
ILE DES CHÊNES SOUTH CONCEPT PLANNING

THIRD COMMUNITY MEETING
AND PUBLIC OPEN HOUSE

MAY 30TH, 2022





OVERVIEW

- Project Team
- Ile des Chênes Context
- Planning Context
- Community Process
- What We Heard
- Preliminary Neighbourhood Concepts
- Preferred Neighbourhood Concept
- 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.

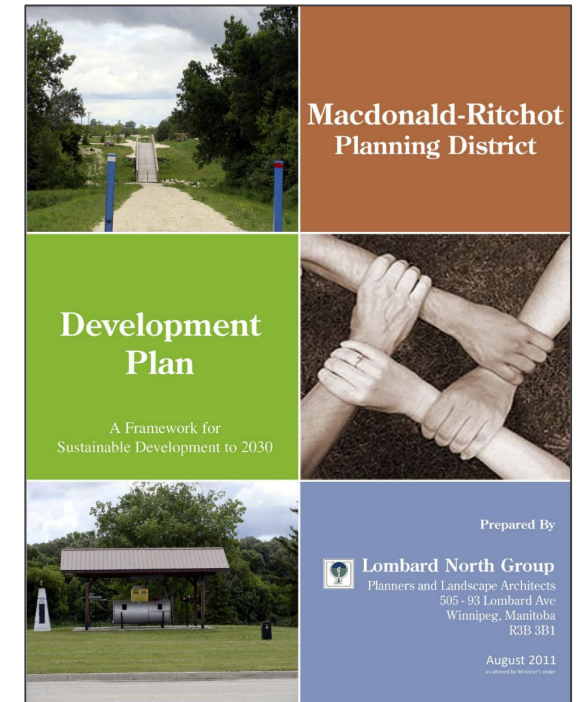
There is an additional +/- 90 acres of land in consideration for development in the near future:

- Southern boundary: Seine River Diversion and Arrowhead RV Park.

PLANNING CONTEXT

Macdonald-Ritchot Planning District Development Plan (2011)

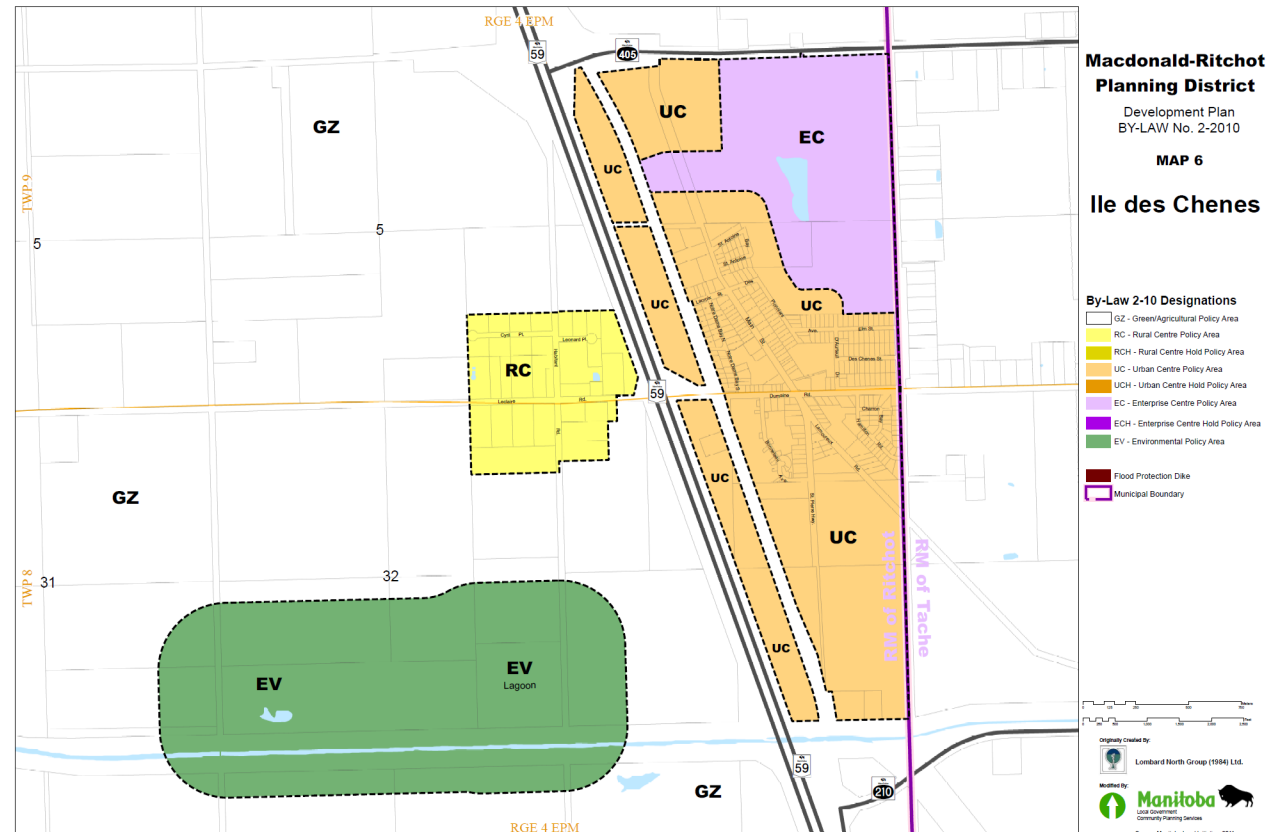
- Ile des Chênes is identified as an *Urban Centre*.
- *Urban Centres* are intended to be the principal growth areas in the Planning District:
 - Provide business and community services and facilities.
 - Provide opportunities for single-family and multi-family residential development.
 - Allow for local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



