

OAK BLUFF POTENTIAL CONDITIONAL USE DEVELOPMENT APPLICATION

WELCOME

Welcome to the Public Open House for a potential Development Application to allow Multi-Family Uses on the Subject Site.

The Open House is voluntarily hosted by Landmark Planning & Design Inc. on behalf of Forthright Properties for the purpose of keeping neighbours informed of the proposal.

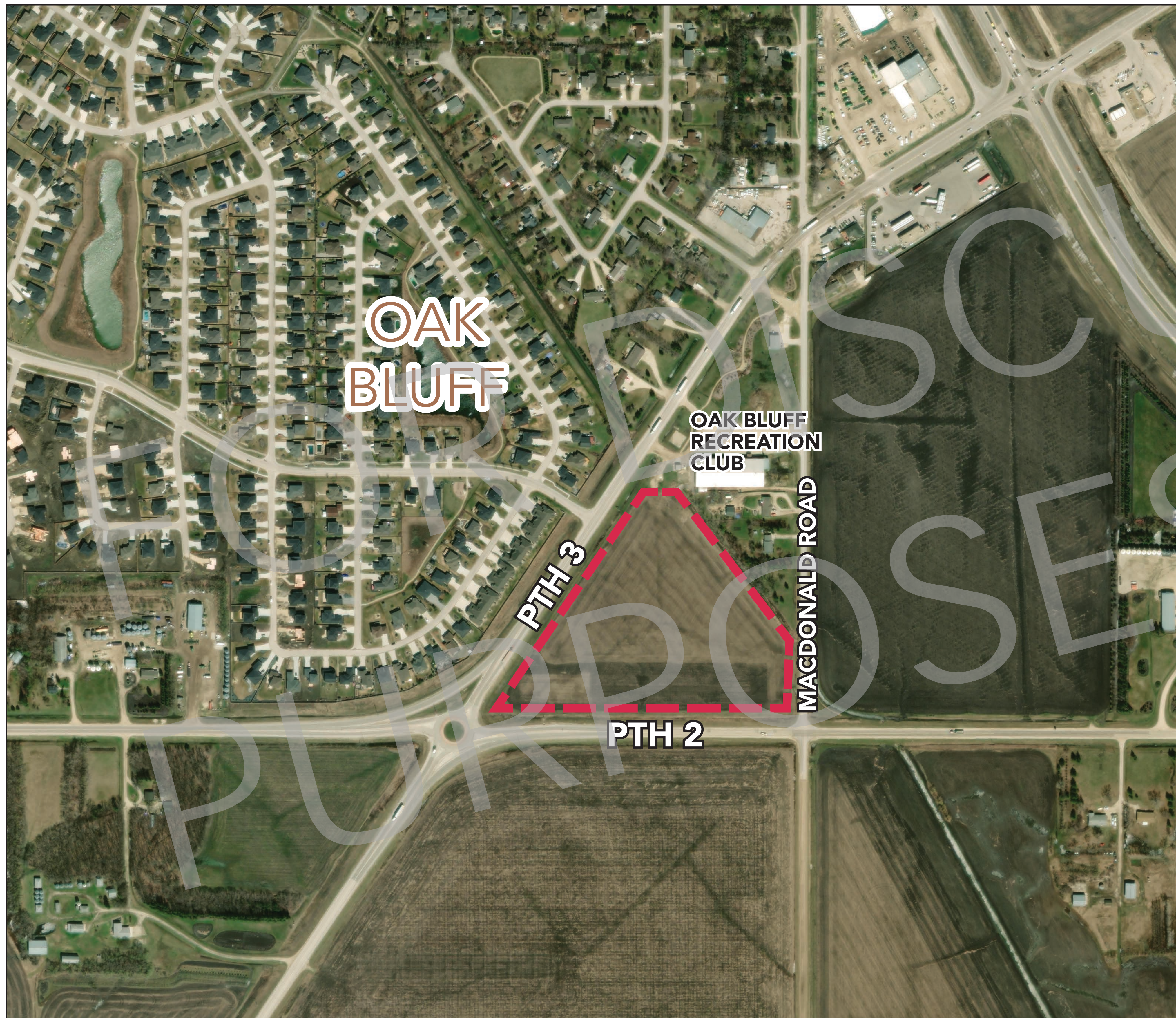
Please take a look at the display boards which provide an overview of the project intent, planning process, conceptual designs, and next steps.

Representatives from Landmark are here to answer any questions you may have.

Your feedback is important to us.
Before you leave, please take a moment to fill out a comment sheet.

Thank you!

SUBJECT SITE



 Subject Site



- Encompasses 14.55 acres
- Adjacent to the Oak Bluff Recreation Club
- Bound by PTH 3, PTH 2 and Macdonald Road
- Four-Plex Multiple-Family and Single-Family Uses to the west
- Vacant Lands to the south and east

PREVIOUS APPLICATION



- A Conditional Use Application to allow for Multi-Family Uses was previously proposed on the subject site
- The Previous Application featured:

- 28 Two-Bedroom Units
 - 56 Off-Street Parking Stalls
 - 2.0 Parking Ratio/Unit

- 73 Three-Bedroom Units
 - 146 Off-Street Parking Stalls
 - 2.0 Parking Ratio/Units

43 Additional Off-Street Parking Stalls

Significant revisions have been made to this previous application taking into account feedback received from Council and local residents
(See Boards 9 and 10)

WHAT WE HEARD

A Virtual Open House was held in November of 2020. The intent of the Virtual Open House was to receive feedback from local residents about the previously proposed Conditional Use Application. Numerous items were brought to the Project Team's attention at the Virtual Open House. Some of the key items discussed included:

TRAFFIC AND ACCESS

Concerns were raised about the amount of traffic already using the intersection at Horizon Drive and PTH 3 and the safety of pedestrians crossing the roadway.

