

ILE DES CHÊNES SOUTH CONCEPT PLANNING

PUBLIC OPEN HOUSE

JUNE 1ST, 2022

WELCOME

Welcome to the Ile des Chênes South Concept Planning Public Open House! We want to thank you for participating in the open house this evening and encourage you to review the presentation boards. Any member of our project team will be happy to answer any questions you may have and receive feedback.

PROJECT TEAM



Terracon Development is a local Manitoba developer. They are considering a new neighbourhood in the south of Ile des Chênes. Terracon would like to engage residents, property owners, businesses and stakeholders throughout this process.



Landmark Planning & Design is working with Terracon to help with the planning and engagement process. We would like to receive your input and address any questions or concerns you may have as we navigate this process.

SITE CONTEXT



The initial development site is +/- 71 acres in area and is bounded by the following:

- Norther boundary: Homes on Rosybloom Lane, Dufault Drive, and Lamoureux
- Eastern boundary: Arnould Road
- Western boundary: PTH 59

There is an additional +/- 90 acres of land in consideration for development in the near future:

- Southern boundary: Seine River Diversion and Arrowhead RV Park

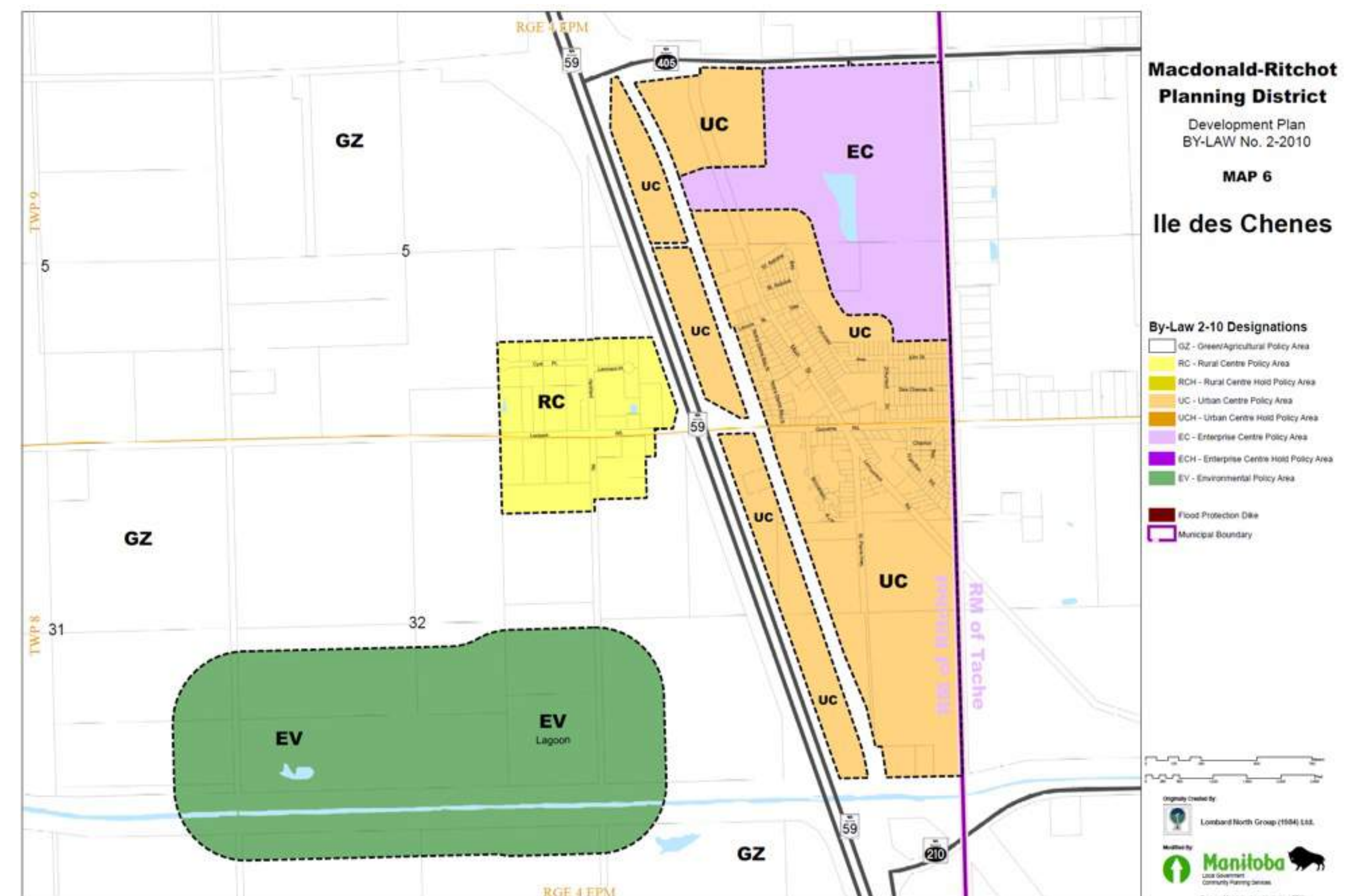
PLANNING CONTEXT

The *Macdonald-Ritchot Planning District Development Plan (2011)* identifies Ile des Chênes as an Urban Centre. Urban Centres are intended to be the principal growth areas within the Planning District and should adhere to the following:

- Provide business and community services and facilities;
- Provide opportunities for single-family and multi-family residential development;
- Allow for local and regional scale business development; and
- Are to be designed as pedestrian-friendly interconnected neighbourhoods.

The *Development Plan* includes several policies and objectives that support a project like this one:

- Create livable communities that foster pride and belonging among residents;
- Provide residents with a choice of housing;
- Create communities that are interesting and pleasing to the eye through a mix of greenspace and diversified development;
- Balance urban form with greenspace; and
- Promote active lifestyles by providing active transportation infrastructure.



WHAT WE HEARD

At the previous community meetings in February and April 2022, key topics were raised by nearby residents and stakeholders. The Project Team has worked to address these topics through the planning and design process. The Project Team is open to other ideas as they may arise.

TRAFFIC, PARKING, AND SAFETY

- A transportation analysis predicts an additional 4 vehicles per minute during the peak morning rush hour and an additional 5 vehicles per minute during the peak evening rush hour.
- The Project Team will work collaboratively with the RM of Ritchot Public Works Department to ensure smooth and safe integration into existing infrastructure.
- Proposed pedestrian connections and active transportation will take into consideration broader trail systems to connect to existing on-street and off-street pathways.
- The preferred plan includes a street pattern that will discourage cut-through traffic.
- Development will adhere to municipal planning documents and meet or exceed required parking. Higher than normal parking ratios for any new multi-family sites will be considered.

CONSTRUCTION

- A construction access route will be established prior to any physical works to avoid using existing local streets as much as possible.
- Terracon is an experienced developer and will oversee construction compliance of all municipal requirements and by-laws.

WHAT WE HEARD

LAND DRAINAGE

- Land drainage will be carefully engineered so that it does not impact any resident's current situation.
- The new neighbourhood will include land drainage lakes that also serve as a feature for the community.
- It is possible that the development of the subject site could improve drainage of other properties.

WATER AND HYDRO

- Terracon will be responsible for the costs of providing any required infrastructure or upgrades to existing municipal infrastructure.
- There is sufficient water capacity for the proposed development. The RM of Ritchot is currently looking at options for supplementing its existing water supply for future growth.
- We are working with Manitoba Hydro to ensure there is sufficient power for the proposed development.

GREENSPACE AND ACTIVE TRANSPORTATION

- The proposed neighbourhood will add pedestrian connections within the site boundaries as well as to existing destinations.
- Development standards include sidewalks or pathways.
- The proposed neighbourhood will include greenspace in keeping with parkland dedication requirements.

WHAT WE HEARD

SITE CONFIGURATION

- The site plans include matching land uses to ensure a good transition from existing uses to new uses.
- The proposed neighbourhood concept includes residential and commercial uses, planned in a way to compliment the other.
- Existing connections for Old PTH 59 to the north and south will be maintained.
- The proposed neighbourhood will meet development standards and will follow local road standards to accommodate emergency vehicles.

