



PHASE 5 DEVELOPMENT

FEBRUARY 2021 | OAK BLUFF, MANITOBA

QUALICO COMMUNITIES

QUALICO'S OAK BLUFF WEST MASTER PLAN



PHASE 5

PHASE 5 DEVELOPMENT



Qualico Communities will soon be submitting an application for Oak Bluff West - Phase 5.

OAK BLUFF SECONDARY PLAN (JUNE 2020)

- The Secondary Plan is a comprehensive, long-term plan to guide growth and development in the community of Oak Bluff, informed by community members and key stakeholders.



- **Phase 5** falls within the **Mixed Residential Neighbourhood Land Use Policy Area**.

A few key policies include:

70% of the policy area is devoted to **larger single-family lots** (3 lots per acre, 70 foot lots)

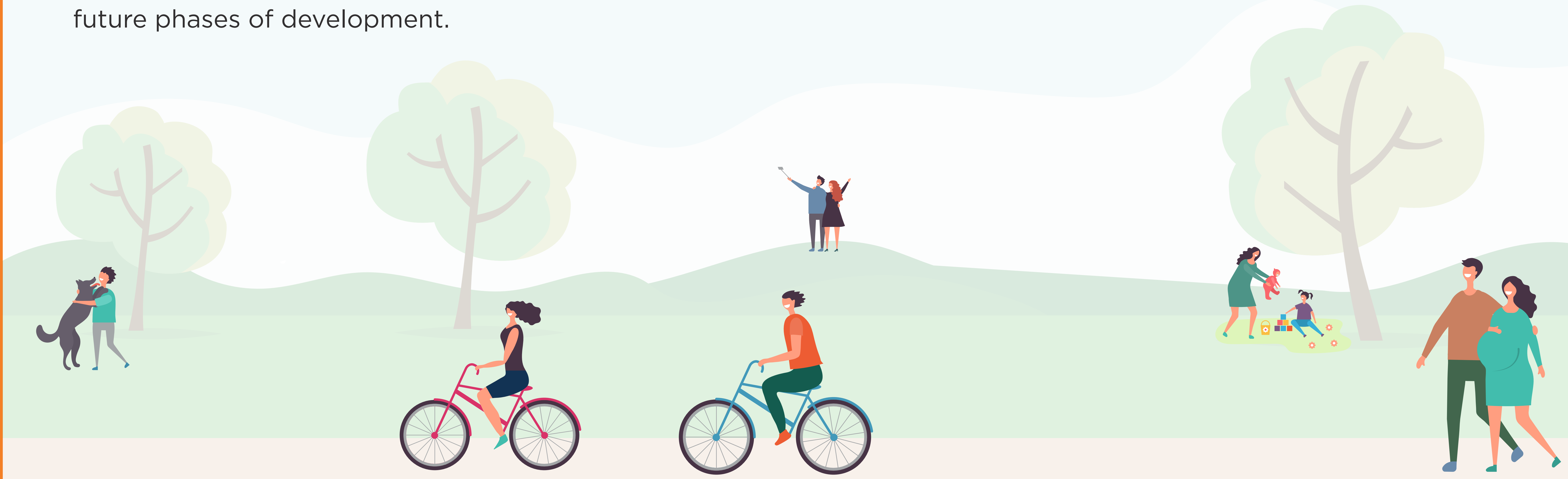
25% for **smaller single-family lots** (5 lots per acre, 55 foot lots)

5% for **low-density multi-family** (up to 15 units per acre)

- Suitable transitions between single-family and multi-family housing types will be included where appropriate to protect privacy and maintain compatibility. Design considerations may include setbacks, landscaping buffers, building orientation and building massing.

RM OF MACDONALD RECREATION & PARKS MASTER PLAN (ONGOING)

- The RM of Macdonald is in the process of conducting a municipal wide multi-disciplinary study related to parks and greenspace planning, facility development and redevelopment.
- It is our understanding that this plan intends to maintain the +/- 10 acre greenspace adjacent to the school for future park space, and encourage continuation of the existing pathway network into future phases of development.



