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# ILE DES CHÊNES SOUTH CONCEPT PLANNING

SECOND COMMUNITY  
MEETING

APRIL 12<sup>TH</sup>, 2022





# OVERVIEW

- Project Team
- Ile des Chênes Context
- Planning Context
- Community Process
- What We Heard
- Preliminary Design Concepts
- Next Steps
- Discussion

# WHO ARE WE? WHAT WOULD WE LIKE TO DO?



- Terracon Development is a local Manitoba developer. They are considering a new neighbourhood in the south of Ile des Chênes. Terracon would like to engage residents, property owners, businesses and stakeholders throughout this process.
- Landmark Planning & Design is working with Terracon to help with the planning and engagement process. We would like to receive your input and address any questions or concerns you may have as we navigate this process.



# SITE CONTEXT



**The initial development site is +/- 71 acres in area and is bounded by the following:**

- Northern boundary: Homes on Rosybloom Lane, Dufault Drive, and Lamoureux Road
- Eastern boundary: Arnould Road
- Western boundary: PTH 59

There is an additional +/- 90 acres of land in consideration for development in the near future:

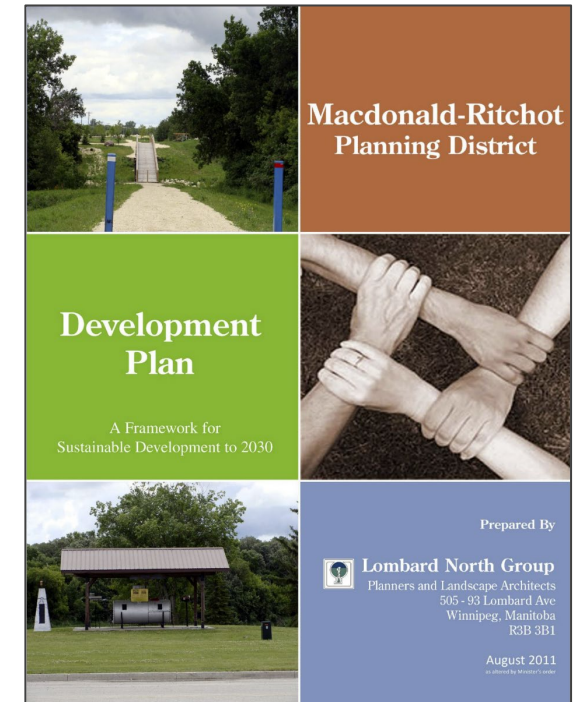
- Southern boundary: Seine River Diversion and Arrowhead RV Park



# PLANNING CONTEXT

## *Macdonald-Ritchot Planning District Development Plan (2011)*

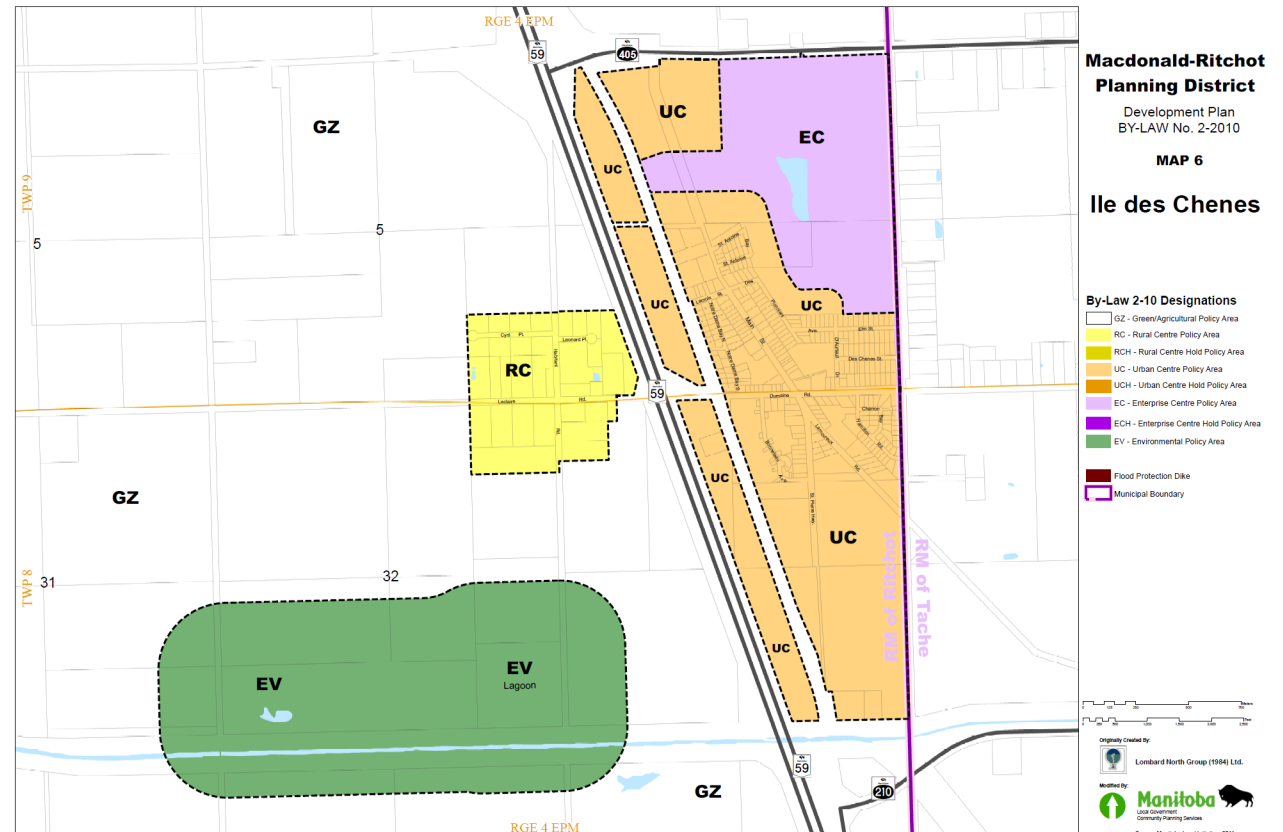
- Ile des Chênes is identified as an *Urban Centre*
- *Urban Centres* are intended to be the principal growth areas in the Planning District
  - Provide business and community services and facilities
  - Provide opportunities for single-family and multi-family residential development
  - Allow for local and regional scale business development
  - To be designed as pedestrian-friendly interconnected neighbourhoods



