OurWinnipeg 2045 and Complete Communities 2.0

The City of Winnipeg's Development Plan, *OurWinnipeg 2045*, as well as its land use direction strategy, *Complete Communities 2.0*, both have language supportive of this type of development in Recent Communities (the land use designation of this area), including to:

- Responsibly plan, prioritize, and accommodate growth in areas that best support Complete Communities principles;
- Achieve the intensification target by making development in intensification target areas easier and more desirable and predictable;
- Plan for and accommodate forecasted growth;
- Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is sensitive and complimentary to existing development;
- Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs;
- Encourage a variety of housing types and tenures to meet life-cycle housing needs and affordability ranges;
- Encourage a mix of types, tenures and unit sizes within residential developments; and
- Encourage new development that incorporates housing types that enable 'aging in place.

Public Consultation and Stakeholder Engagement

A thorough public engagement process was undertaken as part of this project, including a series of public open houses over a 6-month period between May 2023 and October 2023. The Project Team met with directly adjacent and nearby residents and stakeholder groups, those most likely to be potentially impacted by this proposal, and members of the general public on four occasions. Various other meetings were accommodated one-on-one with interested/concerned residents. Figure 2 below outlines the public engagement process undertaken by the Project Team.



Figure 2: Consultation process

At the first Open House (May 1st, 2023 – 5:30PM to 7:30PM at the Transcona Library), the Project Team introduced themselves to stakeholders, provided an overview of the project, shared general development options for the site, received feedback, and outlined next steps in the planning process.

At the request of the local Councillor and the recommendation of the City of Winnipeg Planning Department, the Project Team held a key stakeholder meeting (Wednesday, July 19th, 2023 – 5:30PM to 7:30PM at the South Transcona Community Centre) with residents of Plessis Road to understand specific concerns related to their interests. At this meeting, the Project Team provided a project update, shared two preliminary land use concepts for the site, continued to receive feedback, and outlined next steps in the planning process.

At the second Open House (September 7th, 2023 – 6:00PM to 8:00PM at the Canad Inns Destination Centre Transcona), the Project Team provided an update on project progress, demonstrated how feedback received has been considered and addressed, shared two preliminary land use concepts for the site, continued to receive feedback, and outlined next steps in the planning process.

At the third Open House (October 24th, 2023 – 6:00PM to 8:00PM at the Canad Inns Destination Centre Transcona), the Project Team provided a project update, introduce the preferred land use concept, and outlined next steps in the planning process. At this meeting, we continued to receive feedback.

Residents within the immediate vicinity of the project received direct invitations to meetings via hand delivered notices. Those within the broader Waterside Estates neighbourhood received notices via mail. For the third Open House, an advertisement was placed in the Winnipeg Free Press Community Review – East newspaper (see Figure 3 - right). The Project Team also sent email invitations to all stakeholders that attended the previous rounds of engagement and local stakeholder groups.

