

Point Douglas Neighbourhood Plan

Community Gathering



Land and water acknowledgment



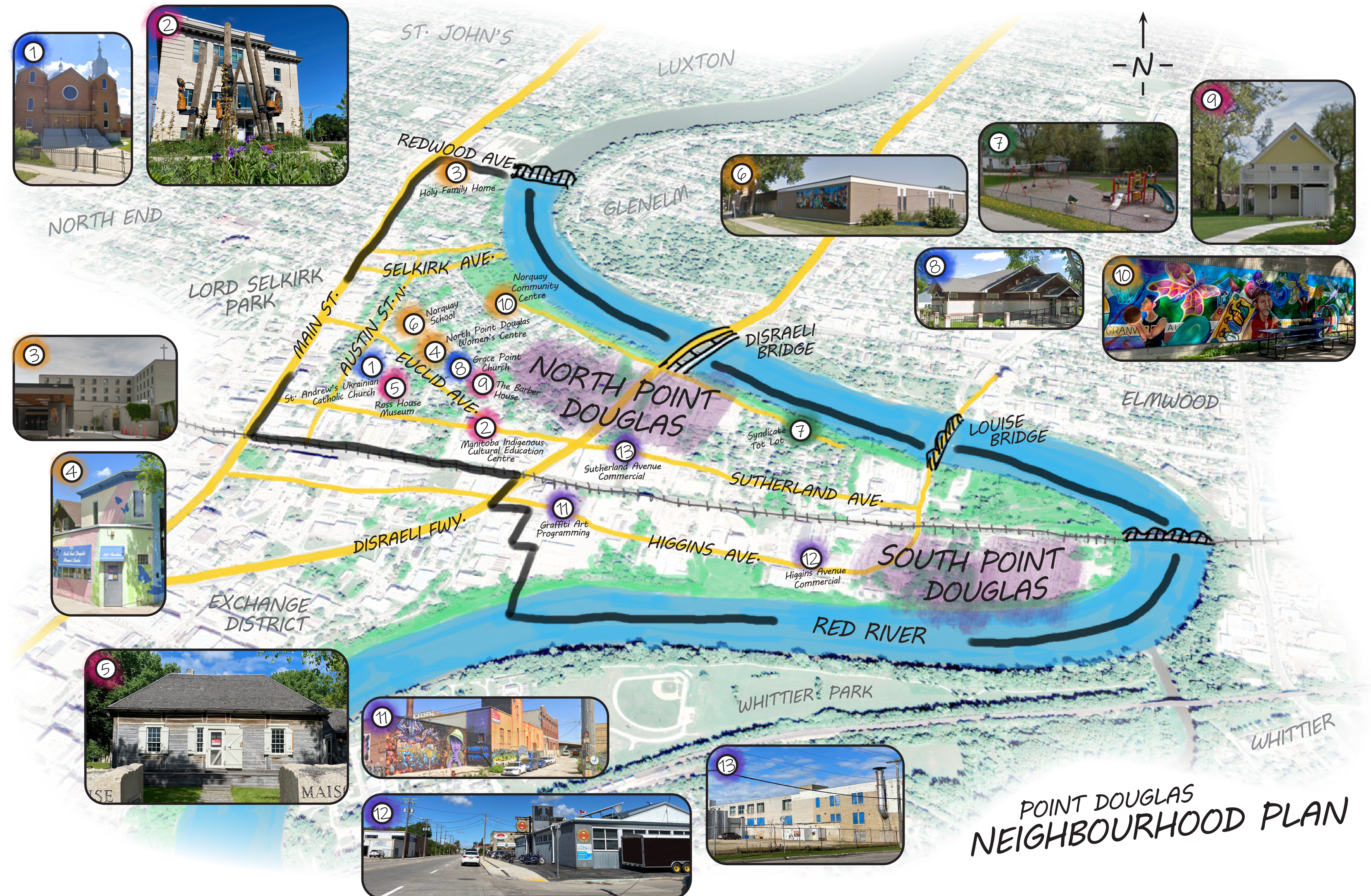
Point Douglas is located in Treaty One Territory, the home and traditional lands of the Anishinaabe (Ojibwe), Ininew (Cree), and Dakota peoples, and in the National Homeland of the Red River Métis. Our drinking water comes from Shoal Lake 40 First Nation, in Treaty Three Territory.

Neighbourhood plan area

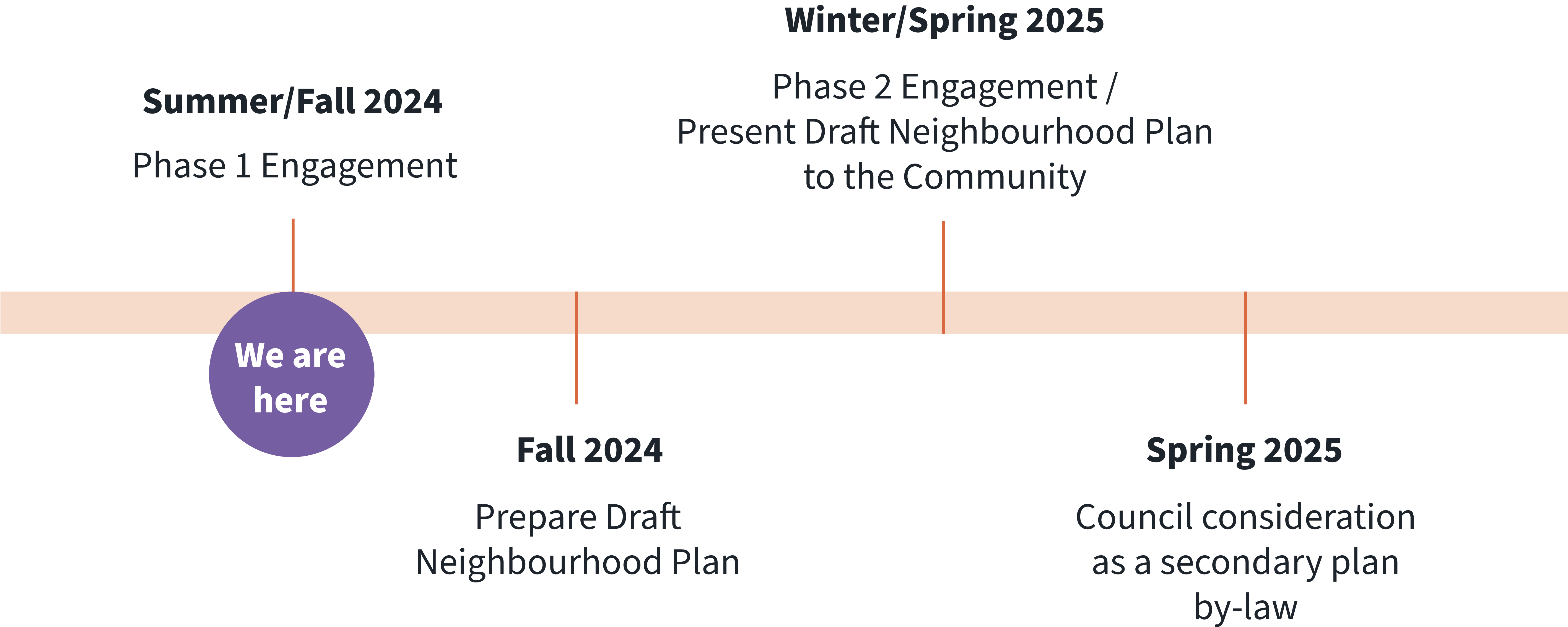


The Point Douglas Neighbourhood Plan includes both North and South Point Douglas. The plan area is bounded by:

