

QUALICO

communities

NEW NEIGHBOURHOOD IN SOUTHEAST OAKBANK



Public Presentation
April 2021

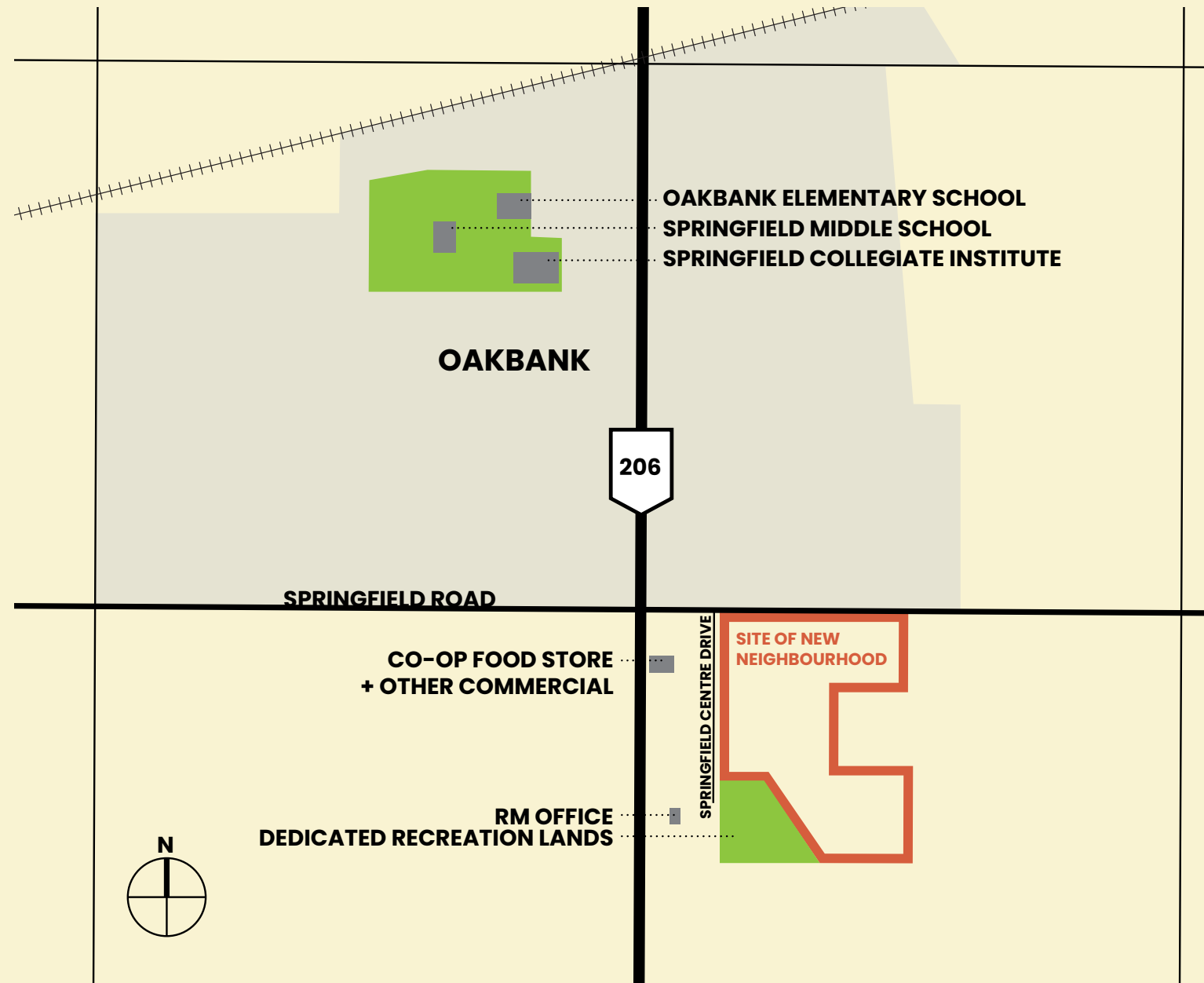


SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

- Founded in Winnipeg 70 years ago
- Currently active in Winnipeg, Oak Bluff, and Headingley
- **Passionate community builders** – committed to quality, long-term vision, and community engagement
- **Commitment to sustainability** – building sustainable communities where people, plants, and wildlife coexist
- **Elevating development standards** – dedicated to design excellence, quality construction, and development innovation