- The proposed upgrades to PTH 3 and the Perimeter Highway will assist in diverting the travelling public around Oak Bluff which could reduce traffic along the portion of PTH 3 adjacent to the subject property (**See Board 8**).
- The proposed residential units will access the local road network from Macdonald Road which leads to a signalized intersection.
- Direct access to PTH 3 is not being proposed for the residential units. Access to PTH 3 from the subject property is proposed for future commercial/mixed uses when established.
- Pedestrian connections are proposed to the existing trails at the Oak Bluff Recreation Club.

MULTI-FAMILY RESIDENTIAL

Concerns were raised about the proposed multi-family residential development as Oak Bluff is primarily a single-family residential community.

- The Macdonald Ritchot Development Plan (**See Board 5**) and the Oak Bluff Secondary Plan (**See Board 6**) include policies that promote creating a complete community where residents can age-in-place with a variety of housing options.
- The proposed residential uses comply with the vision contained in the RM's planning policy documents.

PARKING

Concerns were raised about residents parking on local streets and the amount of off-street parking that will be provided to the proposed new residential units.

- The RM of Macdonald Zoning By-law requires multi-family uses to provide one (1) parking space per residential unit plus one (1) additional parking space per four dwelling units for visitor parking. The proposed development far exceeds the requirements of the Zoning By-law and will provide 2.0 to 2.5 off-street parking spaces for each residential unit as well as guest parking spaces which will exceed the parking requirements of the Zoning By-law.

NEED FOR ADDITIONAL COMMERCIAL AMENITIES AND CIVIC AMENITIES IN OAK BLUFF

The need for additional commercial amenities including a grocery store and professional services (ie. medical offices), as well as civic amenities such as fire protection and police were identified by Virtual Open House participants.

- The entire portion of the property that fronts onto PTH 3 has been earmarked for future commercial development and has been excluded from the proposed Conditional Use application accordingly.
- Forthright Properties would be pleased to further discuss the use of the property with the Municipality should the site be identified to support civic uses.
- It should be noted that some residents also mentioned that Oak Bluff does not require additional commercial/mixed uses as Winnipeg is only a short drive away.

PLANNING POLICY

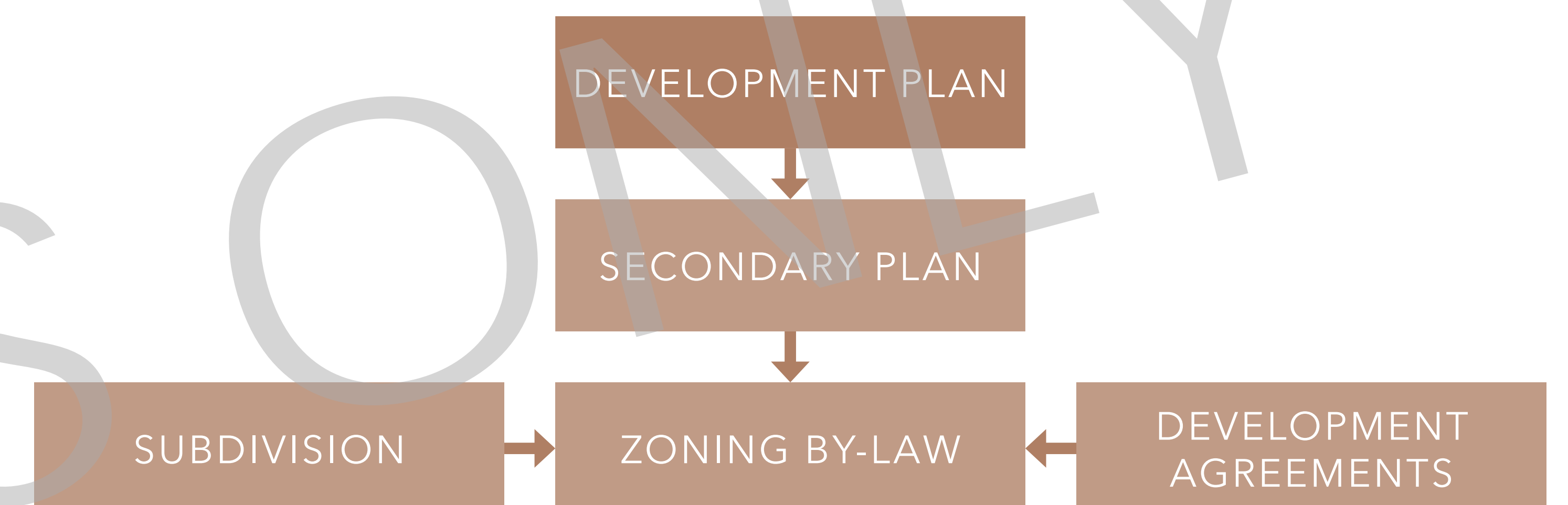
WHAT IS A DEVELOPMENT PLAN?

