Point Douglas Neighbourhood Plan

Community Gathering



Winnipeg

Land and water acknowledgment

Point Douglas is located in Treaty One Territory, the home and traditional lands of the Anishinaabe (Ojibwe), Ininew (Cree), and Dakota peoples, and in the National Homeland of the Red River Métis. Our drinking water comes from Shoal Lake 40 First Nation, in Treaty Three Territory.

Neighbourhood plan area

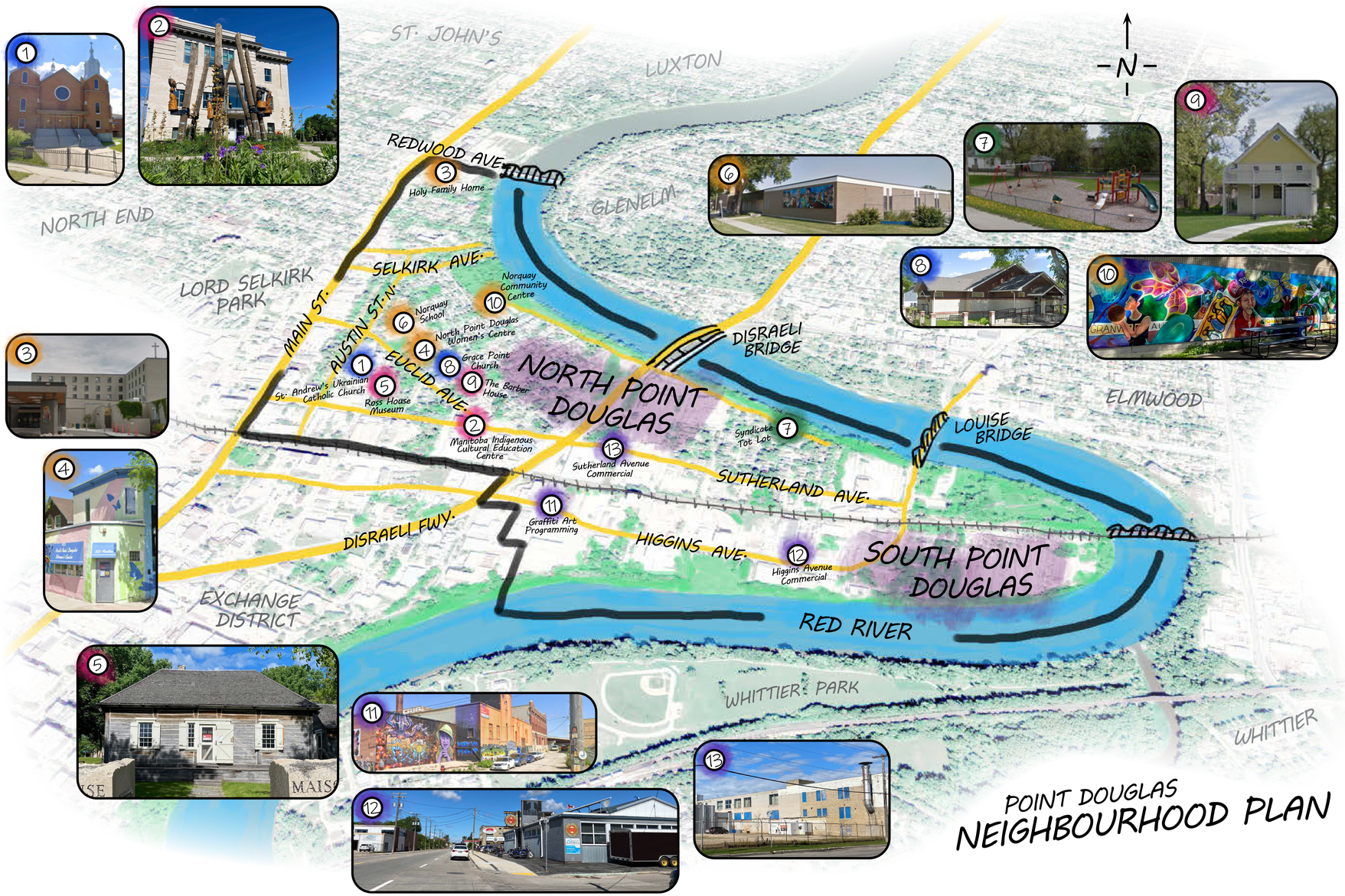
The Point Douglas Neighbourhood Plan includes both North and South Point Douglas. The plan area is bounded by:

» Redwood Avenue to the north;

» The Red River to the east;

» The Canadian Pacific (CP) rail line and the Red River to the south; and

» Main Street to the west (excluding the lands that front directly along Main Street).



