderation policy.

E.1 Survey results

Q1 What is your connection to Point Douglas? Select all that apply.

Answered: 249 Skipped: 0



ANSWER CHOICES	RESPONSES	
I live in Point Douglas	25.70%	64
I work in Point Douglas	9.64%	24
I volunteer in Point Douglas	7.23%	18
I own/operate a business in Point Douglas	3.21%	8
I own rental property in Point Douglas	2.81%	7
I visit/spend time in Point Douglas	48.59%	121
Other (please specify)	29.32%	73
Total Respondents: 249		

#	OTHER (PLEASE SPECIFY)	DATE
1	Interested in the growth of Winnipeg in regards to affordable housing. This is a poorer neighborhood which does need revitalization	6/19/2025 10:57 AM
2	Affordable housing	6/17/2025 2:09 PM
3	I ride or drive through	6/16/2025 9:03 PM
4	I walk, bike and drive through point Douglas.	6/16/2025 7:02 PM
5	I work near Point Douglas and bike through there on my way to work	6/16/2025 3:36 PM
6	I am interested	6/16/2025 2:07 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

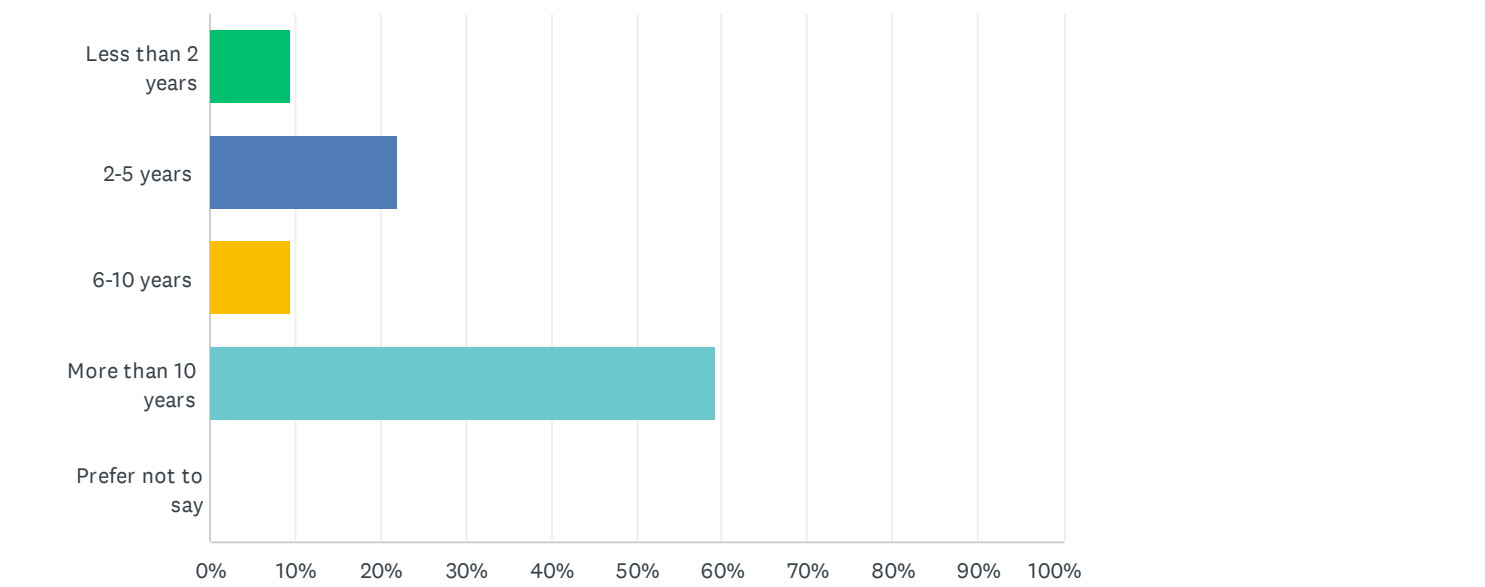
7	i work near point douglas	6/16/2025 1:19 PM
8	N9ne	6/16/2025 12:41 PM
9	Realtor	6/16/2025 11:11 AM
10	I am a Winnipegger who wants to know why it takes you city politicians sooo long to make any kind of decision, for real, I would like an answer and so would alot of other Wpgers!	6/16/2025 11:06 AM
11	I live downtown and may occasionally visit/cycle through Point Douglas. I want the city to be safer, denser, and more sustainable.	6/16/2025 11:00 AM
12	Know of area	6/16/2025 10:43 AM
13	I live in the Exchange next to Point Douglas	6/16/2025 10:19 AM
14	I commute through Point Douglas	6/11/2025 12:27 PM
15	I travel through Point Douglas regularly.	6/9/2025 1:28 PM
16	Commute through and work nearby	6/7/2025 12:25 PM
17	Bicycle commute through Point Douglas	6/6/2025 9:26 PM
18	Island Lakes	6/6/2025 9:25 PM
19	none at all, other than I am interested in seeing it develop.	6/6/2025 8:47 AM
20	used to live around there	6/5/2025 6:17 PM
21	I live next to point Douglas. Ride in through it regularly.	6/5/2025 4:17 PM
22	Nothing	6/5/2025 10:07 AM
23	Point Douglas borders on Exchange, where I live	6/5/2025 8:20 AM
24	I attend worship services in Point Douglas	6/5/2025 7:11 AM
25	I used to pass through on my bike commute to work, and am familiar with some of the area's challenges through the lens of active transportation accessibility.	6/2/2025 9:53 AM
26	I frequently travel in and through Point Douglas.	5/29/2025 6:16 PM
27	I live near Point Douglas (Stella and Aikins)	5/29/2025 2:45 PM
28	I serve the area of Point Douglas/North End	5/29/2025 1:54 PM
29	I would like to see improvements to PD	5/29/2025 8:33 AM
30	I regularly pass through Point Douglas (by various means of transportation)	5/28/2025 5:34 PM
31	I frequently bike through Point Douglas	5/28/2025 3:28 PM
32	I bike through Point Douglas	5/28/2025 8:49 AM
33	grew up there	5/27/2025 1:59 PM
34	used to live in Point Douglas	5/26/2025 1:32 PM
35	I bike through Point Douglas during my daily commute.	5/26/2025 10:11 AM
36	Just interested in improvement	5/26/2025 8:23 AM
37	I travel through Point Douglas	5/24/2025 11:07 PM
38	Commute Through	5/23/2025 7:12 PM
39	Point Douglas is part of my commute to work by bicycle	5/23/2025 6:55 PM
40	cycle through	5/23/2025 12:00 PM
41	I pass through monthly	5/23/2025 9:32 AM
42	I want to see the City thrive, and this neighbourhood has lots of potential	5/23/2025 7:57 AM
43	Visited a business there	5/23/2025 7:53 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

44	Travel though the neighbourhood when going downtown.	5/22/2025 8:56 PM
45	Winnipeg resident	5/22/2025 8:12 PM
46	I bicycle through parts of Point Douglas	5/22/2025 7:58 PM
47	I have no connections but wanted to participate as a Winnipegger.	5/22/2025 7:06 PM
48	I commute through by bike	5/22/2025 5:56 PM
49	I'd consider living in the area in the future	5/22/2025 5:22 PM
50	I have a art studio and grew up in the area	5/22/2025 3:03 PM
51	I represent a large landowner in Point Douglas	5/22/2025 2:31 PM
52	We go to the businesses there, attend church from time to time, and walk through on guided tours.	5/22/2025 2:21 PM
53	drive over it...	5/22/2025 2:04 PM
54	None	5/22/2025 1:51 PM
55	I work with individuals who live in point Douglas through social work	5/22/2025 12:08 PM
56	I travel through Point Douglas by bicycle and motor vehicle	5/22/2025 12:04 PM
57	I'm curious to see what is proposed	5/22/2025 11:47 AM
58	Neighbouring Point Douglas	5/22/2025 11:18 AM
59	Pass through Point Douglas as a cyclist	5/22/2025 10:51 AM
60	Travel through	5/22/2025 10:43 AM
61	Commuting through Point Douglas	5/22/2025 10:22 AM
62	It is part of my commuter cycling route	5/22/2025 10:13 AM
63	I have little connection, but would spend more time in the area if it was improved	5/22/2025 9:58 AM
64	I commute through Point Douglas on my bike	5/22/2025 9:57 AM
65	I work adjacent to Point Douglas	5/22/2025 9:40 AM
66	pass through on my bike	5/22/2025 9:25 AM
67	I live near Point Douglas.	5/22/2025 8:47 AM
68	I drive by/through it	5/22/2025 8:46 AM
69	I commute by bike through Point Douglas.	5/22/2025 8:28 AM
70	Very interested in the long term community development of Winnipeg itself	5/22/2025 8:28 AM
71	I pass through on bike rides.	5/22/2025 8:27 AM
72	i cycle daily through this area	5/22/2025 8:25 AM
73	I travel through Point Douglas by bike	5/21/2025 1:14 PM

Q2 How long have you lived in Point Douglas?

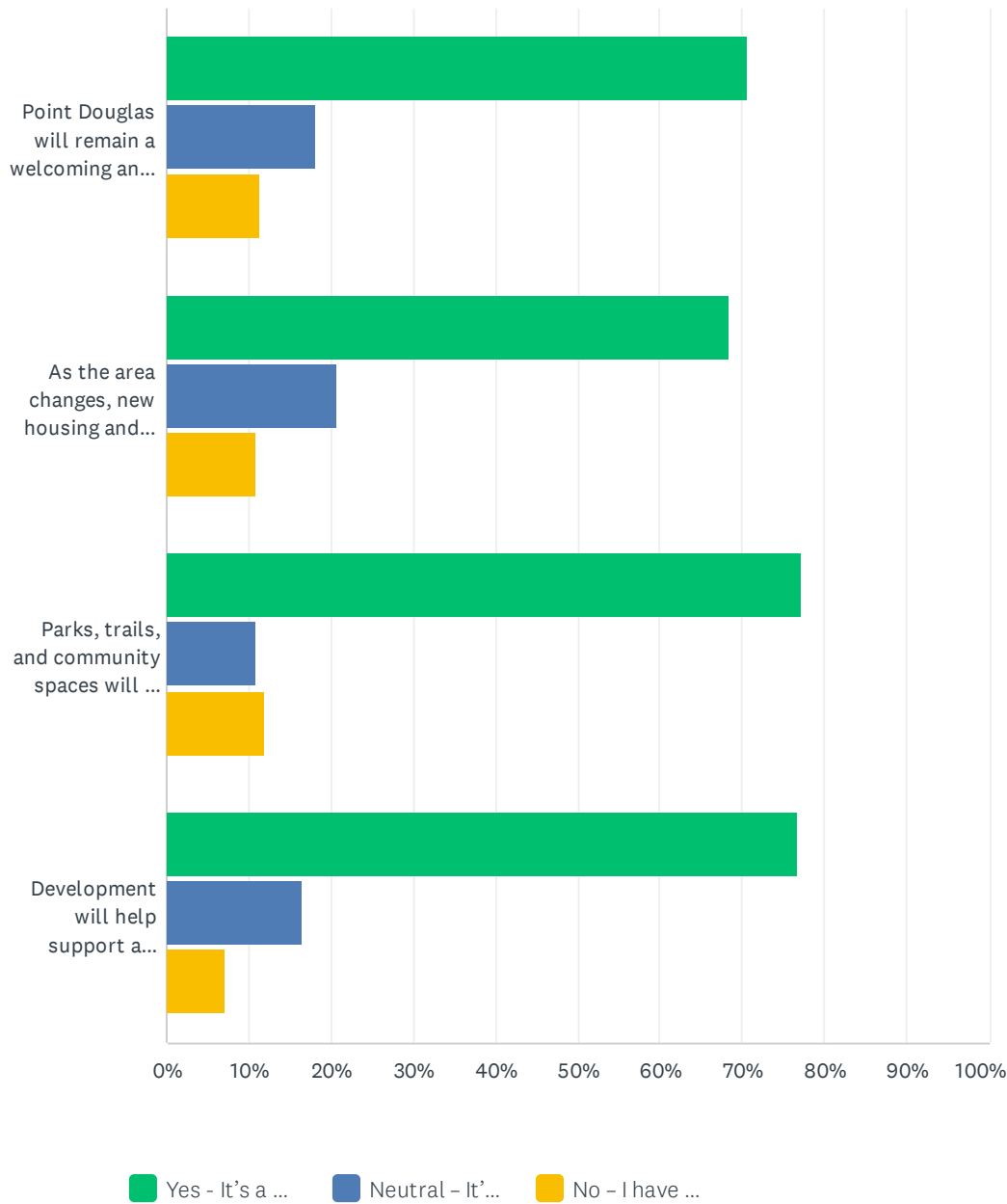
Answered: 64 Skipped: 185



ANSWER CHOICES	RESPONSES	
Less than 2 years	9.38%	6
2-5 years	21.88%	14
6-10 years	9.38%	6
More than 10 years	59.38%	38
Prefer not to say	0.00%	0
TOTAL		64

Q3 Do you agree that each of the following vision statements reflects your hopes for the future of Point Douglas?

Answered: 204 Skipped: 45



Point Douglas Neighbourhood Plan Survey - Phase 2

	YES - IT'S A GOOD DIRECTION	NEUTRAL – IT'S OKAY BUT COULD BE BETTER	NO – I HAVE SOME CONCERNS	TOTAL
Point Douglas will remain a welcoming and inclusive neighbourhood where people of all ages, incomes, and abilities feel at home.	70.59% 144	18.14% 37	11.27% 23	204
As the area changes, new housing and amenities will help keep it affordable and support a more vibrant community.	68.47% 139	20.69% 42	10.84% 22	203
Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.	77.11% 155	10.95% 22	11.94% 24	201
Development will help support a strong future for the neighbourhood as it transitions away from heavy industrial uses.	76.73% 155	16.34% 33	6.93% 14	202

Q4 Is there anything you would change or add to the vision?

Answered: 77 Skipped: 172

#	RESPONSES	DATE
1	The key issue will be affordable housing. The people in these areas typically are low income and I hope with the development that this is always in the decision of the change	6/19/2025 10:58 AM
2	This is a low income area of Winnipeg. Crime is higher, there should be discussion of increased lighting and open areas for safety	6/17/2025 2:10 PM
3	My insurance has gone from [REDACTED] in 2023 to just over [REDACTED] in 2025. I feel this change will add more crime to the area if it includes more lower income people. We are already the poorest neighbourhood in Canada based on how many people rent here, and I feel this will exacerbate the problem. While I'm all for more housing, rush hour here is already tense, the strip on main st. Around the Higgins bridge is already the most dangerous part of Winnipeg for pedestrians, adding more people whether driving or not will add more problems to this problem infested area which heavily relies on a large portion of government resources and volunteer groups.	6/17/2025 12:54 PM
4	over crowding	6/17/2025 8:37 AM
5	no	6/16/2025 9:04 PM
6	555	6/16/2025 6:25 PM
7	Inclusion only goes so far. Criminals and drug dealers and people who degrade the environment should not be welcome. Development? Please be specific.	6/16/2025 3:28 PM
8	No	6/16/2025 12:27 PM
9	As we continue to allow crime and homelessness to continue unchecked, we cannot expect progress.	6/16/2025 11:38 AM
10	Sidewalks, crosswalks, entrances, trails, program buildings, grocery stores, all need to be wheelchair accessible!	6/16/2025 11:33 AM
11	Safety safety safety. This area is a disgusting mess	6/16/2025 11:11 AM
12	All of the above statements are extremely misleading and just a lot of smoke and mirrors.	6/16/2025 11:09 AM
13	Relocate homeless, and focus on crime	6/16/2025 10:53 AM
14	Some attention could be given to its industrial heritage	6/16/2025 10:46 AM
15	Point Douglas, especially east of the Disraeli, should be the diamond of Winnipeg	6/10/2025 3:07 PM
16	To start taking down or rebuilding old existing industrial building into affordable housing and more community resources along Higgins ave	6/10/2025 1:08 PM
17	The riverbanks belong to everyone. People living along the riverbank need to be supported as they find alternate places to live.	6/8/2025 3:51 PM
18	HEAVY industrial uses, not commercial or light industrial	6/8/2025 12:06 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:27 PM
20	No changes except for the drug use need it gone. Point Douglas doesn't need any new development it doesn't need developing. Fix what's broken now & leave it alone. Concentrate on the North end fix that mess up	6/7/2025 12:05 PM
21	nothing	6/6/2025 11:21 PM
22	The lots are small so a multi family dwelling would be inconsistent with current property	6/6/2025 5:51 PM
23	Take into account and attempt to keep the character of new buildings to fit that of the existing	6/6/2025 8:51 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

housing/buildings. Don't destroy the neighborhood character as has happened on Wellington Crescent.

24	It depends on the types of development, how they are monitored. Sale of abandoned lots and building permits for structural renovations to homes should be regulated to ensure that agencies or investors preserve the history of the area. Private buyers looking to buy homes for rental units should be required to adhere to building codes, safety and property maintenance requirements if renting.	6/5/2025 7:16 PM
25	safety is a concern	6/5/2025 6:17 PM
26	More soil testing so that people growing food in their backyard gardens know that their food is safe for consumption.	6/5/2025 12:41 PM
27	Homeless camps on the river and crackheads wondering the streets. Fix the problems first!	6/5/2025 11:44 AM
28	I'm concerned that all this planning seems to be going in the right direction however I don't see any investors really being vested with millions of dollars as they need a proper return...n building new homes at the cost nowadays would need to be priced accordingly over 350 thousand...when there's rooming houses all over that are not being run properly n the amount of garbage n metal n shopping carts no one is going to buy into a house where down the street or lane is in disarray n looks like a junk yard...the only time it looks nice is when the snow covers it all...the city constantly send a separate refuse truck to pick up discarded furniture plastic broken outdoor furniture, assort junk...n home owners dealing with terrible tenants as neighbours not using blue bins properly...clothing strewn in lanes...food debris, soiled diapers...it's a sorry state of affairs.	6/5/2025 11:30 AM
29	I noticed this was not in your online presentation, but it was mentioned at the event. You are planning on displacing single family homes - people that are low income and worked hard to buy their homes, to build multi-family residents along Sutherland. As someone that worked for 11 YEARS to buy my home, which is the [REDACTED], I am livid that I may be forced out of my home. A home I chose because it was within my tight budget, have worked hard to improve, hand picked the street because it is safe, quiet and close to my aging mother and aunty. You need to do better. Get rid of the factories and train tracks on the south side of Sutherland and build there instead of displacing long time residents. This plan would make me homeless as I cannot afford to buy a different house in this economy and will not be forced to move to an unsaafe neighbourhood.	6/5/2025 10:55 AM
30	I think focusing on the homeless and giving them safe spaces to help them be that safe injection sites places to sleep job opportunities and affordable housing will in the long run help with keeping point Douglas and surrounding areas safer for young families and people who have spent their whole lives here.	6/5/2025 10:28 AM
31	Put more needle disposal boxes around.	6/5/2025 10:08 AM
32	New urban housing developments , retail, recreation and park space should be prioritized. Needs an anchor destination. That will bring new people to the area.	6/5/2025 9:52 AM
33	I'd like to see a program for home owners and rental property owners make improvements to their properties either in coordination with a non profit/neighbourhood association or through low cost loans supported by government to help support the existing population and to maintain the value of city's investment in the area.	6/5/2025 8:36 AM
34	Encourage residents with resources and motivation to invest in the area. 17 mentions of affordable housing in the plan, which suggests city wants area to be occupied by low income residents who do not have the resources to contribute to improving physical and other features.	6/5/2025 8:23 AM
35	The most lofty goals should be to assist in the vast amount of homelessness in the area, make the area safe and try and eliminate the high crime rate. There are a number of buildings and houses in the area that are either vacant or in rough shape. It will be hard to create a culture of embraced living if the area is not visibly pleasing and safe	6/5/2025 8:14 AM
36	I would add an emphasis on discouraging unsafe/illegal forms of housing (encampments, renters without proper documentation, landlords renting unsafe housing to persons lacking proper documentation). Affordable and vibrant community requires safety, accessibility, and community investment. Let's encourage long term residents and avoid housing traps that increase transient homelessness. I am not against heavy industrial companies that are well	6/5/2025 7:53 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

situated to work in our community. I am against empty and unsupervised buildings of any kind, as they encourage and enable illegal and dangerous activity. Let's promote a revitalized industrial sector that could provide meaningful, steady employment to residents.

37	This plan sounds good but I have concerns about crime and how it will be reduced.	6/3/2025 8:40 PM
38	Safe pedestrian and cycling infrastructure will keep a community vibrant and affordable for all..	6/1/2025 7:34 PM
39	The area has the potential to become a 'village' similar to Sage Creek or Bridgwater, with all amenities PLUS very walkable to The Forks and downtown.	5/29/2025 6:19 PM
40	Someone doing something with vacant and/or boarded buildings, empty lots, and buildings that have been torn down but the debris remains on the property.	5/28/2025 9:17 PM
41	Development is a vague term. Do I like the idea of the city of Winnipeg investing in my neighbourhood and its people? Absolutely. Do I like the idea of Winnipeg handing chunks of land to private developers to create cheaply made luxury housing with thin profit margins? Absolutely not.	5/28/2025 2:22 PM
42	Ensure a good mix of accessible housing, dense housing, mixed use housing - for those with physical needs as well as economic - along with stores, and green space	5/28/2025 9:28 AM
43	Ensure new developments do not remove people who already live in the area	5/27/2025 8:57 AM
44	Measures need to be in place to curb corrupt landlords who refuse to maintain their properties at the expense of their tenants wellbeing in order to make maximum profit. "Affordable" housing is great but not when the houses are allowed to fall to ruin and ultimately burn so someone can collect the insurance and build a four plex.	5/26/2025 2:00 PM
45	Future planning of Point Douglas must not push out current, and long time residents, and especially those who are low income. More services and affordable amenities must be included that includes low-income friendly food sources that balances the current food desert. Your questions are formed in a way that suggests that major developments are planned. Is this true?	5/26/2025 1:37 PM
46	Dream big!	5/26/2025 10:11 AM
47	No injection site nearby	5/25/2025 10:34 PM
48	How long will it take for completion	5/25/2025 10:13 AM
49	I would love if there was a way that people needing help or are on drugs, roaming on Main Street, could stay away from private properties on the adjacent streets. They're trashing the streets, peeing/puking on cars, stealing packages, and trying to break in houses and cars. I see that some neighborhoods, just on the other side of the bridges, have entrances (I.e. Elmwood, , Bridgewater...) and delimits the territory. Maybe that would keep them off? Try to have more police doing rounds on the streets at night? I know their hands are full, but I don't think the people living in Point Douglas have to deal with that.	5/24/2025 5:33 PM
50	I would like to restate, a safe place for children to gather and play. This may require challenging the rooming house situations that have a high presence if addiction and often as a result, violence.	5/24/2025 4:40 PM
51	Replace that bridge!!	5/24/2025 1:49 PM
52	Could the city also look into more police patrol presence and somehow look after the litter that is often accumulating and visible on the boulevards?	5/24/2025 11:21 AM
53	Every year we have more issues and see more crime than the previous year. I don't know the answer but we are heading in the wrong direction.	5/23/2025 11:37 AM
54	I think all of this remains a bit of pie and the sky until chronic homelessness and crime in the area is addressed	5/23/2025 8:01 AM
55	The [REDACTED] need to be purged.	5/22/2025 9:55 PM
56	Crime is rampant in this area. Also, most of the social service agencies are concentrated close to this area, which has made the area a no-go zone for developers/potential residents. Any redevelopment of this area will need to address the needs of Winnipeg's most vulnerable and not displace them, since they require a home too. I think a block by block approach starting at Higgins Avenue/Waterfront Drive and moving every direction from there would be a	5/22/2025 9:26 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

more realistic approach. Also, decommissioning the Louise Bridge for traffic and turning it into a pedestrian bridge, with a joint redevelopment of Elmwood would be a better plan. Add a third lane each direction on the Disraeli Freeway and redirect all Nairn Avenue traffic by expanding/realigning Midwinter Avenue to better connect with the Disraeli Bridge. This would make Higgins Avenue a quieter street with no semi trucks/heavy traffic. Then the developers/potential residents might be attracted to the area. A park-like or mini extension of The Forks, with a fully developed riverfront with all of the amenities. Also, a large marina and maybe attracting a small riverboat tourism start-up company to bring in more visitors. The Red River is very under-utilized today compared to previous decades and is the biggest asset in this area.