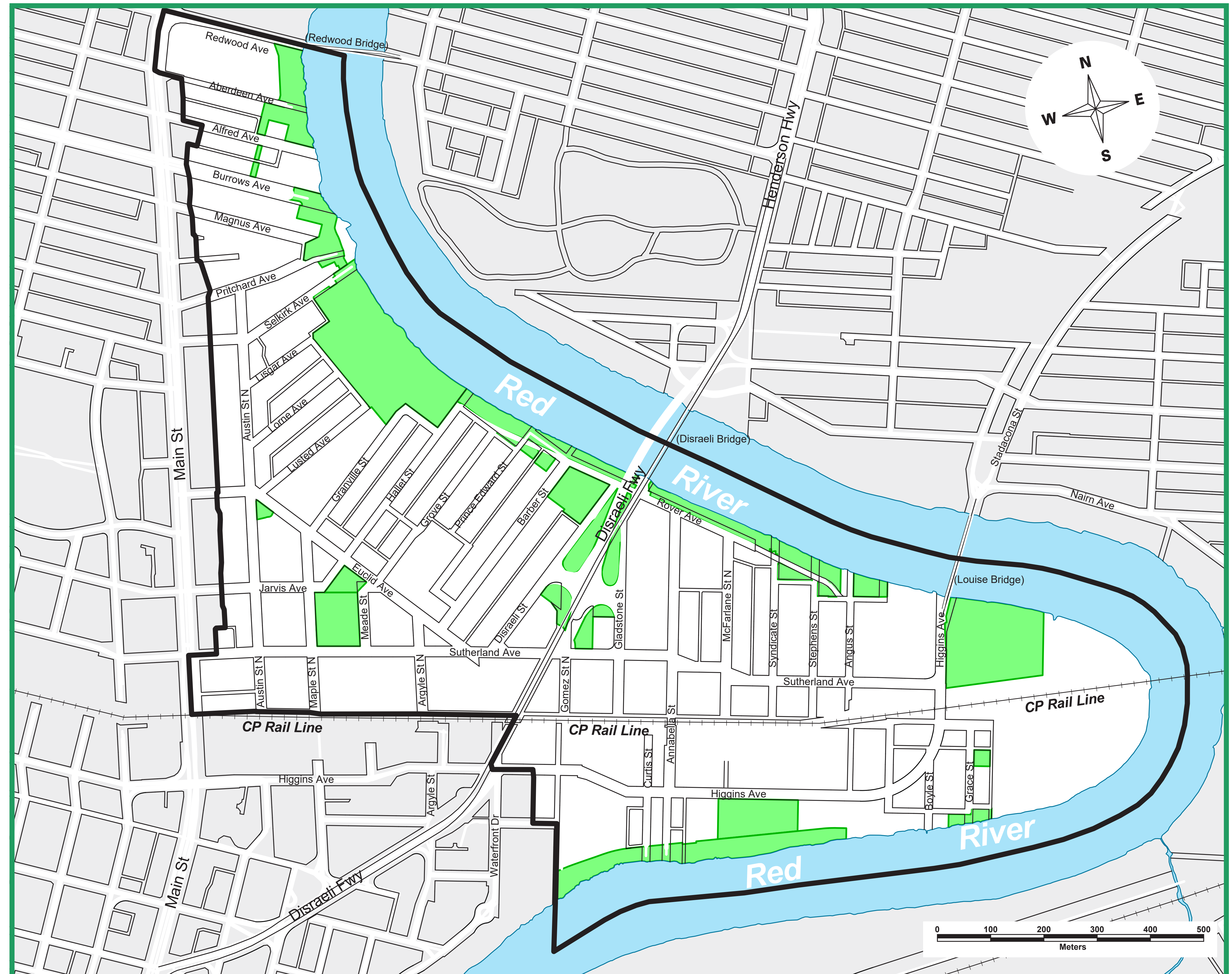
- » Redwood Avenue to the north;
- » The Red River to the east;
- » The Canadian Pacific (CP) rail line and the Red River to the south; and
- » Main Street to the west (excluding the lands that front directly along Main Street).



Project timeline



A stylized illustration of a city skyline. From left to right, it features a yellow house with a grey roof, a small grey house, a white house with a purple roof, a red house with a grey roof, a small green tree, and a large grey factory with three blue chimneys. The background is white.



What do you love about Point Douglas?



» **What are your three favourite things about living, working, or visiting Point Douglas?**
Leave us a sticky note.