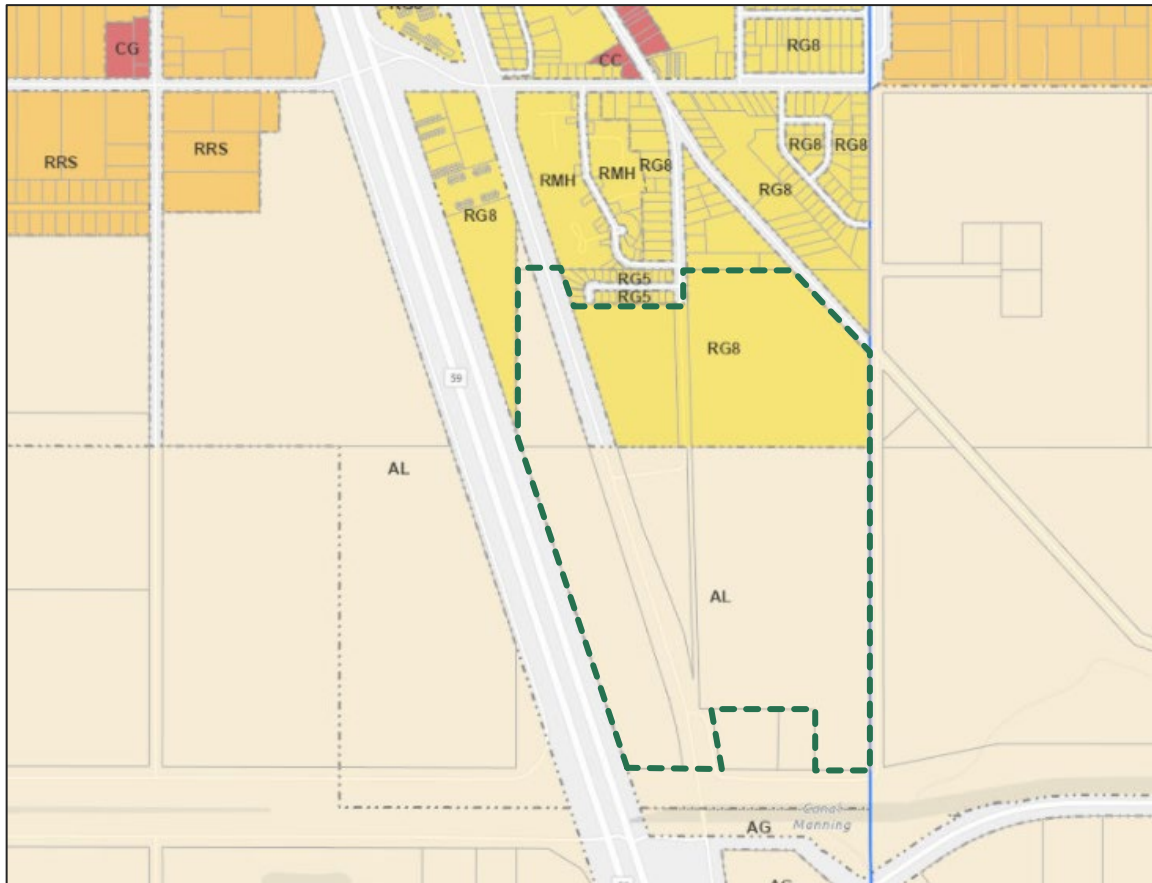
# PLANNING CONTEXT

The *Macdonald-Ritchot Planning District Development Plan* includes several objectives and policies that support a project like this one:

- Create liveable communities that foster pride and belonging among residents
- Provide residents with a choice of housing
- Create communities that are interesting and pleasing to the eye through a mix of green space and diversified development
- Balance urban form with green space
- Promote active lifestyles by providing active transportation infrastructure



# ZONING CONTEXT



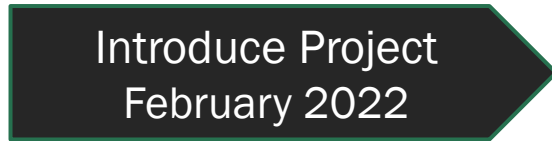
The site is currently zoned as **Residential General 8 (RG8)** and the future lands are zoned **Agricultural Limited (AL)**

- RG 8 provides for the development of 8000 sq. ft. lots (larger lots in an urban context)
  - Single and two-family dwellings permitted
  - Multi-family, reduced size lots, and neighbourhood commercial uses require additional permission
- AL provides for limited agricultural activities in proximity to residential areas



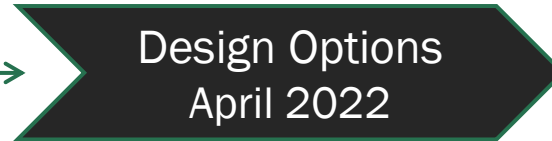
# COMMUNITY PROCESS

1



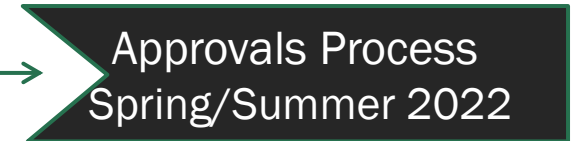
- Introduce the planning process, local context, project timeline, and anticipated next steps
- Receive input

2



- Share early design concepts
- Address any concerns or questions raised at the first set of meetings
- Continue to receive input

3



- Share a preferred design concept
- Submit development application to the RM of Ritchot



## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

At the initial community meetings in February 2022, key topics were raised by nearby residents and stakeholders. The Project Team has worked to address these topics through the planning and design process. The Project Team is open to other ideas as they may arise.

