SHADY SHORES EAST - BLOCK 5
PLAN APPROVAL 26 – 129078 ZR

June 1st, 2026 East Kildonan – Transcona Community Committee Meeting



FORTHRIGHT VENTURES

SBC

Landmark Planning & Design Inc.

PROJECT TEAM

FORTHRIGHT VENTURES

A local Winnipeg developer.

SBC

A local engineering firm.

Landmark Planning & Design Inc.

A local planning firm.

SITE CONTEXT

The subject site is approximately 5.3 acres in area and was created as part of DASZ 16/2024.



Landmark
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PROPOSED DESIGN

The proposed design includes the following:

- Two-storey townhouse buildings
  - +/- 28 feet in height
  - Bays of 5-, 6-and 8-unit buildings

- 89 dwelling units
  - Two- and three-bedroom units
  - Lot area of 2,565 sq. ft. per dwelling unit

- 172 parking stalls achieving a ratio of 1.9 stalls per dwelling unit
  - Private single-car garages and an accessory surface parking lot
  - Visitor parking
  - Accessible and van accessible parking





PROPOSED DESIGN

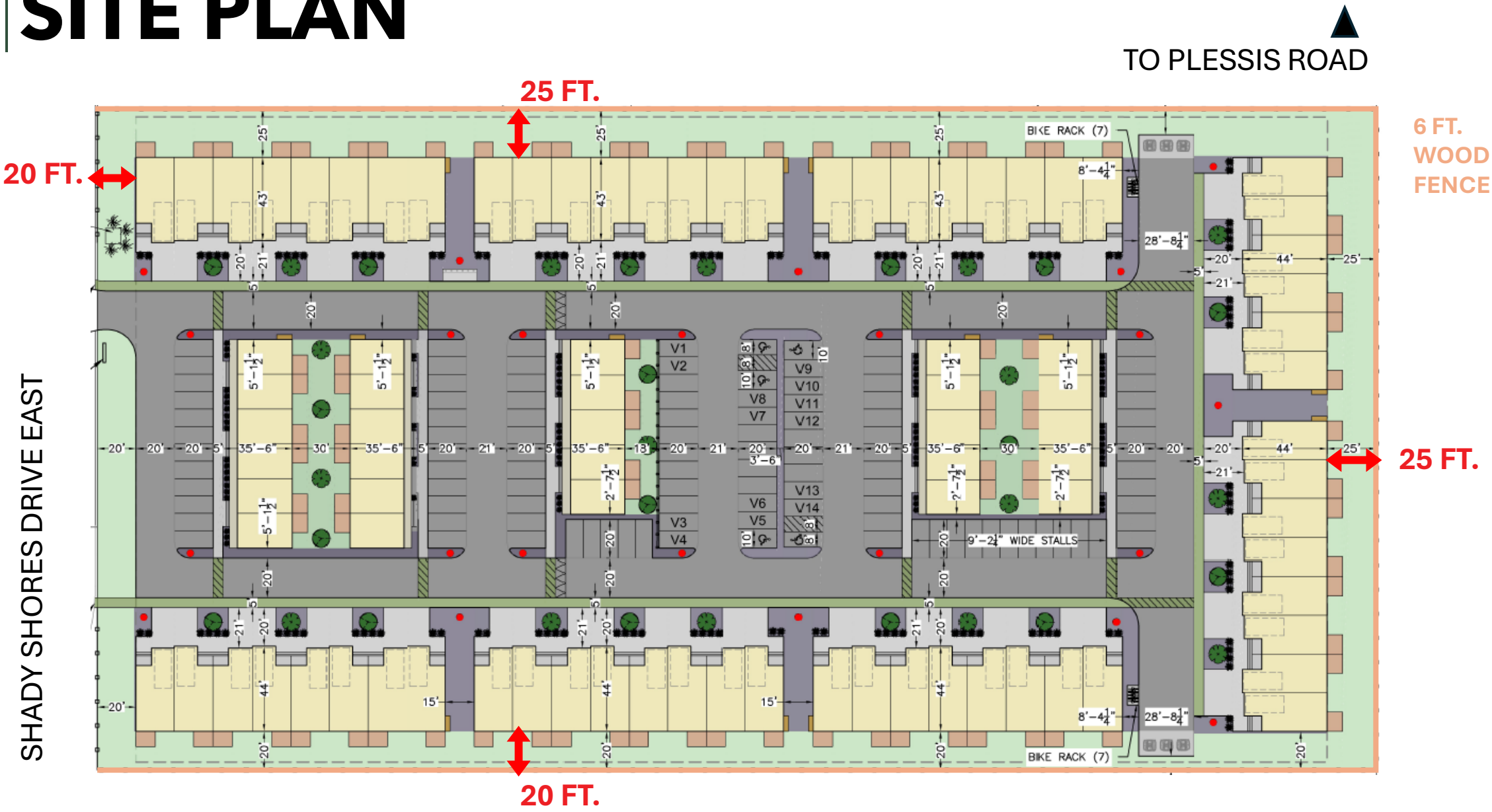
The proposed design includes the following:

