

Background

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

The Point Douglas Neighbourhood Plan (the Neighbourhood Plan) will include rules about where new buildings can be built and what they should look like. It will ensure that:

- 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-orientated community

Engagement

Engagement for this project is guided by a Project Advisory Committee (PAC). PAC members bring knowledge, a variety of perspectives, and insights into the Point Douglas community. The first PAC meeting was held in April 2024. The purpose of the meeting was to provide an overview of the project and get input to help plan Phase 1 public engagement.

The project team also spent time getting to know the community and stakeholders before conducting public engagement. We attended the community clean-up event in the spring, walked with the Mama Bear Clan patrol throughout the summer, chatted with residents at the Austin Street Festival in August, and had many conversations with community leaders and stakeholders.

In August 2024, we launched Phase 1 public engagement. The engagement process helped us better understand:

- What makes the community special
- Which natural, historical, or cultural features should be preserved or celebrated
- Where future land uses should be allowed
- Hopes and concerns about development

Throughout Phase 1 we met with over 40 stakeholders to get their input into the draft Neighbourhood Plan. We also worked with community organizations to hold two community chats with youth, residents, and people that spend time in the area.

The public was invited to provide input at a community gathering held on September 11, 2024. They were also invited to share input online through a survey, mapping tool, and stories board.

Input gathered from Phase 1 helped draft the Neighbourhood Plan. **Table 1** below provides an overview of public and stakeholder engagement opportunities.



Figure 1: Participants provide input into the Neighbourhood Plan at the community gathering

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 1 Public Engagement Summary



Table 1: Public and stakeholder engagement opportunities

ACTIVITY		DESCRIPTION	STATS
Public engagement opportunities			
	Community gathering	A community gathering was held at Norquay Community Centre on September 11, 2024. Participants were invited to share their input, chat with members of the project team, and enjoy a snack. The event featured an interactive art station hosted by Graffiti Art Programming. Notes in Appendix D.	90 participants
	Online survey	The online survey was available from August 15 to September 25, 2024. Full survey results are in Appendix F.3 & F.4.	268 respondents
	Online mapping tool	The online mapping tool was available August 15 to September 25, 2024. Complete results in Appendix F.1.	108 pins from 22 contributors
	Online stories board	The online stories board was available August 15 to September 25, 2024. Submitted stories in Appendix F.2.	6 stories
	Community chats	Two community chats were hosted by community organizations, with the intent to meet youth and community where they were. Notes in Appendix E.	12 participants

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Phase 1 Public Engagement Summary



ACTIVITY	DESCRIPTION	STATS
Stakeholder engagement opportunities		
 Project advisory committee	The Project Advisory Committee met on April 10, 2024 to provide input into the engagement strategy and again on September 23, 2024 to reflect on Phase 1 public engagement. The project team stayed in contact with the committee throughout Phase 1. List of members in Appendix B.	5 committee members
 Stakeholder meetings	Two group stakeholder meetings (virtual) were held on August 26 and 27, 2024. Twenty-seven individual stakeholder meetings (in-person and virtual) were held from August 19 to October 7, 2024. Meeting notes in Appendix C.	29 meetings with 44 participants

Promotion

Table 2 provides details on how public engagement opportunities were promoted.

Table 2: Promotion of public engagement opportunities

ACTIVITY	DESCRIPTION	STATS
 Project webpage	The project webpage is the online hub for all project information. Stats reflect unique visits from April 25 to September 25, 2024. winnipeg.ca/pointdouglasplan	2,350 unique visits
 Flyers	Flyers were hand-delivered to neighbourhood addresses in partnership with the North Point Douglas Women's Centre. Flyers provided information about the project and how to get involved.	900 flyers delivered

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Phase 1 Public Engagement Summary



ACTIVITY	DESCRIPTION	STATS
 Postcards	Postcards were handed out at community events and for distribution at community organizations.	100 postcards distributed
 Social media	Paid social media ads on Facebook and Instagram were geo-targeted to Point Douglas. Ads promoted the community gathering event.	747 clicks to the project webpage
 Direct emails	Direct emails were sent to 28 project subscribers and 119 stakeholder organizations with an interest and connection to Point Douglas.	147 emails sent
 Public engagement newsletter	City of Winnipeg public engagement email newsletter was sent to subscribers on August 15, 2024.	5,500 subscribers
 Community events	Chatted with residents at community events: • Point Douglas Residents' Committee Community Cleanup - May 4, 2024 • Austin Street Festival - August 23, 2024 • Gonzaga School - September 3, 2024	Approximately 100 connections made

See **Appendix A** for promotional materials.

