

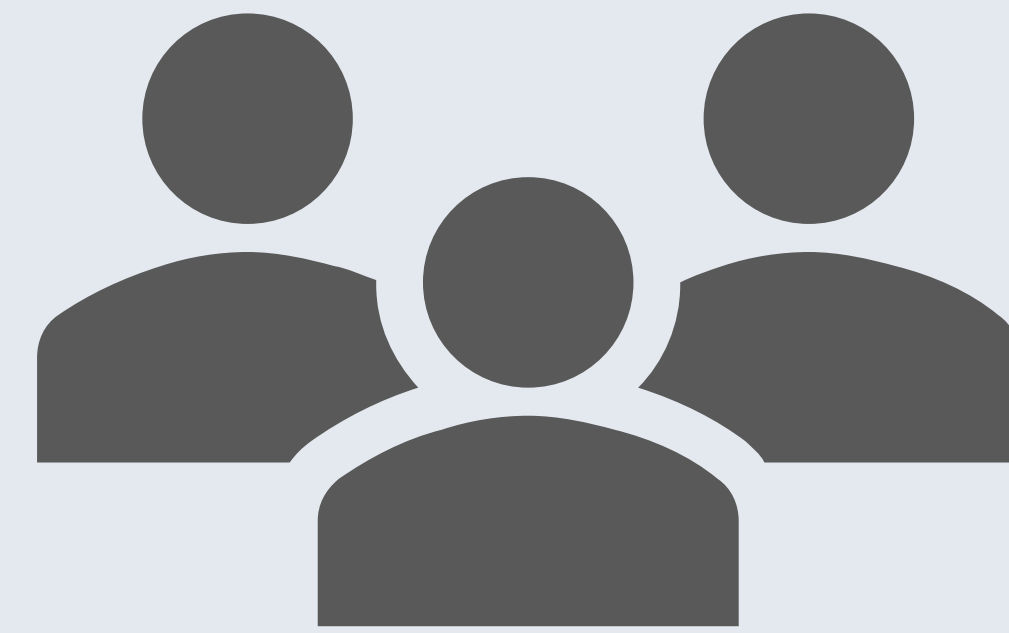


WATERFORD NORTH SECONDARY PLAN AMENDMENT

PUBLIC OPEN HOUSE
JANUARY 2024

WELCOME!

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Welcome to the Waterford North - Secondary Plan amendment Open House.

The purpose of this Open House is to introduce the proposed Secondary Plan amendment to change the boundaries of Precinct 'B' and Precinct 'C', in northwest Winnipeg.

Open House format:

- **We encourage you to review the Open House boards**
- **Members of the Project Team are in attendance to answer your questions and/or to receive your feedback.**

PROJECT TEAM

Exemplar Developments, a local Winnipeg developer, is considering a Secondary Plan amendment and Zoning By-law amendment so that they can eventually accommodate the development of a northern extension of the Waterford Green neighbourhood. Exemplar recognizes that nearby residents and stakeholders may be interested in the proposal.

Landmark Planning & Design has been retained to lead a planning and engagement process.



CONTEXT

The subject site encompasses approximately **48.3 acres** (19.5 ha) and is located directly north of Waterford Green