Natural, heritage, and cultural features



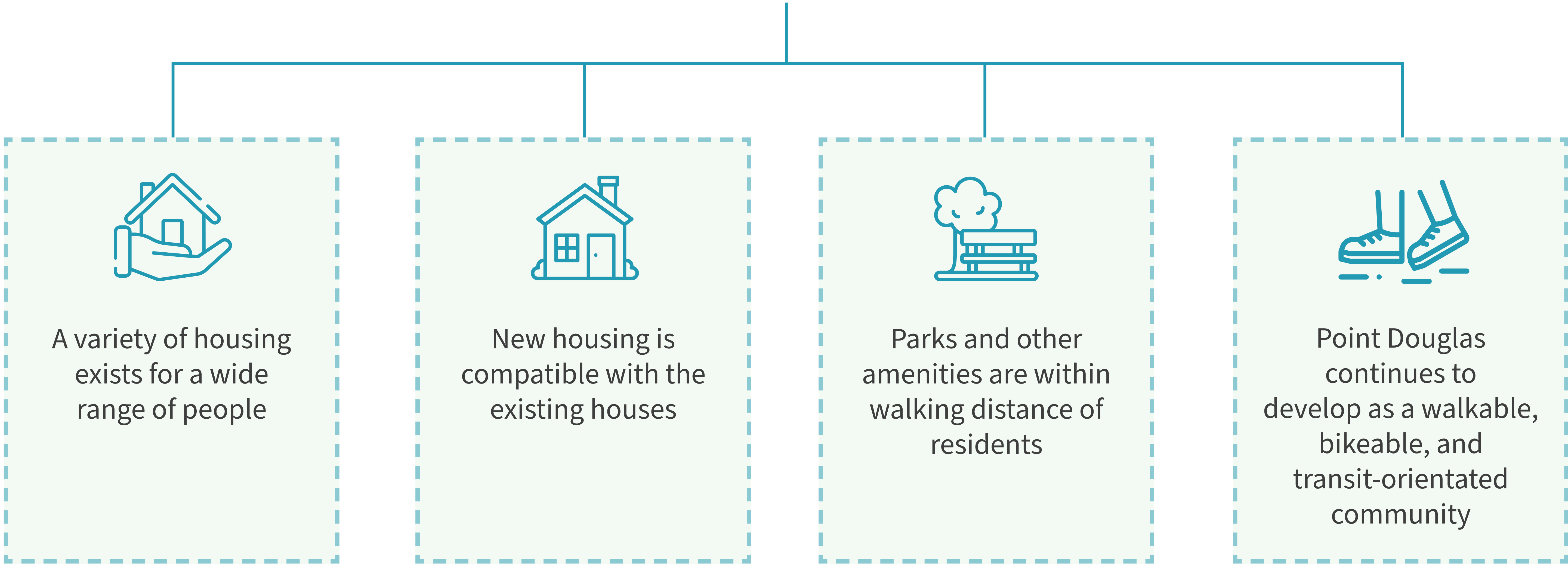
» **What natural, heritage, or cultural features would you like to see preserved or honoured?**
Leave us a sticky note.



Purpose of the neighbourhood plan



The Point Douglas Neighbourhood Plan will help guide future land use and development in the area. It will ensure that:

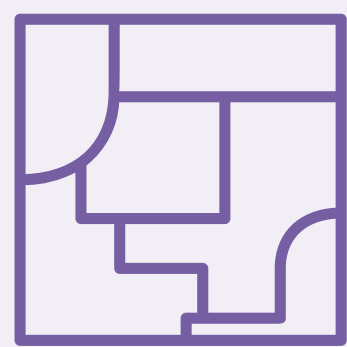


The goal is to **build upon the strengths and assets already present** in Point Douglas. At the same time, the neighbourhood plan aims to encourage redevelopment and attract investment to the area where it makes sense. For example, the plan will consider ways to add new amenities to Point Douglas while preserving existing features like its canopy of mature trees.

What's included in the plan?



The neighbourhood plan will include rules about where new buildings can be built and what they should look like. It will identify:



**Future
Land Uses**



**Appropriate
Densities**



**Strategies
to Promote
Neighbourhood
Revitalization**

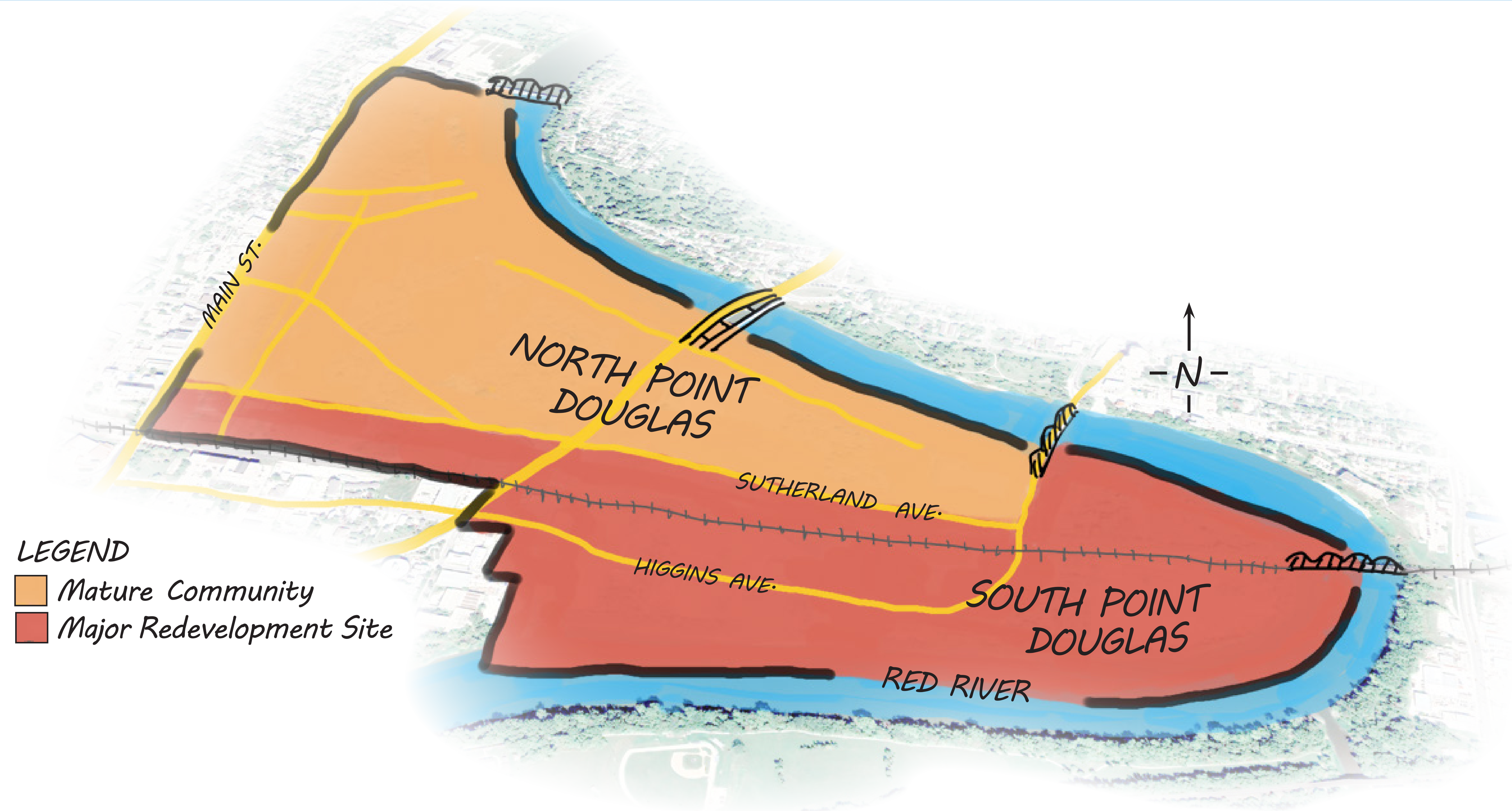


**Key Areas for
Development**



**Strategies to
Transition from
Industrial
Land Uses**

OurWinnipeg 2045 policy areas



» **OurWinnipeg 2045** designates land into policy areas.