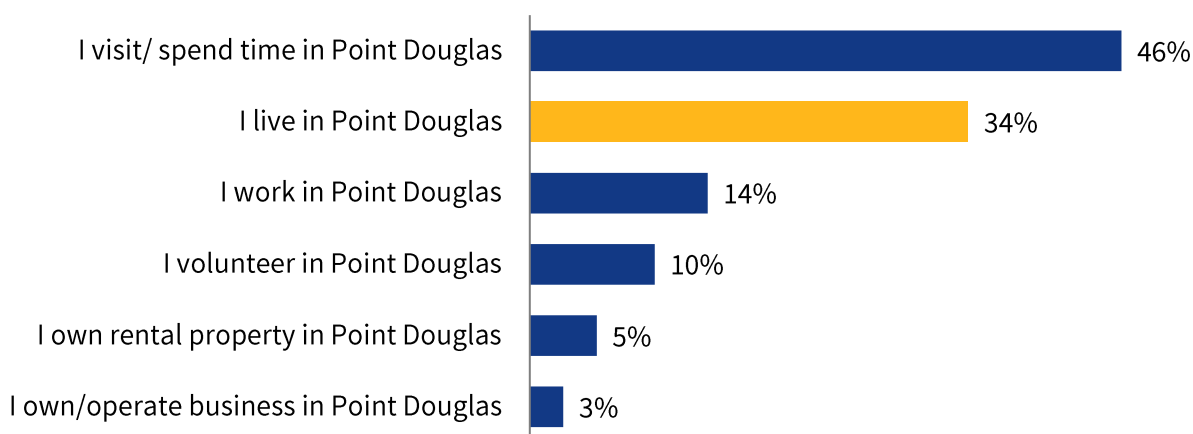
Who we heard from

During Phase 1 engagement, we gathered input from residents, community organizations, community leaders, business owners, landowners, developers, and government agencies.

We asked survey respondents to identify their connection to Point Douglas (Figure 2). Over one-third of respondents live in Point Douglas (34 percent). Of those, 15 percent also work in Point Douglas. More than half (57 percent) of respondents who live in Point Douglas have lived in the area for more than 10 years.

Figure 2: Connection to Point Douglas

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



Total responses: 268 (0 skipped this question)

What we heard and how it was considered

Table 3 highlights some of the feedback received and how it was considered. A detailed summary of what we heard from the public and stakeholders follows.

Table 3: What we heard and how it was considered

What we heard	How it was considered
Housing	
There is a need for diverse housing options, including for seniors and large families. This includes adequate affordable housing.	The draft Neighbourhood Plan includes goals and policies that: - Minimize displacement by helping residents and businesses grow in place - Support a mix of housing types, prioritize affordable housing, and add amenities to meet community needs - Protect the existing housing stock

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Phase 1 Public Engagement Summary



What we heard	How it was considered
New housing should fit the neighbourhood's character.	The draft Neighbourhood Plan includes goals and policies that: • Encourage housing that fits the character of the existing neighbourhood • Protect and enhance residential areas, especially north of Sutherland Avenue
Commercial	
Participants expressed a need for more local businesses such as grocery stores, laundromats, and cafés/restaurants. There was also support for mixed-use buildings with shops on the main floor and homes above.	The draft Neighbourhood Plan includes goals and policies to: • Create complete streets particularly on Austin Street, Euclid Avenue, and Sutherland Avenue—designed to bring the community together, support local businesses, and make walking, biking, and transit easier • Leverage planned rapid transit on Sutherland Avenue to encourage residential and commercial development
Industrial	
There is support for transitioning industrial areas to commercial and residential spaces. At the same time, it's important to keep and create job opportunities in the community.	The draft Neighbourhood Plan includes goals and policies to: • Discourage or prohibit new heavy industrial development along Sutherland Avenue • Protect and support jobs in South Point Douglas while ensuring new residential and commercial spaces fit well with existing businesses • Manage the shift from industrial to other uses, allowing limited industrial growth only in appropriate locations
Participants expressed the need to address pollution and soil contamination caused by industrial uses.	The draft Neighbourhood Plan includes goals and policies to: • Encourage sustainable building and design practices • Require a Phase 1 Environmental Site Assessment (ESA) before developing properties with potential environmental concerns

