

WATERSIDE EAST STAKEHOLDER MEETING JULY 19TH, 2023

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



WELCOME

PROJECT INTRODUCTION

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

The purpose of this meeting is to provide a project update, share preliminary land use concepts, and discuss next steps in the planning process. We also would like to continue to receive your feedback 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.

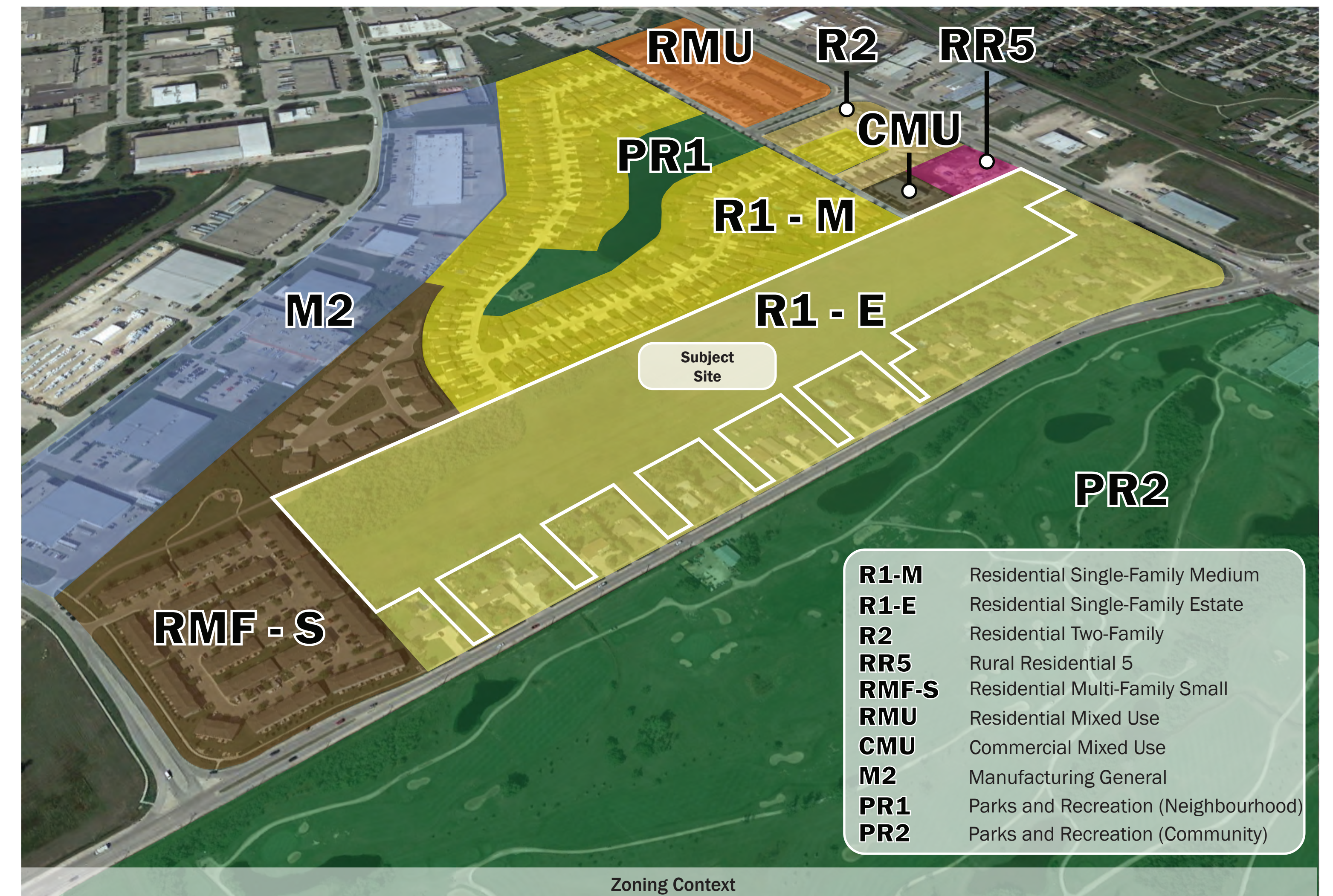
CONTEXT

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.