### INFRASTRUCTURE AND DRAINAGE

- While land drainage may be different than earlier assumptions or as was indicated by previous developers in the area, we will work with the RM of Ritchot to review any previous plans.
- Drainage will be carefully planned for the subject site so that it does not impact any resident's current situation. As with any development, Terracon will be legally responsible as to not negatively impact any existing residents property.
- It is possible that the development of the subject site could improve drainage of other properties, though this is not guaranteed.

## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

### INFRASTRUCTURE AND DRAINAGE

- The developer will be responsible for the costs of providing any required infrastructure or upgrades to existing municipal infrastructure to ensure capacity for any development that would take place.
- While the RM of Ritchot is currently looking at options for supplementing its existing water supply, they will advise us if there is sufficient water supply for part of or all of the subject lands.
- We will meet with Manitoba Hydro prior to any development to ensure there is sufficient power for the proposed development.



## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

### TRAFFIC, PARKING, AND SAFETY

- The Project Team is working with AECOM to perform a transportation analysis of proposed development options.
- The Project Team will work collaboratively with the RM of Ritchot Public Works Department to ensure smooth and safe integration into existing infrastructure.
- Proposed pedestrian connections and active transportation will take into consideration broader trail systems to connect to existing on-street and off-street pathways.
- Any development as part of this proposal, if approved, will adhere to municipal planning documents and meet or exceed required parking. We will consider higher than normal parking ratios for any new proposed multi-family sites.

## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

### DESIGN, AESTHETICS, AND SITE CONFIGURATION

- Proposed land uses will consider existing uses when a preferred design concept is surveyed/lotted. Typically, we will match land uses and zoning with what already exists to ensure cohesiveness while meeting the expectations of today's market.
- The proposed development concept includes residential and commercial uses. These will ultimately be planned in a way that each use compliments the other. Existing land uses will also be taken into consideration.
- There will be additional road connections following this development, though the location of them is not yet known. Old PTH 59 may need to be realigned but existing connections to the north and south will be maintained.

## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

### DESIGN, AESTHETICS, AND SITE CONFIGURATION

- The Zoning By-Law regulates the height of buildings, required setbacks, side yards, and etcetera. The Project Team will adhere to the Zoning By-Law. If an exception is required for some reason, special permission would have to be granted by the RM of Ritchot through a public process (variance).
- Terracon intends to use various architectural controls in regard to building and design aesthetic to ensure a cohesive design throughout the entire neighbourhood.



## WHAT WE HEARD

## HOW WE WILL ADDRESS IT

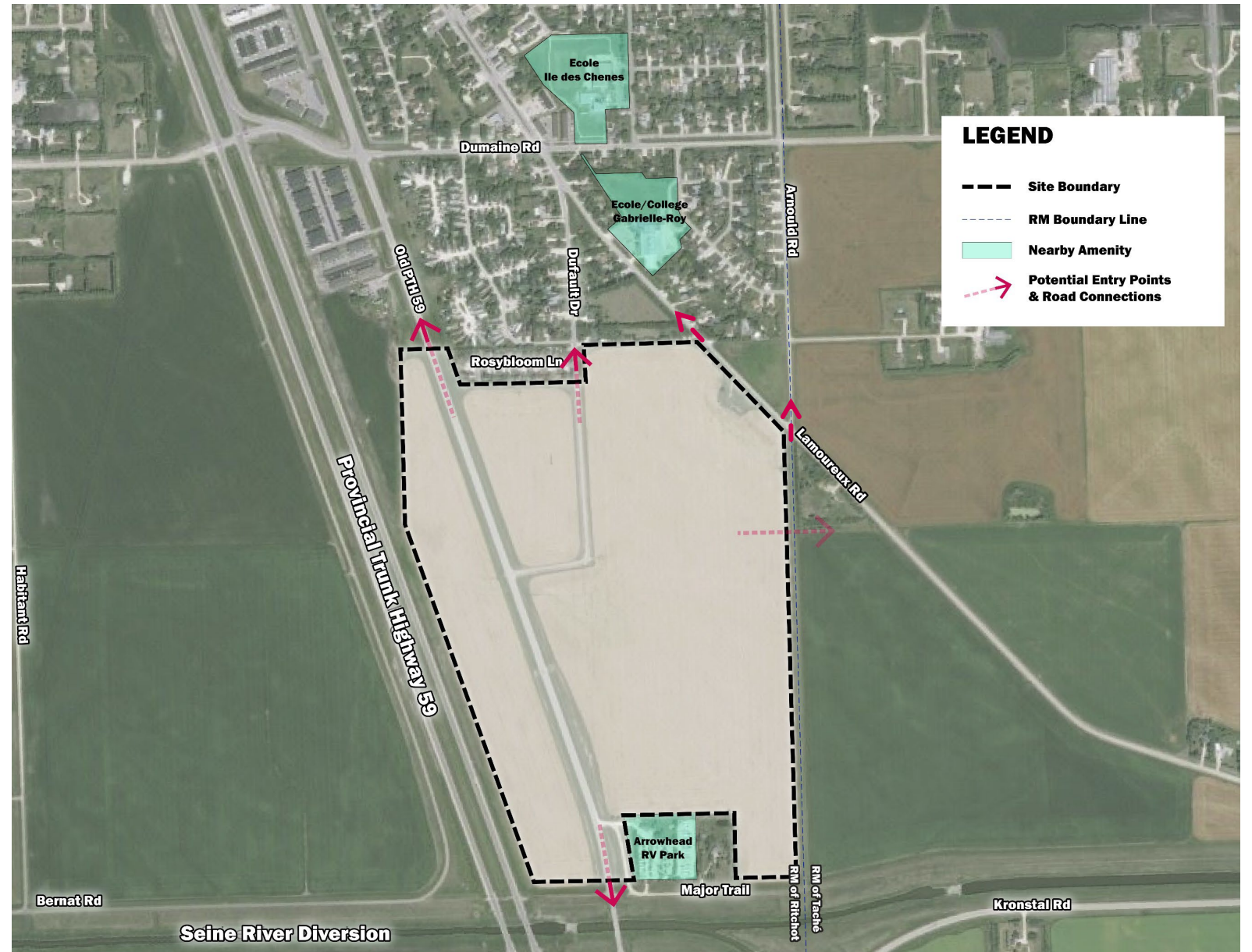
### GREENSPACE AND ACTIVE TRANSPORTATION