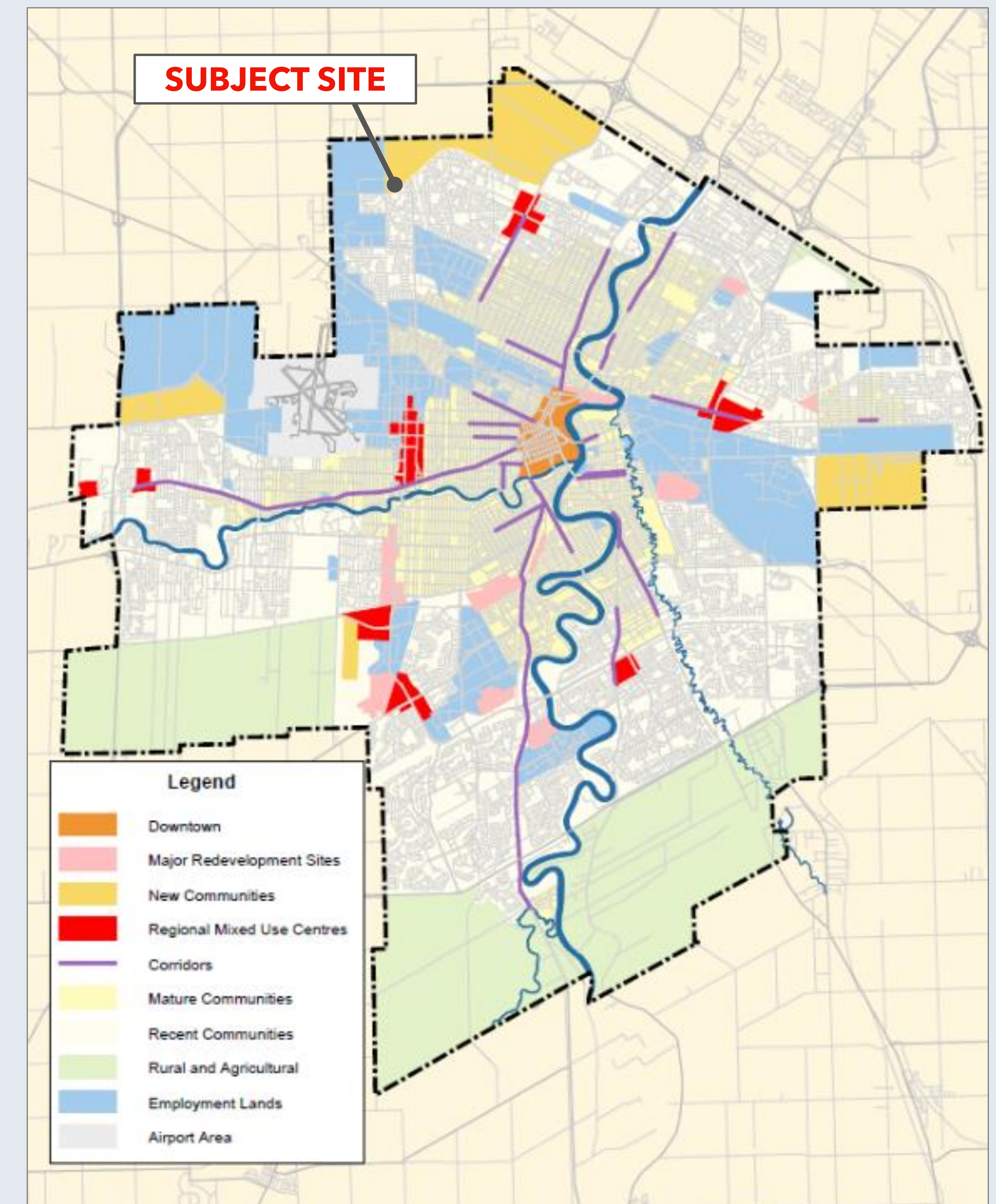
The site is generally bounded by the following:

- **North:** Vacant lands
- **East:** Future Dr. Jose Rizal Way extension
- **South:** Jefferson Ave, green corridor
- **West:** King Edward Street



Complete Communities 2.0 (CC 2.0)

- CC 2.0 designates this area of the city as a “**New Community**”
- “New Communities” are defined as large undeveloped land areas identified for future urban development that are not currently served by a full range of municipal services
- Designated precincts within “New Communities” are required to have secondary plans, to ensure these areas are developed as complete and connected communities
- The subject site is currently part of Precinct ‘B’, which is not considered an imminent priority for servicing and development
- The subject site can be serviced through existing capacity within Precinct ‘C’ if an amendment to the precinct boundaries is approved