NEIGHBOURHOOD LOCATION

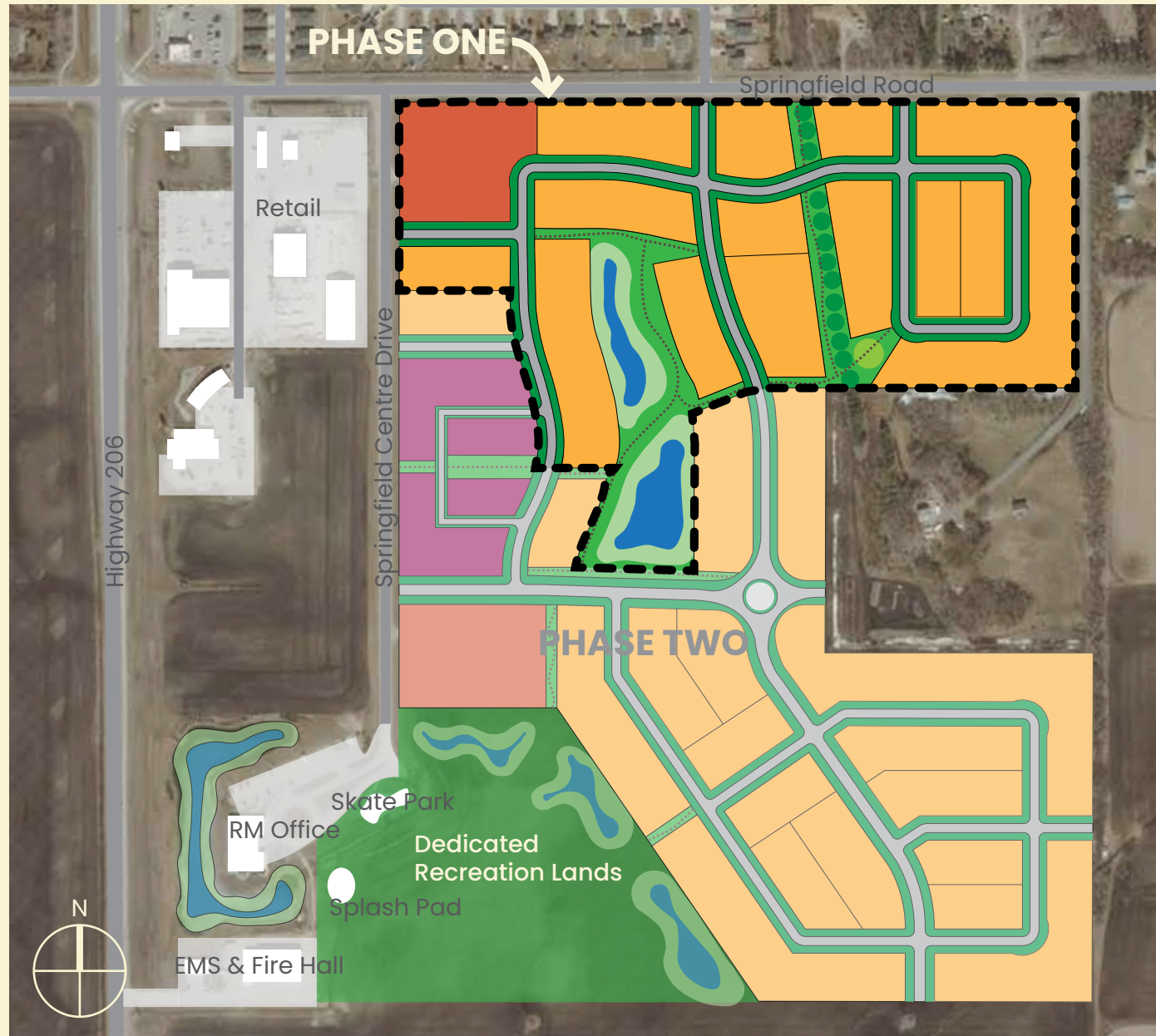


SITE ATTRIBUTES



- 80.4 acres
- Designated 'Residential' in Development Plan (By-law 18-09)
- Identified as RS - Residential Single Family in RM's Draft Zoning By-law
- Site is generally flat with mature shelter belt in the northeast
- Adjacent community amenities – existing commercial retail, RM Offices and Fire Hall, and emerging recreation area