DESIGN AND AESTHETICS

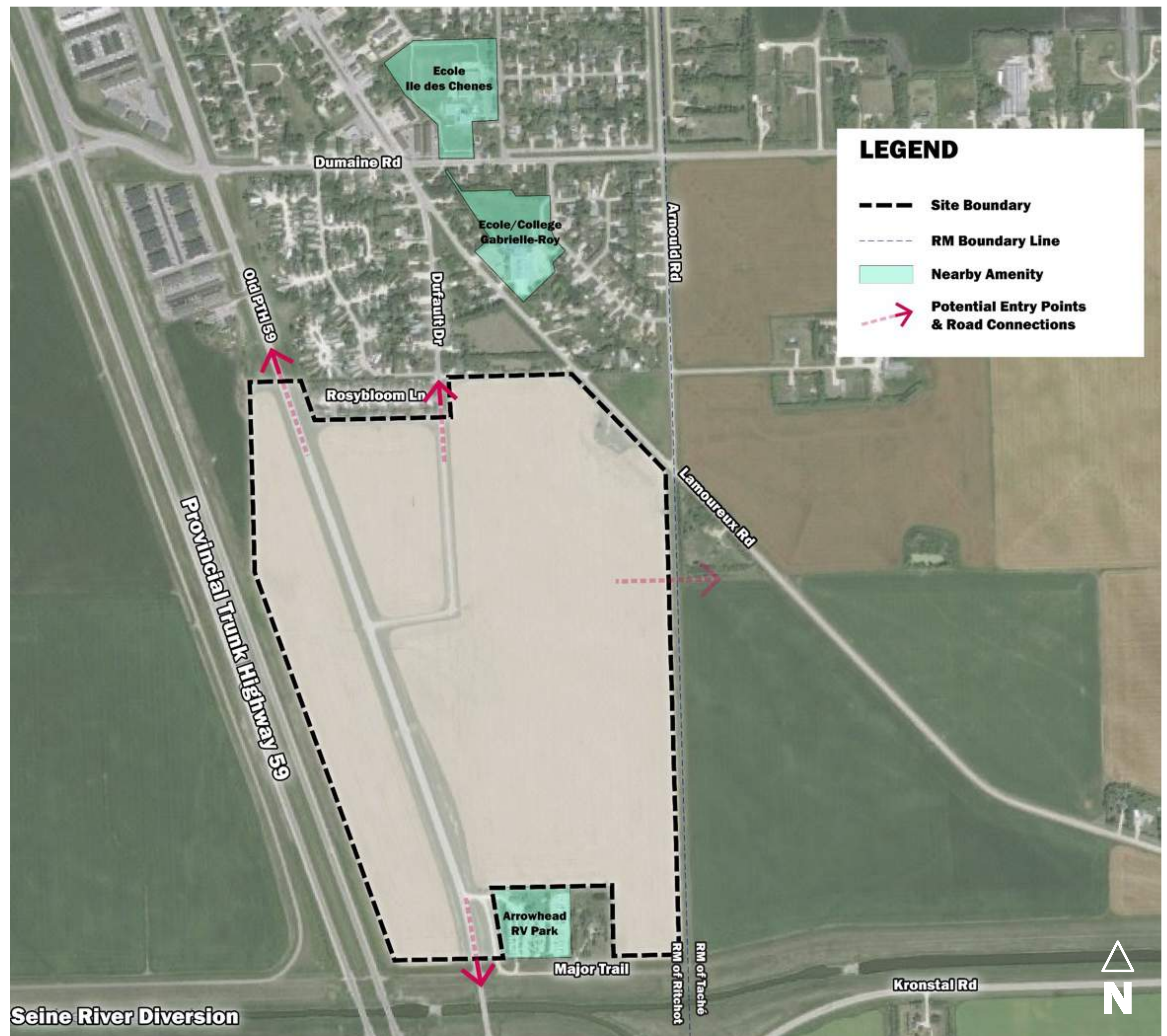
- Terracon intends to use various architectural controls in regard to building and design aesthetic to ensure a cohesive design throughout the neighbourhood.
- The Zoning By-law regulates the height of buildings, setbacks, side yards, etc.
- If an exception is required, special permission would have to be granted by the RM of Ritchot through a public process (variance).
- If approved, this would be a quality development by a professional developer.

DENSITY

- A variety of lot sizes will be included in the proposed neighbourhood.
- Various densities are proposed for this development.
- The *Development Plan* calls for this density.

PRELIMINARY NEIGHBOURHOOD CONCEPTS

- Three scenarios and six preliminary design concepts were developed and shared.
- This framework demonstrated how the proposed development area could integrate into existing Ile des Chênes.