CC 2.0 - Urban Structure Map

PROPOSED DEVELOPMENT AREA

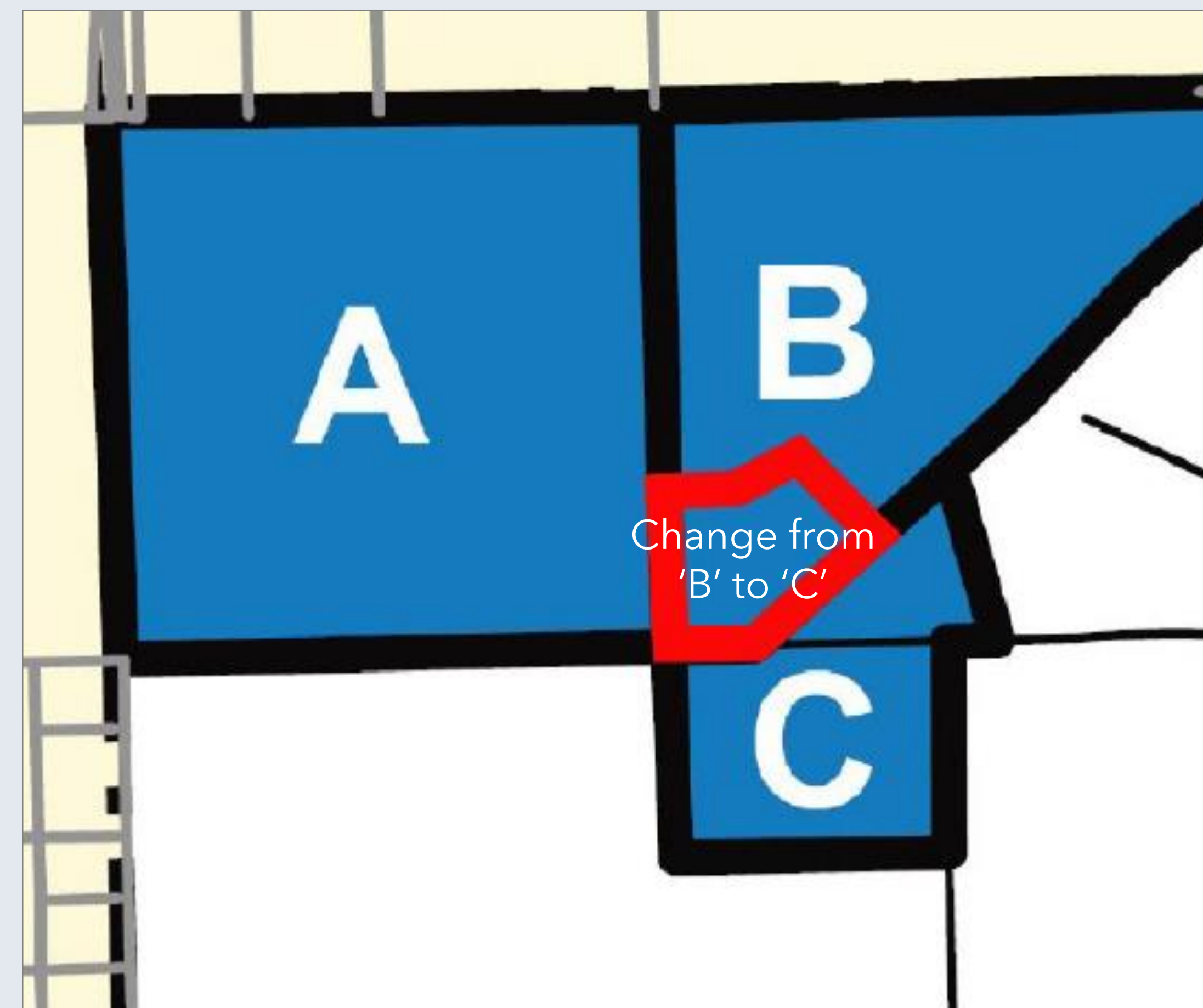
- The subject site is located within Precinct 'B' directly north of the Waterford Green neighbourhood (Precinct 'C')
- We propose amending the northern boundary of Precinct 'C' according to the future plans for Chief Peguis Trail
- This would allow a northern extension of the Waterford Green neighbourhood
- This would require:
 - A *Complete Communities* map amendment
 - Updating the *Waterford Green Precinct Plan*
 - Subdivision and Rezoning application



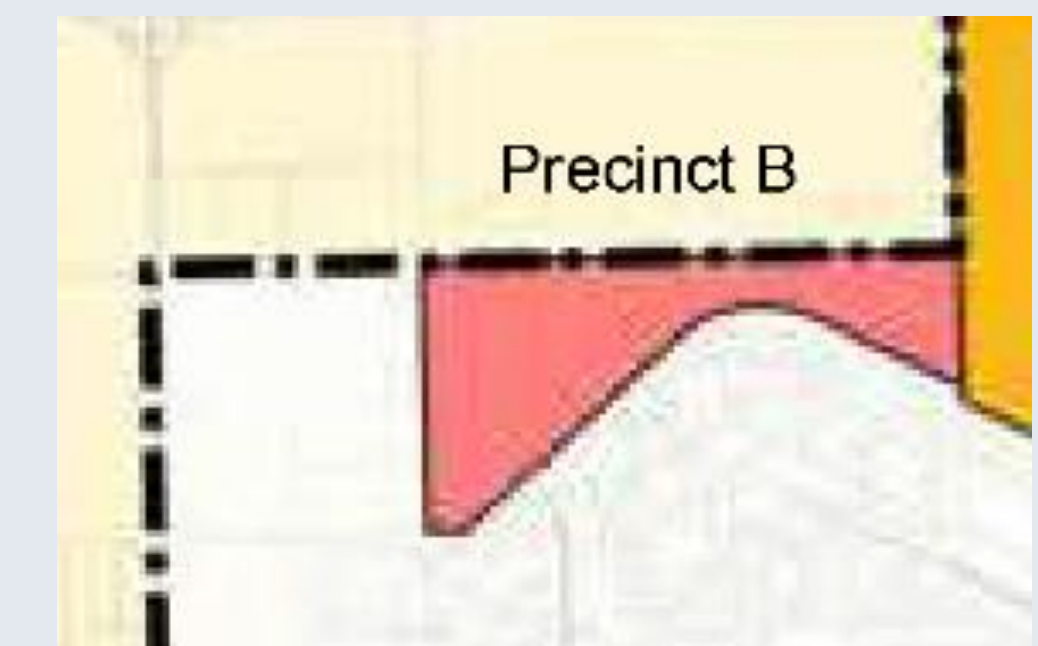
PROPOSED RE-DESIGNATION

Complete Communities 2.0 amendment to change the boundaries of Precinct 'B' and Precinct 'C'