- 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.

MACDONALD RITCHOT PLANNING DISTRICT DEVELOPMENT PLAN

The RM of Macdonald is a member of the Macdonald Ritchot Planning District and development within the RM is subject to the provisions of the Development Plan.

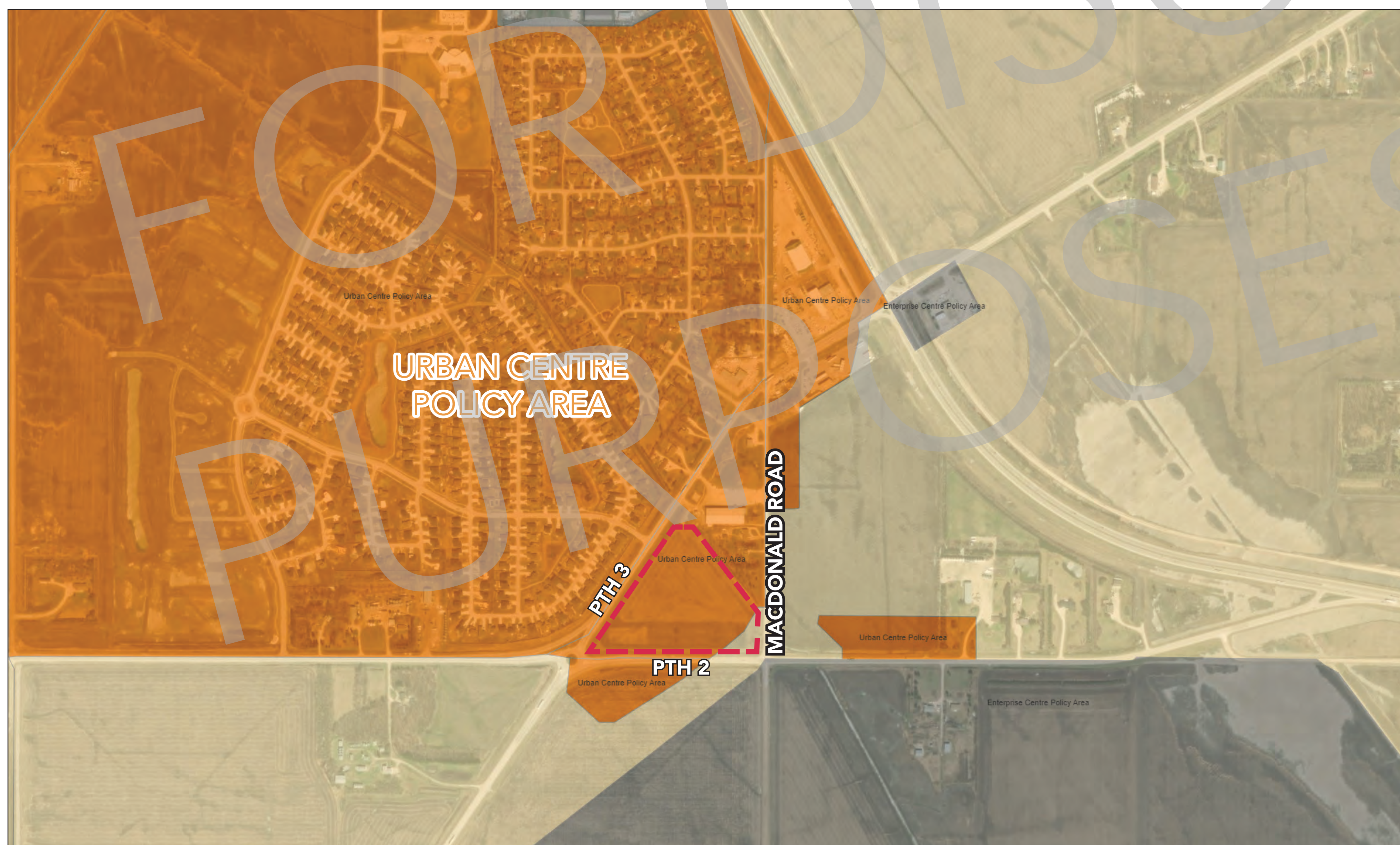
As a planning tool, a Development Plan sits at the top of the decision-making hierarchy in Manitoba. Every level in the hierarchy must conform to the level above.



URBAN CENTRE POLICY AREA INTENT:

The subject site is designated as a Settlement Centre within the Urban Centre Policy Area in the Macdonald Ritchot Planning District Development Plan.