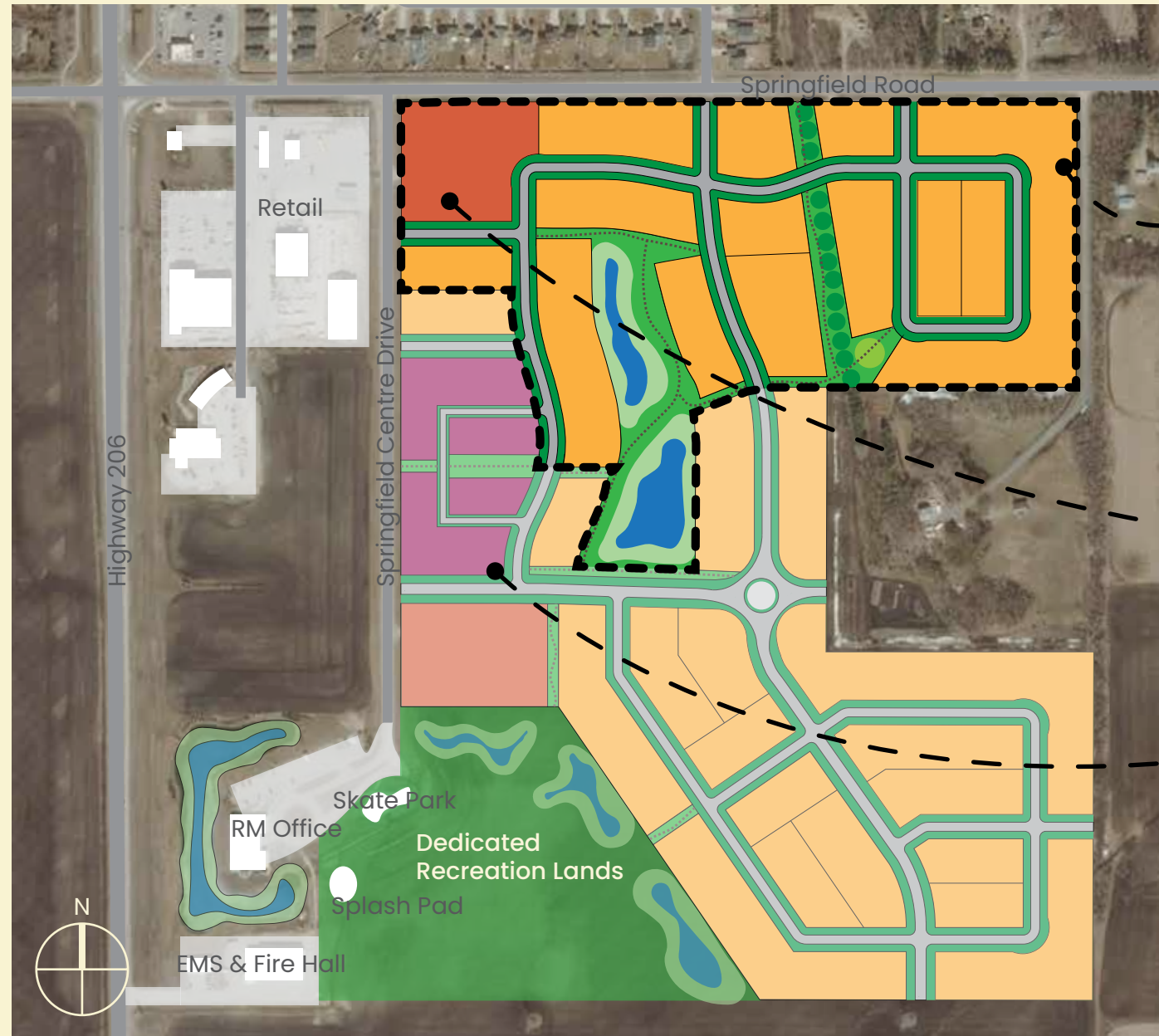
NEIGHBOURHOOD CONCEPT



- Diverse housing options for growing community of Oakbank
- Great parks and open space system
 - protecting and integrating shelter belt
 - connecting adjacent amenities
 - pedestrian and cycling pathways
- Naturalized stormwater ponds – sustainable infrastructure and community amenity
- Consistent with Oakbank’s character and future vision