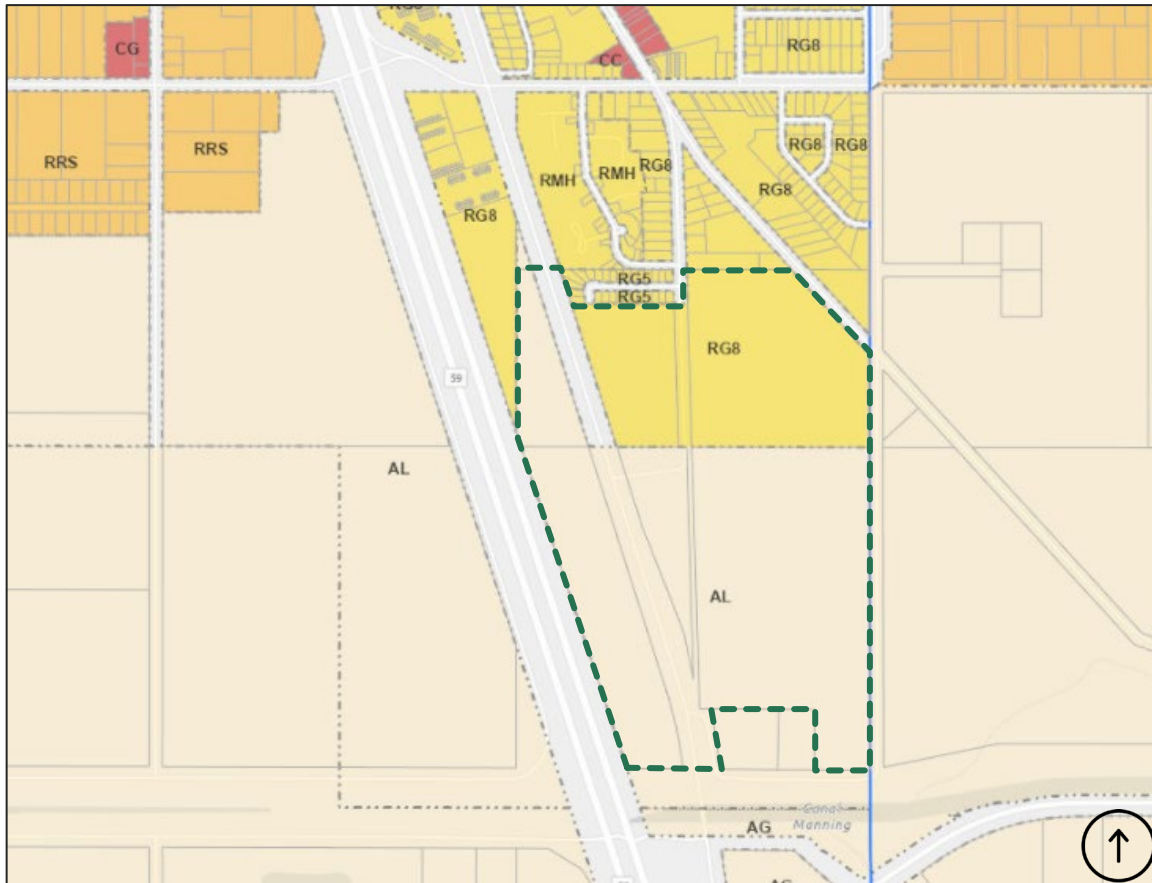
PLANNING CONTEXT

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; and
- 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

STAKEHOLDER SERIES 1 FEBRUARY 2022

Project Introduction

Introduce the planning process, local context, project timeline, and anticipated next steps.

Receive input.

STAKEHOLDER SERIES 2 APRIL 2022

Design Options

Share early design concepts.

Address concerns and questions raised at first set of meetings.

Continue to receive input.

STAKEHOLDER SERIES 3 & PUBLIC OPEN HOUSE MAY/JUNE 2022

Preferred Design

Share a preferred design concept.

Continue to receive input.

WHAT WE HEARD

HOW WE WILL ADDRESS IT

At the previous community meetings in February and April 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.

TRAFFIC, PARKING, AND SAFETY

- A transportation analysis predicts an additional 4 vehicles per minute during peak morning rush hour and an additional 5 vehicles per minute during the peak evening rush hour.
- 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.
- The preferred plan includes a street pattern that will discourage cut-through traffic.
- Development will adhere to municipal planning documents and meet or exceed required parking. Higher than normal parking ratios for any new multi-family sites will be considered.

WHAT WE HEARD

HOW WE WILL ADDRESS IT

LAND DRAINAGE

- Land drainage will be carefully engineered so that it does not impact any resident's current situation.
- The new neighbourhood will include land drainage lakes that also serve as a feature for the community.
- It is possible that the development of the subject site could improve drainage of other properties.

WASTEWATER, WATER AND HYDRO

- Terracon will be responsible for the costs of providing any required infrastructure or upgrades to existing municipal infrastructure.
- There is sufficient water capacity for the proposed development. The RM of Ritchot is currently looking at options for supplementing its existing water supply for future growth.
- We are working with Manitoba Hydro to ensure there is sufficient power for the proposed neighbourhood.
- A lift station will be used to carry wastewater to the municipal lagoon.

WHAT WE HEARD

HOW WE WILL ADDRESS IT

GREENSPACE AND ACTIVE TRANSPORTATION

- The proposed neighbourhood will add pedestrian connections within the site boundaries as well as to existing destinations.
- Development standards include sidewalks or pathways.
- The proposed neighbourhood will include greenspace in keeping with parkland dedication requirements.

SITE CONFIGURATION

- The site plan includes matching land uses to ensure a good transition from existing uses to new uses.
- The proposed neighbourhood concept includes residential and commercial uses, planned in a way to compliment the other.
- Existing connections for Old PTH 59 to the north and south will be maintained.
- The proposed neighbourhood will meet development standards and will follow local road standards to accommodate emergency vehicles.