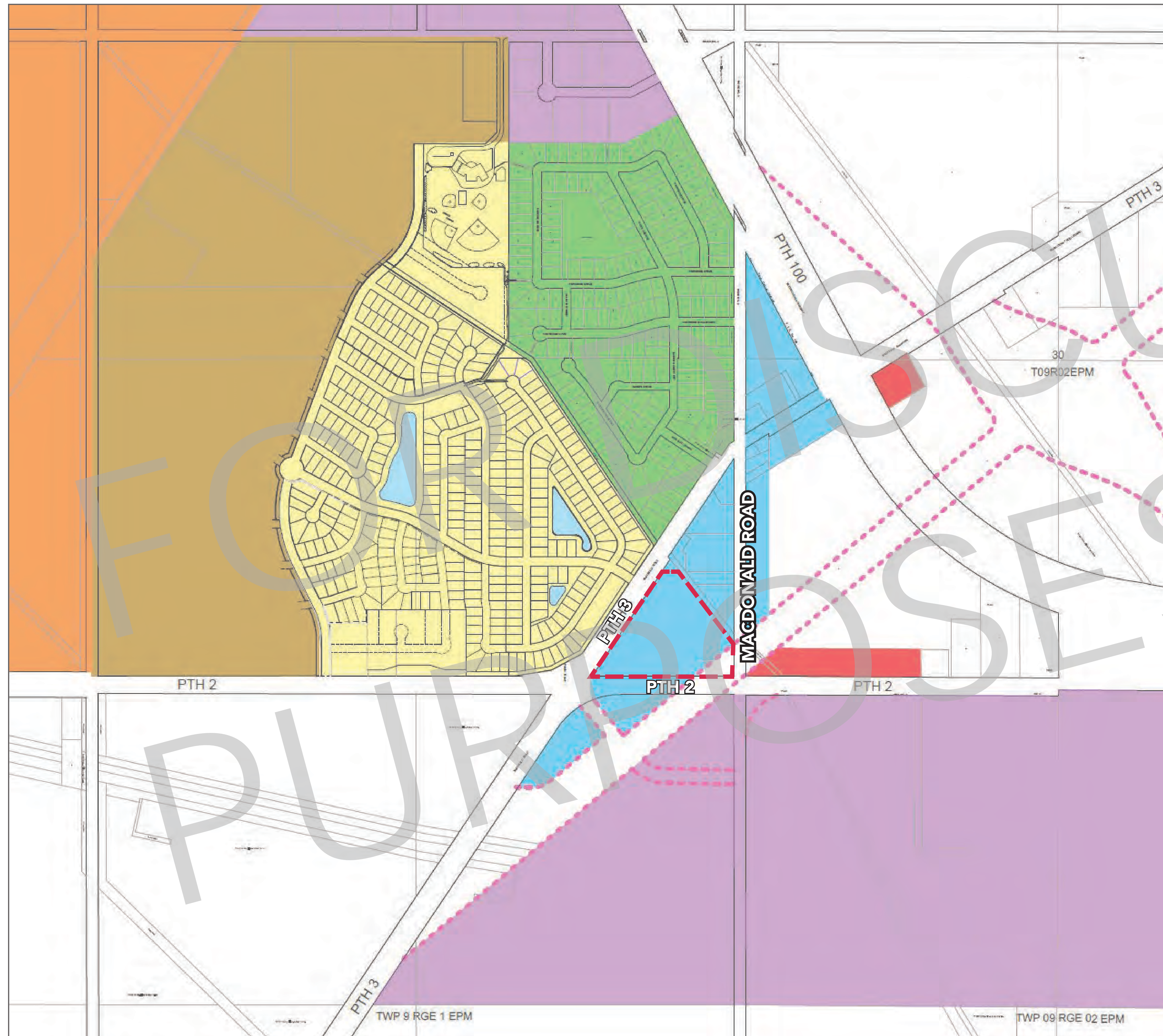
"The communities of Starbuck, Oak Bluff, Sanford, La Salle, St. Adolphe, Ile des Chenes and Ste. Agathe are designated as Urban Centres. The Urban Centres will be the District's principle growth areas characterized by higher levels of municipal infrastructure, land use diversity, community services, including schools, recreational and cultural facilities, and be the nucleus of community commercial services."