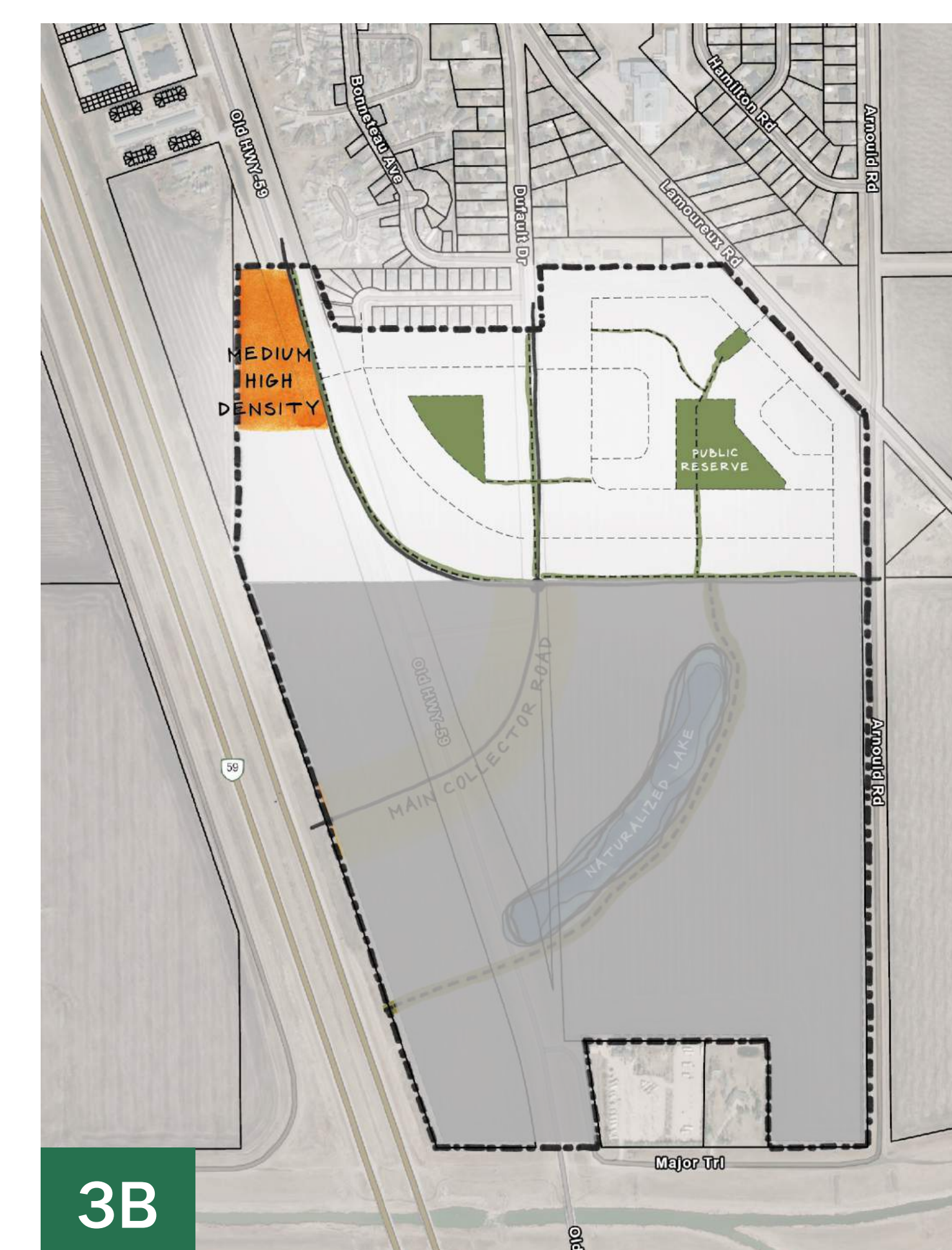
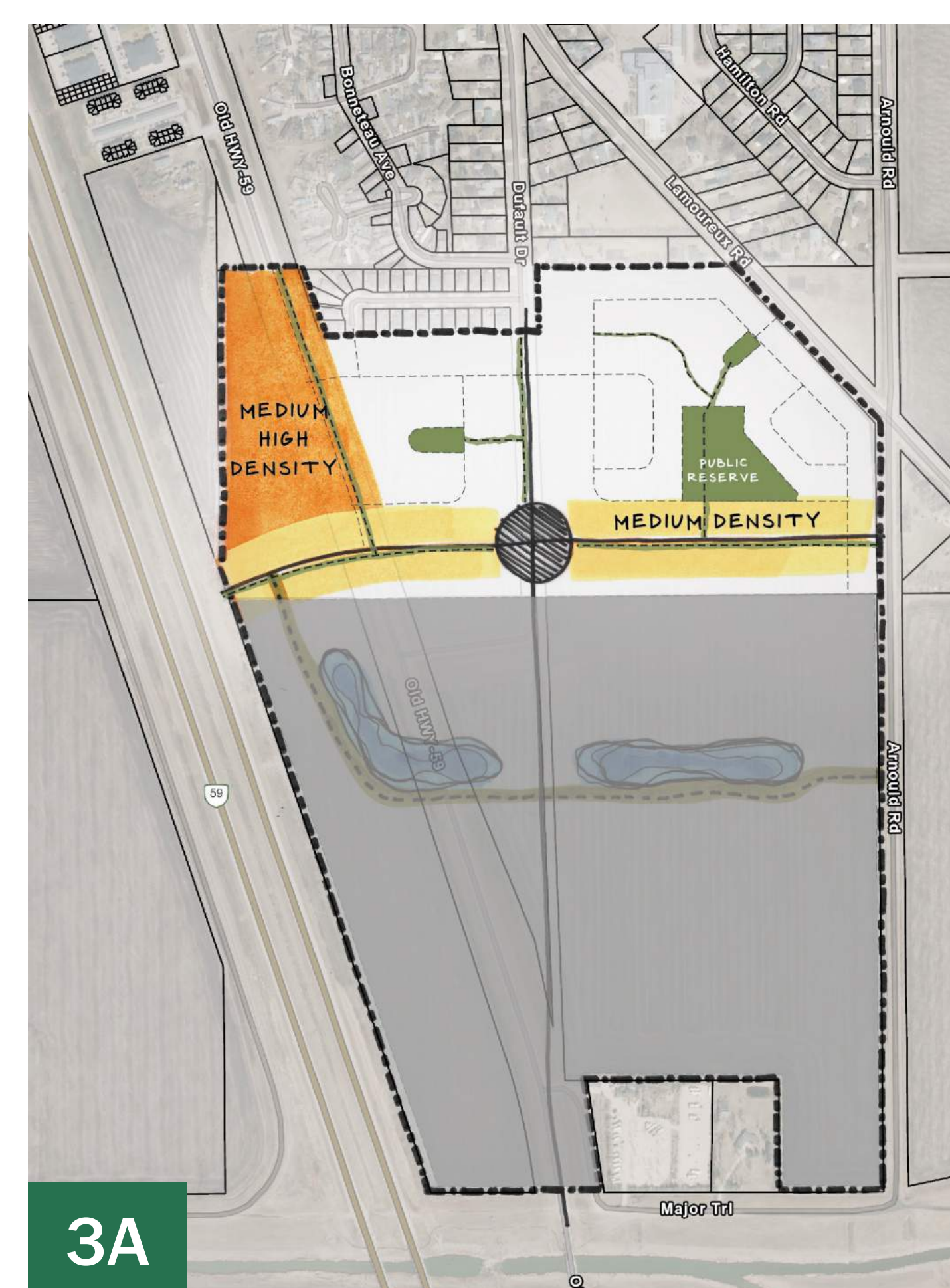
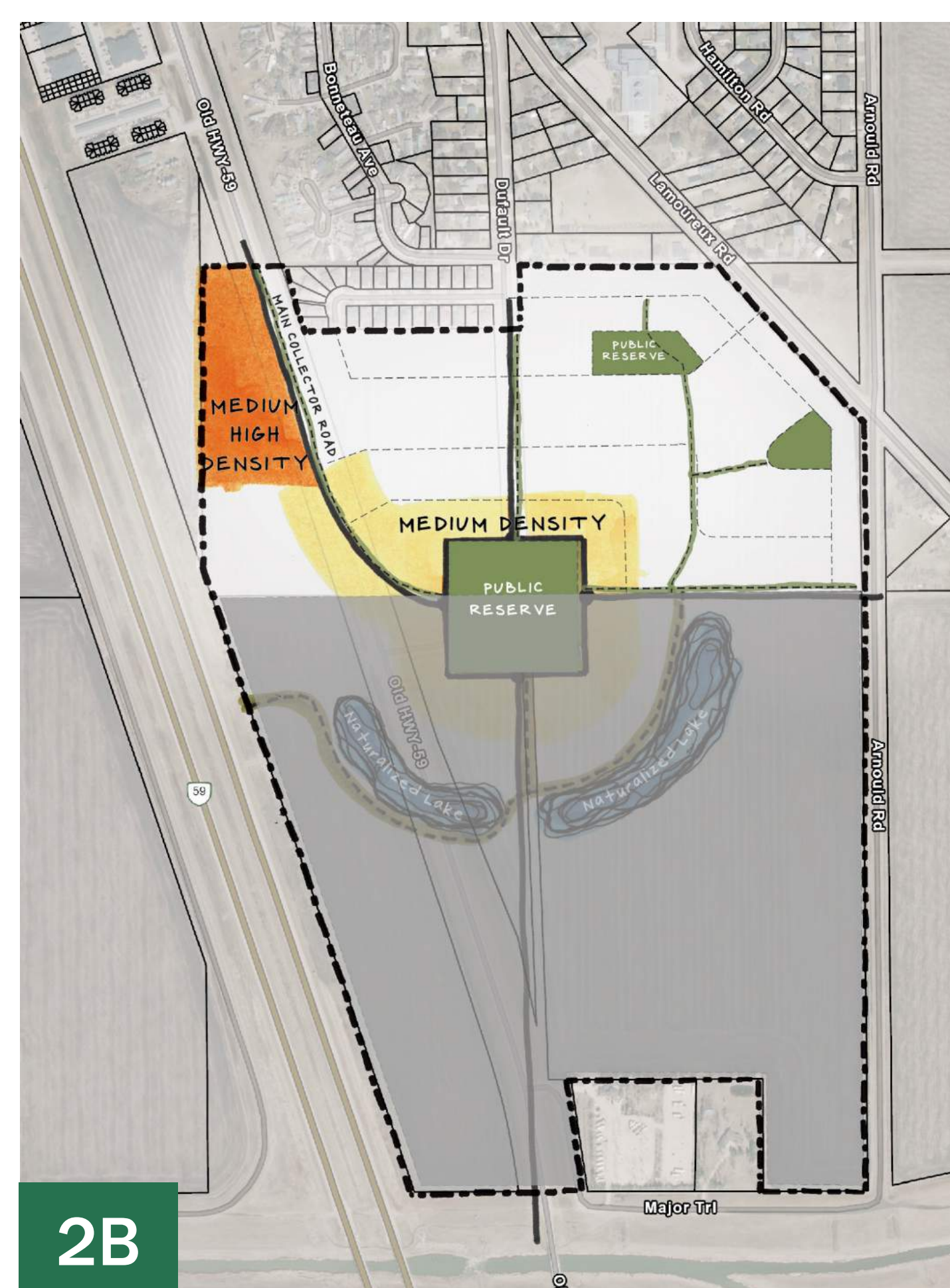