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 1 Public Engagement Summary



What we heard	How it was considered
Parks and open spaces	
Participants expressed a desire to protect existing parks and create new parks to connect greenspace along the river.	The draft Neighbourhood Plan includes goals and policies to: - Enhance existing parks and open spaces such as Michelle Jean Park and Joe Zuken Park - Guide the development of new parks and open spaces to create a connected and cohesive public space along the river
Participants indicated a need to improve access to the river and protect the riverbank from erosion. There was also support for planting more trees and protecting existing trees.	The draft Neighbourhood Plan includes goals and policies that: - Support riverbank stability - Develop an attractive and safe riverfront easily accessible by the public - Support biodiversity - Increase the number of trees
Transportation and mobility	
Participants highlighted the need to: - Improve sidewalks for easier walking - Add more bike lanes and walking paths - Implement traffic calming measures	The draft Neighbourhood Plan includes goals and policies that: - Build streets that make it easy and safe for people to walk, bike, and use public transit - Prioritize infrastructure that is accessible, comfortable, and safe for cyclists, pedestrians, and transit users - Connect Point Douglas and nearby neighborhoods, parks, and recreation areas with safe, accessible walking and biking paths - Ensure the active transportation network meets pedestrian needs year-round with proper planning, design, and maintenance
History and culture	
Participants indicated a desire to celebrate Point Douglas as one of Winnipeg's first residential neighbourhoods. Historical features of the neighbourhood should be preserved.	The draft Neighbourhood Plan includes goals and policies that: - Protect buildings, landscapes, and natural areas with cultural or historical value, including those near the Red River, and celebrate the community's history of activism - Encourage development to include arts and culture spaces - Ensure public art is diverse and reflects the history and vibrancy of Point Douglas

POINT DOUGLAS NEIGHBOURHOOD PLAN

Phase 1 Public Engagement Summary



What we heard	How it was considered
Participants indicated that acknowledging and honouring Indigenous history and culture is important.	The draft Neighbourhood Plan includes goals and policies to recognize and celebrate Indigenous cultures and histories in public spaces by: • Partnering with Indigenous communities on placekeeping, placemaking, public art, naming, and other initiatives • Protecting and creating safe spaces for Indigenous cultural and ceremonial practices • Planting and identifying Indigenous foods and medicines
Community safety and well-being	
Safety, crime, and theft were noted as significant concerns for residents and businesses.	The draft Neighbourhood Plan includes goals and policies to: • Encourage a safe, clean, and inclusive neighbourhood • Provide adequate lighting in new private developments and in public spaces • Improve safety, convenience, and comfort for transit riders by identifying opportunities to locate bus stops near amenities and housing
Resources and supports should be provided for those in need.	The draft Neighbourhood Plan includes goals and policies to: • Support and encourage the growth of local organizations so they can better support the community • Promote social equity and economic opportunities for current and future residents
Participants highlighted the need for more recreation options for all ages.	The draft Neighbourhood Plan includes goals and policies to: • Design and manage parks and open spaces with recreation in mind • Regularly assess park and recreation needs as the community grows • Consider temporary or seasonal businesses in public spaces to enhance recreation and complement existing park features • Increase community recreation centre use through partnerships and inclusive programming for all ages and abilities