WHAT WE HEARD

HOW WE WILL ADDRESS IT

DESIGN AND AESTHETICS

- Terracon intends to use various architectural controls in regard to building and design aesthetic to ensure a cohesive design throughout the neighbourhood.
- The Zoning By-law regulates the height of buildings, setbacks, side yards, and etcetera.
- If an exception is required, special permission would have to be granted by the RM of Ritchot through a public process (variance).
- If approved, this will be a quality development by a professional developer.

DENSITY

- A variety of lot sizes will be included in the proposed neighbourhood.
- Various densities are proposed for this development.
- The *Development Plan* encourages the creation of inclusive neighbourhoods that include a mix of housing types for various types of people, including various backgrounds and income levels.

WHAT WE HEARD

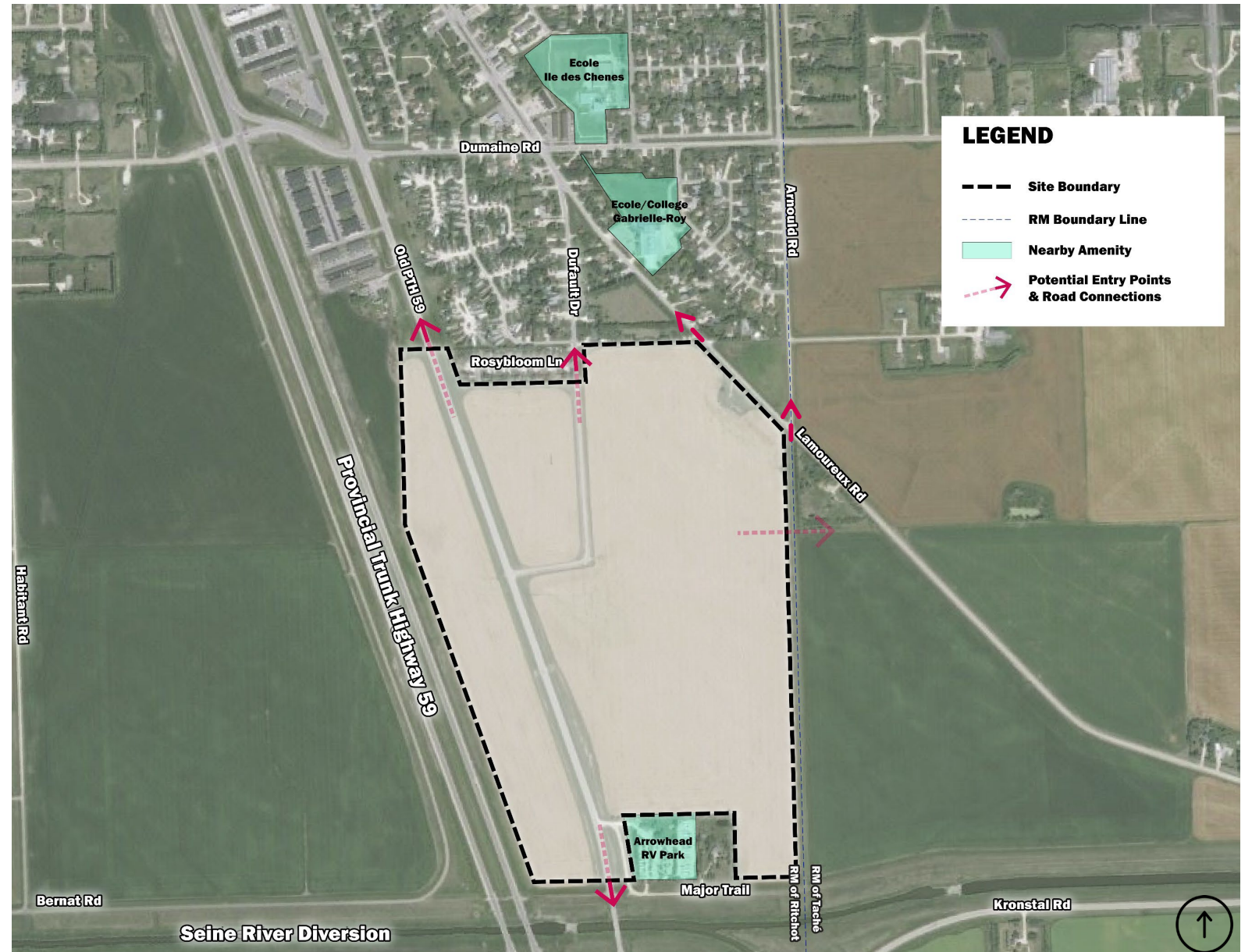
HOW WE WILL ADDRESS IT

CONSTRUCTION

- A construction access route will be established prior to any physical works, to avoid using existing local streets as much as possible.
- Terracon is an experienced developer and will oversee construction compliance of all municipal requirements and by-laws.

PRELIMINARY NEIGHBOURHOOD CONCEPTS

- Three scenarios and six preliminary design concepts were developed and shared.
- This framework demonstrated how the proposed development area could integrate into existing Ile des Chênes.