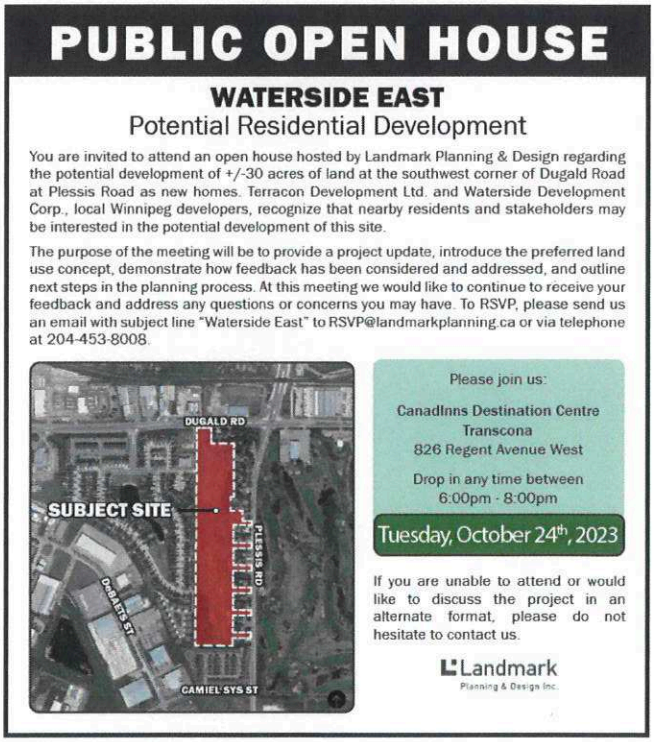


Figure 3: Newspaper advertisement

Addressing Feedback

A number of topics were raised by stakeholders during the engagement process. The Project Team summarized and synthesized these comments and concerns into themes, and then worked to address them where possible. The chart below outlines how the Project Team considered and addressed feedback from the engagement process.

Comment/Concern	Project Team Response
Site Layout	• The preferred land use concept considers existing uses to ensure cohesiveness while meeting the expectations of today's market. • Significant greenspace buffer strips on both the east and west site of the development site, in addition to an existing 50' - 0" gas line, as well as above-average block depths provide a buffer between future and existing homes.
Housing Typology	• The preferred land use concept includes a variety of housing types that provide options for people of varying incomes and demographics. • Municipal planning documents encourage the creation of inclusive neighbourhoods that include a mix of housing types to meet all life-cycle needs.
Design and Aesthetics	• The developers will use architectural controls in regard to building and design aesthetic to ensure a cohesive design throughout the entire planned area. • The developer is experienced and professional in nature.
Access	• A new access point to Plessis Road is required by Public Works and confirmed in the Traffic Impact Study (TIS). • The preferred land use concept includes the extension of Shady Shores Drive East through to Plessis Road.
Traffic, Parking and Safety	• The Project Team worked with AECOM to perform a Traffic Impact Study (TIS) of the proposed land use concept. • The TIS confirms that the proposed connection of Shady Shores Drive East to Plessis Road is easily handled without warranting a traffic signal. The full results of the TIS are included with this application. • Proposed pedestrian connections take into consideration broader active transportation systems to connect to existing on-street and off-street pathways. • The Project Team will continue to work collaboratively with the City of Winnipeg Public Works department to ensure smooth and safe integration into existing infrastructure. • Any development as part of this proposal, if approved, will adhere to municipal planning documents and meet or exceed required parking.

Comment/Concern	Project Team Response
Greenspace	• The proposed land use concept includes a network of internal pathways to provide greater connectivity to the Waterside Estates neighbourhood and new greenspace that could accommodate a future amenity. • The site has been designed to retain and preserve the majority of an existing forested area at the southwest corner of the subject site. • The Project Team worked with Fleawood Tree Works to conduct an Arborist Report. Their recommendations are included with this application.
Servicing and Drainage	• Drainage will be carefully planned so that it does not impact any resident's current situation. • It is possible that the development of the subject site could improve drainage of other properties. • The developers will be responsible for the costs of providing any required infrastructure or upgrades to existing infrastructure to ensure capacity for any development that would take place.

Background Analysis and City of Winnipeg Pre-Application Due Diligence

Based on best-practice and preliminary discussions with the District Planner, the Project Team undertook two background studies (Traffic Impact Study and Arborist Report), as well as a Pre-Application. A summary of the results of the studies are included below.

Traffic Study (AECOM)

AECOM was retained to undertake a Traffic Impact Study (TIS) for the proposed development. The full Traffic Impact Study is included in the application package and concludes that:

- Traffic generated by the proposed development does not warrant any infrastructure improvements that are not already needed; and
- The new connection of Shady Shores Drive East to Plessis Road is easily handled without a traffic signal.

Arborist Report (Fleawood Tree Works)

Fleawood Tree Works was retained to undertake an Arborist Report for the proposed development. The full Arborist Report is included in the application package.

The Arborist Report recommends the following:

- To establish a tree protection zone outside of the extent of proposed development; and
- To install protective barriers around the trunks of trees within proximity of construction activity.