Project timeline

Summer/fall 2024

Phase 1 engagement

Fall 2024/winter 2025

Prepare draft
Neighbourhood Plan

We are here

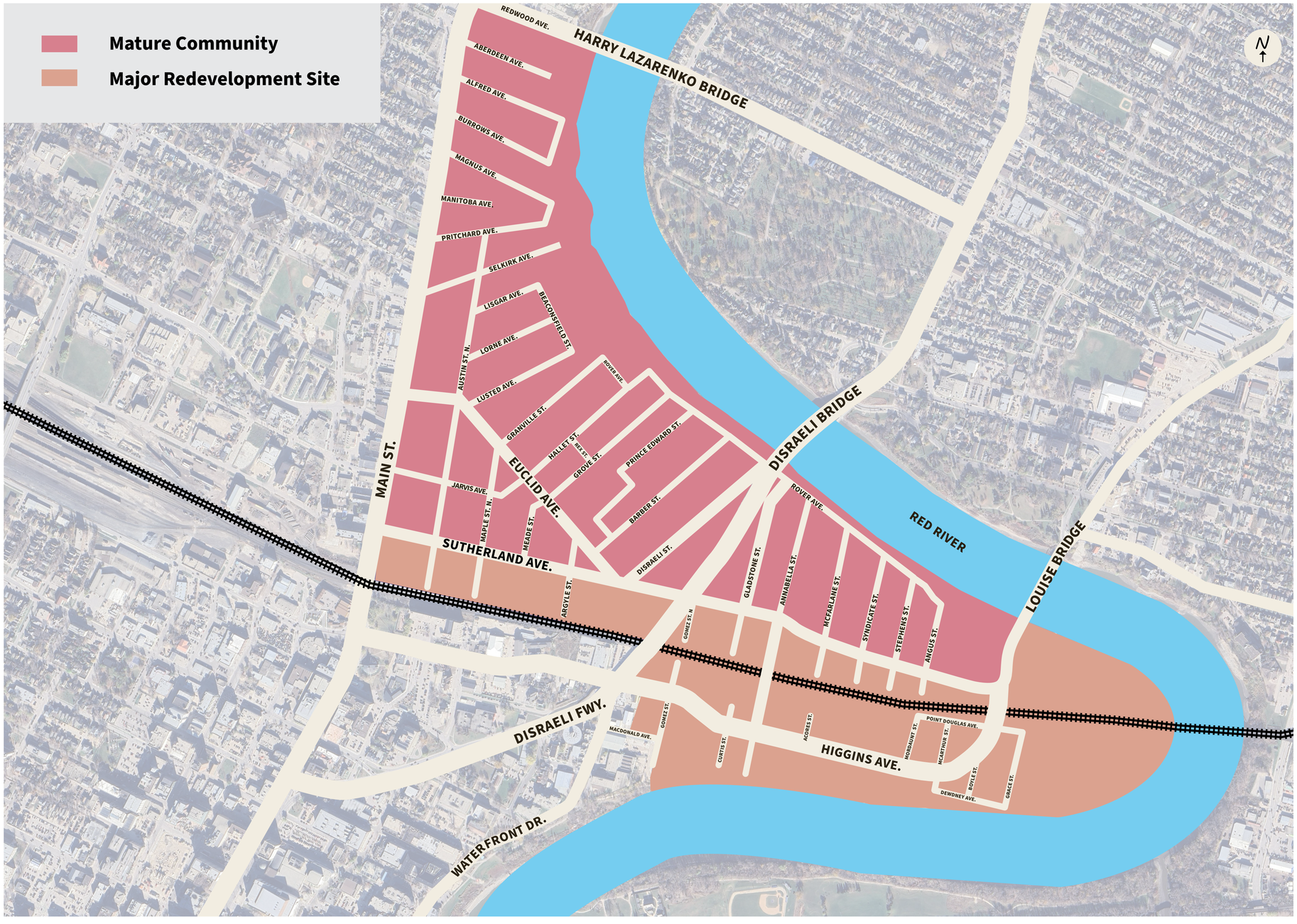
Spring 2025

Phase 2 engagement /
Present draft Neighbourhood Plan
to the community

Fall 2025

Council consideration
as a secondary plan
by-law

OurWinnipeg 2045 policy areas



- **OurWinnipeg 2045** designates land into policy areas.
- Two land use designations apply to the Neighbourhood Plan Area:
  - **Mature Community**
  - **Major Redevelopment Site**
- Major Redevelopment Sites cannot be rezoned to allow other land uses without a neighbourhood plan.



Point Douglas Neighbourhood Plan

Phase 1 engagement

You shared your thoughts and ideas during Phase 1 engagement.