» Two land use designations apply to the Neighbourhood Plan Area:

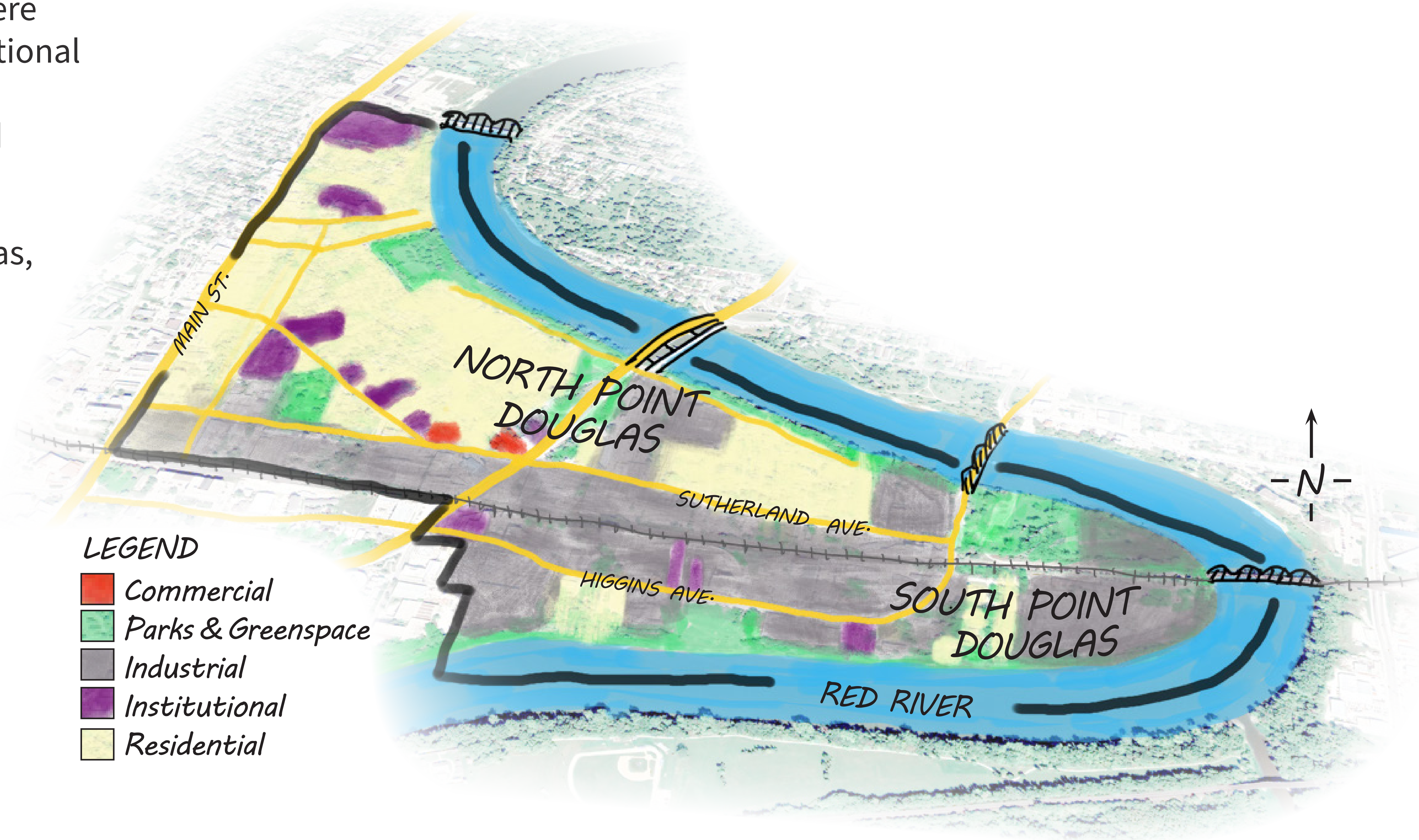
- » Mature Community
- » Major Redevelopment Site

» Major Redevelopment Sites cannot be rezoned to allow other land uses without a neighbourhood plan.

Land use



- » Most land uses in North Point Douglas are **residential**, with some commercial uses. There are also many institutional uses (e.g. schools, churches), parks, and greenspaces.
- » In South Point Douglas, most land uses are **industrial**.



Transportation and connectivity



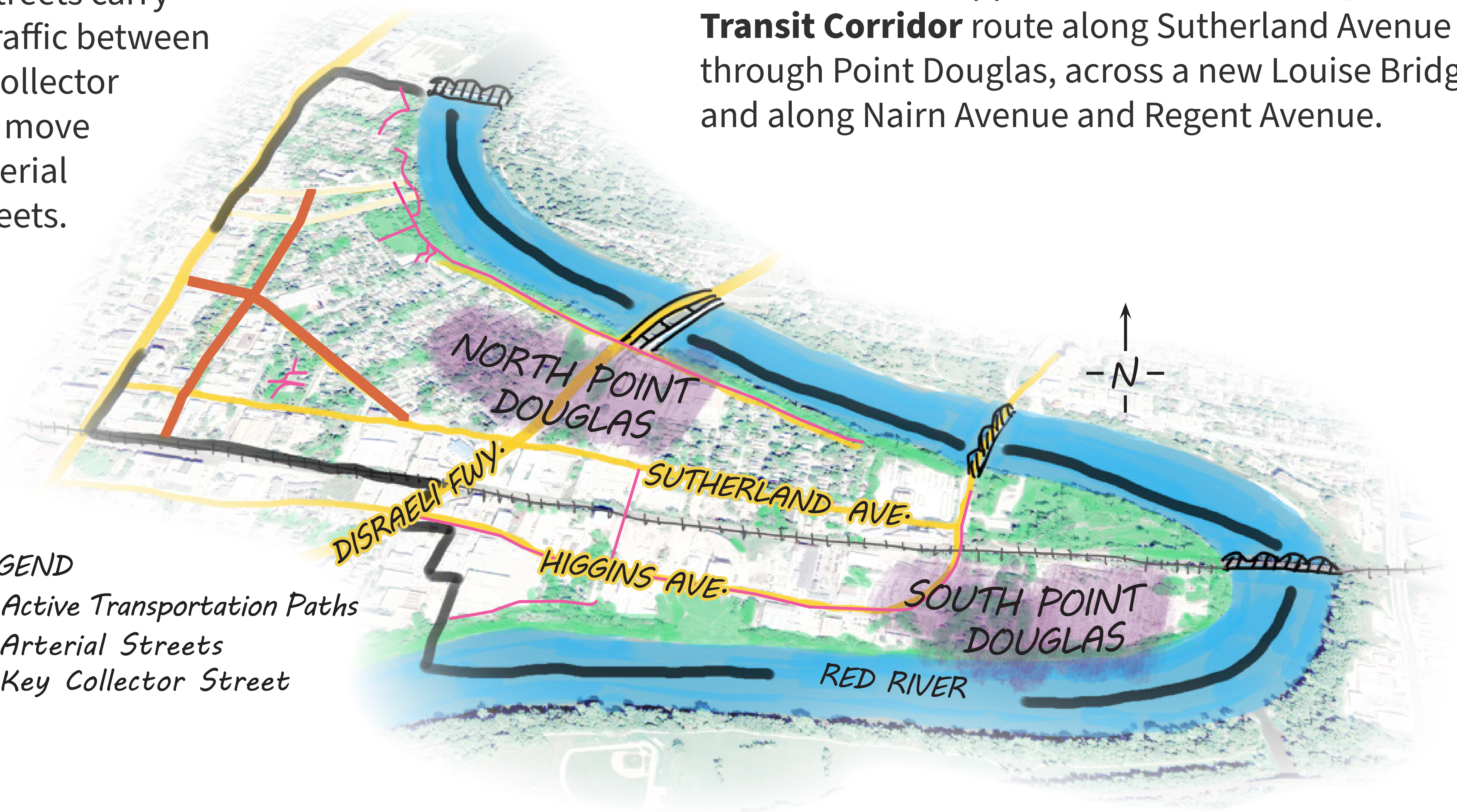
- » There are **four arterial streets** (e.g. Sutherland Avenue) bordering or crossing Point Douglas, and **two key collector streets** (e.g. Euclid Avenue). Arterial streets carry large volumes of traffic between areas of the City. Collector streets collect and move traffic between arterial and residential streets.