- The Project Team is considering how proposed greenspace, sidewalks, or pathways can integrate into existing trail networks.
- The proposed development will include greenspace as per parkland dedication requirements, which are typically 8-10% of the total land.

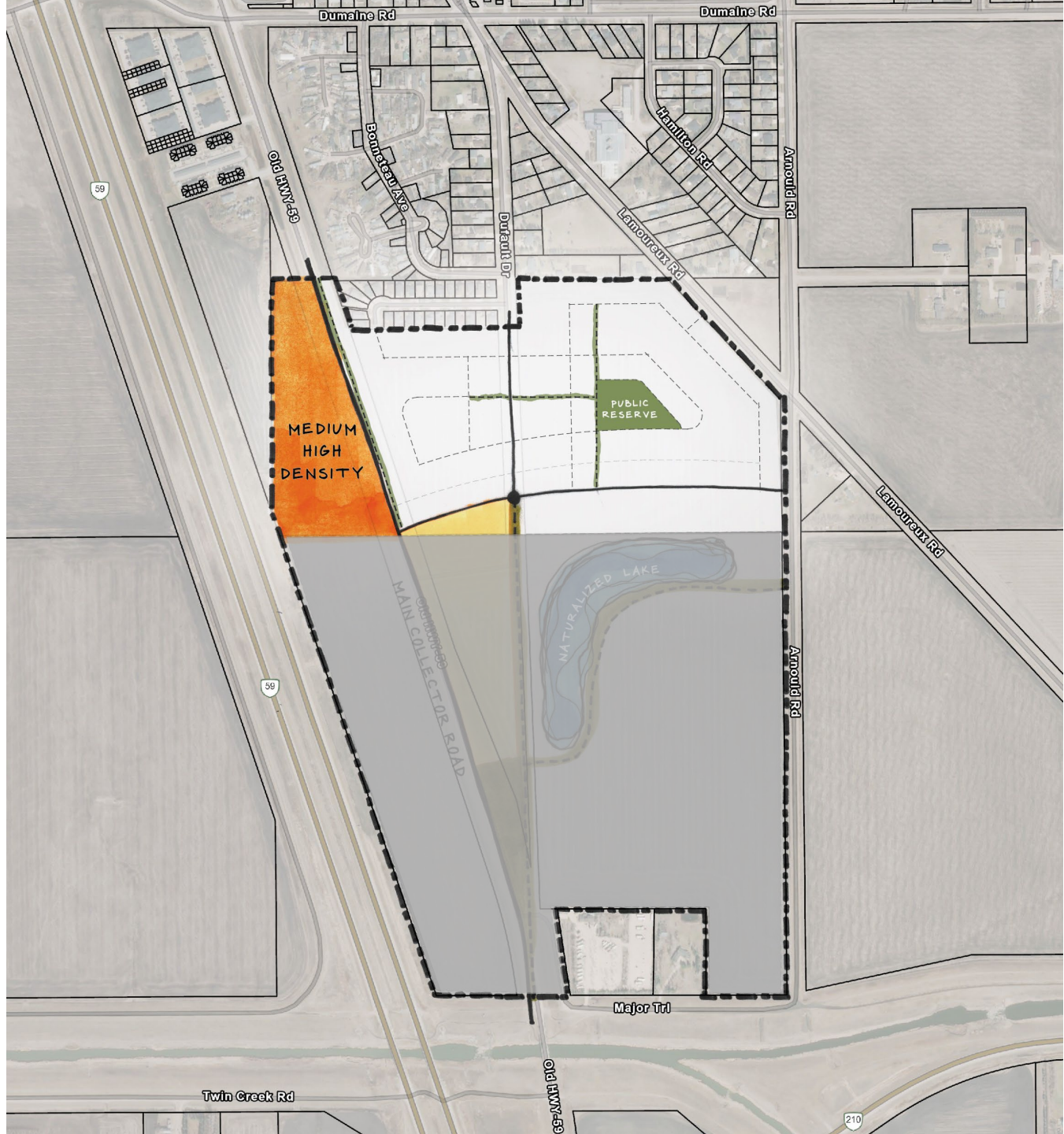
A preferred design concept will evolve from all comments and feedback received from the stakeholder meetings and online comment sheet both in February and now (April). The Project Team will conduct a more detailed analysis of various engineering and infrastructure components for the preferred design concept. The preferred design concept will be presented at a future presentation prior to the submission of a development application.

