

Background

We are developing a neighbourhood plan, also known as a secondary plan, to guide land use and development in Point Douglas. The plan builds on previous planning work and studies done in the neighbourhood in recent years.

The plan will help guide how land is used and developed over time. It will include rules about where various types of new buildings are allowed and what they should look like. It will ensure:

- A variety of housing exists for a wide range of people
- New housing is compatible with the existing houses
- Parks and other amenities are within walking distance of residents
- Point Douglas continues to develop as a walkable, bikeable, and transit-oriented community

Engagement

We used [input from Phase 1](#) and technical analysis to help create the draft Neighbourhood Plan. In Phase 2, we asked for feedback on the draft plan.

In April 2025, the project team met with the Project Advisory Committee (PAC) to review the draft plan and talk about how best to gather public feedback.

In June 2025, we invited the public to a community gathering to learn about the draft plan and share their thoughts. They could also give feedback through an online survey.

We also partnered with the North Point Douglas Women’s Centre to host a community workshop and met with stakeholders through group meetings and one-on-one conversations.

Key findings

The community wants:



More housing choices and affordable options



Places like shops and recreation to bring people in the neighbourhood



Better public access to river and greenspaces along riverfront



Improved walkability and active transportation



To keep light industrial facilities (like smaller-scale processing) and local jobs



Improved safety and community services to encourage new development

Table 1 below gives an overview of public and stakeholder engagement opportunities. **Table 2** provides details on how public engagement opportunities were promoted.

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



Table 1: Public and stakeholder engagement opportunities

ACTIVITY	DESCRIPTION	PARTICIPATION
Public engagement opportunities		
 Community gathering	Held at Norquay Community Centre on June 4, 2025. Participants shared input, chatted with the project team, and enjoyed a snack. Featured an interactive art station hosted by Graffiti Art Programming. See Appendix D.	90 participants
 Online survey	Available from May 22, 2025 to June 26, 2025. See full results in Appendix E.1 and E.2.	249 respondents
Stakeholder engagement opportunities		
 Project advisory committee	Met on April 16, 2025 to review the draft plan and provide input on the Phase 2 engagement strategy. The project team remained in contact with members throughout Phase 2. See Appendix B.	5 committee members
 Community workshop	Hosted by North Point Douglas Women's Centre. See Appendix C.3.	7 participants
 Stakeholder meetings	Three in-person group stakeholder meetings held on June 2 and 9, 2025. Five individual meetings (in-person and virtual) held between June 2 and June 23, 2025. The project team also attended the Point Douglas Residents Committee (PDRC) meeting on June 10, 2025. See Appendix C.	9 meetings with 40 participants

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



Table 2: Promotion of public engagement opportunities

ACTIVITY		DESCRIPTION	REACH
	Project webpage	Online hub for all project information. Unique visits are from May 21, 2025 and June 25, 2025. winnipeg.ca/pointdouglasplan	1,444 unique visits
	Flyers	Hand-delivered to residential addresses in the neighbourhood. Included project information and ways to get involved.	900 flyers delivered
	Letters	Mailed to owners of property in the neighbourhood.	254 letters mailed
	Direct emails	Sent to 105 project subscribers (May 21, 2025 and June 3, 2025) and 72 stakeholder organizations (May 22, 2025).	282 emails sent
	Public engagement newsletter	Featured the project in the City of Winnipeg public engagement newsletter (May 22, 2025).	5,682 subscribers
	Community event	Shared project information at the Point Douglas Residents' Committee Community Cleanup (May 3, 2025).	~30 connections made