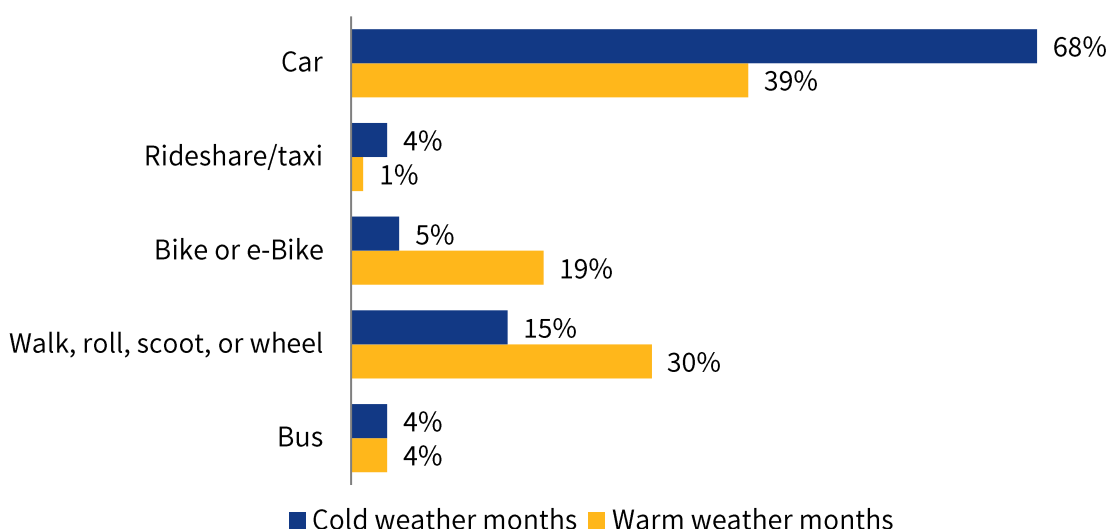
What we heard – public engagement

Getting around Point Douglas

As shown in Figure 3, most survey respondents who live in Point Douglas travel mostly by car during both warm (40 percent) and cold (68 percent) months. However, fewer people drive in warmer weather. Car use drops by nearly 30 percent from cold to warm months, while walking and biking go up by almost 15 percent.

Figure 3: Getting around Point Douglas

How do you get around Point Douglas most often?



Total responses: 84 (7 skipped this question)

We asked survey respondents what would make it easier to get around the neighbourhood. Comments noted by respondents include:

- Streets need to be designed for the safety and comfort of pedestrians and cyclists of all ages and abilities.
- The quality and connectivity of walking and cycling paths are critical for those who cannot afford a car or bus transit fares.
- Personal safety concerns deter people from walking, cycling, and bussing in the area, especially on quiet routes or after dark.
- Poor sidewalk maintenance is an accessibility issue. Unclear and uneven surfaces are barriers to mobility aid users.

What do you love about Point Douglas?

We asked people who attended the community gathering and survey respondents to share their favourite things about living, working, or visiting Point Douglas. Comments are organized into the following themes:

- Livability (179 comments)

- The people
- Affordable housing
- Character/history of the neighbourhood
- Access to amenities (127 comments)
 - Parks and greenspace
 - Amenities and services
- Easy to get around (111 comments)
 - Central location
 - Active transportation
 - Bus routes

Responses highlighted a strong sense of community, where neighbours look out for one another and are committed to making Point Douglas a safe, healthy, thriving neighbourhood. Comments also noted the centrality of Point Douglas and the availability of convenient bus routes and active transportation paths.

Access to key amenities such as the community centre, women's drop-in, parks, and the river are highly valued. The availability of affordable housing, the quiet and attractive residential areas, and community spirit contribute to an overall sense of livability.

"Point Douglas is a very unique neighbourhood in the ways that we bond with each other and know each other and each other's kids. The best thing that you can do is to expand on the things we love, such as the peacefulness and community we find here; while adding much needed amenities that will enrich the lives of people here."

-Survey respondent

What would you like to see preserved or honoured in Point Douglas?

We asked participants at the community gathering and survey respondents what natural, heritage, or cultural features within Point Douglas they would like to see preserved or honoured. Comments noted by participants include:

- Natural features (106 comments)
 - Access to parks and the river, and the existing tree canopy, are key features that should be preserved
 - Desire for improved active transportation paths in and out of parks
 - Desire for improved river access and protecting the riverbank from erosion
- Heritage and cultural features (87 comments)
 - Indigenous history of the area should be honoured
 - Recognition that Point Douglas is one of Winnipeg's first residential neighbourhoods

- Existing heritage buildings, both residential and others, should be preserved where possible and used as guides for infill development design

