

WATERSIDE EAST OPEN HOUSE MAY 1ST, 2023

**POTENTIAL RESIDENTIAL DEVELOPMENT AT
THE SOUTHWEST CORNER OF DUGALD ROAD AND PLESSIS ROAD**



WELCOME

PROJECT INTRODUCTION

Welcome to the Open House for the potential development of new homes at the southwest corner of Dugald Road and Plessis Road, called Waterside East.

The purpose of this Open House is to introduce the project team, outline the planning process, and discuss anticipated timelines. We also would like for you to share your input with us regarding the proposed development of this site.

We encourage you to review the presentation materials. Any member of the project team will be happy to respond to any questions, comments, or concerns that you may have at this time. A comment sheet is also available to provide additional feedback.



Subject site looking northeast from Camiel Sys Street



Terracon Development Ltd. and *Waterside Development Corp.*, two local Manitoba developers, are considering an application to subdivide and rezone the site so that it may eventually accommodate new homes. The developers recognize that nearby residents and stakeholders may be interested in the potential redevelopment of this site.



Landmark Planning & Design Inc. has been retained to lead the planning and engagement process. We would like to receive your feedback and respond to any questions or concerns you may have.

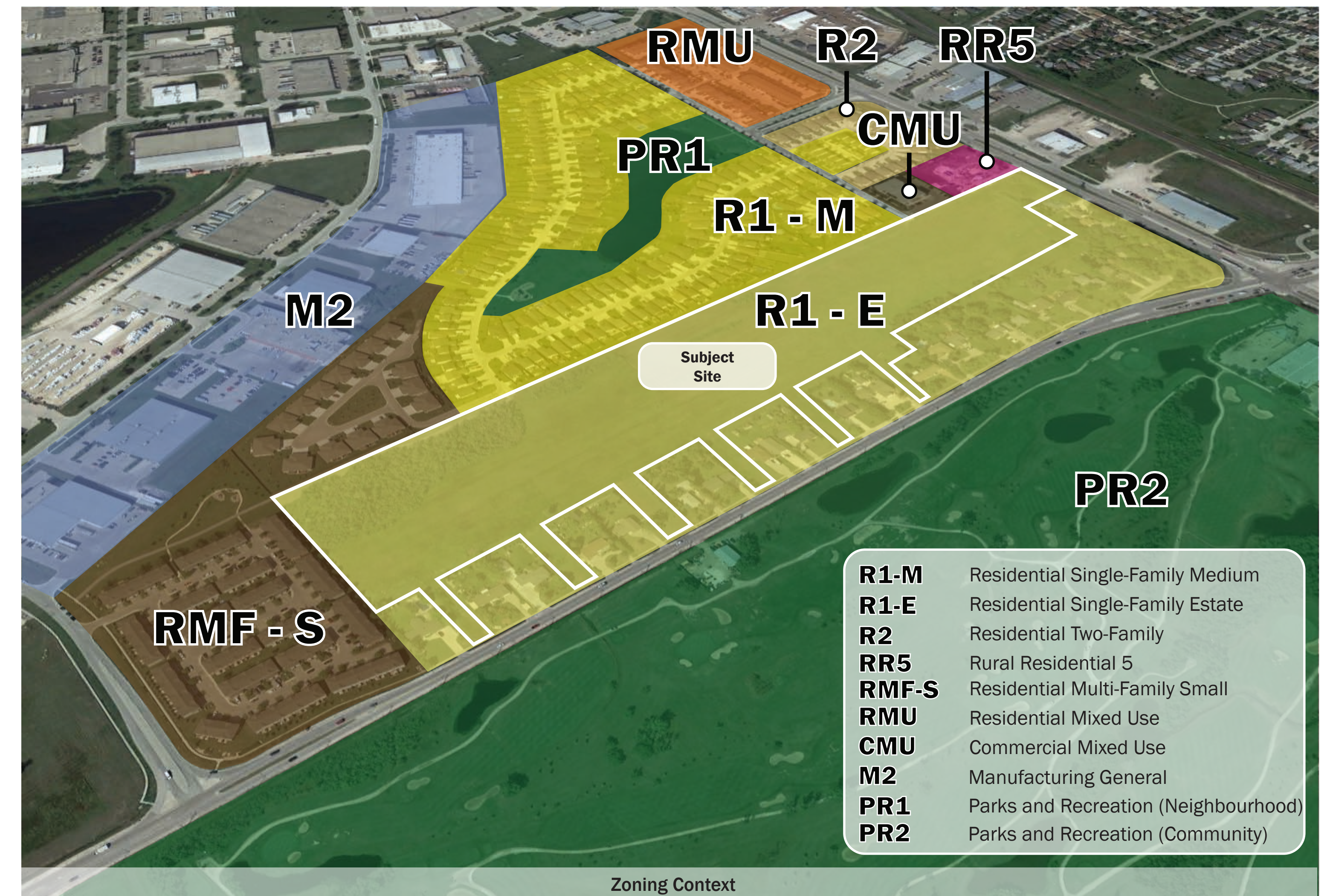
CONTEXT

NEIGHBOURHOOD AND ZONING



The subject site is +/- 30 acres in area and is bounded by the following:

- **North:** Dugald Road and single-family homes
- **East:** Single-family homes along Plessis Road
- **South:** Camiel Sys Townhomes
- **West:** Waterside Estates residential neighbourhood



The Transcona South neighbourhood features a mix of single-family, two-family, multi-family, rural residential, commercial, and industrial zoning.

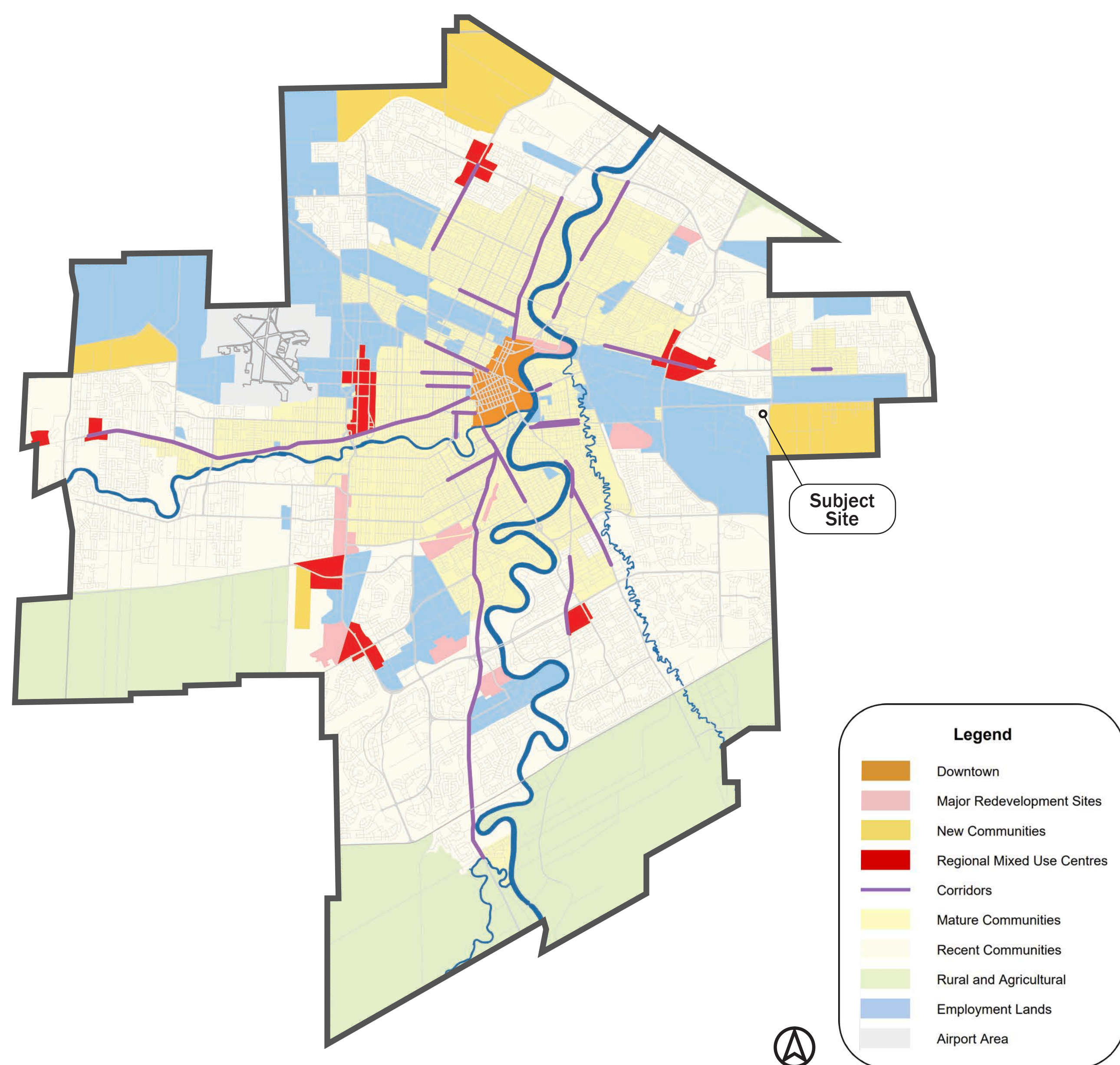
The subject site is currently zoned R1-E Residential Single-family (Estate Lots).