- » Point Douglas is a central community, and has lots of **pedestrians and cyclists**. However, better conditions are needed for pedestrians and cyclists.
- » In 2021, Council approved the **Eastern Rapid Transit Corridor** route along Sutherland Avenue through Point Douglas, across a new Louise Bridge, and along Nairn Avenue and Regent Avenue.



LEGEND

- Active Transportation Paths
- Arterial Streets
- Key Collector Street



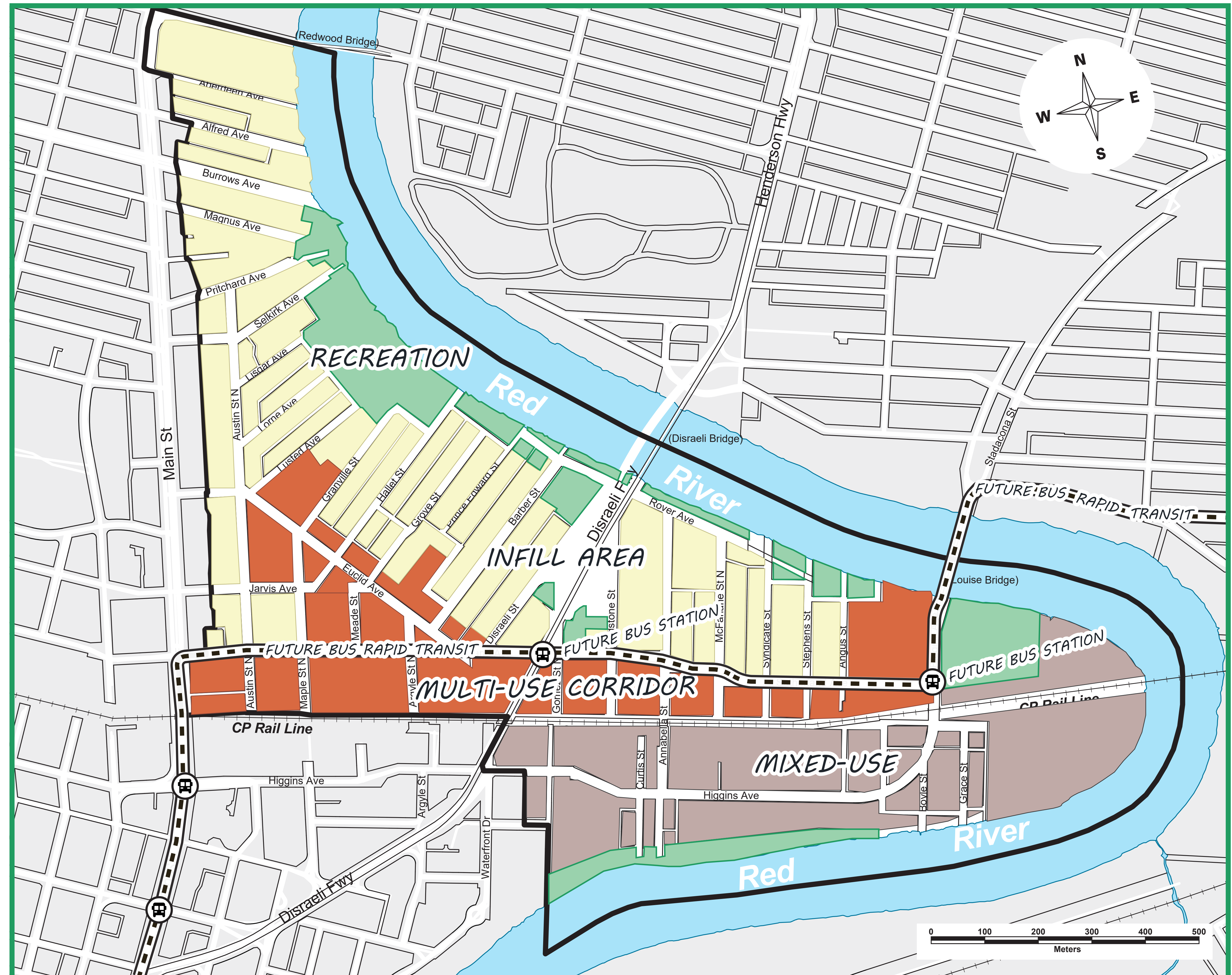
Future land uses



We want to encourage growth in Point Douglas while:

- » Supporting diverse housing needs;
- » Building on the neighbourhood's existing character; and
- » Attracting new businesses and amenities.

The Eastern Corridor Study informs future land use and the bus rapid transit corridor in Point Douglas. This map is a starting point. It is based on the land uses present in the Eastern Corridor Study.



Types of residential and commercial development



Residential

Residential low-density



INCLUDES
Single detached house, duplex, triplex, fourplex.