# PRELIMINARY DEVELOPMENT CONCEPTS

- This is the development framework presented in the first community meetings in February of 2022
- This framework demonstrates how the proposed development area could integrate into existing Ile des Chenes
- The Project Team has developed three scenarios in which development could unfold, and six preliminary development concepts





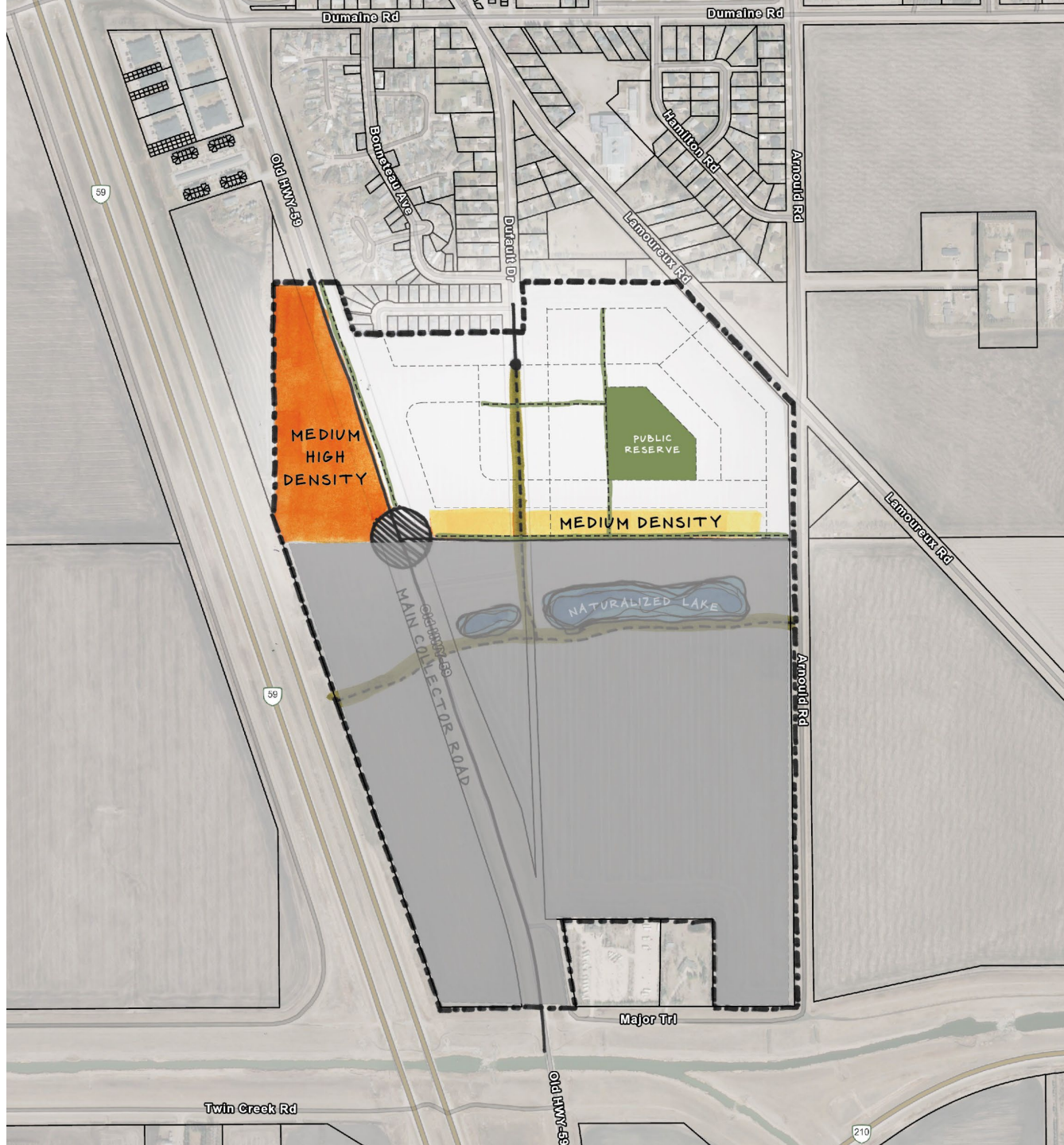


# CONCEPT 1A

- Low and medium density land uses
- Local road network with a new connection to the east
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