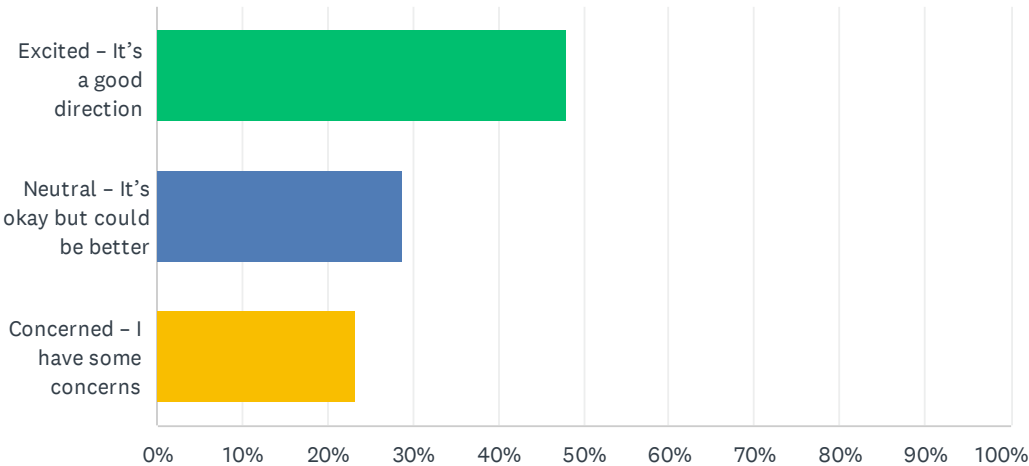
57	We need more accountability with the slum landlords who buy houses and don't look after nor monitor the people or activity in the area. They buy these houses and make them all bedrooms to rent as many as they can in one house. No upkeep, not inspections and it's it horrendous.	5/22/2025 6:17 PM
58	More riverfront access, green space, and connected trails	5/22/2025 5:56 PM
59	My only real concern is that jobs for people without degrees remain available.	5/22/2025 5:42 PM
60	Building new parks would be nice for families And closing down the bars on Main Street that has caused a lot of issues in the area.	5/22/2025 3:22 PM
61	Chasing away industry in the area takes away from the walk ability and history of the community why are we so hell bent on getting rid of industry specialty when one can walk ti work. We should be able to live near where we work not have to drive to the other side of the city	5/22/2025 3:06 PM
62	SAFETY!!!! I want to feel safe in my neighborhood, as for right now, I stay in a hotel whenever my partner is out of town. This is insane. Yesterday someone heavily drugged try to break in our house, in the middle of the day!!! Tents along the river (I live on [REDACTED]) and people at night screaming, clearly struggling. The cost of living and having the chance to own a house let us be here. I love the community and the threes, but cannot stay long if there's no drastic change. It's me and my partner, we both work full time jobs we want to build a d'Anil but not I'm questioning every decisions about this.	5/22/2025 12:43 PM
63	Access to affordable and healthy foods	5/22/2025 12:09 PM
64	Need to deal with boarded up homes, stop allowing encampments, drug houses.	5/22/2025 12:06 PM
65	Deal with the homeless encampments and addiction issues - not be enabling but by providing actual treatment that takes people out of addiction. Compassion means helping not enabling.	5/22/2025 11:20 AM
66	Bike route improvement is also essential.	5/22/2025 10:23 AM
67	Would be great to see some Indigenous cultural, historical and modern connections reflected in the redesign of the area.	5/22/2025 10:14 AM
68	It would be good to see destinations like restaurants, parks etc. in the area so one can spend time in the area	5/22/2025 9:26 AM
69	Don't make the streets anti-cycling like you did with Salter and Mountain.	5/22/2025 9:24 AM
70	It must be the people who live there that should have input. Make sure you connect with the numerous community groups in the area.	5/22/2025 8:52 AM
71	High density and mixed commercial use will be a seamless transition into downtown Winnipeg. Making it feel all as one all the hike supporting and uplifting the community presently living there	5/22/2025 8:30 AM
72	More specifically on how to attract more businesses to the area, less social housing as we are at capacity for that already and the province is doing a terrible job at maintaining what they have	5/21/2025 11:33 PM
73	Return the Prichard docks	5/21/2025 11:04 PM
74	no	5/21/2025 10:04 PM
75	New housing and amenities should be purpose-built for affordability and a vibrant community if that's the desired outcome. This statement can be strengthened if financing and programming compliment these outcomes.	5/21/2025 1:17 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

76	I think the vision for development and housing should be more explicit about diversifying types of housing.	5/21/2025 12:18 PM
77	I do not support the ongoing existence of those who set up on the riverbanks of Point Douglas and participate in criminal activities such as home and property theft, drug dealing, bicycle 'chop shops', and the illegal, environmentally damaging practice of burning wire to exchange for cash at our local scrap metal dealer. Moreover, the continued existence of rent-free homeless tent encampments continues to serve as a degradation to the environmental biodiversity and an impediment to the public's recreational use of the riverbanks.	5/21/2025 11:39 AM

Q5 How do you feel about the draft plan for the infill area?

Answered: 177 Skipped: 72



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	48.02%	85
Neutral – It's okay but could be better	28.81%	51
Concerned – I have some concerns	23.16%	41
TOTAL		177

Q6 What do you like most about the draft plan for the infill area?

Answered: 103 Skipped: 146

#	RESPONSES	DATE
1	This is such a beautiful area of Winnipeg, on the riverbank will the development try to ensur	6/19/2025 10:14 PM
2	Density and urban vitality are supported.	6/18/2025 8:19 AM
3	More affordable residential opportunities	6/17/2025 8:29 PM
4	Infill housing is a great start. The prices need to be controlled to keep the area affordable, I would suggest Co-op housing plan could be looked at as on Roblin Blvd.	6/17/2025 2:13 PM
5	It should be a dog park, downtown doesn't have a good dog park and dogs have become family for lots of us many of which don't have cars.	6/17/2025 12:55 PM
6	New residential development will bring new, positive life to the neighbourhood.	6/17/2025 11:17 AM
7	nothing	6/17/2025 8:38 AM
8	density and improvement to community safety	6/16/2025 9:06 PM
9	Public spaces, parks, trails.	6/16/2025 7:05 PM
10	555	6/16/2025 6:39 PM
11	Assuming that many of the empty/abandoned and dilapidated old buildings will be replaced with new, higher density options — this will rejuvenate the area and provide more affordable housing options for more people.	6/16/2025 5:12 PM
12	4 stories seems a bit much maybe 2 or 3	6/16/2025 2:09 PM
13	Affordable housing	6/16/2025 12:31 PM
14	Housing for everyone, single units, and up, ALL pet friendly with rules of course.	6/16/2025 11:36 AM
15	Nothing, How many feet between floors on these 4 story buildings? No one wants to live beside anything higher than 2 or 3 stories, but your ramming this down all the area residents throats. Why don't you take a vote on this in the area and ask all the residents?	6/16/2025 11:30 AM
16	Control over housing	6/16/2025 10:59 AM
17	I do not agree with infill policies, and overdensity will increase potential livability issues.	6/16/2025 10:58 AM
18	High density	6/16/2025 10:34 AM
19	limit to housing height. inclusion of trees and shrubs, residential focus	6/12/2025 12:28 PM
20	Creating a beautiful urban neighbourhood that integrates the river	6/10/2025 3:11 PM
21	understands the need to maintain character and affordability	6/8/2025 12:08 PM
22	Nothing	6/7/2025 12:06 PM
23	public paces	6/6/2025 11:21 PM
24	Housing	6/6/2025 4:05 PM
25	I like the draft plan, ensuring that there are no 4 story housing built where there is currently bungalow housing.	6/6/2025 2:14 PM
26	Hopefully it address existing run down properties and address the slum landlord situation in a few properties.	6/5/2025 7:39 PM
27	residential development	6/5/2025 6:19 PM
28	More housing	6/5/2025 5:44 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

29	More people means a more vibrant neighborhood	6/5/2025 4:19 PM
30	More affordable housing.	6/5/2025 12:43 PM
31	We need more housing density in this area.	6/5/2025 12:26 PM
32	Designed to match neighborhood character	6/5/2025 12:11 PM
33	that areas west of Disraeli will be cleaned up	6/5/2025 11:46 AM
34	Nice to have a plan...however who's going to build when there's delapidated homes that some landlords do not do any improvements or do basic maintenance...why would any investors build when they wouldn't be able to find tenants to live where there's deplorable homes next door...average 2 bedroom new apartments are inching 2000 a mth.	6/5/2025 11:41 AM
35	Nothing	6/5/2025 11:01 AM
36	Four story buildings sounds great. Winnipeg needs more housing.	6/5/2025 10:12 AM
37	It's a long overdue step to solve a long term problem.	6/5/2025 8:37 AM
38	Emphasis in the abstract on residential, but outcome depends entirely on the nature of the ultimate "residents." Area dominated by low or no income renters is invitation for trouble.	6/5/2025 8:26 AM
39	I like that regulations and by-laws are intended to be honoured - I would like to see more enforcement with our current housing situation.	6/5/2025 8:02 AM
40	More housing	6/4/2025 7:46 PM
41	I am glad there won't be any commercial buildings allowed.	6/3/2025 8:44 PM
42	Keeping the character of the neighborhood.	6/1/2025 7:36 PM
43	Trees and soft landscaping will be considered.	6/1/2025 3:57 PM
44	Providing more housing and hopefully an improvement in the amount of vacant housing	5/29/2025 2:53 PM
45	More density	5/29/2025 8:35 AM
46	It seems to have a clear vision	5/28/2025 9:18 PM
47	I like that it increases permission for housing	5/28/2025 5:37 PM
48	Yes	5/28/2025 4:34 PM
49	I like that the residential buildings are restricted to 4 stories.	5/28/2025 3:30 PM
50	The loosened zoning regulations allowing current property owners to better utilize the land they possess.	5/28/2025 2:30 PM
51	that it maintains a feel/vibe that works and offers some mixed use housing and accessible communal green space	5/28/2025 9:29 AM
52	Inclusion of parks/third spaces	5/27/2025 9:05 AM
53	more density	5/26/2025 2:12 PM
54	Single and duplex units are fine. I like that new industrial and high rise buildings are prohibited.	5/26/2025 2:05 PM
55	Encouraging medium-density development is the way to go.	5/26/2025 10:13 AM
56	More housing	5/26/2025 9:31 AM
57	providing more housing options	5/25/2025 7:19 PM
58	The neighborhood will get attention to create a nicer community	5/25/2025 10:24 AM
59	More housing	5/25/2025 10:18 AM
60	Not much.	5/24/2025 3:50 PM
61	Building up not out is exactly what this city needs.	5/24/2025 1:50 PM
62	Plain and simple, that the city is looking into the quality of the maintenance of the streets,	5/24/2025 11:31 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

	infrastructure and look (trees and maintaining current green spaces.	
63	infill is good when done properly	5/23/2025 8:03 AM
64	More housing options	5/23/2025 7:56 AM
65	any improvements are a good thing.	5/22/2025 9:57 PM
66	Good way to help fund new residential construction in a challenging area.	5/22/2025 9:38 PM
67	density increases	5/22/2025 7:25 PM
68	Anything that enhances the area is positive.	5/22/2025 7:07 PM
69	Mixed use housing is a fantastic model for city growth and diversity. It provides stability within transitory lifestyles.	5/22/2025 7:04 PM
70	I agree with infill as i am a infill owner. But my only problem is again anyone buying and renting out. Some I fills are a mess in the neighborhood.	5/22/2025 6:20 PM
71	Density is good for affordability and transit access and reducing sprawl.	5/22/2025 5:58 PM
72	I like the direction of more affordable housing, and also that infrastructure capacity is being accounted for.	5/22/2025 5:48 PM
73	I like the idea of more affordable housing	5/22/2025 4:08 PM
74	Population density and housing.	5/22/2025 3:39 PM
75	It's nice to see a step forward on something that shoulda been done 20+ yrs ago	5/22/2025 3:18 PM
76	more housing.	5/22/2025 2:11 PM
77	more housing, in Vancouver or Toronto, Point Douglas w/b amongst the most desirable areas in town	5/22/2025 2:07 PM
78	proximity to rapid transit	5/22/2025 12:52 PM
79	Yes sure affordable housing, but less affordable renting, as for our own experiences. Also we are so close to Main Street and it got worsened the last year.	5/22/2025 12:46 PM
80	Why would we not use high-rises with big beautiful apartments right along the river that would look beautiful and provide a lot of housing	5/22/2025 12:40 PM
81	Allow for more housing density and infill.	5/22/2025 12:31 PM
82	No more industrial use	5/22/2025 12:10 PM
83	More housing less industry	5/22/2025 12:08 PM
84	Increased affordable housing	5/22/2025 12:07 PM
85	High density	5/22/2025 11:50 AM
86	going to saturate with low income housing. no infrastructure revisions. only builders will benefit.	5/22/2025 9:56 AM
87	Affordable housing is much needed within the area!	5/22/2025 9:33 AM
88	Building more housing is great	5/22/2025 9:33 AM
89	Not allowing more industry in the area	5/22/2025 9:30 AM
90	That you are limiting the potential for high-rise monstrosities.	5/22/2025 9:30 AM
91	there is an obvious effort to make the area more residential-friendly by removing/limiting commercial/industrial users	5/22/2025 9:27 AM
92	Rapid transit.	5/22/2025 9:16 AM
93	We need more density of people. So the 4 story allowance is good.	5/22/2025 8:55 AM
94	I like that it takes the character of the neighbourhood into account.	5/22/2025 8:50 AM
95	Why restrict high dencity buildings so much. What Winnipeg needs it multi-purpose zoned buildings. First floor commercial and 3-6 stories of residential on top. By limiting it to max 4	5/22/2025 8:45 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

story residential you are really limiting development and growth in an area that doesn't need preserving

96	more housing	5/22/2025 8:43 AM
97	Rapid transit and new stations to support the community	5/22/2025 8:32 AM
98	I don't like it at all. We don't want the HAF in our community.	5/21/2025 11:36 PM
99	Why does the map include green spaces as being infill potential?	5/21/2025 11:25 PM
100	preserving the height of neighbouring buildings as well as Water and wastewater capacity	5/21/2025 10:07 PM
101	Responsive to current density and housing fabric.	5/21/2025 1:23 PM
102	Increase in affordable housing.	5/21/2025 12:29 PM
103	that it will encourage/support gentle densification, building on what is already present in the neighbourhood.	5/21/2025 12:22 PM

Q7 What do you think might be missing from the draft plan for the infill area?

Answered: 109 Skipped: 140

#	RESPONSES	DATE
1	Mixed use commercial	6/24/2025 3:02 PM
2	River views	6/19/2025 10:14 PM
3	Co-operative housing. Builders need to be held responsible for affordability. Must have longevity with prices	6/17/2025 2:13 PM
4	A dog park.	6/17/2025 12:55 PM
5	over population	6/17/2025 8:38 AM
6	What is happening to the people/properties who are currently living there?	6/16/2025 9:06 PM
7	A more intentional active transit plan. Walkways and bikeways.	6/16/2025 7:05 PM
8	555	6/16/2025 6:39 PM
9	Some commercial uses such as a grocery store that residents would frequent should be accommodated.	6/16/2025 5:12 PM
10	Limit new building height to 3 stories not 4. Character of the people that move into these units is important. If this is a plan to make housing for people who have not contributed to society and by there actions demonstrate no respect for others I'm firmly against this plan. It will ruin this residential area.	6/16/2025 3:45 PM
11	Accessibility	6/16/2025 11:36 AM
12	It's a very long walk for a lot of residents to the poorly located bus stations. What are you going to do about the very dangerous Louise Bridge, it's in very bad shape and needs to be replaced, it's a huge lawsuit waiting to happen when it finally collapses.	6/16/2025 11:30 AM
13	Heritage interpretation	6/16/2025 10:59 AM
14	Draft plan? You show a map, not a plan.	6/16/2025 10:58 AM
15	Proposals to evict industrial use businesses that harm the land and make the neighbourhood unlivable	6/16/2025 10:34 AM
16	services such as access to affordable food shopping, opportunity for local craft/shops, location of parking--possible car coop parking?	6/12/2025 12:28 PM
17	four stories and no commercial is one way to make this plan a failure. I agree there should not be high rises but so many low quality builders will put up crappy four story buildings that will ruin the vision of the area. at least 6 stories should be permitted along with some commercial. Let's make this Winnipeg's best urban neighbourhood and celebrate the gem that it is.	6/10/2025 3:11 PM
18	Green space. Playgrounds.	6/8/2025 3:52 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:30 PM
20	The part where you leave point Douglas alone	6/7/2025 12:06 PM
21	nothing	6/6/2025 11:21 PM
22	Parking- how will a four plex with potential for 8 cars be big enough to allow off street parking. Also houses are very close together and a huge structure can be or create a fire hazard	6/6/2025 5:54 PM
23	Transit	6/6/2025 4:05 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

24	Consideration for parking of residents vehicles and visitors for when you increase the number of living spaces. It's difficult at times now to find parking in front of your home. Example would be having a new housing unit for 4 families and only creating space for 2 or 3 vehicles	6/6/2025 2:14 PM
25	It does not address the industrial buildings on Sutherland. There are empty and run down properties on Euclid which could be turned into 3-4 story units. Sutherland needs to be looked at as a potential area for future small retail businesses and independently owned cafés or eateries.	6/5/2025 7:39 PM
26	concerned that higher rise buildings should be included.	6/5/2025 6:19 PM
27	Ensuring affordability	6/5/2025 5:44 PM
28	Not sure how much grass is needed.	6/5/2025 4:19 PM
29	Consideration about the longevity of the Louise Bridge.	6/5/2025 12:43 PM
30	Will the local elementary school be able to handle an increase in students?	6/5/2025 12:26 PM
31	Neighborhood-oriented commercial infill might also be considered	6/5/2025 12:11 PM
32	a lot of the area has already been developed with newer housing. So the idiot doing the mapping does not live here. And it shows.	6/5/2025 11:46 AM
33	Are there any investors ready to come in and build or is this just put out changes of zoning to think developers will come in and build...it's like buying a buggy and have no horse.	6/5/2025 11:41 AM
34	Consideration of the long time residents that have helped build the community and have worked their whole lives to buy a home in a neighbourhood we love. Displacing the elderly, the young families and immigrants is heartless and makes your entire plan's goal unachievable.	6/5/2025 11:01 AM
35	I worry about bigger companies sweeping up properties and raising rent to an unaffordable level. I myself own my home but I would hate to see great neighbors get kicked out by larger companies only caring about money	6/5/2025 10:30 AM
36	Lots of lighting to brighten the area that keep shady people away.	6/5/2025 10:12 AM
37	How you will encourage people with means to live and invest in the area.	6/5/2025 8:26 AM
38	Enhanced lighting throughout the area, CCTV camera's to deter crime. The new LED lighting on city lights are more energy efficient but are much duller. In high crime area's, increased lighting could help provide a safer environment	6/5/2025 8:17 AM
39	I think that if the hope is for revitalization, we need to consider how to make amenities and opportunities for employment a part of this plan. High density housing is not a long term solution, and in an area that already struggles to enforce by laws and zoning regulations I would be distrustful of a plan that relied on those processes to be successful.	6/5/2025 8:02 AM
40	I would like to see the scrap metal place on Sutherland removed from the area. I believe it would cut down on theft	6/3/2025 8:44 PM
41	Safe ways for pedestrians to cross the railway	6/1/2025 7:36 PM
42	"Building size and placement will be considered" is vague and subjective to interpretation. What will "_____ be considered" look like? Will developers be subject to specific rules - like mandatory boundary between foundation footprint and property edges? Some infill don't actually have a wide enough space between building and property edge or neighbouring building to push a stroller or lawnmower.	6/1/2025 3:57 PM
43	1. What is to be done about the current residents as the area is developed? 2. The area should include the Disraeli/Main St/Waterfront triangle.	5/29/2025 6:25 PM
44	Ensuring the units and buildings are family friendly (ie, shared greenspace)	5/29/2025 8:35 AM
45	Expanding into a larger area	5/28/2025 9:18 PM
46	I do not think the increased zoning rights go far enough. They are hardly different from the rest of the city; more will be required to enable development in this area. In particular, parking minimums should be eliminated entirely.	5/28/2025 5:37 PM
47	More flowers	5/28/2025 4:34 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

48	In Winnipeg, there is not a stark need for more houses or units - our population does not exceed the available housing. What is an issue is rent control and unsafe housing. Property owners allow their properties and structures to decay, leading to precarious empty buildings and the ghettoization of low-income individuals who have little choice regarding where they can live and how much they can afford to spend on rent. I think that I would like to see a part of the plan that addresses landlords and property owners that permit their properties to decay while occupied by tenants or remain vacant for years at a time. Additionally, I would like to see some kind of benefit for residents that own their homes as well as landlords that do maintain their properties adequately, as a means to motivate the owners within the area to take pride in the maintenance of their community.	5/28/2025 2:30 PM
49	Commercial development, ie small shops and restaurants, cafes etc	5/28/2025 2:10 PM
50	The Higgins waterfront area should be a priority. Homeless encampments are severely limiting growth in all of Point Douglas and we were told by the premier that they were going to be addressing it. It can not happen soon enough as every day that goes by allowing them to grow will make it that much harder to solve the problem. Once it's taken care of, we need to find a way to fill all of that valuable waterfront land with new builds to prevent the encampments from popping up again.	5/28/2025 12:27 PM
51	A police presence.	5/27/2025 2:04 PM
52	It would be cool to have a plan on how to use historic sites that may be in disrepair or not being used to their full capacity	5/27/2025 9:05 AM
53	Have more 4-story structures.	5/26/2025 7:18 PM
54	areas for businesses - places for residents to shop get groceries, eat, etc.	5/26/2025 2:12 PM
55	Four and six plexes need to be prohibited. Allowing those puts a huge "burn me" sign on every single family and duplex residence in the neighborhood. We have seen how these developments play out in other communities. All the large trees are removed and edge to edge structures are built on the lot. Boulevards are trashed and left in poor condition for years. I think many of us explicitly stated that we valued our existing housing stock and wanted to preserve as many old trees as possible. Allowing four plexes and four story buildings does accomplish this goal. In fact, it actively undermines this goal.	5/26/2025 2:05 PM
56	More accessible groceries and gardens.	5/26/2025 9:31 AM
57	Residential high rise	5/25/2025 8:04 PM
58	Better to consider how abandoned houses can be rebuilt/refurnished as many fire incidents have been happening in the neighborhood.	5/25/2025 7:19 PM
59	I'm concerned about apartments taking over and it losing neighbourhood houses. The idea Reminds me of sunrise east hasting neighbourhood in Vancouver where I used to live. A lot of 4 story apartments run down by drugs and bugs. So many bugs	5/25/2025 10:24 AM
60	Light restrictions to the current homeowners with the increase of allowable height restrictions.	5/25/2025 10:18 AM
61	Does it allow for commercial spaces that enhance community like coffee shops, restaurants, bakeries, library, and arts? Does it address schools and classroom space. Does it include a plan for safety patrols and street cleanup (like the exchange district.) How do you regulate who is allowed to purchase and build? Will it help exploit those needing affordable housing and just make investors rich? Will it allow the community to take the lead on how we want our community to grow? How will foot traffic, bicycles and traffic be addressed.	5/24/2025 3:50 PM
62	Low income housing, rent controlled housing.	5/24/2025 1:50 PM
63	I am not in favour of 3 or 4 storey buildings in a residential area. Why not think bigger? Why not have a mixture but keep it organized. In other words, i.e. along Rover - why not allow developers to build apartment buildings along the River front? Now that is real infill and improved density housing that will also increase the tax base in order to maintain and continue into the future, the new higher quality of living and safety to the neighbourhood.	5/24/2025 11:31 AM
64	Allow for a few 1st floor commercial spaces on corners if there is a 4 storey building. Corners should also possibly be higher ... 6 stories.	5/23/2025 12:25 PM
65	a PROTECTED and safe AT connection as part of the North Winnipeg Parkway	5/23/2025 12:03 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

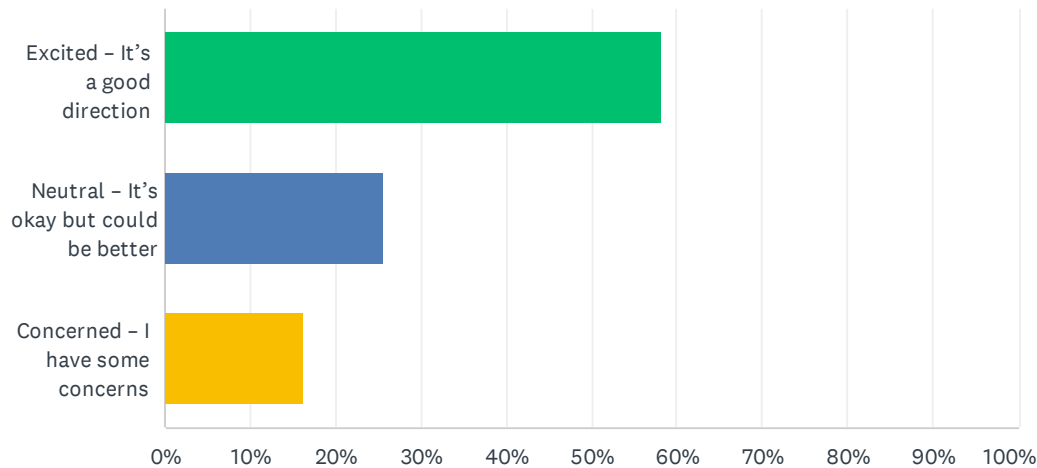
66	the prices of infill houses are astronomical, typically take up the entirety of the lot and not allowing for any backyard space for families to spend time	5/23/2025 8:03 AM
67	Small grocery stories	5/23/2025 7:56 AM
68	Maybe some higher-rise buildings should be considered. Maybe 6-8 stories..	5/23/2025 7:43 AM
69	affordability for accommdations.	5/22/2025 9:57 PM
70	Crime is rampant in this area. The last few SRO hotels on Main Street with beverage rooms/beer vendors are destroying the vulnerable people that are forced to live in them and the Point Douglas community. They need to be closed. The pawn shops on Main Street are hot spots for stolen goods to be bought and sold and also need to be removed. A detox/treatment centre should be built to rescue these vulnerable people and give them the help they need. These issues need to be dealt with along with the new residential homes planned.	5/22/2025 9:38 PM
71	high rises should be allowed	5/22/2025 7:25 PM
72	Not sure	5/22/2025 7:07 PM
73	Is there a plan to update the water and wastewater capacity?	5/22/2025 7:04 PM
74	We need more spaces for our Children and families to spend safe time outside and in the neighborhood.	5/22/2025 6:20 PM
75	A plan to ensure higher density doesn't result in increased automobile traffic on streets with lots of cyclists	5/22/2025 5:58 PM
76	I think some small commercial areas should be present, to allow for corner stores and restaurants. The Point Douglas neighbourhood feels like a dead zone to be traversed away from, if you need a drink or a snack but don't live in the area.	5/22/2025 5:48 PM
77	Concerns over green space losses	5/22/2025 4:08 PM
78	No talk of mixed use in the area of yellow used have lots of small stores least 1per st some more around pd why is this being ignored it's part of the areas history would love to see small buisnes be allowed attached to ones residence again real Shame we got rid of that in our urban fabric.	5/22/2025 3:18 PM
79	saying how it's going to make affordable housing.	5/22/2025 2:11 PM
80	Wish the rail lines were re-purposed for the rapid transit and a greenway	5/22/2025 12:52 PM
81	Les appartements. We need new family that could live in houses, we need organizations that will buy old/inhabitant houses and transformed them into single houses.	5/22/2025 12:46 PM
82	They should add a police station right in the neighbourhood	5/22/2025 12:40 PM
83	Requirements like back lane access and minimum setbacks should be removed.	5/22/2025 12:31 PM
84	Commercial / resourcing buildings could be useful	5/22/2025 12:10 PM
85	HOME OWNER OCCUPIED NOT RENTALS!!	5/22/2025 12:08 PM
86	Increase in bike lanes for smooth travel through the area	5/22/2025 12:07 PM
87	It needs a guarantee that there will many, many trees.	5/22/2025 11:50 AM
88	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
89	I'm concerned about gentrification and how it will be possible to keep the neighbourhood affordable and make it safer. This area is known for its drug houses and burnt out buildings as Sel Burrows and others have talked about for years. Let's just say I cycle a lot faster through those streets.	5/22/2025 10:20 AM
90	More focus on the active transportation corridor	5/22/2025 10:04 AM
91	Too many structures	5/22/2025 9:56 AM
92	The addictions treatment center should be included.	5/22/2025 9:33 AM
93	Discouraging rental properties	5/22/2025 9:33 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

94	Mixed income accommodation. If is is only 'affordable' housing it becomes a low income area with all the associated problems.	5/22/2025 9:30 AM
95	N/A	5/22/2025 9:30 AM
96	unsure	5/22/2025 9:27 AM
97	Commercial.	5/22/2025 9:16 AM
98	Is there somewhere in the area we can have high rise subsidized housing?	5/22/2025 8:55 AM
99	I think some commercial use for spaces on the main floors of larger buildings would add to the walkability and neighbourhood feel of the community, as well as economic development.	5/22/2025 8:50 AM
100	Some mixed use zones or areas for large development. I understand preserving the character of the neighborhood but it's an industrial zone so preserve or allow old buildings to be covered into housing	5/22/2025 8:45 AM
101	Mixed-use commercial and residential buildings	5/22/2025 8:43 AM
102	Some of the older buildings should get upgraded/redeveloped not demolished.	5/22/2025 8:30 AM
103	More consultation with the community	5/21/2025 11:36 PM
104	The narrow streets being put to shade by too many tall buildings creates a ghetto feel immediately	5/21/2025 11:25 PM
105	an explanation as to why, in order to make it affordable, housing requires at least 4 stories.	5/21/2025 10:07 PM
106	The riverfront development at the "Pritchard docks" as we call it, could become a public riverfront access point, whether a proper boat launch or just a permanent public dock (like the Hugo dock) that is an extention of Michaelle Jean Park. People already use this space a lot, and it has tons of potential. This currently looks like an old concrete dump and is located at the end of Pritchard ave along the public path and into the Red River.	5/21/2025 7:15 PM
107	Sites abutting Main St along Magnus, Burrows, and Alfred may see pressure to intensify as commercial due to the Malls & Corridors policies. Seems a mismatch in procedures that needs to be addressed.	5/21/2025 1:23 PM
108	I am deeply concerned about the impact of Infill Housing Zoning Changes on waterways and trees in the very riverbank-rich area that is Point Douglas. Preserving the tree-lined waterways and excluding them from higher-density development should be of primary importance, not just for Point Douglas, but for all the City's naturalized rivers and creek bank areas. The city has committed to the Montreal Pledge, and I will be very disappointed if that commitment was made for optics only. Both the Greenspace and Natural Corridor Plan By-law and Tree By-law are set to be completed in 2026, but their expertise in protecting waterways and assessing the impact on water and climate change will come too late to inform crucial and lasting environmental decisions for higher-density infill housing along the waterways. Riparian properties are highly sought after for development. Increased higher density construction under the proposed zoning changes will expand along the waterways, intensifying damage to natural ecosystems and resulting in long-lasting environmental harm. The proposed infill plan should not be extended to the waterways, our most ecologically sensitive areas. The plan should preserve city-owned riverside lands by exempting them from sale and designating them as permanent parkland. This would include a 350-foot buffer zone from the Red River, excluding it from development. Current lots within designated buffer zones would retain their current zoning and remain exempt from new infill housing designations. I believe it is vital for the city to honour its commitment to the Montreal Pledge, as well as the 2022 City Council commitment to add 1,000 acres of parkland. Please preserve city-owned riverside lands by exempting them from sale and designating them as permanent parkland.	5/21/2025 12:29 PM
109	I think permitting small neighbourhood oriented commercial uses as part of mixed residential-commercial developments, particularly on corner lots would be great. Many residential neighbourhoods in other cities like Montreal that have lots of gentle density, have uses like a little cafe on the ground floor of a 2-3 storey mixed use building on the corner. this could be limited to parts of the infill area that are abutting or within a certain distance of the mid-rise area.	5/21/2025 12:22 PM

Q8 How do you feel about the draft plan for the mid-rise mixed-use area?