- New pedestrian connections throughout the site
  - Connections from parking areas to building entrances
  - Connection to future AT path on the Shady Shores Drive East extension (with broader connections to an existing AT path and future park as part of DASZ 16/2024)
- Outdoor amenity space for each dwelling unit and rear deck
- Street edge, building foundation and parking lot interior landscaping in excess of the Zoning By-law requirement
- A 6 ft. wood fence along the side and rear property lines



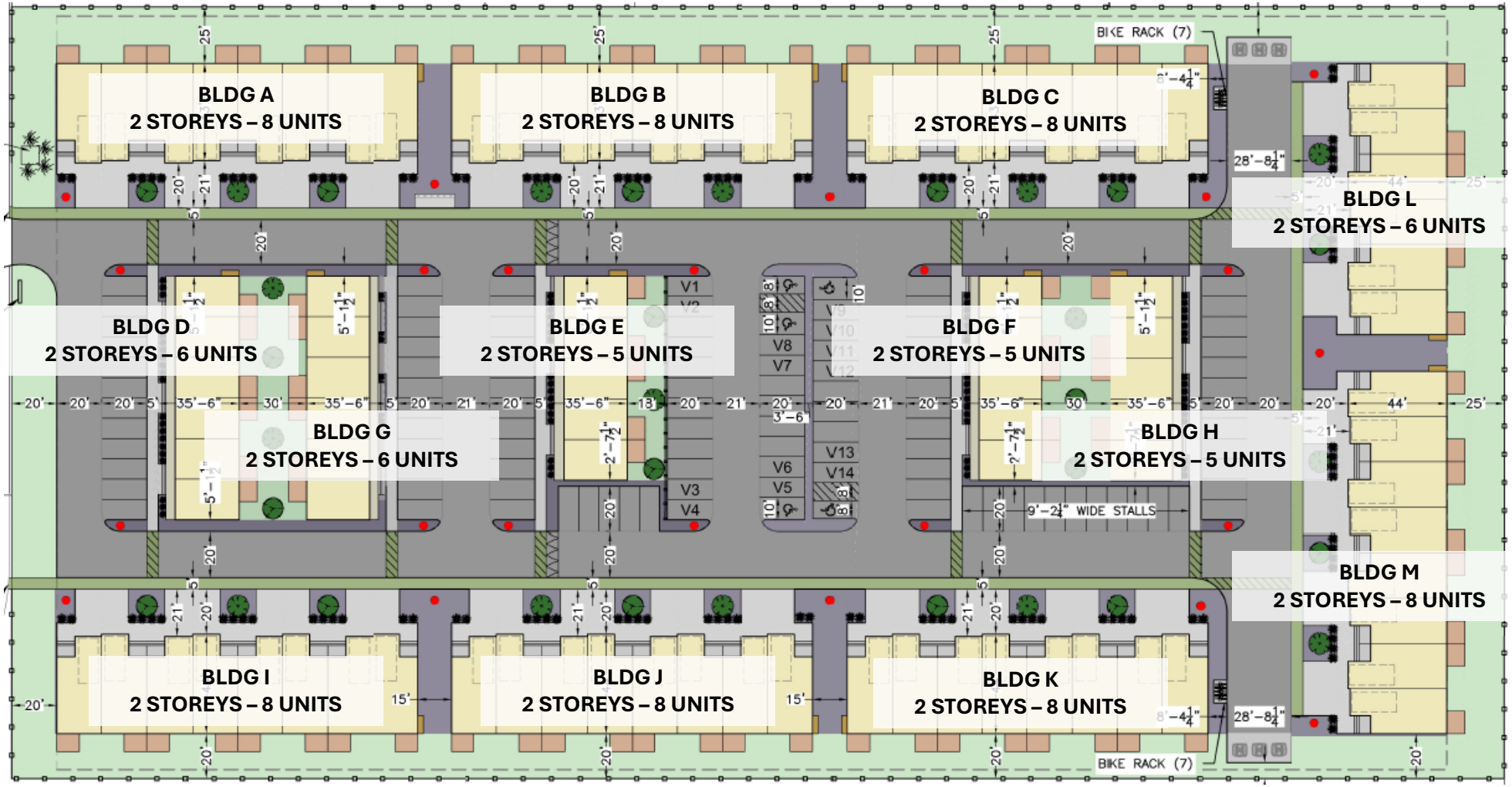


SITE PLAN


TO PLESSIS ROAD
25 FT.
20 FT.
6 FT. WOOD FENCE
25 FT.
SHADY SHORES DRIVE EAST
20 FT.
BIKE RACK (7)
BIKE RACK (7)
9'-2" WIDE STALLS
V1
V2
V3
V4
V5
V6
V7
V8
V9
V10
V11
V12
V13
V14

