SHADY SHORES DRIVE EAST
PLAN APPROVAL FILE 26 – 26206139 ZR

November 18th, 2026 East Kildonan – Transcona Community Committee Meeting



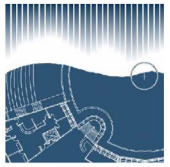
FORTHRIGHT VENTURES

Landmark Planning & Design Inc.

APPLICANT TEAM

FORTHRIGHT VENTURES

A local Winnipeg developer.



Northern Sky Architecture Inc., a local architect.

Landmark Planning & Design Inc.

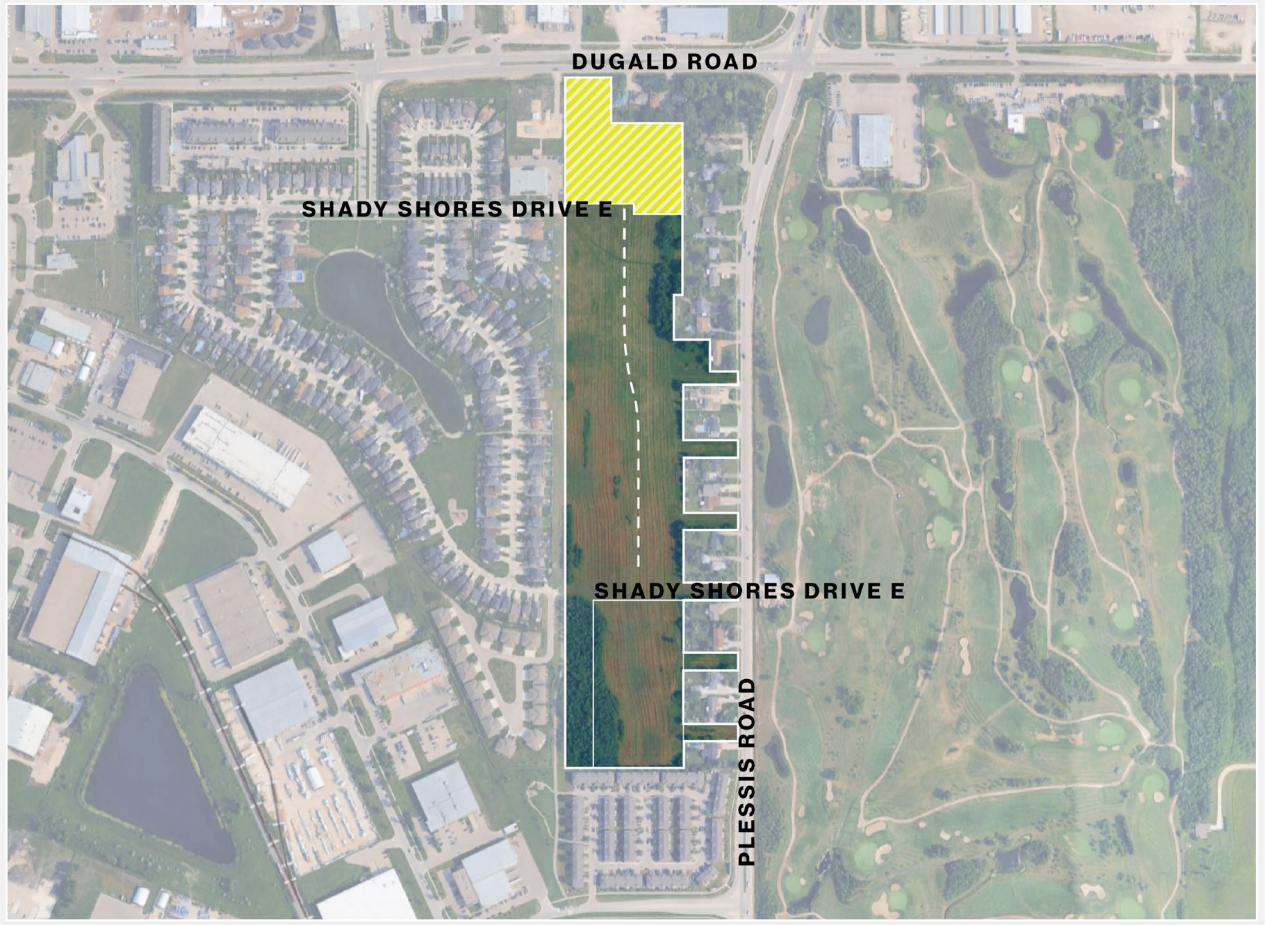
A local planning firm.