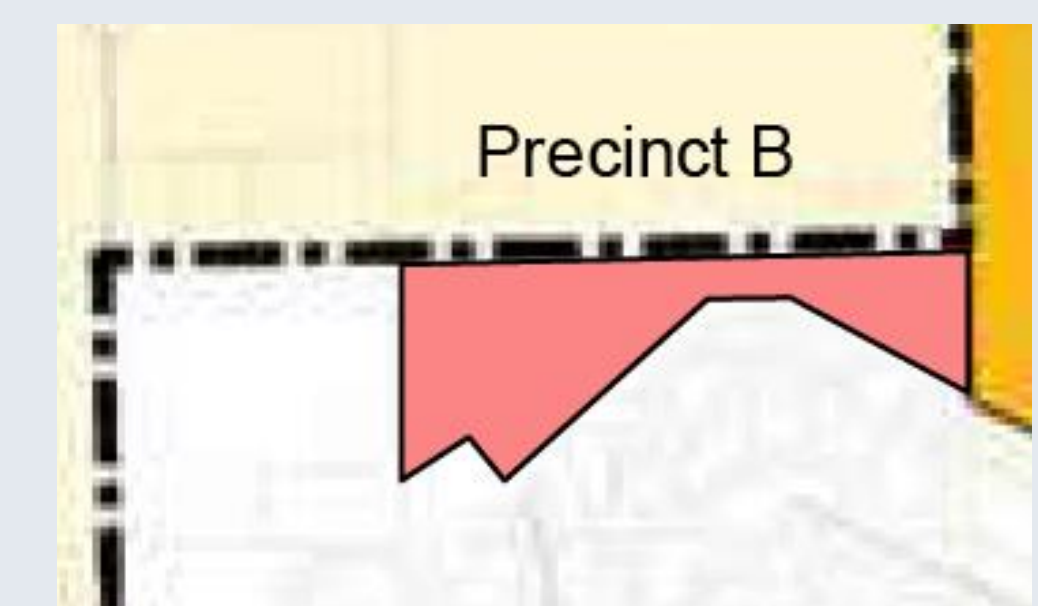
- The subject site is currently part of Precinct 'B'
- The project team would like to amend *Complete Communities 2.0* to change the boundaries of Precinct 'B' and Precinct 'C'
- The proposed re-designation would accommodate the subject site within Precinct 'C' to allow for residential development to occur using leftover servicing capacity in Waterford Green



Precinct A, B and C in previous Complete Communities (Subject Site outlined in red)



Existing Precinct 'B' boundary



Proposed Precinct 'B' boundary

RE-DESIGNATION ANALYSIS

***Complete Communities 2.0* amendment to change the boundaries of Precinct 'B' and Precinct 'C'**

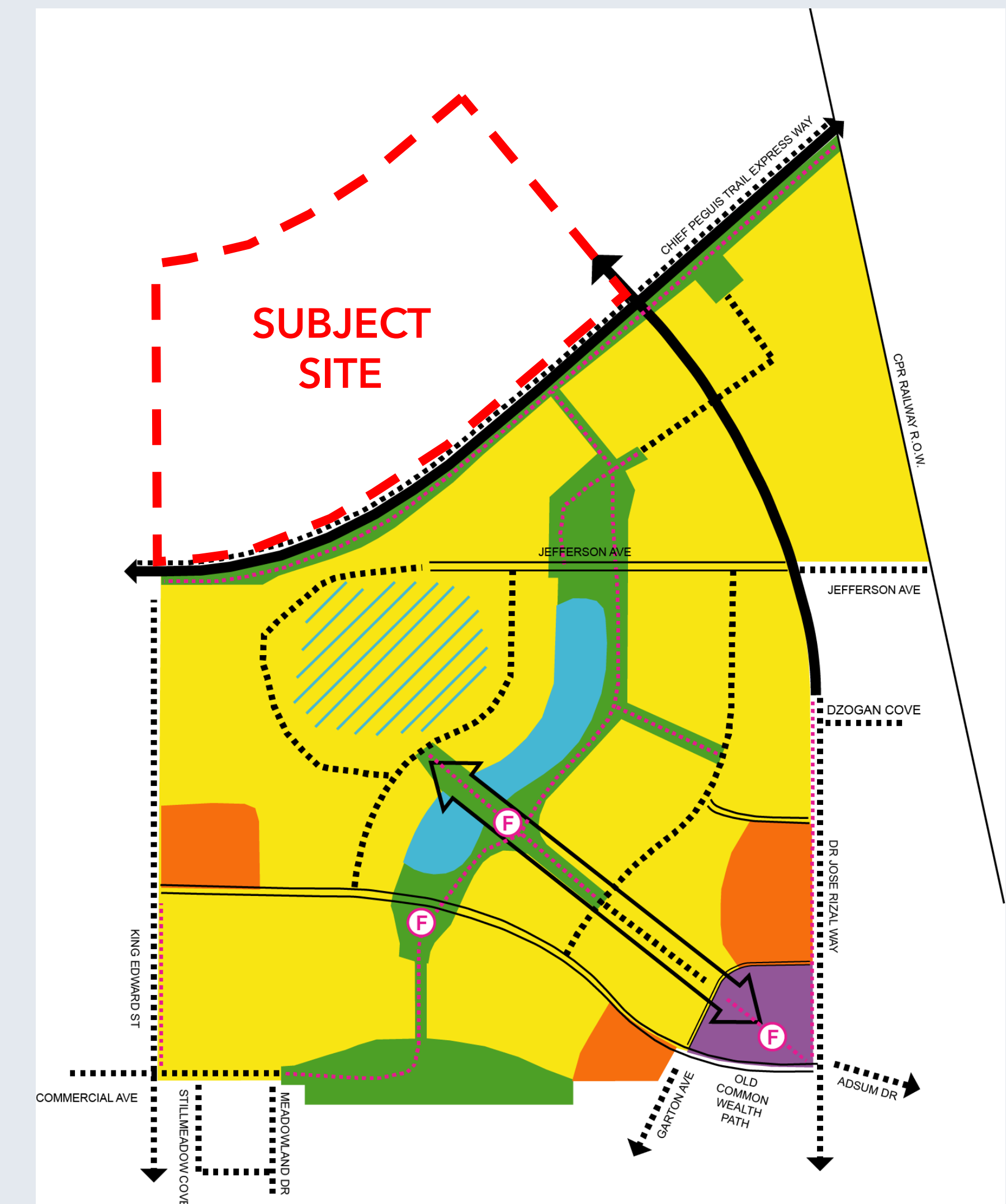
- This re-designation would accommodate the potential development of 236 single family lots and one multi-family parcel
- There is a sustained demand for residential units in the area and not enough supply to alleviate this pressure
- There is existing servicing capacity within Precinct 'C'
- The subject site is strategically located close to employment lands
- The proposed re-designation would promote economic activity, increase servicing infrastructure efficiency, provide improvements to the public realm, and extend the green network from Waterford Green