SITE PLAN

TO PLESSIS ROAD

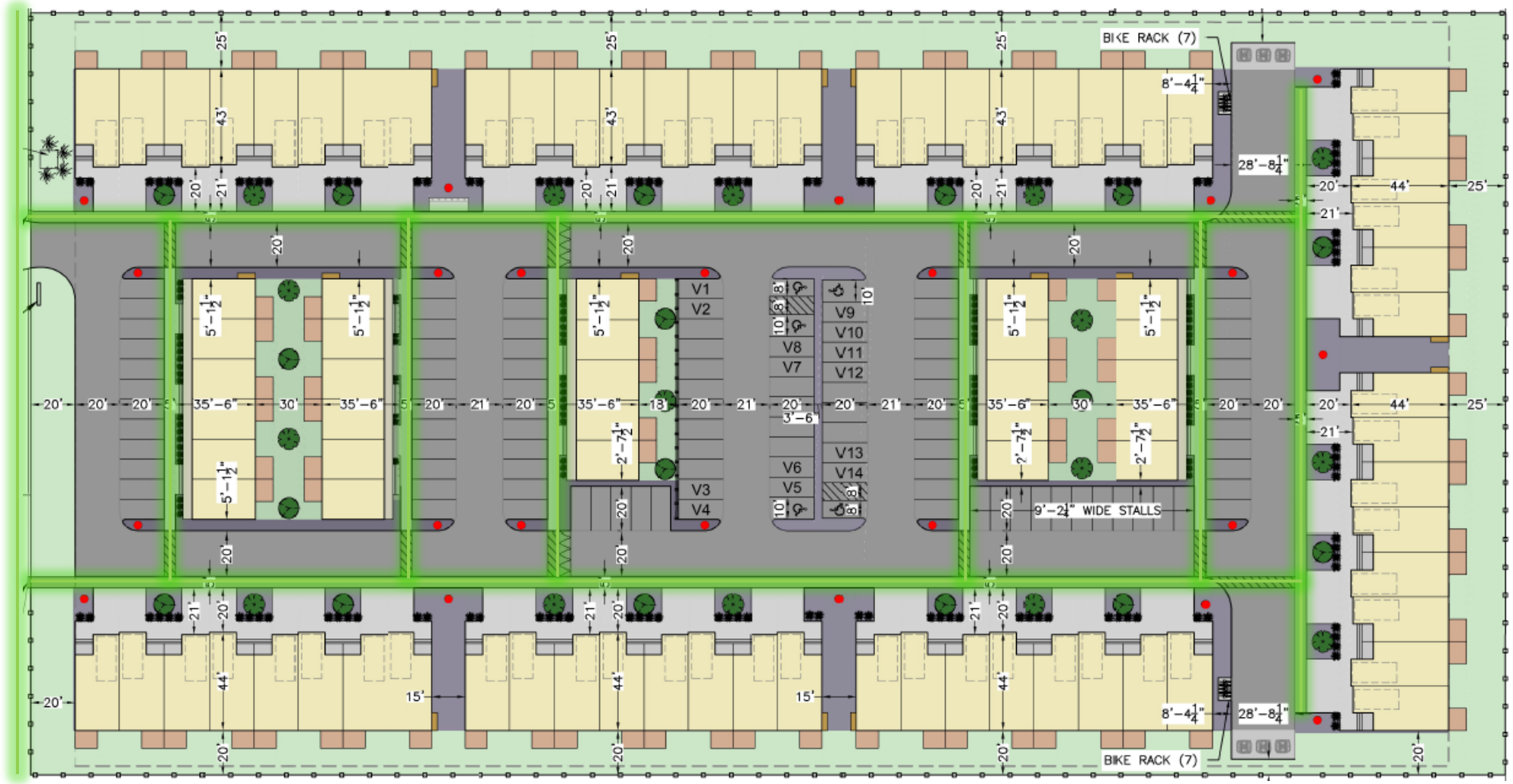


SHADY SHORES DRIVE EAST

PEDESTRIAN CONNECTIONS

TO PLESSIS ROAD

SHADY SHORES DRIVE EAST



BUILDING MATERIALS

The use of varying colours and materials work to provide visual