CONTEXT / APPLICATION HISTORY

The subject site is approximately 4.15 acres in area and was created as part of DASZ 16/2024.

- The site was rezoned to RMF-M and a condition was placed that the height of any buildings on the lot not exceed 50 feet.
- The site must also adhere to a special setback to a gas transmission pipeline running west of the site.
- An opaque fence six feet in height is also a condition of approval.

The proposed design adheres to all conditions of approval.



PROPOSED DESIGN

The proposed design includes the following:

- Two residential multi-family buildings
  - Building A: **3-storeys**
  - Building B: **4-storeys**

- 125 dwelling units
  - One, two- and three-bedroom units
    - Building A: **51 units**
    - Building B: **74 units**

  - Lot area of 1433 sq. ft. per dwelling unit
    - 800 sq. ft. permitted in the RMF-M zone



PROPOSED DESIGN

The proposed design includes the following:

- 212 parking stalls
  - Ratio of 1.7 stalls per dwelling unit
    - Only 1.5 stalls required
  - Visitor parking
  - Accessible and van accessible parking
  - Bike parking

- New pedestrian connections throughout the site connecting to public sidewalk on Shady Shores Drive
  - Direct connections to building entrances



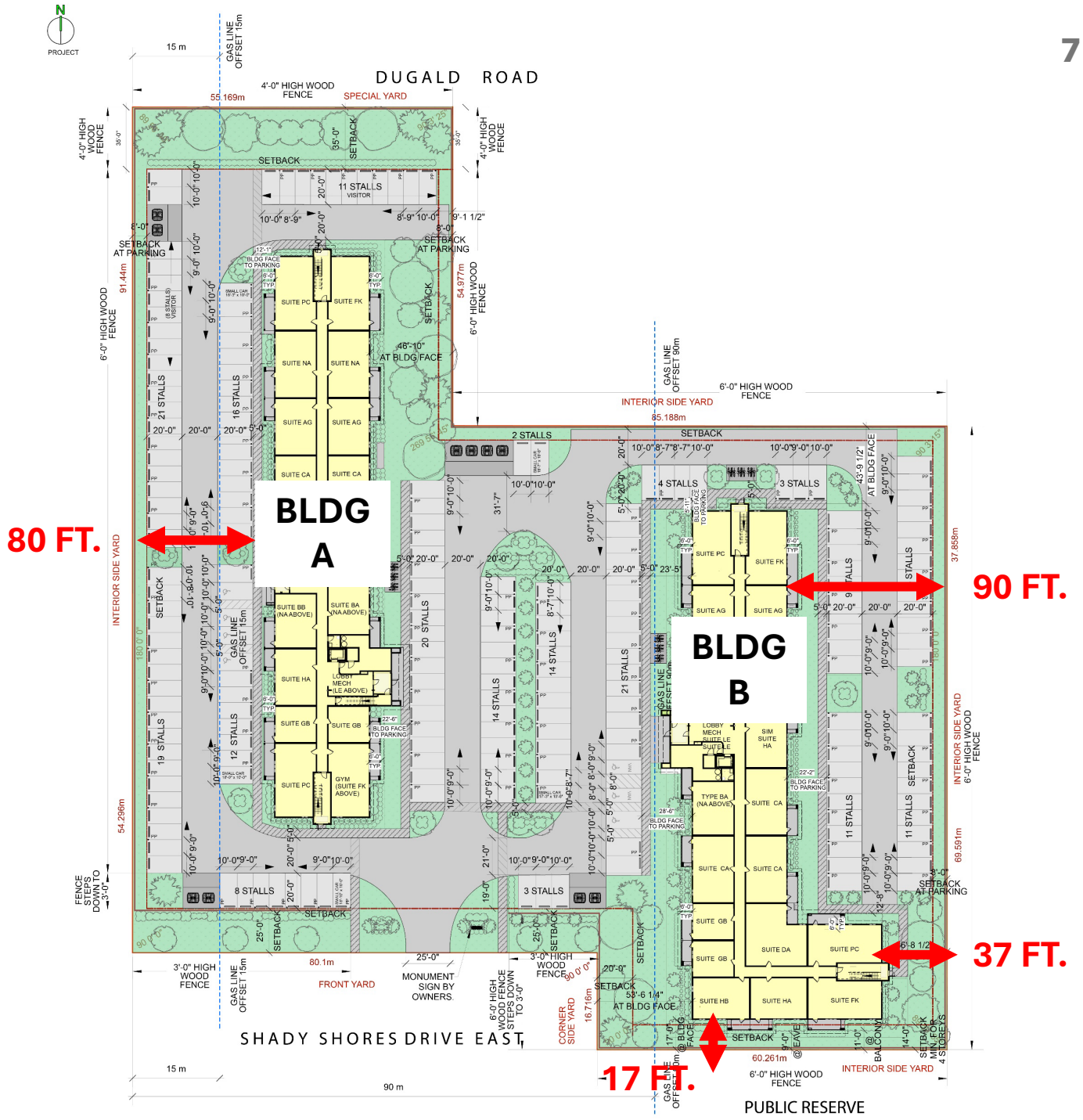
PROPOSED DESIGN

The proposed design includes the following:

- Landscaping in excess of the Zoning By-law requirement
  - New street edge, building foundation and parking lot interior landscaping
  - 1277 plantings proposed
- Large setbacks and buffering to adjacent properties
  - Including a six feet tall wood privacy fence