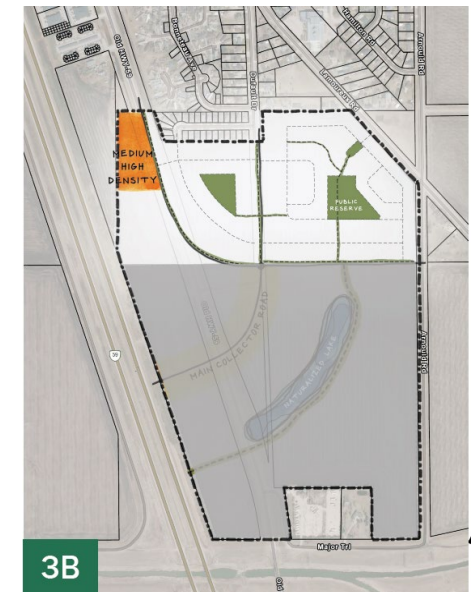
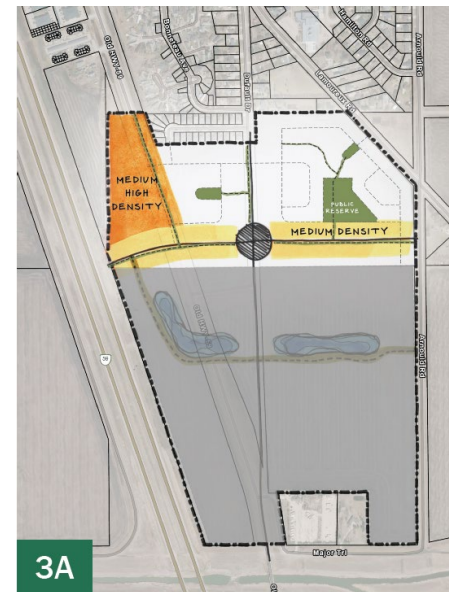
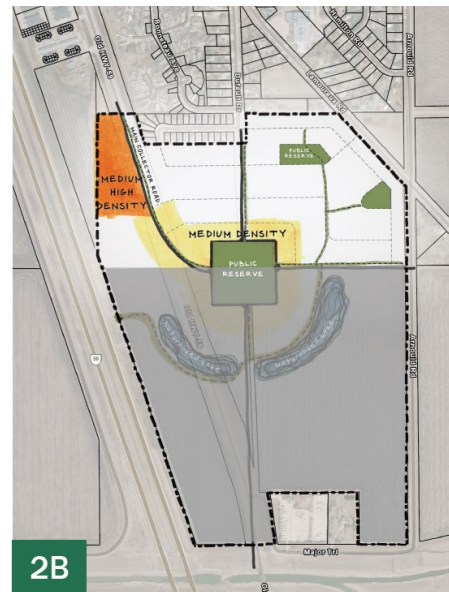
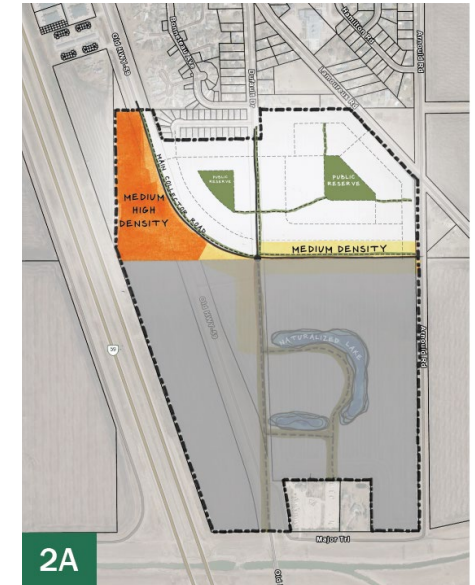
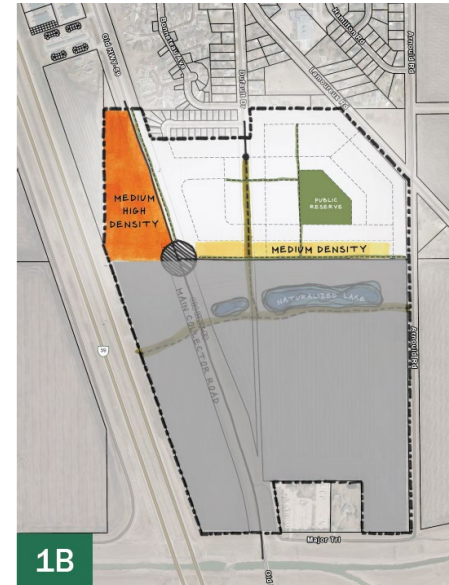
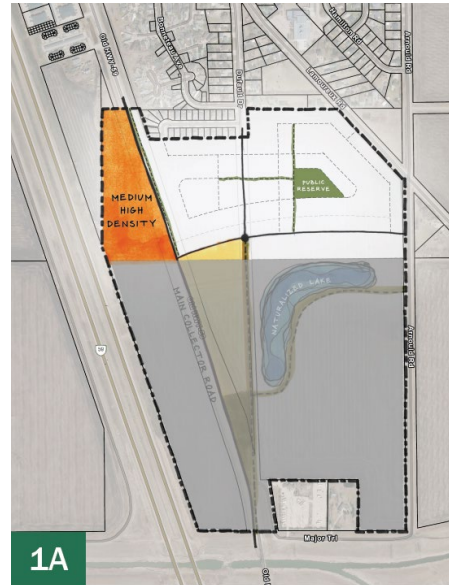
PRELIMINARY NEIGHBOURHOOD CONCEPTS

Preliminary design concepts featured three scenarios:

1. Maintain Existing Infrastructure
2. Re-align Old PTH 59
3. New Connection to PTH 59

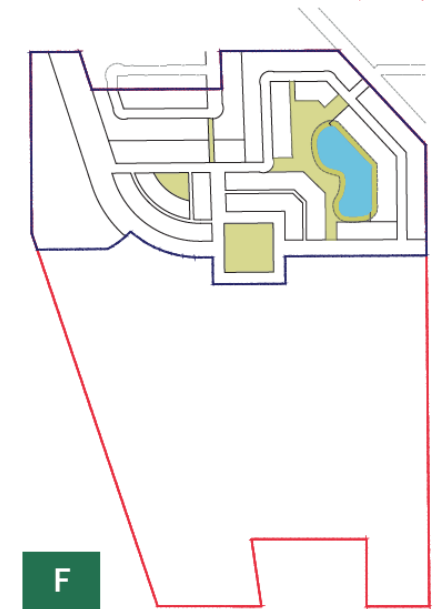
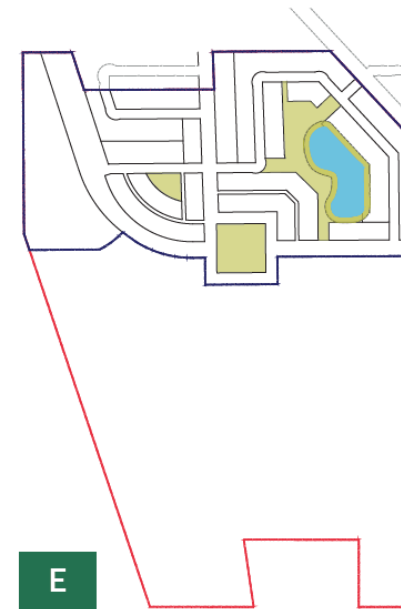
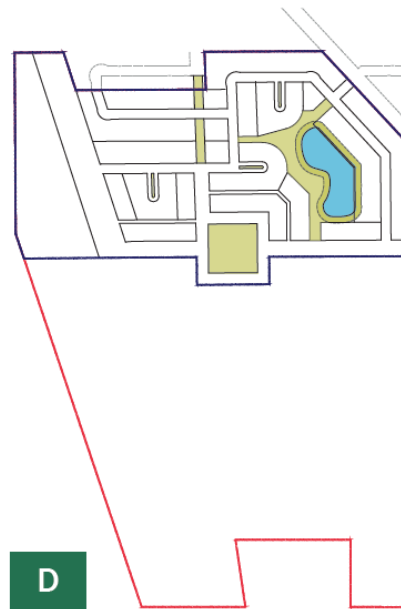
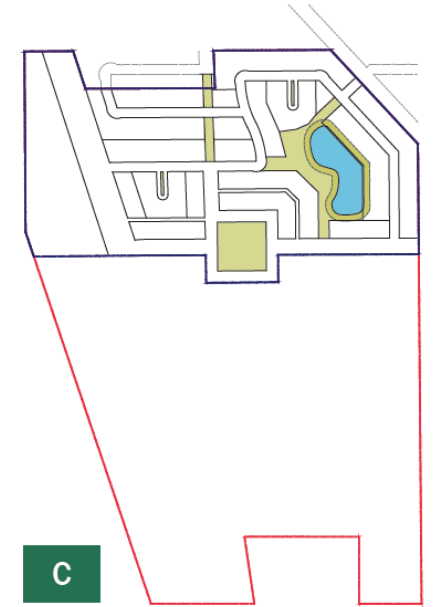
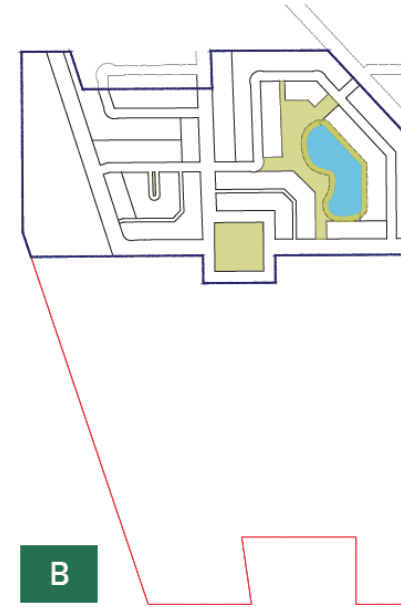
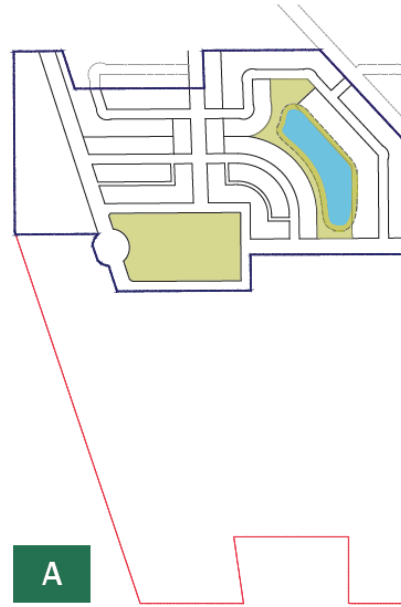
Each scenario featured the following:

- Low and medium density land uses;
- Public reserve/park space and an integrated trail network;
- Single-family, multi-family, and commercial development; and
- A local road network.