Answered: 172 Skipped: 77



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	58.14%	100
Neutral – It's okay but could be better	25.58%	44
Concerned – I have some concerns	16.28%	28
TOTAL		172

Q9 What do you like most about the draft plan for the mid-rise mixed-use area?

Answered: 87 Skipped: 162

#	RESPONSES	DATE
1	Good use of land space, again affordable. Duplex, triplex for families of 4 and up	6/19/2025 10:15 PM
2	More affordable residential opportunities	6/17/2025 8:30 PM
3	4 stories should be the maximum. In these high rises, there must be apartments with 3 bedrooms for people with 2 or more children, The larger the building with more apartments can lead to an over abundance of poorer people living together. Ensure there is mixed affordability for all. Review Glasgow and Edinburgh Scotland tools to see how these cities have improved poorer areas!	6/17/2025 2:18 PM
4	Opposed to it, I understand the intention, but whether it's higher income or lower income people, it will be problematic. We're the second largest country in the world, our next biggest city is Brandon in our province, we can add housing in a less dense section of this coty/province.	6/17/2025 12:58 PM
5	nothing	6/17/2025 8:38 AM
6	Revitalization	6/16/2025 9:07 PM
7	Gathering spaces	6/16/2025 7:07 PM
8	555	6/16/2025 6:43 PM
9	Inclusion of higher density and affordable housing. Inclusion of commercial uses that directly benefit the community.	6/16/2025 5:15 PM
10	4	6/16/2025 2:11 PM
11	Could be a lot better more housing than businesses and stop with any building more than 3 stories in any of these areas, because most of the people planning these changes don't live there.	6/16/2025 11:41 AM
12	That's great, but we need more grocery stores and banks or ATMs	6/16/2025 11:38 AM
13	small-scale commercial.	6/16/2025 11:03 AM
14	Nothing	6/16/2025 11:01 AM
15	small scale commercial/shops, hopefully cafe or two.	6/12/2025 12:30 PM
16	efforts to maintain and enhance conveniences necessary to a residential neighbourhood	6/8/2025 12:10 PM
17	I love the idea of mixed-use areas, particularly buildings with commercial space on the main floor and housing above, for reducing the amount of traveling required to get to amenities.	6/7/2025 12:32 PM
18	NO mid rise	6/7/2025 12:07 PM
19	public spaces	6/6/2025 11:22 PM
20	Housing	6/6/2025 4:06 PM
21	The areas proposed to build the mid-rise units currently have numerous derelict buildings that are often the trouble spots for crime and pedestrian safety. Redevelopment would greatly improve the area.	6/5/2025 7:57 PM
22	mixed uses of of all buildings	6/5/2025 6:21 PM
23	More housing	6/5/2025 5:45 PM
24	Parking behind the buildings.	6/5/2025 4:20 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

25	More affordable housing	6/5/2025 12:57 PM
26	Ability for small-scale commercial use to grow.	6/5/2025 12:30 PM
27	Stupid Idea! What [REDACTED] came up with this? Do they live in Sage Creek? [REDACTED]	6/5/2025 11:47 AM
28	Walk ups are for young n young families...it excludes older folk as well as people age out they would have to move.	6/5/2025 11:46 AM
29	nothing	6/5/2025 11:01 AM
30	I love that your trying to make the area better, and safer for families and university students.	6/5/2025 10:20 AM
31	As noted previously, emphasis on increased residential use.	6/5/2025 8:29 AM
32	I appreciate there being more openness in this part of the plan to shops and business infrastructure.	6/5/2025 8:13 AM
33	NA	6/4/2025 7:47 PM
34	Important to have mid rise close to transit lines	6/1/2025 7:37 PM
35	More businesses added to the area, an improvement since many do not have access to a vehicle	5/29/2025 2:54 PM
36	Easier for residents to access goods and services near their homes	5/29/2025 8:35 AM
37	Same as last section	5/28/2025 9:18 PM
38	I like the overall vision for the area.	5/28/2025 5:39 PM
39	Yah	5/28/2025 4:35 PM
40	Spaces for people to gather!	5/28/2025 3:31 PM
41	I like the idea of reintroducing newer mid-rise housing in an area where many of the older structures that met this need have fallen into disrepair or burned down.	5/28/2025 2:35 PM
42	Anything that makes streets more walker friendly is going to exponentially benefit the neighborhood. It encourages new building and commercial investments and helps define a neighbourhood's safety and friendliness	5/28/2025 12:29 PM
43	room for businesses and third spaces for residents	5/26/2025 2:13 PM
44	I like the restriction on new industrial development and large commercial developments. By extending the mid-rise zone into the area with single family dwellings you are encouraging arson and abuses by landlords to reno-vict long term tenants so they can drive out residents and put up multi-family dwellings so they can make more money.	5/26/2025 2:11 PM
45	Walkable streets and good transit connections are important here.	5/26/2025 10:15 AM
46	More housing	5/26/2025 9:32 AM
47	walkable streets and rapid transit	5/25/2025 7:20 PM
48	See previous response (oops sorry) I like that it's on the outskirts of the houses. More walkable stores and coffee shops would be awesome.	5/25/2025 10:27 AM
49	Parking behind buildings	5/25/2025 10:21 AM
50	Good! Since Covid, there's a lot of work from home and people started to see the benefits of it. Having a small business at the same building as your home is a big plus value in my opinion	5/24/2025 5:36 PM
51	Building up not out is what this city needs	5/24/2025 1:54 PM
52	Along major routes like Rover and Sutherland, why not have apartment buildings i.e. along Goulet in St. Boniface or parts of Wellington Cres.? You have a string of apartment buildings which back onto a single home residential neighbourhood. These 3-4 storey homes/buildings destroy the residential area by stacking 3-4 families in one building. It's the building, large parking pad and nothing else. Very little green space and messes up the homey residential feeling. You call it 'infill', we call it crowding and it is not residential, especially when you drive down the front street or backlane.	5/24/2025 12:13 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

53	Hopefully developing the area pushes the individuals experiencing substance use disorders out of our community.	5/23/2025 11:43 AM
54	good in theory	5/23/2025 8:04 AM
55	Making area livable	5/23/2025 7:56 AM
56	The removal of industrial and transition to residential.	5/22/2025 10:21 PM
57	density increases	5/22/2025 7:27 PM
58	Looks promising.	5/22/2025 7:09 PM
59	Mass housing for people to live in a charming neighbourhood sounds amazing!	5/22/2025 5:51 PM
60	I like the idea of neighborhood serving amenities and businesses	5/22/2025 4:11 PM
61	walkable and safe	5/22/2025 3:40 PM
62	Neat but see moite about mixed use in yellow	5/22/2025 3:21 PM
63	It is taking into account the need for more infill.	5/22/2025 2:24 PM
64	mixed use	5/22/2025 2:12 PM
65	Mixed use!!!	5/22/2025 12:52 PM
66	More coffee and places that would invite more people to come and feel safe.	5/22/2025 12:48 PM
67	Makes excuse makes sense	5/22/2025 12:41 PM
68	Walkable human scaled.	5/22/2025 12:36 PM
69	That new building will go up	5/22/2025 12:10 PM
70	A focus on a safe neighbourhood for residents	5/22/2025 12:09 PM
71	High density	5/22/2025 11:51 AM
72	I hope there are a lot of small scale commercial places. I like that Entrances and windows will face the street.	5/22/2025 10:28 AM
73	Sutherland is a bit of a wasteland at present. It's not people friendly at all so it would be great to see it become a real street. It's also a wide road with great opportunities for RT. Trees and other greenery are badly needed.	5/22/2025 10:20 AM
74	Dense housing is a great thing - there also needs to be lots of secure bike parking	5/22/2025 9:34 AM
75	mixed affordability of housing. Walkable space.	5/22/2025 9:33 AM
76	That you are making it a walkable neighbourhood.	5/22/2025 9:31 AM
77	there is an obvious effort to make the area more residential-friendly by removing/limiting commercial/industrial users	5/22/2025 9:27 AM
78	I like that there will be a walkable neighbourhood feel.	5/22/2025 9:10 AM
79	I favour highrise but not in the heavy residential area. The plan to put higher buildings along the rapid transit line is great.	5/22/2025 8:59 AM
80	Multi unit housing	5/22/2025 8:34 AM
81	I don't like it at all	5/21/2025 11:39 PM
82	Any existing green spaces being kept	5/21/2025 11:25 PM
83	It seems appropriate.	5/21/2025 10:09 PM
84	This is the appropriate area for medium-density mid-rise buildings. Adding more density further enlivens the neighbourhood and brings more services and safety.	5/21/2025 7:19 PM
85	Appropriately sited along major corridors. Can make for a very nice experience moving through the Point Douglas area.	5/21/2025 1:26 PM
86	The allowance and potential existence for cafes, shops, laundromats, etc.	5/21/2025 12:43 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

87	the support for small commercial uses is great, as it the support for slightly taller and denser residential buildings.	5/21/2025 12:25 PM
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Q10 What do you think might be missing from the draft plan for the mid-rise mixed-use area?

Answered: 83 Skipped: 166

#	RESPONSES	DATE
1	parking	6/19/2025 10:15 PM
2	I would like to see documentation the city has used to re-develop this area,	6/17/2025 2:18 PM
3	A dog park	6/17/2025 12:58 PM
4	over population	6/17/2025 8:38 AM
5	As long as it's done mindfully with current residents at the forefront of consideration.	6/16/2025 9:07 PM
6	Bike lanes.	6/16/2025 7:07 PM
7	555	6/16/2025 6:43 PM
8	Allowance for larger grocery store would be a good inclusion.	6/16/2025 5:15 PM
9	Sounds like a plan to park homeless people into Point Douglas. The real solution is stopping the extreme excessive number of people allowed into our country and the loss of public safety and increased criminality that has result from it. Point Douglas is a residential area with its own character. This should be embraced and protected.	6/16/2025 4:02 PM
10	4 stories means more cars. Direction should be more focused on walkable with good transit	6/16/2025 2:11 PM
11	The planning committee's have no real idea of what the area residents want and need, it's a neighborhood that just wants a greater police presence and be able to walk around without feeling scared.	6/16/2025 11:41 AM
12	Banks, atms	6/16/2025 11:38 AM
13	Recreational spaces	6/16/2025 11:03 AM
14	Again, what plan? This is a very vague survey	6/16/2025 11:01 AM
15	concern about 6 stories as not fitting, concern about parking	6/12/2025 12:30 PM
16	I am so sad that Winnipeg's neighbourhood with the most potential is being ruined, I assume, by some serious limitations. This is Winnipeg's crown jewel, why does it look like a whimper of what it could be.	6/10/2025 3:15 PM
17	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:32 PM
18	The part where you leave PD alone	6/7/2025 12:07 PM
19	nothing	6/6/2025 11:22 PM
20	Safety police presence fire safety crime	6/6/2025 5:57 PM
21	Transit	6/6/2025 4:06 PM
22	Assurances that the area will not fall under the same demise as Osborne Village. Agencies and out of province investors building condos drove away affordable housing and positive street level activity as well as the cultural and generational mix that was once in the area.	6/5/2025 7:57 PM
23	safety	6/5/2025 6:21 PM
24	Bike routes and safe storage for bike by apartment buildings	6/5/2025 12:57 PM
25	What happens to existing green spaces (e.g. Joe ZukenPark?)	6/5/2025 12:30 PM
26	Not going to happen! This cities plan maker is [REDACTED]!	6/5/2025 11:47 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

27	A SENIORS residence...a full care Elderly Facility...based on income I.	6/5/2025 11:46 AM
28	read the previous comments	6/5/2025 11:01 AM
29	Keep in mind all the homeless encampments in the area may migrate to the new stuff, so be sure to have community liaisons to help the less fortunate.	6/5/2025 10:20 AM
30	As before, caters to transient population. For example, how can buildings up to 6 stories accommodate adequate parking in back lanes? Presumes perhaps people who do not have the means to own vehicles?	6/5/2025 8:29 AM
31	Safety needs to be part of the plan. Based on the current infrastructure in the area, I have a hard time envisioning Sutherland over the aging and annually closed Louise bridge a rapid transit opportunity.	6/5/2025 8:20 AM
32	I think the scope for businesses and jobs is too limited, and that the increased push for high density housing will negatively impact the community. Small businesses tend to struggle in our neighbourhood, and we are a food desert. Larger infrastructure that supports what is already here (grocery stores, industries with the resources to have security and provide lasting employment) would be much more beneficial.	6/5/2025 8:13 AM
33	NA	6/4/2025 7:47 PM
34	Building should have parking underneath and mandatory secure bicycle parking	6/1/2025 7:37 PM
35	The orange zone extends quite deeply into the streets that merge with Euclid between Granville and Angus. I would not want multiple 6 storey buildings lining this area. Currently, Habitat for Humanity won't even build in NPD, I fully support low-income and accessible housing, but if there is only gov't and non-profit housing willing to invest, how to not recreate Lord Selkirk Park?	6/1/2025 4:07 PM
36	What about the area south of Sutherland? It should also be mid-rise mixed use.	5/29/2025 6:27 PM
37	Same as last section	5/28/2025 9:18 PM
38	Again, the plan does not go far enough. 6-8 stories should be allowed by default in most or all of this area. Parking minimums should be eliminated entirely	5/28/2025 5:39 PM
39	Yes	5/28/2025 4:35 PM
40	I am concerned that this plan will introduce so much housing directly next to the Louise Bridge, which is only two lanes, is next to a major intersection, and already deals with an absurd amount of traffic, particularly during rush hour. After all, Winnipeg doesn't have a great track record of taking care of its bridges, and I worry what might happen with all these extra people in the area should the Louise Bridge become condemned like the Arlington Bridge.	5/28/2025 2:35 PM
41	for this one we want to ensure that communal accessible green spaces are included	5/28/2025 9:29 AM
42	Same as the previous question like this. Use for older historic buildings	5/27/2025 9:07 AM
43	This zone currently includes a lot of single family dwellings. These will inevitably be bought by developers and allowed to deteriorate to the point where they burn down and are replaced by poorly constructed modern buildings. The mid-rise zone should be on the other side of Sutherland. I also believe there will be some serious issues with parking if the area becomes over-developed.	5/26/2025 2:11 PM
44	Parking located behind buildings is good, better yet would be to remove minimum parking requirements entirely for any new developments.	5/26/2025 10:15 AM
45	More accessible groceries and gardens.	5/26/2025 9:32 AM
46	High rise	5/25/2025 8:05 PM
47	Not sure, would hope it would become more safe to walk around	5/25/2025 10:27 AM
48	Who is your target demographic for moving in and enjoying this space? Our house is in this area. Did you consult with the residents committee before putting this together?	5/24/2025 3:52 PM
49	Low income housing. Rent controlled housing. Pointless if the new apartments are those bs 1800\$ a month apartments.	5/24/2025 1:54 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

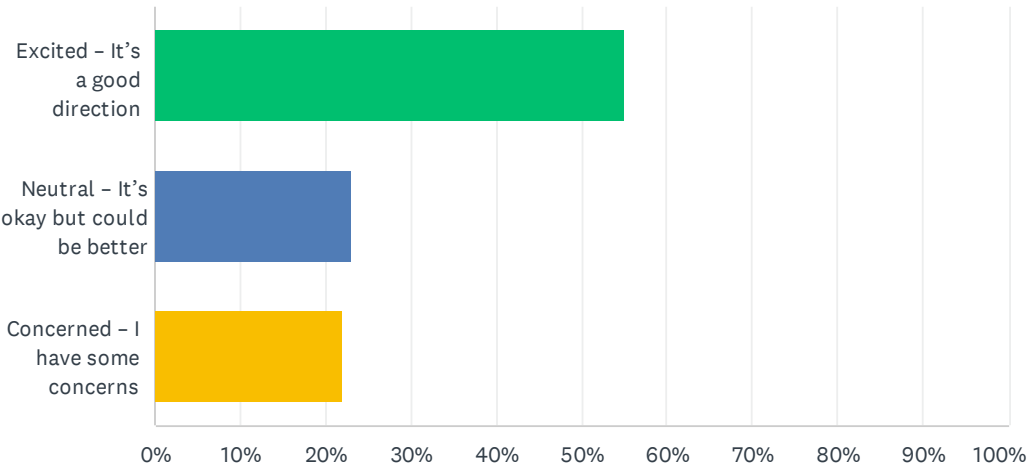
50	Real vision is missing. Take the best of the current neighbourhood (don't crowd the single home dwellers out) but permit well thought out and designed apartment buildings with underground parking along (like on Goulet and Wellington Cres.). Let's be honest, the reason for infilling is to raise more taxes (one home owner or 2,3 or 4 home owners). Please don't make our neighbourhoods look more cramped or crowded than some already look where this has been permitted. I wouldn't want to live next to a multi-level home.	5/24/2025 12:13 PM
51	Osborne multi-use midrise, the densest neighbourhood in the city, cant even fill new store fronts. make it a requirement to build main floor windows using non-breakable glass	5/23/2025 8:04 AM
52	Ability to attract developers.	5/22/2025 10:21 PM
53	too much concern over public gathering spaces and parking	5/22/2025 7:27 PM
54	Not sure about the public spaces, could turn into encampment.	5/22/2025 7:09 PM
55	Control on landlords.	5/22/2025 6:29 PM
56	Right now, a couple small-scale museums occupy some of the delineated space. I hope they can stay - they're a nice quiet retreat from the hustle and bustle of life.	5/22/2025 5:51 PM
57	I have concerns about the older homes and buildings that are already in place, what does this mean for these sites?	5/22/2025 4:11 PM
58	The loss of small scale industry will be real sad and no interest in commercial again why cant we have a machinist shop or welder shop in the area allow for this and artists why turn our back on industry 1ajs	5/22/2025 3:21 PM
59	6 stories might be too limiting in some places. Going up to 7 stories would be better.	5/22/2025 2:24 PM
60	define what "large commercial use" is. no walmart? or no starbucks?	5/22/2025 2:12 PM
61	Nothing	5/22/2025 12:52 PM
62	Collaboration with the part of Maine that is actually (most of it) the problem. People from there walk onto drugs/intoxicated into our neighborhood. Children cannot play outside. We also need a place for cats rescue center. So many stray cats.	5/22/2025 12:48 PM
63	We need a police station, put it right in the heart of the problem area which we know is this neighborhood. We can pretend that there's not crime here.	5/22/2025 12:41 PM
64	Too much valuable space will still be used for car parking instead of providing outdoor space for residents to enjoy. Car traffic on Main and Sutherland should be reduced if these streets are going to be attractive neighbourhood centers.	5/22/2025 12:36 PM
65	Seems like a plan for low income people. It will not help the area it will make it worse than it is now	5/22/2025 12:10 PM
66	You mention green spaces but not how much. There should be lots of space designated for natural green space	5/22/2025 12:09 PM
67	More trees!	5/22/2025 11:51 AM
68	mixed use high rise are a magnet for drug use	5/22/2025 11:29 AM
69	Deal with petty crime due to addictions and homelessness otherwise small businesses will quickly close, move away or not even come. This is not a stereotype - money is needed for food or a fix and without a fixed abode (for social assistance) it has to come from somewhere.	5/22/2025 11:25 AM
70	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
71	Secure bike facilities and bike paths!	5/22/2025 9:34 AM
72	I see nothing to address and prevent crime	5/22/2025 9:34 AM
73	Bike paths? useful amenities to walk to like grocery store, pharmacy, dentist , bank etc.	5/22/2025 9:33 AM
74	Allow for some grocery shops so people don't have to travel so far for groceries. The nearest grocery store is miles away.	5/22/2025 9:31 AM
75	unsure	5/22/2025 9:27 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

76	Can we allow community organizations to have an exemption to the plan. For example , Supportive housing higher than 6 stories while keep residential limited to 6	5/22/2025 8:59 AM
77	I don't want midrise	5/21/2025 11:39 PM
78	Looks as if we would be loosing some of the green spaces and heritage sites	5/21/2025 11:25 PM
79	Unknown at this time.	5/21/2025 10:09 PM
80	We have lost a lot of mature trees on arteries such as Euclid and any new development should be required to add to and improve the tree canopy.	5/21/2025 7:19 PM
81	Further exemplifies problems along pressures along Magnus, Burrows, and Alfred.	5/21/2025 1:26 PM
82	There are currently no cafes, laundromats, or shops (excluding pawn) in Point Douglas. The major impediment to such community-strengthening facilities is the existence of crime, both personal violent crime and property crime, including arson committed by homeless individuals. Businesses would be taking a huge chance setting up in an area like Point Douglas, where current establishments keep their doors locked during business hours and cannot even get insurance due to the severity of risk, as 150 year old buildings, that could and should have been designated as heritage, are instead converted to ash. Despite the secondary plan's provision for such businesses within Point Douglas, without addressing criminality, it will not occur.	5/21/2025 12:43 PM
83	how does the plan determine which types of commercial uses are suitable? many commercial uses might not clearly fit within this description but still have positive benefits, if there are more detailed policies negative effects could be mitigated.	5/21/2025 12:25 PM

Q11 How do you feel about the draft plan for the higher-rise mixed-use area?

Answered: 169 Skipped: 80



ANSWER CHOICES	RESPONSES	
Excited – It's a good direction	55.03%	93
Neutral – It's okay but could be better	23.08%	39
Concerned – I have some concerns	21.89%	37
TOTAL		169

Q12 What do you like most about the draft plan for the higher-rise mixed-use area?

