

# 3828 MAIN STREET

## UPDATED PROPOSED DEVELOPMENT APPLICATION



### **WELCOME**

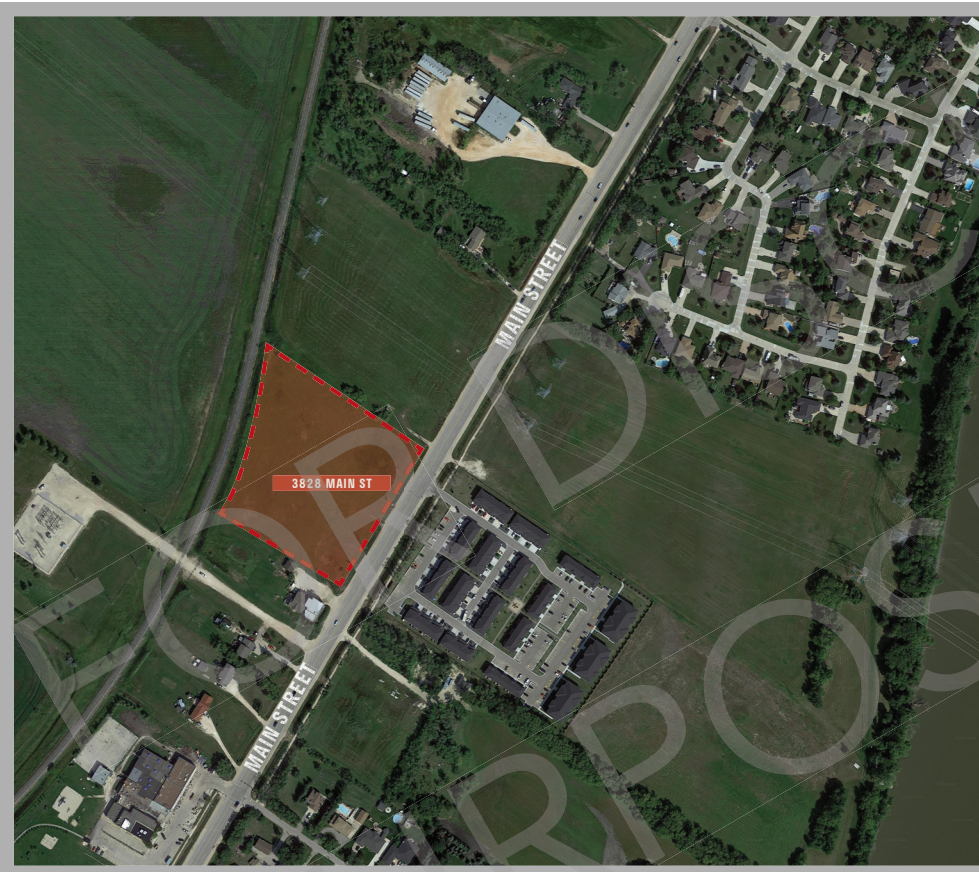
Welcome to the second Public Open House for a proposed development application to re-zone a property known as 3828 Main Street in the RM of West St. Paul.


Please take a look at the display boards which give an overview of the planning process, project intent, design concepts, and next steps.

There are representatives from *Landmark Planning & Design* here to answer any questions you might have.

Your feedback is important to us. Please take a moment to fill out a comment sheet before you leave. Thank you.

# SUBJECT PROPERTY & CONTEXT



 Subject Property



- The Subject Property is located at 3828 Main Street in the RM of West St. Paul.
- The Property is 5.87 acres in area.
- The Property is currently vacant.
- The Property is bounded by:
  - Main Street to the east;
  - A MB Hydro corridor to the north;
  - The CPR railway line to the west; and,
  - An existing commercial use to the south.