Future land uses

We asked participants to identify where they would like to see different types of land uses in Point Douglas. Pins placed on the online mapping tool and on maps at the community gathering were combined for analysis (see Appendix G). Input was consistent from participants at the community gathering and through the online mapping tool. Participants would like to see:

Residential

- Both low-density and medium-density residential on Austin Street and in the mature residential area in North Point Douglas
- Medium-density residential on the eastern portion of Sutherland Avenue, which is a planned rapid transit corridor
- High-density residential on Sutherland Avenue and Higgins Avenue along the river and by the planned rapid transit station

Commercial

- Commercial uses on Euclid Avenue, Sutherland Avenue, and Higgins Avenue

Park/recreational

- Existing parks should remain and be expanded upon
- The 'point', east of Higgins Avenue should become a park
- Greenspace along the river should be connected

Industrial

- Existing industrial should be removed where possible

Hopes and concerns for development

The Neighbourhood Plan will include designations that will determine the types of land uses that can occur in different parts of Point Douglas. The map below is based on the land uses presented in the Eastern Corridor Study. It is a starting point for considering future land uses in Point Douglas.

We asked community gathering participants and survey respondents what their hopes and concerns for development were for three areas of the neighbourhood (Figure 4):

- Infill area
- Multi-use corridor
- Mixed-use area

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Phase 1 Public Engagement Summary

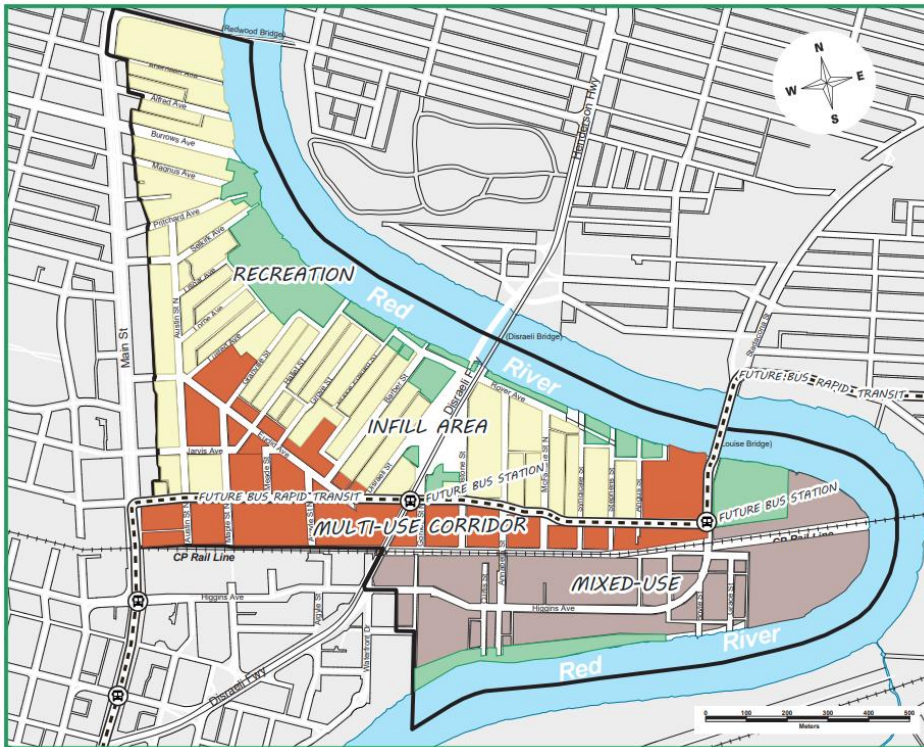


Figure 4: Potential land use areas

Some of the input received is applicable to all three areas. Comments include:

- Need various forms of housing at different price points. This will ensure existing residents are not priced out and that the neighbourhood is appealing to new prospective residents.
- Need to address issues with absentee landlords and poor housing conditions
- Existing drug, crime, and violence issues need to be addressed, otherwise this will deter development
- Support is needed for mental health, addictions, and the unhoused population
- Ensuring streets are safe for pedestrians is important to preserving neighbourhood walkability

Feedback unique to each area is noted below.