268 Online survey responses

6 Online stories

29 Stakeholder meetings

Community Gathering

108 Online mapping pins

90 participants

900 Flyers delivered

Project web page

2.35K unique visits

Austin Street Festival

60 connections made

Social

747 clicks on the Facebook Instagram ads

2 Community chats



What we heard during phase 1 engagement

"Honour the Indigenous history and culture of the neighbourhood."

"Protect and expand upon the existing park spaces and tree canopy."

"Improve access to the river."

"Allow for commercial uses that serve the community."

"Provide recreation options for all ages."

"Address community safety and well-being."

"Transition away from industrial uses toward commercial and residential spaces, while keeping local job opportunities."

"Design streets for people."



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.

Draft neighbourhood plan

» The Neighbourhood Plan includes goals and policies for land use, parks and open space, and getting around Point Douglas.

» Goals for building community, housing, and heritage have been integrated throughout the plan.

Community Building

» Ensure a safe, clean, and inclusive neighbourhood.

» Promote the continued presence of arts and culture.

Housing

» Encourage new development that provides for a range of incomes, ages, and household types.

» Protect existing rental housing stock and encourage the increase in rental housing development.

Heritage

» Honour Indigenous history and culture.

» Respect and protect the historic places that matter to the people of Point Douglas and help tell the area's story.

"Nice mix of renters and owners makes the neighbourhood what it is."

What we heard - types of development

We asked where different types of development should be in Point Douglas. These maps show the feedback received.

Residential low-density



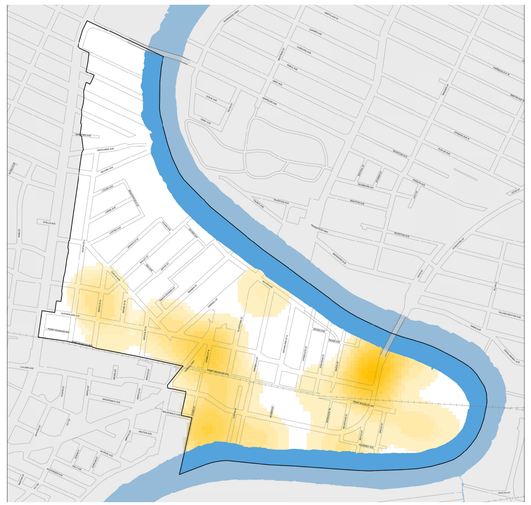
Single detached house, duplex, triplex, fourplex.

Residential medium-density



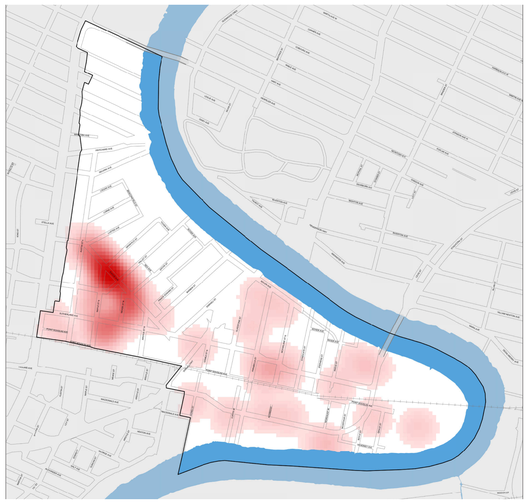
Fourplex, town house, low-rise multi-unit.