HOUSING OPTIONS FOR EVERYONE

PHASE 5

- Phase 5 provides for a range of housing options for individuals and families of all ages, giving everyone the opportunity to live in the same neighbourhood.
- The proposed plan includes lot sizes that will accommodate larger single-family lots (ranging in size from 74 to 82 foot), smaller single-family lots (ranging in size from 60 to 73 foot) and bungalow condominiums.



Larger Single Family Lots
(minimum 70 foot)



Smaller Single Family Lots
(minimum 55 foot)



Bungalow Condominiums

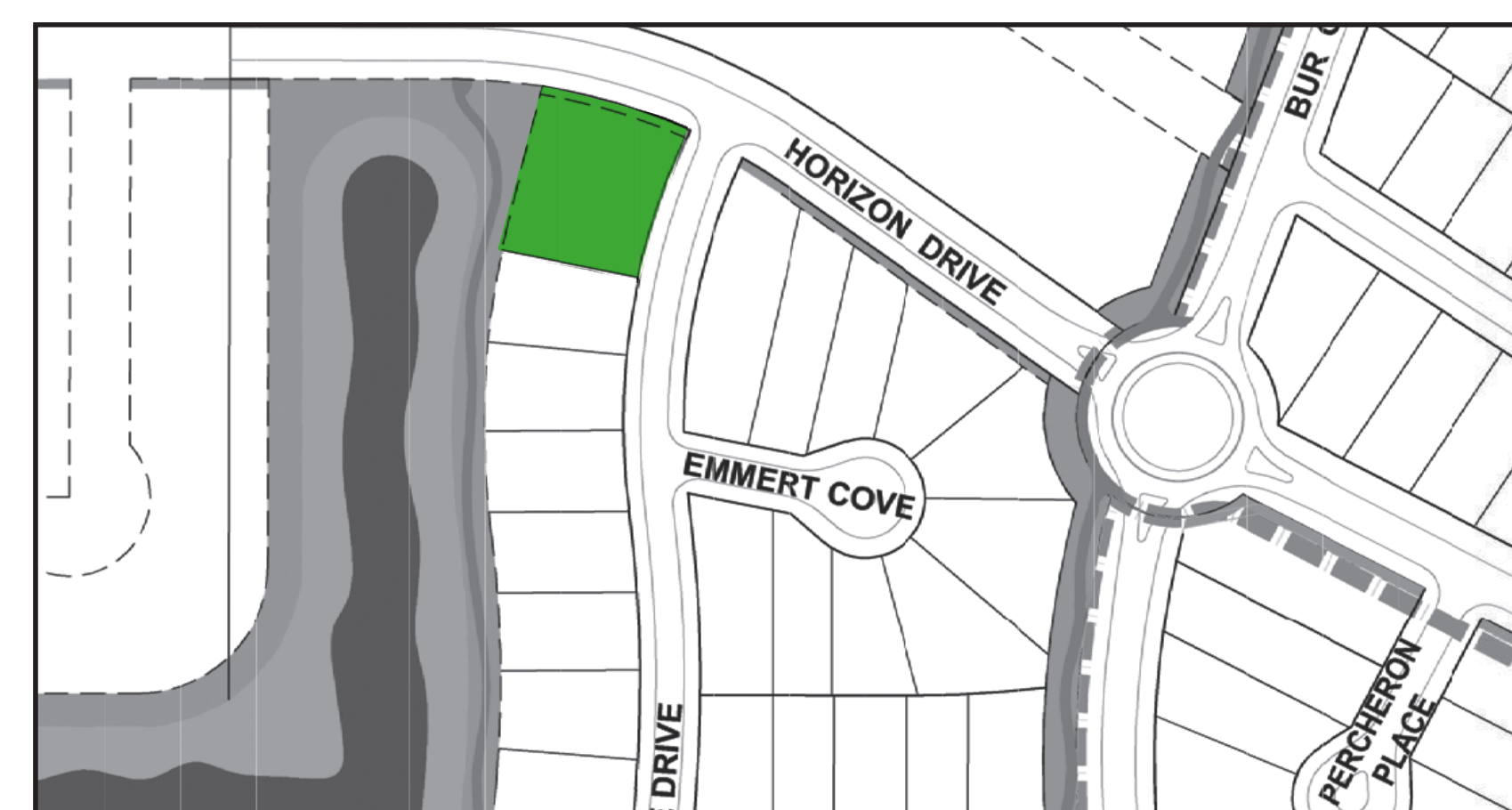


PHASE 5 INCLUDES A PROPOSED POCKET PARK & LINEAR PATHWAY



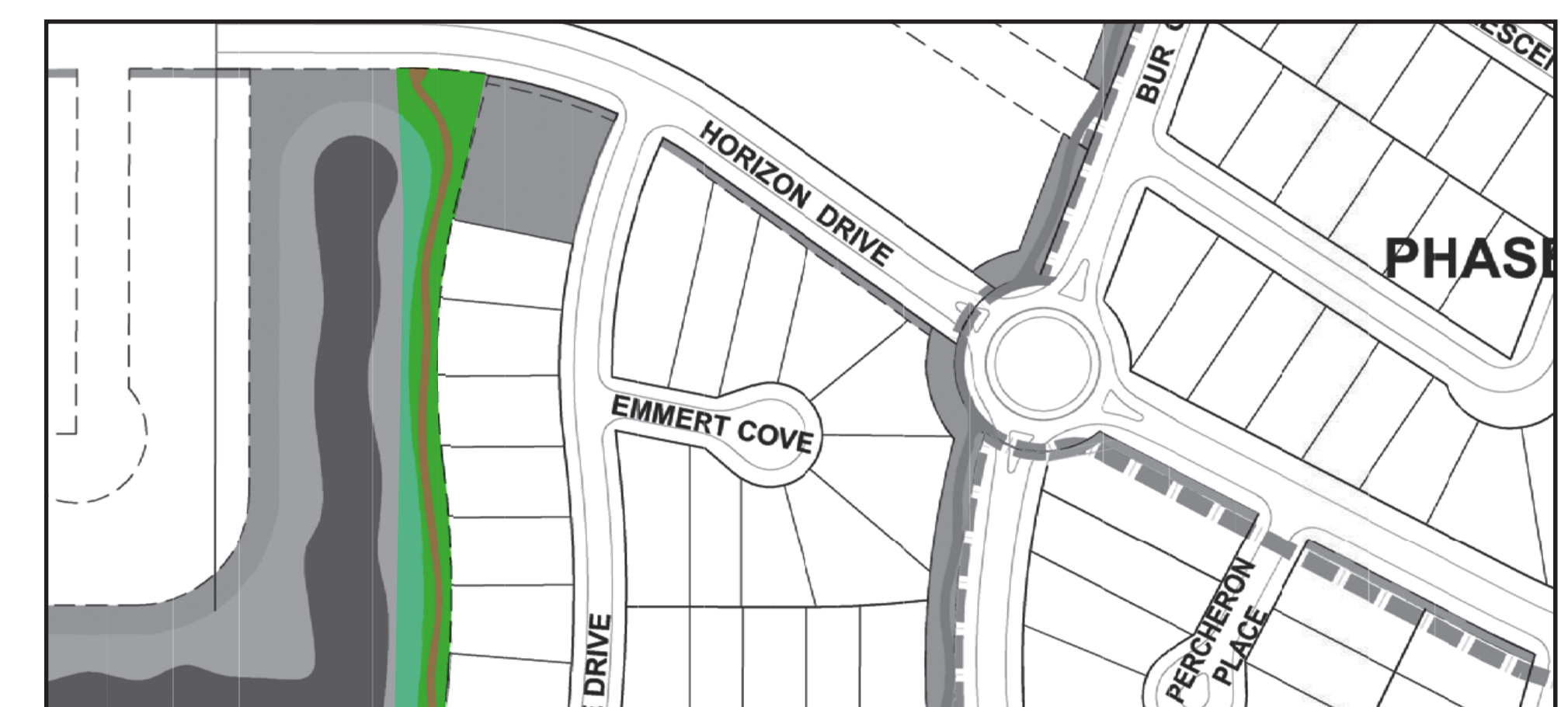
LINEAR PATHWAYS

- Provide safe and enjoyable places for walking, jogging, hiking, biking, cross-country skiing and universal access
- Increase connectivity between homes, parks, schools and commercial areas



POCKET PARKS

- 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.