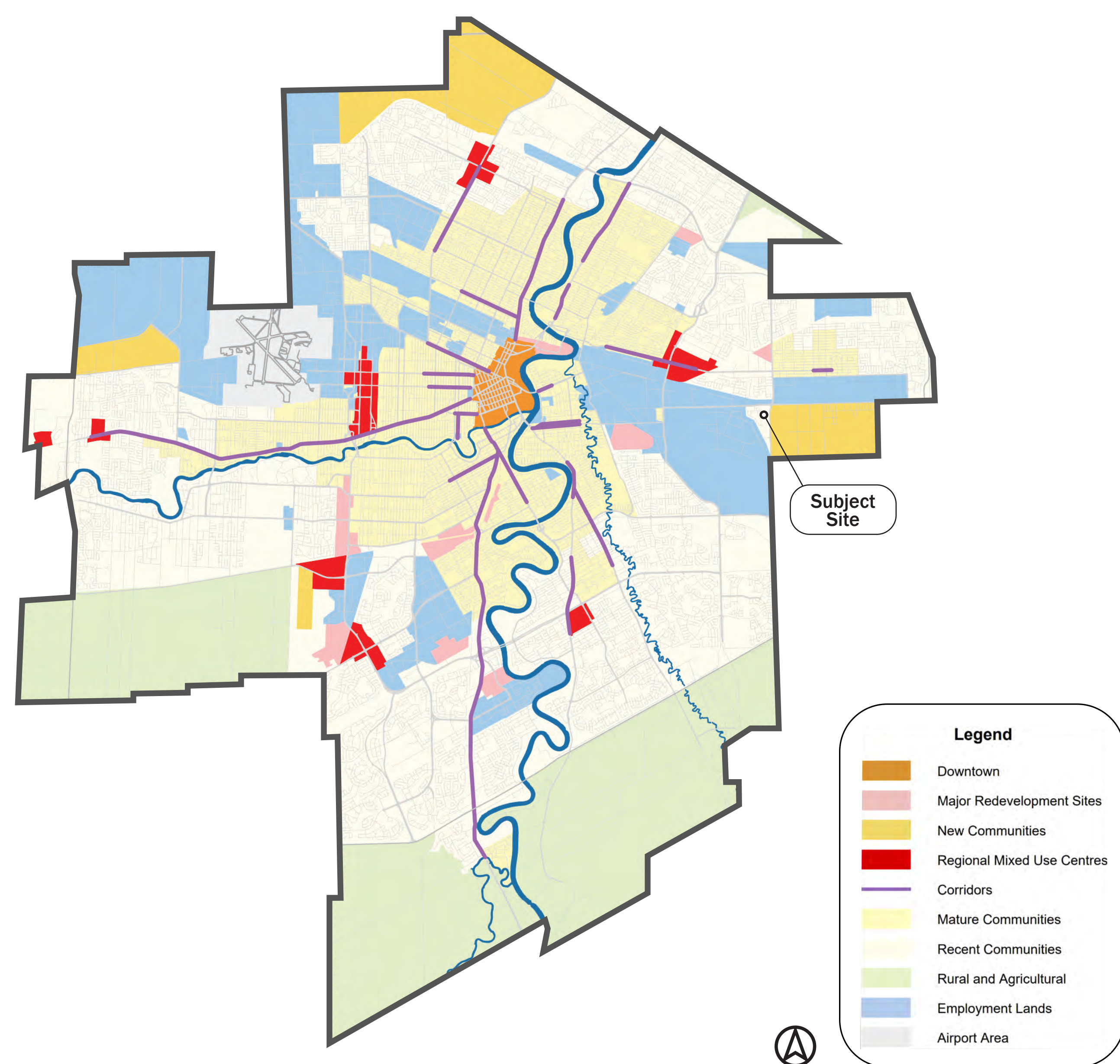
The subject site is currently zoned R1-E Residential Single-family (Estate Lots).

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.

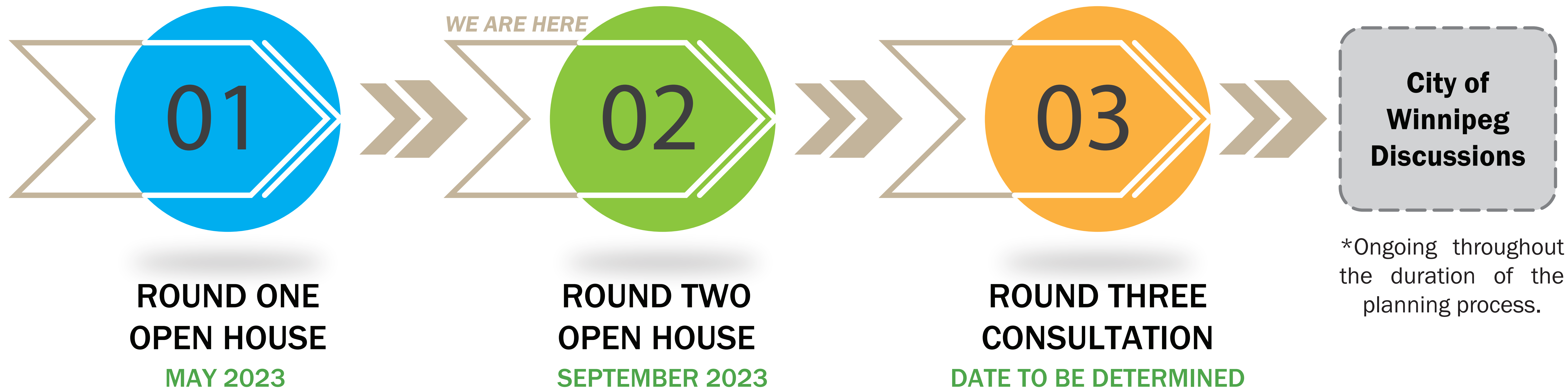
OurWinnipeg 2045 and its land use direction strategy *Complete Communities 2.0* both have language supportive of this type of development in Recent Communities, including to:

- 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.

ENGAGEMENT

CONSULTATION PROCESS

This meeting is part of the second 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.



*Ongoing throughout the duration of the planning process.

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 to provide the general public with a project update, confirm the land use concept, and demonstrate how feedback received has been considered and addressed.

WHAT WE HEARD **ADDRESSING FEEDBACK**

At the initial Open House in May 2023, 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.

SITE LAYOUT

Proposed land uses will **consider existing uses** when a preferred design concept is surveyed/lotted **to ensure cohesiveness** while meeting the expectations of today's market.

Public Works has requested a **new connection to Plessis Road** as part of this development, however the treatment of existing streets is not yet known.

HOUSING TYPOLOGY

The Project Team is considering a **variety of housing types**, including single-family, two-family, and multi-family dwelling units.

Municipal planning documents encourage the creation of inclusive neighbourhoods that include a **mix of housing types** to meet all life-cycle needs.

The City of Winnipeg does not regulate **type** or **tenure** of housing.

DESIGN AND AESTHETICS

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 City of Winnipeg** 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 planned area.

WHAT WE HEARD **ADDRESSING FEEDBACK**

SERVICING AND DRAINAGE

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 and Waterside 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.

The **developers 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.

The Project Team is working with AECOM to perform a **transportation analysis** of the preliminary land use concepts.

The Project Team will work collaboratively with the City of Winnipeg Public Works Department to ensure **smooth and safe integration** into existing infrastructure.

Proposed pedestrian connections will take into consideration broader active transportation 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.

TRAFFIC, PARKING AND SAFETY

WHAT WE HEARD **ADDRESSING FEEDBACK**

GREENSPACE

The Project Team is considering a network of **internal sidewalk/pathways** and how they can integrate with the existing Waterside Estates neighbourhood.

The proposed development will include **greenspace** as per parkland dedication requirements, which are typically 8 - 10% of the total land.

PRIVACY

If approved, the future development of homes will be required to adhere to **yard setbacks** as per the City of Winnipeg Zoning By-law, and will not be permitted to be built up to existing property lines.

Various **design interventions** can help to **mitigate privacy concerns**, including the strategic placement of windows, fences, and new landscaping.

ACCESS

A new access point to Plessis Road **will be required** as part of this development, as per the City of Winnipeg Public Works Department. The Project Team will work with the Public Works Department to determine all **specifications and standards**, as well as to ensure safe integration into the existing road network.

A preferred land use concept will evolve from all comments and feedback received from the consultation program and online comment sheets both in May and now (July). The Project Team will conduct a more detailed analysis of various engineering and infrastructure components for the preferred land use concept. The preferred land use concept will be presented at a future presentation prior to the submission of a development application.

PRE-APPLICATION









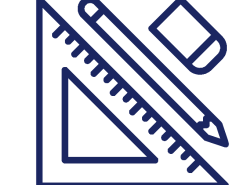





CITY OF WINNIPEG FEEDBACK PROCESS

The City of Winnipeg encourages landowners to submit a pre-application as a first step in any potential development. The Project Team submitted a pre-application with three potential land use scenarios, each proposing a variety of residential densities and received the following City input:

- ✓ Support for the rezoning of the subject site to accommodate a variety of residential densities on this parcel, including multi-family residential uses, subject to various design considerations.
- ✓ Recommendation to undertake a public engagement process.
- ✓ Requirement for the site to be designed to a high standard and demonstrate a quality pedestrian environment.
- ✓ Requirement to provide active transportation connections (pathways/sidewalks) between the proposed development site and existing neighbourhood.
- ✓ Requirement to undertake an Arborist Report, a Transportation Impact Study (TIS), and a comprehensive servicing report.
- ✓ Public Works will require a street connection to Plessis Road and sidewalk.
- ✓ Requirement for the developer to upgrade all required services to acceptable City standards.