PRECINCT 'C' PLAN UPDATE

Waterford Green Precinct Plan

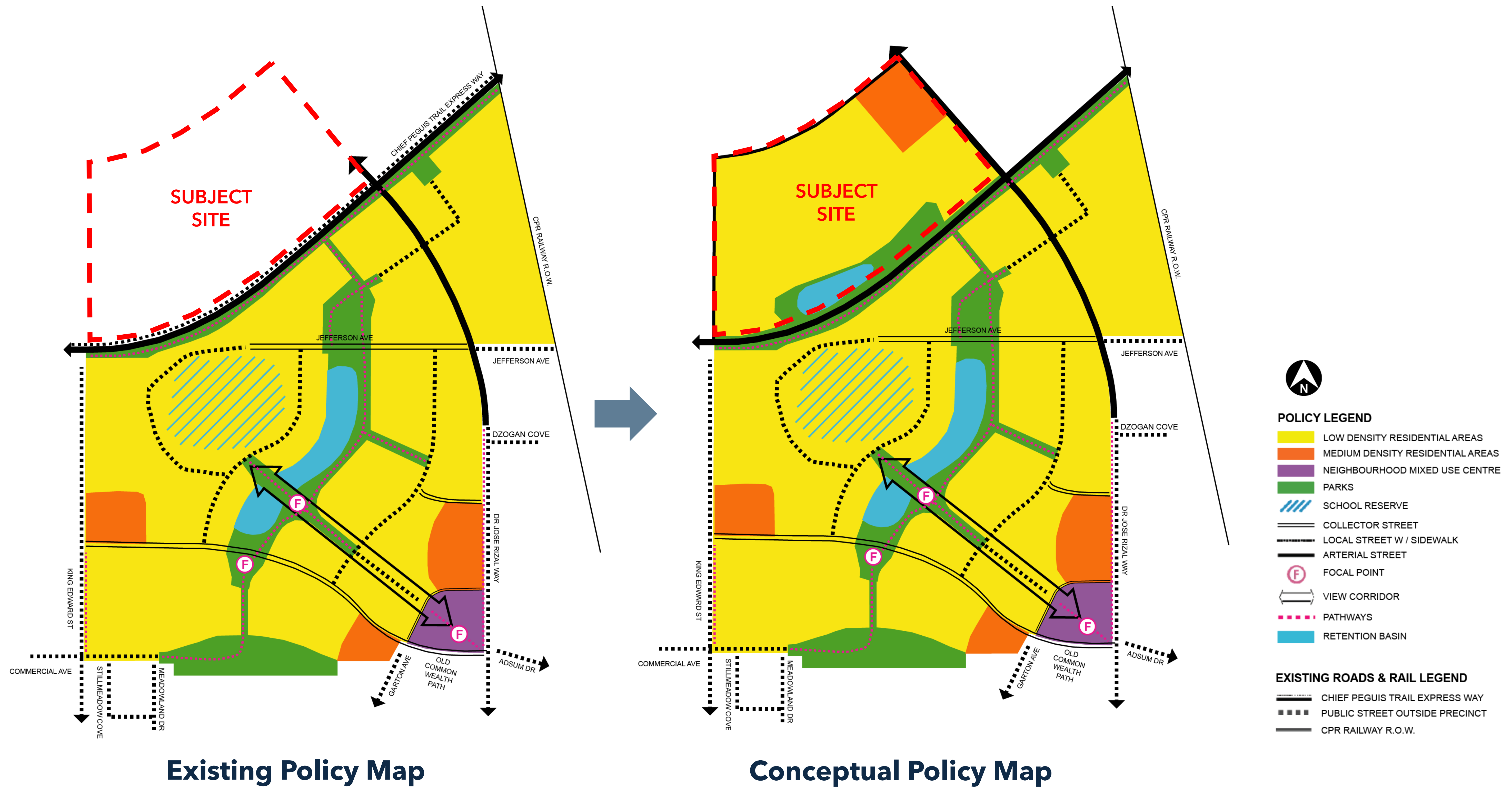
- The existing plan was approved in 2012 and it is a non-statutory plan
- The new Precinct 'C' Plan would be adopted as a by-law and would provide an opportunity to incorporate necessary updates to the plan
- A key change will be an updated land use policy map

