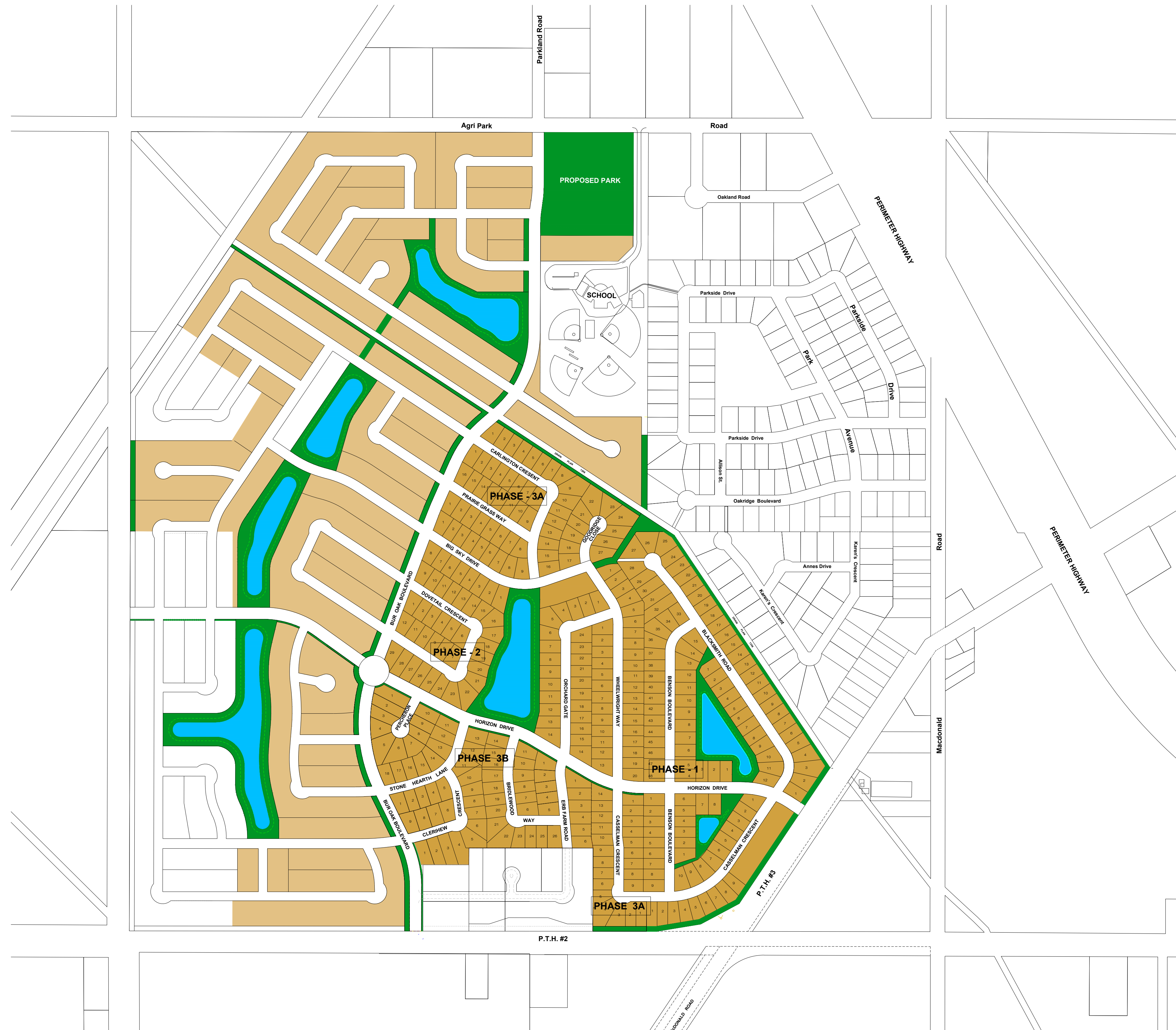




OPEN HOUSE
OCTOBER 24, 2019 | OAK BLUFF, MANITOBA
QUALICO COMMUNITIES

QUALICO'S OAK BLUFF WEST MASTER PLAN



Thank you for attending tonight's open house.

Please review the storyboards and share your thoughts and ideas using the post-it notes and comment sheets provided.