Residential high-density



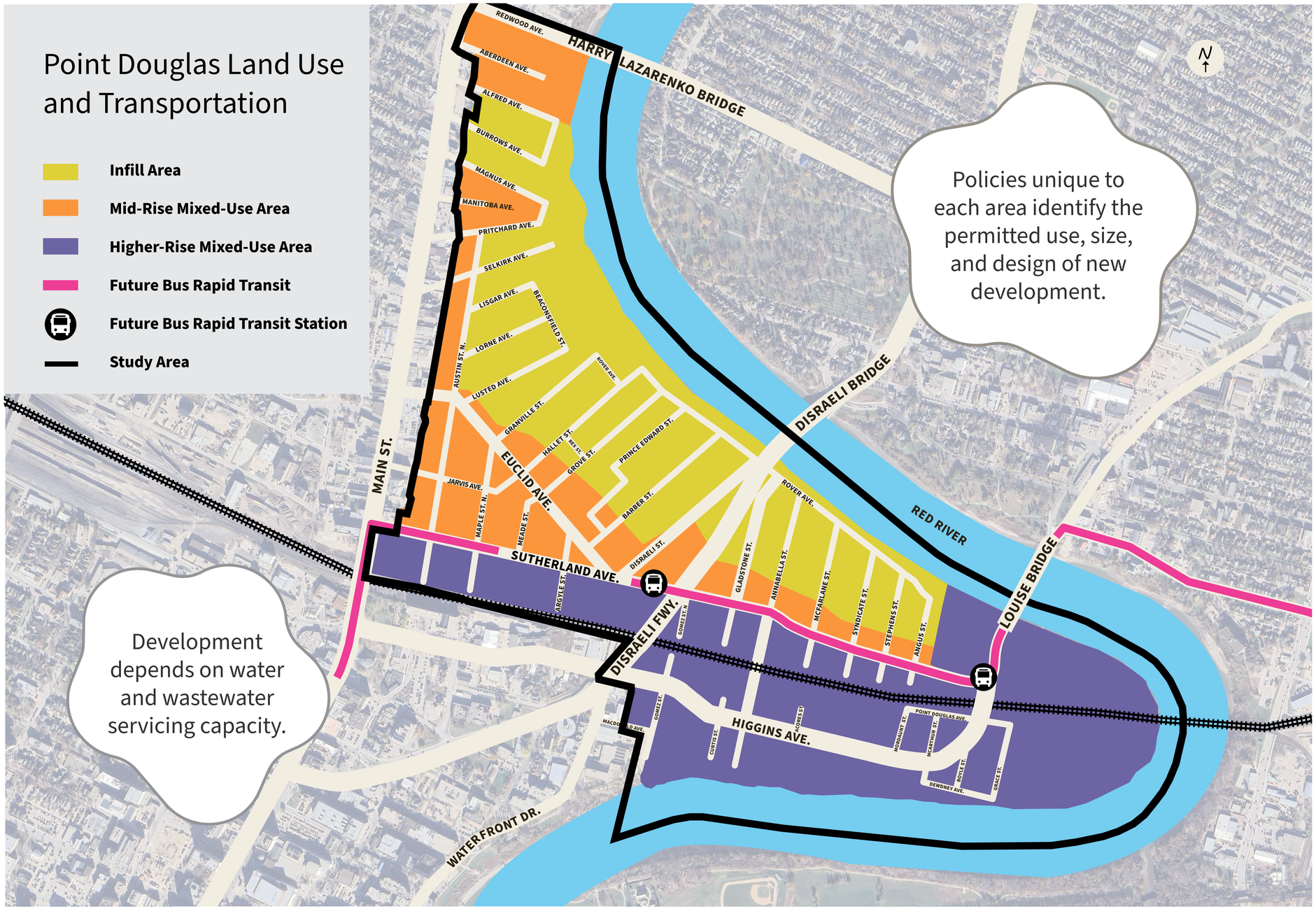
High-rise multi-unit, such as apartment buildings.

Commercial



Stand-alone commercial, and mixed-use commercial like apartments above shops.