In accordance with recent changes to the Winnipeg Charter, changes to non-statutory secondary plans must be facilitated through a Secondary Plan By-law Amendment process. The City of Winnipeg has entered into a Terms of Reference with the landowner to facilitate the conversion of the existing Waterford Green Precinct Plan into a Secondary Plan By-law. The overall intent, goals and policies of the existing Waterford Green Precinct Plan will not be changed as a result of this process.



Precinct 'C' Land Use Policy Map
(Subject Site outlined in red)

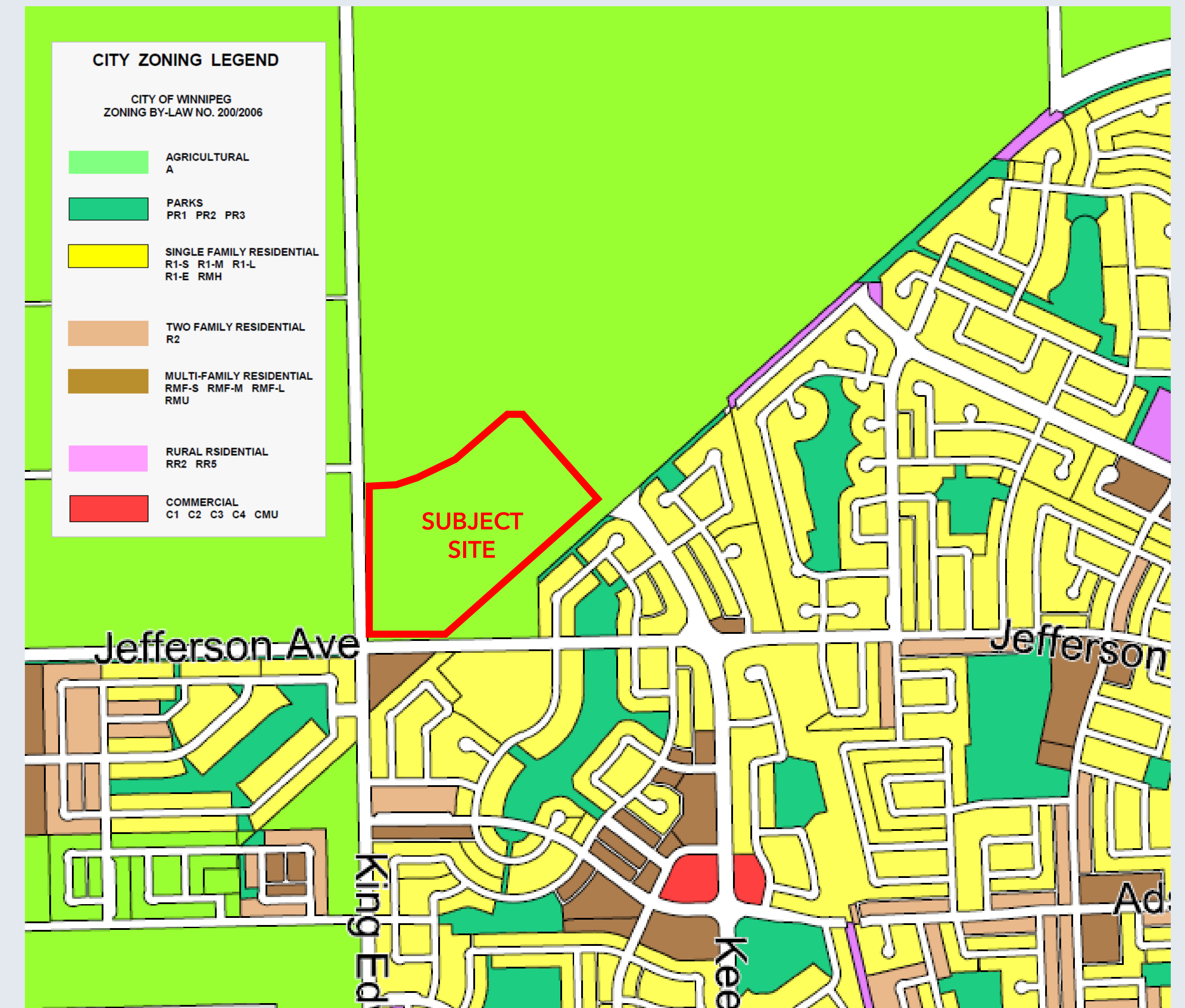
PRECINCT 'C' POLICY MAP



The location of land use designations will be determined in collaboration with the City of Winnipeg