NEIGHBOURHOOD CONCEPT OPTIONS

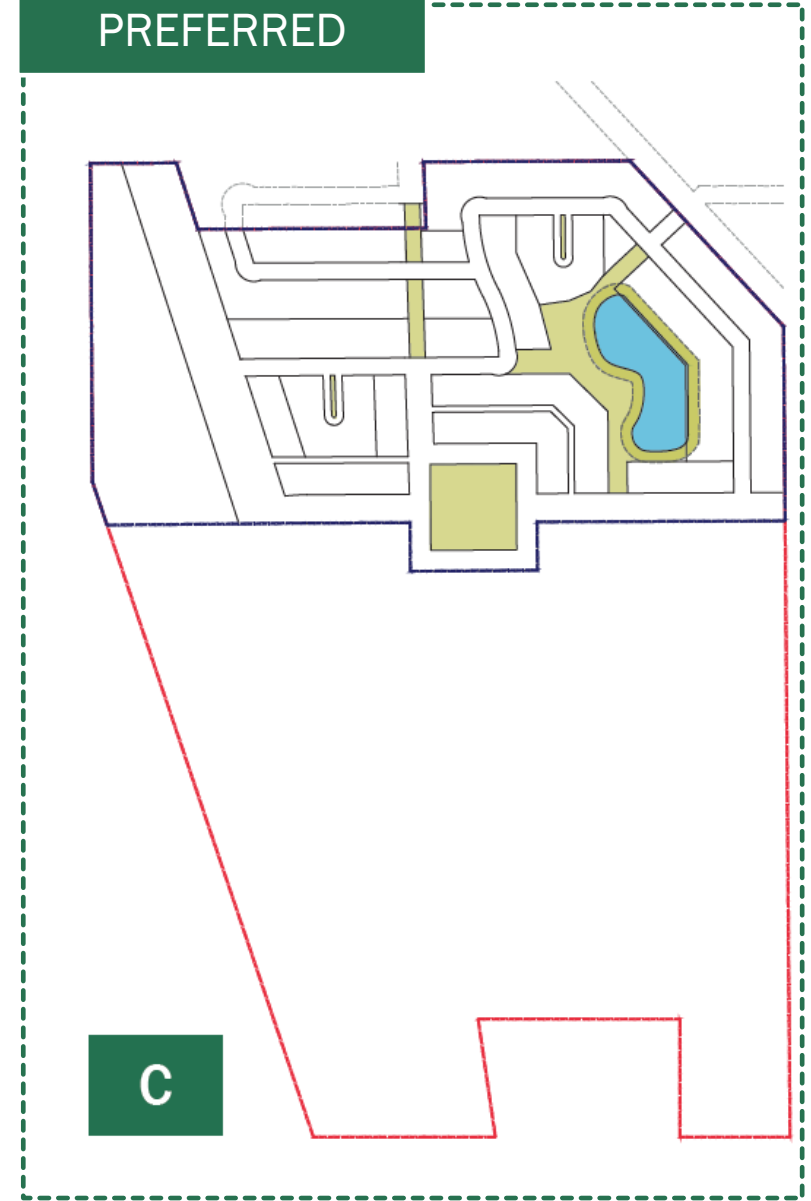
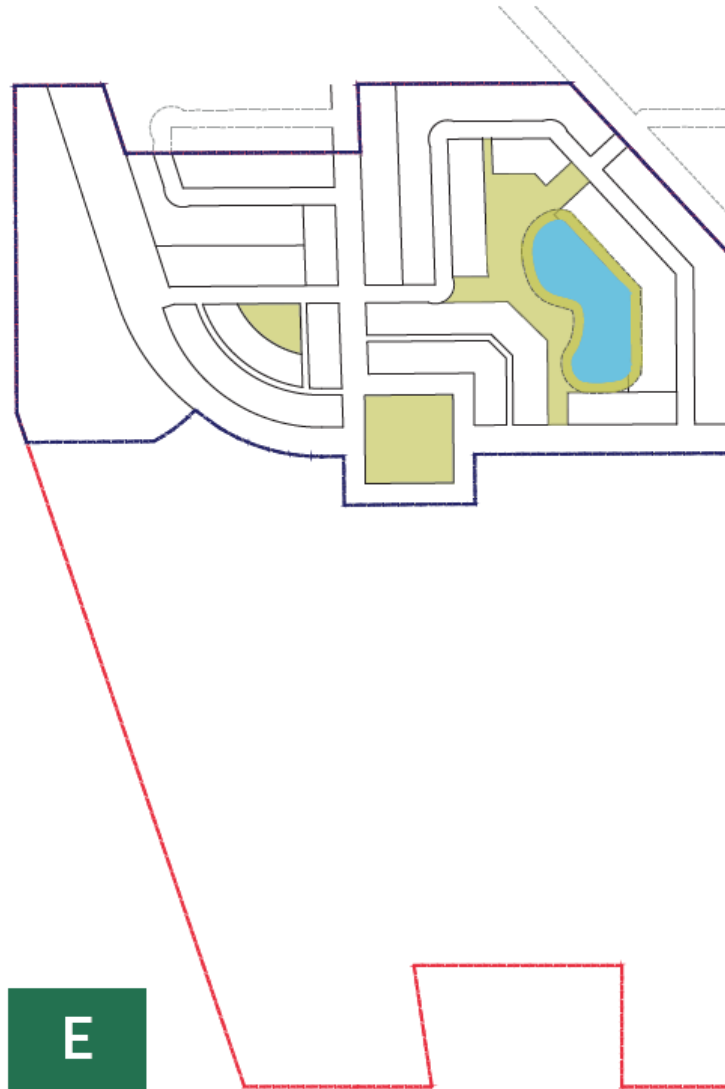
- Giving consideration to the various comments and feedback received throughout the duration of the process, as well as policy direction, the Project Team developed a series of design concepts to arrive at a preferred design.



NEIGHBOURHOOD CONCEPT OPTIONS

The preferred neighbourhood concept options feature the following:

- A village square concept;
- Single-family, two-family, and multi-family residential uses;
- Park space with active transportation connections throughout the neighbourhood;
- and
- A new connection to Lamoureux Road.
- One of the concepts includes the realignment of Old PTH 59.
- One of the concepts includes the extension of Dufault Drive to the south.

