

WATERSIDE EAST OPEN HOUSE OCTOBER 24TH, 2023

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



WELCOME

PROJECT INTRODUCTION

Welcome to the third 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 meeting is to provide a project update, introduce the preferred land use concept, and outline the municipal approvals 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



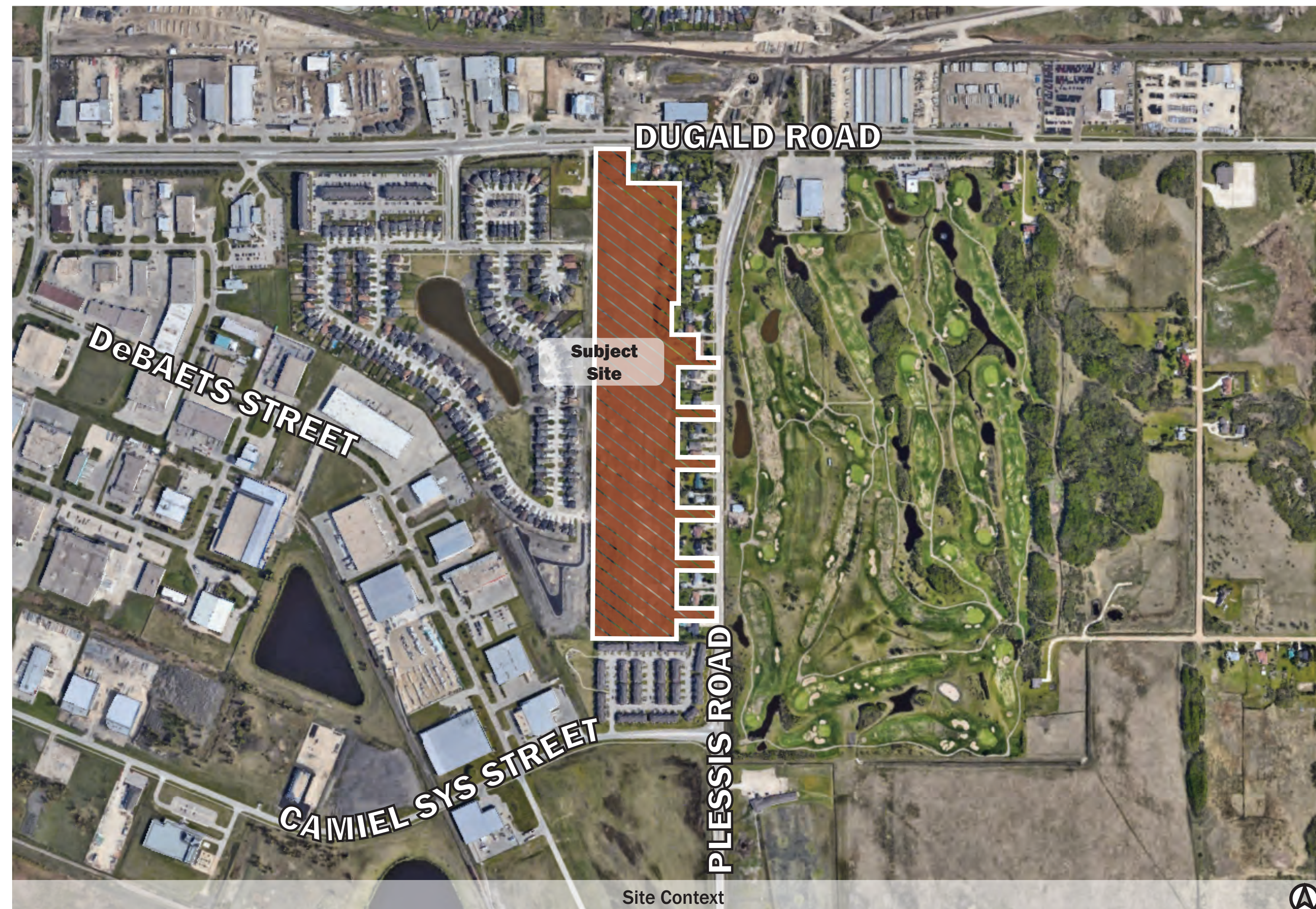
Terracon Development Ltd. and *Waterside Development Corp.*, two local Manitoba developers, are considering an application to subdivide and rezone the site so that it may eventually accommodate new homes. The developers recognize that nearby residents and stakeholders may be interested in the potential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