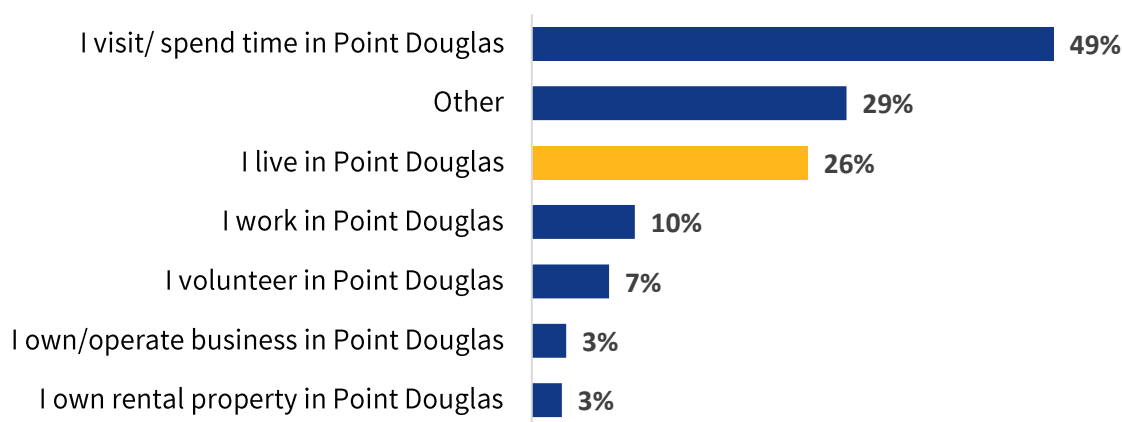
See **Appendix A** for promotional materials.

Who we heard from

We gathered feedback from residents, local and not-for-profit organizations (including schools), business owners, landowners, and developers.

We asked survey respondents to identify their connection to Point Douglas (see Figure 1). A quarter of respondents live in Point Douglas (26 percent). Of those, 15 percent also volunteer and/or work in Point Douglas. More than half (60 percent) of respondents who live in Point Douglas have lived in the area for more than 10 years.

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



Total responses: 249 (0 skipped this question)

Figure 1: Connection to Point Douglas

What we heard

The draft plan outlines a vision and a wide range of policies to guide how Point Douglas will grow and change over time. It includes policies on land use, housing, heritage, community facilities, servicing, and more.

In this final phase of engagement, we gathered feedback on the following parts of the draft plan:

- Vision
- Land use areas:
 - Infill Area
 - Mid-Rise Mixed-Use Area
 - Higher-Rise Mixed-Use Area
- Parks and open space
- Getting around Point Douglas
- Neighborhood goals

A summary of what we heard for each section is provided below.

Vision

We asked people, through the survey or at the community gathering, if the draft vision statements matched what they hope for the future of Point Douglas.

Here are the full vision statements from the draft plan.

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

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

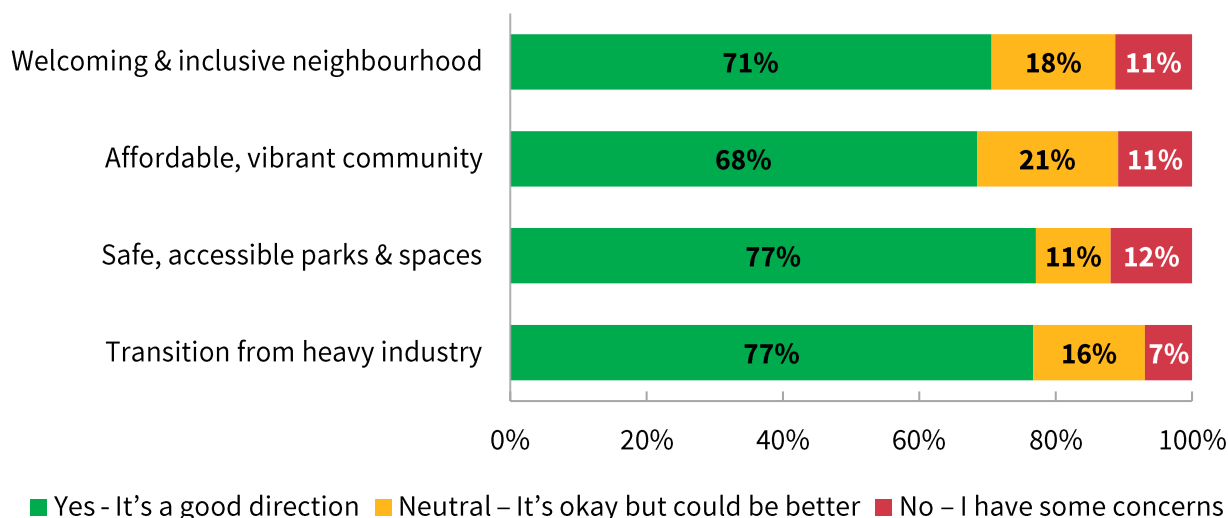
Accessible community spaces: Parks, trails, and community spaces will be safe and accessible, providing places to gather, play, and celebrate culture.