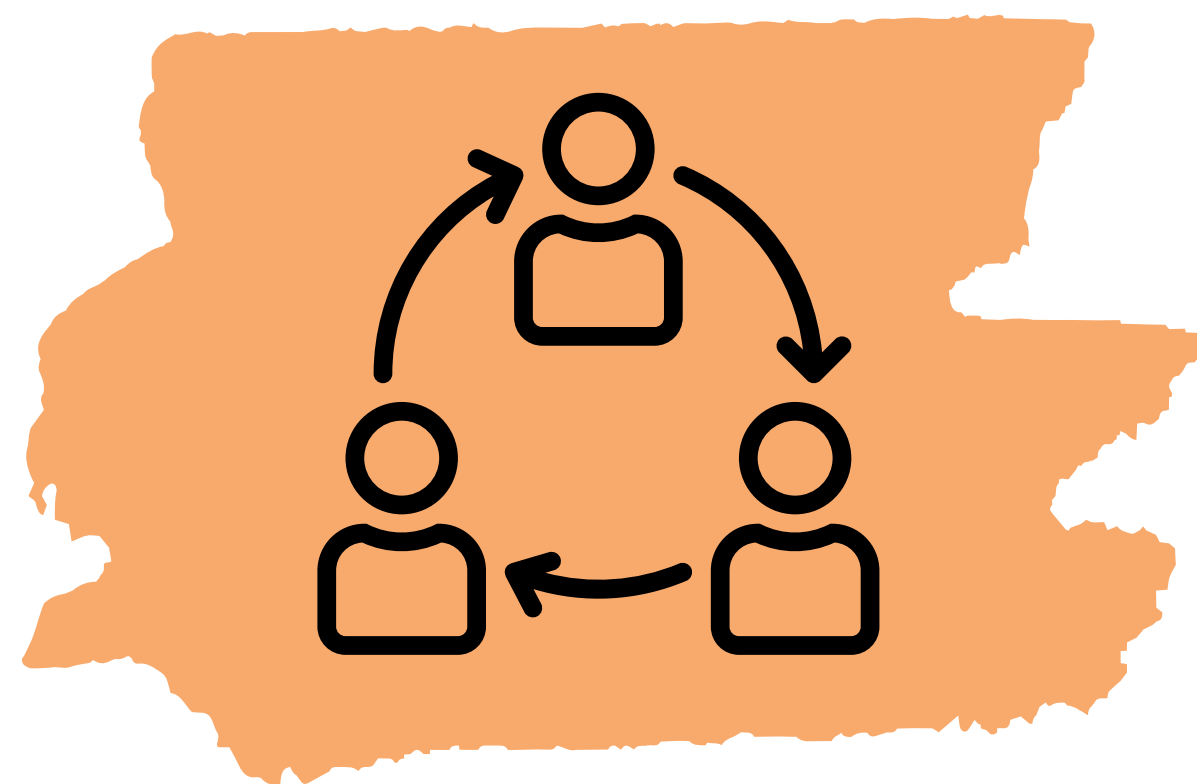


We would love to have a conversation



Qualico Communities representatives are available to chat and answer any questions you may have. Just look for an individual with a name tag.

The purpose of tonight's open house is to:



Share

what a **Vibrant Community** means to us.



Hear

what a **Vibrant Community** means to you.



Understand

existing opportunities and issues as they relate to planning and development in Oak Bluff West.



Consider

your thoughts regarding future planning and development in Oak Bluff West.

WHAT A **VIBRANT COMMUNITY** MEANS TO US

WHAT DOES A **VIBRANT COMMUNITY** LOOK LIKE?

DISTINCT CHARACTER AND FEATURES

VARIETY OF HOUSING OPTIONS

PEOPLE OF ALL AGES

CONNECTIVITY

HIGH-QUALITY DESIGN

PARKS AND GREENSPACES



OAK BLUFF WEST COMMUNITY FEEDBACK SURVEY

In July 2019, Qualico Communities launched an **online survey** to gather insight on the priorities, needs and desires of community members as it relates to planning and development in Oak Bluff West. Thank you to everyone who took the time to complete the survey.

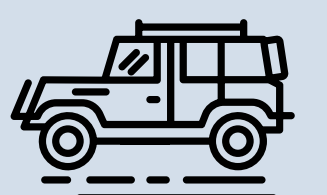


158

Individuals
Completed
the Survey

Survey respondents indicated that the following topics were the most important to them:

1. Parks and Greenspace
2. Roads and Transportation
3. Commercial and Downtown
4. Housing Types and Styles



OAK BLUFF WEST COMMUNITY FEEDBACK SURVEY

Maintenance

There were a lot of questions about maintenance issues and responsibilities.