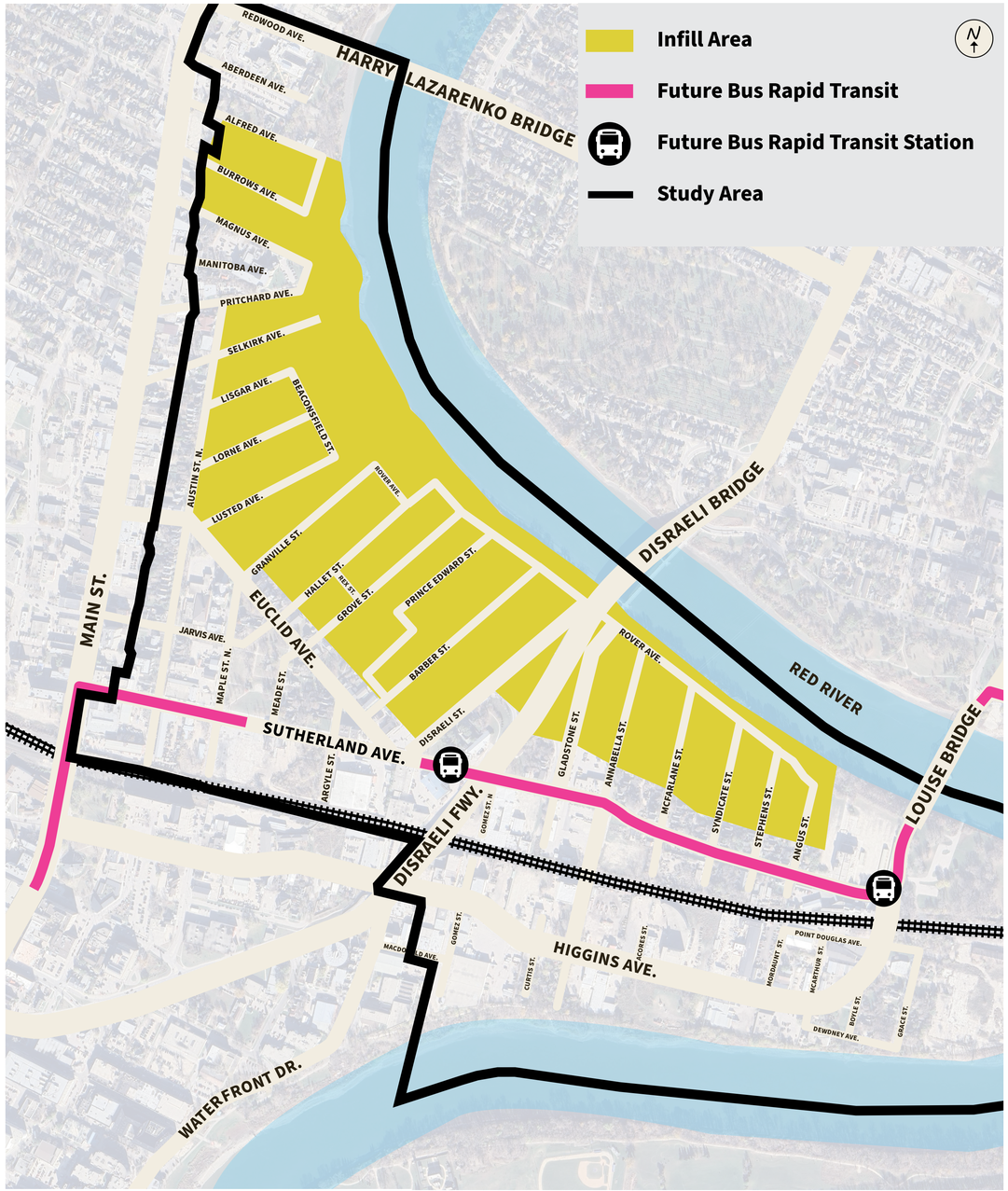
Land use



There are **three policy areas** proposed as part of the draft neighbourhood plan:

- Infill area
- Mid-rise mixed-use area
- Higher-rise mixed-use area

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, in addition to existing residential uses. This will provide more housing options, including affordable ones, while preserving the neighbourhood's unique character. These changes also align with proposed city-wide zoning updates to support infill housing through the Housing Accelerator Fund (HAF).

What's allowed:

» Residential uses, including single-unit, two-unit, and multi-unit housing

» Public spaces, schools, parks, and similar uses

What's not allowed:

» High-rise residential buildings

» Commercial uses

» New industrial uses

"Keep it low-density affordable housing."

Infill area

Homes today

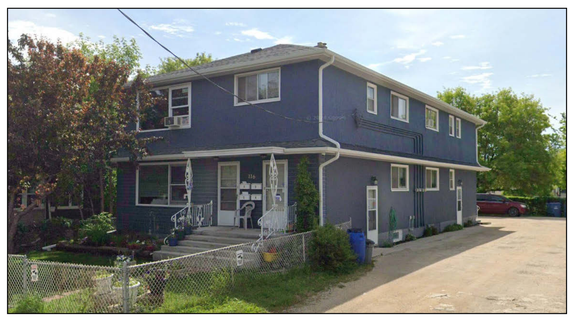


Single-unit buildings, Barber St.

Single-family homes and small multi-unit housing will continue to be allowed.



Three-unit building, Hallet St.



Four-unit building, Grove St.

What new homes could look like



Example of a four-storey building



Example of a corner lot four-unit building

Adding more options while keeping the neighbourhood's character.

Building height and design

New buildings will be up to 4 storeys, depending on:

- The size of the lot
- The height of neighbouring buildings
- Water and wastewater capacity

Designed to fit with the character of the neighbourhood:

- Entrances must face the street
- Building size and placement must be considered
- Trees and soft landscaping included e.g. grass and shrubs

Multi-unit housing is allowed based on lot size and backlane access, as outlined in the zoning by-law.

Infill area

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

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

- **Excited** - It’s a good direction!