ZONING CONTEXT

- The subject site is currently zoned **A - Agricultural**
- Adjacent lands to the south feature a diversity of single-family (R1), two-family (R2), and multi-family (RMF) zoning districts
- The project team would like to rezone the subject site to **R1** and **RMF** to accommodate a residential single-family and multi-family neighbourhood

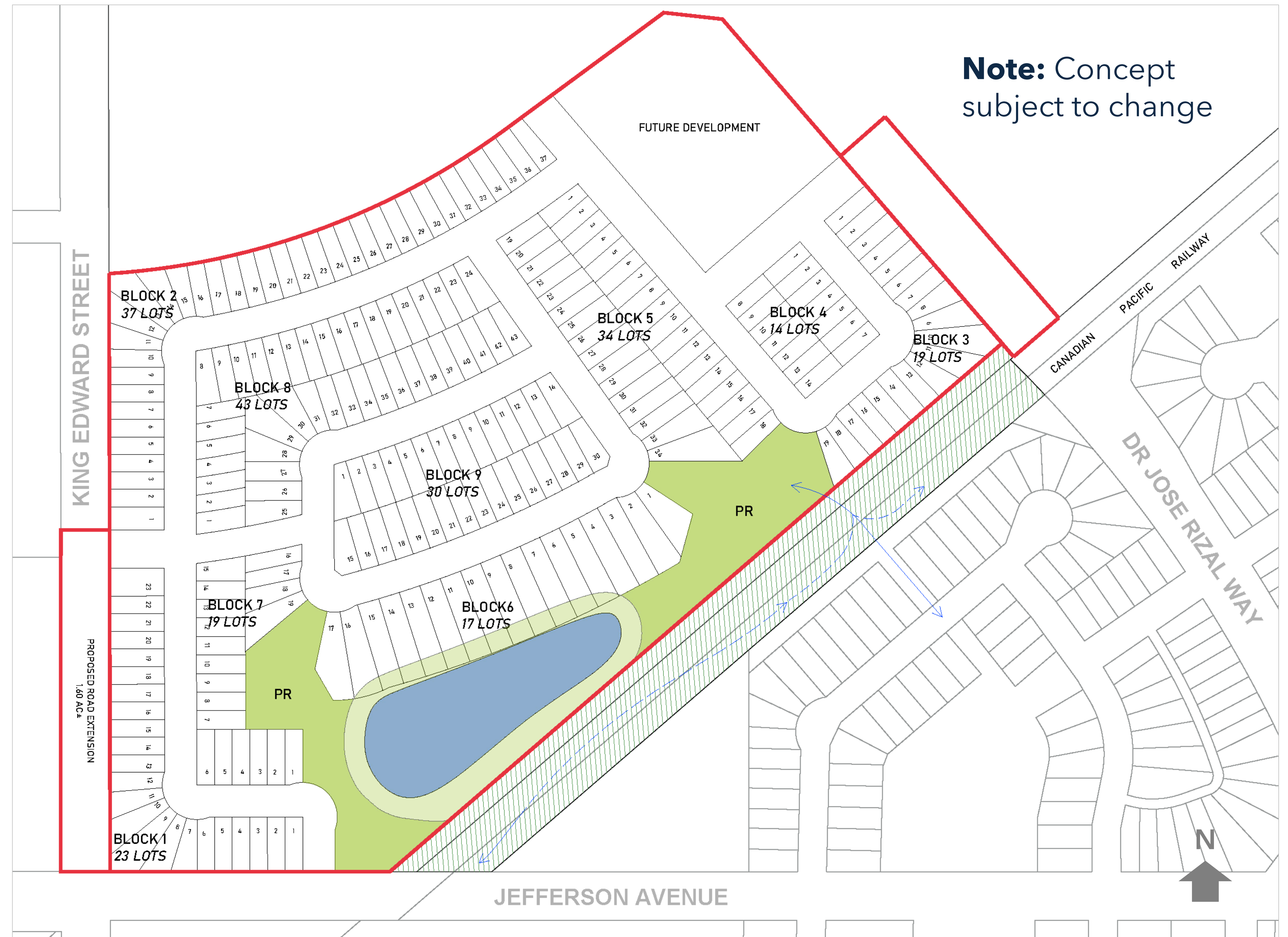


City of Winnipeg Zoning By-law No. 200/2006
(Subject Site outlined in red)