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

Over 68 percent of respondents agreed the vision statements reflected their hopes (see Figure 2). Of those who said they live in Point Douglas, over 65 percent agreed with each statement.

The vision statement about moving away from heavy industrial uses had the highest agreement (77 percent) and the fewest concerns (seven percent).

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



Total responses: 204 (45 skipped this question)

Figure 2: Draft vision for Point Douglas

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



Feedback from those who attended the community gathering was similar to those who participated in the online survey. Most supported the vision statements—especially those about community spaces, affordability, and inclusivity. See Appendix D for a summary of feedback from the community gathering.

When asked what they would change or add to the vision, respondents noted:

- More emphasis on different housing types and keeping housing affordable
- The need for anchor destinations, such as recreation and retail, to attract new people
- Expanding public access to the riverbank and greenspace
- Strategies and incentives to encourage building maintenance, investment, and new construction
- Keeping light industrial and commercial uses to maintain local jobs

Land use areas

The draft plan includes three land use areas (see Figure 3). Each one has its own set of rules about the use, size, location, and appearance of buildings.

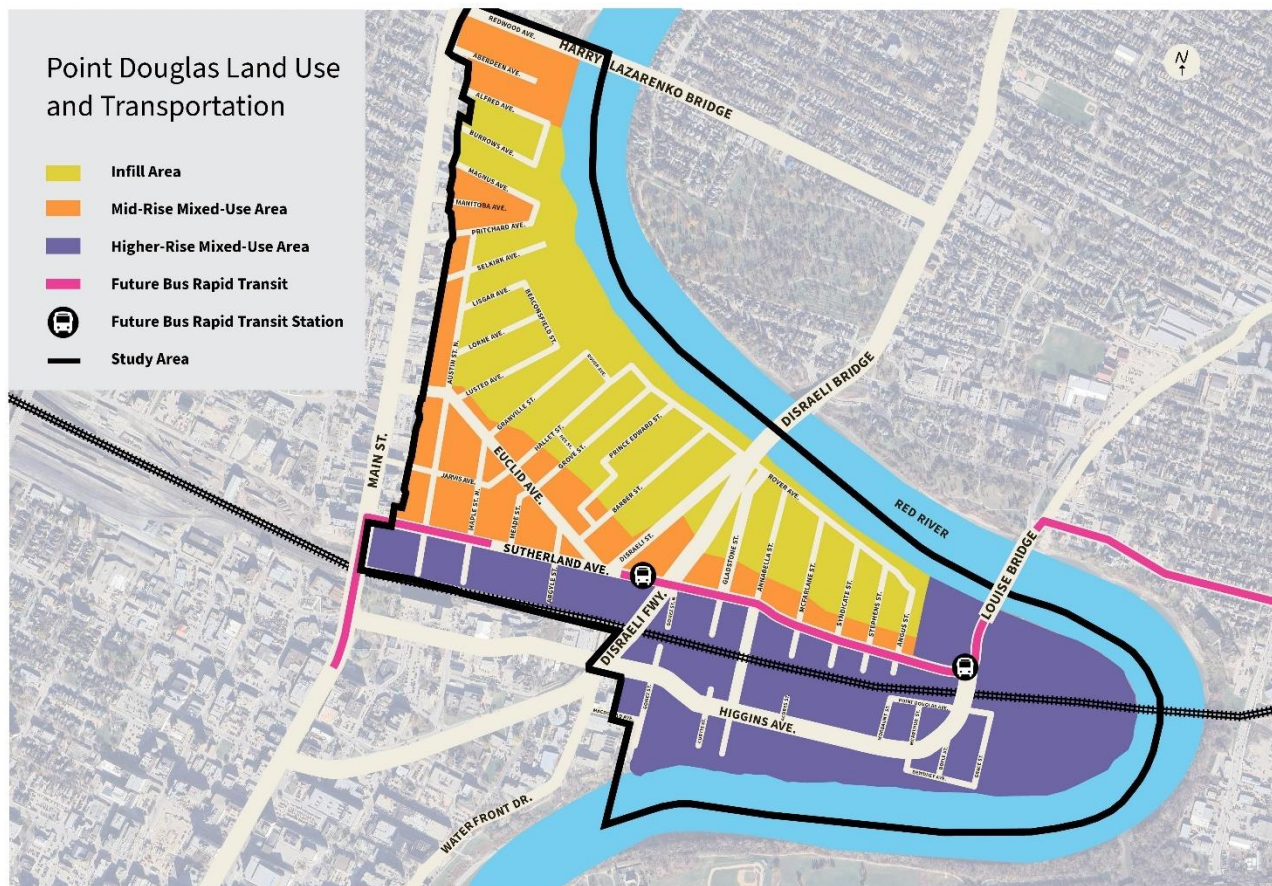


Figure 3: Draft plan land use areas

We asked people in the survey and at the community gathering what they thought about each land use area.

Most felt positive about the draft land use areas. They were most excited about the mid-rise and higher-rise mixed-use areas (see Figure 4).

The mid-rise mixed-use area received the most support, with 58 percent of people saying it's a good direction. The higher-rise mixed-use area also received strong support (55 percent excited), followed by the infill area (48 percent excited). While some respondents had concerns, overall, most feedback was optimistic or neutral.

At the community gathering, more people indicated they were “concerned” with all three land use areas, suggesting more concern compared to the survey results.

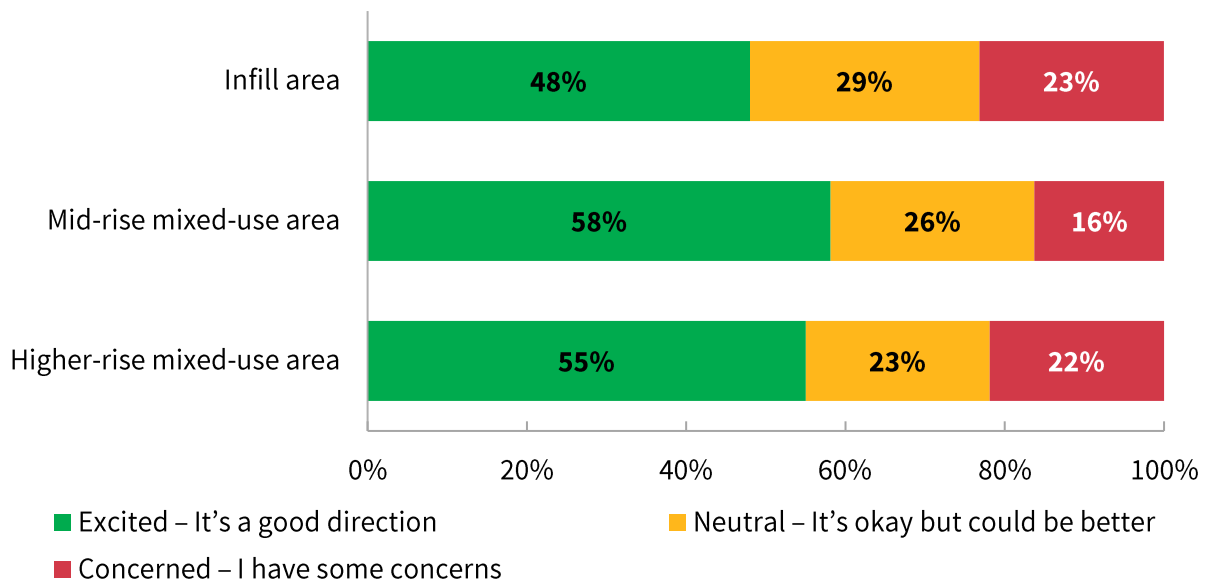


Figure 4: Sentiment about each draft land use area

Note: Response numbers varied slightly for each land use area question. Infill area: 177 responses (72 skipped), mid-rise mixed-use area: 172 responses (77 skipped), higher-rise mixed-use area: 169 responses (80 skipped).