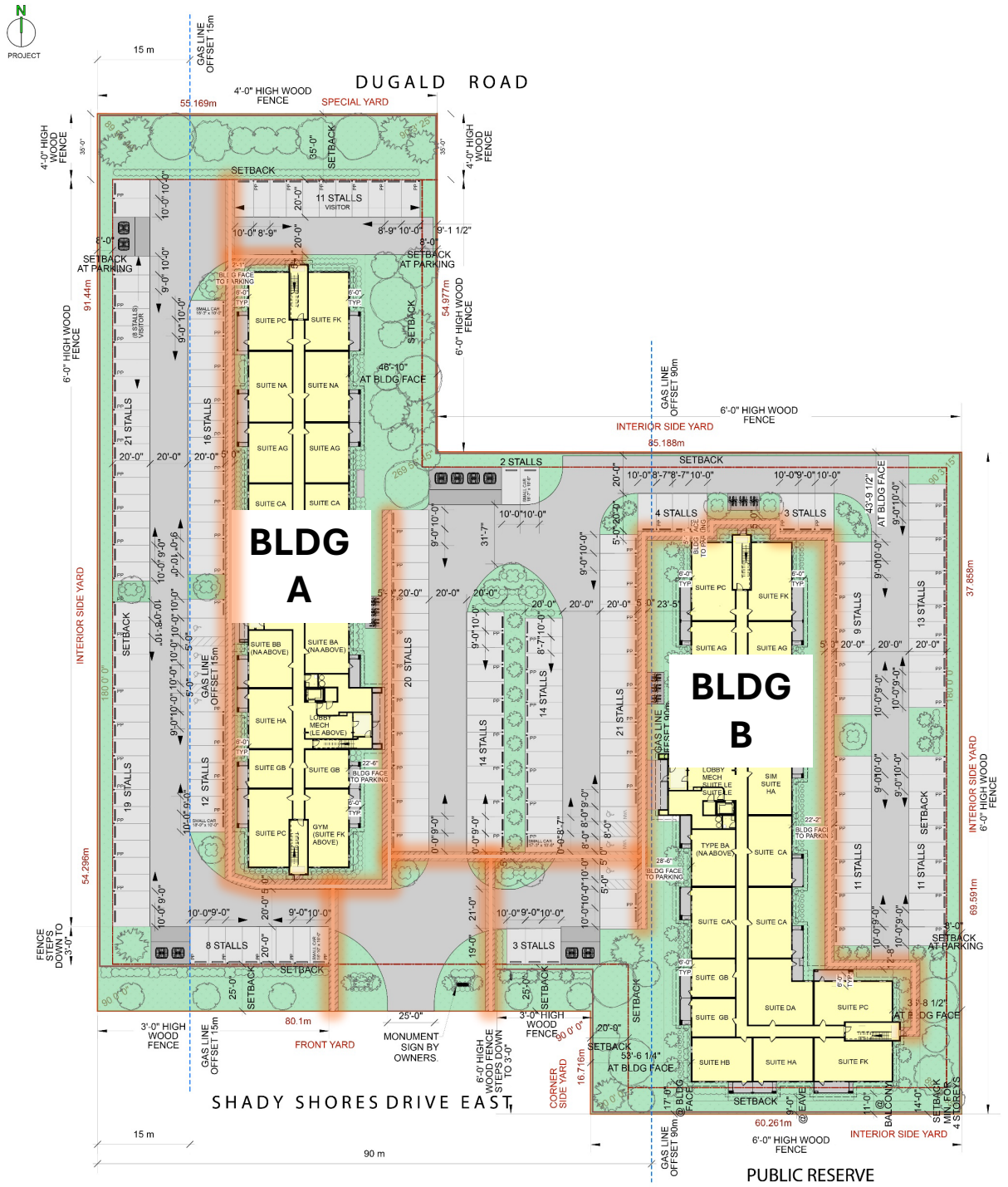


SITE PLAN


N
PROJECT
DUGALD ROAD
SHADY SHORES DRIVE EAST
BLDG A
BLDG B
80 FT.
90 FT.
37 FT.
17 FT.
INTERIOR SIDE YARD
FRONT YARD
CORNER SIDE YARD
SETBACK
SETBACK AT PARKING
4'-0" HIGH WOOD FENCE
6'-0" HIGH WOOD FENCE
3'-0" HIGH WOOD FENCE
GAS LINE OFFSET 15m
GAS LINE OFFSET 90m
MONUMENT SIGN BY OWNERS
PUBLIC RESERVE
55.169m
85.188m
80.1m
60.261m
54.977m
54.296m
69.591m
37.858m
16.716m
90 m
15 m