# POLICY CONTEXT

## RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

### WHAT IS A DEVELOPMENT PLAN?

A Development Plan:

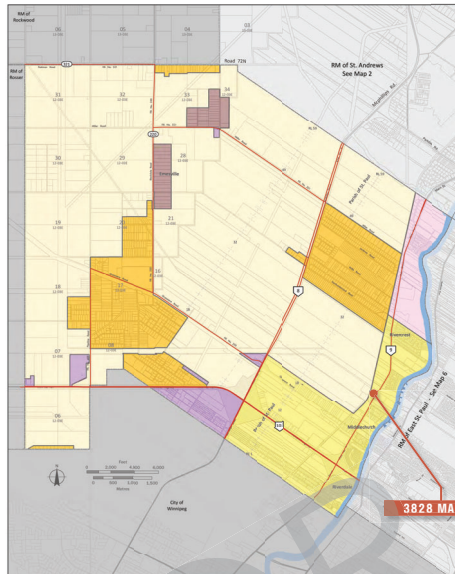
- Is a policy document that is adopted by a Planning District, but is approved by the Province.
- Provides a long-term vision for the Planning District by directing development through goals, objectives, and policies.
- Designates land for a variety of land uses.
- Provides criteria for subdividing land.

### SETTLEMENT CENTRE POLICY AREAS

The Subject Property is located within an area designated **"Settlement Centre"** in the Development Plan.

According to the *Red River Planning District Development Plan*:

- "Middlechurch is the fastest growing settlement centre within the Planning Area. Continued population growth can be anticipated given its location next to the City of Winnipeg, proximity to employment areas in the region, and limited residential development opportunities in north Winnipeg."
- "New developments should be accommodated as part of a strategy to address existing environmental and transportation concerns by upgrading and expanding services."

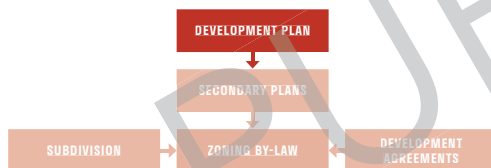


Red River Planning District Land Use Designation  
Map 5 - West St. Paul



The RM of West St. Paul is a member of the Red River Planning District and development with the RM is subject to the provisions of the Development Plan.

As a planning tool, a Development Plan sits at the top of the decision-making hierarchy in Manitoba. Every level in the hierarchy must conform to the level above.



# POLICY CONTEXT



## MIDDLECHURCH SECONDARY PLAN

### WHAT IS A SECONDARY PLAN?

A Secondary Plan:

- Is a planning policy document that is adopted and approved by a local government – i.e., the RM of West St. Paul.
- Is an optional planning tool that is usually applied to a specific area within a Municipality – i.e., Middlechurch.
- Is a planning tool that provides implementation policies to guide new growth and development.

According to the *Middlechurch Secondary Plan*:

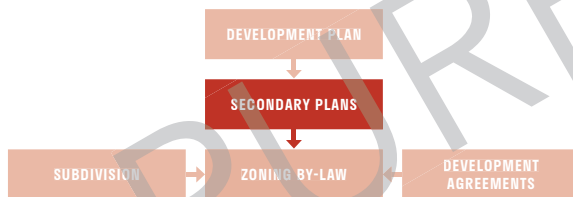
- “Provide opportunities for mixed use development in designated areas that provides a variety of housing options for all life stages within close proximity to community services, parks, and businesses to create viability and inter-connections between the places where people live, work, play, and shop.”
- “Encourage developers to provide housing options that offer a variety of housing types and styles, including housing options that meet the life-cycle needs of the residents of the community.”
- “Promote community diversity by encouraging developers to provide a range of housing styles and options within neighbourhoods.”

- “Multi-family residential development will be encouraged to develop in designated Mixed Use Neighbourhoods.”

