



Community Update

OCTOBER 16, 2019

Welcome

- Thank you for attending this open house event.
- Please take the time to review the presentation materials.
- Staff from Qualico Communities and Landmark Planning & Design are on hand to answer any questions you may have.
- Please take the time to fill out a questionnaire before you leave.

WHO WE ARE



- Qualico Communities is a local Winnipeg development company and the developer of the RidgeWood West neighbourhood.



- Landmark Planning & Design has been assisting Qualico Communities with public engagement, planning, and land use approvals for RidgeWood West.



RidgeWood West Development Update

- RidgeWood West obtained its initial subdivision and rezoning approval in early 2014.
- RidgeWood West was the first major new development in the RidgeWood South Precinct area which was adopted by Council in 2013.
- As of September 2019:
 - Over 450 lots have been sold
 - Almost 350 homes have begun construction
 - Over 300 families call RidgeWood West home



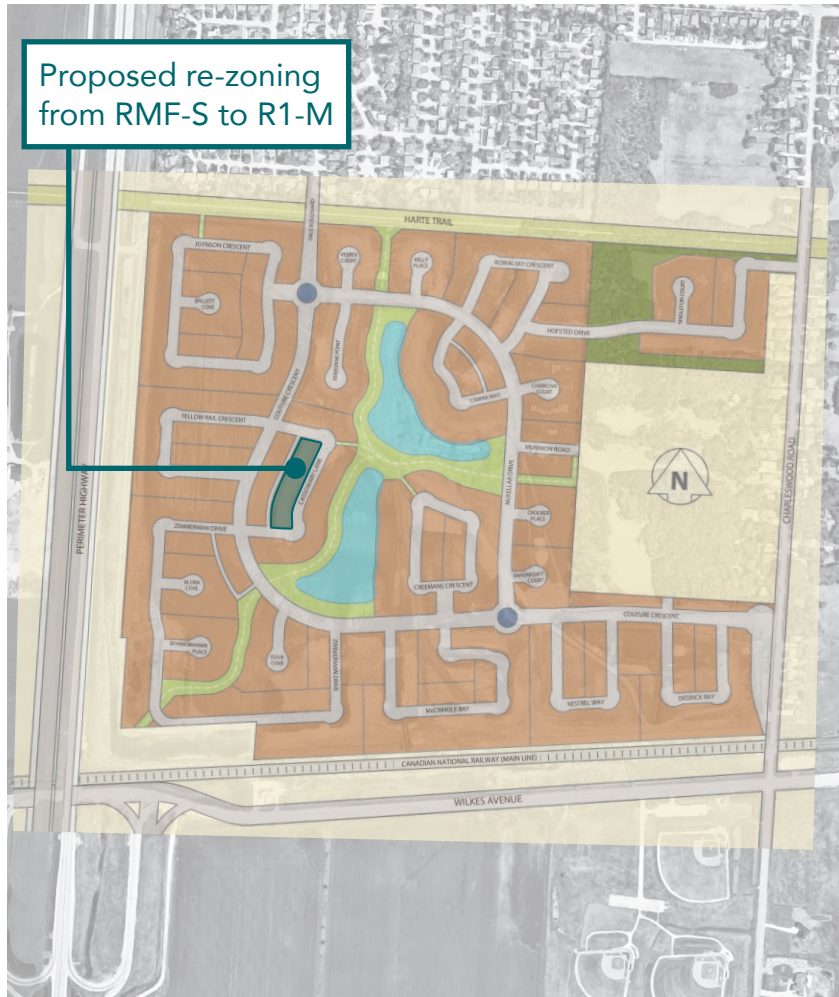
RidgeWood West, 2019

Development Progress Update: Phase 2B

- Qualico Communities is currently servicing lots in Phase 2B.
- Subdivision applications are currently being approved to create 111 single family lots on McCrindle Bay and Cassowary Lane.
- The lots on McCrindle Bay are 30-40 feet wide.
- The lots on Cassowary Lane are 44-52 feet wide.



Development Progress Update: Cassowary Re-zoning (DASZ 32/2019)