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:

- | | | |
|--|--|--|
|  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 | |

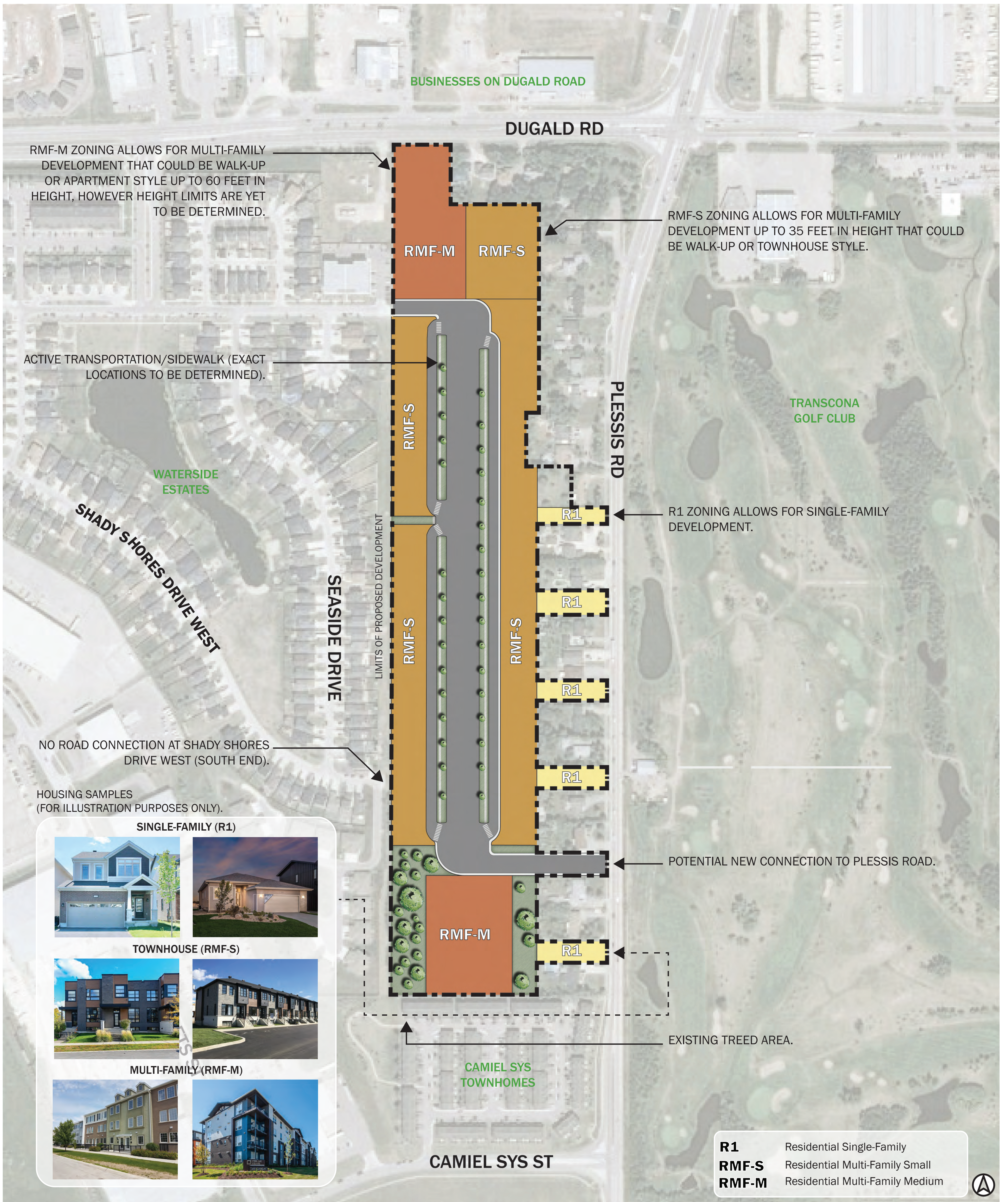
The subject site is well suited to accommodate this type of development for various reasons, including:

- 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.