Infill area

Most of North Point Douglas is a well-established residential area. There are also pockets of industrial, institutional, and commercial uses. Comments highlighted by participants include:

Housing

- Need a wide range of housing options such as fourplexes, sixplexes, low-rise apartment buildings, and secondary suites
- Housing should work with the existing neighbourhood character and help to maintain the strong sense of community
- High-density buildings should only be located along key corridors, near transit routes and green spaces

Amenities and services

- Encourage mixed-use development (i.e. commercial ground floor with residential above)
- Protect existing and create new parks, greenspaces, and recreational opportunities for all ages
- Concern that the school, daycare, and community centre cannot accommodate an increase in residential population

Multi-use corridor

The multi-use corridor includes two key streets in Point Douglas – Sutherland Avenue and Euclid Avenue. Sutherland Avenue is a major transportation corridor. It will have bus rapid transit on it in the future and could accommodate multi-family residential and commercial development in the future. Euclid Avenue is a pedestrian-friendly street. It has neighbourhood amenities like churches, parks, schools, and commercial uses. Comments highlighted by participants include:

Housing

- Streets should not be dominated with commercial uses - the residential character should be maintained
- Support for medium-density residential development throughout the multi-use corridor area
- Support for high-density residential on Sutherland Avenue, particularly near planned bus rapid transit stations
- Concern that high-density residential buildings will be oriented toward luxury apartments that are not affordable for current residents
- Integrate outdoor gathering spaces into housing developments to create welcoming streetscapes

Commercial

- Would like to see small-scale commercial spaces that encourage local businesses, especially on Euclid Avenue
- Support for commercial uses that will directly benefit the community such as a grocery store, laundromat, and bank
- Need cafes, restaurants, and other spaces where people can gather
- Would like to see pedestrian-oriented development that helps to foster attractive streetscapes
- Support for multi-unit residential development with ground floor commercial

Parks and greenspace

- Greenspace should be integrated into and around residential developments, to create gathering spaces
- Trees and benches need to be added to streets to make them more welcoming

Transportation

- Need to reduce noise and pollution generated by traffic, especially along Sutherland Avenue
- Need traffic calming and intersection improvements to improve pedestrian safety
- Bike lanes should be added to improve safety and overall network connectivity for cyclists
- Heavy truck traffic linked to industrial uses should be removed

Mixed-use

In South Point Douglas, most land uses are currently industrial with some residential and institutional uses. We are considering how this area can transition away from industrial over time. Comments noted by participants include:

Housing

- Support for high-density residential development

Parks and greenspace

- New greenspaces should be integrated into future developments
- Improve public access to the river
- Need more community gathering spaces

Transportation

- More bike lanes and improved sidewalks are needed if the residential population grows in this area
- Heavy industrial traffic is a safety issue for current residents

Industrial and commercial

- Need commercial uses such as a grocery store that would directly benefit residents
- Would like attractions such as galleries and restaurants that appeal to visitors
- Allowing some light industrial uses in this area will help to provide local employment opportunities
- Industrial uses that pose safety concerns to surrounding residents should be removed
- Need to address pollution and soil contamination caused by industrial uses

Planning with community in mind

We asked participants what types of supports or programs would help build on the existing strengths of the neighbourhood. Participant comments included:

- Protect and enhance parks and greenspaces
- Provide recreational opportunities for people of all ages
- Transportation and planning decisions need to consider that many people cannot afford a car to get around
- Need to clean and maintain the neighbourhood
- Public art, street signage, and other beautification efforts should be enhanced and encouraged
- Need improved lighting and safety elements throughout the neighbourhood
- Need improved active transportation connections to nearby neighbourhoods such as St. Boniface, the Forks, and the North End
- Need increased funding for resources and programs for mental health and addictions, and the unhoused population
- Need an increase in improvement grants and incentives for development

What we heard – stakeholder engagement

The project team met with many stakeholders individually, including community organizations, community leaders, business owners, and landowners. We also held two group stakeholder meetings – one for each of the following groups:

- Business and industry
- Transportation, utilities, security, and interest groups

A summary of these meetings and the corresponding feedback received can be found in Appendix C.