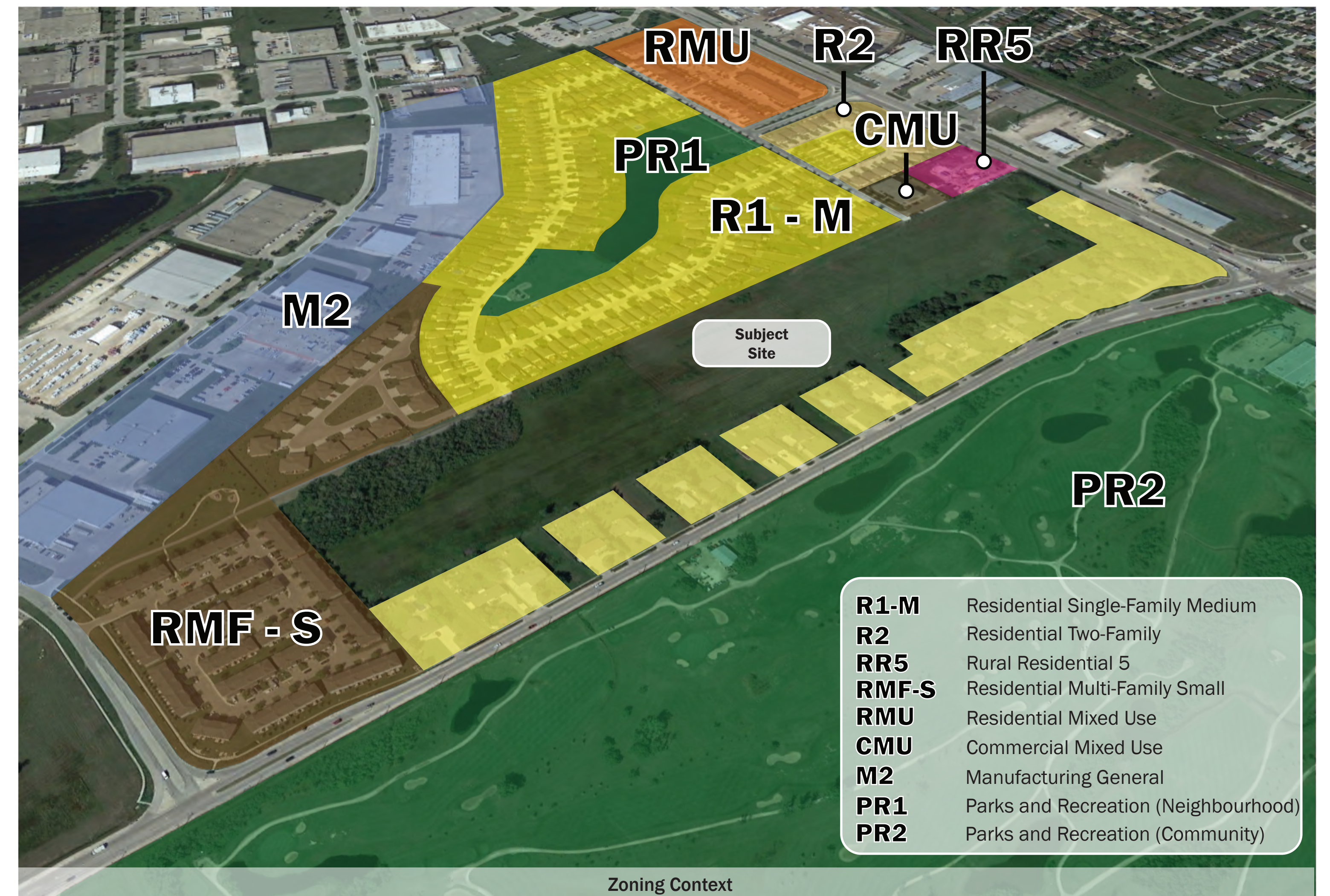
CONTEXT

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



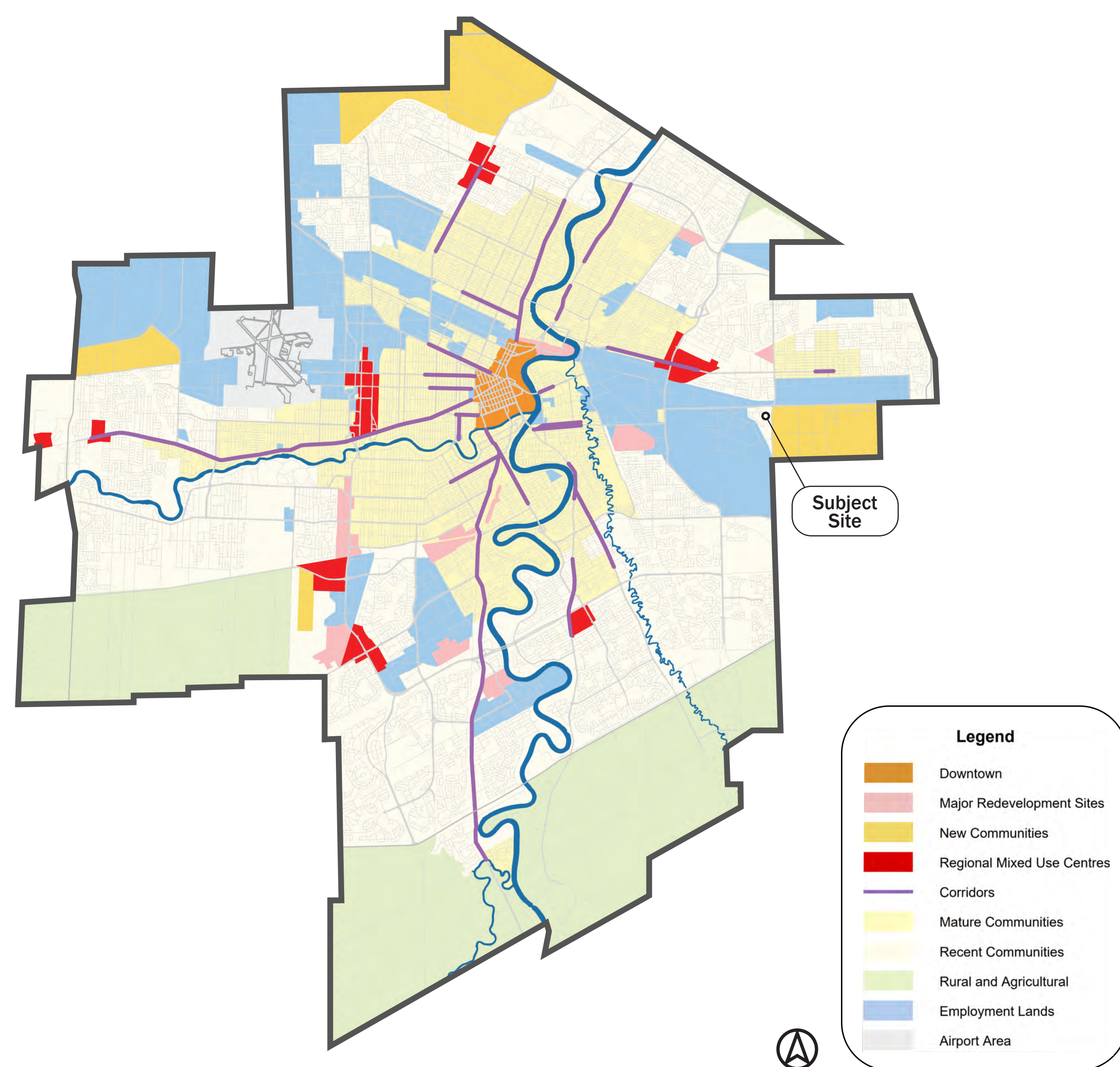
The Transcona South neighbourhood features a mix of single-family, two-family, multi-family, rural residential, commercial, and industrial zoning.