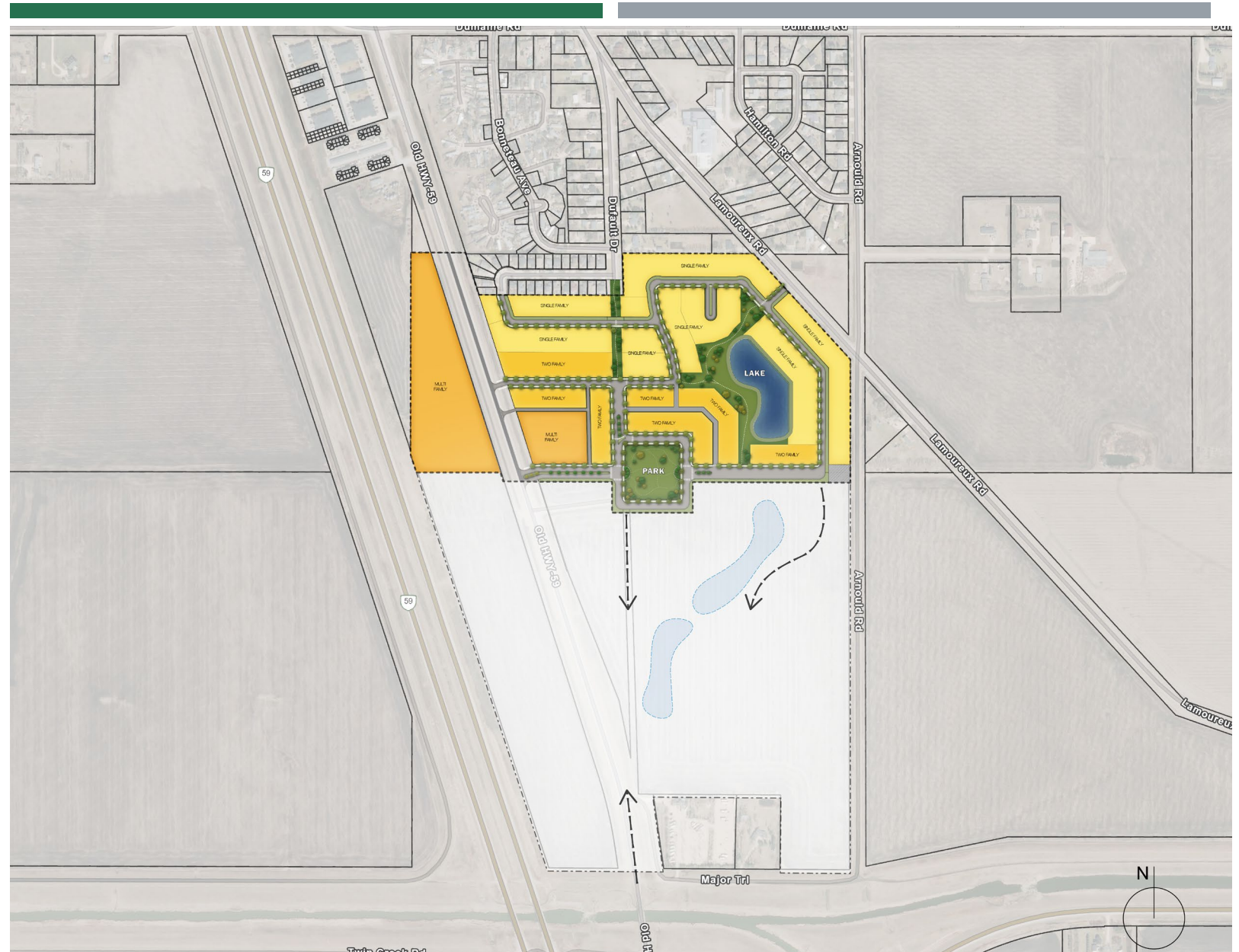


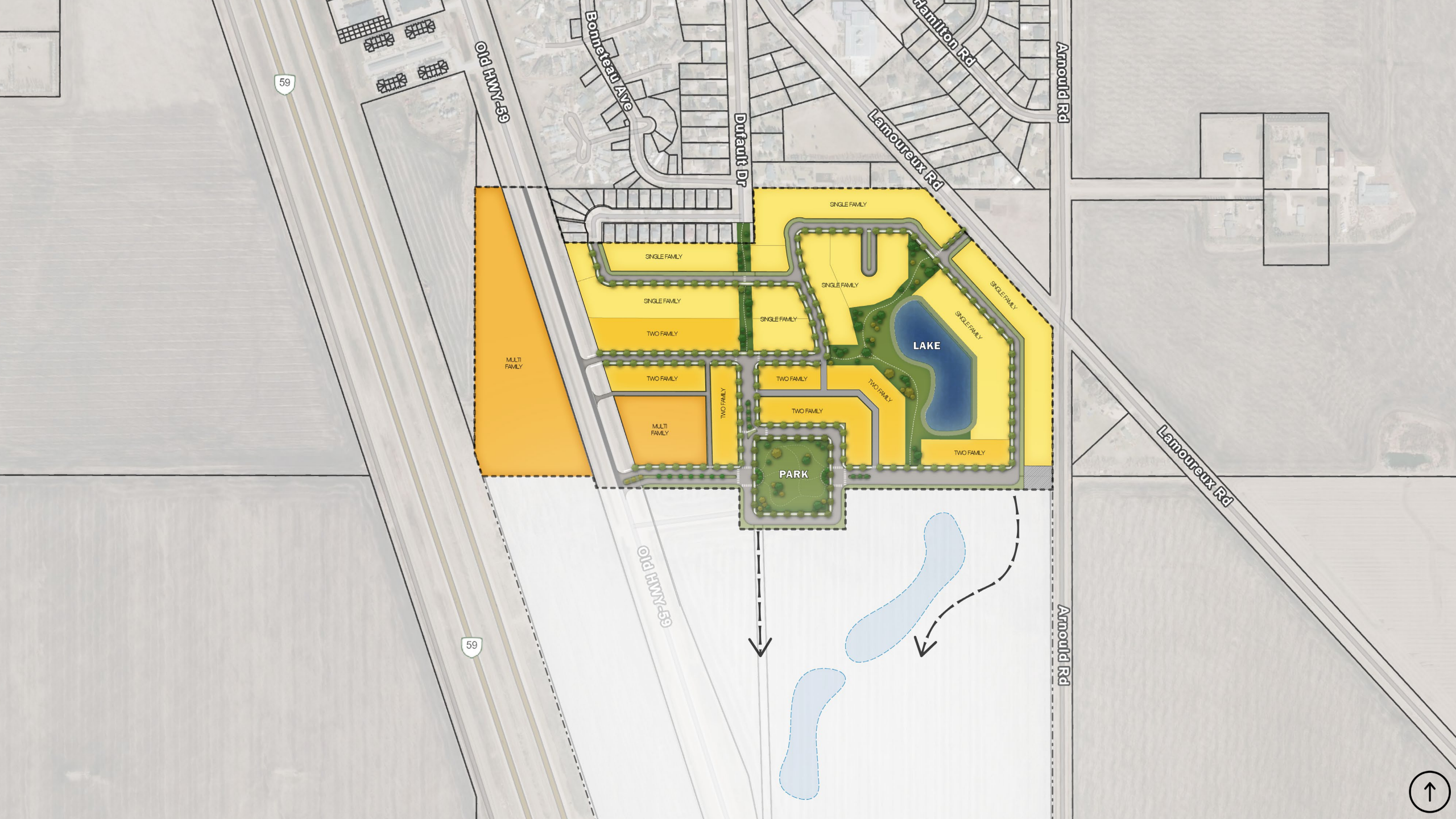
PREFERRED NEIGHBOURHOOD CONCEPT

This concept is preferred:

- Creates an important north-south greenway;
- Includes a village square;
- Directs traffic towards Old PTH 59;
- Dufault Drive is not extended to the south; and
- Includes opportunities for a variety of housing types.