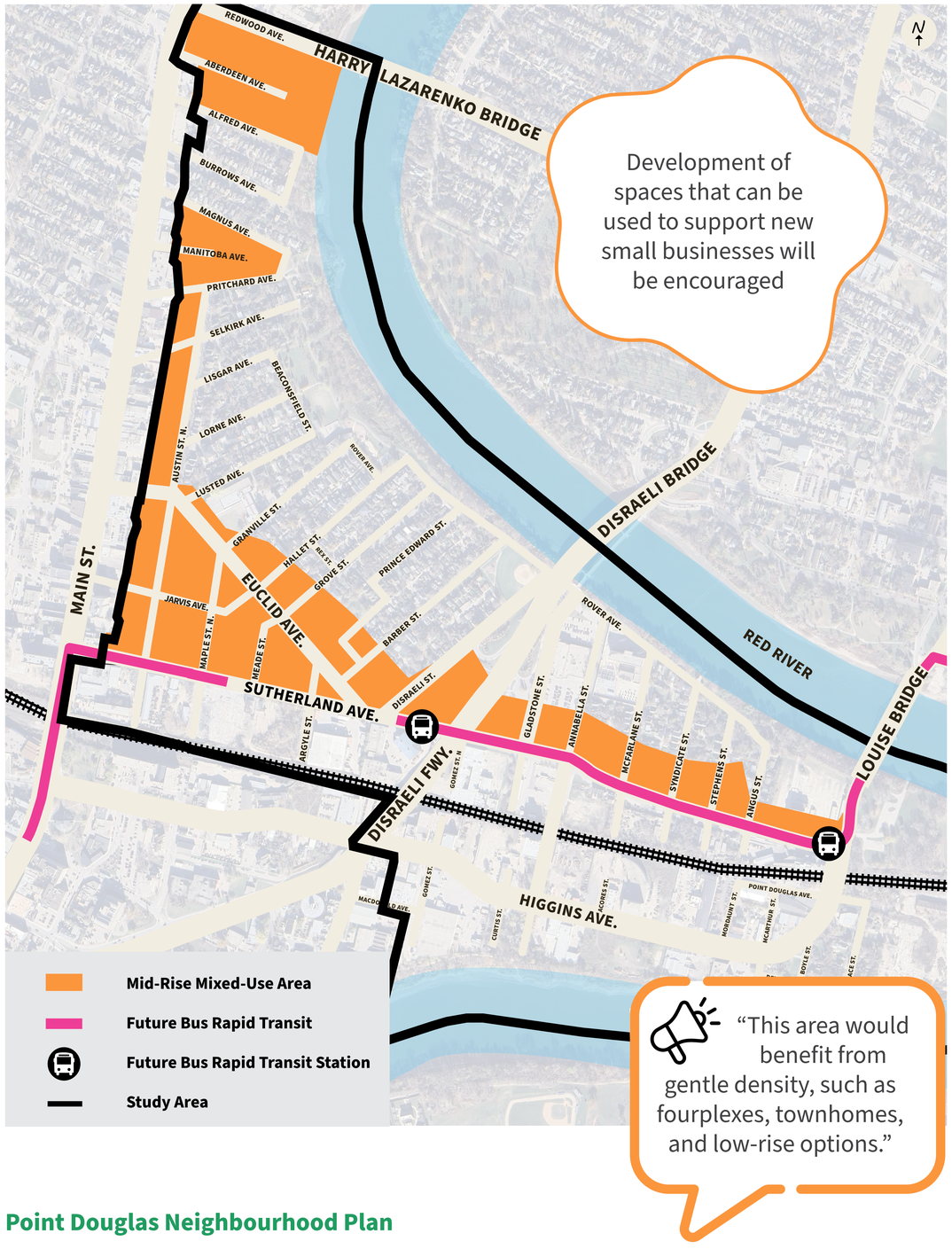
- **Neutral** - It’s okay but could be better.

- **Concerned** - I have some concerns.

Tell us: What do you like or what concerns you?

Add a post-it note to the board.

Mid-rise mixed-use area



Today, the mid-rise mixed-use area has a mix of homes, businesses, and community spaces.

» The draft plan envisions a lively hub with mid-rise housing, shops, parks, and public gathering spaces — all connected by walkable streets and rapid transit. It will help create more housing options, including affordable ones, while acting as a transition between the higher-density areas along Main Street and Sutherland Avenue.

What’s allowed:

» Residential uses, including two-unit and multi-unit housing (mostly between two and four storeys, some up to six)

» Public spaces, schools, parks, and similar uses

» Small-scale commercial uses that directly benefit the community (e.g. cafés, laundromats)

What’s not allowed:

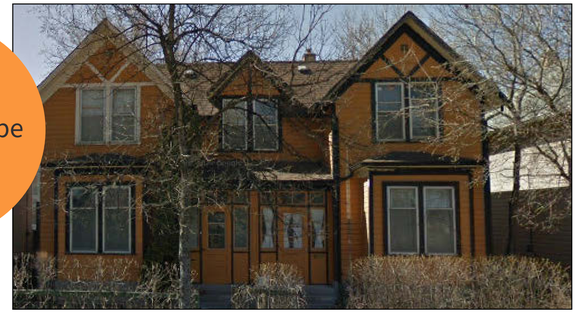
» Large commercial uses

» New or expanded industrial uses

Mid-rise mixed-use area

Homes and buildings today

These will continue to be allowed.



Two-unit building, Austin St.



Multi-unit apartment, Sutherland Ave.



Small-scale commercial, Euclid Ave.