 Subject Site



PLANNING POLICY










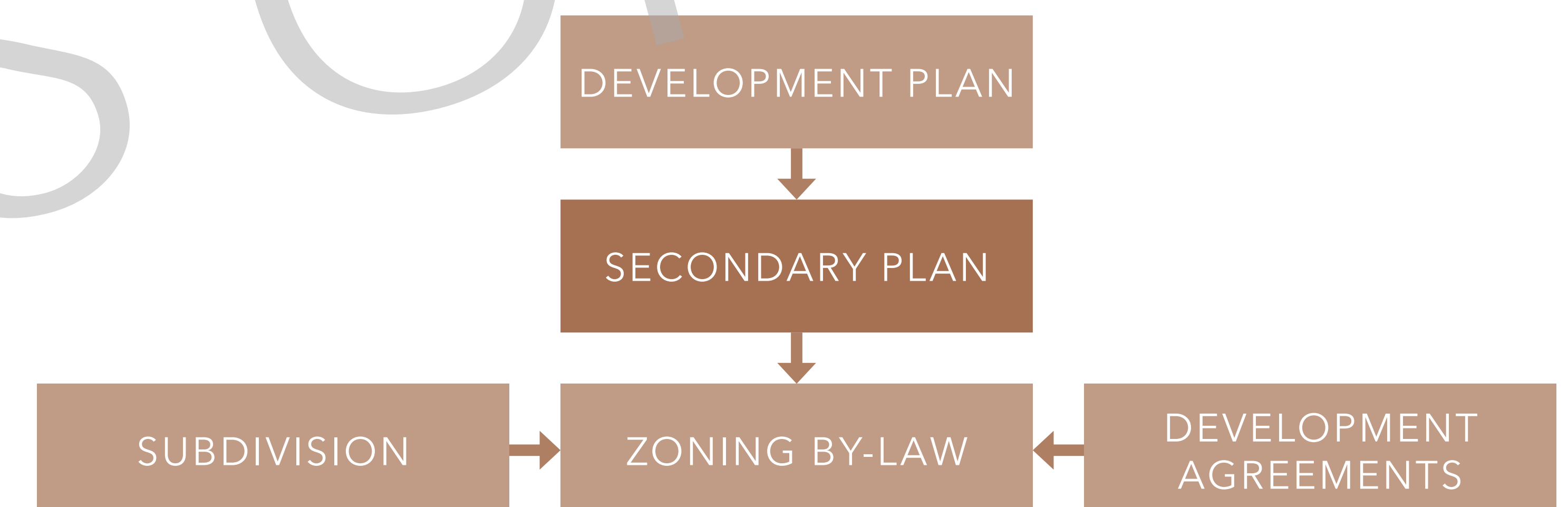
 Subject Site



OAK BLUFF SECONDARY PLAN BY-LAW NO. 15/19

The subject site is designated as a Main Street Mixed-Use Area within the Oak Bluff Secondary Plan.

-  Large Lot Residential
-  Low Density Residential Neighbourhood
-  Mixed Residential Neighbourhood
-  Long-Term Urban
-  Main Street Mixed Use
-  Highway Commercial
-  Employment



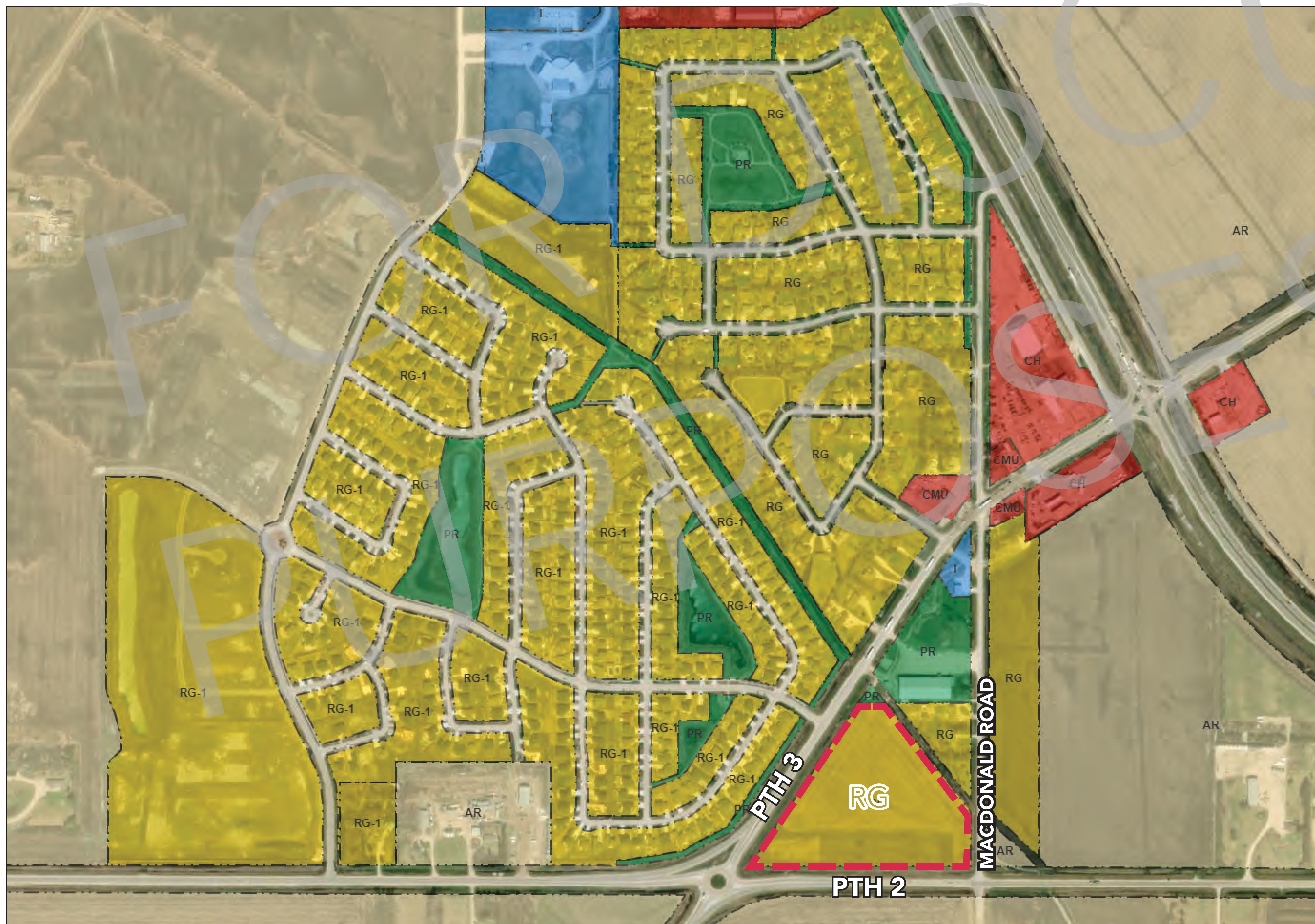
MAIN STREET MIXED-USE INTENT:

"Provide opportunities for Commercial Uses as well as Low to Medium Density Residential Uses. While the focus is commercial land use, low/medium density residential and institutional developments are allowed. Development shall be designed to create a sense of place and promote a "Main Street" feel and character."