Answered: 75 Skipped: 174

#	RESPONSES	DATE
1	River views, open space	6/19/2025 10:16 PM
2	More affordable residential opportunities	6/17/2025 8:31 PM
3	Front facing doors, rear parking. Small garages would be nice for safety of the elderly. Lighting would be essential.	6/17/2025 2:21 PM
4	More people in a congested area isn't good according to studies. Nature is needed.	6/17/2025 12:59 PM
5	Great future development ideas for higher density and less industrial usage.	6/16/2025 9:09 PM
6	No industrial building.	6/16/2025 7:09 PM
7	555	6/16/2025 6:48 PM
8	Agree with focus on higher density housing as opposed to the dilapidated old single family homes that are currently in the area.	6/16/2025 5:19 PM
9	It's laughable!	6/16/2025 11:45 AM
10	Security	6/16/2025 11:39 AM
11	Housing opportunities	6/16/2025 11:09 AM
12	residential focus	6/12/2025 1:25 PM
13	Ok, this is more like it. love that mixed uses and walkable streets have finally entered the discussion.	6/10/2025 3:17 PM
14	Opens up access to the river	6/8/2025 12:15 PM
15	I'm happy to see the industrial spaces go away and bring more housing near downtown. This should reduce traffic, pollution, and commute times for everyone - win-win!	6/7/2025 12:33 PM
16	Go fix the north end	6/7/2025 12:08 PM
17	public spaces	6/6/2025 11:22 PM
18	More housing	6/6/2025 4:07 PM
19	Good idea.	6/6/2025 8:54 AM
20	I agree with development along Higgins as a prime real estate location. Much of what is occupied by the railway is land that should have been cleared and redeveloped years ago.	6/5/2025 8:07 PM
21	More housing	6/5/2025 5:45 PM
22	Parks	6/5/2025 12:58 PM
23	Great place to put high rises it would block the train rumble we have...since those huge warehouses burnt to the ground	6/5/2025 11:54 AM
24	This might work, but will never happen.	6/5/2025 11:49 AM
25	Nice, we need more housing.	6/5/2025 10:22 AM
26	That it's bringing (hopefully) new development to a beautiful stretch of the river that isn't often enjoyed	6/5/2025 8:40 AM
27	See earlier responses. Emphasis on residential.	6/5/2025 8:30 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

28	What I like most is that we are talking about opportunities for a forgotten part of the city.	6/5/2025 8:23 AM
29	I do like the overall layout of this plan, to have housing that branches out towards a business sector connected with transit.	6/5/2025 8:15 AM
30	NA	6/4/2025 7:48 PM
31	High rises close to transit	6/1/2025 7:38 PM
32	We obviously need higher density housing.	6/1/2025 4:13 PM
33	It's a large area to accommodate lots of residents.	5/29/2025 6:28 PM
34	Proximity to downtown - the area may appeal to a range of residents	5/29/2025 8:36 AM
35	Same as last section	5/28/2025 9:19 PM
36	I like that parking minimums are eliminated	5/28/2025 5:41 PM
37	Yes	5/28/2025 4:35 PM
38	I don't like it, to be honest. When this project was first announced, it sounded like the majority of this area would be parkland, but now it sounds like the intent is for most of the space to be taken up by residential buildings - I think this is an extremely poor use of the space and would be destined to create the same class based tensions that exist in the condo areas that already exist in parts of South Point Douglas and The Exchange.	5/28/2025 2:40 PM
39	That it's happening.	5/28/2025 12:30 PM
40	That there is ample space for biking, strollers, wheelchairs etc -	5/28/2025 9:30 AM
41	I like the restriction on new industrial .	5/26/2025 2:17 PM
42	proximity to rapid transit	5/26/2025 2:13 PM
43	Mixed-use developments and the transit connection. Also, requiring entrances to face the street is good --- making streets feel like places in themselves should be a priority.	5/26/2025 10:32 AM
44	Affordable housing	5/26/2025 9:32 AM
45	Sounds good hopefully will bring people who like community	5/25/2025 10:28 AM
46	Replace the empty derelict buildings	5/25/2025 10:25 AM
47	Building up not out	5/24/2025 1:55 PM
48	Glad things are moving along with the rapid transit and the location of the transit stations. Have you taken into consideration included parking for those who will use these stations to go into the city or other areas and leave their cars behind at the stations? Isn't that the whole point of rapid transit? For people to minimize the use of cars and less then need for parking spaces down town so they can be utilized for commerical or residential high rises/apartments or office space? All major cities usually have free parking for those commuting from the bedroom communities,	5/24/2025 12:50 PM
49	again, good if done properly and other items addressed	5/23/2025 8:06 AM
50	Good as long as no Manitoba Housing- breeding ground for crime.	5/23/2025 7:58 AM
51	Redevelopment of the mostly derelict and abandoned industrial Higgins Avenue area is long overdue.	5/22/2025 10:21 PM
52	density density density	5/22/2025 7:29 PM
53	Not a fan.	5/22/2025 7:09 PM
54	A lot of older industrial sites are eyesores here. Reusing these areas will be a great boon to the quality of life of the residents!	5/22/2025 5:54 PM
55	Maximising space and making it safe and walkable	5/22/2025 3:42 PM
56	The area needs allot be good to see where this goes	5/22/2025 3:25 PM
57	Density!	5/22/2025 12:52 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

58	More commercial and cafes	5/22/2025 12:49 PM
59	The whole neighbourhood should be high-rises	5/22/2025 12:42 PM
60	Mixed use is great.	5/22/2025 12:40 PM
61	Greta idea to build more housing	5/22/2025 12:13 PM
62	Hopefully will result in an increase in affordable housing for individuals and families of all income levels.	5/22/2025 12:10 PM
63	High density	5/22/2025 11:51 AM
64	Would love to see a reduction/removal of parking minimum requirements for development here - let's focus on using the land for the best uses possible	5/22/2025 11:41 AM
65	The walkability and transit aspects.	5/22/2025 9:46 AM
66	Great idea!	5/22/2025 9:35 AM
67	Housing development in the area	5/22/2025 9:34 AM
68	there is an obvious effort to make the area more residential-friendly by limiting commercial/industrial users to certain areas (where they are already typically located today)	5/22/2025 9:28 AM
69	The transformation of this area is very exciting	5/22/2025 9:25 AM
70	Good plan. Allow buildings in this zone to go higher than 6.	5/22/2025 9:01 AM
71	It's on the outskirts of the community	5/21/2025 11:40 PM
72	Would like to see more green space by any water fronts	5/21/2025 11:25 PM
73	No comments.	5/21/2025 1:26 PM
74	More affordable housing. Potential for interesting destinations.	5/21/2025 12:47 PM
75	that the plan explicitly promotes higher density construction with a focus on mixed/varied uses.	5/21/2025 12:32 PM

Q13 What do you think might be missing from the draft plan for the higher-rise mixed-use area?

Answered: 87 Skipped: 162

#	RESPONSES	DATE
1	Addressing gentrification is very important	6/24/2025 3:03 PM
2	parking,	6/19/2025 10:16 PM
3	Keep the area functional and affordable. Would like to see the future plan of entire area before approval	6/17/2025 2:21 PM
4	Dog park.	6/17/2025 12:59 PM
5	What about the greenspace to the east of the Louise Bridge? This needs to be considered.	6/16/2025 9:09 PM
6	555	6/16/2025 6:48 PM
7	A plan for the waterfront area — it's a missed opportunity to leverage what could be a significant community asset.	6/16/2025 5:19 PM
8	The area bordered by the Red River and the Louise Bridge and Grace Street should be kept green for future generations. It was set aside by past mayor [REDACTED] for this purpose I believe. It is very fertile land and can be used for gardening to feed winnipeggers in the case of war or other calamities.	6/16/2025 4:17 PM
9	The playgrounds, green space, police station and more single family housing, stop forcing people into multi-living housing.	6/16/2025 11:45 AM
10	Security cameras, lighting	6/16/2025 11:39 AM
11	"Various types of commercial uses" and "Light industrial uses" too open.	6/16/2025 11:09 AM
12	There has to be a long term future-proof plan for the Louise Bridge. If it continues to require closing down for significant periods or having weight limits it will impact the viability of the surrounding area, particularly businesses trust in there being pass-through custom. As an example see Hammersmith Bridge in London. Businesses and developers won't be attracted unless/until this elephant in the room is addressed credibly.	6/16/2025 10:23 AM
13	effect of noise form the railway for people in the new housing. what is the plan for a railway accident ?	6/12/2025 1:25 PM
14	how to deal with displacement of traffic from Sutherland to Higgins that will create challenges for existing businesses on Sutherland	6/8/2025 12:15 PM
15	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:33 PM
16	Go fix the north end	6/7/2025 12:08 PM
17	nothing	6/6/2025 11:22 PM
18	Fire safety crime parking	6/6/2025 6:06 PM
19	Transit	6/6/2025 4:07 PM
20	There are several residential houses on Curtis and Annabella that I should not be negatively impacted by highrise dwellings.	6/6/2025 2:30 PM
21	I don't think it will fly without a lot of positive PR for it.	6/6/2025 8:54 AM
22	Concerns about vehicle traffic increase. The homes currently off Higgins should be considered as to how people there will be affected by building or having to leave /sell their properties. Also concerned about gentrification and plans to control that outcome.	6/5/2025 8:07 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

23	Maintaining affordability	6/5/2025 5:45 PM
24	A Waterpark.	6/5/2025 12:58 PM
25	More info about active transportation infrastructure	6/5/2025 12:37 PM
26	The rapid transit is not in stone as we are transitioning Wpg Transit all routes are changing to a format that's copied from huge cities...I don't think it'll work...people will have to transfer once twice or even 3 times to get to work,school shopping...and in 39 below n NO covered bus shelters this is a Bad move...we'll see just like the safe injection site we're copying and we all know how that's working in Vancouver (it's a huge failure) but that's another story.	6/5/2025 11:54 AM
27	common sense. Its Winnipeg it will never happen. Look at the Waterfront development, Disaster!!	6/5/2025 11:49 AM
28	Security.	6/5/2025 10:22 AM
29	I'd like to see the inclusion of river access in some form, a dock or pier that would allow engagement with the river for recreational use in a safe way.	6/5/2025 8:40 AM
30	See earlier responses. Caters to low-income residents without means or commitment to improve the area.	6/5/2025 8:30 AM
31	Huge opportunities in this area but although housing, business, parks are great enhancements to the area, these will not fix current infrastructure, existing derelict housing and buildings that takes away from the opportunity of the area. I am repeating myself but safety is nowhere mentioned in the plan. Enhanced lighting would be a plus and although unorthodoxed, I feel introducing CCTV camera's, police presence would be required to assist in redevelopment and safety of the area	6/5/2025 8:23 AM
32	I think high density housing must be limited because it is already an issue to regulate in our neighbourhood. I think room for businesses to thrive and operate safely and effectively is important in order to keep jobs in the area and encourage longevity.	6/5/2025 8:15 AM
33	NA	6/4/2025 7:48 PM
34	Parking underneath buildings. Reduction to parking minimums. Mandatory secure bicycle parking inside buildings.	6/1/2025 7:38 PM
35	What is the plan for existing homeowners in South Point Douglas who want to stay? I imagine there will be more willingness to invest in river front property that can be framed as an extension of the East Exchange rather than The North End. A lot of that property is already owned by developers. Riverbank stability a concern with large scale building. And how to maintain public greenspace?	6/1/2025 4:13 PM
36	What's to be done with existing residents?	5/29/2025 6:28 PM
37	Same as last section	5/28/2025 9:19 PM
38	Should significantly increase allowable height limits, up to 10 or 15 stories. This is immediately along a future rapid transit, close to the river and adjacent to downtown, making 2-6 stories the default represents significant wasted potential.	5/28/2025 5:41 PM
39	Yes	5/28/2025 4:35 PM
40	Consideration of what the actual needs for housing in Winnipeg currently are. Yes there are homeless people everywhere, but that is because of affordability, not because of stock - we like to pretend that cost is a simple equation of supply vs. demand, but this city is a prime example of how this is not the case. There are more than enough housing units to house every Winnipegger, but every Winnipegger cannot afford what housing units are available. I worry that this portion of the project will just look like the north end of the Exchange condos directly south of Point Douglas - largely empty luxury condos that neither contribute to the neighbourhood nor provide housing accessible to the Winnipeggers that need it.	5/28/2025 2:40 PM
41	Expedition	5/28/2025 12:30 PM
42	ensure communal green spaces	5/28/2025 9:30 AM
43	Ensure there is proper infrastructure for folks using alternative modes of transportation	5/27/2025 9:09 AM
44	I don't quite understand why any single family residences are allowed in the area. I also have	5/26/2025 2:17 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

concerns that the areas around the point itself (which was announced as a possible urban national park) are not more protected as urban greenspace. It would appear development is permitted in this area.

45	The Point itself has great potential for a park, and much of this area and the riverbank should be kept as public natural spaces.	5/26/2025 10:32 AM
46	Gardens.	5/26/2025 9:32 AM
47	Higher high rise	5/25/2025 8:05 PM
48	Make sure it's walkable and still community based. Would hate to see a "ikea like area"	5/25/2025 10:28 AM
49	Plant small trees or keep some kind of green space	5/25/2025 10:25 AM
50	What traffic would be introduced to The area? How will this make life better for current residents?	5/24/2025 3:54 PM
51	Low income housing, rent controlled, government housing	5/24/2025 1:55 PM
52	Just remember, people are willing to pay more (and more taxes) for waterfront property with beautiful views of the city. Just like Rover Avenue, the area east and south of the Louise Bridge is prime real estate for apartment buildings over 8 stories tall. You can have green space provisions along the entire length of the waterfront for public use (bike and walking paths), then a road and finally the apartment buildings.	5/24/2025 12:50 PM
53	Allow for MUCH higher buildings along south side of Sutherland.. up to 18 stories, Along south of Higgins, even higher.	5/23/2025 12:28 PM
54	way too much purple in the point, that should be set aside for parkland and recreational space	5/23/2025 8:06 AM
55	The fact it is a high crime area with very little appeal for any developer to build any housing. Also the CPR mainline with dozens of trains a day would be a hard sell. Last of all, Higgins Avenue is currently a major bottleneck of traffic and the road itself should be downgraded to a community road with traffic/trucks rerouted to the nearby Disraeli Freeway. Close the Louise Bridge for traffic and expand the Disraeli Bridge and reroute Naim Avenue traffic to the Disraeli Freeway through Midwinter Avenue.	5/22/2025 10:21 PM
56	no industry, housing only, too much concern over parking and public street spaces	5/22/2025 7:29 PM
57	Not sure this would be a good idea.	5/22/2025 7:09 PM
58	I believe specifications should be made towards connecting with Indigenous business and non-profit's to gain their investment in the community. Also, how are we keeping the "mixed - affordable" housing a priority? How are we protecting the river-bank? How are we keeping the river properties from gentrifying into Waterfront condo's?	5/22/2025 7:09 PM
59	More consulting with home owners in neighborhood.	5/22/2025 6:30 PM
60	I think the area next to the river should be parkland, not high rises	5/22/2025 6:02 PM
61	As one of the oldest areas of Winnipeg and a hub for MB peoples for millennia I think National Park Status is needed	5/22/2025 4:13 PM
62	This area has become bit of an enclave of artists and such I'm a stake holder in the area. The city has done a poor job on quashing attempts to do stuff naturally fuck developers let the little ppl do it able hole sale fire fiasco..... We have some wonderfully heritage homes and buildings let's include them within the mix and not demolish thoughts and mixed use of existing buildings for business and art should remain creating a web of community vs mono	5/22/2025 3:25 PM
63	why heavy industrial? make them go to lower density parts of the city	5/22/2025 2:13 PM
64	Greenspace!	5/22/2025 12:52 PM
65	We need safety we need to feel safe walking. Needs a park that is close to the river but not a place to put more tents.	5/22/2025 12:49 PM
66	We need a police station right in the heart of the neighbourhood to help deal with the crime. This neighbourhood is horrible with crime. We can't pretend it doesn't exist by having a police station right in the heart of the neighbourhood might deter crime.	5/22/2025 12:42 PM
67	Too much valuable space will still be used for car parking, and high speed car traffic will make	5/22/2025 12:40 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

this area much less desirable.

68	I feel this plan is only targeting rentals and low income and welfare people to the area. We already have issues with unemployed people using the system in our area causing trouble.	5/22/2025 12:13 PM
69	There will be a need to ensure a safe environment for families	5/22/2025 12:10 PM
70	Always needs more trees!	5/22/2025 11:51 AM
71	Putting high rises so close to the river - that area should be a (safe, encampment free) park open to all Point Douglas residents.	5/22/2025 11:27 AM
72	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM
73	What happens to all the people who live in tents along the river?	5/22/2025 10:20 AM
74	More focus on the active transportation corridor and the riparian Forest	5/22/2025 10:05 AM
75	N/A	5/22/2025 9:46 AM
76	Too many rental properties, no encouragement to invest in the neighbourhood; no details on crime reduction and prevention	5/22/2025 9:37 AM
77	Dedicated spaces for low and no income persons.	5/22/2025 9:35 AM
78	the point would be a lovely park area but hopefully not an area for meth heads to hang out	5/22/2025 9:34 AM
79	unsure	5/22/2025 9:28 AM
80	I really hope that there is room in this plan for historical preservation, given that this area is one of Winnipeg oldest neighbourhoods.	5/22/2025 9:13 AM
81	2-6 is not high enough and there should be increases to the high restrictions. WE ARE IN A HOUSING CRISIS AND DENSITY NEEDS TO INCREASE!!! Plus this would be the area to preserve more... industrial buildings converted into mixed use. Or just used as a facade into more modern builds	5/22/2025 8:48 AM
82	Strive to keep a WIDE boundary along all waterfronts as trail/park space. Only build on the street side of the road, NOT the riverbank side. Example Tache from Provencher to rail bridge (wish it went further North), Lyndale / Churchill Drive. NO buildings on the river side just beautiful public green space.	5/22/2025 8:38 AM
83	Its my understanding that there is a bylaw regards to building along River banks?	5/21/2025 11:25 PM
84	A requirement for main floor commercial mixed use buildings will allow small business owners to find affordable space to serve the neighbourhood and welcome the city at large. The commercial spaces should be of small enough square footage (or sub-dividable) as small business owners often can't find space in newer buildings.	5/21/2025 7:24 PM
85	High rise along river riparian zone likely going to be tricky. A history of severe erosion due to over-industrialization can cause embankment issues.	5/21/2025 1:26 PM
86	Again, protecting the River's biodiversity and reducing criminal activity will be key in this development.	5/21/2025 12:47 PM
87	there needs to be explicit policies to guide the design of buildings, and the design of streetscapes. this is a big opportunity for shaping this into a new and vibrant neighbourhood. if the plan doesn't support more walkable/ human-scale design, it will end up being a drab, car-oriented place that no one wants to live in.	5/21/2025 12:32 PM

Q14 What do you like or think might be missing from the draft plan for parks and open space?

Answered: 112 Skipped: 137

#	RESPONSES	DATE
1	Indigenous art is not necessary, waste of money. Gathering places can bring crime	6/19/2025 10:17 PM
2	Looks clean, which is appreciated!	6/17/2025 8:32 PM
3	I'm at a community garden in William whyte, we've also tried community gardens here, they often get destroyed. The garden beds along river were trash bags that would accumulate the odd Tim Hortons cup, that was about it. If you were to go down the river trail you can always find trash there. Opening it would help contribute to polluting the red river. Don't believe me go for a walk sometime.	6/17/2025 1:02 PM
4	There is a vital active transportation route through this area. I want assurance that the same or better active transportation routes will be included - both scenic routes for leisure and direct routes for commuting.	6/17/2025 11:19 AM
5	The bike/walking path/trail should be developed off Waterfront to continue around the greenspace bend east of the Louise Bridge.	6/16/2025 9:10 PM
6	Connected parkways are great! Please make sure they have good walkways and bikeways.	6/16/2025 7:12 PM
7	555	6/16/2025 7:07 PM
8	Looks good.	6/16/2025 5:21 PM
9	See my other comment. A very positive project to make a park space from Burrows to Disraeli Freeway.	6/16/2025 4:22 PM
10	How much security is going to be needed to protect these areas, are you going to allow camps along the river banks? You first have to fix that problem.	6/16/2025 11:48 AM
11	Well lit safety lights with built in security cameras	6/16/2025 11:40 AM
12	More history and heritage	6/16/2025 11:10 AM
13	Extending the active transport link all the way along the river will be fantastic - this would open up from St Vital bridge to Kildonan Park. But it must be undertaken together with the province's plan to end homelessness as, regardless of empathy, having the detritus of encampments impacts the safety of people on the paths, particularly women travelling alone	6/16/2025 10:26 AM
14	Plans to make them well lighted and safe. And prevent addicts from using it to do drugs	6/16/2025 10:06 AM
15	although the east side of Main Street is outside the planned area its health affects the health of PD. Green spaces are needed there as well. also how does the new transit plan for Main St affect the community? i like that the development will minimize impact on trees. ensuring the health of the tree canopy in the community is especially important given that many houses may not have air conditioning. not sure if the new housing will include air conditioning. Provision for cooling stations during heat waves is important	6/12/2025 1:30 PM
16	There are no parks in the centre east of the Disraeli. C'mon. there should be a plan for parks along the central railway spine in hopes of one day some synergy between the two.	6/10/2025 3:19 PM
17	Love Community: Gardens. Green space. Mixed Cultural spaces.	6/8/2025 3:55 PM
18	Like access to the river and riverbank. Concerned about congestion from Louise Bridge with frequent transit timetables and heavier traffic on Higgins	6/8/2025 12:16 PM
19	There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan. It seems particularly problematic in green spaces along the	6/7/2025 12:34 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

river where people are cutting down trees for firewood, which is destroying the green spaces and creating fire risks. These people will need support.

20	nothing	6/6/2025 11:22 PM
21	Closing parts of the road for park space makes for indirect drive to some homes	6/6/2025 9:30 PM
22	Police station, fire station, banks grocery store pharmacy	6/6/2025 6:10 PM
23	All of it	6/6/2025 4:08 PM
24	Ensure all parks are maintained by city. Currently the park between Barber and Prince Edward at River is not looked after.	6/6/2025 2:46 PM
25	All looks good.	6/6/2025 8:55 AM
26	We should look to other cities to get inspiration on the building of esplanades and urban pathways near water. I would like to see less concrete around river walks.	6/5/2025 8:14 PM
27	Safety	6/5/2025 5:46 PM
28	Water park or outdoor pool	6/5/2025 4:03 PM
29	There needs to be more pedestrian and cyclist access across the tracks to the northside transit station. Can the long-disused tunnel be reopened between Main and Annabelle?	6/5/2025 12:41 PM
30	Removing all the condensed brush from the river bank...we see on the other side it's city property maintained n folk can see the water n enjoy...it would stop encampments as it would be open...We in Wpg don't utilize or waterways...there's people who have never been on the water...unless you own a canoe,boat,paddle boat,jet ski...a seasonal dock could be a great installation also a proper area for fishing...great past time for young n old.	6/5/2025 12:00 PM
31	Common sense, is what's missing. This will just be covered in tents!	6/5/2025 11:49 AM
32	Farmers market, free leftover produce, composting/garden area, recycling space for gently used items that are free for low income families.	6/5/2025 10:30 AM
33	Keep the riverfront public with walking and cycling paths!	6/5/2025 9:05 AM
34	Sorry, I misplaced my comment about river access for recreational use in the previous section. But to elaborate spaces where unpowered watercraft could be launched, fishing, and such activities should be among the uses considered, possibly some brightly lit areas for a sense of safety	6/5/2025 8:42 AM
35	Any sense of encouraging residents with the means to improve development of the area. Area already has lower employment rate and income than Winnipeg as a whole. This plan promises to perpetuate and perhaps worsen those statistics. See Census data for details: [REDACTED]	6/5/2025 8:38 AM
36	Lighting would help provide some security to the area. The area along the red is beautiful and the current opportunities to walk through the Forks to the Disraeli bridge is a gift. There are a lot of great businesses along the way and the history of the area needs to be told in a greater way. I have walked the area at night and it is unsafe and dark.	6/5/2025 8:26 AM
37	I think that a dog park would be incredibly meaningful in this community. I think that visibility is key in creating a safe atmosphere, and hope that will be central in encouraging safe usage of an increased green space.	6/5/2025 8:20 AM
38	I like the gardening part	6/4/2025 7:49 PM
39	great to include more park areas - walking pathes	6/2/2025 9:59 AM
40	-	6/1/2025 7:39 PM
41	We have a huge amount of greenspace that is grossly neglected because the C if W relies on 311 citizen reporting system rather than funding Public Works to regularly monitor and maintain said spaces year round. I know this is about use and zoning, but adequately planning for and funding for ongoing and long term maintenance of public infrastructure is a huge oversight with municipal gov't and other levels of gov't partners (water ways, transportation etc) current examples include both the Arlington and Louise Bridges.	6/1/2025 4:21 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

42	How will you avoid/prevent encampments?	5/29/2025 6:29 PM
43	Restrooms in these spaces should be considered	5/29/2025 2:56 PM
44	A plan to keep the space clean, safe, and accessible for all	5/28/2025 9:19 PM
45	not sure	5/28/2025 5:41 PM
46	Flowers more trees and benches	5/28/2025 4:35 PM
47	I'm hoping that there will be great bike paths that are connected	5/28/2025 3:32 PM
48	I think the park plans are great, to the point that I'd say it should be a bigger portion of the redevelopment plan in general. Something I would like to see plans for is a pedestrian bridge going from Point Douglas somewhere around Annabella to Whittier par. I think this would do some great things for the area, as it would suddenly be much easier for people from Point Douglas to access events and amenities within St. Boniface, while also providing easier pedestrian/bike access for St. Boniface residents to the downtown and the Exchange.	5/28/2025 2:44 PM
49	A concrete plan to ensure that no homeless camps are permitted to exist in any of the above areas. Otherwise they are not usable by the public, and will not be the vibrant community spaces we need	5/28/2025 2:11 PM
50	Love the idea of a trail system along the river. As long as it's monitored periodically to prevent homeless encampments	5/28/2025 12:31 PM
51	for the gathering spaces, it be nice to include some mini town square format, with communal green space near by as well	5/28/2025 9:31 AM
52	How will active transportation connect the new and existing greenspace	5/28/2025 9:20 AM
53	Looks good!	5/27/2025 9:10 AM
54	I would like to see the south side of the point (currently an industrial wasteland) slated for park status should the proposed national park become a reality. It would be good if the boat launch at the Louise Bridge could be repaired and used again. It would be nice to see plans for a mid-sized dog park like the one in Bonnycastle park were included in the plan.	5/26/2025 2:20 PM
55	ideas that lend itself to a vibrant community - looks good	5/26/2025 2:14 PM
56	The parks and natural spaces in this area should be well-defined and protected. Encampments in Point Douglas have degraded the riverbanks and removed vegetation in many areas, particularly along the mixed-use trail in Fort Douglas Park/Bako river landing. Alongside the City's plan to shelter unhoused people should be a plan to restore and maintain green space along the river.	5/26/2025 10:32 AM
57	More Active transport bridges	5/25/2025 8:06 PM
58	creating pedestrian/bike path along the red river to connect the park's existing as well as the new park space would be ideal to provide the neighborhood space to gather, for kids to play and encourage bike commuters to pass by.	5/25/2025 7:24 PM
59	Great idea and hopefully the up keep/ security would be considered as we have minimal right now and I don't feel safe walking around our park areas	5/25/2025 10:29 AM
60	Access to water for the community gardens	5/25/2025 10:27 AM
61	More trees, I cannot stress that enough, lots of trees got chopped up recently and it's making the streets look quite uninviting. Love the idea of murales/art and community gardens!	5/24/2025 5:38 PM
62	How will you keep this area clean? Now residents are the ones who have to look after it. How will you keep it safe so people can walk there?	5/24/2025 3:56 PM
63	I like the idea of how Waterfront Drive was developed with a mixture of residential high rise buildings, road for traffic, bike and walking paths and green space. Please do the same for the Point Douglas area along the Red River.	5/24/2025 12:52 PM
64	A way to connect people from this area to St Johns Park. A way to curb temporary housing along the river banks. Currently they accumulate excessive garbage in the area	5/23/2025 12:07 PM
65	What's going to happen with all the individuals experiencing homelessness and substance use disorders?	5/23/2025 11:44 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