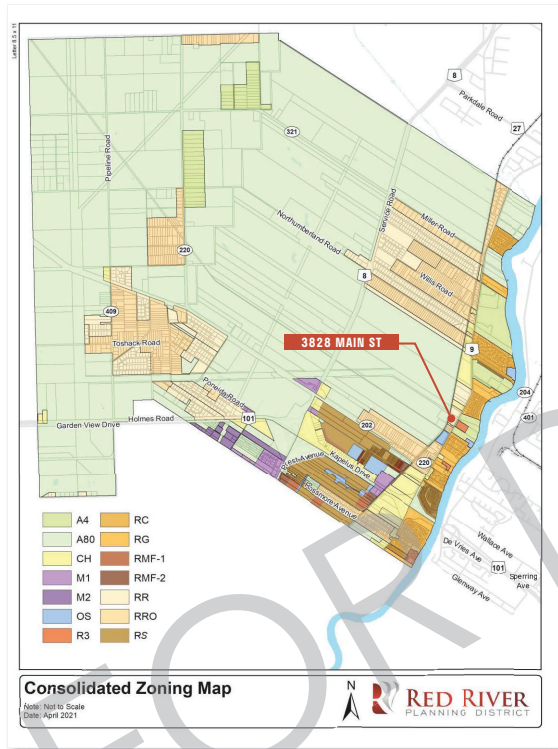
The Subject Property is located within an area designated as a “**Mixed Use Neighbourhood Policy Area**” within the *Middlechurch Secondary Plan*:

- “Mixed Use Neighbourhoods achieve a multitude of planning objectives by combining greater residential housing choices with neighbourhood retail and commercial services, institutional, entertainment, cultural and recreational activities. Mixed use developments permit people to live, work, recreate, and shop in the same area.”

The *Middlechurch Secondary Plan* must conform with the overarching *Development Plan*:



# REGULATORY CONTEXT



## RM OF WEST ST. PAUL ZONING BY-LAW

### WHAT IS A ZONING BY-LAW?

A Zoning By-law:

- Is a regulatory document that is adopted and approved by local government – i.e., the RM of West St. Paul.
- Divides a community into various land use zones (e.g., residential, commercial, industrial, agricultural, etc.).
- Each zone contains specific regulation as to what types of land uses may be allowed and provides standards for lot sizes, building heights, and setbacks.

• The Subject Property is currently zoned **"RR" Rural Residential**. Rural Residential development is typically serviced with private wastewater management systems such as holding tanks or septic fields which require significant site area to support them. With municipal water and wastewater extended to the Middlechurch area, a re-zoning from **"RR" Rural Residential** to **"CM" Commercial Mixed-Use** is being proposed.

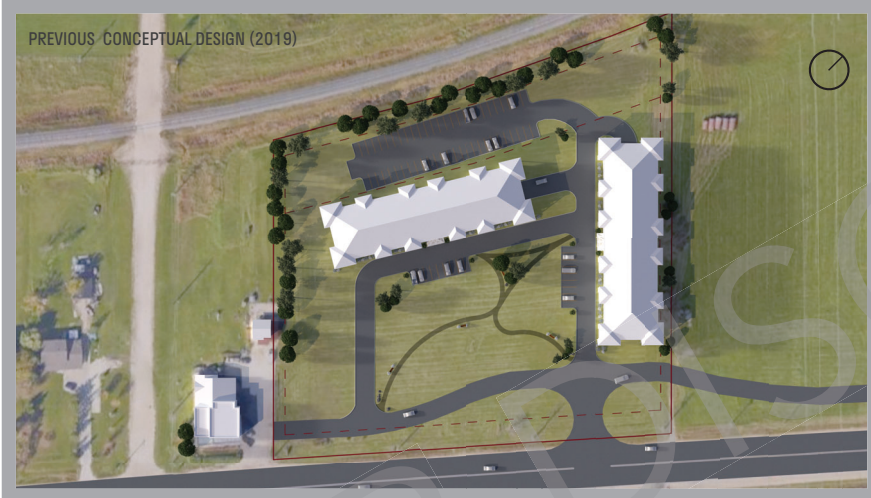
• The **"CM" Commercial Mixed-Use** Zone provides for the development of mixed-uses containing commercial and residential components. This zone can accommodate mixed-uses in two forms. First, single buildings with commercial and retail uses located on the ground floor with residences located on upper floors which is being proposed. Second, uses can be mixed on a single site in separate buildings.