Residential medium-density



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

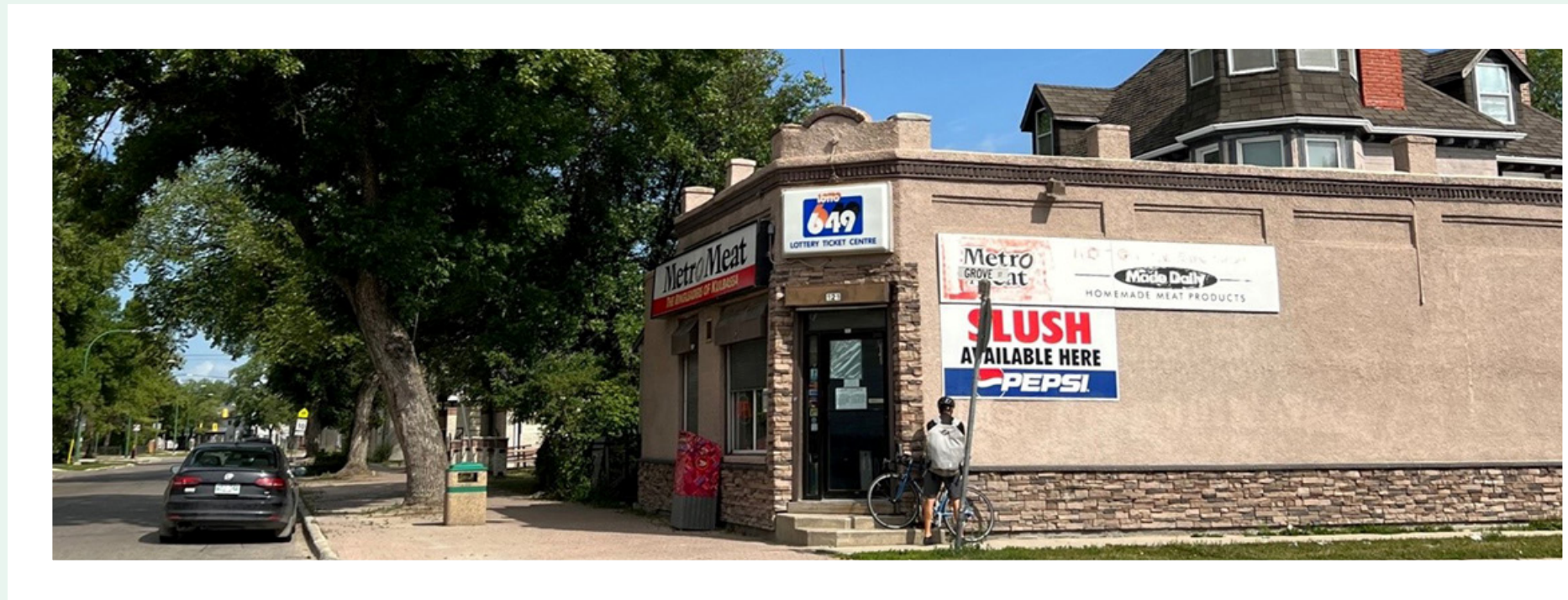
Residential high-density



INCLUDES
High-rise multi-unit.

Commercial

Stand-alone commercial



INCLUDES
One use in a single property.

Mixed-use commercial



INCLUDES
Multiple uses in a single property.

Infill area



» **What types of uses would you like to see in the infill area?**

Place a sticker on the map.

Residential low-density

● Use white stickers.

Residential medium-density

● Use yellow stickers.

Residential high-density

● Use blue stickers.

Commercial

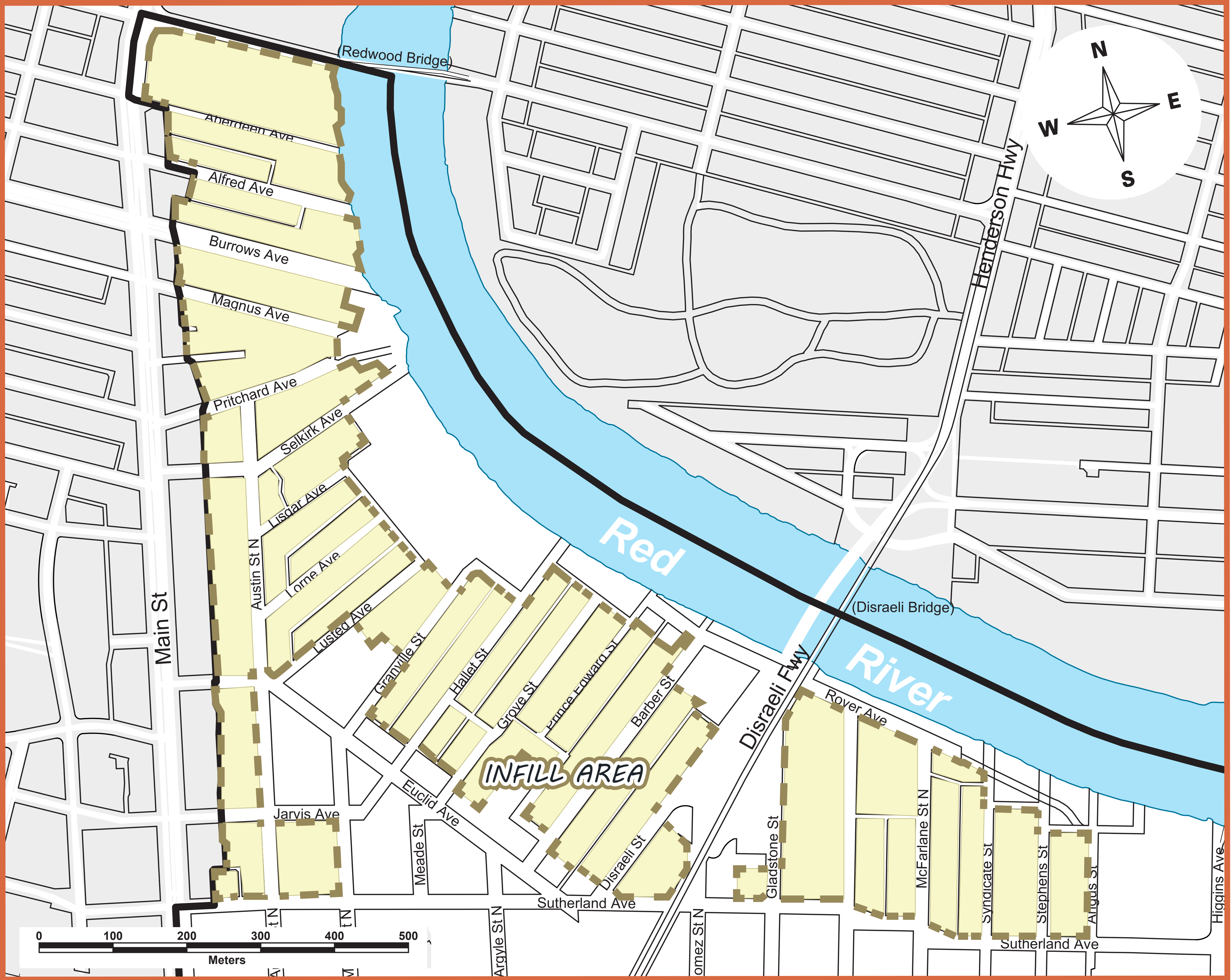
● Use red stickers.