66	not enough park/rec space at the point, that whole area should become naturalized forest and recreational fields/space with high rise development along the west side, akin to central park in winnipeg	5/23/2025 8:06 AM
67	I'm not sure about the gathering spaces. They seem to be underused in other areas or become dirty and cluttered. Maybe a skate-park or something more purposeful.	5/23/2025 7:45 AM
68	Lack of a marina. This area has higher water levels than The Forks and could support a permanent riverboat tourism business. Having the Indigenous community involved in operating a full-service marina and tourist attraction would be great for the area and the city.	5/22/2025 10:21 PM
69	safety and security	5/22/2025 9:59 PM
70	too much concern over community gardens and private public gathering spaces, these are places for people to shoot up and form encampments	5/22/2025 7:31 PM
71	The property at the end of the "Point" that is partly privately owned has been proposed as a National Park. Curious if anything has been mentioned about this and where things are at. I would like to see that whole area re-matriated and restored back to natural prairie reserves and Indigenous land-ownership.	5/22/2025 7:11 PM
72	No comment	5/22/2025 7:10 PM
73	No safe walking areas, no safe playgrounds for the children.	5/22/2025 6:31 PM
74	It's great. But it's confusing that the waterfront appears to be designated both parkland and high rise. Assuming it's parkland, we should continue efforts to avoid encampments on that land by housing those in need.	5/22/2025 6:03 PM
75	One thing Point Douglas excels at is green space. I always love the feeling of being closer to nature when I'm there. The public art incorporated into the infrastructure is amazing, and I will never tire of feeling like I just walked into a hidden gem when I stroll through the Syndicate Tot Lot, for example.	5/22/2025 5:59 PM
76	I love this. However I have great concern for the viability of there is a safe injection site nearby, and homelessness, encampments etc	5/22/2025 4:14 PM
77	Same plans seen for decades good to see it's part of it. Like rovers used allot by ppl for dog walking and jogging hidden gem of the area	5/22/2025 3:29 PM
78	how to keep them safe	5/22/2025 2:13 PM
79	keep public areas safe, visible with no hidden spots and no squatters	5/22/2025 2:10 PM
80	Plans to keep them from being taken over by homeless encampments	5/22/2025 1:53 PM
81	Contained dog park	5/22/2025 12:54 PM
82	Yes more arts and less tents.	5/22/2025 12:50 PM
83	The neighbourhood needs its own police station	5/22/2025 12:42 PM
84	It's very important that this project connects the bike routes in the area.	5/22/2025 12:42 PM
85	This will just get destroyed in our area it's a waste of city money	5/22/2025 12:13 PM
86	Designating most of the green space to riverbank areas might mean the area is off limits parts of the year due to high water. Also need to ensure there are safe areas for children to play - river banks are not the best for that!	5/22/2025 12:12 PM
87	The park space by the river should be larger	5/22/2025 12:11 PM
88	More green space than what is currently proposed; specifically around the 'point', and active transportation trails	5/22/2025 11:03 AM
89	Picnic tables	5/22/2025 10:32 AM
90	It might be nice if some restaurants could be on the river.	5/22/2025 10:29 AM
91	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:26 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

92	Again, what happens to all the people who live in tents along the river?	5/22/2025 10:21 AM
93	This is really important and one of the most beautiful things about point Douglas. Point Douglas is really the gateway to the north Winnipeg from downtown for those who use after transportation modes like walking and biking. No development should block access to the river and parks and efforts should be made to support those living in encampments if they wish to relocate and if not, amenities should be provided to support them such as public washrooms and access to water and regular garbage disposal	5/22/2025 10:07 AM
94	transit buses not cost effective.	5/22/2025 10:02 AM
95	I would love to have more paths along the river that I am proud to walk along. Specifically if there was a gravel or mulch path going from Michelle Jean Parc all the way to the point (under/around the Louise Bridge all the way around), similar to Whittier Park	5/22/2025 10:00 AM
96	Nothing seems to be missing, but I encourage you to do the exact opposite of what you did on Mountain and Salter where you absolutely fucked the streets for cyclists. It's like you're trying to get cyclists killed on those two streets.	5/22/2025 9:48 AM
97	There's nothing showcasing our multi-cultural heritage.	5/22/2025 9:40 AM
98	Keep put fast food chains.	5/22/2025 9:36 AM
99	A plan to deal with the encampments.	5/22/2025 9:35 AM
100	Keeping the old and what's good about it, all the while developing new and fresh ideas to make this area a gathering place for years to come	5/22/2025 9:27 AM
101	Love the idea of community gardens in park spaces! Planting things like berries and ensuring people can access space to grow food will help food security in the community.	5/22/2025 9:14 AM
102	Along the river can become a scary place to walk. Put lots of green in the residential area	5/22/2025 9:02 AM
103	Dedicated bike route	5/22/2025 8:49 AM
104	Strive to keep a wide boundary along all waterfronts as trail/park space. Only build on the street side of the road, NOT the riverbank side. Example Tache from Provencher to rail bridge, Lyndale / Churchill Drive. NO buildings on the river side just beautiful public green space.	5/22/2025 8:40 AM
105	There needs to be better access into/out of PD, particular bike/pedestrian crossing over/under Redwood Bridge; safer crossings at Redwood.	5/22/2025 8:32 AM
106	I like the retention and improvement of pubic access to the river and the green space.	5/22/2025 8:30 AM
107	A plan to keep the encampments off the limited green space we have	5/21/2025 11:41 PM
108	Dog park	5/21/2025 11:27 PM
109	The unofficial concrete "dock" on the river at the end of Pritchard ave is a well used space by many. If properly developed, it could be much safer and beautiful, similar to the Hugo dock off Wellington crescent. Here, people are using the Pritchard dock regardless of proper care and development, and currently the large weeds prevent visibility and safety.	5/21/2025 7:36 PM
110	No comments.	5/21/2025 1:27 PM
111	The City will have to undergo drastic policy changes to achieve the goal of protecting and improving existing parks and open spaces, and creating new ones. To protect, restore, and enhance existing natural areas, including the riverbank areas, the City must totally disallow camping and the establishment of encampments within these areas, period.	5/21/2025 12:53 PM
112	how will/ can the plan mandate the establishment of parks, having a plan that 'supports' or 'encourages' isn't enough. the City has to be held to account. we know that parks should be established along the entire riverbank (for social and environmental reasons) so make it happen. this plan is for a long-term horizon, it should not be written to appease councilors who only think on a 4-year term basis.	5/21/2025 12:33 PM

Q15 What do you like or think might be missing from the draft plan for getting around Point Douglas?

Answered: 88 Skipped: 161

#	RESPONSES	DATE
1	walking paths are great, lighting to ensure safety	6/19/2025 10:18 PM
2	Like the lighting, the safety plan, bike paths.	6/17/2025 2:23 PM
3	Cyclists are a pain and should use the sidewalk. Maybe even make the curb a foot or 2 wide just for cyclists, giving them a lane is silly and has caused a surge in bicyclists getting hit by cars.	6/17/2025 1:03 PM
4	A great addition that is missing and would benefit the active transportation network is a sidewalk/bike lane attached next to the train bridge that crosses the Red River just east of the Louise Bridge.	6/16/2025 9:15 PM
5	Looks great!	6/16/2025 7:16 PM
6	555	6/16/2025 7:09 PM
7	Seems robust	6/16/2025 5:22 PM
8	Sidewalks are wide enough. More seating at bus stops is ok. We should be careful not to make this a hang out place for the homeless. Some of them are criminal and addicted to drugs which makes the area unsafe for children and adults alike.	6/16/2025 4:28 PM
9	MORE POLICE!	6/16/2025 11:49 AM
10	Pedestrian amenities should be attempted	6/16/2025 11:14 AM
11	The cycling network needs to be completed, no gaps	6/16/2025 10:36 AM
12	The long term plan for the Louise Bridge must be agreed, financed, and communicated in order for this to be viable	6/16/2025 10:27 AM
13	Lighting and safety	6/16/2025 10:07 AM
14	Needs much more attention to safe and accessible active transportation routes	6/16/2025 9:58 AM
15	i like the provision of one underpass. there needs to be more. i understand that in the past CP indicated to the Point Douglas Residents Committee on which i served that it was willing to allow for the opening of some of the underpasses that were filled in in, i thik, the 1970s so that people between disraeli and Main have a walking option other than Main St. or Annabella for getting to the other side of the tracks.	6/12/2025 1:34 PM
16	Please ensure that Active Transportation Routes are safe for everyone to use.	6/8/2025 3:57 PM
17	I like increased access to the river - perhaps adding boat / canoe launches and water taxi stops?	6/8/2025 12:24 PM
18	This area is used by a lot of bike commuters coming across the Disraeli bridge, so seeing improvements to the bike routes here is very much welcomed. There is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan. This would contribute significantly to the feeling of safety and be more sustainable than just having more lighting.	6/7/2025 12:39 PM
19	nothing	6/6/2025 11:23 PM
20	More buses	6/6/2025 4:08 PM
21	I like the idea of a security station at the rapid transit sites, will help with combating places to do drug deals	6/6/2025 2:54 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

22	Nothing much.	6/6/2025 8:56 AM
23	Street level cafe and restaurants add to pedestrian safety as there are more people around during evening hours. Some of the downtown safety issues are due to the lack of any street presence after business hours.	6/5/2025 8:21 PM
24	A skate park	6/5/2025 4:56 PM
25	Excellent idea of an a.t. underpass. Where will it be located?	6/5/2025 12:42 PM
26	Pedestrian underpass must be safe	6/5/2025 12:15 PM
27	There's already 2 ways that provide access under the railway...don't think more is needed.	6/5/2025 12:03 PM
28	Sticking Rapid transit where kids play.....Brilliant! Idiots!	6/5/2025 11:50 AM
29	Sounds great!	6/5/2025 10:33 AM
30	Encouraging residents who are unlikely to be perceived as harmful, whether accurate or not. I live downtown and people perceive it as more dangerous than it is. Same is probably true of Point Douglas unless something happens to change that, and nature of residents is one factor.	6/5/2025 8:41 AM
31	Lofty goals. We currently have a hard time managing glass bus shelters that have been smashed out or being used as homes. The idea is great but I hope that although not written, there are plans to address the current negative activities that are in the current transit system. Bringing transportation to the area is fantastic but lets be honest, Euclid, Sutherland and the Louise bridge currently do not have the space to accommodate a lot of traffic.	6/5/2025 8:30 AM
32	I notice that Rover is not listed as a collector street, but the Disraeli exit into North Point Douglas is a one way street that leads to Rover (heading from Henderson into the downtown area, the exit labelled "Sutherland"). I regularly use that exit to access my home via Rover with my vehicle, and it is an important access point for others in the community as well.	6/5/2025 8:23 AM
33	I like this plan... Maybe more street lights would be helpful	6/4/2025 7:50 PM
34	ensure good active transport- especially in the dashed lined area on the map- lie make potential active transport- a reality)	6/2/2025 10:00 AM
35	Safe AT	6/1/2025 7:40 PM
36	Concerns re current and lack of explicitly stated of signage, crosswalk, traffic slowing measures and other infrastructure related to pedestrian safety. 3 pedestrian crossing lights on Main St (approx between Jarvis and approx Magnus) are already confusing with cars regularly not stopping or driving through, 3 way stop intersection where Euclid feeds in to Sutherland is confusing with cars not stopping, no stop lines, no crosswalks. I hope there is an actual plan to connect the active transport trail under and or over The Harry Lazarenko Bridge as well as down Hespeler. How will it impact people who live in PD who drive cars to not be able to access Sutherland from Higgins?	6/1/2025 4:34 PM
37	Access to the riverbank all year for recreation.	5/29/2025 6:38 PM
38	Plans to keep the areas safe and clean, prevent transient populations from congregating, discourage substance abuse in the areas, and keep the clean of litter, graffiti and the like.	5/28/2025 9:21 PM
39	Emphasis on pedestrians/cyclists, etc... is good. Elephant in the room, namely the Disraeli Freeway slicing the neighborhood in half, is not sufficiently addressed.	5/28/2025 5:43 PM
40	Benches	5/28/2025 4:36 PM
41	Love it. I think adding more trash bins in general would be helpful. I also think having more sharps containers for needles, particularly at park entrances and exits would be helpful. This would prevent any specific area within a park from becoming THE spot to shoot up, but also would make it easier for any citizens that wish to clean up needles to know where to properly dispose of them.	5/28/2025 2:45 PM
42	ensure safety on those spaces with lots of lighting and call stations for phones that only go to 311 / 911	5/28/2025 9:32 AM
43	There should be a connection with St. John's park. The current option is to either cross Redwood at surface level thereby taking your life in your hands, or going under the bridge which is often muddy. flooded, or dangerously sketchy. The city should be prevented from	5/26/2025 2:24 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

buying houses just to tear down so they can extend the North Winnipeg active transit route. Is it possible to begin a rewilding project for some greenspaces and boulevards to protect pollinators and bird populations.

44	main street needs better AT - the bike network is not nearly connected enough here	5/26/2025 2:15 PM
45	New walking and biking paths are good, and we should make sure they connect well with the broader active transportation network.	5/26/2025 10:36 AM
46	love the potential active transportation paths along the red river.	5/25/2025 7:27 PM
47	I like the idea. Tourist attraction or something for income. I would hate for this to not be upkeep. Beginning of Waterfront is so sad and has many people in need of help there. but it is not enjoyable to the rest of people who walk through	5/25/2025 10:32 AM
48	More street lighting	5/25/2025 10:28 AM
49	Who pays for this? Is it added to our tax bills?	5/24/2025 3:58 PM
50	Public vehicle parking at ALL Transit Stations. If they existed, I would gladly park my car there and take the bus to the downtown for work downtown and for evening events downtown (i.e Jets games).	5/24/2025 12:55 PM
51	Not sure why Annabella is listed as a potential AT path when it currently is. Connection on North Winnipeg Parkway to St Johns Park	5/23/2025 12:08 PM
52	dont call it rapid transit, its subject to traffic and streetlights and can hardly be categorized as such.	5/23/2025 8:07 AM
53	Transit-oriented developments depend on high-density residential high rises. Point Douglas is mostly low-density residential single family homes/duplexes/townhomes. Even if there was new medium-density residential built in this area, it just doesn't justify building a rapid transit line/station(s) in this area. Also, the CPR line cuts off the South Point Douglas area that will actually have the high-density residential density high rises. So why would the rapid transit line/station(s) not be built along Higgins Avenue? Passenger counts on the current 44, 45,47 and 97 routes that serve North and South Point Douglas are low and don't justify a rapid transit line/station(s). Again, removing heavy traffic from the area and focus on building a safe community would be a more realistic plan for the area. It's decades away from even reaching regular density never mind high density.	5/22/2025 10:23 PM
54	-	5/22/2025 9:59 PM
55	are you nuts? this is winnipeg, that bathroom will be closed in a month, people will get robbed in the underpass, the homeless will move in, it will look like san francisco in about 8 weeks. really bad idea. no thank you.	5/22/2025 7:34 PM
56	Could we have a parking place for peg city car co-op? Could we also have an electric charging station? Love the network of walking/bike paths that are well lit, have garbage disposal and are safe.	5/22/2025 7:13 PM
57	Needs to ensure lots of lighting	5/22/2025 7:10 PM
58	Love the path along the river. It would be great to see improved active transit paths on the Louise bridge for both directions of travel. Right now the sidewalks are narrow but the road is busy so neither is great for biking.	5/22/2025 6:06 PM
59	I like the addition of a pedestrian underpass to cross under the tracks! I do think Austin St N should be considered for a bit of traffic calming. It's a very calm street already, so this is not to bind a wound, rather it's because it's long and straight. A north/south corridor designated as calm west of Disraeli would be good for the neighbourhood.	5/22/2025 6:04 PM
60	Allot of ppl coming off rover live to speed up it almost got hit loads of times growing up there's a few other spots around the community that have similar issues	5/22/2025 3:32 PM
61	Maintenance options to keep public washrooms clean and working.	5/22/2025 2:31 PM
62	affordability	5/22/2025 2:13 PM
63	again, keep public spaces safe, we cycle thru there often and there are spots that are less than ideal, especially between Higgins and Waterfront	5/22/2025 2:11 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

64	Everything looks good	5/22/2025 12:54 PM
65	Decommission the Disraeli Freeway to align with the cities stated goal of reducing the dominance of cars.	5/22/2025 12:44 PM
66	The neighbourhood needs its own police station to help with crime	5/22/2025 12:42 PM
67	You are putting a rapid transit in an already damaged hurting area of the city which will cause more homeless people. You should listen to the HOME OWNERS there and if you do not wish to listen then buy us out of our homes, cause can't even sell a home in the area nobody wants to live in point douglas	5/22/2025 12:15 PM
68	I think what is missing is not connecting to the areas north such as Elmwood and the Kildonans. There is still no safe bicycle infrastructure to get from my home in EK to the Disraeli bridge.	5/22/2025 12:14 PM
69	Extending the cycling infrastructure from waterfront to higgins directly would be ideal - the gravel path along the waterfront is sometimes not maintained well whereas the street is often cleaner. Friends of mine also feel unsafe biking through the riverside trail. It's outside the study area (technically) but the redwood ave/lazarenko bridge crossing is a tremendous barrier to N/S cycling travel and closes off the area almost entirely on the north side.	5/22/2025 11:48 AM
70	More bike lanes the better	5/22/2025 10:29 AM
71	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:27 AM
72	Feel like a bit of a wet blanket here, but I'm not sure designing based on CPTED is going to be enough to increase safety in this area for residents and visitors, and the homeless/unsheltered.	5/22/2025 10:22 AM
73	This sounds good. The pedestrian under Press under the CP railway tracks sounds like an especially good idea	5/22/2025 10:08 AM
74	I love that active transportation goes around the entire point	5/22/2025 10:01 AM
75	At the east end of Sutherland, make it so all vehicles can turn left. Having it a right-turn only is idiotic. If people are coming off the bridge too fast, put in a three way stop or something.	5/22/2025 9:52 AM
76	Enforcement to get cyclists to obey safety laws and keep the sidewalks safe for pedestrians	5/22/2025 9:44 AM
77	pedestrian overpasses might be more appropriate. As a female I would not use an underpass.	5/22/2025 9:38 AM
78	N/a	5/22/2025 9:36 AM
79	The focus on people	5/22/2025 9:28 AM
80	looks good.	5/22/2025 9:03 AM
81	Waste	5/22/2025 8:48 AM
82	Please connect the river trail at Burrows and Alfred along the river path, as the river bank is public property and the existing man-made trail is often above the flood line most years. It's an awkward detour to go west halfway down Burrows to the bike path if you just want to walk along the river. One other key missed connection of the river bank trail is the property at the end of Rover at Agnus. If this could be connected to the Louise bridge, it can unlock a lot more pedestrian transportation. I know many of my neighbours with dogs like to walk "the loop" which is over the Lousie and Disraeli bridges through the park in Elmwood. The park in Elmwood has lots of annual flowers planted by the city and we don't understand why there has never been a provision for annual (or perennial) flowers planted in Michaelle Jean park. Otherwise, I am very excited about the new proposed active transportation paths along the river as well as the new underpass.	5/22/2025 8:48 AM
83	more ATP!	5/22/2025 8:46 AM
84	See previous comment. The city and Province should be working on moving the railway tracks.	5/22/2025 8:33 AM
85	Definitely hope we keep open horizons for maximum natural light	5/21/2025 11:32 PM
86	Improvements to the bike intersection along Higgins and Annabella should occur. A significant	5/21/2025 1:28 PM

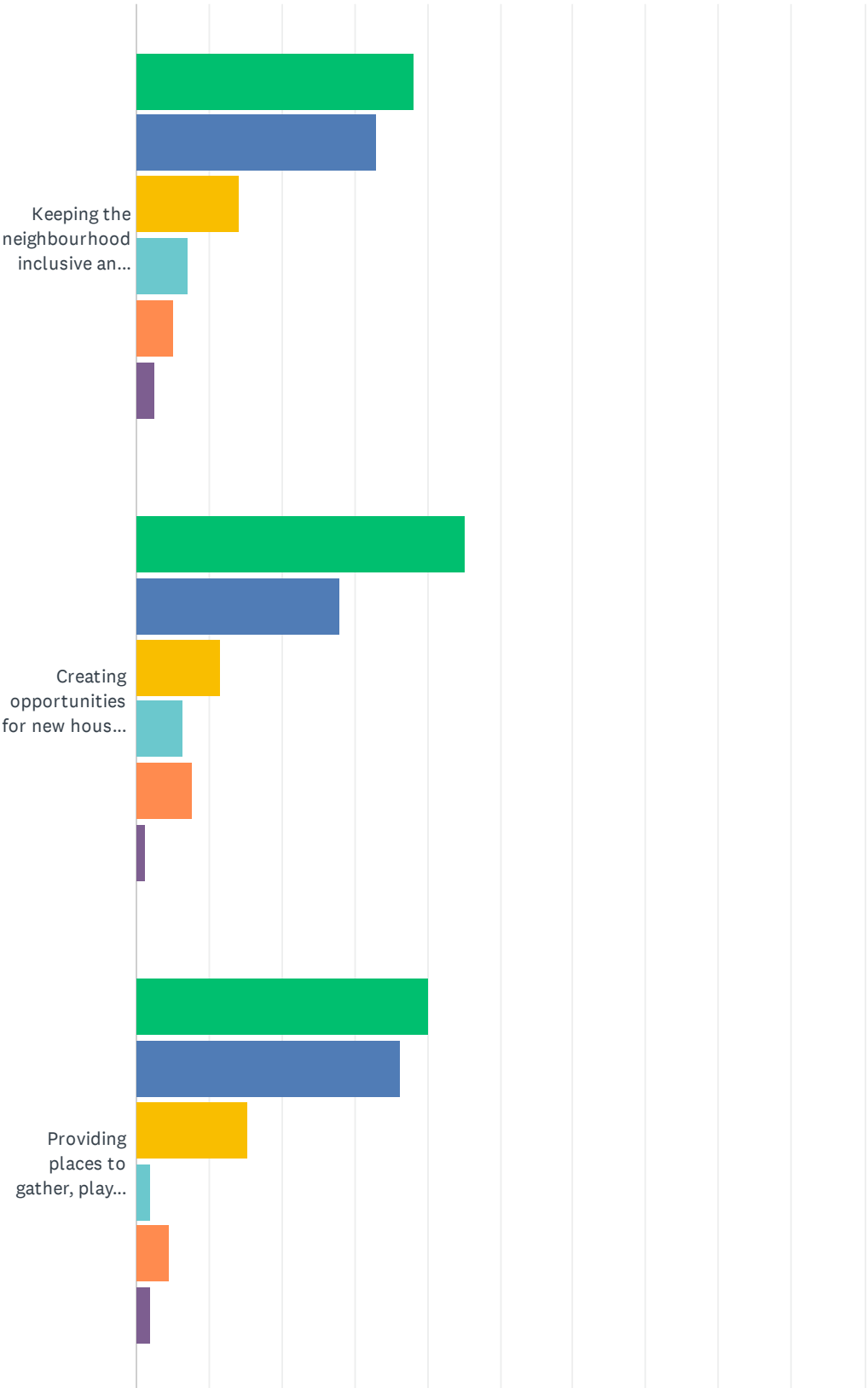
Point Douglas Neighbourhood Plan Survey - Phase 2

route along our AT infrastructure connection.

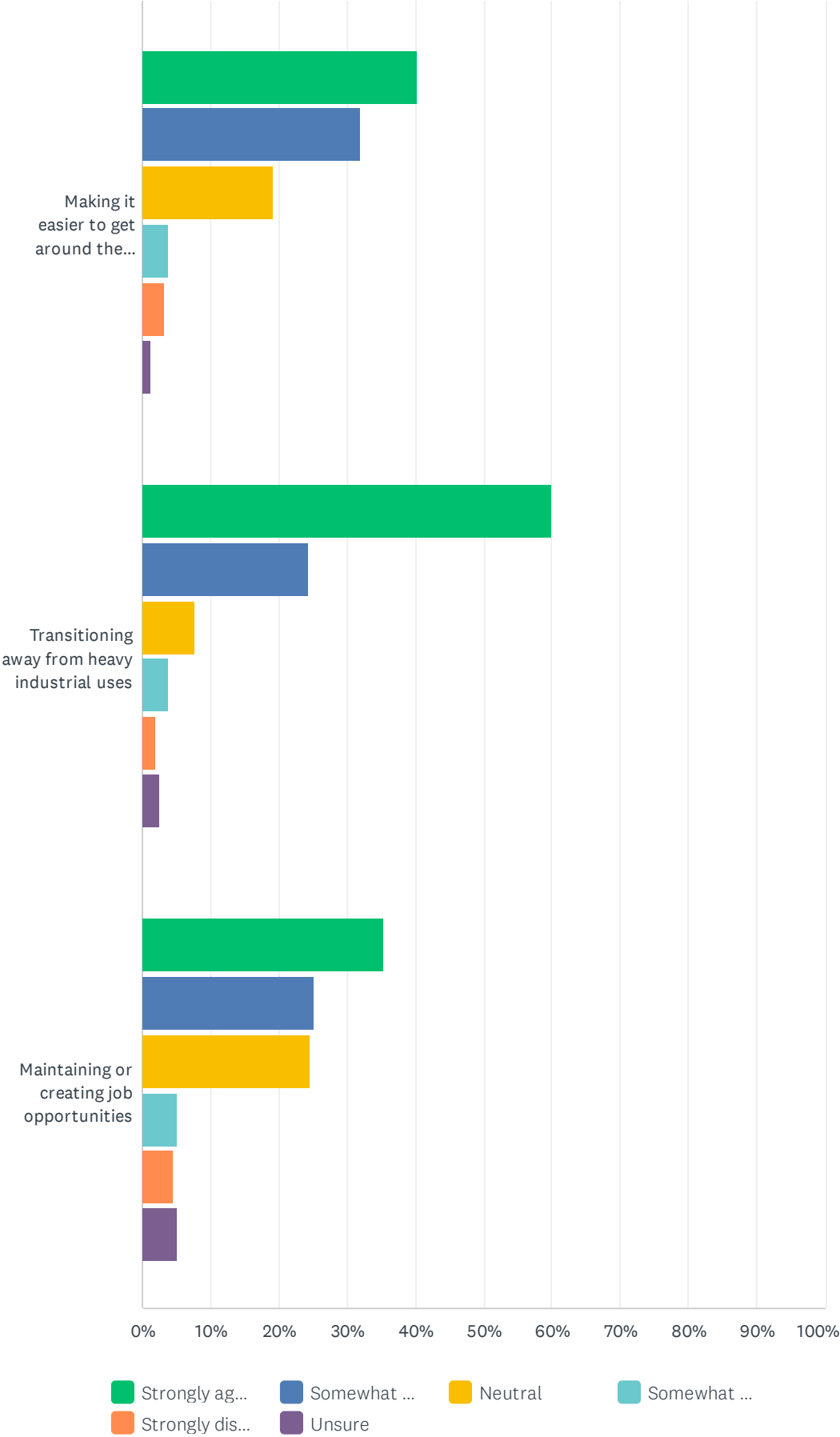
87	The head of Winnipeg's active transportation department promised the residents of Point Douglas that there would be a paved active transportation path from the Forks to the Chief Peguis overpass within 5 years. That promise was made in 2020 to assuage the residents' concerns about the destruction of over a dozen healthy mature trees and a new heat-magnet, black asphalt path constructed through one of our only green spaces, despite the existence of a perfectly viable and well-used gravel path some 6 feet away. That and the continued extreme safety issue of where this path intersects with Selkirk Avenue, (not adequate STOP signage for cyclists despite STOP signs for cyclists existing at every other City intersection of road with an active transportation path. This issue has been raised with the City on at least 5 or 6 occasions, but remains completely ignored, setting up dozens of "close calls" between cyclists and automobiles every year. I'm all for active transportation paths but the way the City implements them and continues to ignore residents' concerns has a huge amount to be desired.	5/21/2025 1:09 PM
88	this plan is not pushing the envelope. there is very little guidance on how streetscapes will/should be developed to encourage walkability/ safe cycling. while other plans set detailed plans, this one needs to put emphasis on the needs of this community. how are children going to navigate the neighbourhood safely, how are new big site developments going to grow? why doesn't this plan set a plan for the establishment of new streets in south point douglas? why doesn't it determine how and where pedestrians and cyclists will be supported in south point douglas?	5/21/2025 12:35 PM

Q16 Overall, do you think the draft neighbourhood plan will support the following goals for the neighbourhood?