Why Point Douglas

Stakeholders identified the following reasons that attracted them to operate, or purchase a property, in Point Douglas:

All subgroups

- Low investment cost and high investment potential

Non-profits, community organizations, and other

- Interested in building affordable housing and densifying throughout the neighbourhood
- Ability to provide zero-barrier community programming spaces

Business and industry

- Central location is accessible to customers city-wide and makes it easy to mobilize goods
- Lots of land for parking and access to truck routes
- For some, access to the spur line is crucial for shipping operations, and finding a location with equivalent service would be difficult and expensive

Changes in Point Douglas

We asked stakeholders what changes they have seen in Point Douglas. The following is a summary of the feedback received:

All subgroups

- Crime, theft, and safety concerns, which are systemic and long-term issues in the area
- Prostitution has decreased, but homelessness has increased, and the toxic drug crisis is a growing threat to the community
- Increased danger and crime, including break-ins, arson, and vandalism

Non-profits, community organizations, and other

- Change in demographics
- Lack of appropriate housing, especially for seniors
- The unsheltered population has become younger, with an increase in suburban kids, seniors, newcomers/refugees, and youth exiting care

- The concentration of social service organizations has increased, with many looking to expand in Point Douglas
- The neighbourhood has become a trauma response area, reflecting the trauma that residents are experiencing. This role as a trauma response area is in conflict with goals for economic development.

Business and industry

- Employees feel unsafe; businesses need to lock doors and invest in expensive security measures
- Due to the location and rates of crime such as arson, businesses have a hard time getting insurance
- Rise in homelessness and encampments
- Some properties are being restored with pride, but the overall perception is negative, which deters development
- There is tension between residents and businesses, with residents feeling that businesses are responsible for contamination of land and air in the neighbourhood

Feedback received about changes in Point Douglas are consistent with operational challenges identified by business and industry stakeholders (see Appendix C).

Transportation challenges

We asked stakeholders if there were any opportunities or challenges with access to their businesses, or getting around the neighbourhood generally. The following is a summary of the feedback received:

Business and industry

- Concerns about street parking and how it may be affected by changes in transit
- Commercial trucks should continue to be permitted on Sutherland Avenue to support businesses that rely on them for operations. Transportation, utilities, security, and interest groups
- It is important to ensure access to the utility and transmission station which is an emergency dispatch centre
- The plan should focus on improving connections between key points, such as the Harry Lazarenko Bridge and the Louise Bridge, to facilitate better movement for cyclists and pedestrians
- The plan should identify highly used active transportation corridors, including Annabella Street, Austin Street from Jarvis Avenue to Pritchard Avenue, and Jarvis Avenue to the Rover dike, to ensure these corridors are recognized and enhanced
- Concerns about high-speed traffic on Sutherland Ave, particularly at the Euclid Ave intersection, suggest a need for traffic calming measures
- Unpredictable pedestrian behaviour in the area adds a layer of danger for road safety

Other possible uses

All subgroups

- Mixed-use development with residential above and commercial on the main floor

Non-profits, community organizations, and other

- Various residential uses, there's a need for housing for seniors housing and large families

- Some preference for single-unit or townhouses due to concerns that multi-unit dwellings will be taken over by gangs
- Small commercial spaces that can be rented to local businesses

Business and industry

- Some owners are open to considering other uses for their properties sooner rather than later, especially if the economics become more attractive
- There is interest in residential development, including condos and small apartments
- Businesses that are doing well and growing may need more space and could expand their existing buildings. Re-locating to CentrePort may be the most cost-effective way to expand business for some
- Some property owners have no plan to change their current use

Barriers to development

All subgroups

- Crime rates make it difficult to convince people to come work or live in the area and disincentivizes development
- The cost of environmental remediation and infrastructure improvements can be prohibitive
- The capacity of sewer and water infrastructure is often insufficient to support additional housing without significant infrastructure upgrades
- The permitting process for demolition and development is seen as complex and unnecessarily elaborate
- There is a perceived disconnect between pre-planning and application processing communication with the City
- Land value has not kept pace with other cities, affecting development feasibility. Developers are risk-averse, and the current market conditions make it difficult to attract investment.