interest and achieve a high-quality, cohesive design throughout the site. Varied rooflines reflect the existing neighbourhood character.



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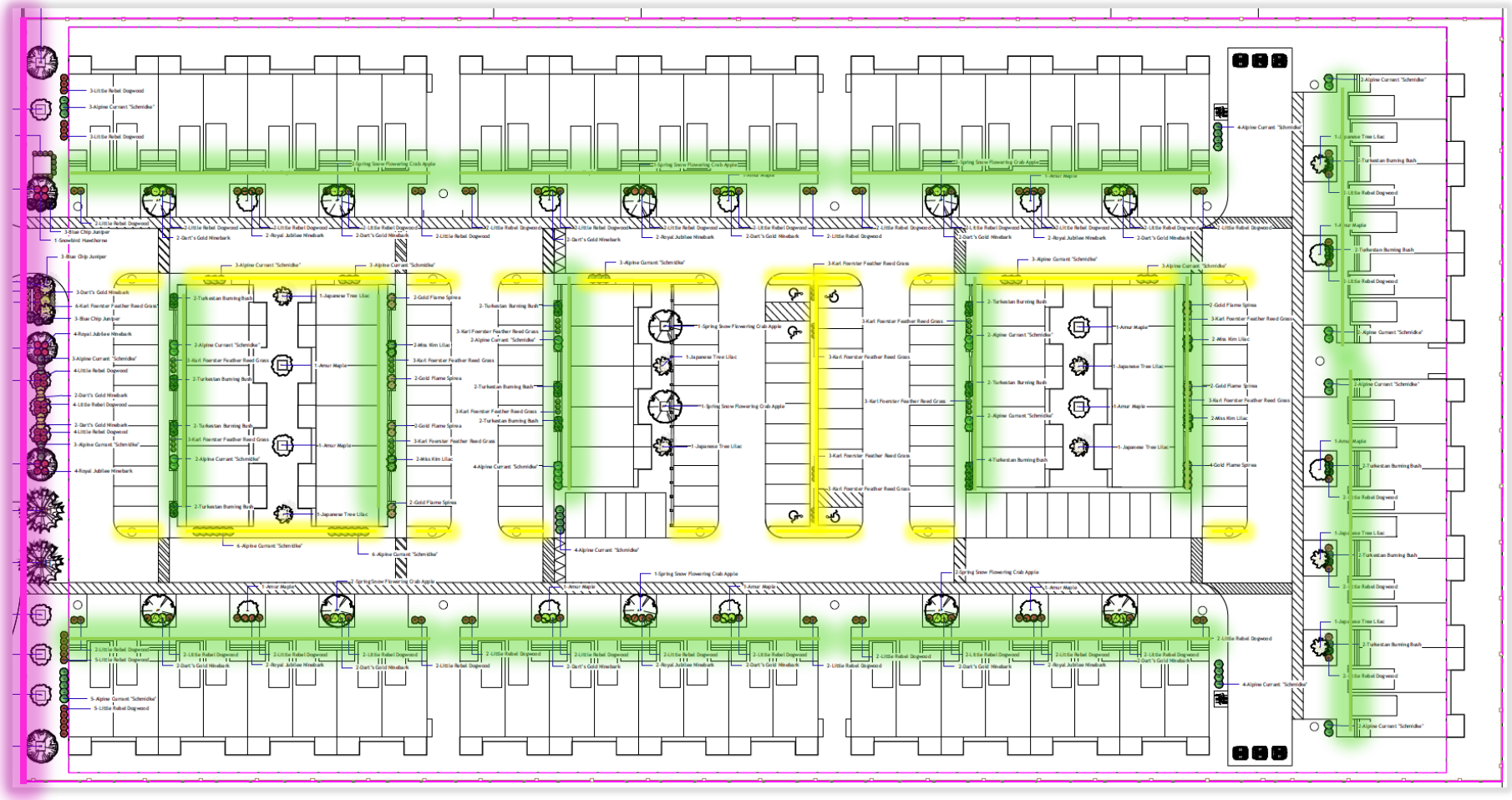
LANDSCAPING