Issue	Who to Call
Public Spaces	RM of Macdonald
Weeds/Lawn Maintenance	RM of Macdonald & Qualico
Roads	RM of Macdonald
Recreation Facilities	RM of Macdonald

Contact Information

Qualico Communities

One Dr. David Friesen Drive
Winnipeg, MB R3X 0G8
T: (204) 254-9225
E: info@oakbluffwest.ca

RM of Macdonald

161 Mandan Drive P.O. Box 100
Sanford, MB R0G 2J0
T: (204) 736-2255
E: info@rmofmacdonald.com

In addition to vacant land, Qualico is responsible for warranty maintenance of roads and public spaces, usually for a period of one year.

Parks & Greenspace



“We’re desperately in need of more greenspaces, trails and parks. The few we do have require attention”.



“We want landscaped, manicured greenspaces (no more tall grasses)”.



“There is a need for more greenspace with play structures for the growing number of children in the community”.



“We’d love to see park benches, flowers with planters, evergreen trees to spruce up the look of the town”.



“We just want greenspace or walking trails. We have zero interest in children’s play structures”.



“We’d love an off-leash dog park”.



“We’d like to see a splash pad, tennis court, basketball court, soccer field, baseball diamond and walking trails”.

OAK BLUFF WEST COMMUNITY FEEDBACK SURVEY

Transportation



“Improved traffic control”.



“We need to stop cars from speeding along Highway 3”.



“Safe bike crosswalks”.



“We’d like to see the highway re-routed so it doesn’t go through town”.



“Speed bumps and signs on Horizon Drive as well as other longer roads to slow down traffic coming into Oak Bluff West”.



“Please pave the road from Oak Bluff West to the school”.



“We don’t want Bur Oak to become a truck route through the middle of our community”.



Continue this conversation by participating in the **Manitoba Infrastructure South Perimeter Highway Design Study** (see board 16 for more details)

OAK BLUFF WEST COMMUNITY FEEDBACK SURVEY

Commercial



“Grocery shopping closer to us”.



“Pharmacy, flower shop, liquor store, restaurants”.



“Commercial development such as a Co-op or Shoppers Drug Mart”.



“A downtown area that would bring amenities to the area and allow people to work where they live”.

Housing



“We’d like to see more smaller houses to fill the needs of small families which are not condo, like a side-by-side bungalow”.



“More condominium plans”.



“Townhouse or condo housing for empty-nesters”.



“Affordable 1200 sq./ft. condos - no basement”.



Continue this conversation by participating in the **Oak Bluff Secondary Plan process**. (see board 16 for more details)