The developers would like to subdivide the property into various residential lots and rezone them to accommodate a variety of 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 third 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.

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

Meeting 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.

Meeting 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 Houses in May and September, key topics were raised by nearby residents and stakeholders. The Project Team has worked to address these topics through the planning and design process.

SITE LAYOUT

The preferred land use concept **considers existing uses** to ensure cohesiveness while meeting the expectations of today's market.

Public reserve space and above-average lot depths provide a series of **buffers in key locations** between future homes and existing homes.

Public Works has requested a **new road connection to Plessis Road** as part of this development.

HOUSING TYPOLOGY

The preferred land use concept includes a **variety of housing types**, including single-family, two-family, and small and medium 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).

The developers intend to use various **architectural controls** to ensure a cohesive design throughout the entire planned area.

WHAT WE HEARD **ADDRESSING FEEDBACK**

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.

TRAFFIC, PARKING AND SAFETY

The Project Team worked with AECOM to perform a **Transportation Impact Study (TIS)** and assess the implications of the potential development on the surrounding transportation system.

The TIS confirmed that traffic generated by the potential development does not warrant any infrastructure improvements that are not already needed. The new connection of Shady Shores Drive East to Plessis Road does not warrant a traffic signal.

With or without this development, improvements to the surrounding traffic network are required by 2029.

The City of Winnipeg Public Works Department will review the results of the TIS in their evaluation of the subdivision and rezoning application, and we will continue to work collaboratively to ensure **smooth and safe integration** into existing infrastructure.

Proposed pedestrian connections carefully consider 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.

WHAT WE HEARD **ADDRESSING FEEDBACK**

GREENSPACE

The vast majority of the existing forest land at the southwest corner of the site will be preserved.

The Project Team worked with Fleawood Tree Works to conduct an arborist report, which will be reviewed by the Urban Planning Division at the time of application. The Arborist Report includes various recommendations as to **how to preserve trees in good and fair health** within proximity of the development area, including the installation of protective barriers prior to construction activity to prevent soil and trunk damage.

The Project Team has designed a network of **internal pathways** to provide greater connectivity to the Waterside Estates neighbourhood.

A series of greenspace buffers are included in the proposed site design.

The proposed development includes **greenspace** in excess of parkland dedication requirements, which are typically 8 - 10% of the land.

PRIVACY

If approved, the future homes will 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.

Deep single-family lots, public reserve space, and the preservation of much of the existing forested area provide **significant buffering** to existing homes.

WHAT WE HEARD **ADDRESSING FEEDBACK**

SERVICING AND DRAINAGE

Drainage is being **carefully planned** for the subject site so that it does not impact any resident's current situation.

The proposed drainage plan will result in **some improvements** to existing areas outside the development site.

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.

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 certain design constraints including setbacks, density, and height.
- ✓ 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