SUBDIVISION CONCEPT

The proposed subdivision concept incorporates the following features:

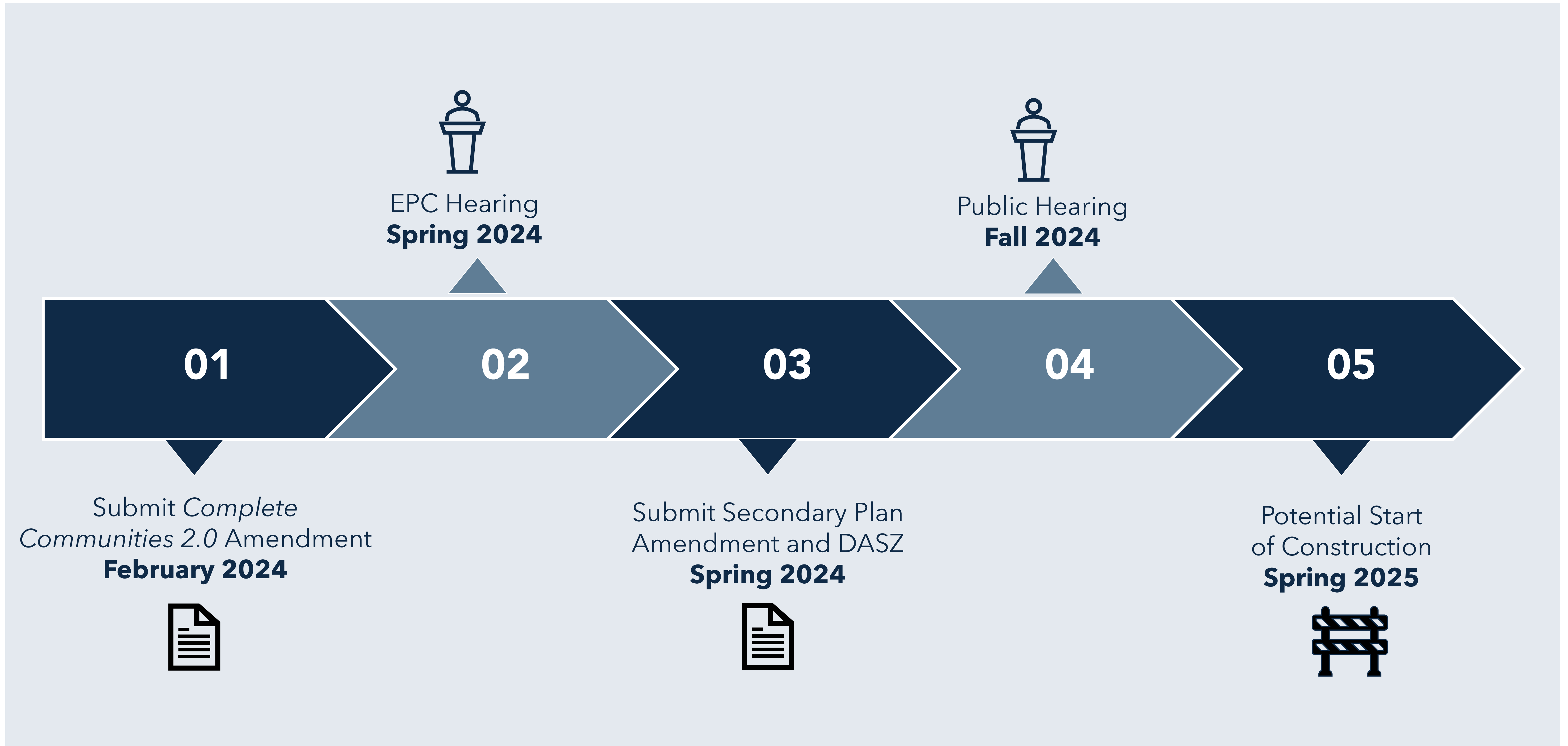
- 236 single-family lots
- 1 multi-family parcel
- Public Reserve land dedication for active and passive recreation
- The number of units will be regulated by the amount of servicing capacity



A Servicing Study was prepared by Stantec (an engineering firm) to assess Precinct 'C' capacity and the implications of the potential development on the surrounding water and waste system.

- Precinct 'C' has enough capacity to provide a full range of municipal services to the property
- A Stantec Consulting report provides details on the servicing components of water, wastewater and land drainage for the subject site
- Stantec's analysis indicated there is "ample" wastewater and land drainage capacity in the existing Precinct 'C' downstream system to support the proposed development
- A traffic analysis was performed by Stantec and has been reviewed by Public Works

TIMELINE - NEXT STEPS



Thank You. Questions?

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Thank you for attending today's stakeholder meeting.

Your feedback is important to us.

Please take a few minutes fill out an online comment sheet at the following link:

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

If you have any further questions or comment, please contact:

Jeff Pratte at jpratte@landmarkplanning.ca or **204-453-8008**