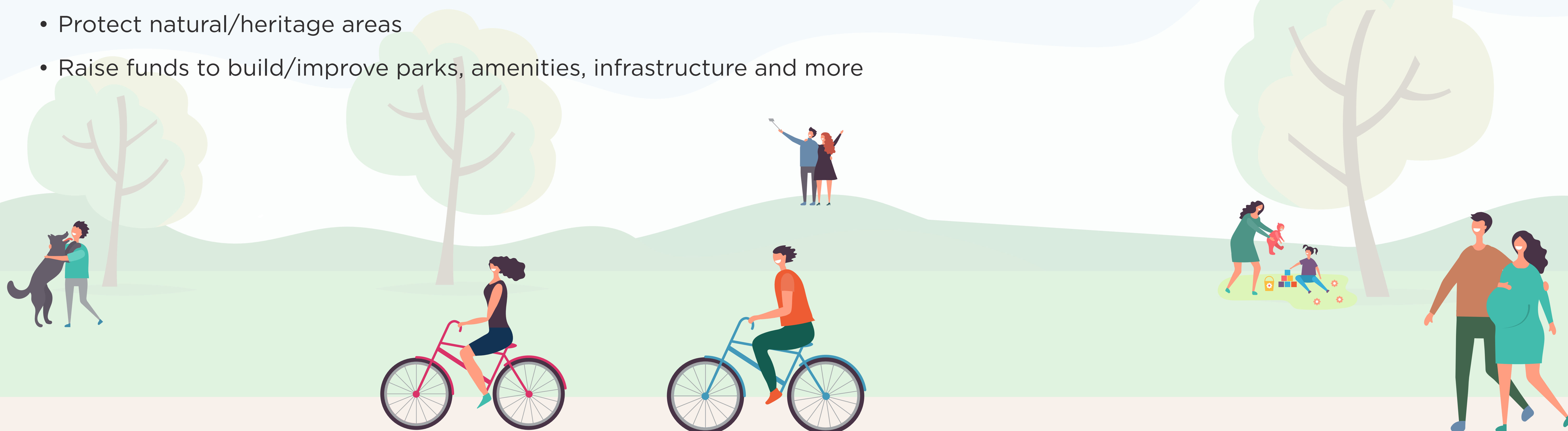


ESTABLISHING A RESIDENTS' ASSOCIATION

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
- Organize 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



TRAFFIC IMPACT STUDY FOR OAK BLUFF WEST

In 2019, Qualico Communities retained WSP to prepare a traffic impact study for Oak Bluff West.

The study identifies the following intersection improvements near Phase 5:

PTH 2 and Bur Oak Boulevard (new)

- New intersection completed in 2020
- Three-legged unsignalized intersection
- Bur Oak Boulevard is stop-controlled while PTH 2 is free-flowing

RM Road and Horizon Drive (future)

- Intersection assumed to be open by 2038
- Three-legged unsignalized intersection
- Horizon Drive is stop-controlled while the RM Road is free flowing

RM Road and PTH 2 (existing)

- Existing four-legged unsignalized intersection
- RM Road is stop-controlled while PTH 2 is free-flowing



FEBRUARY 2021:

Qualico Communities to submit proposed Phase 5 subdivision application to the Province of Manitoba for review and consideration.



THANK YOU

Thank you for joining us for this virtual open house

Please take a moment to share your thoughts on Oak Bluff West - Phase 5
by completing the following survey: <https://www.surveymonkey.com/r/YXDL8YJ>

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