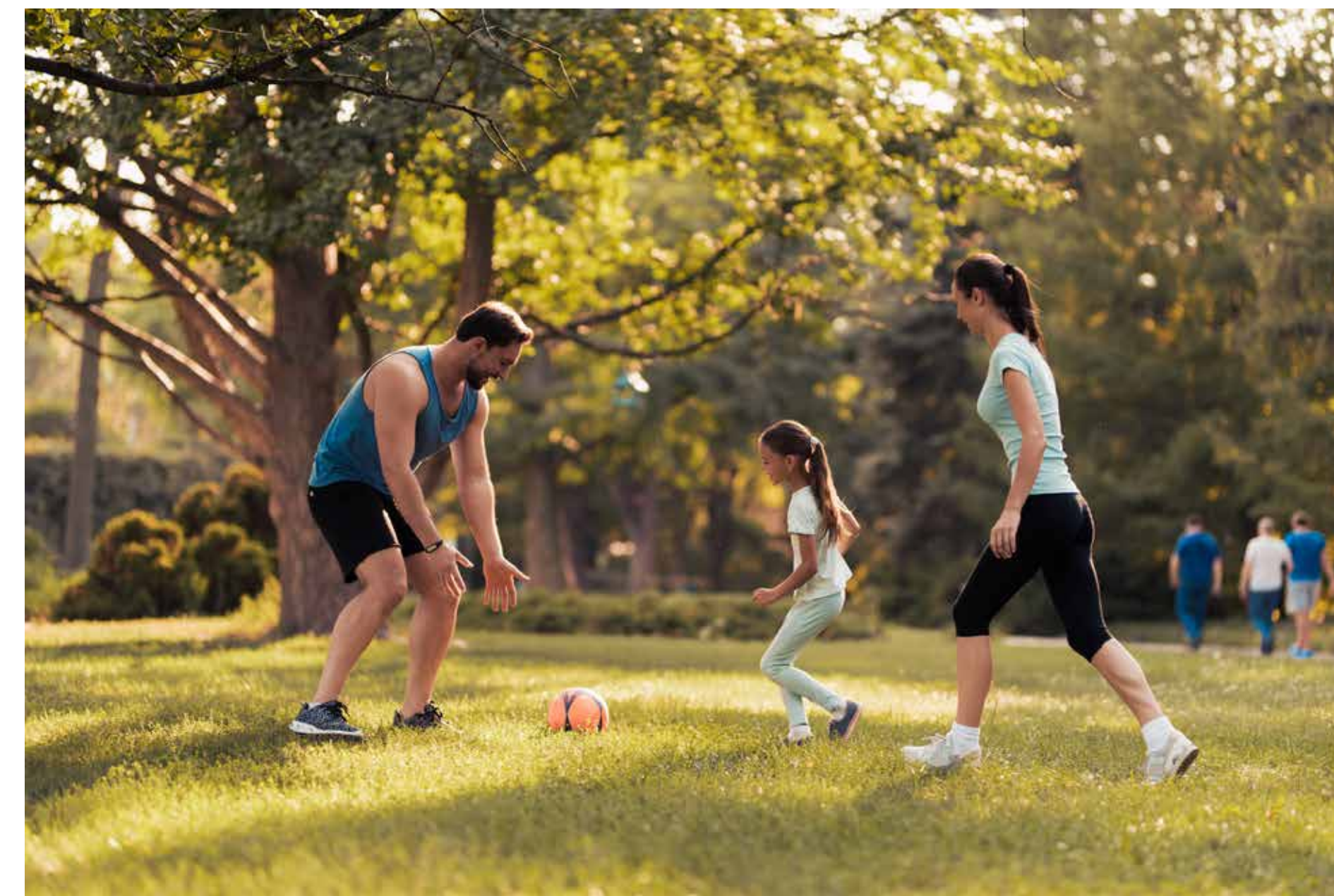
Community park space can be provided in a variety of forms. Four of the most common include:



1

LARGE COMMUNITY PARK

- Often located near a school or recreation facility
- Approximately 8-12 acres
- May include playing field(s)
- May include mid to large-sized playground equipment
- May include naturalized play areas
- May include other amenities such as benches, tables, public art, etc.



MEDIUM COMMUNITY PARK

- Approximately 1-2 acres
- May include mid-sized playground equipment
- May include naturalized play areas
- May include other amenities such as benches, tables, public art, etc.



2

POCKET PARK

- Typically dispersed throughout the community
- Approximately ½ - 1 acres
- May include small-sized playground equipment
- May include naturalized play areas
- May include other amenities such as benches, tables, public art, etc.



3

LINEAR PATHWAYS

- Pathways connecting various parts of the community
- Provide safe and enjoyable places for walking, jogging, hiking, biking, cross-country skiing and universal access
- Increase connectivity between homes, parks, school and commercial areas

• What do you think about the proposed greenspaces in Qualico's Oak Bluff West Master Plan?

• If Oak Bluff West has approximately 3 acres to dedicate for parks and greenspace, how should that be allotted? One 3-acre community park? Two 1 1/2-acre community parks? Three ½-1 acre pocket parks? Linear pathways? Other ideas?

• Who do you think these park spaces should be designed for?