PEDESTRIAN CONNECTIONS

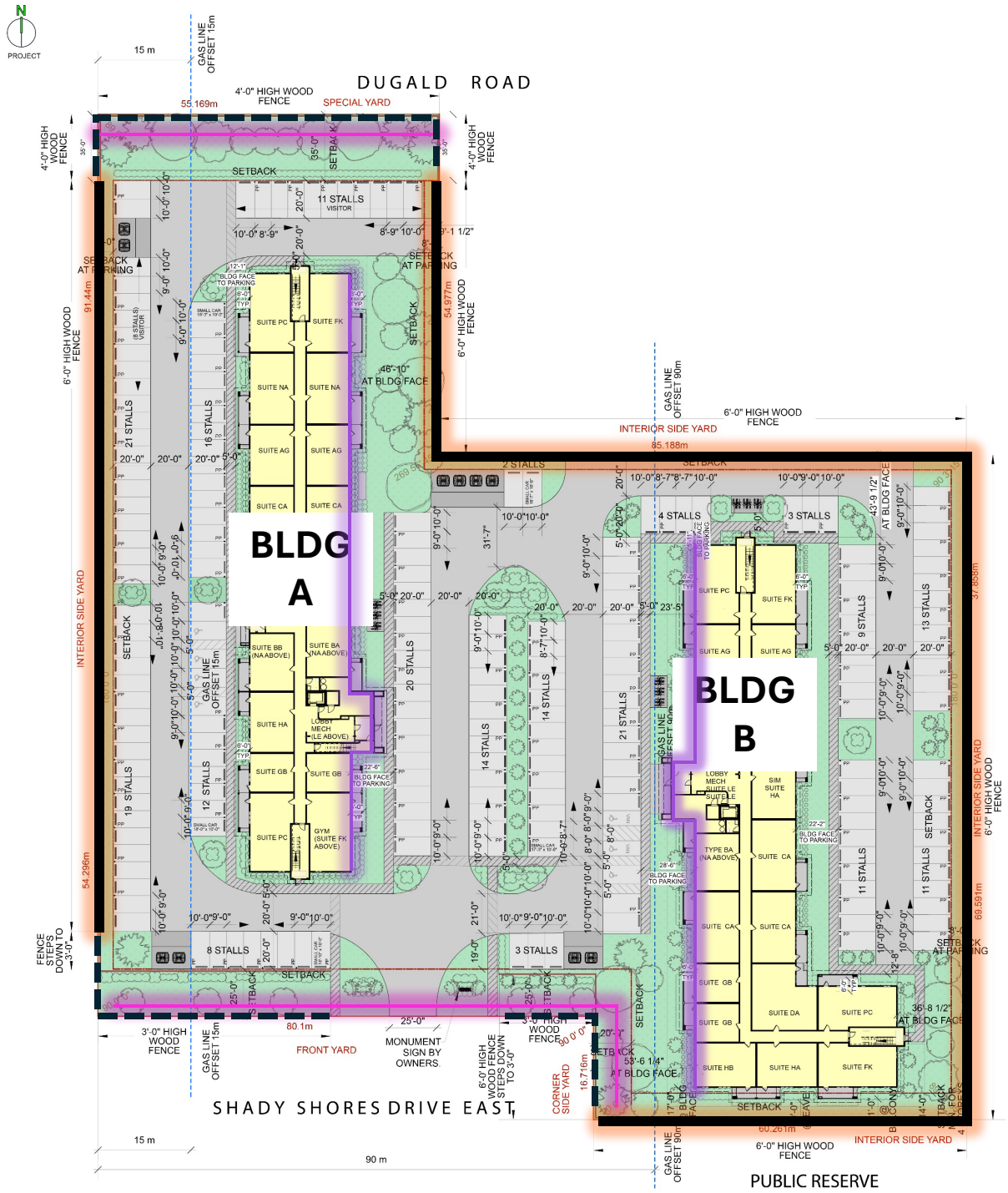
5 ft. sidewalk



LANDSCAPE

A total of 1,277 plantings are proposed along the street edge, building foundations, parking lot interior and rear of the site, exceeding the minimum requirements of the City of Winnipeg Zoning By-law:

- Street edge landscaping
- Building foundation landscaping
- Parking lot interior and other side landscaping
- 6 ft. wood fence (opaque)
- 3 – 4 ft. wood fence (opaque)



LANDSCAPING

The plant schedule includes the following species:

- White Spruce (9)
- Manitoba Maple (5)
- Snowbird Hawthorne (32)
- Dropmore Linden (8)
- Japanese Tree Lilac (54)
- Alpine Currant “Schmidke” (163)
- Compact American Cranberry (31)
- Gold Flame Spirea (82)
- Low Scape Mound Chokeberry (121)
- Little Rebel Dogwood (149)
- Turkestan Burning Bush (63)
- Dart’s Gold Ninebark (49)
- Royal Jubilee Ninebark (50)
- Karl Foerster Grass (339)
- Prairie Dropseed (122)

LANDSCAPE CONSIDERATIONS

Selected plant species:

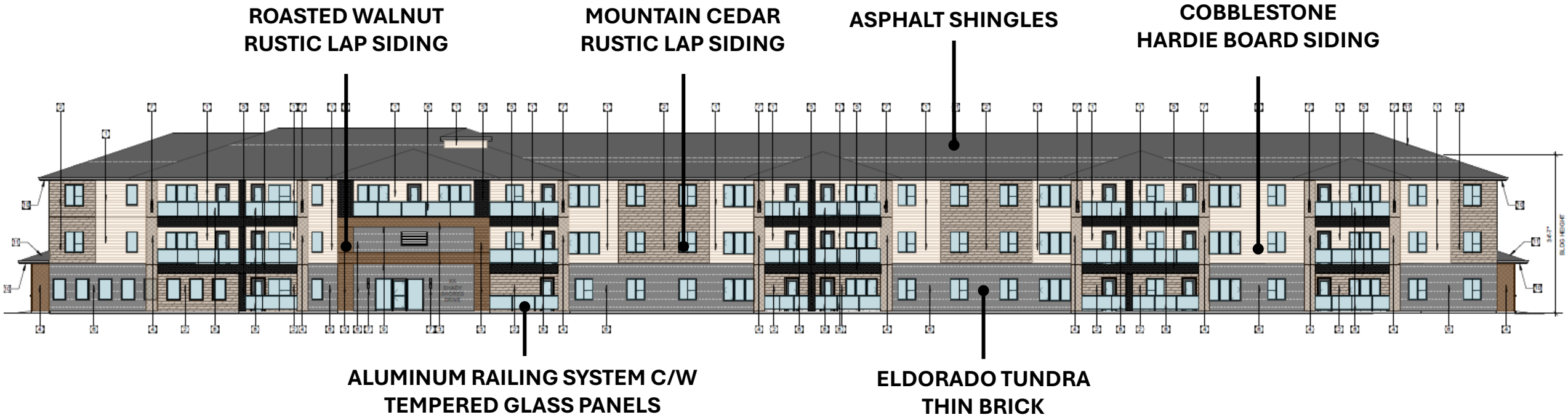







BUILDING MATERIALS (BLDG A)

The use of varying colours and materials as well as projecting balconies work to provide both horizontal and vertical articulation to minimize the perceived bulk and massing of the development, and help to reinforce a high-quality design.

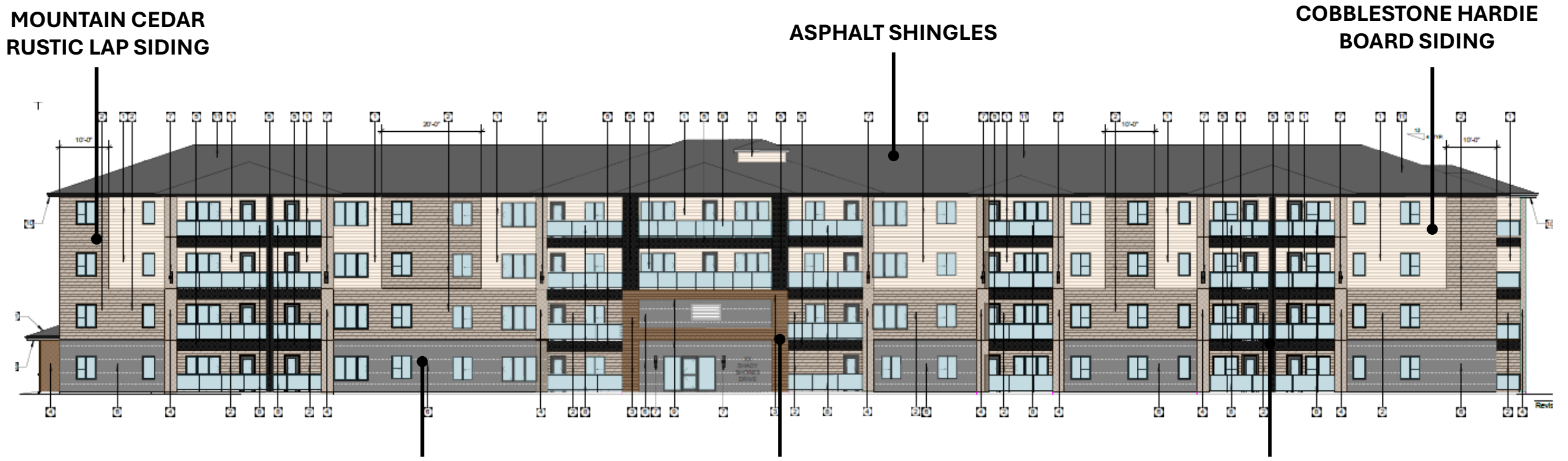


BUILDING MATERIALS (BLDG A)



BUILDING MATERIALS (BLDG B)

The use of the same colours, materials and architectural features as Building A will ensure a cohesive design throughout the entire site.



BUILDING MATERIALS (BLDG B)



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-M zoning district;
- Proposed landscaping and parking exceed the minimum requirements of the City of Winnipeg Zoning By-law;
- The proposal features high-quality building and site design;
- Significant attention has been paid to buffering the site to adjacent uses;
- The development will help to increase housing choice in this neighbourhood; and
- The Public Service is supportive of the design as submitted.

THANK YOU. QUESTIONS?