The developers would like to subdivide the property into various residential lots and rezone them to accommodate a variety of possible zoning categories, including multi-family.

CONTEXT

PLANNING AND POLICY

OurWinnipeg 2045, the overall development plan for Winnipeg, designates every piece of land in the city for some form of land use. The subject site is designated as a *Recent Community*.

















Recent Communities are able to accommodate new development to increase housing choice, increase options for aging in place, and maximize the use of existing infrastructure.

OurWinnipeg 2045 and its land use direction strategy *Complete Communities 2.0* both have language supportive of this type of development in Recent Communities, including to:

- Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target.
- Support the creation of a range of sizes, forms, and tenures of housing.
- Provide diverse housing options to accommodate various household types, abilities, and stages of life.
- Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods.
- Promote compact urban form and manage the extension of municipal services for new growth.
- Support contextually-sensitive infill development that builds complete and inclusive communities.

PLANNING CONSIDERATIONS

The project team is currently exploring the possibility of subdividing and rezoning the subject site to a variety of residential zoning categories so that it may eventually accommodate new homes, potentially including two-family and multi-family homes. A variety of factors are considered in the preparation and refinement of preliminary design scenarios. These include:

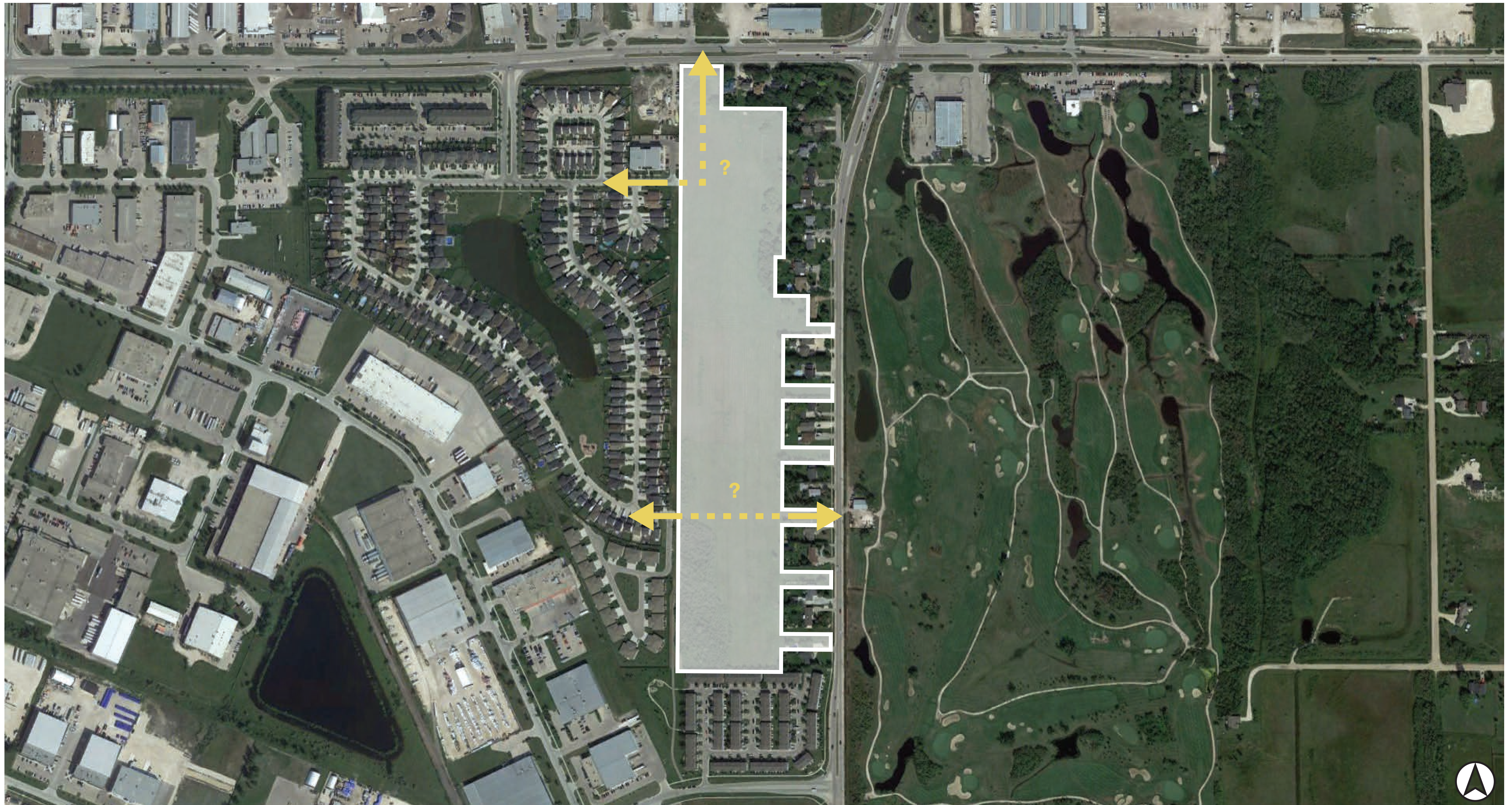
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|  Resident and Stakeholder Input |  City Objectives and Policy Direction |  Pedestrian Connectivity |
|  Setbacks and Privacy |  Density |  Height and Bulk |
|  Site Access |  Market Considerations |  Architecture and Site Design |
|  Traffic and Parking Considerations |  Servicing Constraints |  Other matters as they arise |
|  Landscaping and Buffering |  Garbage and Recycling | |

The subject site is well suited to accommodate this type of development for various reasons, including:

- It is located within the City of Winnipeg's intensification target area and can help to support Winnipeg's goals for infill development;
- The proposed development would add a mix of housing options to help create a more complete community; and
- There are several nearby recreational and commercial amenities that would help to support the residential intensification of this site.