## SCENARIO 1 MAINTAIN EXISTING INFRASTRUCTURE



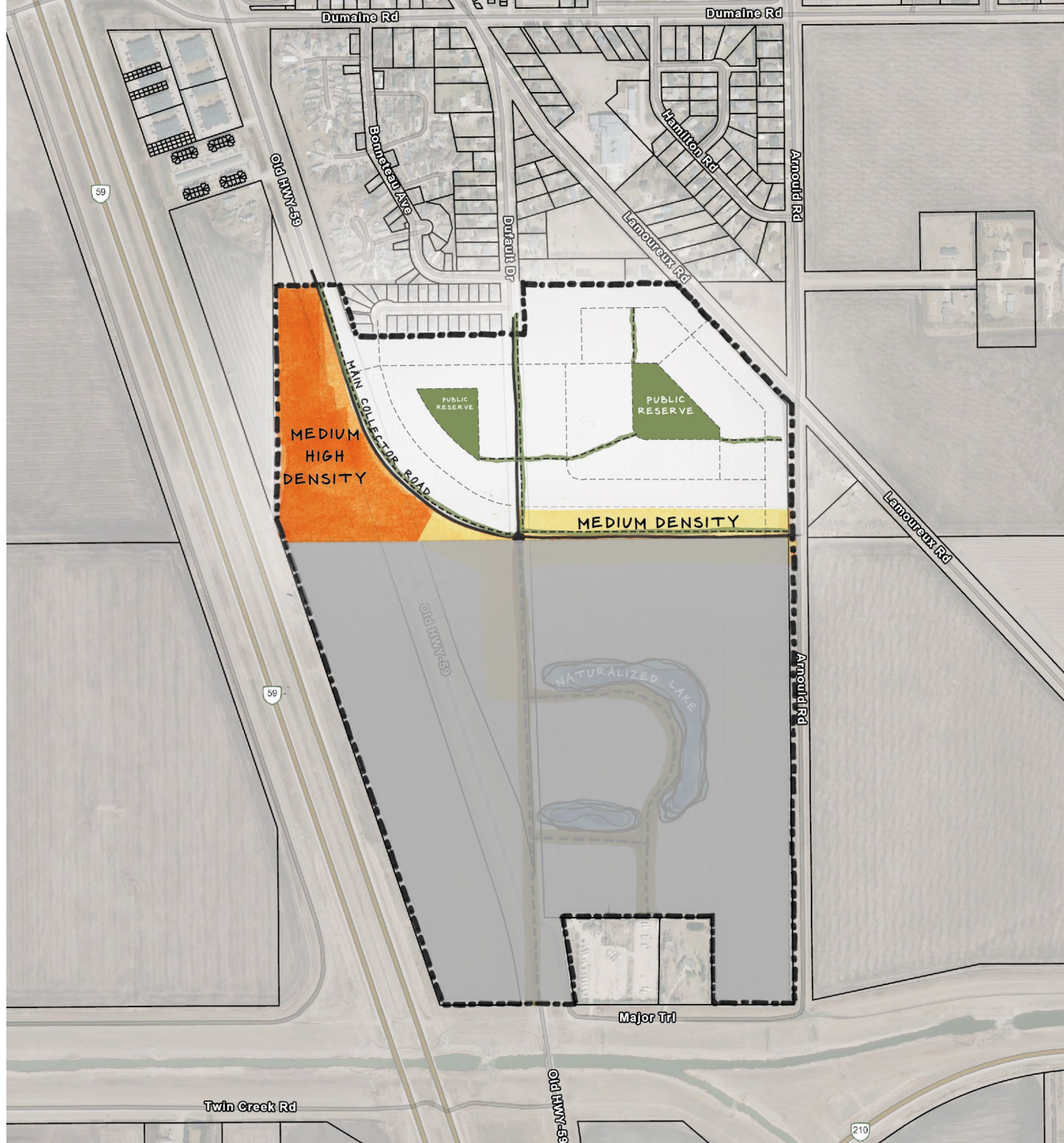


## CONCEPT 1B

- Low and medium density land uses
- Local road network with a new connection to the east
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