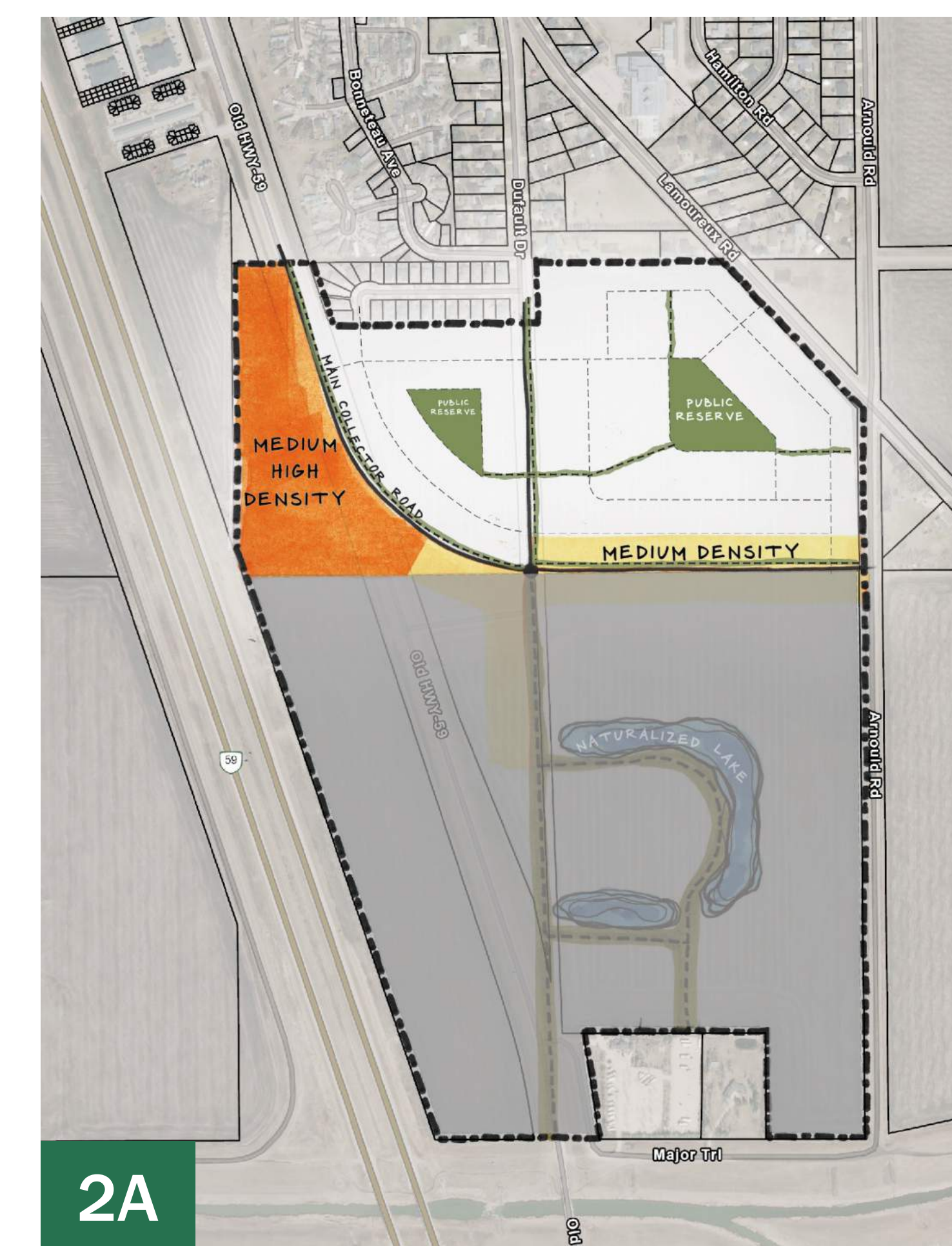
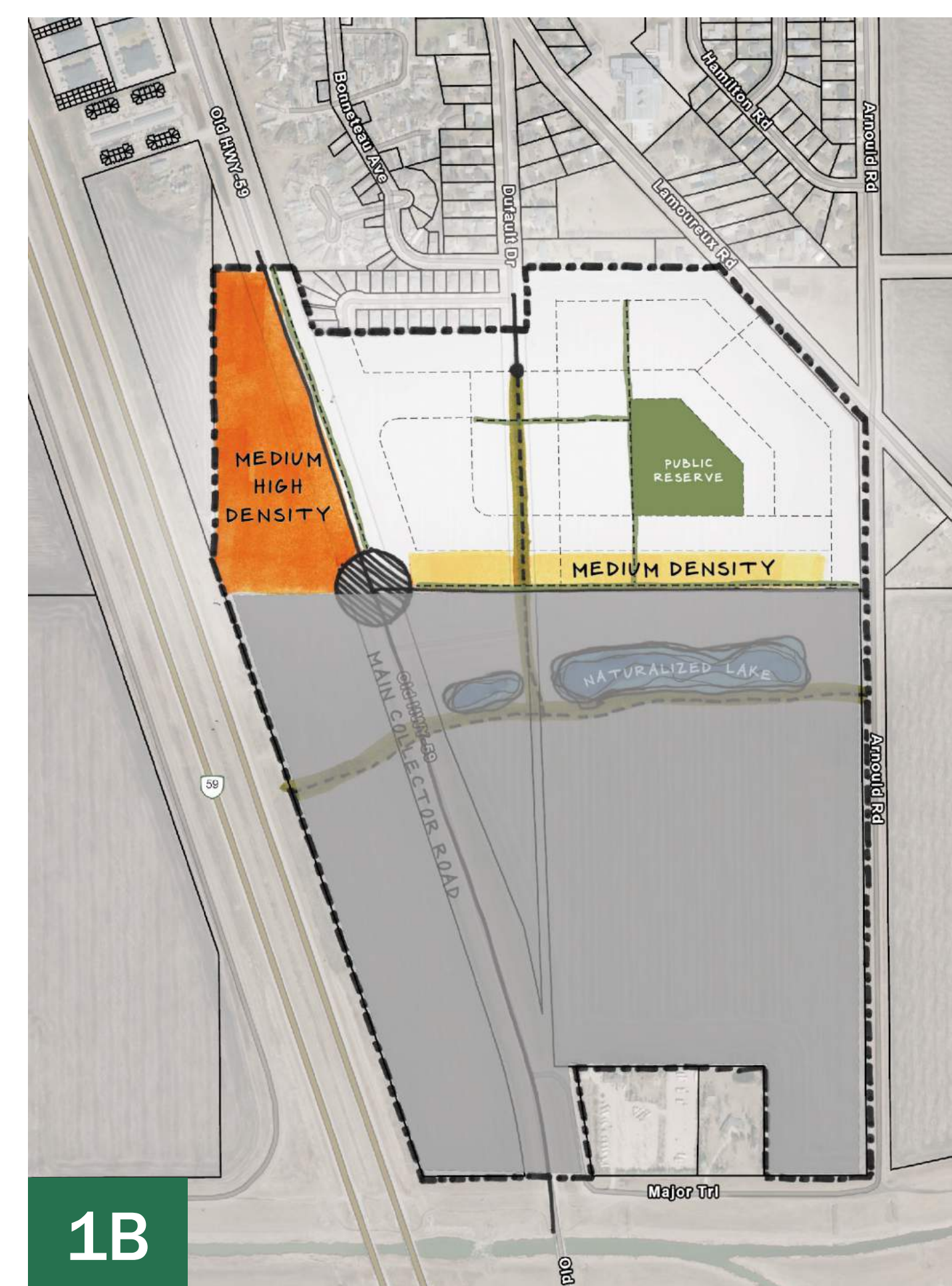
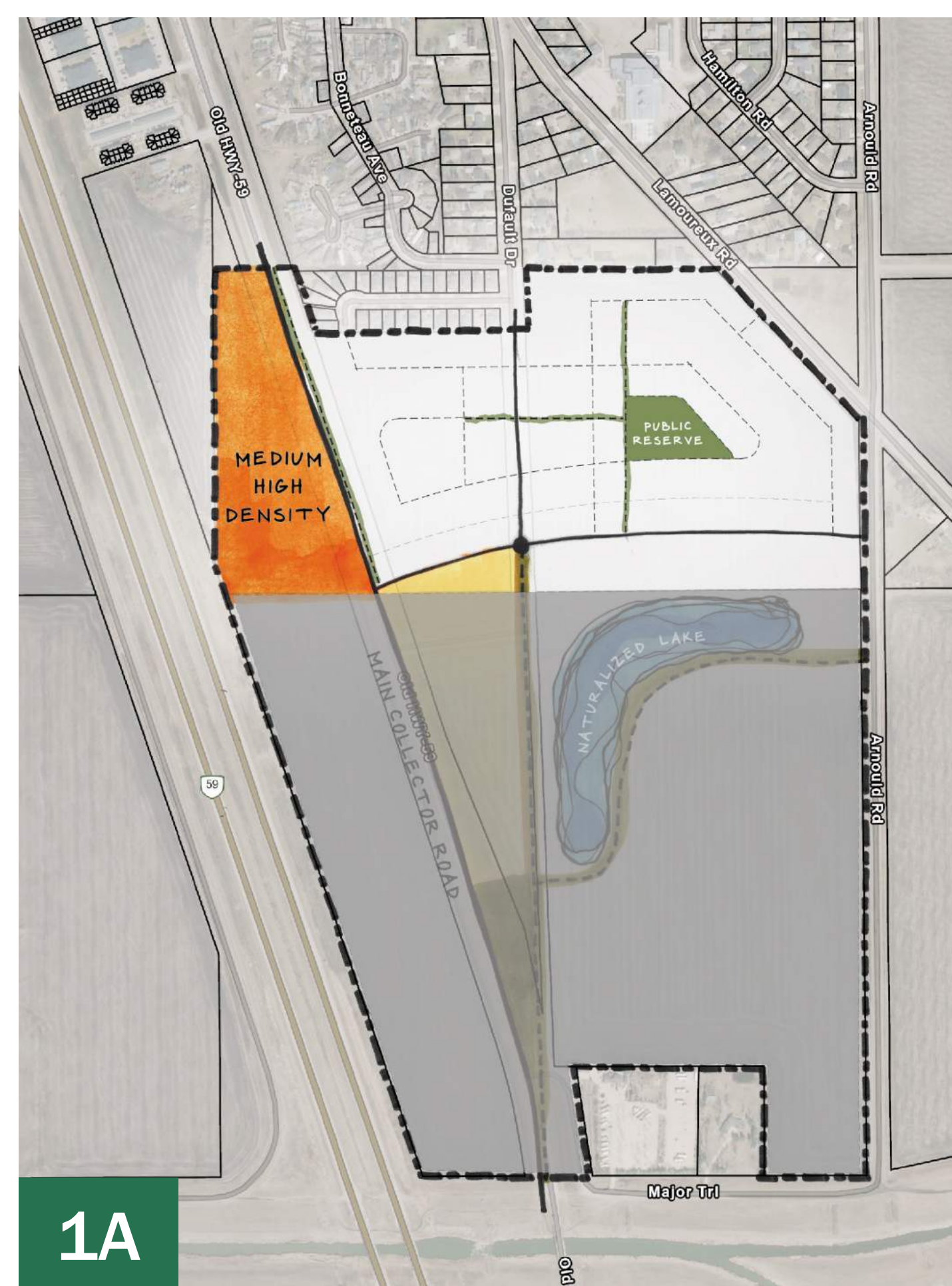
PRELIMINARY NEIGHBOURHOOD CONCEPTS