Some comments applied to all three areas. People told us:

- New housing should include a range of prices so current residents aren't pushed out
- Drug use, crime, and violence need to be addressed or they could discourage new development
- More support is needed for mental health, addictions, and people who are unhoused
- Issues with absentee landlords and poor housing conditions need attention
- New multi-unit buildings should be close to bus stops, include enough parking without hurting the look of the street, and offer secure bike storage
- Architectural character and heritage buildings should be protected

In the next section, we take a closer look at comments specific to each land use area. Overall, stakeholder feedback was similar to public feedback, and we've noted additional feedback from stakeholders in each section.

Infill area

Today, the infill area has low-density housing — a mix of single-family homes and small multi-unit housing. The draft plan proposes changes that allow for multi-unit housing up to four storeys.

These changes would allow for more housing choices, including affordable ones, while keeping the neighbourhood's character. They also align with recent city-wide [zoning changes to support infill housing](#).

People liked that the infill area would:

- Support gentle density and more housing options, including affordable ones
- Set a four-storey height limit to help keep neighbourhood character
- Permit more housing close to the future rapid transit route
- Plan for population growth to support a vibrant community
- Preserve greenspace along the riverbank
- Not allow commercial uses

What people felt was missing:

- Allowing higher density housing without limits based on back lane access or parking minimums
- Permitting small shops or services, especially at intersections, to improve walkability
- Stronger design rules to avoid overcrowding and mismatched buildings
- Addressing rundown buildings and safety issues
- A plan to prevent displacement of current residents
- Improving walking and cycling connections

Stakeholder feedback

Stakeholders generally supported the infill area and highlighted the need for a wide variety of housing types, both owned and rented.

Mid-rise mixed-use area

Today, this area includes a mix of homes, businesses, and community spaces. The draft plan envisions it as a lively hub with mid-rise housing, shops, parks, and public gathering spaces — all connected by walkable streets and rapid transit.

These changes would allow for more housing options, including affordable ones, and act as a transition between the Infill Area and the higher-density areas along Main Street and Sutherland Avenue.

People liked that the mixed-use area would:

- Allow for a wider range of housing options, including more affordable choices
- Allow for more housing close to the future rapid transit route
- Support new housing and commercial space along Sutherland Avenue to improve vibrancy and walkability
- Provide gathering spaces and design rules to improve the pedestrian experience, such as placing parking behind buildings

What people felt was missing:

- Stronger design rules to reduce the impact of taller buildings, including concerns about crowding, tree loss, and neighbourhood character
- Clearer rules about which types of commercial or light industrial uses would be allowed, especially those that support local jobs
- A strategy to reduce vehicle traffic on Sutherland Avenue to make it safer and more comfortable for people walking or living nearby

Stakeholder feedback

Stakeholders were generally supportive and emphasized the need to support existing residents as the area changes.

Higher-rise mixed-use area

Today, this area is mostly industrial. The draft plan envisions transforming it into a thriving mixed-use neighbourhood. It would place a strong focus on affordable housing in both mid-rise and higher-rise buildings. The area south of the tracks along Higgins Avenue, would also transform as an extension of development along Waterfront Drive. The planned bus rapid transit route on Sutherland Avenue would help connect the area to the rest of the city.

People liked that the high-rise mixed-use area would:

- Allow for more housing close to downtown that could attract a wide range of residents
- Allow for more housing close to the future rapid transit route. This could help reduce car use
- Transition industrial or vacant lots into housing with space for new community destinations
- Create opportunities for new or improved greenspace along the riverfront

What people felt was missing:

- Strategies to prevent overcrowding and keep the area welcoming for pedestrians
- More playgrounds and parks to support families living in multi-unit housing
- Clear direction on how the riverbank will be protected and improved when new development happens
- Plans for future walking and cycling connections, and pedestrian friendly street design to support a walkable neighbourhood
- Allowing for even more density along the riverfront to take advantage of its location near downtown and future rapid transit

Stakeholder feedback

Stakeholders generally supported the higher-rise mixed-use area and the opportunities it would create for more housing. They also emphasized allowing more industrial and commercial uses where possible to provide local jobs. Stakeholders also noted that utility upgrades would be needed, which could delay development.