• Applying the **"CM" Commercial Mixed-Use** Zone to the Subject Property would comply with the Secondary Plan and the Development Plan.

The Red River Planning District Development Plan and Middlechurch Secondary Plan are implemented through the RM of West St. Paul Zoning By-law. A Zoning By-law must conform to the Secondary Plan and overarching Development Plan.

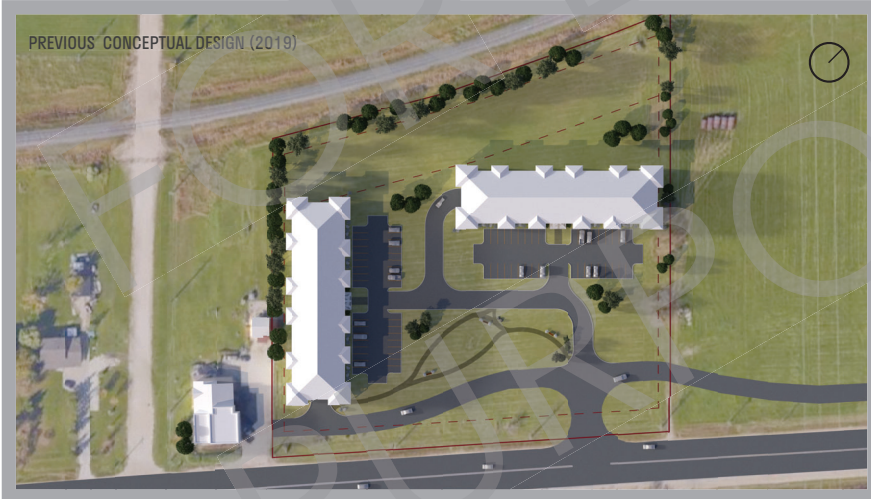


# PREVIOUS CONCEPTUAL DESIGN



On December 16<sup>th</sup> 2019, Landmark Planning & Design hosted an Open House at the then Sunova Centre (now the Access Centre). This Open House was attended by approximately 25 people who provided feedback via exit surveys and conversations with staff from Landmark Planning & Design.

The development concept proposed at this previous Open House included two 44-unit multi-family buildings in two different configurations that were designed to be in compliance with "R3" zoning regulation from the *RM of West St. Paul Zoning By-law*. The proposed structures would include elevators, and main floor indoor parking. The two site plans and concepts were heavily influenced by Manitoba Transportation and Infrastructure's proposed service road alignment which restricted how the site could be configured as shown in the images on this board.



Following the Open House, the project was delayed due to the COVID-19 Pandemic, and since that time, the proposal for the property has been refined to address comments from local residents, updates to the *RM of West St. Paul Zoning By-law*, a subdivision that defined 3828 Main Street on its own title, and revised access plans for Main Street as proposed by Manitoba Transportation and Infrastructure that no longer included a service road which was proposed to utilize approximately 1 acre of the Subject Property.

# OVERVIEW OF THE UPDATED PROPOSED DEVELOPMENT APPLICATION

This Board provides an overview of the type of project that could occur once the subject property has been re-zoned from “RR” to “CM” based on enabling planning policy direction from the *Red River Planning District Development Plan* and the *Middlechurch Secondary Plan*.

The intent of providing proposed details and conceptual renderings (**Boards 8 though 9**) is to illustrate how a project such as this could look and to demonstrate that it complies with the RM’s vision for Middlechurch to grow as a complete and age-friendly community.