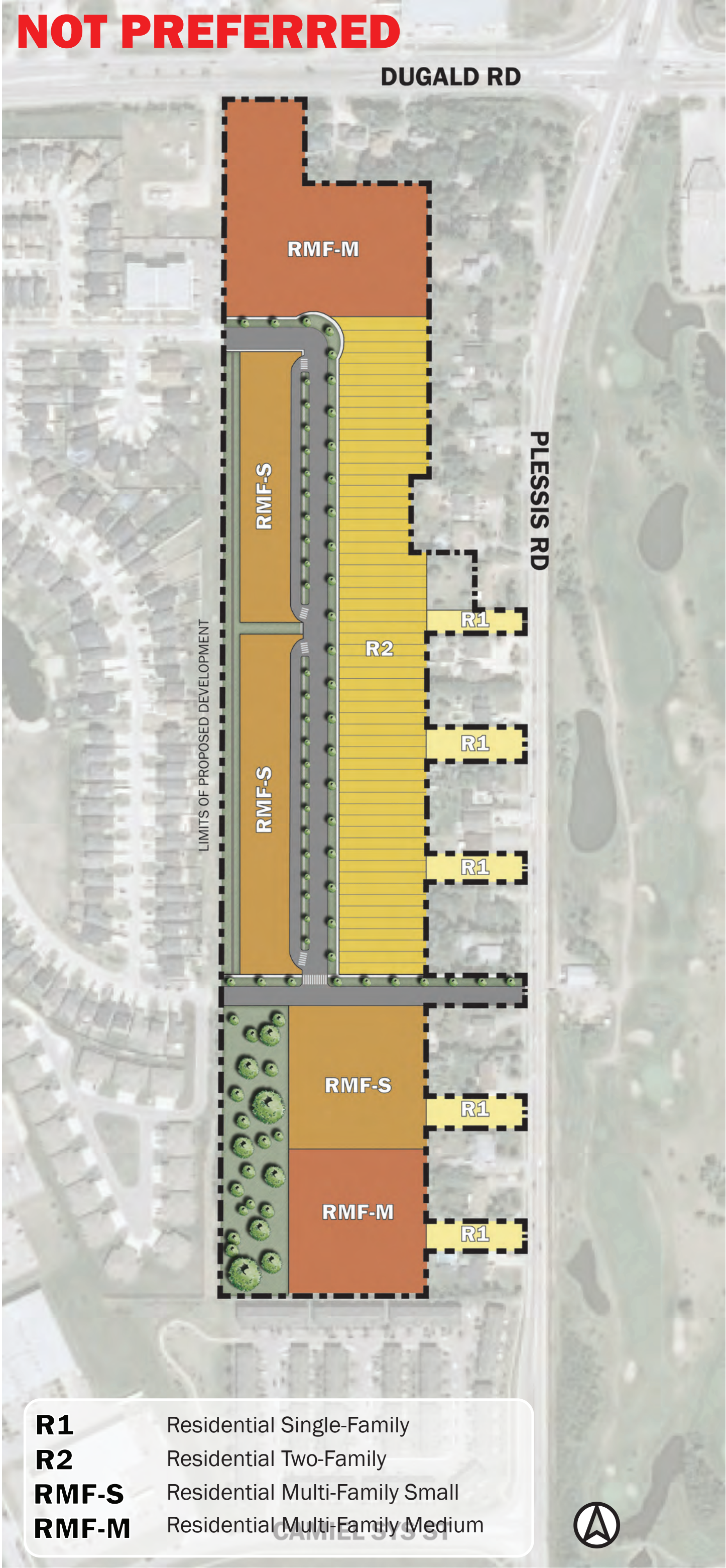
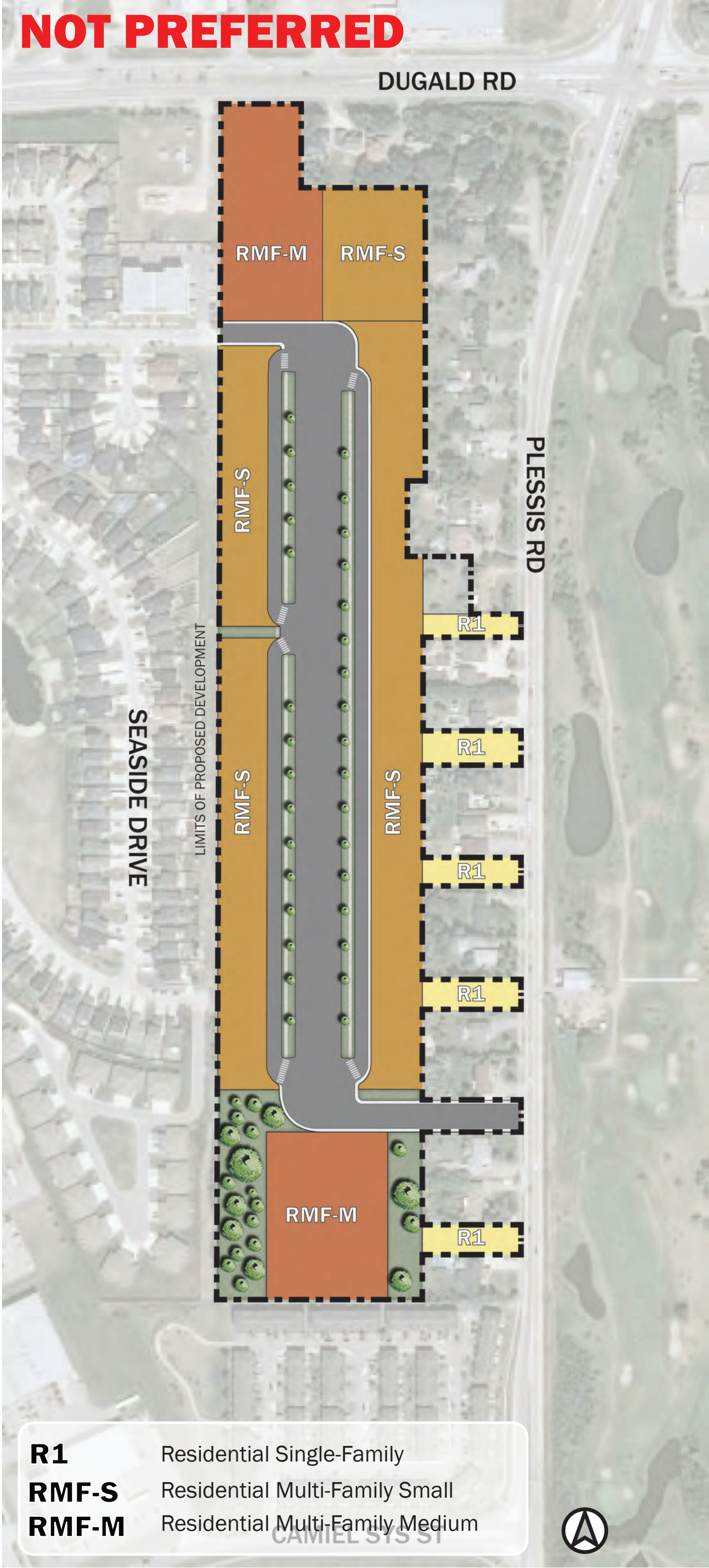
The study team has carefully considered the possibility of subdividing and rezoning the subject site to a variety of residential zoning categories so that it may eventually accommodate new homes, including single-family, two-family and multi-family homes. A variety of factors were considered in the preparation and refinement of land use concepts. 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
- If approved, this development will add a number of recreational amenities to the neighbourhood, including additional greenspace, active transportation (pathway) connections, and will see the preservation of the majority of the existing forest.