Preliminary design concepts featured three scenarios:

1. Maintain Existing Infrastructure
2. Re-align Old PTH 59
3. New Connection to PTH 59

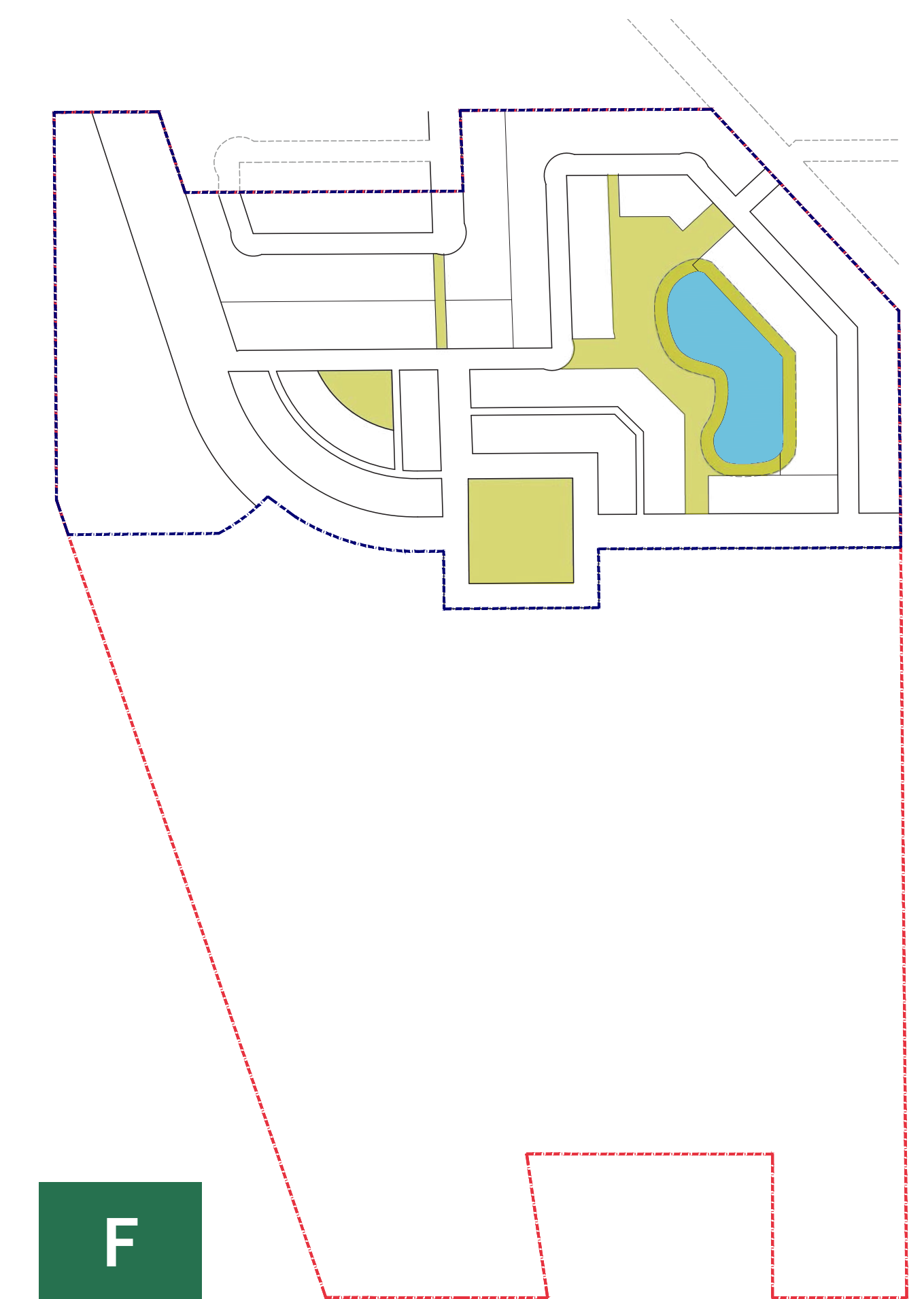
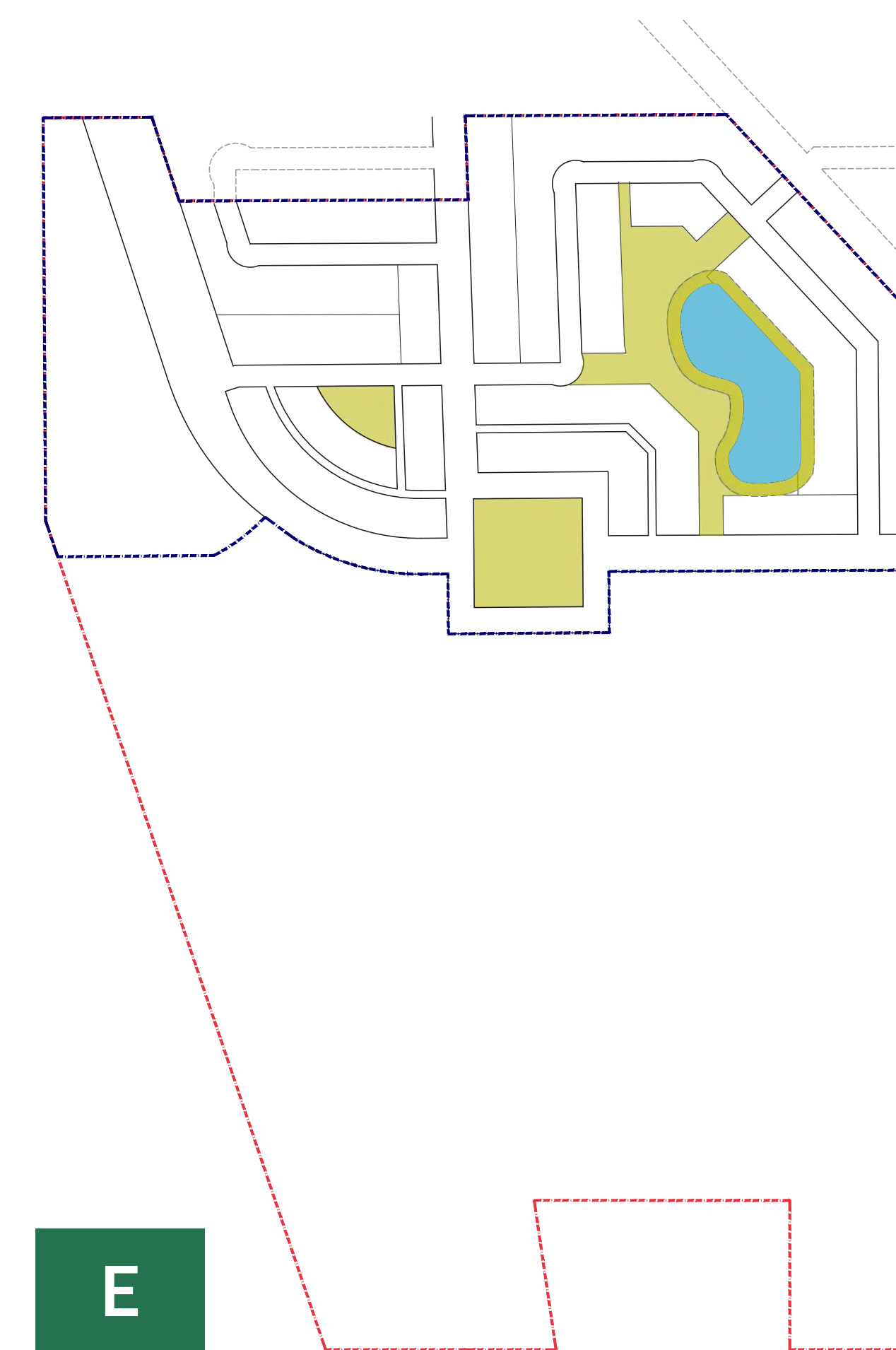