PLANNING REGULATION

WHAT IS A ZONING BY-LAW?

- Is a regulatory document that is adopted and approved by local government.
- 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.



 Subject Site



RM OF MACDONALD ZONING BY-LAW NO. 5/2018

The Macdonald Ritchot Planning District Development Plan is implemented through the RM of Macdonald's Zoning By-Law. A Zoning By-law must conform to the overarching Development Plan.



RESIDENTIAL GENERAL (RG) ZONE INTENT

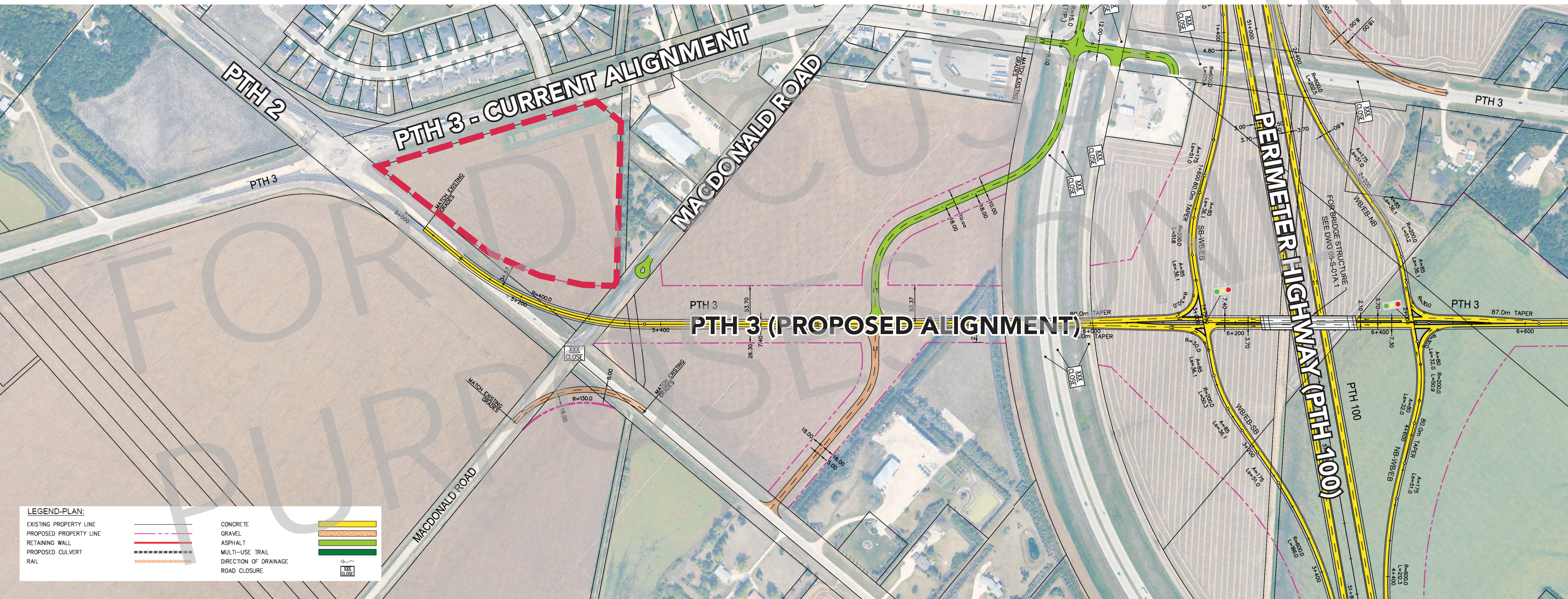
The Residential General (RG) Zone provides for residential development within the unincorporated Villages of Sanford, La Salle, Starbuck, and Oak Bluff.

The intent is to permit various types of residential development including Single-Family, Two-Family and Multiple-Family dwellings, and other non-residential but compatible uses.

Multiple-Family Uses are Conditional within the Residential General Zone; they are also Conditional Uses within the Commercial Mixed-Use (CMU), Commercial; Highway (CH) and General Development (GD) Zones.

ROAD NETWORK CONCEPT

Manitoba Transportation and Infrastructure (MTI) is developing a longer-term South Perimeter Highway Design Study which will involve changes to intersecting roadways, including the following segment from the Perimeter Highway to the proposed re-alignment of PTH 3.