Industrial

● Use black stickers.

Park/recreational

● Use green stickers.





» **What are your hopes or concerns for infill development in Point Douglas?**
Leave us a sticky note.



Hopes



Concerns



Multi-use corridor



» **What types of uses would you like to see in the multi-use corridor?**

Place a sticker on the map.

Residential low-density

● Use white stickers.

Residential medium-density

● Use yellow stickers.

Residential high-density

● Use blue stickers.

Commercial

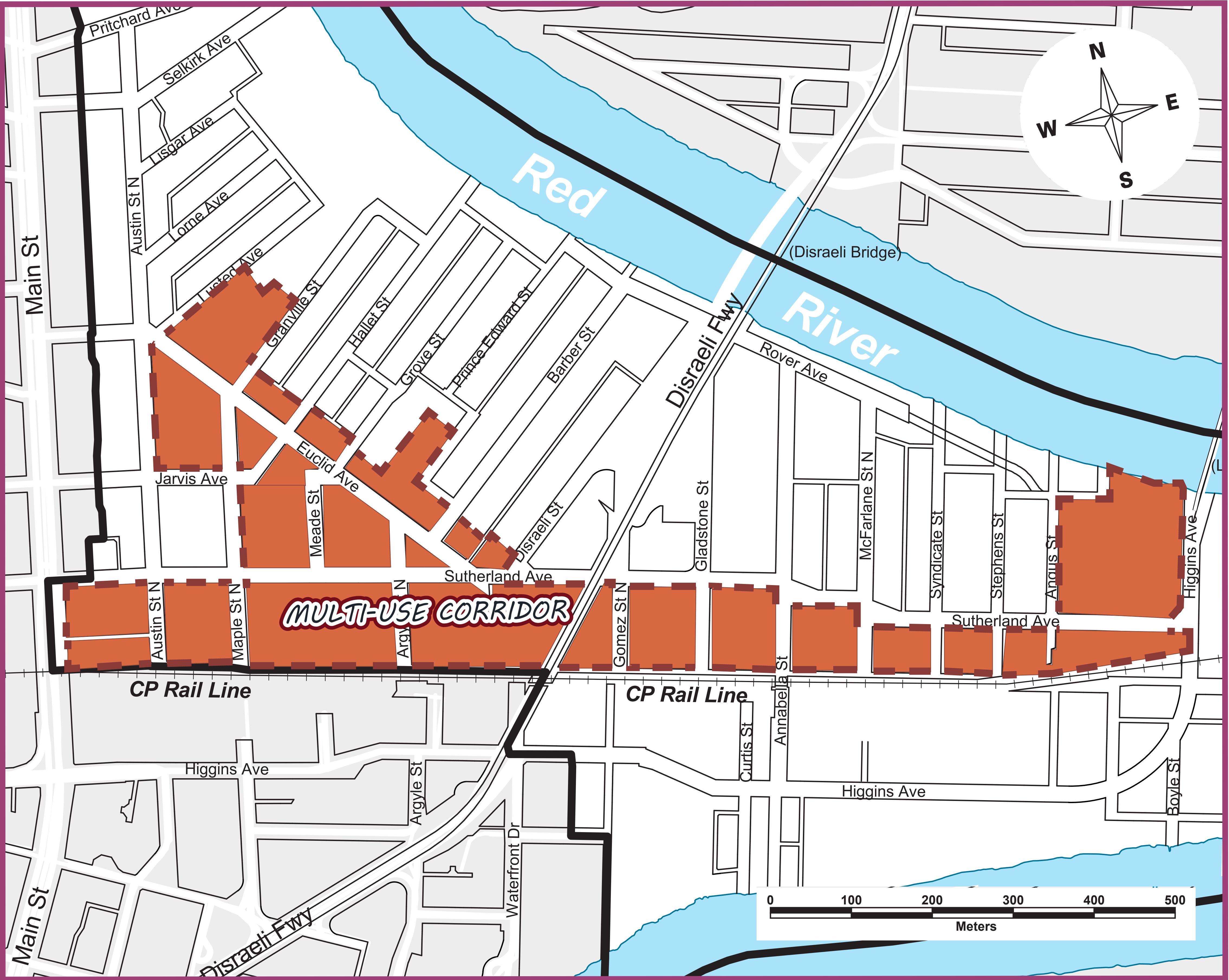
● Use red stickers.

Industrial

● Use black stickers.

Park/recreational

● Use green stickers.





» Sutherland Avenue is a major transportation corridor. It will have bus rapid transit on it and could accomodate multi-family residential and commercial development in the future.

» **What are your hopes or concerns for development on Sutherland Avenue?**
Leave us a sticky note.



Hopes



Concerns



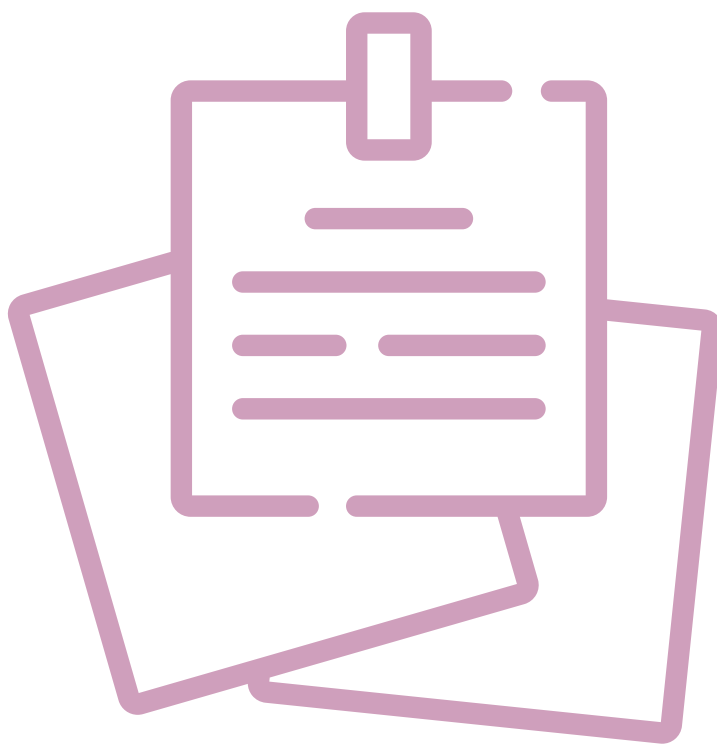


» Euclid Avenue is a pedestrian-friendly street. It has a lot of neighbourhood amenities like churches, parks, schools, and commercial.