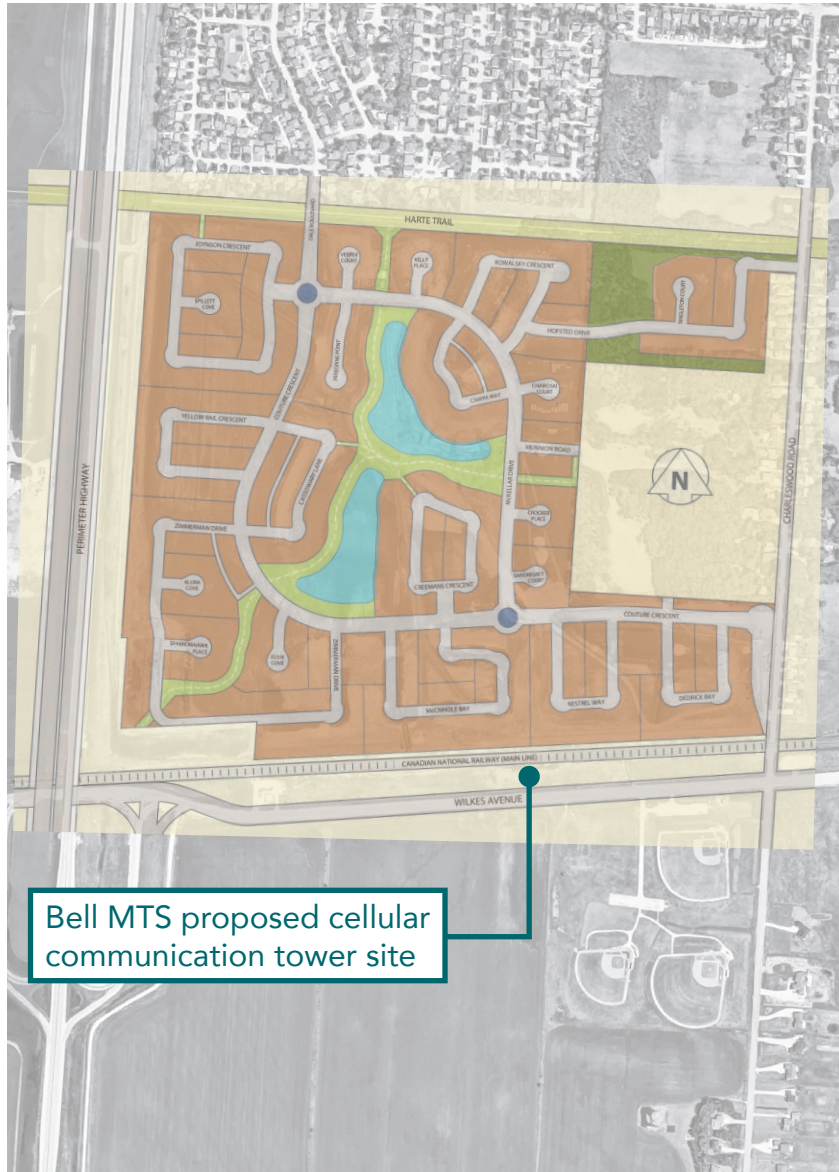
- This existing block was created during the initial RidgeWood West development application in 2013.
- It was originally intended for townhomes.
- Qualico Communities is proposing to re-zone the block from RMF-S (multi family - small) zoning to R1-M (single family - medium) zoning.
- Ten single family lots would be created.
- This change is requested due to local limitations in water pressure which reduce the viability of multi family housing in this area of RidgeWood West.
- A public hearing is scheduled on November 5, 2019 at the Assiniboia Community Committee.

Acquisition of Provincial Land: Southwest Corner



- Qualico Communities has begun the acquisition process for surplus land currently owned by the Province of Manitoba in the southwest corner of RidgeWood West.
- The parcel is approximately 3.28 acres in area and is north of the CN railway and east of the Perimeter Highway.
- It has been anticipated that these lands would be included in RidgeWood West since the initial planning for the development.
- The land will accommodate single family homes, a portion of the future Zimmerman Drive, and a trail and open space connection.
- A subdivision and re-zoning application (DASZ) will be submitted to open the Zimmerman Drive right-of-way and create the building lots (R1-M zoning and public reserve area).

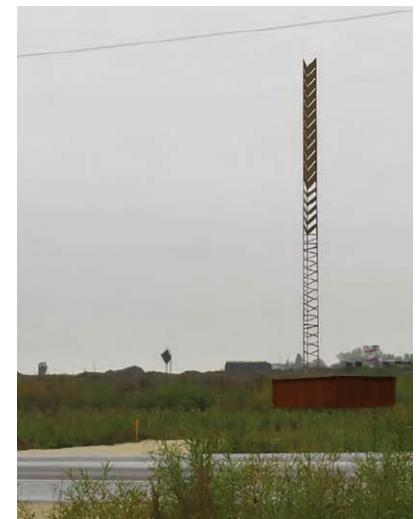
New Cellular Communications Tower



- In September 2019, Bell MTS began work on a new cellular communications tower between Wilkes Avenue and the CN rail line, west of Charleswood Road.
- The tower is required to enhance the wireless network capacity and coverage around the community and into RidgeWood West.
- Qualico Communities and Bell MTS worked closely to ensure the look of the cell tower complements the community's aesthetic.



Qualico Communities' signage for RidgeWood West



Rendering of the Bell MTS cell tower

New Playground in RidgeWood West



- In September 2019, a new playground was opened in RidgeWood West.
- The project was initiated by the RidgeWood West Residents' Association.
- The playground is located on the west side of McKellor Drive, between Munnion Road and Crocker Place.





Thank you!

- Thank you for attending this community update open house
- If you have any questions regarding upcoming subdivision and rezoning applications please contact:

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- If you have any questions regarding RidgeWood West in general, or resident issues please contact:

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