Parks and open space

The draft plan includes goals for parks and open spaces that aim to:

- Protect and improve existing parks and open spaces, and create new ones
- Protect, restore, and enhance existing natural areas, including the riverbank

Participants like that it would:

- Include spaces for community art and community gardens.
- Recognize the river as an important part of neighbourhood character.

What people felt was missing:

- Safety is a major concern. Public spaces will not be successful unless safety issues are addressed.
- Active transportation connections along the riverfront
- Riverfront space should be easier for the public to access. This could include forested parks, recreation amenities, and commercial spaces like restaurants.

Stakeholder feedback

Stakeholders gave similar feedback to survey respondents. They also highlighted the need for outdoor spaces for Indigenous programming.

Getting around Point Douglas

The draft plan includes goals to make getting around Point Douglas more efficient and accessible for everyone. This is especially important for people walking, biking, or using transit.

Participants like that it would:

- Expand active transportation paths along the riverfront
- There is a planned pedestrian underpass to cross the railway
- Include better lighting and visibility for safer travel

What people felt was missing:

- Plans for future active transportation routes. This would reduce reliance on riverbank trails, which often flood or are in poor condition
- Clear street design standards. Streets should be safe and attractive for people of all ages and abilities, especially in new redevelopment areas
- Intersection upgrades and traffic calming measures to support safe walking and cycling
- Active transportation connections between key destinations, including potential new parks

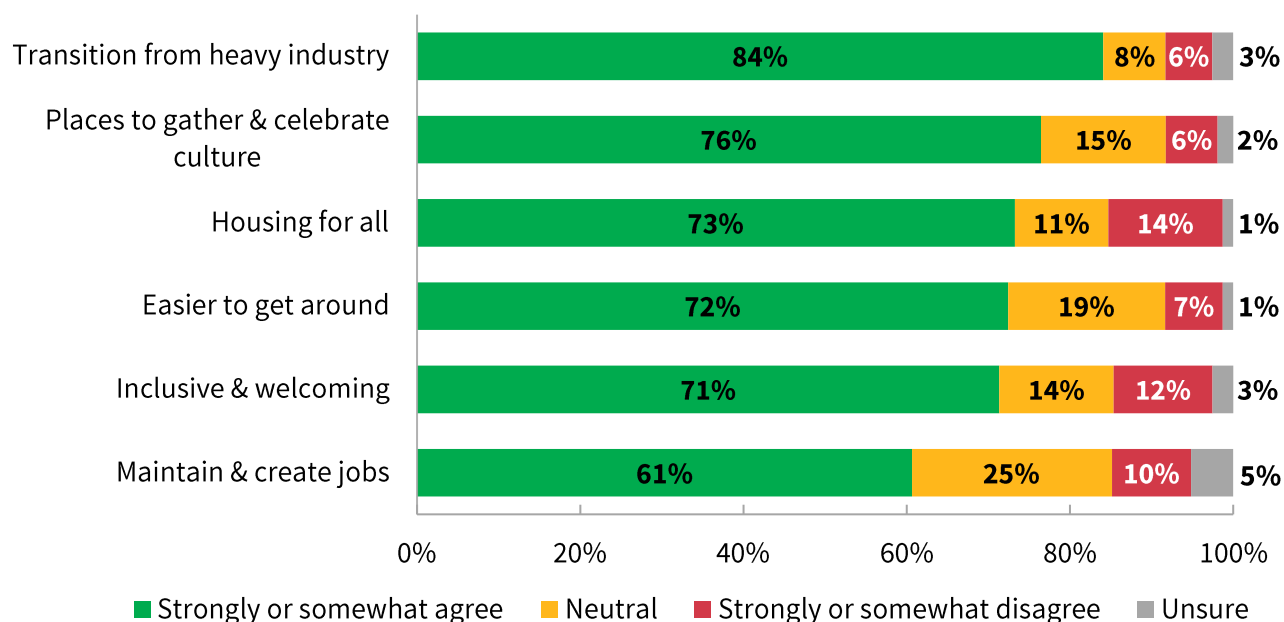
Stakeholder feedback

Stakeholders gave similar feedback to survey participants. They also emphasized the need to maintain sidewalks, many of which are currently not accessible.