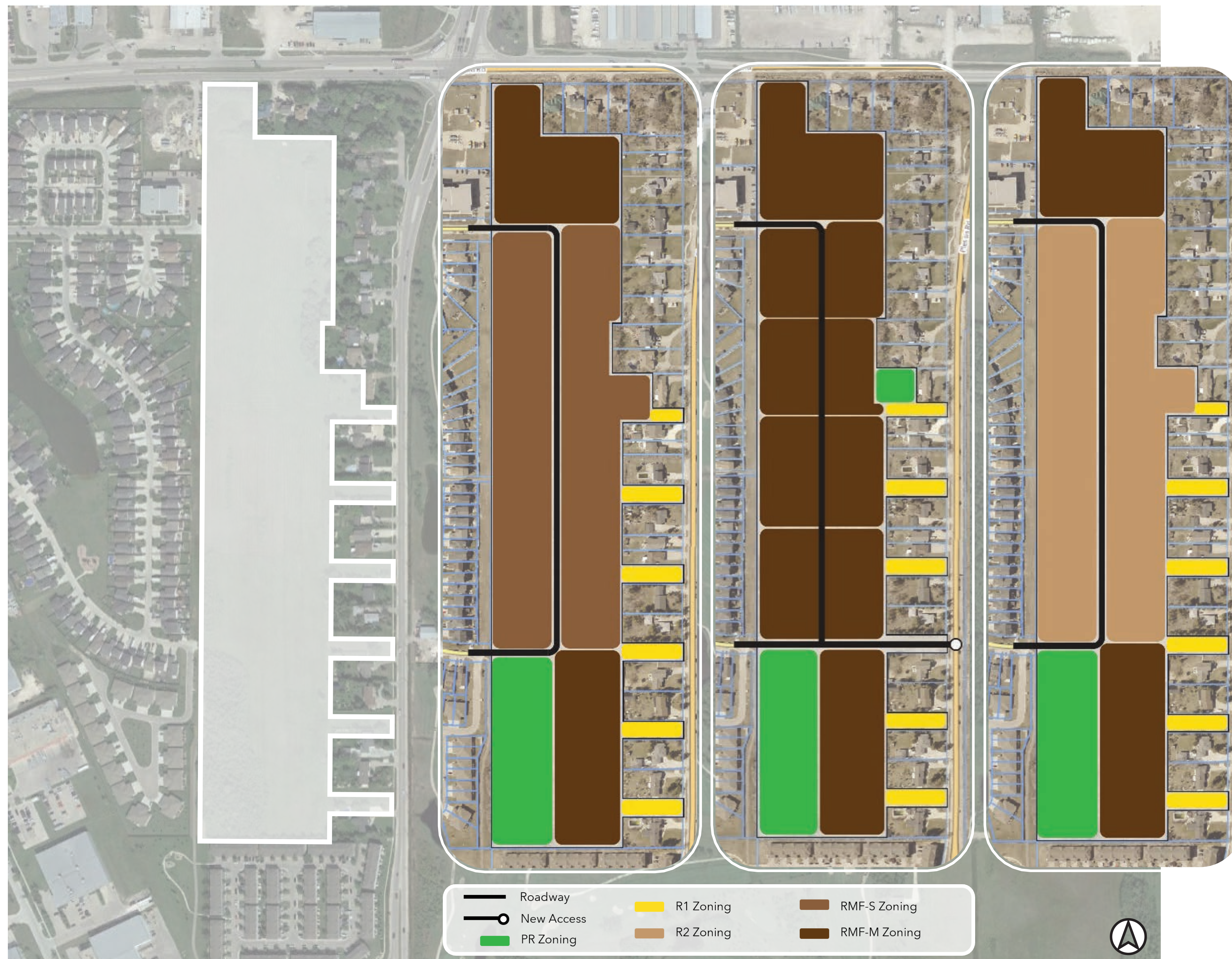
GENERAL IDEA

POSSIBLE ACCESS POINTS



PRE-APPLICATION

CITY OF WINNIPEG FEEDBACK PROCESS



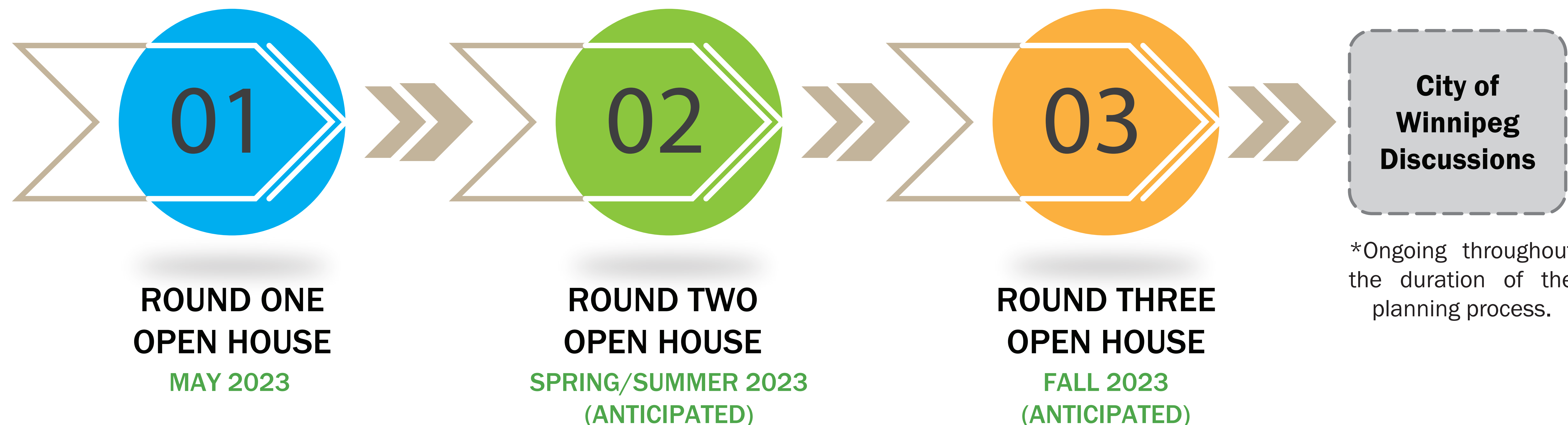
The City of Winnipeg encourages landowners to submit a pre-application as a first step in any potential development.

- This process requires applicants to submit one or more conceptual plans to receive feedback from City departments (including Planning, Public Works, Water and Waste, etc.).
- These images illustrate the project team's early thinking as to how the subject site could be developed, but do not represent an actual proposal.
- Each of these scenarios could be changed, accepted, or abandoned before a formal application is submitted.

ENGAGEMENT

CONSULTATION PROCESS

This Open House is the first round in our consultation process. We will continue to provide project updates and receive feedback throughout the planning process. Our consultation process is outlined below.



Meetings with adjacent residents and stakeholders to introduce the project team, project timeline, outline the planning process, discuss anticipated next steps, and receive input.

Meetings with adjacent residents and stakeholders to provide a project update, share preliminary land use scenarios, demonstrate how feedback received at the first meeting has been considered and addressed, and continue to receive input.

Meetings with adjacent residents, stakeholders, and the general public to provide a project update, introduce a preferred land use concept, demonstrate how feedback received has been considered and addressed, and continue to receive feedback.

THANK YOU

Thank you for attending this Open House. The next steps in the process are likely to include:

- 01** Review comments from today's Open House and the online comment sheets.
- 02** Continue to work with City of Winnipeg (Planning, Public Works, Water & Waste, etc.) on planning due diligence.
- 03** Develop preliminary land use scenarios.
- 04** Return to stakeholders in approximately two months to introduce preliminary land use scenarios and continue to receive feedback.

Your feedback is important to us, please take the time to fill out one of the project surveys available at the sign-in table, or online via:

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



If you have any further questions, please contact:

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or **204-453-8008**

www.landmarkplanning.ca