What new homes could look like



Example of four-storey multi-unit residential building

Adding more options while keeping the neighbourhood's character.



Example of six-plex building

Building height and type

New buildings will typically be between 2–4 storeys, or up to 6 storeys depending on:

- The size of the lot
- The building's location
- Water and wastewater capacity

Designed to make streets welcoming for people:

- Entrances and windows will face the street
- Parking will be located behind buildings
- Features will reflect the neighbourhood's character and make streets more inviting
- Spaces for people to gather

Mid-rise mixed-use area

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

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

- **Excited** - It’s a good direction!

- **Neutral** - It’s okay but could be better.

- **Concerned** - I have some concerns.

Tell us: What do you like or what concerns you?

Add a post-it note to the board.

Higher-rise mixed-use area



» The Higher-Rise Mixed-Use Area will evolve into a vibrant, mixed-income community, with a significant focus on affordable housing in both mid-rise and higher-rise buildings. This industrial area will undergo a transformation into a thriving mixed-use neighbourhood. The planned bus rapid transit route along Sutherland Avenue will help connect the area to the city's transportation network.

» The area south of the tracks (along Higgins Avenue) will also transform as extension of development along Waterfront Drive.

What's allowed:

» Residential uses, mostly multi-unit and mixed-use buildings

» Various types of commercial uses

» Public spaces, schools, parks, and similar uses

» Light industrial uses in specific areas along Higgins Avenue

What's not allowed:

» New single-unit and two-unit housing (generally not allowed)

» New heavy industrial uses

Higher-rise mixed-use area

Buildings today



Multi-story, Annabella St.



Commercial, Sutherland Ave.



Light industrial, Higgins Ave.

What new buildings could look like



Example of five-story residential building with ground floor commercial



Example of five to six-story residential building with ground floor commercial

"High density residential housing with river views and easy access to transit."

Building height and type

New buildings will be between 2–6 storeys or more, depending on:

- The location of the site
- The surrounding context and lot size
- Water and wastewater capacity

Designed to make streets welcoming for people:

- Entrances and windows will face the street
- Parking will be located behind buildings
- Features will reflect the neighbourhood's character and make streets more inviting
- Spaces for people to gather

Redevelopment of this area will include walkable streets, community services, and more park space.

Higher-rise mixed-use area

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

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

- **Excited** - It’s a good direction!

- **Neutral** - It’s okay but could be better.

- **Concerned** - I have some concerns.

Tell us: What do you like or what concerns you?

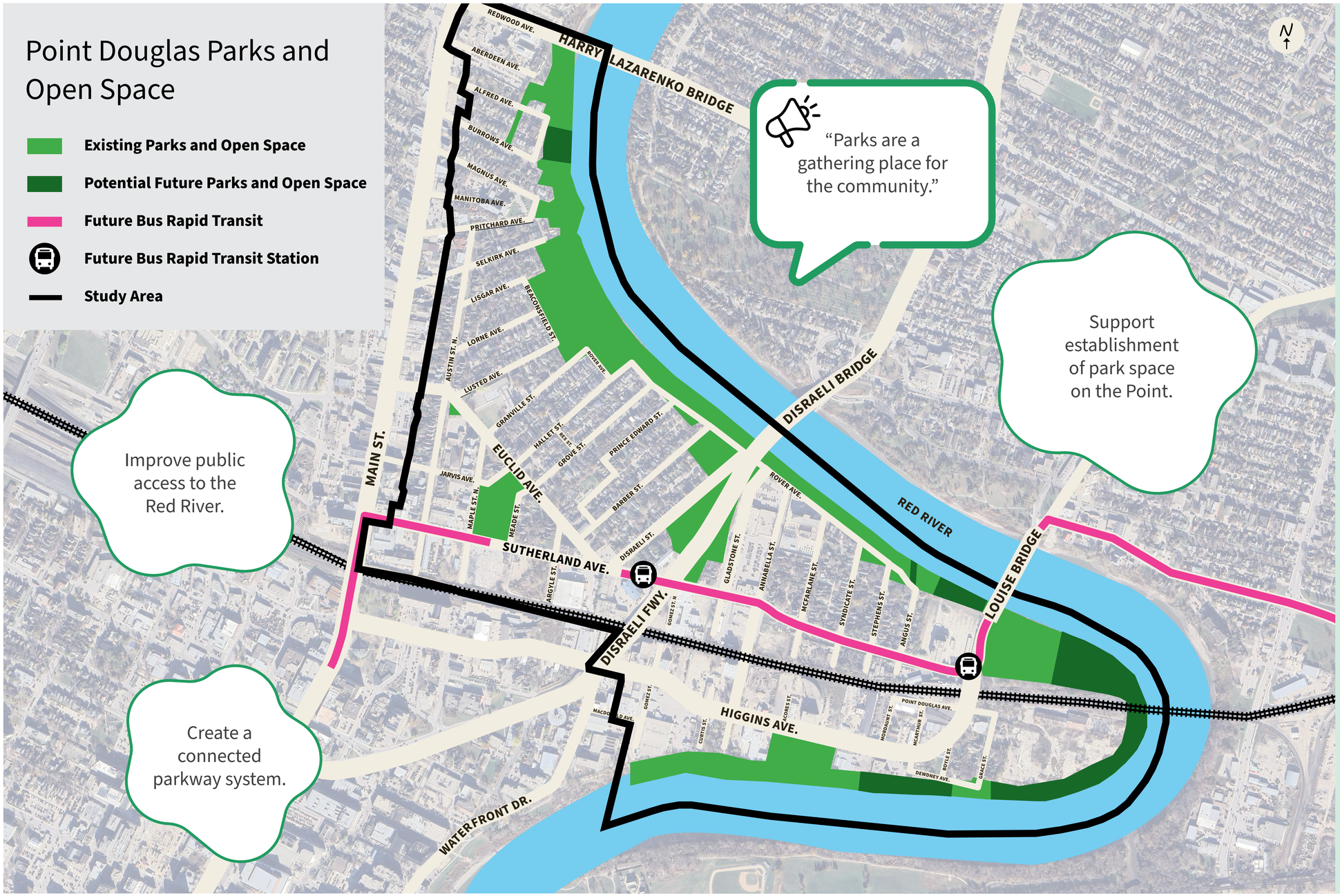
Add a post-it note to the board.