DESIGN CONCEPT

PRELIMINARY LAND USE CONCEPT 1

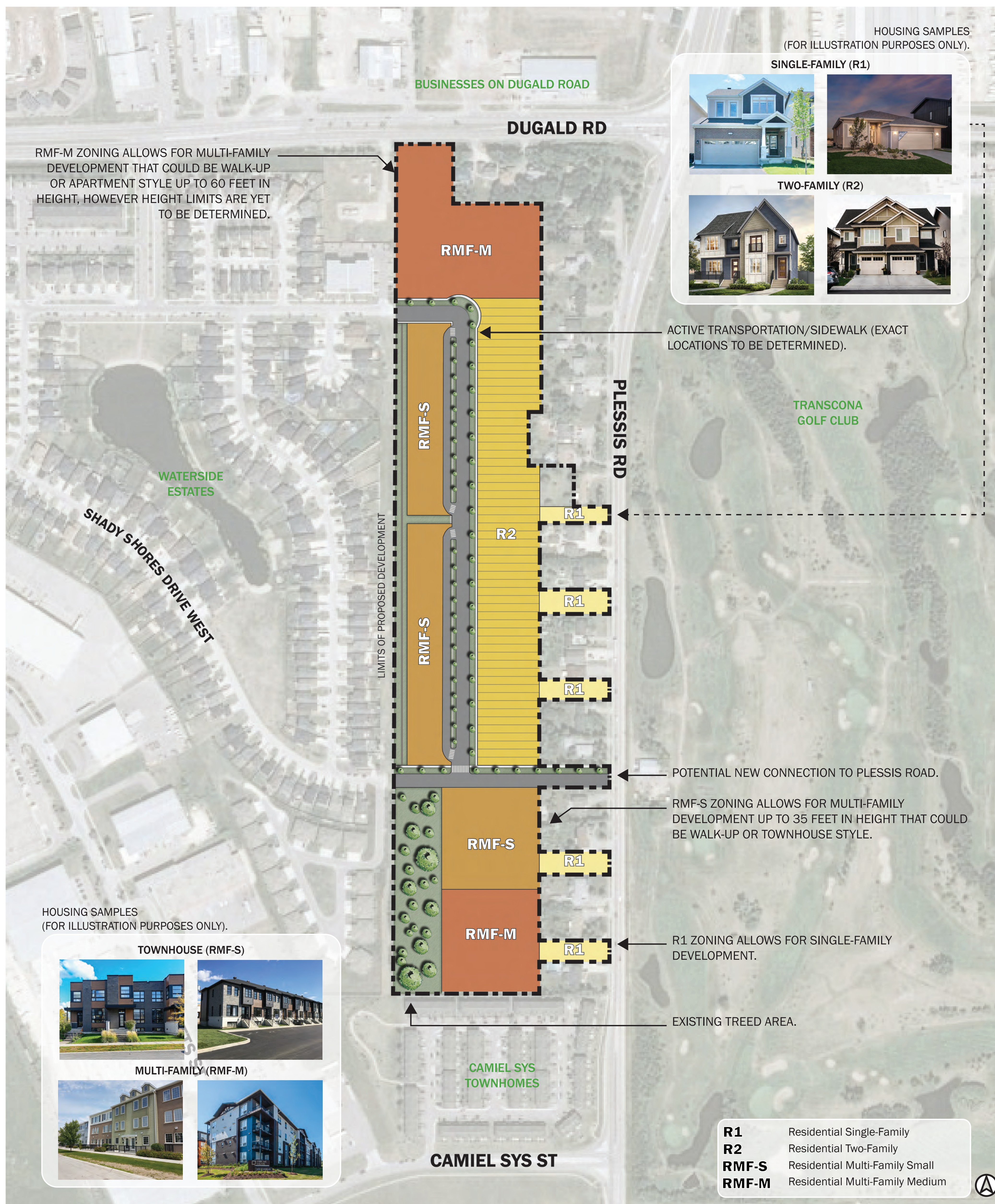
This graphic illustrates a refined, possible land use concept for the site. It includes block-level detail to demonstrate the potential mix and location of residential land uses, as well as potential roadway connections and infrastructure. This graphic is conceptual.



DESIGN CONCEPT

PRELIMINARY LAND USE CONCEPT 2

This graphic illustrates a refined, possible land use concept for the site. It includes block-level detail to demonstrate the potential mix and location of residential land uses, as well as potential roadway connections and infrastructure. This graphic is conceptual.



THANK YOU

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

- 01** A second Open House will be held with the broader community in September 2023. The Project Team will review feedback from this stakeholder meeting and the Open House, as well as the online comment sheets.
- 02** Continue to work with City of Winnipeg (Planning, Public Works, Water & Waste, etc.) on planning due diligence.
- 03** Confirm the preferred land use concept.
- 04** Finalize discussions with the City of Winnipeg and submit a development application.

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

<https://www.surveymonkey.com/r/J5WN2LK>

If you have any further questions, please contact:

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or **204-453-8008**

www.landmarkplanning.ca