Neighbourhood goals

We asked survey respondents if they thought the draft plan would support key goals for the neighbourhood. Most respondents agreed it would (see Figure 5).

Overall, do you think the draft Neighbourhood Plan will support the following goals for the neighbourhood?



Total responses: 157 (92 skipped this question)

Figure 5: Goals for the neighbourhood

Responses from Point Douglas residents

Agreement was generally lower among survey respondents who identified as Point Douglas residents:

- 56 percent agreed the plan would help keep the neighbourhood inclusive and welcoming
- 58 percent agreed it would support new housing for a mix of people
- 58 percent agreed it would make it easier to get around
- 47 percent agreed it would help maintain or create job opportunities

This group was just as likely as other respondents to agree the plan would support the transition from heavy industrial uses (84 percent). They were nearly as likely to agree the Plan would support new gathering and cultural spaces (72 percent).

Other feedback

When asked if they had any other thoughts on the draft plan, many people shared final comments. About one-quarter of comments (17 out of 71) were about community safety and well-being. Some people said that before new

development can succeed, safety must improve. They also noted that more services are needed for people experiencing homelessness, addictions, and mental health challenges. A summary of all open-ended responses is in Appendix E-2.

How input was considered

Feedback from Phase 2 generally confirmed what we heard in Phase 1. Because of this, only minor refinements were made to the draft plan. Two main areas were adjusted based on what we heard:

- Protect local jobs by allowing some light industrial uses in most of the Higher-Rise Mixed-Use Area, but not along the river.
- Ensuring adequate public access to the river

Table 3 below summarizes key feedback from both phases and how it was considered in the draft plan.

Table 3: What we heard and how it was considered

What we heard	How it was considered
Infill area	
Support for more affordable and multi-unit housing options.	The draft plan would allow up to four units per lot (subject to Zoning By-law requirements). This means more residents could benefit from being close to future rapid transit.
New housing should fit the look and feel of the neighbourhood.	The draft plan would limit the height and size of new housing to reduce impacts on neighbours.
Interest in allowing small shops and services to support walkability. Survey response: <i>"I think permitting small neighbourhood oriented commercial uses... would be great... like a little cafe on the ground floor of a 2-3 storey mixed use building on the corner."</i>	The draft plan includes goals and policies that would: • Allow small shops and services on the ground floor of residential buildings on all lots surrounding the Infill Area • Focus commercial spaces that benefit the whole community along Euclid and Sutherland Avenue near planned rapid transit
Mid-rise mixed-use area	
Interest in more housing types, including affordable options, near future rapid transit.	The draft plan supports a mix of housing types and unit sizes and prioritizes affordable housing. The plan would allow more densification along Sutherland Avenue and Austin Street.

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



What we heard	How it was considered
Concerns that buildings over four storeys could change the neighbourhood character.	The draft plan includes goals and policies that would: • Limit new buildings to six storeys • Require lower building heights on lots next to the Infill Area to create a gradual transition and better fit the neighbourhood
Concern about losing greenspace and mature trees with development. Survey response: <i>"We love our tree canopy, and this plan should include specific protections so it's not lost in redevelopment."</i>	The draft plan includes goals and policies that would: • Encourage keeping healthy mature trees, planting new ones, and creating pocket (micro) forests • Require new shade trees as part of development, as set out in the Zoning By-law • Increase the number of street trees, especially along Sutherland Avenue, Higgins Avenue, and Euclid Avenue • Require minimum setbacks between new buildings and the street so trees can grow along key pedestrian streets
Interest in allowing small-scale commercial that serve community and provide local employment opportunities. Community gathering comment: <i>"Create opportunity for upstart small businesses (affordable rent) to establish and support basic needs – laundry, grocery, coffee shops. Increased density will draw services here."</i>	The draft plan includes goals and policies that would: • Support small neighbourhood commercial spaces and residential buildings with ground-floor commercial uses, particularly on Euclid Avenue and Sutherland Avenue • Direct any shops or services to be on the ground floor if a mixed-use building is located north of Euclid Avenue on the west side of Austin Street North
Higher-rise mixed-use area	
Support for more housing close to downtown and near future rapid transit. Survey responses: <i>"I like that the plan explicitly promotes higher density construction with a focus on mixed/varied uses."</i>	The draft plan includes goals and policies that would: • Encourage high residential densities, especially along Sutherland Avenue and Higgins Avenue close to future rapid transit stations • Protect existing houses in South Point Douglas while ensuring that new construction has more residential units per lot