This drawing should be considered concept only.





59

Old HWY-59

Bonnetau Ave

Dufault Dr

Hamilton Rd

Lamoureux Rd

Arnould Rd

MULTI FAMILY

SINGLE FAMILY

SINGLE FAMILY

TWO FAMILY

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

TWO FAMILY

TWO FAMILY

TWO FAMILY

MULTI FAMILY

TWO FAMILY

TWO FAMILY

TWO FAMILY

PARK

LAKE

Old HWY-59

59

Arnould Rd

Lamoureux Rd

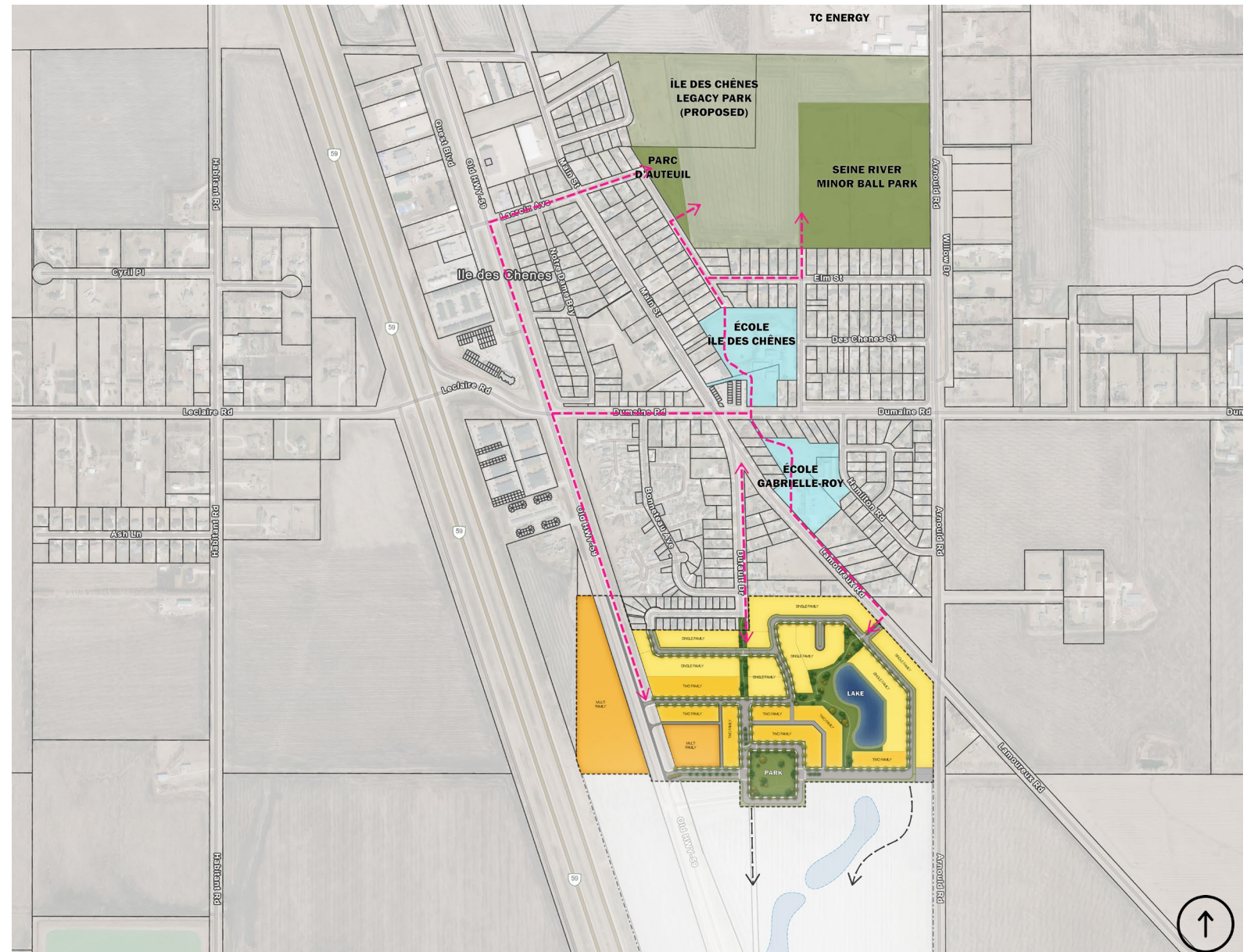


PREFERRED NEIGHBOURHOOD CONCEPT

This slide illustrates the proposed neighbourhood in the context of Ile des Chenes.

- The dashed lines indicate existing or potential future walking and cycling pathways.

This drawing should be considered concept only.



NEXT STEPS

01

Review comments and feedback from meetings and the online comment sheet.

02

Continue to work with the RM of Ritchot and Study Team on engineering and planning details.

03

Make changes to the preferred design concept, as necessary.

04

Prepare and submit a development application.

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**



FEEDBACK

Thank you for attending this session - your input is important to the planning process. Please take a few minutes to share your feedback with us:

<https://www.surveymonkey.com/r/IDCSouth3>

Project materials and the comment sheet can be found on our website:

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