Parks and open space



Point Douglas Parks and Open Space

- **Existing Parks and Open Space**
- **Potential Future Parks and Open Space**
- **Future Bus Rapid Transit**
- **Future Bus Rapid Transit Station**
- **Study Area**



Goals

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

Note: the potential future parks and open space map is conceptual

Parks and open space

What parks and open space could look like.



Include community gardens and other food initiatives in the design of parks.



Define and develop trails for public access along the river. This will minimize impact to trees and vegetation.



Future bus rapid transit stations will include community green space by stations and along walk & bike paths.



Indigenous art, history, and culture should be featured prominently and in a meaningful way.



Establish gathering spaces as part of private developments, in addition to public parks.

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

Add a post-it note to the board.

Getting around Point Douglas

Point Douglas Transportation Network

- **Arterial Streets**
- **Collector Street**
- **Local Street**
- **Existing Active Transportation Paths**
- **Potential Active Transportation Paths**
- **Future Bus Rapid Transit**
- **Future Bus Rapid Transit Station**
- **Proposed Pedestrian Underpass**
- **Study Area**



Goal

» Getting around Point Douglas will become a more efficient and accessible system for everyone, especially cyclists, pedestrians, and transit users.

The planned bus rapid transit route along Sutherland Avenue offers a great opportunity to rethink mobility in Point Douglas.

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



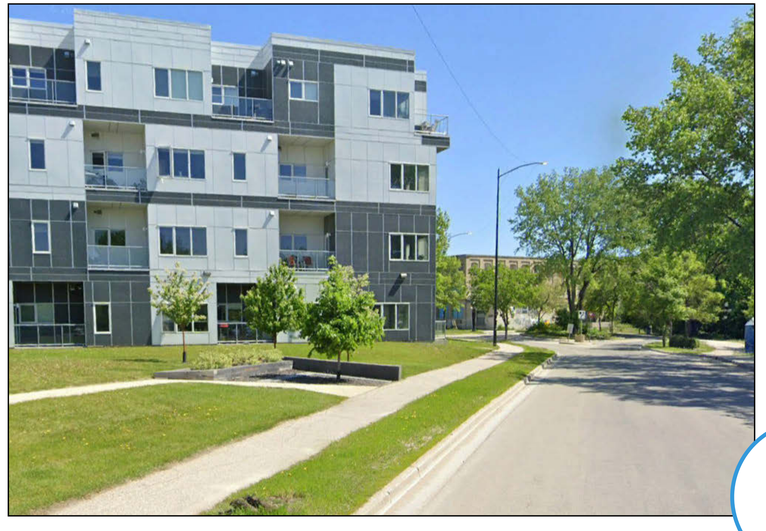
Proposed Louise Bridge Bus Rapid Transit Station



Proposed Disraeli Bus Rapid Transit Station



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).

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.

Provide sidewalks on both sides of new streets.

Tell us what you think

Is there anything else you would like to share?

Add a post-it note to the board.

Thank you

Thank you for your participation and input.

For more information, please contact

pointdouglasplan@winnipeg.ca

204-986-0537

Scan here for more information or visit:

winnipeg.ca/pointdouglasplan