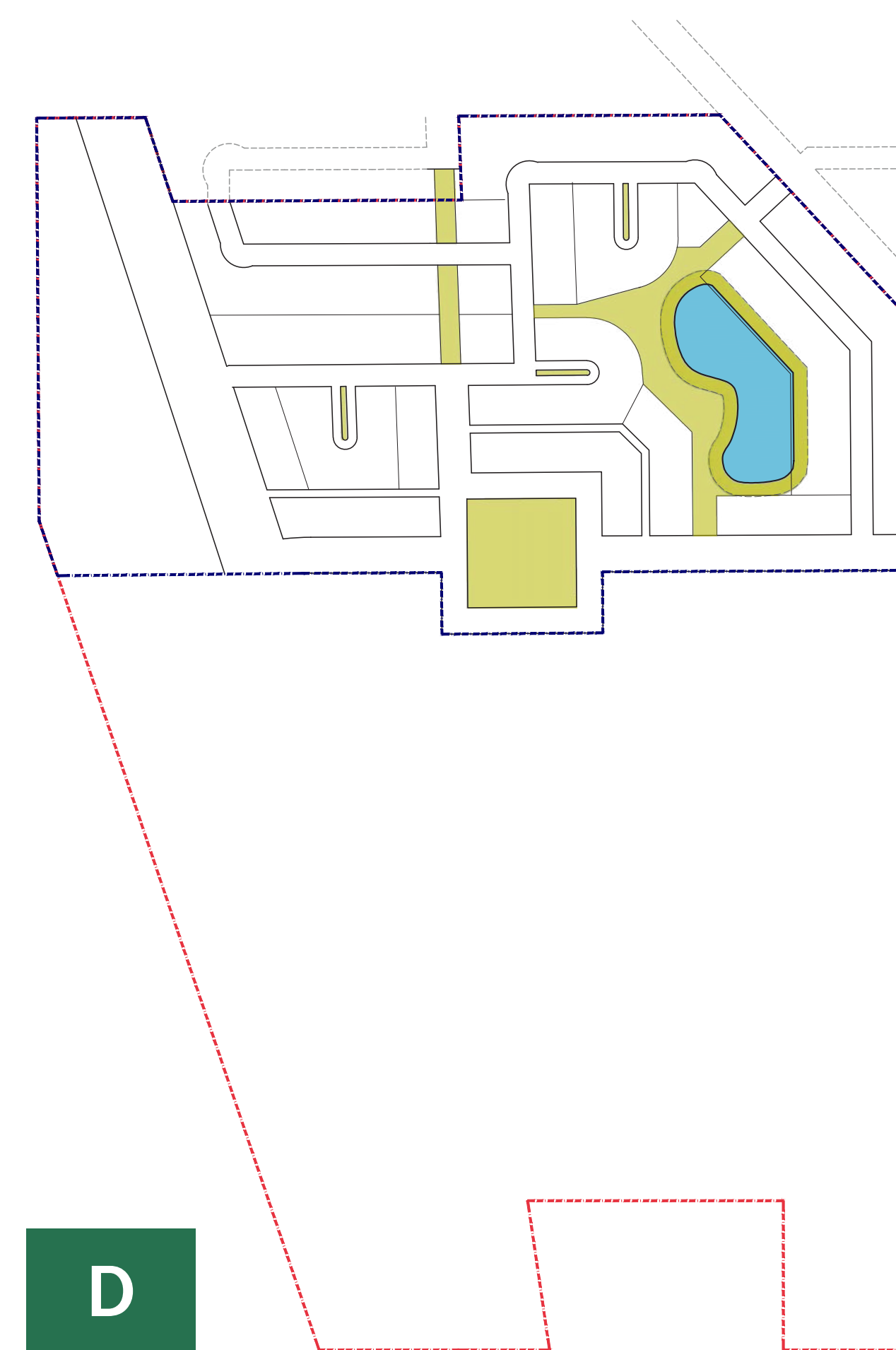
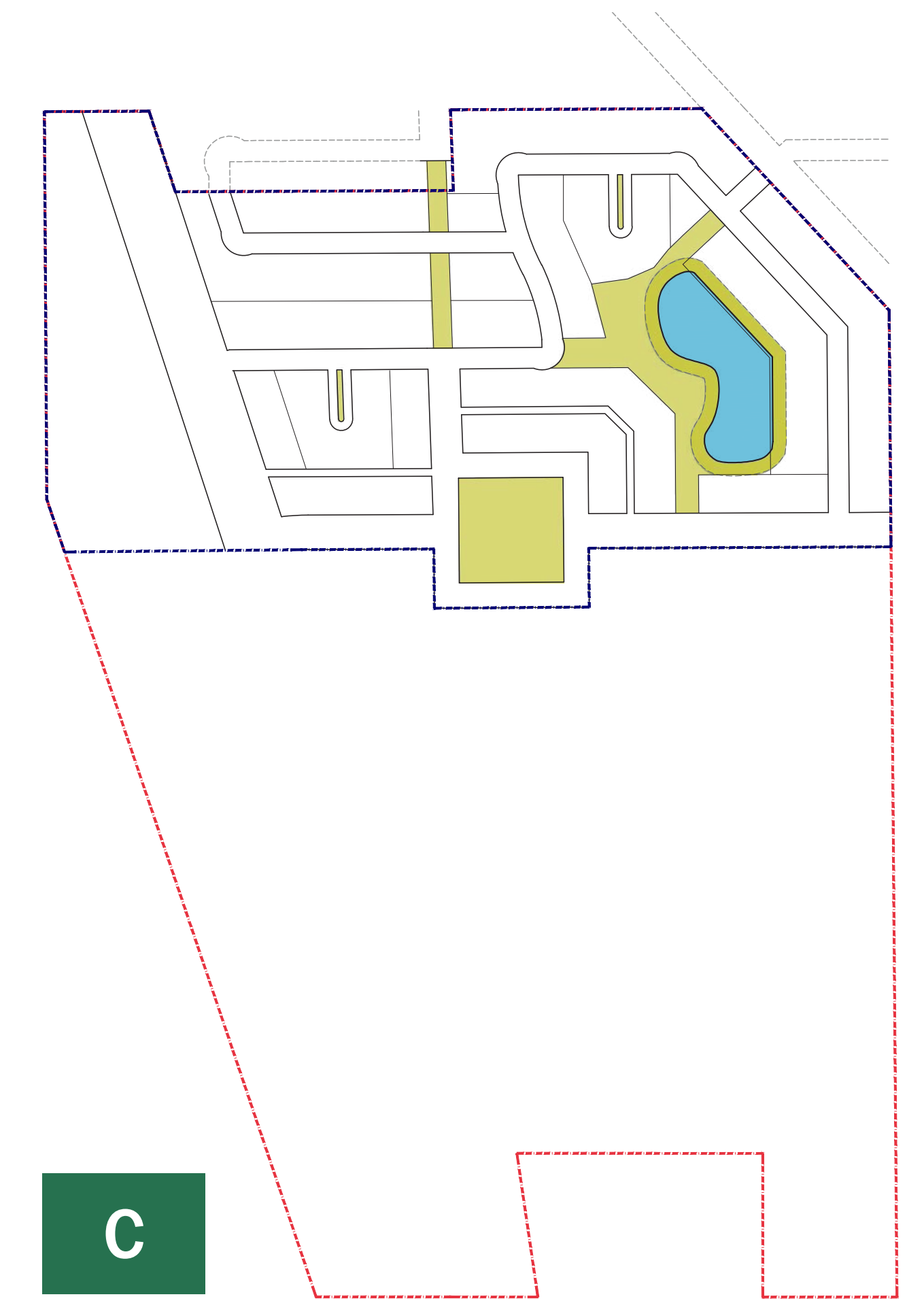
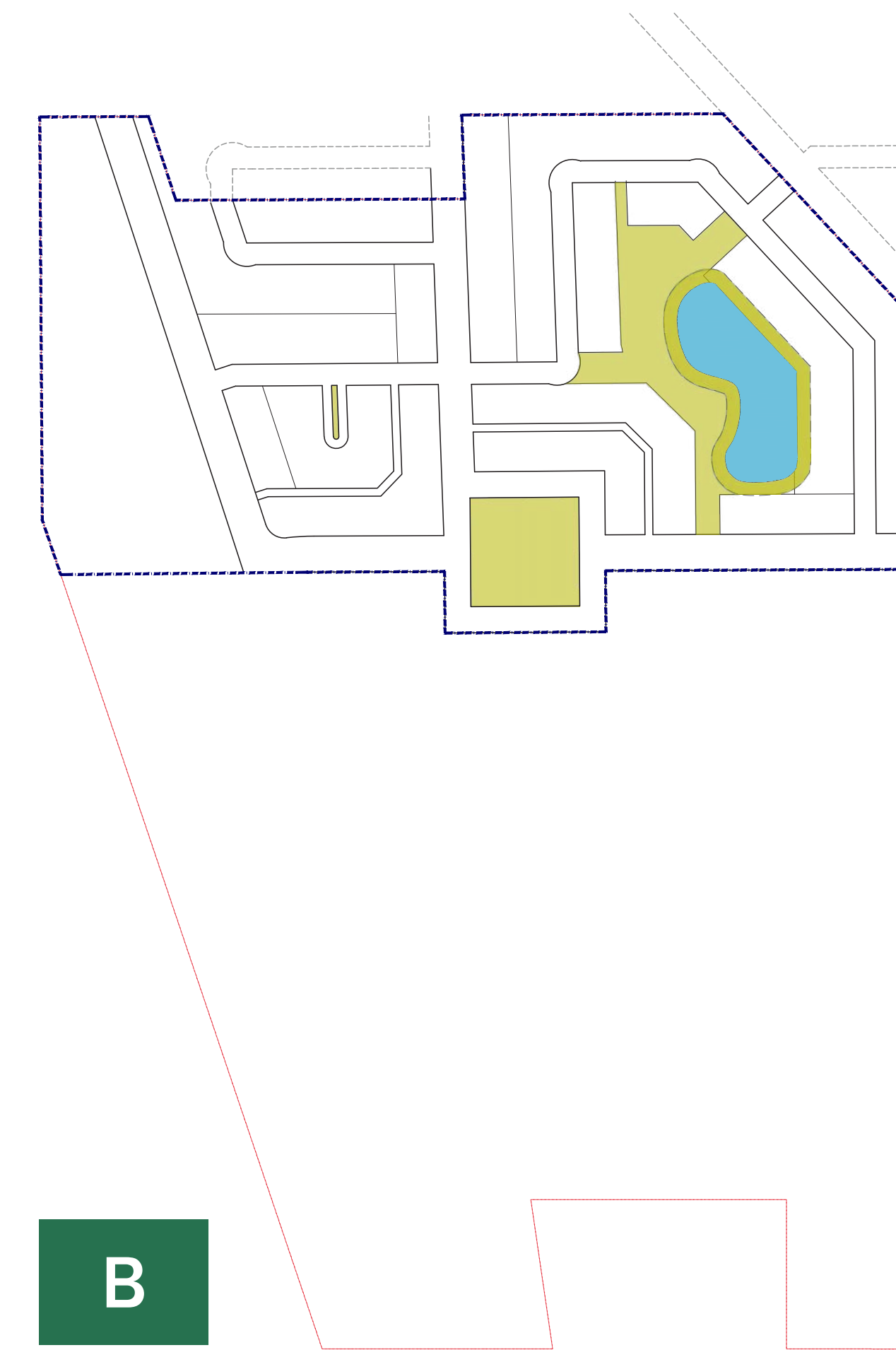
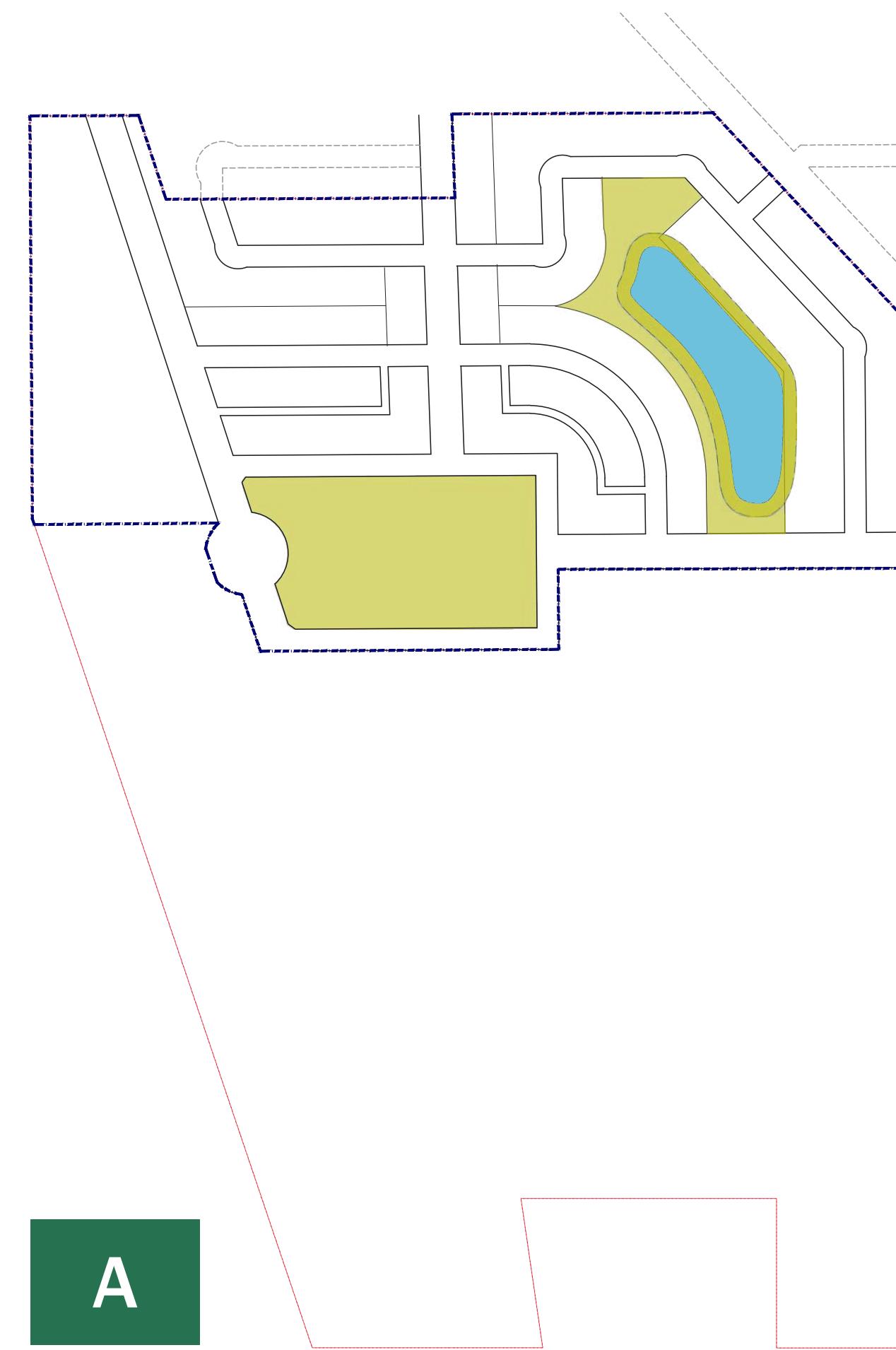
Each scenario featured the following:

- Low and medium density land uses;
- Public reserve/park space and an integrated trail network;
- Single-family, multi-family, and commercial development; and
- A local road network.



NEIGHBOURHOOD CONCEPT OPTIONS

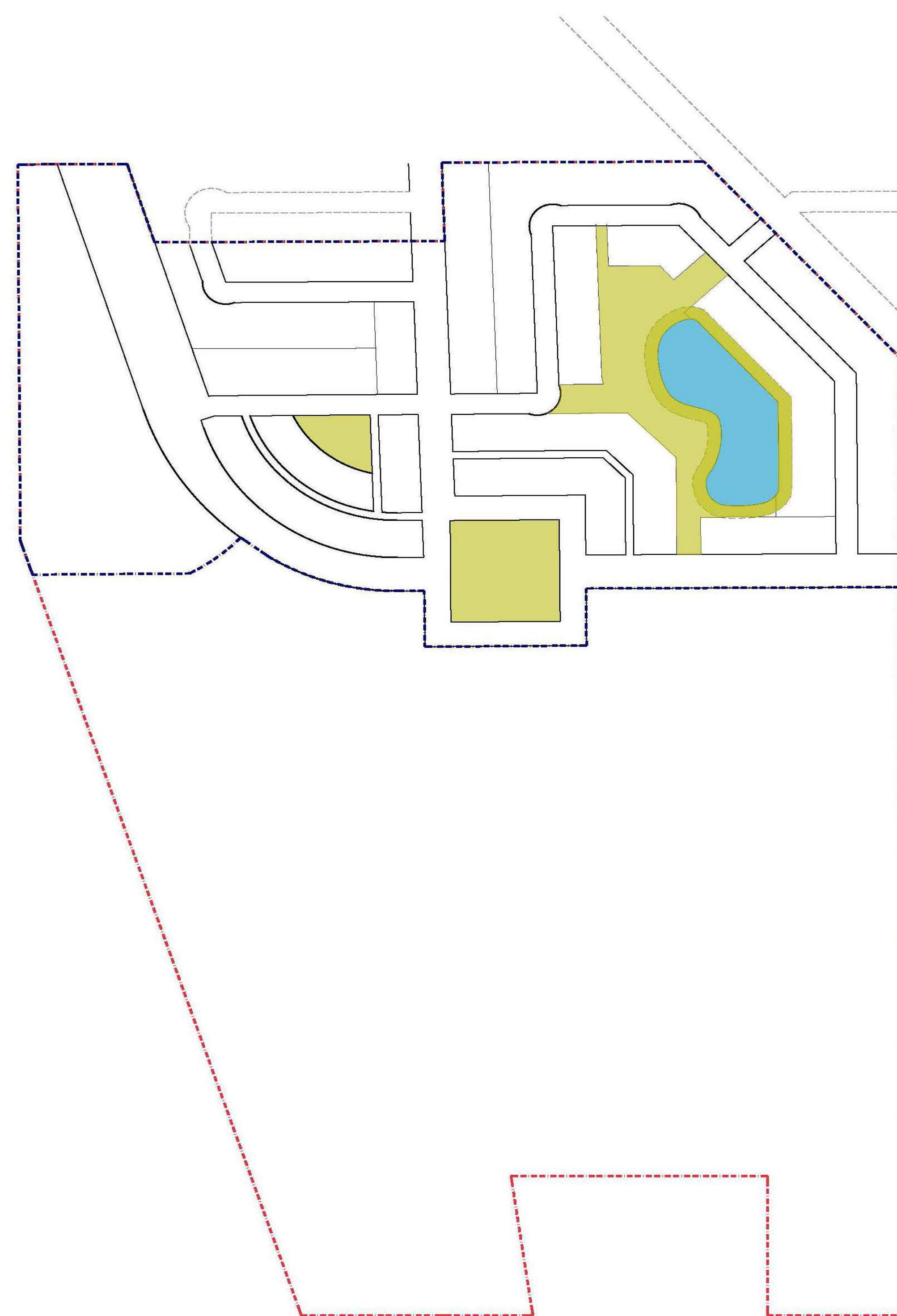
- Giving consideration to the various comments and feedback received throughout the duration of the process, as well as policy direction, the Project Team developed a series of design concepts to arrive at a preferred design.