Subject Site

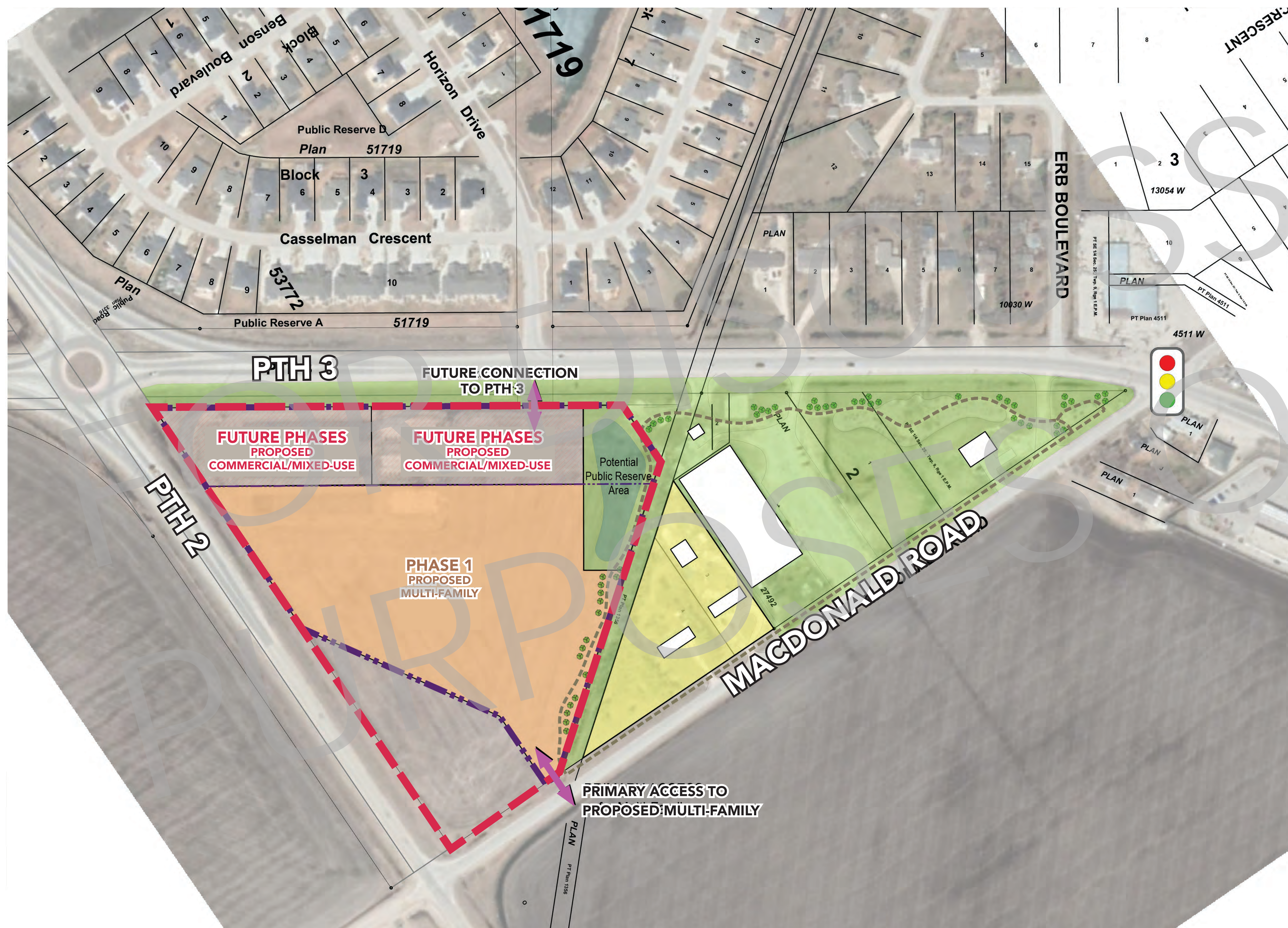
THE DRAWINGS WERE OBTAINED FROM MTI'S WEBSITE ON APRIL 4TH 2023 AND ARE SUBJECT TO CHANGE.