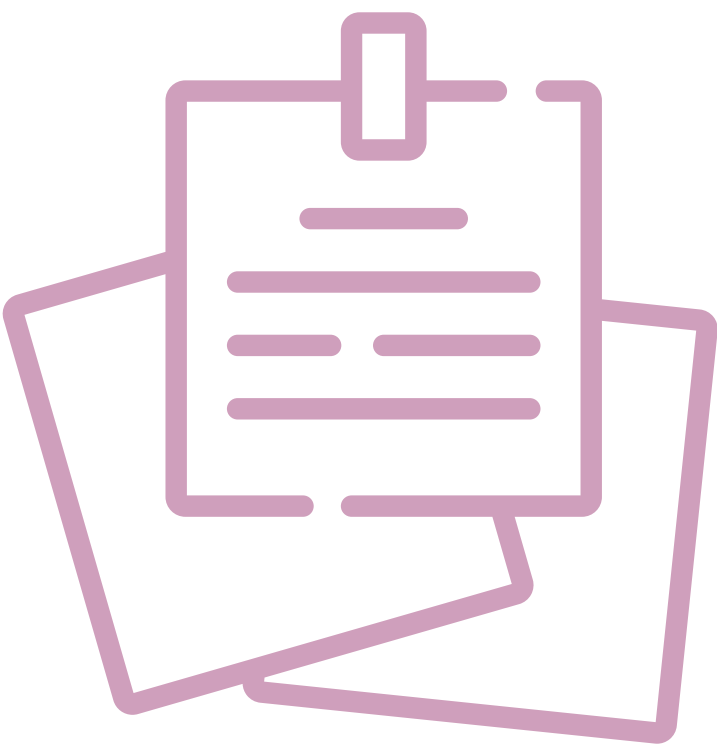
» **What are your hopes or concerns for development on Euclid Avenue?**
Leave us a sticky note.



Hopes



Concerns



Mixed-use area



» **What types of land uses would you like to see in the mixed-use area?**
Place a sticker on the map.

Residential low-density
Use white stickers.

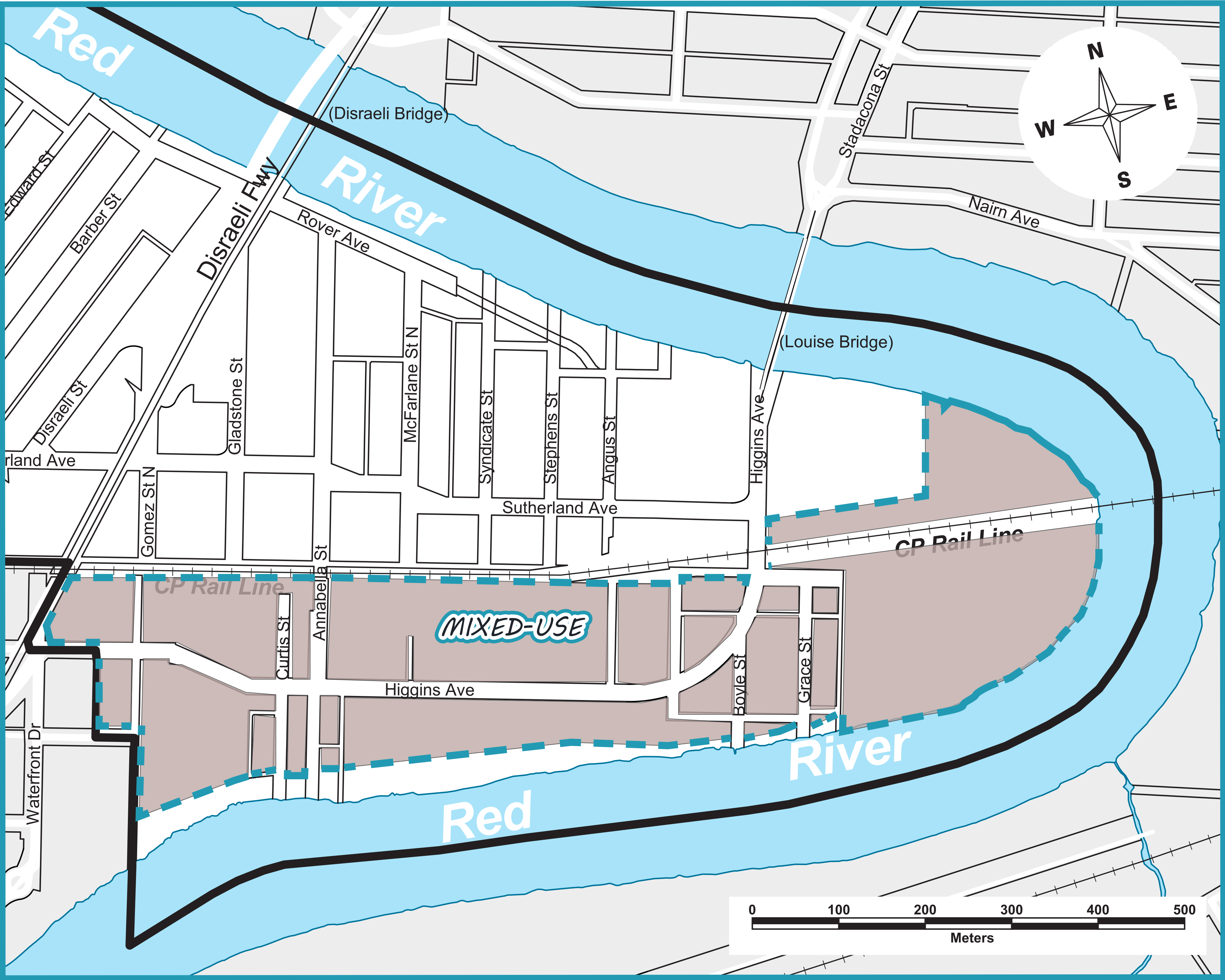
Residential medium-density
Use yellow stickers.

Residential high-density
Use blue stickers.

Commercial
Use red stickers.

Industrial
Use black stickers.

Park/recreational
Use green stickers.





» **What are your hopes and concerns for development as we transition away from industrial uses?**
Leave us a sticky note.



Hopes



Concerns





» **What type of supports or programs would help build on the existing strengths of the neighbourhood?**
Leave us a sticky note.



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**