A total of 412 plantings are proposed along the street edge and building foundations, and within the interior parking area, exceeding the minimum requirements of the City of Winnipeg Zoning By-law:

STREET EDGE

PARKING LOT INTERIOR

BUILDING FOUNDATION



LANDSCAPING

A total of 412 plantings are proposed along the street edge and building foundations, and within the interior parking area, exceeding the minimum requirements of the City of Winnipeg Zoning By-law:

- White Spruce (2)
- Amur Maple (21)
- Snowbird Hawthorne (5)
- Spring Snow Flowering Crab Apple (12)
- Japanese Tree Lilac (11)
- Little Rebel Dogwood (102)
- Turkestan Burning Bush (32)
- Blue Chip Juniper (9)
- Dart's Gold Ninebark (31)
- Royal Jubilee Ninebark (24)
- Alpine Currant "Schmidke" (75)
- Gold Flame Spirea (16)
- Miss Kim Lilac (8)
- Karl Foerster Feather Reed Grass (60)
- Prairie Dropseed (4)

LANDSCAPE CONSIDERATIONS

Sample plantings / selected species:










SIGNAGE

A metal fabricated box sign will serve as an entryway to the site:

Details

1. 5'-0" X 4'-6" METAL-FABRICATED SIGN BOX, DOUBLE-SIDED GRAPHICS & LED ILLUMINATION
2. 3/4" WHITE ACRYLIC PUSH-THRU GRAPHICS
3. DECORATIVE PAINTED TRIM C/W PRINTED WOOD GRAIN STRIPE. ALL SIDES.
4. CONCRETE BASE AND BRICK BY OTHERS

Colours

- SIGN BOX PAINTED MP 87198 TO MATCH HB COBBLE STONE
- BLACK VINYL (LETTERS) / PAINT TRIM SATIN BLACK
- WOOD GRAIN TO MATCH HARDIE BOARD MTN. CEDAR



CONDITIONS OF DASZ APPROVAL

The proposed design adheres to conditions placed on the approval of DASZ 16/2024:

- ✓ Proposed density is well within RMF-S permissions;
- ✓ Proposed building heights are well within RMF-S permissions;
- ✓ A setback of 25’ – 0” is accommodated on the east side of the site abutting homes on Plessis Road; and
- ✓ A 6’ – 0” wood fence will be constructed along the site perimeter.

OURWINNIPEG 2045 & COMPLETE COMMUNITIES 2.0

The proposed design adheres to design-related policies for Established Neighbourhoods – Recent Communities:

- ✓ Contributes to neighbourhood character while expanding housing options for residents in a manner that is complementary to existing development;
- ✓ Uses setbacks to provide landscaping and provides courtyards for individual units that supports the pedestrian environment, design, and relationship to the street;
- ✓ Features architectural elements that create visual interest; and
- ✓ Creates a pedestrian-oriented development by ensuring the siting, form, and scale of new development has a strong relationship to the street and pedestrian facilities.



CONCLUSION

The proposed design is well-suited to the area.

- The proposal addresses the design-related policies of *OurWinnipeg 2045* and *Complete Communities 2.0*;
- The proposal is consistent with conditions of approval placed on DASZ 16/2024;
- Proposed density and height are well within the permissions of the RMF-S zoning district;
- Proposed landscaping and parking exceed the minimum requirements of the City of Winnipeg Zoning By-law;
- The proposed design features high-quality building and site design;
- The proposed development will help to increase housing choice in this neighbourhood; and
- The Public Service is supportive of the design as submitted.

THANK YOU. QUESTIONS?



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