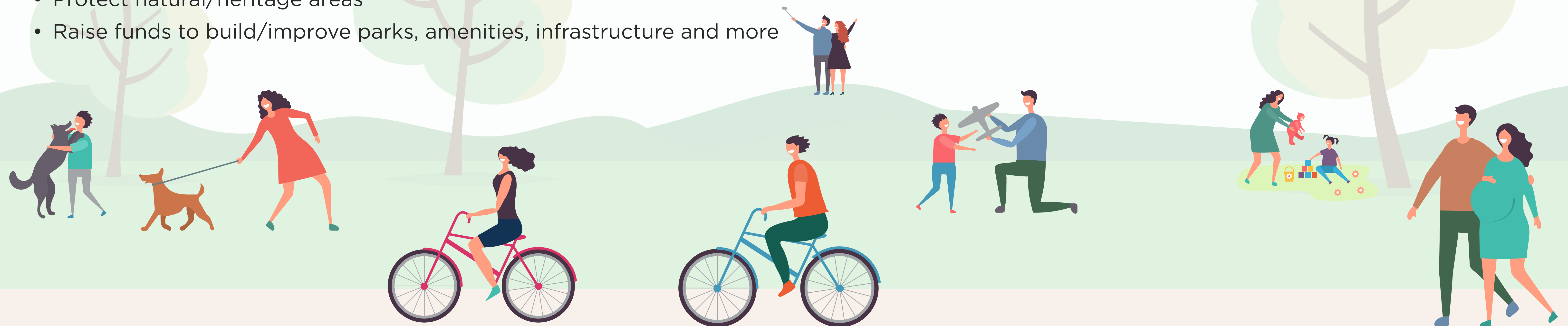
HOW TO GET THE PARK YOU WANT

Start a Residents' Association

Residents' Associations are formed when groups of neighbours come together to share ideas and work cooperatively to make their neighbourhood a better place to live.

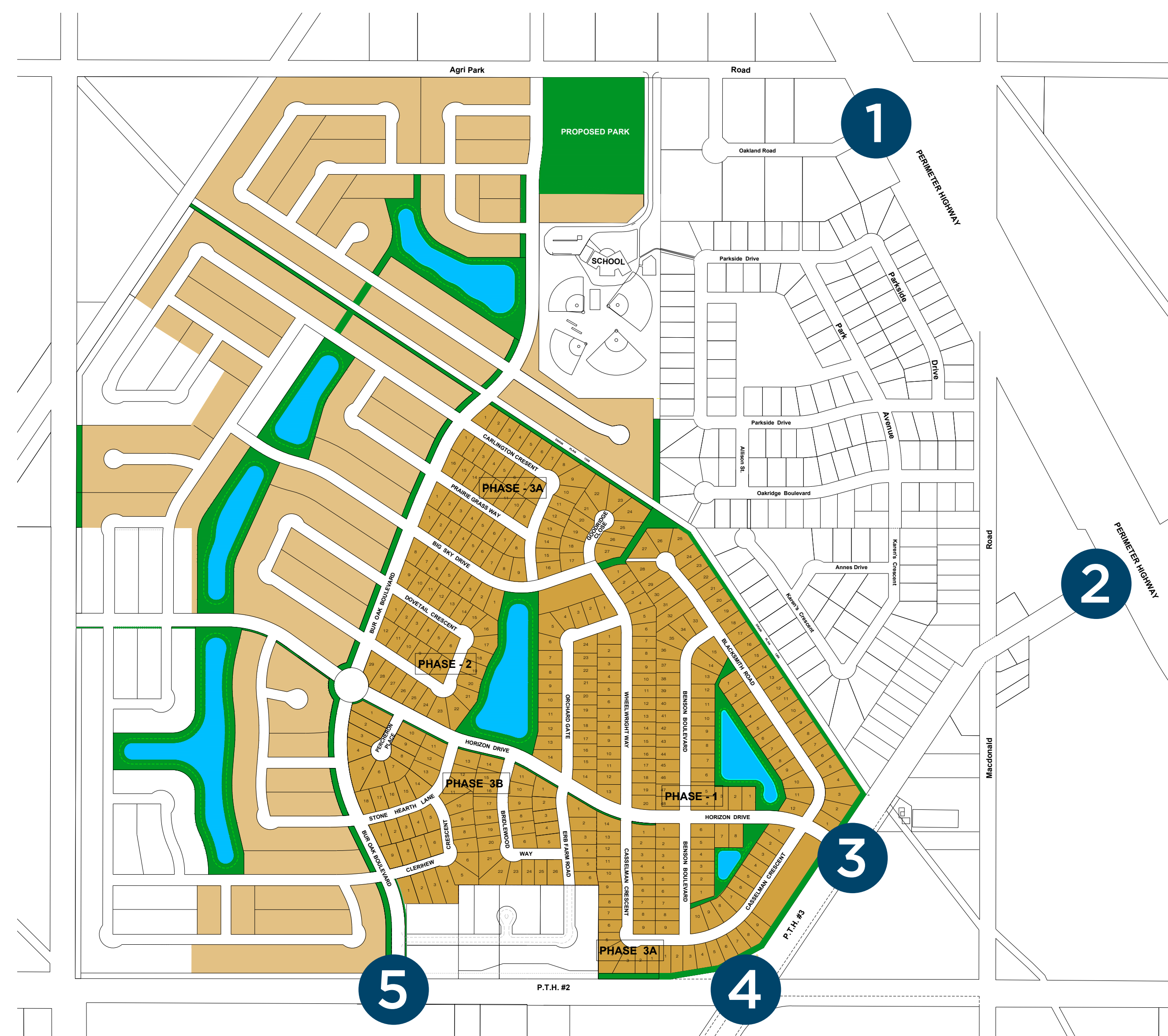
Establishing a Residents' Association is a great way to:

- Gather advocates for a community
- Have organized support from the developer
- Work towards common goals for the community
- Conduct community clean-ups
- Increase safety initiatives
- Monitor development proposals
- Protect natural/heritage areas
- Raise funds to build/improve parks, amenities, infrastructure and more



Qualico Communities recently retained WSP to prepare a Traffic Impact Study for the new phase of Oak Bluff West

Qualico Communities is typically required to submit an updated Traffic Impact Study as a condition of every subdivision approval.



- 1 Median opening on PTH 100 at Oakland Road has been closed as per the Manitoba Infrastructure (MI) South Perimeter Highway Safety Plan (October 2018). A future service road from Oakland Road to the Wilkes Avenue interchange is planned.
- 2 Future improvements at the PTH 100 and PTH 3 intersection were identified in the MI South Perimeter Highway Safety Plan (October 2018).
- 3 Signals will likely be required at PTH 3 and Horizon Drive in the future to accommodate additional development and increases in traffic volumes.
- 4 New MI roundabout at PTH 2 and PTH 3 opened in October 2018.
- 5 Existing construction access at PTH 2 and Bur Oak Boulevard. Future intersection modifications are planned to allow for improved access to future development phases.



Continue this conversation by participating in the **Manitoba Infrastructure South Perimeter Highway Design Study** (see board 16 for more details)

COMMERCIAL OPPORTUNITIES

Commercial development is an important part of a vibrant community

- Local businesses can help reduce the number of times you need to leave the community to obtain the products and services you need.
- However, small businesses can have a difficult time surviving in a small community. They need both staff and patrons in order to be successful.
- There is no proposed commercial development in Qualico's Oak Bluff West Master Plan; however, commercial development is important to the future of Oak Bluff.



Continue this conversation by participating in the **Oak Bluff Secondary Plan process**. (see board 16 for more details)

VARIETY OF HOUSING OPTIONS

When people think of housing, they often only think of single-family homes, yet there are many other housing options to consider. This could include bungalow condominiums, duplexes, townhomes, among other forms.



- We believe neighbourhoods are most successful and **vibrant** when they:
 - Accommodate students, families, retirees and others.
 - Include a mix of housing types.
- We will provide a range of housing options for individuals and families of all ages, giving everyone the opportunity to live in the same neighbourhood.



Continue this conversation by participating in the **Oak Bluff Secondary Plan process**.
(see board 16 for more details)

ADDITIONAL COMMENTS OR QUESTIONS?

Please leave us a comment or question here.



OTHER PLANNING INITIATIVES

It's an exciting time to be living in Oak Bluff.

Current planning projects include:

Oak Bluff Secondary Plan	Potential Municipal Recreation and Parks Master Plan and Recreation Facility Current Condition Assessment	Manitoba Infrastructure South Perimeter Highway Design Study
<ul style="list-style-type: none"> Landmark Planning and Design has been retained by the RM of Macdonald to develop a Secondary Plan for the community of Oak Bluff. The Secondary Plan will be a comprehensive, long-term plan to guide growth and development in the community of Oak Bluff, informed by community members and key stakeholders. Contact: Landmark Planning and Design info@landmarkplanning.ca 	<ul style="list-style-type: none"> The RM of Macdonald is exploring the possibility of conducting a municipal wide multi-disciplinary study related to parks and greenspace planning, facility development and facility redevelopment. Residents will have an opportunity to participate and provide their feedback should the study proceed. For any immediate questions on this matter contact the RM of Macdonald. Contact: RM of Macdonald (204) 736-2255 info@rmofmacdonald.com 	<ul style="list-style-type: none"> Manitoba Infrastructure is currently redesigning the South Perimeter Highway to raise its standard to a modern freeway where interchanges with overpass structures, ramps or loops, and service roads provide highway access. The study extends from PTH 1 W (Portage Avenue) / PTH 100 interchange to the PTH 1E (Fermor Avenue) / PTH 100 interchange. Contact: WSP Canada Group Limited (204) 943-3178 David.Jopling@wsp.com

THANK YOU

Thank you for your sharing your thoughts and ideas with us.

Please contact us with any additional comments, questions or concerns:

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