MTI SOUTH PERIMETER HIGHWAY DESIGN STUDY

FOR DISCUSSION PURPOSES ONLY

LAND USE PLAN CONCEPT

FOR DISCUSSION PURPOSES ONLY



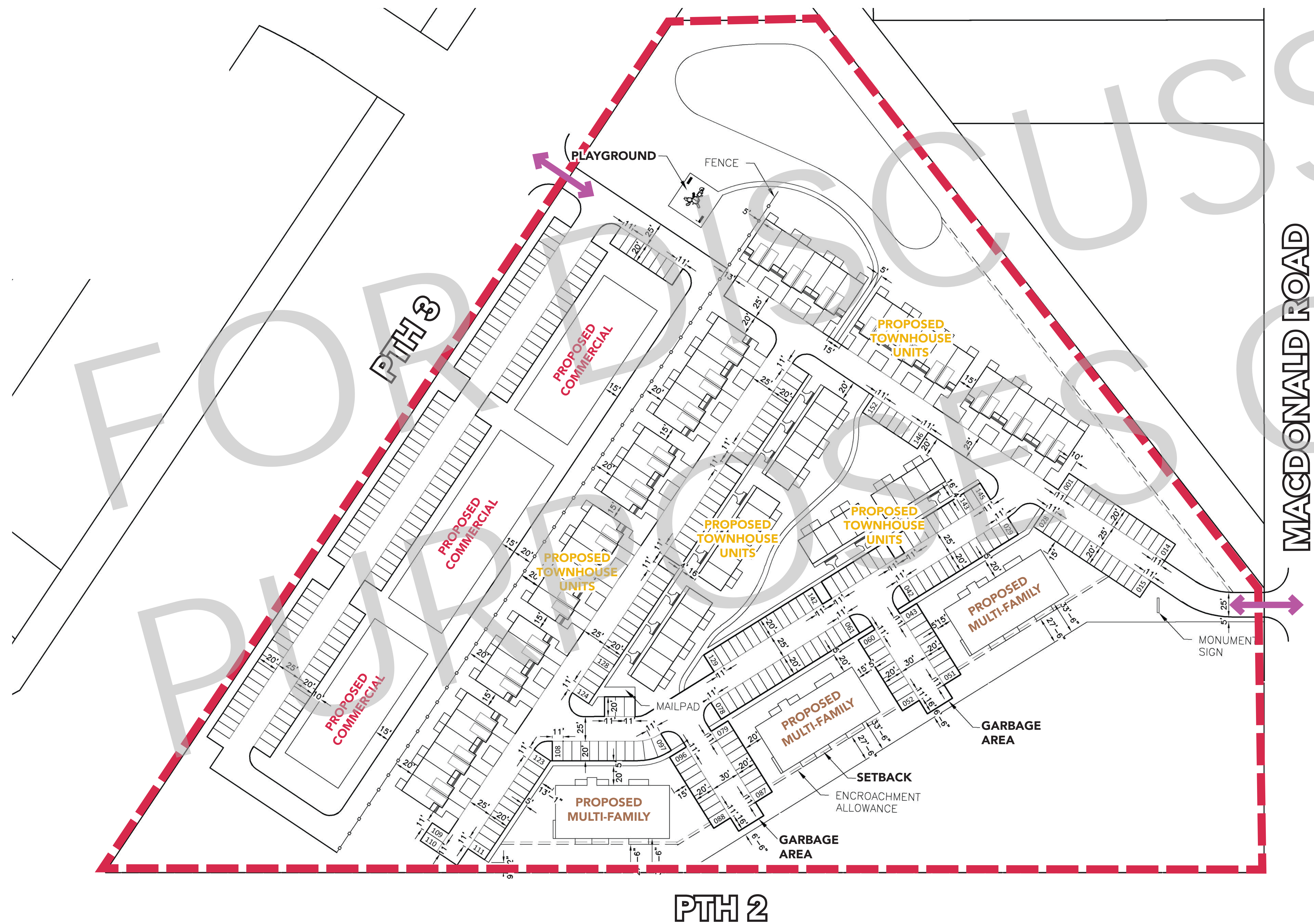
- The Land Use Plan Concept highlights:
 - The proposed location of the Multi-Family Uses with access off Macdonald Road
 - The proposed location of the Commercial/ Mixed-Use Uses with access off PTH 3
 - The potential construction Phasing for the development
 - The proposed conceptual Trail Network

 Subject Site



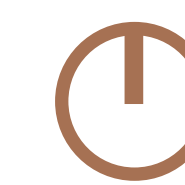
CONCEPTUAL SITE PLAN

FOR DISCUSSION PURPOSES ONLY



- A Conditional Use Application to allow for Multi-Family Uses is proposed on the subject site
- The Concept features:
 - 26 Two-Bedroom Townhouse Units
 - 44 Three-Bedroom Townhouse Units
 - 175 Off-Street Parking Stalls
 - 2.5 Townhouse Parking Ratio
 - 54 Multi-Family Units
 - 108 Off-Street Parking Stalls
 - 2.0 Multi-Family Parking Ratio
 - 9 Additional Parking Stalls
 - 3 Mailpad Parking Stalls
 - Approximately 295 Off-Street Parking Stalls Total

 Subject Site



CONCEPTUAL RENDERING



AERIAL VIEW LOOKING AT PROPOSED DEVELOPMENT

FOR DISCUSSION PURPOSES ONLY

CONCEPTUAL RENDERING



PROPOSED
CONNECTED
TRAIL
NETWORK

PROPOSED
PUBLIC
RESERVE

PLAYGROUND

AERIAL VIEW LOOKING AT PROPOSED DEVELOPMENT
FOR DISCUSSION PURPOSES ONLY

CONCEPTUAL RENDERING



AERIAL VIEW LOOKING AT PROPOSED DEVELOPMENT
FOR DISCUSSION PURPOSES ONLY

CONCEPTUAL RENDERING



STREET VIEW LOOKING AT PROPOSED COMMERCIAL

FOR DISCUSSION PURPOSES ONLY

PROJECT OVERVIEW

26 TWO-BEDROOM TOWNHOUSE UNITS
44 THREE-BEDROOM TOWNHOUSE UNITS
54 MULTI-FAMILY UNITS
APPROXIMATELY 295 OFF-SITE PARKING STALLS TOTAL

This Board provides an overview of the details related to the proposed Conditional Use and considerations that will have to be addressed as part of a formal application.

The intent of providing the conceptual renderings as shown on **Boards 11 to 14** is to illustrate how the project could look and to illustrate how completing the road network in the area would look.



AERIAL VIEW LOOKING AT PROPOSED DEVELOPMENT

PTH 3

FOR DISCUSSION PURPOSES ONLY

NEXT STEPS

NEXT STEPS AND PROJECT TIMELINE

The proposed tentative next steps for the planning processes and estimated dates for the project include:

CONDITIONAL USE DEVELOPMENT APPLICATION

1. Review feedback from the Public Open House with Forthright Properties and incorporate feedback where possible (April 2023).
2. Meet with Officials from the RM of Macdonald and the Macdonald Ritchot Planning District to review feedback from this Open House (April/May 2023).
3. Prepare the Conditional Use Development Application submission to the Macdonald Ritchot Planning District (May 2023).
4. Potential Public Hearing Date (May/June 2023).

CONTACT INFORMATION

If you have any further questions, please contact:

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THANK YOU

YOUR FEEDBACK IS VALUABLE TO US.

PLEASE TAKE A FEW MINUTES TO COMPLETE A COMMENT SHEET BEFORE YOU LEAVE.