## **PROPOSED BUILDING**

One mixed-use building is proposed for the property. The main floor of the building that fronts onto Main Street will include approximately 25,000 sq. ft. of space for commercial units intended to include professional service type uses such as a medical office, pharmacy, dentist and other neighbourhood scale commercial uses. The rear portions of the main floor and the floors above will be for residential uses. Depending on the configuration of the residential units, the building could include approximately 200 residential units which would range from 800 sq. ft. to over 1,400 sq. ft. in size. The building height is proposed at 45 feet which complies with “CM” zoning regulation. The proposed building will be geared towards a 55+ lifestyle where residents can age-in-place in a building with numerous amenities, elevators, and indoor parking. Many of the proposed amenities are conceptually illustrated on **Board 8**.

## **RAIL SETBACK**

The Federation of Canadian Municipalities (FCM) has a recommended guideline that new residential development be set back 30 meters (100 feet) from active rail lines. The proposed development has been designed to meet this guideline.

## **WATER AND WASTEWATER SERVICES**

The proposed development will be serviced with municipal wastewater sewer and piped water.

## **PARKING**

Parking is now proposed to be underground allowing for the main floor of the building to be used for commercial and residential uses. Outdoor parking will also be provided as required for the residential units and the commercial units will have outdoor parking located in the front of the building. One building instead of two or more buildings is more conducive to underground parking. With only one building, the underground parking area can be larger and more efficient in terms of its connected layout and ability to accommodate vehicles.

## **ACCESS**

Manitoba Transportation and Infrastructure (MTI) is no longer proposing a service road on the west side of Main Street. The new proposed access to Main Street will align with the access to the property immediately east of the subject property as per current conceptual information provided by MTI. Landmark Planning & Design has maintained contact with MTI since 2019 with regards to this project.

## **DRAINAGE**

An engineered drainage plan will be undertaken and it is proposed that existing municipal infrastructure be used to direct storm water towards the Red River.

# UPDATED CONCEPTUAL DESIGN



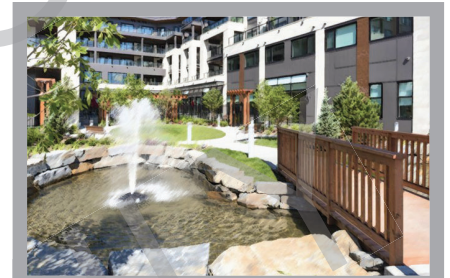
MIXED-USE COMMERCIAL/RESIDENTIAL



MAIN FLOOR NEIGHBOURHOOD SCALE COMMERCIAL



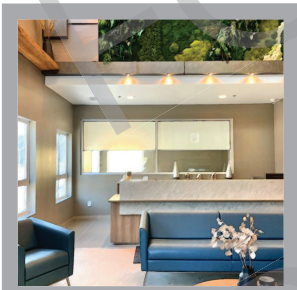
INDOOR PARKING



CENTRAL COURTYARD



SHARED COMMON AREAS



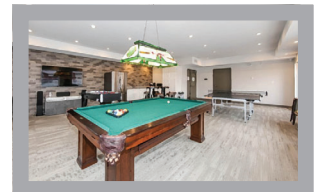
ATRIUM AND LOBBY



AERIAL VIEW LOOKING NORTHWEST AT PROPOSED DEVELOPMENT



LARGE BALCONIES



GAMES ROOM



FITNESS ROOM

FOR DISCUSSION PURPOSES ONLY



# UPDATED CONCEPTUAL DESIGN

FOR DISCUSSION PURPOSES ONLY



# NEXT STEPS

The proposed next steps in the planning and design process include:

1. Review comments from this Public Open House and incorporate feedback, where possible  
**(June 2023)**
2. Revise the proposed re-zoning application, as required  
**(June/July 2023)**
3. Submit the re-zoning application to the Red River Planning District  
**(July 2023)**
4. Attend a Public Hearing for the re-zoning application  
**(August 2023)**

## ***CONTACT INFORMATION***

If you have any questions or concerns, please contact:

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## ***THANK YOU***

**Your feedback is valuable to us.**

**Please take the time to complete a project comment sheet before you leave.**