PAST CONCEPTS



In September 2023, we shared two refined possible land use concepts for the site.

These concepts included block level detail to demonstrate the **potential mix and location of residential land uses**, as well as potential roadway connections and infrastructure.

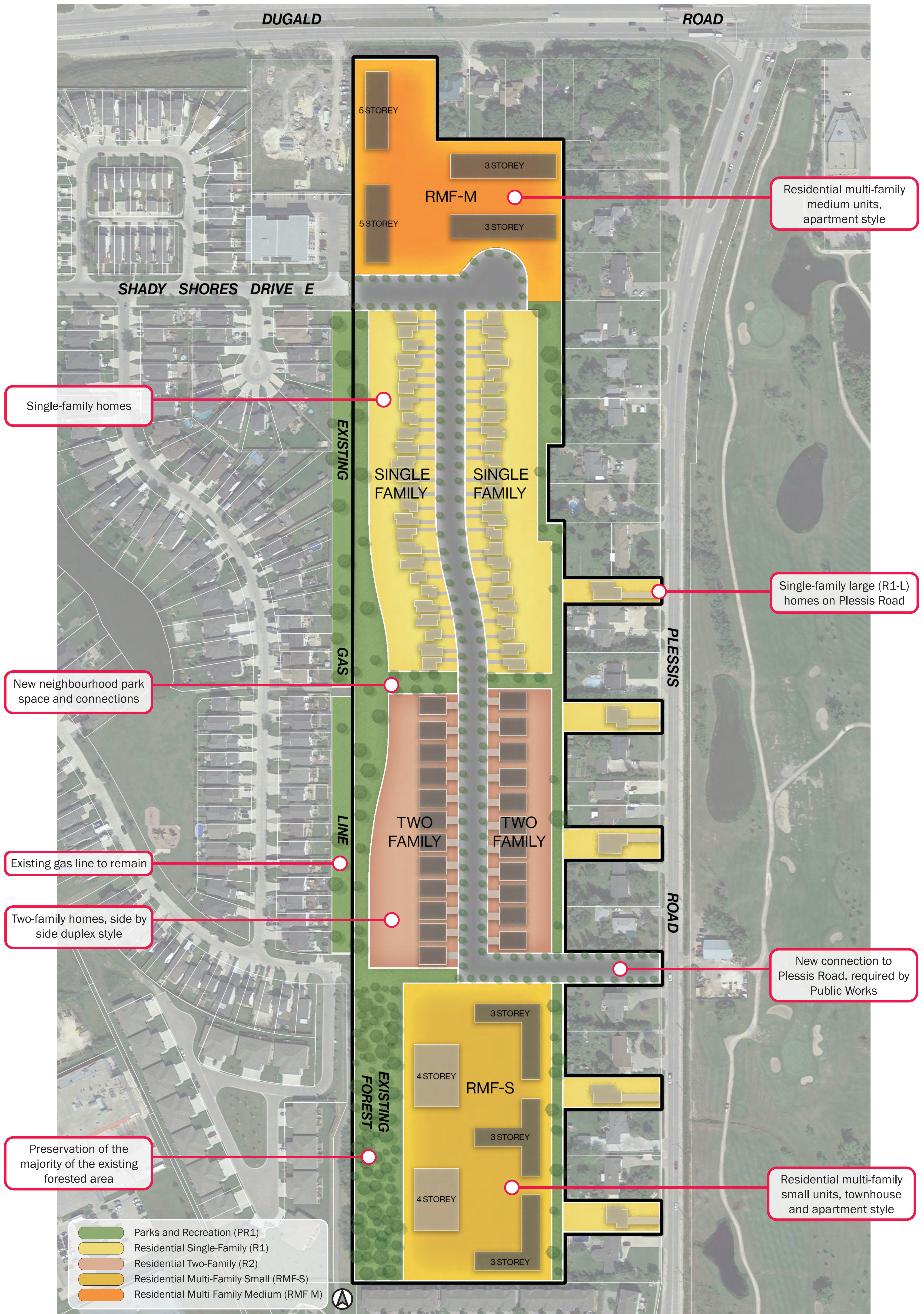
Past concepts included a mix of single-family, two-family, townhouse, and multi-family uses.



The feedback we received on these two concepts was used to help inform the preferred land use concept.

LAND USE CONCEPT

Based on best practices, municipal policy direction, and stakeholder feedback, the Project Team has prepared the following preferred land use concept.



THANK YOU

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

- 01 Review feedback from the Open House as well as the online comment sheets.
- 02 Make any changes to the preferred land use concept, as necessary.
- 03 Complete application discussions with the City of Winnipeg.

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/WatersideR3>



If you have any further questions, please contact:

Brennan Johnson, MCP
at RSVP@landmarkplanning.ca
or **204-453-8008**

www.landmarkplanning.ca

CONCEPTUAL TWINNING OF PLESSIS ROAD - FOR INFORMATION ONLY



Internal discussions between various City of Winnipeg departments have been initiated regarding the future twinning of Plessis Road. A conceptual re-alignment demonstrates that existing Plessis Road would become a service road to provide driveway access to homes on Plessis. A potential reconfiguration of the west side of the Transcona Golf Course could allow for the twinning of Plessis Road as shown, as well as provide opportunities for additional housing, greenspace, and pedestrian connections. The twinning of Plessis Road is a municipal infrastructure project and is not part of Terracon and Waterside's proposal.