Answered: 157 Skipped: 92



Point Douglas Neighbourhood Plan Survey - Phase 2



Point Douglas Neighbourhood Plan Survey - Phase 2

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	UNSURE	TOTAL
Keeping the neighbourhood inclusive and welcoming	38.22% 60	33.12% 52	14.01% 22	7.01% 11	5.10% 8	2.55% 4	157
Creating opportunities for new housing that provides for a range of incomes, ages, and household types	45.22% 71	28.03% 44	11.46% 18	6.37% 10	7.64% 12	1.27% 2	157
Providing places to gather, play, and celebrate culture	40.13% 63	36.31% 57	15.29% 24	1.91% 3	4.46% 7	1.91% 3	157
Making it easier to get around the neighbourhood	40.38% 63	32.05% 50	19.23% 30	3.85% 6	3.21% 5	1.28% 2	156
Transitioning away from heavy industrial uses	59.87% 94	24.20% 38	7.64% 12	3.82% 6	1.91% 3	2.55% 4	157
Maintaining or creating job opportunities	35.48% 55	25.16% 39	24.52% 38	5.16% 8	4.52% 7	5.16% 8	155

Q17 Is there anything else you'd like to share about the draft neighbourhood plan?

Answered: 64 Skipped: 185

#	RESPONSES	DATE
1	A focus on economic activities and job creation is important	6/24/2025 3:04 PM
2	Affordability	6/19/2025 10:18 PM
3	As a senior who would look at this area, due to it beauty. I would want safety and access to amenities a priority! I look forward to seeing the proposed buildings. Should individual finances be assessed to ensure a " mix" of incomes	6/17/2025 2:24 PM
4	The job creation we need are treatment facilities, detox centers both being constantly readily available, and welcoming for as long as needed until the patient seems fit for society. We can't ignore the elephant in the room. Almost all our problems are drug related and it's mostly stemming from right here, we need help, not condoning bad behaviors. They know it's bad but can't find help when they need it.	6/17/2025 1:06 PM
5	Looks exciting!	6/17/2025 11:20 AM
6	More cycling and walking routes look wonderful!	6/17/2025 9:35 AM
7	Again, as long as there's a focus on affordable housing for people on fixed/lower income that is considered in these plans, and that the properties that are expropriated are also considered, then further development like this should benefit Winnipeggers.	6/16/2025 9:16 PM
8	555	6/16/2025 7:33 PM
9	We need input from the police department on this plan. How does this plan effect the safety of the neighbourhood.?	6/16/2025 4:35 PM
10	What do the area residents want? Not the city big wig!	6/16/2025 11:53 AM
11	Designated smoking and traditional medicine smudging areas	6/16/2025 11:42 AM
12	To reiterate, this plan is fantastic but relies upon outside elements to be successful, namely the Louise Bridge's long term structural integrity and the ability to ensure safety on the active transportation link/parks	6/16/2025 10:28 AM
13	Lighting and safety	6/16/2025 10:08 AM
14	Don't let social services block the potential for what could be the best neighbourhood in Winnipeg or even Canada. This could location could be a draw that celebrates culture, art, entrepreneurship and the best Winnipeg has to offer. The plan has to start from a clean slate.	6/10/2025 3:22 PM
15	assist existing business to remain by providing timelines	6/8/2025 12:26 PM
16	I'll keep saying it - there is a lot of homelessness nearby - additional support for the unhoused in the area should be considered as part of this plan.	6/7/2025 12:40 PM
17	nothing	6/6/2025 11:23 PM
18	How will it affect property taxes?	6/6/2025 6:14 PM
19	No	6/6/2025 4:09 PM
20	I hope there will be sharing and analysis of research from similar, successful urban renewal projects in other cities.	6/5/2025 8:29 PM
21	Looks good 👍	6/5/2025 4:56 PM
22	Nice plan but I'm not holding my breath...This survey has cost over 100 thousand dollars at least some people got employment out of it...whether any of it come fruition in a Reasonable	6/5/2025 12:06 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

	Time Frane.	
23	See it stuck in a paper shredder and the persons paid to come up with it pay back the city for wasting its money on their salaries!	6/5/2025 11:52 AM
24	I hope it brings more good people and families to the neighborhood. Thank you.	6/5/2025 10:34 AM
25	Above presumes that these are desirable goals. Unsure is only answer possible if not.	6/5/2025 8:43 AM
26	I might as well say it again. Love the idea of enhanced transportation in the area but the current street infrastructure does not properly allow anything large scale. Its hard to drive the area in a vehicle, never mind transit. I think bike paths would be good for the area. Safety is not mentioned anywhere and perhaps out of scope for the plan but the plan will not attract new businesses and people if it is deemed unsafe. Businesses in the area as well as churches have installed high barb wired fences to protect their assets. There are houses and businesses that have been vacant for years. There is a lot of work to be done to transition the area. Going back a lot of years, I felt the area was much safer 30-40 years ago and although rough then, it was livable. Most of us today, would not walk the streets of Point Douglas day or night. Without safety being built into the plan, I feel it will unfortunately fail.	6/5/2025 8:35 AM
27	Regulations and by laws need to be upheld in the current infrastructure. We need bigger businesses with the resources to create lasting employment, and we need housing that supports long term residents.	6/5/2025 8:25 AM
28	We need to move away from a society focused on cars. We need multiuse buildings. Residential buildings should have parking spots inside the building not as a surface lot. The main floor on major routes should be commercial. Including grocery stores underneath residential high rises.	6/1/2025 7:41 PM
29	It's not clear how existing residents will be accommodated or if they even welcome the changes.	5/29/2025 6:41 PM
30	Love it!!	5/29/2025 8:37 AM
31	A plan to keep it maintained and not allow it to fall into the disrepair state it currently is in.	5/28/2025 9:22 PM
32	Yah	5/28/2025 4:36 PM
33	I do have strong concerns this is just an attempt to gentrify the neighbourhood - that myself an my neighbours are having the aesthetic and culture of the space we exist within changed drastically for the benefit of future residents that are more than capable of affording housing in a different neighbourhood. Point Douglas is one of the most affordable neighbourhoods in the city, and I worry that this development plan will turn it from being a space that low income families can thrive to a space that low income families cannot even consider when looking for housing.	5/28/2025 2:50 PM
34	I haven't heard much from [REDACTED] organization recently (Point Powerline). I think it was an incredible undertaking and should've recieved city/provincial funding since it showed serious results in a short period of time. Other organizations tend to burn through funding with minimal results so it would be a nice change to focus it on ways that actually make money work.	5/28/2025 12:35 PM
35	The possibility of six plexes and four plexes needs to be prohibited in order to protect the existing housing stock. The level of greed and corruption in the existing population of landlords cannot be overestimated. Allowing these on streets that are now primarily older, treed, and containing single family homes or duplexes will be a death wish for existing homes and people who inhabit them. These people really don't care if people burn along with homes as long as they get more money. You MUST NOT allow four and six plexes on the older streets. Put these on the other side of Sutherland or in South Point Douglas. But it is absolutely imperative that these be prohibited on the majority of streets in North Point Douglas. To allow these is signing a burn order for the entire community.	5/26/2025 2:29 PM
36	I think this plan takes the neighbourhood in a great new direction. Disallowing new heavy industrial developments is a good step, but I'm not sure how this plan affects the existing industrial areas, so it's unclear how the "transition away" will happen.	5/26/2025 10:39 AM
37	I like it a lot, but concerned about the upkeep and people who need help who are homeless or on drugs. Their needs will only become more apparent and take over the area if that is not addressed	5/25/2025 10:34 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

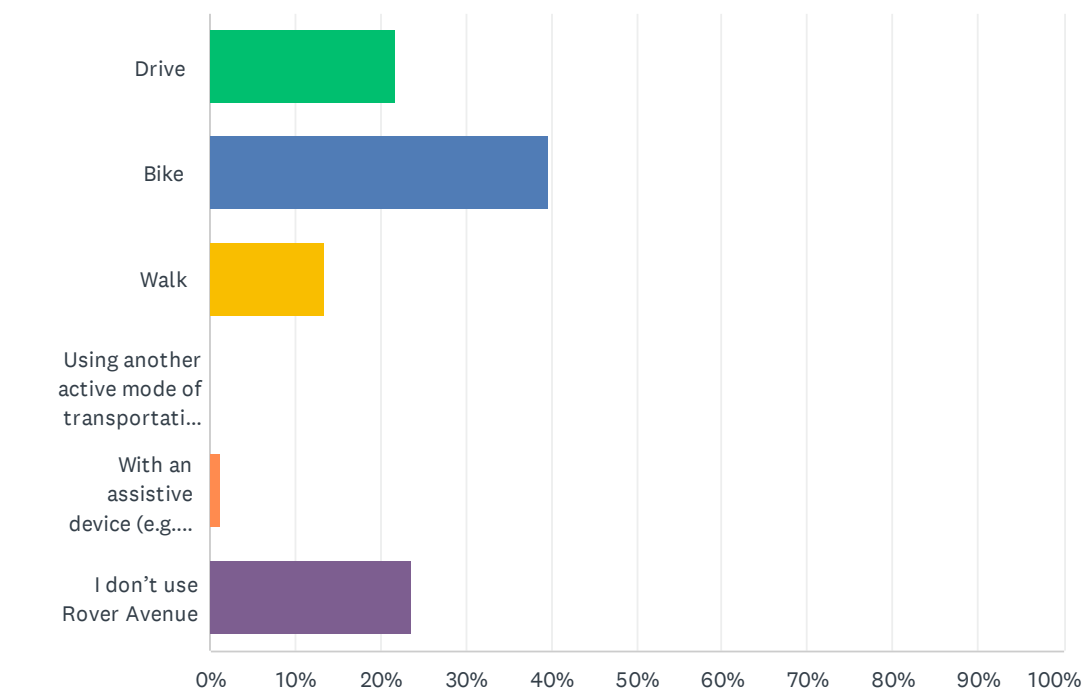
38	Like I said in my first comment, we really need to find a solution to help people that are in distress to not be disrespectful to the Point Douglas community. I'd love to include them, but respect goes both ways. There's gotta be some reinforcement that can be done to help them or redirect them to services they need.	5/24/2025 5:40 PM
39	on that last point of maintaining/creating job opportunities. If you developed the river front areas with multi-level residence, you could follow the idea of Waterfront Drive by making the main flood/ground level into commercial space for restaurants, boutique stores, book shops as well as massage therapy locations, ice cream, florist and small bakery shops etc.. A well thought out apartment building could be both residential and commercial, thus creating jobs, drawing further public traffic and entertainment/service industry to the local area.	5/24/2025 1:02 PM
40	No "manitoba housing" I lived beside one on [REDACTED] - it was a nightmare of crime.	5/23/2025 8:00 AM
41	I don't know how you'd actualize "Maintaining or creating job opportunities". You probably need some industrial in that area.	5/23/2025 7:47 AM
42	Overall I like the plan. It is very ambitious and it is great to think positive. But in reality, I feel it is grandiose thinking, Winnipeg has many vacant properties that are in more convenient locations for shopping, grocery stores, amenities and most of all, in SAFER areas. There is also decades of industrial pollution, soil remediation required which alone will be prohibitive for any developer, even with the Accelerator Fund. The timelines to do the soil testing and remediation, even if the land has been vacant for decades, would outlast the time limit required to use the Accelerator Fund. Perhaps focusing on a small section of Higgins Avenue at Waterfront Drive or filling up all of the vacant building/lots along North Main Street would be a better use for the Accelerator Fund for the short-term.	5/22/2025 10:38 PM
43	-	5/22/2025 9:59 PM
44	this winnipeg, the social problems will completely take over in 6 months, ruining it for everyone. look at main street. great ideas, wrong city.	5/22/2025 7:36 PM
45	I answered "somewhat agree" because the language feels very loose and easily mis-interpreted. I feel there should be stronger language and specifications about percentages of properties for high income vs. low income. Or percentages owned by settler investment vs. Indigenous. Or percentages of land designated for culture, healthcare, community supports vs. retail and sales. I believe the final draft should be directive about how it wants to be inclusive and have a committee that enforces those guidelines.	5/22/2025 7:17 PM
46	Nothing	5/22/2025 7:11 PM
47	A more planned and authentic inclusion of nature spaces and indigenous art.	5/22/2025 3:48 PM
48	Main St really should be apart of this along with Higgins and main	5/22/2025 3:34 PM
49	WHERE IS THE SAFETY ASPECT????	5/22/2025 12:51 PM
50	The people living and visiting in this neighbourhood need to be prioritized above the cars passing through it.	5/22/2025 12:45 PM
51	We need to build a nice big police station right in the middle to help deter crime crime is very rampant	5/22/2025 12:43 PM
52	Will it actually be affordable housing?	5/22/2025 11:53 AM
53	This looks like a very promising direction. I often find myself moving through Point Douglas without it ever being a destination.	5/22/2025 11:50 AM
54	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:27 AM
55	It sounds wonderful as most things do in plan form. Will wait to see how it actually plays out.	5/22/2025 10:23 AM
56	Do not screw up the streets like you did with Mountain and Salter. I cannot emphasize enough how badly you cocked up those two streets. Why on earth would you have the parking/cycling lane just cut out at regular intervals? Whoever planned those two streets should not be allowed to plan anything to do with this city ever again.	5/22/2025 9:54 AM
57	Assure that local organizations have space. Eg Social enterprise-build	5/22/2025 9:04 AM
58	More density and conversion of old industrial buildings need to be in the plan	5/22/2025 8:50 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

59	Thank you to the team for the work done thus far. Please continue the pressure for the implementation process as much as it in your power to do. Thank you for keeping us residents informed of the process and please continue to update us on larger projects such as the development of the Little Forks and the point of Point Douglas. There's so much potential there and we'd love to see more development in line with your plan.	5/22/2025 8:50 AM
60	There are lots of people walking and biking in this area. Speed limits should be reduced to 30k through the neighbourhood.	5/22/2025 8:35 AM
61	Is there anything for heritage sites?	5/21/2025 11:35 PM
62	The By-law appears to be well written to encourage significant market improvements to the area, which is sorely needed. However, these same improvements can encourage gentrification. The By-law must come with investments and programming that encourages retention of the current community and does not price them out of the area.	5/21/2025 1:36 PM
63	In summary, I do not have a glowing and optimistic sensibility that the secondary neighbourhood plan will achieve the aforementioned goals without a radical change in City policy regarding encampments, criminal law enforcement, banning and shutting down heavy industrial entities such as scrap metal dealers, and actually listening to the constituents' concerns regarding transportation and safety. The City's chronic lack of concern or care for the biodiversity of our waterways and the delicate nature that relies upon the riverbanks will always serve as a barometer for the estimation the City has for my neighbourhood. My default position is to maintain hope for our neighbourhood and will be cheering on the secondary plan, however, my comments within this survey reflect the hard-earned real existence of living in Point Douglas for the past 16 years and witnessing in realtime, its downward trajectory.	5/21/2025 1:22 PM
64	I think the policy needs to be written in more concrete terms. a lot of these goals won't get accomplished if the policy statements only "encourage" or "support" initiatives rather than enforcing them.	5/21/2025 12:36 PM

Q18 How do you typically use Rover Avenue?

Answered: 156 Skipped: 93

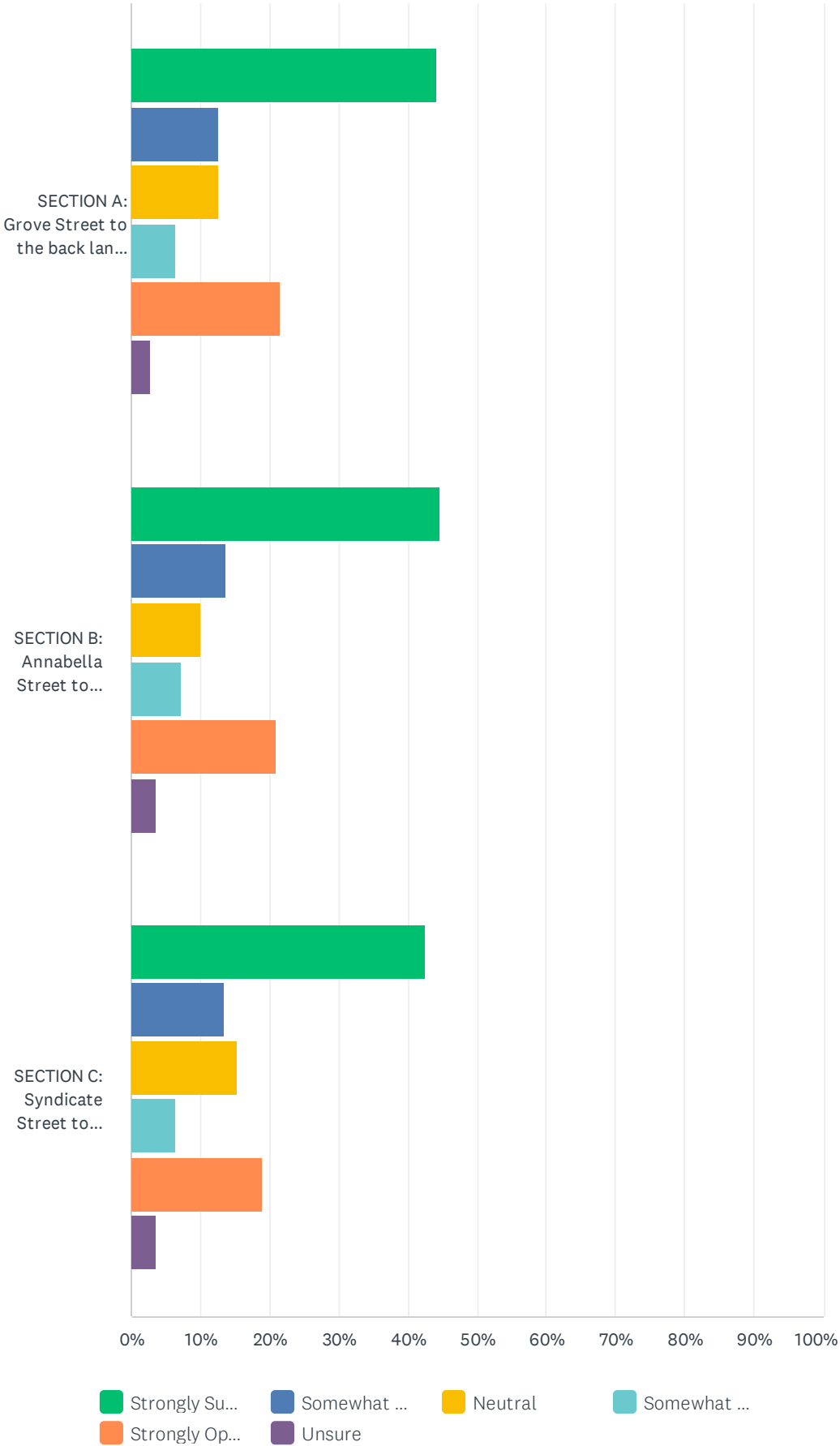


ANSWER CHOICES	RESPONSES	
Drive	21.79%	34
Bike	39.74%	62
Walk	13.46%	21
Using another active mode of transportation (e.g. skateboard, rollerblades, e-bike, e-scooter)	0.00%	0
With an assistive device (e.g. wheelchair)	1.28%	2
I don't use Rover Avenue	23.72%	37
TOTAL		156

Q19 How supportive are you of closing the following sections of Rover Avenue to vehicle traffic and converting them into park space with a multi-use path (Option 1)?

Answered: 111 Skipped: 138

Point Douglas Neighbourhood Plan Survey - Phase 2

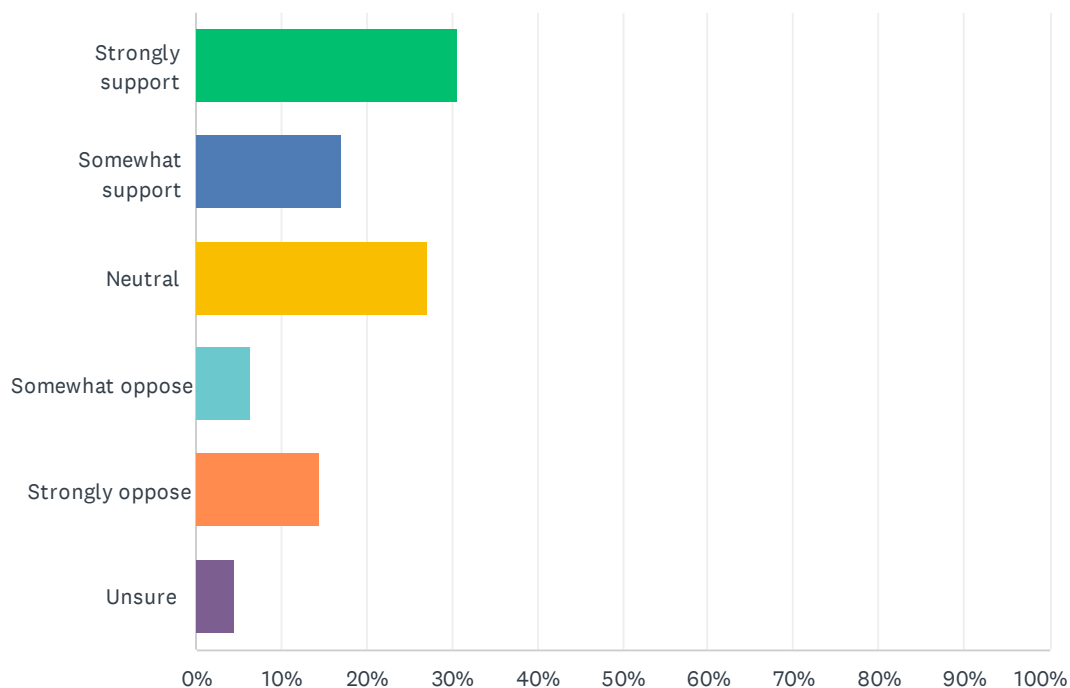


Point Douglas Neighbourhood Plan Survey - Phase 2

	STRONGLY SUPPORT	SOMEWHAT SUPPORT	NEUTRAL	SOMEWHAT OPPOSE	STRONGLY OPPOSE	UNSURE	TOTAL	WEIGHTED AVERAGE
SECTION A: Grove Street to the back lane between Prince Edward St and Barber St	44.14% 49	12.61% 14	12.61% 14	6.31% 7	21.62% 24	2.70% 3	111	2.57
SECTION B: Annabella Street to McFarlane Street North	44.55% 49	13.64% 15	10.00% 11	7.27% 8	20.91% 23	3.64% 4	110	2.57
SECTION C: Syndicate Street to Stephens Street	42.34% 47	13.51% 15	15.32% 17	6.31% 7	18.92% 21	3.60% 4	111	2.57

Q20 How supportive are you of changing the portion of Hallet Street between Granville Street/Rover Avenue and the river to a one-way street?

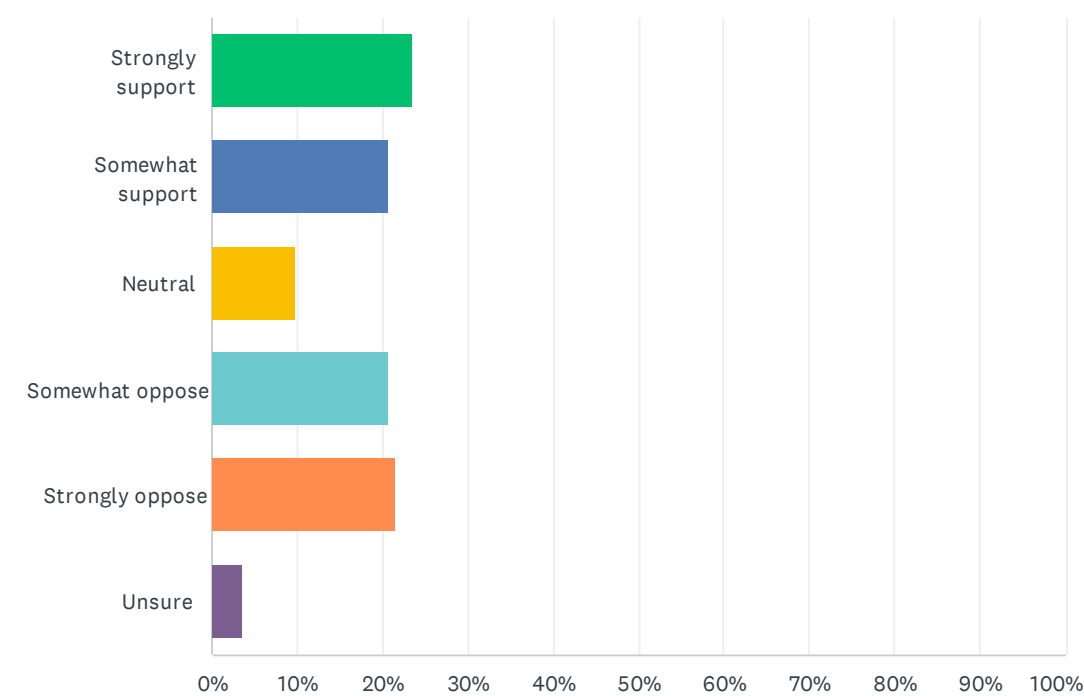
Answered: 111 Skipped: 138



ANSWER CHOICES	RESPONSES	
Strongly support	30.63%	34
Somewhat support	17.12%	19
Neutral	27.03%	30
Somewhat oppose	6.31%	7
Strongly oppose	14.41%	16
Unsure	4.50%	5
TOTAL		111

Q21 How supportive are you of keeping Rover Avenue mostly the same — open to vehicle traffic, with some traffic calming like speed humps (Option 2)?