Non-profits, community organizations, and other

- Permitting is challenging
- Lack of clarity related to fire separation and egress rules for duplexes and two-storey buildings
- There is a need for more flexible zoning to allow for different uses and to incentivize affordable housing development
- The neighbourhood has a concentration of trauma, requiring a trauma-response approach

Business and industry

- Arson rates are high, and it is difficult to get insurance coverage
- There are barriers and limitations to large-scale operations such as the CP rail line, which creates a physical barrier, and the Louise Bridge's limited capacity
- Many buildings are not suitable for modern industrial operations that necessitate more space for movement and parking of semi-trucks
- Current parking requirements are restrictive, and the final configuration of rapid transit on Sutherland Ave. has not been built, which discourages development
- Garbage, overall maintenance, and the general appearance of the area creates poor optics
- Lack of capacity to navigate and understand affordable housing programs

Hopes and desired rules

All subgroups

- Respect historic neighbourhood features and promote distinct neighbourhood identity
- Prioritize housing for the most marginalized people in our community with an emphasis on affordable housing
- Ensure developments have ample light and visibility to create a sense of safety
- Encourage residential living with no restrictions on density
- Maintain public access to the river, expanding the river paths
- Relax parking requirements

Non-profits, community organizations, and other

- Neighbourhood beautification
- Maintain existing house types, keeping low-density area, with predominantly single-unit housing
- Increase housing variety and density
- There are concerns about gentrification and ensuring the Indigenous presence remains in the neighbourhood

Business and industry

General Development

- Ensure coordination between city departments and reduce the complexity of the development process
- Prohibit heavy industrial uses and uses that attract undesirable activities into the area; allow light industrial and warehousing
- Emphasize the need for more employers in the area, balancing employment with residential and parks
- Direct initial developments to marginalized people and consider temporary housing

Transportation

- Prioritize public transit over parking; concentrating retail by transit stops and reducing parking minimums for retail and industrial uses
- Hide parking and focus on walkability and bike access

Infrastructure

- Find creative solutions, such as underground holding tanks, to managing stormwater runoff within limits of the combined sewer system
- The creation of sound walls or fences to improve relationships between industrial and residential residents is suggested

Design and Amenities

- Develop similarly to Waterfront Drive with greenspace, walking paths, and boardwalks
- Consider barriers that restrict adaptive reuse of warehouses and how this may be encouraged
- Encourage small businesses and street-level businesses catering to neighbourhood needs

Transportation, utilities, security, and interest groups

- Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the design and layout of future developments to deter criminal activity

- Implement traffic calming measures, especially at key intersections like Euclid Ave and Sutherland Ave, to enhance safety for all road users

Encouraging housing development

We asked non-profit housing developers what changes are needed to encourage housing development in Point Douglas and meet the goals of their organizations. The following is a summary of their feedback:

- Emphasize healing in the community with sustainable funding for social services
- Strive for change that is community-driven and provides dignity, rather than being profit-driven
- Find ways to avoid gentrification and ensure Indigenous presence remains
- Ensure that the planning and development of projects involve the community to create successful tenancies
- Celebrate the Indigeneity of the neighbourhood with designated spaces for Elders, drumming, and ceremonies
- Emphasize the role of Indigenous organizations in leading housing development to ensure cultural appropriateness and community acceptance
- Make it easier to develop affordable housing solutions by allowing for more general zoning, reducing the need for complex and expensive rezoning processes
- Accommodate different ways of living by including a wider range of housing, such as multi-generational and co-housing models, and secondary suites
- Address the capacity of sewer and water infrastructure to support additional housing
- Provide financial support for infrastructure upgrades and environmental remediation to make sites viable for development
- Consider creating a Community Benefit District or Tax Increment Financing (TIFF) to fund local housing initiatives

Next steps

What we heard in Phase 1, along with technical analysis, helped draft the Point Douglas Neighbourhood Plan.

In Phase 2 public engagement, we will share the draft Plan along with an explanation of how feedback was considered. Feedback from the public and stakeholders during Phase 2 engagement will be used to revise the draft Plan. The Plan will then be presented to Council for consideration as a secondary plan bylaw.

Appendices

Appendix A – Promotional materials

Appendix B – Project Advisory Committee

Appendix C – Stakeholder meetings

Appendix D – Community gathering feedback

Appendix E – Community chats feedback

Appendix F – Online engagement

Appendix G – Mapping feedback analysis