

HOW DOES THIS IMPACT ME?

THE CHARACTER OF EAST ST. PAUL

Will the Meadows development change the character of East St. Paul?
East St. Paul has changed over the past 75 years and will continue to evolve. New housing types have been introduced to meet changing demographic. The Meadows continues this evolution by providing a wider range of housing choices.

Is East St Paul predominantly made up of 1-acre lots and lots larger than 1-acre?
No. Only about 20% of residential lots in East St. Paul are larger than 1 acre, while 80% are smaller than 1 acre.

Does East St. Paul really need all these different housing choices?
Yes. Residents have different housing needs throughout their lives. With a large share of the population over age 55, there is growing demand for housing options beyond traditional single-family homes.

Does East St. Paul currently have urban style lots?
Yes. There are many examples in East St. Paul where urban style lots exist. This includes Gateway Point, Country Villas, Saddleridge Lane, and Pritchard Farm Southlands Village.

PROPERTY AND MUNICIPAL REVENUE

Does this change what I can do with my property in East St. Paul?
No. The proposed RMX Meadows Zone applies only to the Meadows site and does not affect any other property in East St. Paul.

Will this development cost existing taxpayers money?
No. The developer is responsible for funding required infrastructure improvements. The project will also generate new municipal revenue through property taxes and development fees.

TRAFFIC, SCHOOLS, AND FARMLAND

Will traffic from the Meadows travel through East St. Paul's existing neighbourhoods?
No. The site is located east of Highway 59 and north of the Perimeter Highway. Access will be provided from MacGregor Farm Road and/or Wenzel Street.

Who is responsible for planning and approving future schools in East St. Paul?
The Province of Manitoba is responsible for planning and approving new schools based on enrolment and long-term needs.

Will this development affect agricultural land or the community's rural nature?
No. The Meadows site is a former golf course, not farmland.

PLANNING PROCESS

Should a petition be a basis for Council not to consider a development application?
No. Petitions are one factor Council may consider, but under The Planning Act, Council must review development applications through a public hearing process before making a decision.

Why is the Meadows being planned to include commercial uses?
The Meadows will provide additional local shops and services, giving residents more options while complementing existing commercial areas in East St. Paul.

Can the developer change the project after it has been approved?
No. Development must follow the plans approved by Council and the requirements of the Development Agreement. Significant changes would require further review and approval through the public planning process.

Learn more and stay informed by visiting our website at www.meadowsdevelopment.ca

ABOUT THE MEADOWS DEVELOPMENT

East St. Paul

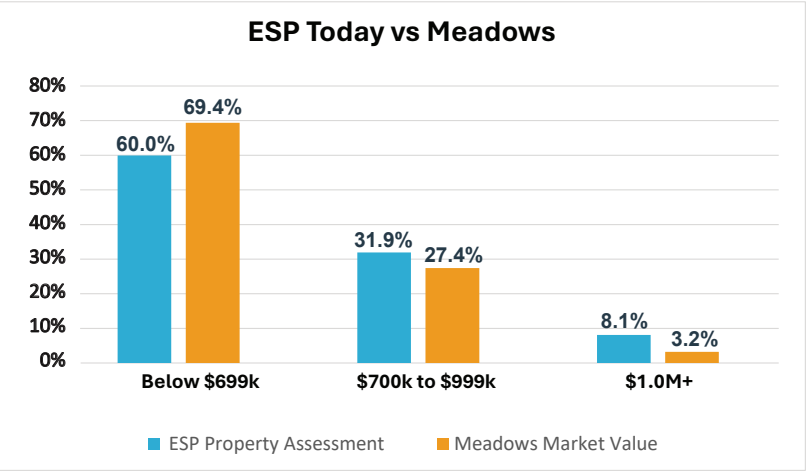
The Meadows has been designed to align with the vision and policies of the Secondary Plan while responding to the changing needs of East St. Paul residents. The development will provide a wider range of housing options for young adults, families, and seniors, along with new shops and services for the community. To reflect the existing character of East St. Paul, approximately 40% of the site is planned with higher-value homes.



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HOW DO THE MEADOWS HOME VALUES COMPARE TO EAST ST. PAUL HOME VALUES?

Home values in the Meadows are expected to be similar to the assessed home values across East St. Paul. Approximately two-thirds of homes in East St. Paul are currently assessed at less than \$700,000. The proposed housing options within the Meadows are expected to reflect a similar range of home values, while providing more choices for residents at different stages of life.



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Phases of Development

24+

Acres of Parks and Ponds

+/- 50,000

Square Feet of New Commercial

15-20

Year Build Out

WHAT IS PLANNED FOR THE SITE?

The Meadows has been designed to align with the vision outlined in the Secondary Plan. While the Secondary Plan is currently under appeal, Council may still use it as guidance when considering development proposals.

The proposed development has been planned to meet the Secondary Plan’s more restrictive requirements, in comparison with the General Development designation in the Red River Planning District Development Plan.

To support this vision, the Meadows is organized into three distinct areas: **the Village Centre, Village Neighbourhood, and Village Edge.**



Visit the project website to learn more about the key features of each of these areas.



HOUSING

Housing for Seniors

Homes such as duplexes, townhomes, condos, and apartments will give residents more options to downsize and stay in the community as they age.

Housing for Young Adults

A mix of housing types will help young adults and families enter the housing market.

Housing for Every Stage of Life

A range of home types and prices, and lifestyle options for residents at every life stage.

KEY FEATURES OF THE MEADOWS

ADDRESSING THE GAPS IN EAST ST. PAUL

COMMERCIAL

Grocery and Gas

Commercial space near the development entrance may include a grocery store, convenience store, and gas station.

Shops and Services

Mixed-use buildings will include local shops, services, restaurants, and professional offices at street level.



To read more, please visit **'About the Project'** on the project website.

GREENSPACE AND WALKABILITY

A welcoming neighbourhood centre

The Meadows will include a walkable neighbourhood centre with homes, shops, services, and public gathering spaces.

Connected Parks & Greenspace

The development is planned with more than 15 acres of parks and over 9 acres of naturalized ponds, connected by trails and pathways.

Central Boulevard

A wide central boulevard will include sidewalks and wide pathways for walking, jogging, and cycling throughout the community.

SERVICING, FEES, AND REVENUE

Urban Standard Servicing

The Meadows will be fully serviced with municipal water, wastewater, drainage, and road infrastructure. The developer will install the infrastructure needed for the project.

Development Fees

The project is estimated to generate up to \$40 million based on the current development fee schedule. The fees are subject to negotiation during the Development Agreement stage.

New Tax Revenue

The development is expected to generate over \$2 million in annual residential property taxes, helping support roads, water and wastewater services, and recreation facilities.

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