### SCENARIO 1 MAINTAIN EXISTING INFRASTRUCTURE



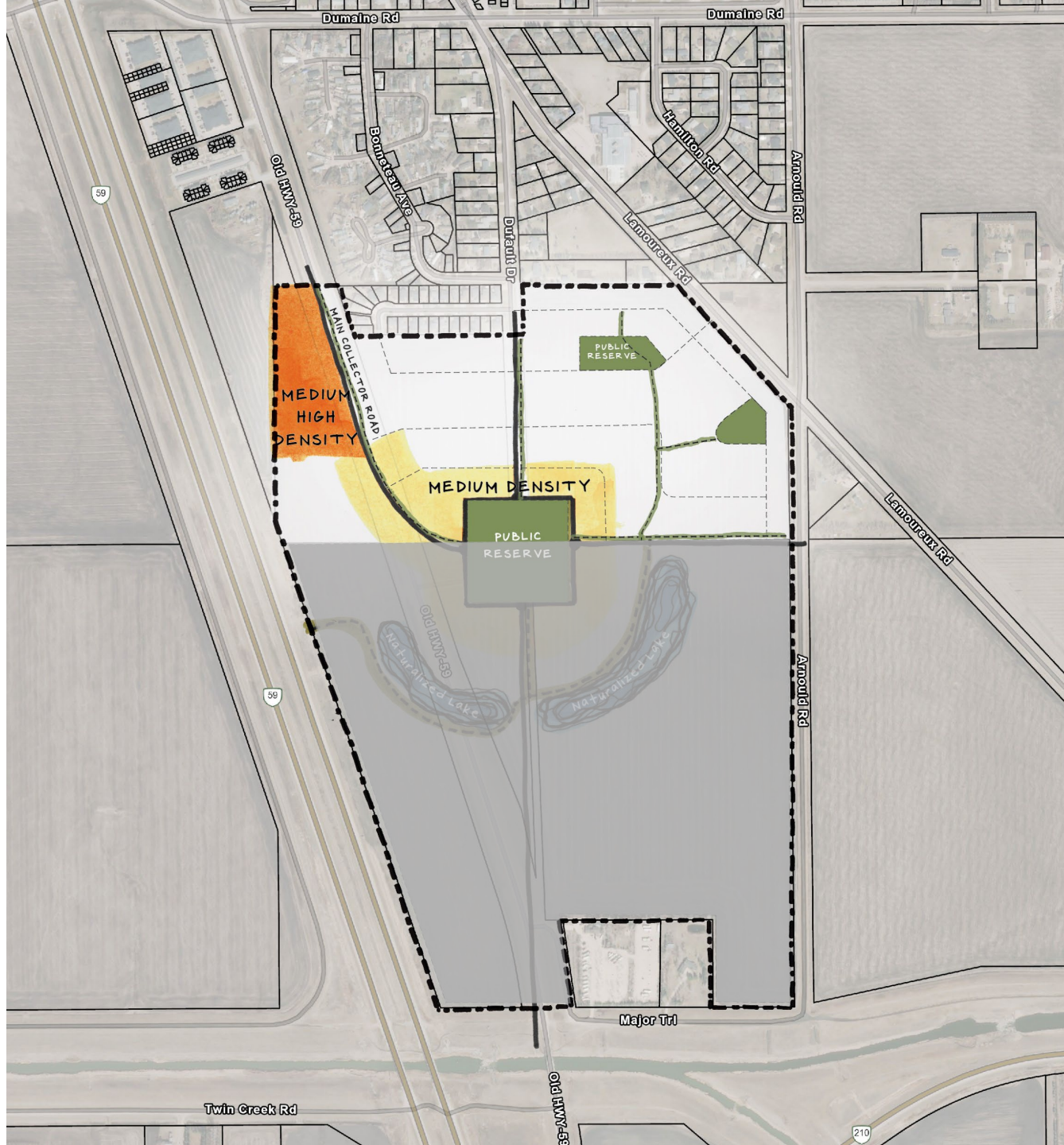


## CONCEPT 2A

- Low and medium density land uses
- Re-alignment of Old PTH 59 to become an east-west collector
- Local road network
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

## SCENARIO 2 RE-ALIGNMENT OF OLD PTH 59



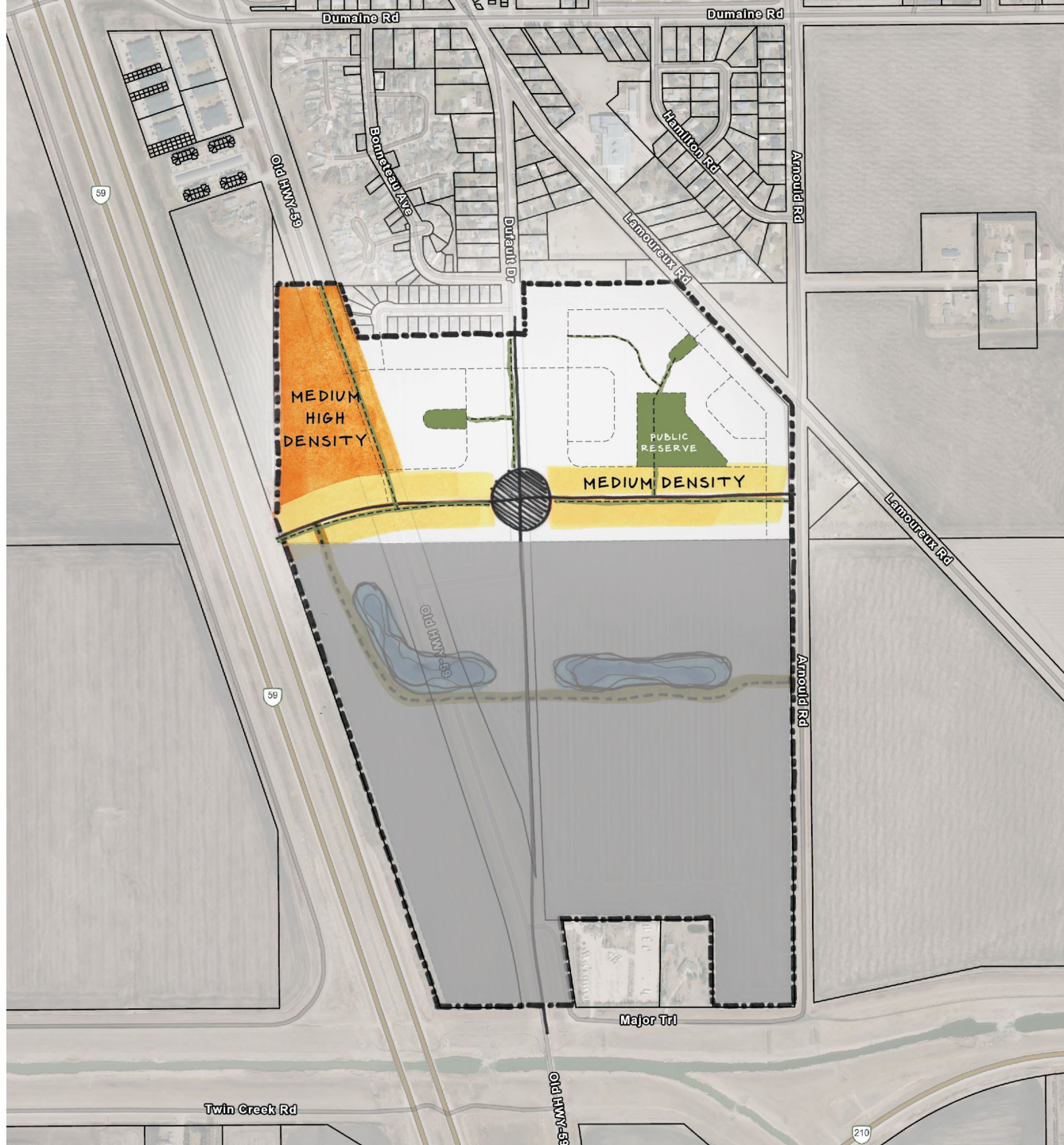


## CONCEPT 2B

- Low and medium density land uses
- Re-alignment of Old PTH 59
- Spanish square concept
- Local road network
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