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|---------------------------------|------------------------------|----------------------|--------------------|------------------------------|
| Single Family Homes & Townhomes | Moderate Density Residential | Pocket Neighbourhood | Parks & Greenspace | Naturalized Stormwater Ponds |
|---------------------------------|------------------------------|----------------------|--------------------|------------------------------|

HOUSING



Single Family Homes
& Townhomes



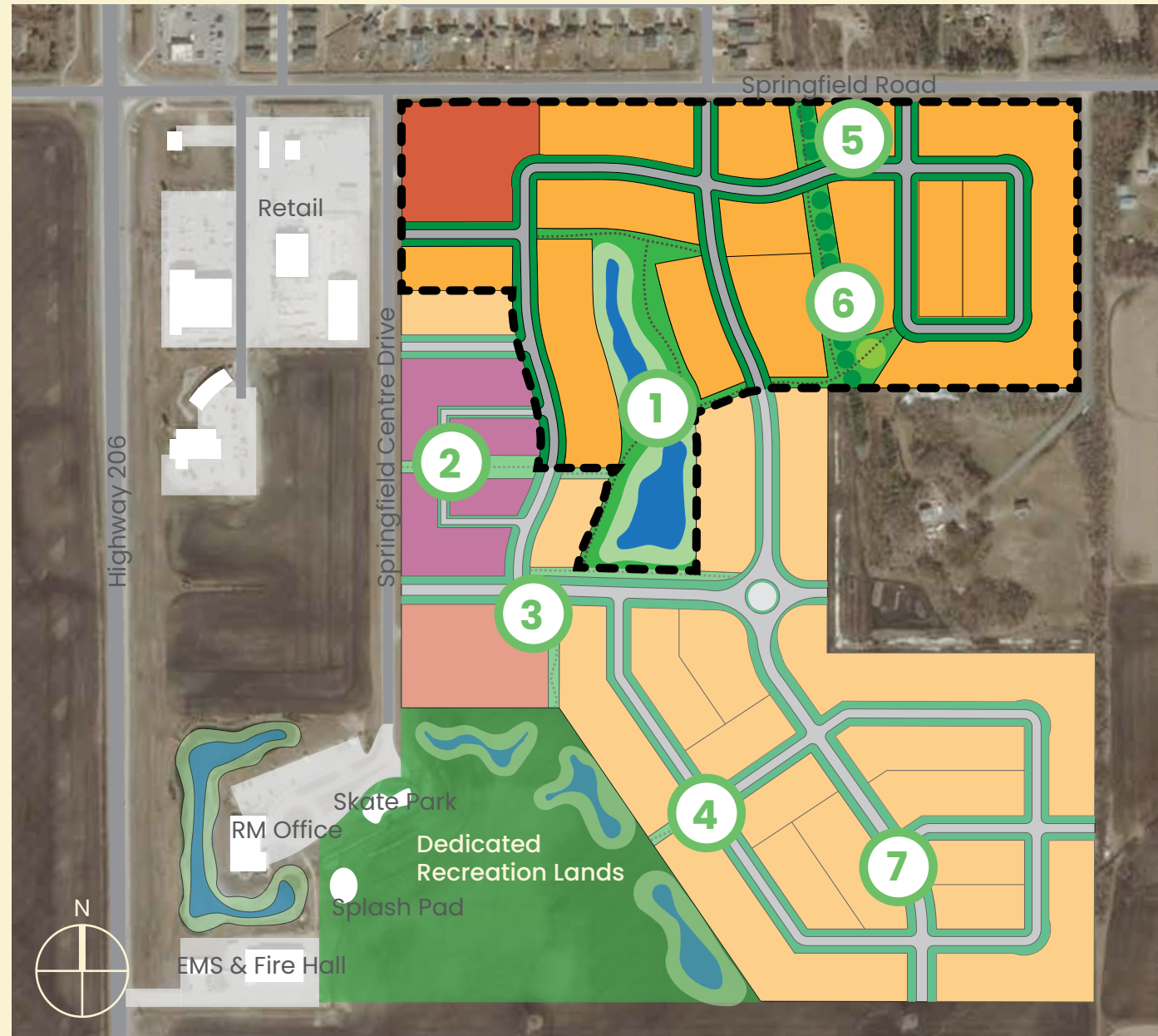
Moderate Density
Residential



Pocket
Neighbourhood



PARKS & GREENSPACE



Several parks, linked by off-street trails, are planned:

1. Central greenspace + ponds
2. Pocket neighbourhood greenspace
3. Recreation site gateway path (west)
4. Recreation site gateway path (south)
5. Shelter belt greenspace (Springfield Road access)
6. Shelter belt greenspace (internal)
7. Southeast parkette (size and precise location TBD)



NATURALIZED STORMWATER PONDS



Naturalized Pond



Traditional Pond

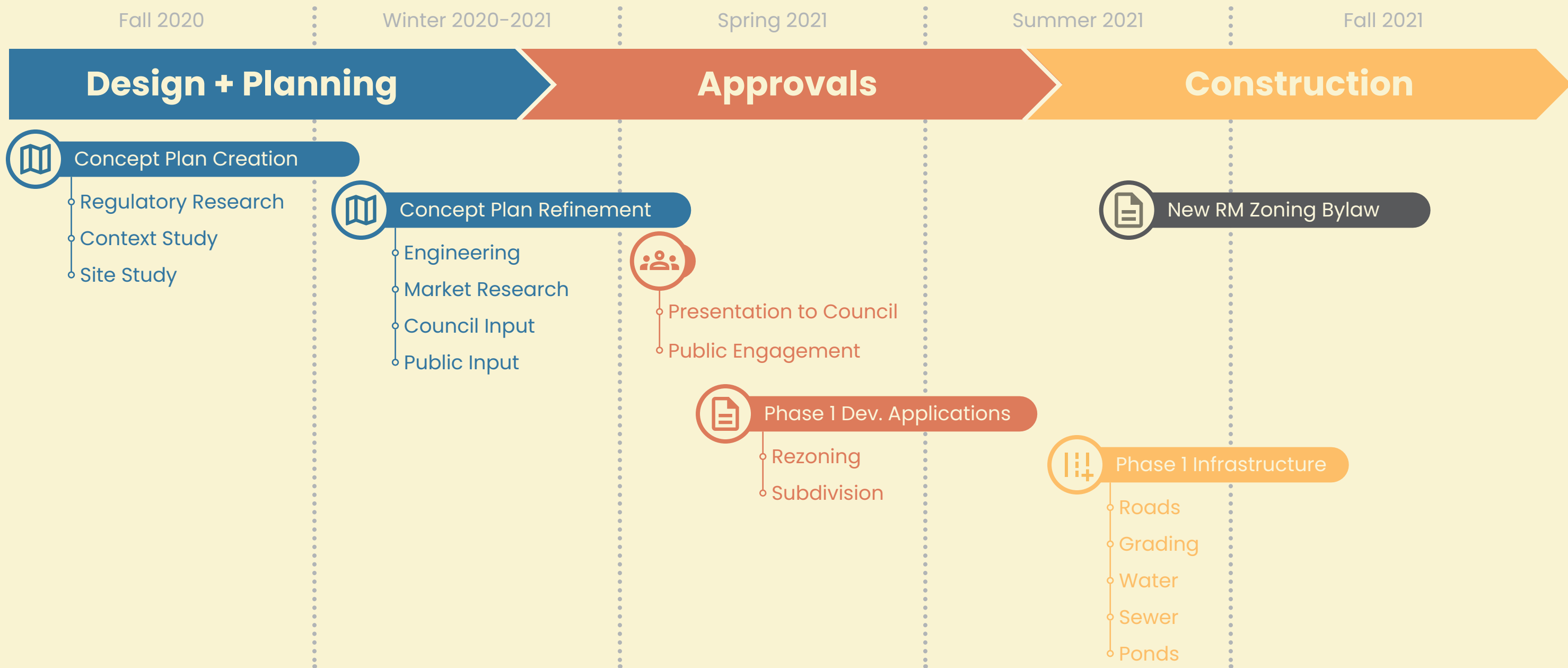
Two centrally located retention ponds integrated as part of overall parks and open space system:

- Designed as naturalized wetlands – managing stormwater run-off and enhancing water quality
- Planted with native plants and grasses to naturally filter water and reduce harmful algal blooms

Compared with traditional ponds, naturalized wetlands:

- Significantly enhance water quality
- Mitigate algae, mosquitoes, and geese
- Create natural habitats
- Require less maintenance
- Elevate property values

DESIGN + CONSTRUCTION SCHEDULE



THANK YOU

Let us know what you think at:
www.surveymonkey.com/r/DHLKK5Y

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