Answered: 111 Skipped: 138



ANSWER CHOICES	RESPONSES	
Strongly support	23.42%	26
Somewhat support	20.72%	23
Neutral	9.91%	11
Somewhat oppose	20.72%	23
Strongly oppose	21.62%	24
Unsure	3.60%	4
TOTAL		111

Q22 Do you have any other feedback about the Rover Avenue improvements?

Answered: 52 Skipped: 197

#	RESPONSES	DATE
1	There is no need for vehicles to have access to Rover Ave	6/24/2025 3:05 PM
2	Rover is a quiet street, we have 3 parks along it. Adding more won't help solve our drug and crime rate, if anything it will give the drug addicts more places to use.	6/17/2025 1:08 PM
3	Option 1 needs to happen.	6/16/2025 9:19 PM
4	555	6/16/2025 8:57 PM
5	No	6/16/2025 4:44 PM
6	Given the frequency of road reconstruction projects in Winnipeg, long term thinking is the only perspective this project should be approached from. What should Rover Avenue look like in 50 years when Point Douglas becomes the gem it should be?	6/10/2025 3:26 PM
7	I think it is a huge miss not closing the block between the Disraeli pedestrian bridge and Annabella. This would be a MASSIVE improvement for active transportation commuters coming across the bridge. Also, raised pedestrian crossings don't get used - people prefer to cross illegally rather than climb stairs/ramps. Closing the block to car traffic would eliminate the need for a raised crossing.	6/7/2025 12:49 PM
8	There will be a safe way for pedestrians to cross Rover Ave. How about for bikes coming over the pedestrian bridge and turning left?	6/6/2025 9:36 PM
9	On occasions when Euclid is blocked for emergencies, snow clearing, parades etc. and no notice is given river is the only alternate route in or out of the area so closing sections would be a terrible idea	6/6/2025 6:20 PM
10	Nope just fix the road	6/6/2025 4:12 PM
11	I would like to see Rover kept open for traffic but I would also like to see it made multi purpose.	6/6/2025 3:07 PM
12	Rover was the only access road to my street during the Ironworks building fire when Euclid was blocked. Shutting down Rover to vehicle traffic would eliminate the only emergency access road to Main or Sutherland should Euclid be closed. It is also a faster emergency vehicle route for ambulance and fire to Grove, Hallet, Prince Edward and Barber as Prince Edward is a small and narrow road fire emergency access.	6/5/2025 8:38 PM
13	It's a street that, like most of point Douglas, had a lot of potential. It's underutilized and the more pedestrian friendly the better	6/5/2025 4:24 PM
14	It's great that using the time to redo streets to really think how the street can be improved not just ripping it up n laying down concrete without looking it with new vision n making the area progressive and a better place to live and enjoy.	6/5/2025 12:11 PM
15	Speed Bumps? Obviously the idiot that wrote this has never driven down rover! Its full of pot holes! duh! Another idiot!	6/5/2025 11:54 AM
16	The curve on Rover that connects to Hallet is too small for two way traffic, but Rover is an essential traffic street for people who enter the community from the Disraeli Bridge.	6/5/2025 8:31 AM
17	Keeping Rover open to traffic, but with better signage, speed lights and speed bumps etc.. to help control the traffic speed. No need to close Rover down to traffic, as over my life time living here in my 30+ years there has been no accidents to my knowledge. Just needs to be better constructed to provide it for both active transportation and vehicles in a safe manner for all to use. Roadways are to be shared with cyclists throughout the City so why close this	6/5/2025 3:35 AM

Point Douglas Neighbourhood Plan Survey - Phase 2

street down. They've closed Scotia St and Kildonan Dr. to do the same thing, but just ended up opening it up again as it was not the proper move to make.

18	We don't yet know how the transit changes will impact how we are able to get around in NPD. With the potential for increased traffic, lack of visibility turning onto E/S, reduced parking (many people don't have garages or back parking lots and park on the street, and especially rely on parking on S/E for snow clearing and street cleaning. I drive and bike down Rover a few times a week and I walk down it daily. I support methods to slow cars and discourage people using it to commute through the neighbourhood when they exit the Disraeli Freeway @ Sutherland and often go Rover to Hallet to Euclid to access Main St North.	6/1/2025 4:48 PM
19	Please do option 1, it would be much more pleasant, especially as many people in this neighborhood do not drive/have a car.	5/28/2025 5:47 PM
20	Need a bike route	5/28/2025 4:37 PM
21	I fully agree with making Rover more pedestrian and bike friendly, but I don't think getting rid of one of two throughways in the neighbourhood (Euclid and Rover) is the way to do it. There's a lot of space around Rover, so separate bike lanes and an improved sidewalk is where I think the plan should begin. I think it would also make a good street to be utilized for bus routes too, especially with the pedestrian bridge to Elmwood on this street - separating the street with breaks of parkland would eliminate this possible benefit to public transit. Finally, there's lots of parkspace with little to offer in Point Douglas. I think it makes more sense to improve the park space that currently exists, including parkspace along Rover, before we sacrifice fairly important roadways to be used as parkspace.	5/28/2025 2:56 PM
22	Better lighting for the riverbanks could dissuade encampments, and obviously the road needs to be repaved. 30km with speed bumps is an awkward way to create a necessary speed reduction. Not opposed to these but if there was another more modern solution I'd probably be in favour of upgrading. Just make sure it stays open to cars. Maybe a dedicated bike/walking path with curbs?	5/28/2025 12:39 PM
23	The part of Disraeli pedestrian bridge where it meets Rover should be a stop sign. As a cyclist it is hard to stop there.	5/28/2025 9:26 AM
24	River bank community gardens	5/27/2025 2:22 PM
25	I'm not sure which option is better. Speed along Rover is definitely an issue. More greenspace is always welcome. And the corner at Hallet and Rover is definitely experiencing collapse/erosion. What about making all of Rover one way closing one lane and making that just for bikes and walking as well as incorporating traffic calming infrastructure? This would help the tension between dog walkers/cyclists/walkers and the car/truck traffic and probably help enforce weight restrictions along Rover. This doesn't solve the erosion issues at Hallett and Rover though.	5/26/2025 2:39 PM
26	The Disraeli footbridge is an excellent piece of active transportation infrastructure. To get the best use out of this investment, it should be well-connected to the rest of the city's active network. I strongly support seeing Rover Av as a part of this network first and foremost. I would love to see similar improvements to Annabella Street. As a cyclist, Rover Av is one of the bumpiest parts of my route, which can make riding alongside cars dangerous even when vehicle speeds are low. I hope improvements to the road surface are included in this plan. Reducing road wear and lowering maintenance costs is another good reason to minimize or remove vehicle traffic here.	5/26/2025 10:50 AM
27	I like the idea to open up more park walking space. I'm concerned about unhoused people and their needs. Will they be considered and will they just create more outdoor housing like on the way to waterfront.	5/25/2025 10:40 AM
28	Please follow the example of River Front Drive between Provenchere Blvd and Higgins. It is a success when it comes to providing traffic access, yet has the right amount of traffic calming measures and yet allows for public access by foot and by bike. You don't need to reinvent the wheel. Take one success story and simply apply it to similar situations. Here is an example. Someone had a smart idea along the renovated Archibald Street (as you head north from Marion towards Nairn) to make one multi use bike and pedestrian walkway/path. It is easy to clear and remove snow from in winter and was economical and cost affect to install COMPARED TO the messy and very costly pedestrian walkway and bike path along Goulet. The concrete was expensive to install, special equipment is needed to clear the bike path and it narrowed a well used transport corridor connecting the down town area with Eastern	5/24/2025 1:15 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

Winnipeg. Please don't make the same mistakes again, especially along Rover Avenue. Follow the Archibald or River Front Drive examples for the Point Douglas area.

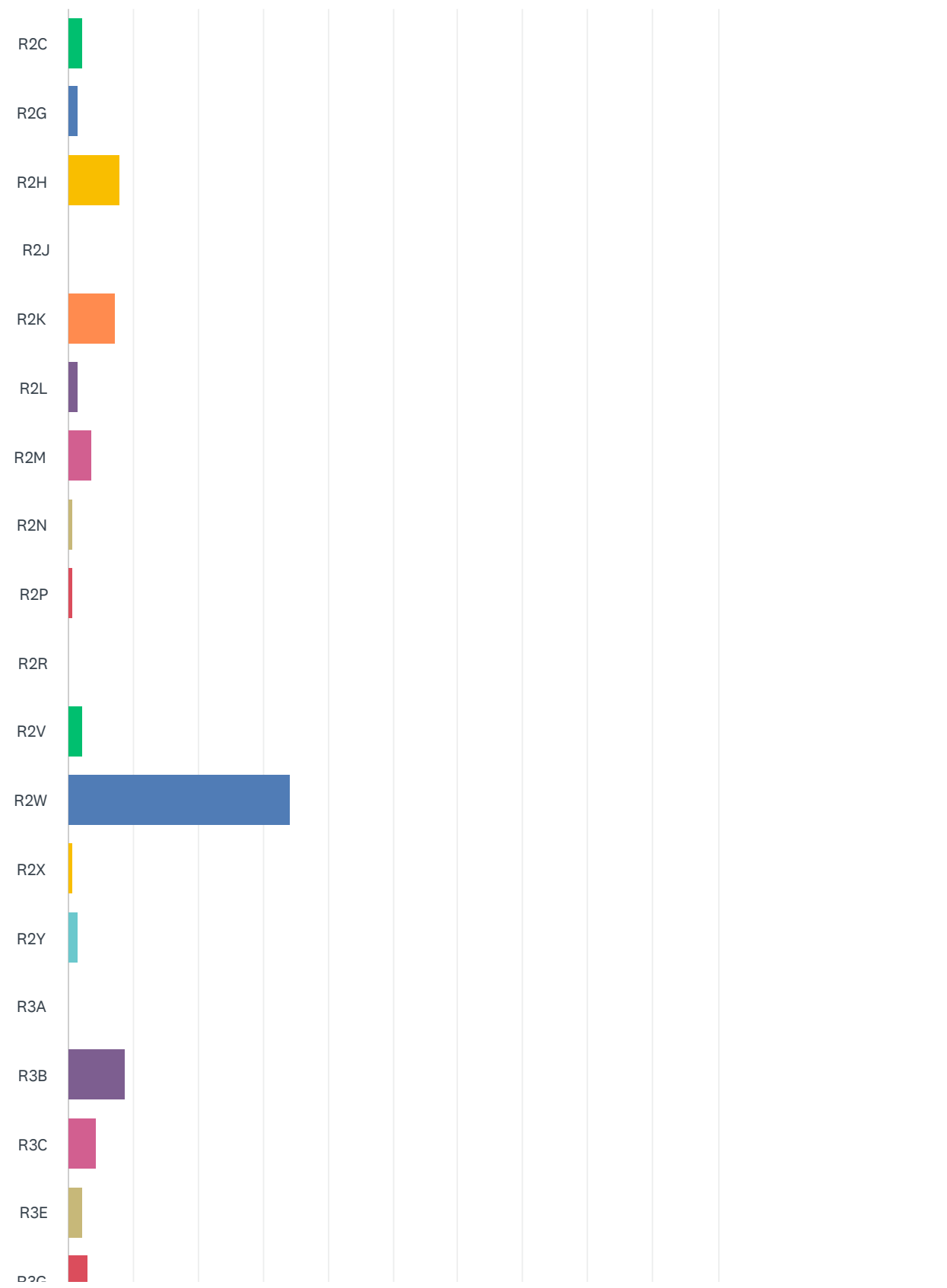
29	The current 30 km/h speed limit is ignored. Speed humps won't change the behaviour. Option 1 all the way.	5/23/2025 12:13 PM
30	if the speed humps are anything like those implemented around the south end of winnipeg you can maintain 40-50 km/h over them with no issues. like the idea of bollards but they only had to maintenance and snow clearing issues.	5/23/2025 8:10 AM
31	I don't know how busy w/ car traffic Rover actually is. When I bike on it, it doesn't seem busy.	5/23/2025 7:50 AM
32	I think safety could best be addressed by keeping River Avenue open to traffic with calming measures put in place. It gives more eyes and ears to the park and makes it safer. Having no vehicles around makes the park more secluded/unsafe and therefore opens up higher chances of safety issues.	5/22/2025 10:43 PM
33	leave the street the way it is. we don't need more places for encampments.	5/22/2025 7:39 PM
34	We get a high percentage of pedestrian/bike use on Rover so it makes sense to move away from car use.	5/22/2025 7:20 PM
35	The footbridge is part of the cycling network, and needs to be kept easily accessible to active transit users. A raised sidewalk would help immensely to communicate that there isn't a feature to pass there, but a place to watch for VRUs. Related to Rover's improvements, making the section of Hallet between Rover and Granville into a one-way, while a great idea, makes me question which way the one way would go, and how inevitably confused motorists that find themselves causing a traffic jam will be able to extricate themselves.	5/22/2025 6:13 PM
36	Option one really restricts residents ability to get around yea on foot it's good but for proper community self access it's a nightmare. Specialty for emergency vehicles The part at the end of Grove is already a one way in the winter due to how icy it gets. We can't design for just summer the community uses a it as a whole all year round. Also the memorial to the 5 yr should be cared for and there used to community doc and a warf along rover hidden stairs buried in the grass as well along it ask rob Gaston also running under rover hydro has a high voltage line buried they have vaults so this also needs to be considered.	5/22/2025 3:45 PM
37	make it affordable.	5/22/2025 2:15 PM
38	Make it safe. Parks are good but it would be nice to be able to enjoy them without garbages everywhere	5/22/2025 12:52 PM
39	Make sure traffic calming measures like speed bumps don't make the route unpleasant for bikes etc.	5/22/2025 12:52 PM
40	No	5/22/2025 12:44 PM
41	Fix the road	5/22/2025 12:17 PM
42	speed bumps impact walkers and cyclists	5/22/2025 11:34 AM
43	Bike route repair under the Red Wood Bridge (Harry Lazarenko) is urgent and crucial. It's been a great barrier in connection with Seven Oaks area.	5/22/2025 10:28 AM
44	While I like the idea of converting Rover to park space, since people already bike and walk on the road, this option seems complicated. I worry about weaving back and forth from road to path. Bottom line is the road space should be prioritized for people on foot or on bike and cars should have to go really slow and share equally.	5/22/2025 10:28 AM
45	If it is kept open, it would need a bike path to connect to the existing active transportations. A sidewalk or gravel pathway for pedestrians as well	5/22/2025 10:11 AM
46	Close as much of it as you need. Winnipeg is such a car-dependent hellhole that any places you can close to traffic are completely welcome.	5/22/2025 9:58 AM
47	You could improve Rover Ave by getting rid of speed bumps and other traffic calming nuisances, and increasing the speed limit to a reasonable 50kph	5/22/2025 9:47 AM
48	Make it hard for cars to move around but not impossible	5/22/2025 9:06 AM
49	In the meantime maybe we can try out closing it to vehicular traffic on weekends, like some	5/21/2025 11:45 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

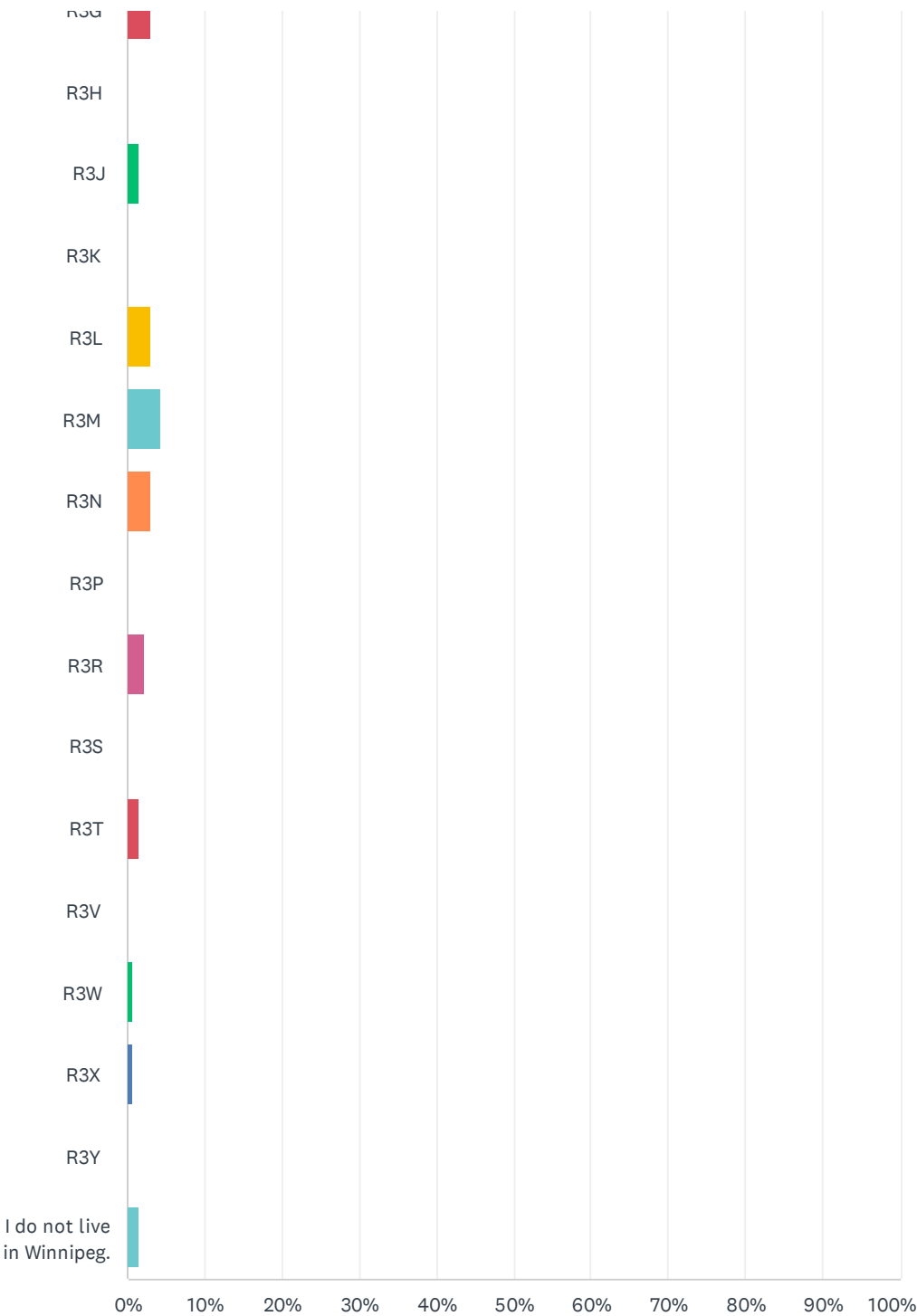
	other neighborhoods do	
50	Rover St between Annabella and Gladstone could use improvements for bike infrastructure. Annabella connecting to Waterfront the same.	5/21/2025 1:49 PM
51	I believe that discouraging vehicular traffic on Rover and increasing MAINTAINED parkland would be the best option.	5/21/2025 1:28 PM
52	option 2 is basically useless and a huge wasted opportunity. speed bumps are proven to be ineffective at reducing vehicle speeds (studies show drivers accelerate more rapidly after speed bumps compared to not having them at all) and create frustrating obstacles for cyclists. option 1 is far superior and would have much more meaningful impacts for all users. it's a no brainer.	5/21/2025 12:40 PM

Q23 Please provide the first three characters of your postal code.

Answered: 138 Skipped: 111



Point Douglas Neighbourhood Plan Survey - Phase 2



Point Douglas Neighbourhood Plan Survey - Phase 2

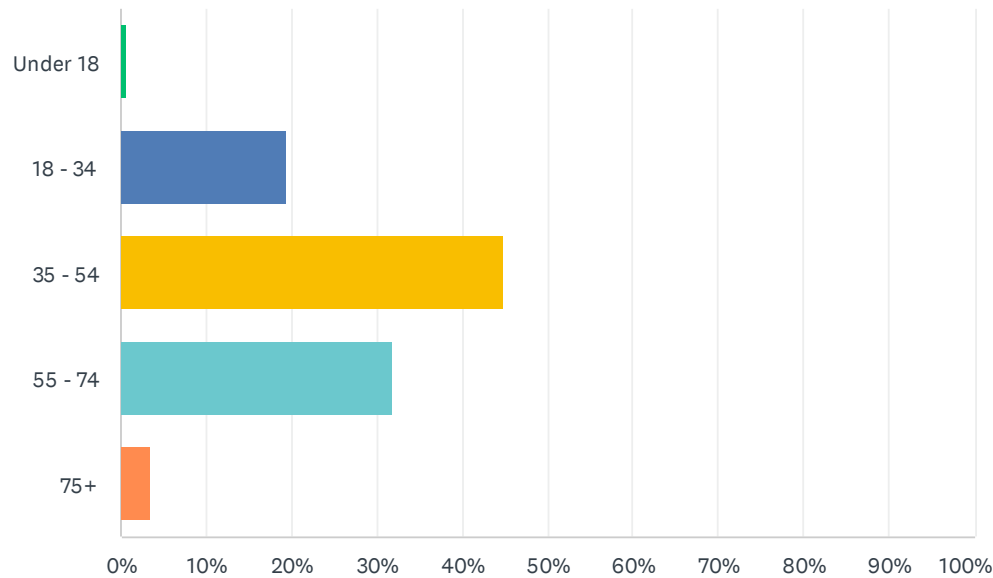
ANSWER CHOICES	RESPONSES	
R2C	2.17%	3
R2G	1.45%	2
R2H	7.97%	11
R2J	0.00%	0
R2K	7.25%	10
R2L	1.45%	2
R2M	3.62%	5
R2N	0.72%	1
R2P	0.72%	1
R2R	0.00%	0
R2V	2.17%	3
R2W	34.06%	47
R2X	0.72%	1
R2Y	1.45%	2
R3A	0.00%	0
R3B	8.70%	12
R3C	4.35%	6
R3E	2.17%	3
R3G	2.90%	4
R3H	0.00%	0
R3J	1.45%	2
R3K	0.00%	0
R3L	2.90%	4
R3M	4.35%	6
R3N	2.90%	4
R3P	0.00%	0
R3R	2.17%	3
R3S	0.00%	0
R3T	1.45%	2
R3V	0.00%	0
R3W	0.72%	1
R3X	0.72%	1

Point Douglas Neighbourhood Plan Survey - Phase 2

R3Y	0.00%	0
I do not live in Winnipeg.	1.45%	2
TOTAL		138

Q24 What is your age?

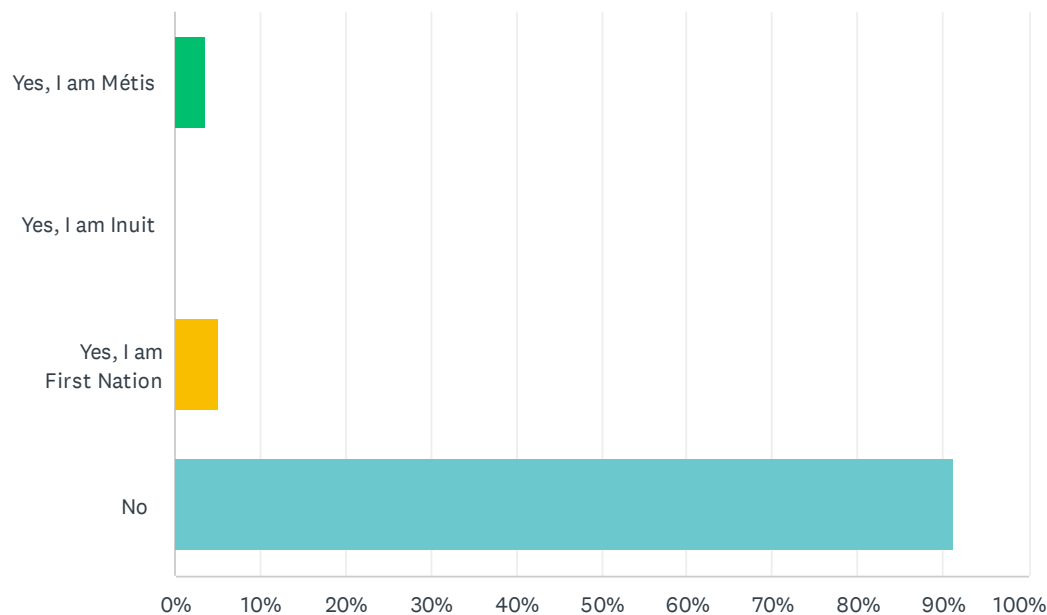
Answered: 145 Skipped: 104



ANSWER CHOICES		RESPONSES	
Under 18		0.69%	1
18 - 34		19.31%	28
35 - 54		44.83%	65
55 - 74		31.72%	46
75+		3.45%	5
TOTAL			145

Q25 Indigenous Peoples: An Indigenous person is a member or citizen of a First Nation, the Métis Nation, or Inuit Homeland. Are you an Indigenous person?