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



What we heard	How it was considered
Interest in changing some industrial or vacant land into housing or community spaces. It is also important to keep and create jobs in the community.	The draft plan includes goals and policies that would: • Encourage the area to transition from industrial to mixed-use space with new residential and commercial spaces • Protect and support jobs in South Point Douglas by allowing limited industrial growth in suitable locations
Parks and open spaces	
Desire for more public spaces like parks and playgrounds.	The draft plan encourages outdoor gathering spaces as part of new developments in the Higher-Rise Mixed-Use Area.
The river is an important part of neighbourhood identity. Participants want better public access and protection of the riverbank. Community gathering comment: <i>"I really feel more restrictions need to be put on land use around the point to protect public access to the river."</i>	The draft plan includes goals and policies that would: • Support riverbank stability and biodiversity • Provide and maintain at least three public access points to the river between Higgins Avenue to the Red River south of the railway tracks • Ensures that any new parks or paths along the river will be connected and easy to use, creating a continuous public space • Protect the quality of public spaces near the river by limiting building heights to reduce shading and protecting river views
Interest in adding art and garden spaces to support culture and food security. Survey responses: <i>"Community gardens in park spaces! Planting things like berries and ensuring people can access space to grow food will help food security."</i>	The draft plan includes goals and policies that would: • Encourage development to include arts and culture spaces • Ensure public art reflects the history and vibrancy of Point Douglas • Encourage community gardens and food-growing spaces

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



What we heard	How it was considered
Getting around Point Douglas	
Better walking and biking connections are needed, especially between key destinations. Streets should be safe and welcoming for all users. Survey responses: <i>"New walking and biking paths are good, and we should make sure they connect well with the broader active transportation network."</i>	The draft plan includes goals and policies that would: • Prioritize walking and biking on streets that connect to public access points to the Red River • Support adding new public streets when large blocks are redeveloped, to make it easier and safer to walk around the neighbourhood • Ensure homes are within walking distance of a park or greenspace • Connect Point Douglas and nearby neighbourhoods, parks, and recreation areas with safe, accessible walking and biking paths
Community safety and well-being	
Protect current residents from being pushed out as the area changes. Survey response: <i>"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."</i>	The draft plan includes goals and policies that would: • Protect the existing housing stock • Support a mix of housing types, with a focus on affordable housing
Safety and services—such as housing, mental health care, and addiction support—should improve alongside new development.	The draft plan includes goals and policies that would: • Support and encourage the growth of local organizations so they can better support the community • Promote access to jobs and services for current and future residents • Encourage more social and affordable housing to meet community needs

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 2 Public Engagement Summary



What we heard	How it was considered
Concerns about safety, crime, theft, and rundown buildings. Survey response: <i>"I would feel more comfortable walking and using public spaces if lighting, visibility and patrols improved."</i>	The draft plan includes goals and policies that would: • Require new developments and public spaces to have good lighting and visibility • Improve safety and comfort for transit riders by identifying opportunities to locate bus stops near new developments

Next steps

We used the feedback from Phase 2 public engagement to make minor changes to the draft plan. In winter 2026, the revised Point Douglas Neighbourhood Plan will be presented to City Council for their review and decision. As part of that process, there will be an opportunity for the public to participate in the public hearing.

If adopted, the Point Douglas Neighbourhood Plan would become a secondary plan by-law which means any new development has to adhere to the plan.

Appendices

Appendix A – Promotional materials

Appendix B – Project Advisory Committee

Appendix C – Stakeholder meetings

Appendix D – Community gathering feedback

Appendix E – Survey results