## SCENARIO 2 RE-ALIGNMENT OF OLD PTH 59



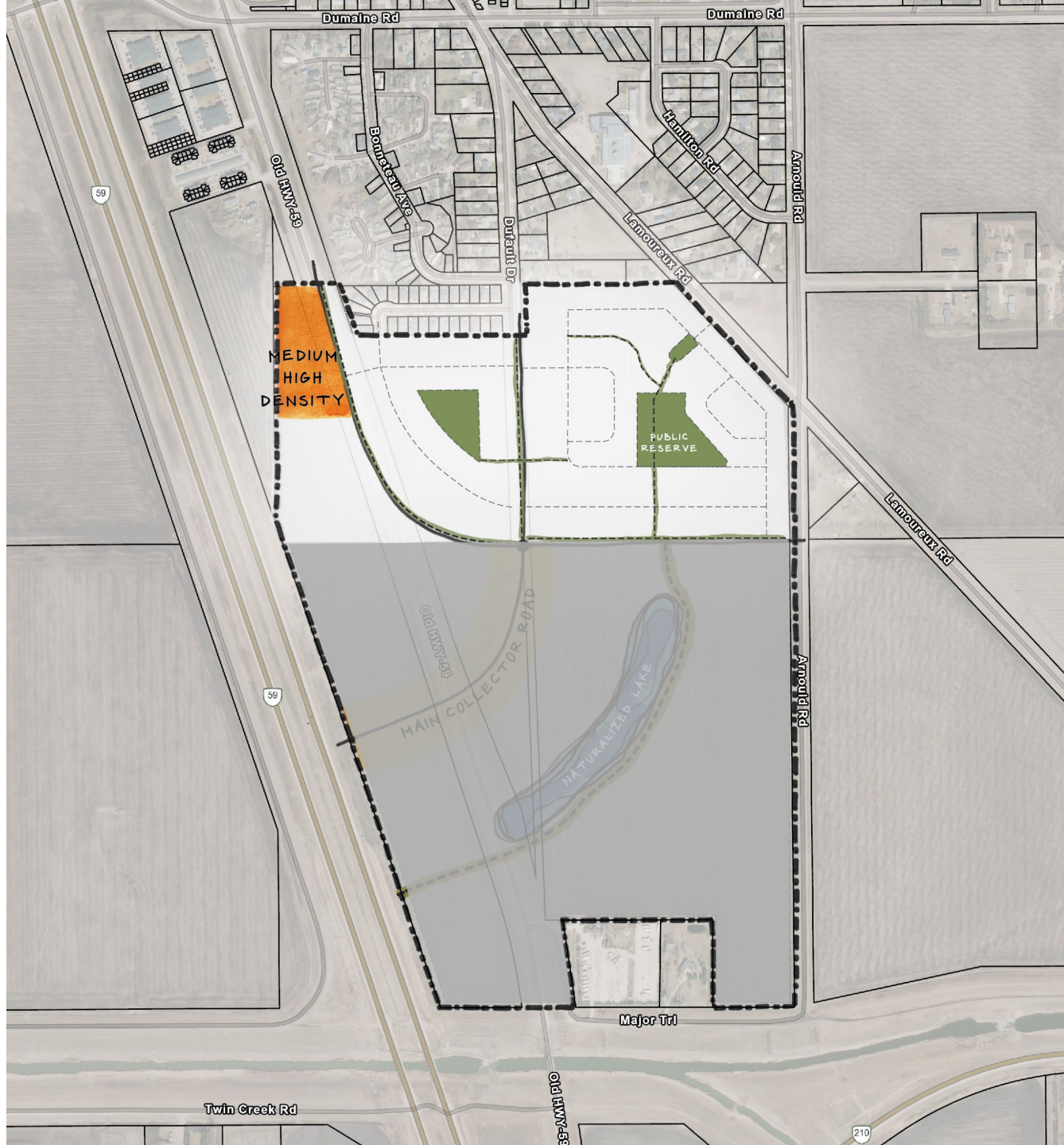


## CONCEPT 3A

- Low and medium density land uses
- Re-alignment of Old PTH 59
- New connection west to PTH 59
- Local road network
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

**SCENARIO 3  
NEW CONNECTION  
TO PTH 59**





## CONCEPT 3B

- Low and medium density land uses
- Re-alignment of Old PTH 59
- New connection west to PTH 59
- Local road network
- Public reserve/park space
- Integrated trail network
- Single-family, multi-family, and commercial development

### SCENARIO 3 NEW CONNECTION TO PTH 59



## NEXT STEPS

- Review comments and feedback from today's meetings and online comment sheet
- Continue to work with the RM on engineering and planning considerations
- Prepare a preferred design concept
- Complete a Servicing Study and Transportation Analysis
- Return to residents and stakeholders to share a preferred design concept

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# THANK YOU

Thank you for attending today's session.  
If you have any further questions, please contact:

**Brennan Johnson or Donovan Toews**

at **RSVP@landmarkplanning.ca**

or **204-453-8008**



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## FEEDBACK

We would like to thank you again for attending today's session. Your input is important to our planning process. Please take a few minutes to fill out a comment sheet and share your feedback with us:

<https://www.surveymonkey.com/r/IDCsouth>

You may view project materials as well as access the survey by visiting the Ile des Chênes South Concept Planning Project Page on our website:

<https://www.landmarkplanning.ca/currentprojects>