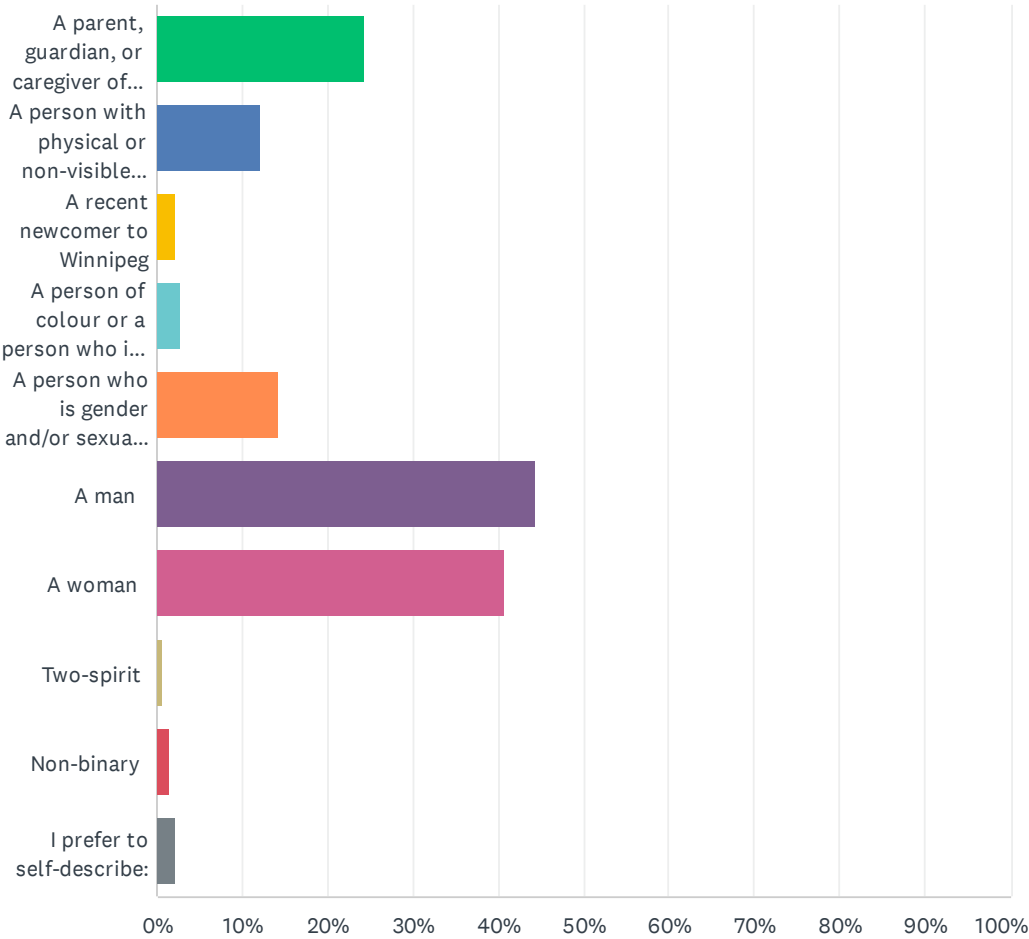
Answered: 138 Skipped: 111



ANSWER CHOICES	RESPONSES	
Yes, I am Métis	3.62%	5
Yes, I am Inuit	0.00%	0
Yes, I am First Nation	5.07%	7
No	91.30%	126
Total Respondents: 138		

Q26 Please self-identify as you feel comfortable.

Answered: 140 Skipped: 109



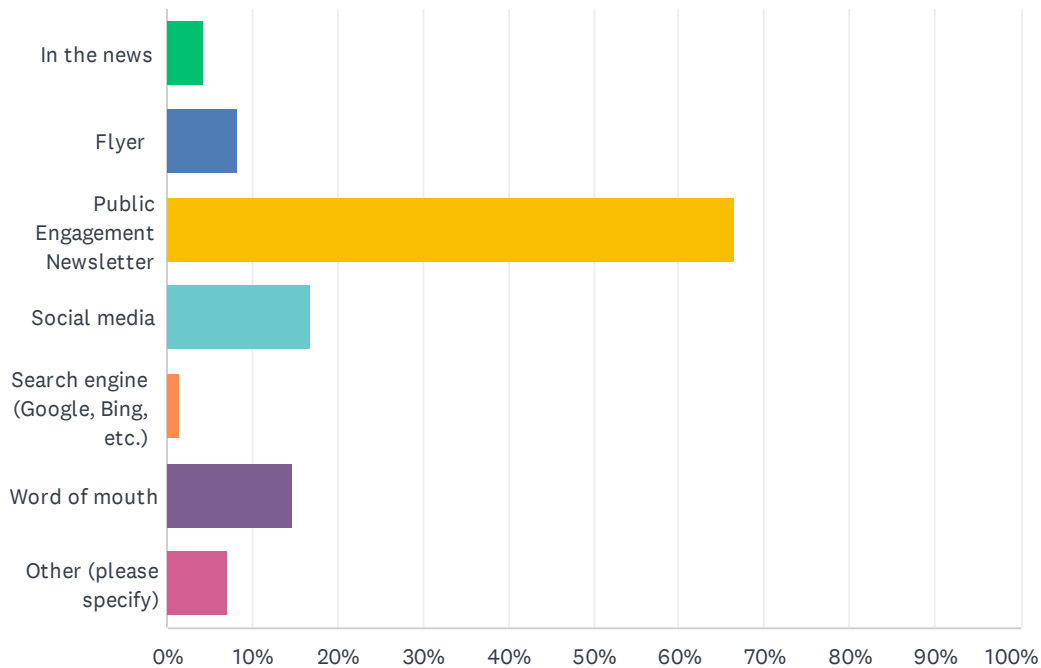
Point Douglas Neighbourhood Plan Survey - Phase 2

ANSWER CHOICES	RESPONSES	
A parent, guardian, or caregiver of a dependent	24.29%	34
A person with physical or non-visible disabilities	12.14%	17
A recent newcomer to Winnipeg	2.14%	3
A person of colour or a person who is racialized	2.86%	4
A person who is gender and/or sexually diverse (2SLGBTQIA+)	14.29%	20
A man	44.29%	62
A woman	40.71%	57
Two-spirit	0.71%	1
Non-binary	1.43%	2
I prefer to self-describe:	2.14%	3
Total Respondents: 140		

#	I PREFER TO SELF-DESCRIBE:	DATE
1	Are you kidding me? Grow up!	6/5/2025 11:56 AM
2	No	5/22/2025 12:45 PM
3	Human being	5/21/2025 1:30 PM

Q27 How did you hear about this project? Select all that apply.

Answered: 143 Skipped: 106



ANSWER CHOICES	RESPONSES	
In the news	4.20%	6
Flyer	8.39%	12
Public Engagement Newsletter	66.43%	95
Social media	16.78%	24
Search engine (Google, Bing, etc.)	1.40%	2
Word of mouth	14.69%	21
Other (please specify)	6.99%	10
Total Respondents: 143		

#	OTHER (PLEASE SPECIFY)	DATE
1	Family who lives in the area	6/16/2025 11:58 AM
2	Email	6/16/2025 10:08 AM
3	at the Austin St Festival	6/12/2025 1:44 PM
4	The entire community is against it that's how! Stupid city!	6/5/2025 11:56 AM
5	E-mail	6/5/2025 10:35 AM
6	through work	5/27/2025 9:13 AM
7	Online forum	5/22/2025 10:44 PM

Point Douglas Neighbourhood Plan Survey - Phase 2

8	Point Douglas Facebook group	5/22/2025 3:46 PM
9	This survey	5/22/2025 12:14 PM
10	This engagement survey	5/22/2025 11:16 AM

E.2 Open-ended survey analysis

To better understand the views of survey participants, 10 open-ended questions were included in the survey and asked to all 249 survey respondents. Open-ended responses allow for a better sense of insight and meaning when a set of predetermined response options will not satisfy the nature of the question.

Open-ended responses were analyzed to identify themes which then allowed us to identify patterns. Each response was read and tagged with one or multiple themes. From there, the responses within each theme were analyzed to provide a summary of the most prominent feedback.

Open-ended questions:

- [Is there anything else you'd like to share about the draft neighbourhood plan?](#)
- **Is there anything you would change or add to the vision?**
- [What do you like most about the draft plan for the infill area?](#)
- [What do you think is missing from the draft plan for the infill area?](#)
- [What do you like most about the draft plan for the mid-rise mixed use area?](#)
- [What do you think might be missing from the draft plan for the mid-rise mixed-use area?](#)
- [What do you like most about the draft plan for the higher-rise mixed-use area?](#)
- [What do you think might be missing from the draft plan for the higher-rise mixed-use area?](#)
- [What do you like or think might be missing from the draft plan for parks and open space?](#)
- [What do you like or think might be missing from the draft plan for getting around Point Douglas?](#)
- [Is there anything else you'd like to share about the draft neighbourhood plan?](#)

Is there anything you would change or add to the vision?

Answered: 77

Skipped: 172

Themes coded*: 81

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into 6 key themes below:

- Safety and wellbeing (32 comments)
- Housing (12 comments)
- Engagement process (7 comments)
- Commercial (5 comments)
- Industrial (5 comments)
- Other (20 comments)

A summary of responses by key theme is below:

Safety and wellbeing (33 comments)

- Accessibility for people with disabilities is crucial.
- Concerns about displacement of low-income families and single-family homes.
- Preference for development that includes affordable amenities and preserves community history.
- High crime rates and homelessness need to be addressed before development.
- Desire for more police patrols and litter management.
- Importance of proper maintenance, accountability for landlords, and addressing vacant or burned-out buildings.
- Recommendations for more lighting, safe housing, and services for the homeless.

Housing (12 comments)

- Affordable housing with a mix of accessible, dense, and mixed-use housing is critical.
- Supporting the unhoused should be part of the plan.
- Multi-unit developments need to be designed in a way that is sensitive to existing small lot sizes.
- New urban housing developments should include retail, recreation, and park space as anchor destinations to attract new people.
- Programs for homeowners and rental property owners to improve their properties should be considered.
- Encouraging residents to invest in the area is essential.
- Redeveloping old industrial buildings into affordable housing and community resources is recommended.
- New developments should not displace current residents.

Engagement process (7 comments)

- Request for clear and specific details on development plans.
- Criticism of misleading statements and lack of transparency in the presentation.
- Concern about the displacement of single-family homes for multi-family residences, particularly affecting low-income residents.
- Emphasis on the need to involve current and long-time residents in future planning.

Commercial (5 comments)

- Establish a commercial area with amenities for residence that is walkable to the broader residential neighbourhoods.
- Use high-density residential and mixed-use developments to make transition between Point Douglas and Downtown seamless.
- Encourage a mix of amenities that meet the needs of residents of all income levels.

Industrial (5 comments)

- Support for maintenance of commercial and light industrial sector offering meaningful employment in an area that is easy to reach.

- Opposition to empty and unsupervised buildings due to their encouragement of illegal activities.
- It is important to consider soil remediation considerations.

Other (20 comments)

- Preserve industrial heritage, maintain neighborhood character, and incorporate Indigenous cultural elements in the area's redesign.
- Ensuring safe and accessible infrastructure for pedestrians, cyclists, and wheelchair users is crucial to maintaining a vibrant community.
- There is a need for enhanced greenspace, riverfront access, and connected trails to meet needs of current residents and growing population.

What do you like most about the draft plan for the infill area?

Answered: 103

Skipped: 146

Themes coded*: 104

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- More density and housing options (60 comments)
- Design and use restrictions (18 comments)
- Concerns (17 comments)
- Other (9 comments)

A summary of responses by key theme is below:

More density and housing options (60 comments)

- More housing options including more affordable housing types.
- Increasing residential density.

Design and use restrictions (18 comments)

- Limits new buildings to a maximum of four floors.
- Does not allow commercial uses.

Concerns (17 comments)

- Allowing up to four floors is too much and will negatively impact adjacent houses.
- Concerned it will not address safety issues, including absentee landlords.

Other (9 comments)

- Proximity to future rapid transit route.
- Maintenance of public spaces and parks.

What do you think is missing from the draft plan for the infill area?

Answered: 109

Skipped: 140

Themes coded*: 116

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- Less restrictions (28 comments)
- Safety and wellbeing (18 comments)
- Transportation (15 comments)
- Gentrification concerns (14 comments)
- Greenspace (14 comments)
- Less density (11 comments)
- Other (16 comments)

A summary of responses by key theme is below:

Less restrictions (28 comments)

- Support for higher-rise buildings (6-8 stories)
- Emphasis on including commercial spaces like cafes, restaurants, and other shops in the mixed-use development areas to enhance community and essential services.
- Provide benefits to develop, such as eliminating parking minimums, reducing setbacks and other zoning requirements.
- Support for alternative housing models, such as co-op housing.
- Allow for first floor commercial spaces for higher-rise buildings.

Safety and wellbeing (18 comments)

- Address rampant crime by closing problematic businesses.
- Hold landlords accountable for property decay by potentially providing incentives for proper maintenance.
- More support to assist with homelessness in and around the neighbourhood.
- Provide brighter lighting throughout the neighbourhood to provide a safer environment.
- Prioritize development along the waterfront to eliminate encampments.

Transportation (15 comments)

- A more intentional active transit plan is needed including walkways, bikeways, safe pedestrian crossings, and over railways/bridges.
- Improve the location of bus stops to reduce long walks for residents, specifically for students to get to the high school out of the neighbourhood.
- Increase bike lands and repair critical bike routes to ensure smooth travel and connectivity.

Gentrification concerns (14 comments)

- Concerns about displacing elderly, young families, and immigrants who have lived in the community for generations and make the place what it is.
- Concerns about rising rents due to developers buying properties and making more expensive units.
- Low income, rent controlled, and mixed income housing is required to prevent the area from losing it's residents.
- Clarity is required on the impact on current residents and how this plan will support them.

Greenspace (14 comments)

- Preserve city-owned riverfront lands and designate them as permanent parkland.
- Develop public riverfront access points to enhance community use.
- More greenspaces to ensure there are safe outdoor areas for children and families to recreate.

Less density (11 comments)

- Building heights should be limited to three stories to maintain the character of the residential area and prevent overpopulation.
- Preserve existing housing stock which will help with preserving mature trees.
- Concerns about an increase in students at local schools.

Other (16 comments)

- Concerns about the need to upgrade servicing capacity to accommodate higher density.
- Suggestions to upgrade and repurpose historic sites and older buildings instead of demolishing them.

What do you like most about the draft plan for the mid-rise mixed use area?

Answered: 87

Skipped: 162

Themes coded*: 92

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- More density (23 comments)
- Mixed-use and small commercial (19 comments)

- Transportation (11 comments)
- Greenspace and gathering spaces (6 comments)
- Improve safety (6 comments)
- Concerns (13 comments)
- Other (14 comments)

A summary of responses by key theme is below:

More density (23 comments)

- Emphasis on building up rather than out to increase housing density, including multi-unit housing like duplexes and triplexes.
- Inclusion of higher density and affordable housing options is key to ensure a mix of affordability in residential units.
- Density will enhance walkability along with incorporating neighbourhood amenities and businesses.

Mixed-use and small commercial (19 comments)

- Makes it easier for residents to access goods and services near their homes.
- Small commercial directly benefits the community and enhances neighbourhood convenience.
- With work-from-home trends, having businesses within the residential community is more important than ever before.
- This type of development can make the neighbourhood feel safer and more inviting.

Transportation (11 comments)

- Important to situate these mid-rise development along major corridors and close to transit lines to improve accessibility for more people.
- Good transit connections and secure bike parking are necessary to make an area pedestrian friendly.
- Future rapid transit can provide opportunity to transform underutilized streets like Sutherland Ave.

Greenspace and gathering spaces (6 comments)

- Create more spaces for community members to gather together and interact.
- Any existing green spaces should be kept.
- Provide 'third spaces' for residents living in mid-rise mixed-use development.

Improve safety (6 comments)

- Redevelopment of derelict buildings is necessary as they are often trouble spots for crime and pedestrian safety.
- This type of development should make safer areas for families and university students.
- Many older structures that need to be torn down are great spots for the new mid-rise mixed-use housing.

- New development may push individuals out that are causing issues.

Concerns (13 comments)

- 4 stories should be height maximum as larger scale can lead to an overabundance of low income people living together.
- No to this style of development, we can stick with traditional housing in this neighbourhood.
- This style of development backs onto single-family residential which can ruin the residential feeling.

Other (14 comments)

- Development needs to include three-bedroom apartments for larger households.
- It's good to have the mid-rise development on the border of the lower-density residential area.
- The removal of industrial and transition into residential is good.

What do you think might be missing from the draft plan for the mid-rise mixed-use area?

Answered: 83

Skipped: 166

Themes coded*: 85

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Safety and wellbeing (19 comments)
- Transportation (16 comments)
- Less restrictions (12 comments)
- Less density (10 comments)
- Greenspace (9 comments)
- Other (19 comments)

A summary of responses by key theme is below:

Safety and wellbeing (19 comments)

- Safety needs to be considered, residents currently feel scared to walk around, and it's unsafe for children to play in public spaces.
- There is nothing to address and prevent crime, which is challenging for existing businesses and deters new ones from establishing.

Transportation (16 comments)

- New multi-unit buildings will need underground parking, there already is a shortage of street parking.

- Buildings should have mandatory secure bicycle parking, and minimum parking requirements should be removed.
- Car traffic needs to be reduced on Sutherland Ave if it to be a vibrant neighbourhood commercial street.
- The bike route under the Harry Lazarenko bridge is unusable and needs to be fixed.
- Bike paths throughout the community are needed.

Less restrictions (12 comments)

- There should be less restrictions on building heights.
- Incentives for development should be established for affordable housing initiatives.
- Many commercial uses that are not small-scale, such as grocery stores, would have positive benefits to the community.
- Barring small scale industrial prevents local trades and crafts workers from establishing in the neighbourhood.

Less density (10 comments)

- Allowing too much residential density will make the neighbourhood cramped or crowded.
- Mid-rise mixed-use development does not belong next to single family-family dwellings.

Greenspace (9 comments)

- Include communal and accessible green spaces.
- There should be more green spaces identified in this area.
- It is important that mature trees are not lost as new developments come, tree canopy is key to quality streetscapes.

Other (19 comments)

- It is unclear how the plan will ensure new apartments are affordable for low-income residents.
- The unique character of Point Douglas as a residential area should be embraced and protected.

What do you like most about the draft plan for the higher-rise mixed-use area?

Answered: 75

Skipped: 174

Themes coded*: 76

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- More housing (29 comments)
- Transportation (10 comments)
- Redevelopment of industrial area (8 comments)

- Commercial opportunities (6 comments)
- Greenspace (6 comments)
- Concerns (9 comments)
- Other (8 comments)

A summary of responses by key theme is below:

More housing (29 comments)

- Higher density housing has potential to replace dilapidated single-family homes in the area while also accommodating more residents.
- There should be an emphasis on creating more affordable residential opportunities for individuals and families of all income levels.
- Higher-rise housing makes sense as the neighbourhood is near downtown.
- Higher-rise development near the railway can block noise to other areas of the neighbourhood.

Transportation (10 comments)

- Higher density housing situated alongside the future rapid transit route is beneficial.
- It is important to ensure sidewalks are wide enough for strollers, wheelchairs, etc.
- A removal of parking minimums would make streetscapes safer for pedestrians and make more land available for housing.

Redevelopment of industrial area (8 comments)

- Minimizing industrial activity within the neighbourhood is preferable, as it is likely to decrease unnecessary traffic and environmental pollution.
- Many current industrial sites negatively impact the neighbourhood, and redevelopment is expected to improve quality of life for residents.
- Development specifically along Higgins Avenue will assist in getting rid of the derelict and abandoned industrial buildings.

Commercial opportunities (6 comments)

- A focus on commercial and mixed-use development is great.

Greenspace (6 comments)

- Public access to the river should be improved through the provision of new greenspace.

Concerns (9 comments)

- Increasing population density in an area that already has traffic congestion could have negative impacts.
- Allowing for higher-rise buildings could bring in tension between condo development and affordability.
- Concern that existing safety issues will only be worsened.

Other (8 comments)

- This area has a lot of potential if investment is done effectively.

What do you think might be missing from the draft plan for the higher-rise mixed-use area?

Answered: 87

Skipped: 162

Themes coded*: 97

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into seven key themes below:

- Greenspace (27 comments)
- Transportation (16 comments)
- Safety and wellbeing (15 comments)
- Gentrification concerns (11 comments)
- Less restrictions (9 comments)
- Concerns (12 comments)
- Other (7 comments)

A summary of responses by key theme is below:

Greenspace (27 comments)

- Public access to the riverbank should be prioritized, adding more greenspace, an active transportation trail, and amenities such as a dock.
- Adding more greenspace along the riverbank is important for protecting biodiversity, and preventing stability issues associated with new development.
- Space should be dedicated to community gardens near the Louise Bridge.
- More greenspace is necessary; the eastern point should be preserved as a park.

Transportation (16 comments)

- The Louise Bridge needs a long-term future-proof plan to ensure the connection it provides is not lost.
- Concerned about an increase in vehicular traffic.
- Reduce parking minimums and direct parking underneath buildings instead of surface parking lots.
- There needs to be more detail on active transportation network development.
- This is a busy railway, which creates conflict with increased residential development.

Safety and wellbeing (15 comments)

- Additional support for unhoused population is needed.
- Safety is not mentioned in the plan, there needs to be a section on this as well as crime reduction and prevention.

Gentrification concerns (11 comments)

- Keep the area functional and affordable.
- Important to prevent displacement of current residents.

Less restrictions (9 comments)

- Height restrictions need to be relaxed to allow higher buildings.
- There needs to be more areas for businesses to thrive and operate safely and effectively.

Concerns (12 comments)

- It is unclear what types of commercial or industrial uses will continue to be permitted.

Other (7 comments)

- Indigenous businesses and non-profits need to be supported in the community.
- More needs to be done to preserve architectural character.

What do you like or think might be missing from the draft plan for parks and open space?

Answered: 112

Skipped: 137

Themes coded*: 125

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into four key themes below:

- Safety and maintenance (40 comments)
- Transportation (23 comments)
- What is missing (42 comments)
- What is good (20 comments)

A summary of responses by key theme is below:

Safety and maintenance (40 comments)

- There is a need for increased police presence to ensure safety in the neighborhood.
- Efforts should be made to address encampments by housing those in need.
- While there is support for new park spaces and river trails, there is concern they will attract more encampments unless other housing initiatives are successful.
- There should be a plan to keep the area clean, without relying on volunteer labor.
- Public areas should be kept safe and visible with no hidden spots. Currently, there are no safe walking areas or playgrounds for children.

Transportation (23 comments)

- There is a desire to extend active transportation links across the river to improve accessibility and connectivity between neighborhoods.

- Better active transportation routes that are both scenic and functional for commuting are necessary.
- The riverfront should remain public, with walking and cycling paths facilitating leisure activities and encouraging bike commuting.
- The creation of dedicated bike routes and safe pedestrian crossings, especially around the Harry Lazarenko Bridge, is seen as crucial for enhancing safety and connectivity.
- There are concerns about congestion around the Louise Bridge.

What is missing (42 comments)

- A water park or outdoor pool is suggested as a meaningful addition for the community.
- There is a desire for a farmers market space, along with areas for composting, gardening, and recycling, to help address food insecurity and support low-income families.
- Amenities along the riverfront to encourage use of the river such as boating and fishing are desired.
- Multiple respondents suggest the inclusion of a dog park.
- There is a call for restrooms, picnic tables, more flowers, trees, benches, and communal green spaces within the park areas.
- Suggestions to include mixed cultural spaces and showcase multicultural heritage.
- Participants express interest in adding skate parks or other programmed gathering places, rather than spaces that may become underused.
- There is interest in having restaurants along the river to enhance the waterfront experience.
- Some parks should be located beyond the riverbank areas to ensure year-round usability and provide safe play areas for children.
- Suggestions include designating the south side of the point, an area that is currently industrial, as parkland, and possibly as part of a National Park.
- There is a desire for more naturalized forest and recreational fields in the "Point" area.
- Participants emphasize the need for a long-term commitment to establishing parks along the riverbank, urging the city to be held accountable for these developments.
- Greater park space by the river is desired, and no development should block public access to the river and parks.
- Preserving wide boundaries along waterfronts as trail and park space, with buildings only on the street side, would maintain beautiful public green spaces.
- Proper development of the concrete dock on the river at the end of Pritchard Avenue would enhance safety and aesthetics, promoting water activities for all ages.

What is good (20 comments)

- Importance of minimizing impact on existing trees and maintaining tree canopy
- Strong support for community art, including murals and indigenous art, and community gardens.
- Many support the idea of more park areas, especially those that include walking paths, indicating these are appreciated and lend vibrancy to the community.

- Recognition of Point Douglas as a neighborhood whose character is influenced by its riverfront and green spaces which should be preserved and expanded.
- Support for plan to incorporate mix of residential high-rise buildings, bike and walking paths, and greenspace along the Red River.

What do you like or think might be missing from the draft plan for getting around Point Douglas?

Answered: 88

Skipped: 161

Themes coded*: 98

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into five key themes below:

- Safety and wellbeing (27 comments)
- What is good (24 comments)
- New and improved active transportation routes (23 comments)
- Transit (7 comments)
- Other (17 comments)

A summary of responses by key theme is below:

Safety and wellbeing (27 comments)

- Lighting is needed for visibility and safety.
- Need lots of pedestrian amenities such as benches.
- Safety issues related to crime, theft, and drugs need to be addressed for active transportation trails and planned transit infrastructure to be successful.

What is good (24 comments)

- Expanded active transportation paths along riverfront
- Planned pedestrian underpass to cross railway
- Increasing lighting and visibility

New and improved active transportation routes (26 comments)

- Need intersection improvement plans and traffic calming measures for existing and future active transportation routes.
- Need active transportation connections between key destinations, including potential new parks.
- Need to identify and implement future active transportation connections to reduce reliance on trails in riverbank areas that are often flooded or in poor condition.
- Need clear design standards for streetscapes to ensure they are attractive and safe for people of all ages and abilities, especially in large redevelopment sites that may include new roads.

Transit (7 comments)

- Increasing population size before the dedicated rapid transitway is built could create congestion issues along collector routes.

Other (17 comments)

- There should be a plan to ensure year-round public access to the riverbank.
- No plans to address Disraeli Freeway, which divides the neighbourhood in half and encourages car use.
- Some comments that providing more cycling infrastructure is not worthwhile.

Is there anything else you'd like to share about the draft neighbourhood plan?

Answered: 64

Skipped: 185

Themes coded*: 71

**Many comments made a number of different points and were categorized into more than one theme.*

Respondents to this question highlighted several themes, which have been organized into six key themes below:

- Safety and wellbeing (17 comments)
- Affordability and housing (9 comments)
- Jobs and amenities (10 comments)
- Transportation (8 comments)
- Parks and gathering spaces (4 comments)
- Other (23 comments)

A summary of responses by key theme is below:

Safety and wellbeing (17 comments)

- Transformation and new development won't occur or succeed unless safety concerns are addressed.

Affordability and housing (9 comments)

- It is unclear how the plan can ensure new housing is affordable and does not lead to gentrification.
- Prioritizing investment in and maintenance of existing housing stock is essential to prevent deterioration while awaiting new development.

Jobs and amenities (10 comments)

- Ground floor commercial as part of new development may support establishment of new job opportunities.
- Important to ensure there are spaces suited to local organizations.
- Keeping some types of industrial would help keep jobs in the neighbourhood.

Transportation (8 comments)

- Traffic calming is needed; many residents predominantly walk and bike.
- Plan success appears to rely on significant rapid transit investment which has no clear timeline.

Parks and gathering spaces (4 comments)

- It is important to prioritize biodiversity along riverbank.
- More natural spaces should be incorporated.
- Indigenous art, and traditional smudging spaces should be included.

Other (23 comments)

- Timelines are unknown, and actual change is not guaranteed.
- Need strategy to address remediation needs and incentivize development of old industrial properties.
- Plan does not consider the influence of Main Street on the neighbourhood.
- Policies are not strong enough, only encouraging or supporting a variety of tools.
- Need to protect heritage sites, and encourage adaptive reuse of old industrial buildings.