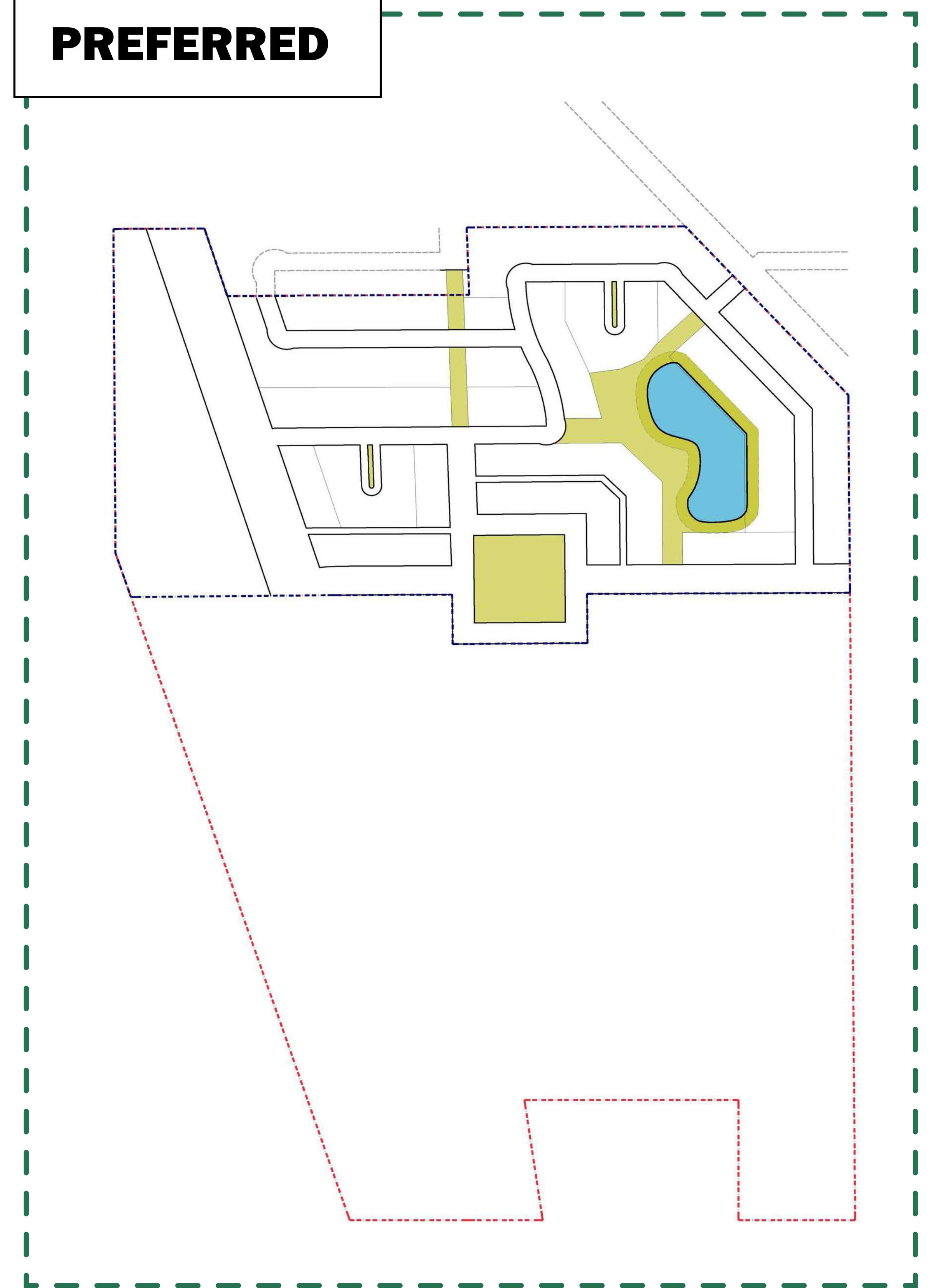
NEIGHBOURHOOD CONCEPT OPTIONS

The preferred neighbourhood concept options feature the following:

- A village square concept;
- Single-family, two-family, and multi-family residential uses;
- Park space with active transportation connections throughout the neighbourhood; and
- A new connection to Lamoureux Road.
- One of the concepts includes the realignment of Old PTH 59.
- One of the concepts includes the extension of Dufault Drive to the south.



PREFERRED

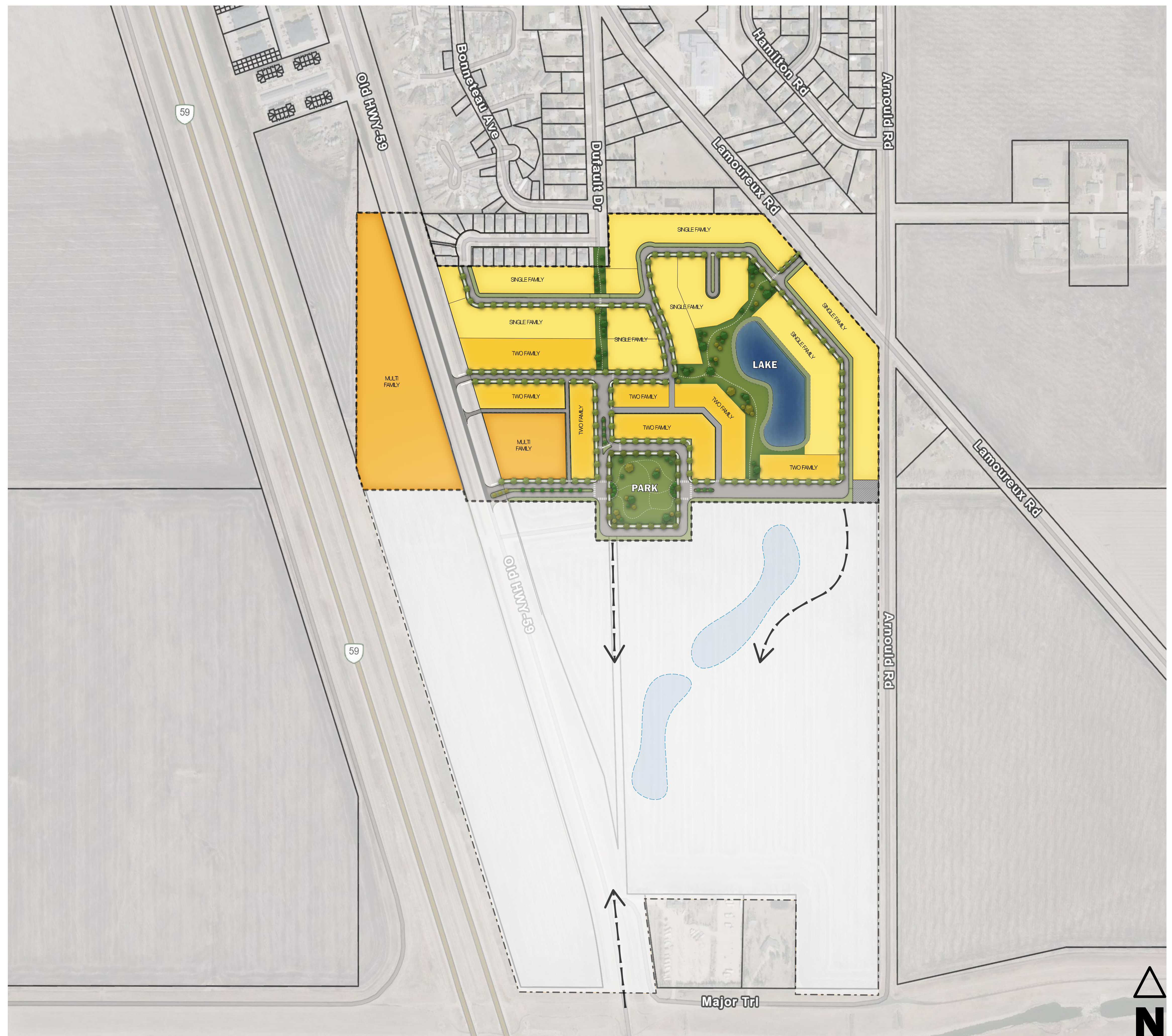


PREFERRED NEIGHBOURHOOD CONCEPT

This concept is preferred:

- Creates an important north-south greenway;
- Includes a village square;
- Directs traffic towards Old PTH 59;
- Dufault Drive is not extended to the south; and
- Includes opportunities for a variety of housing types.

This drawing should be considered concept only.

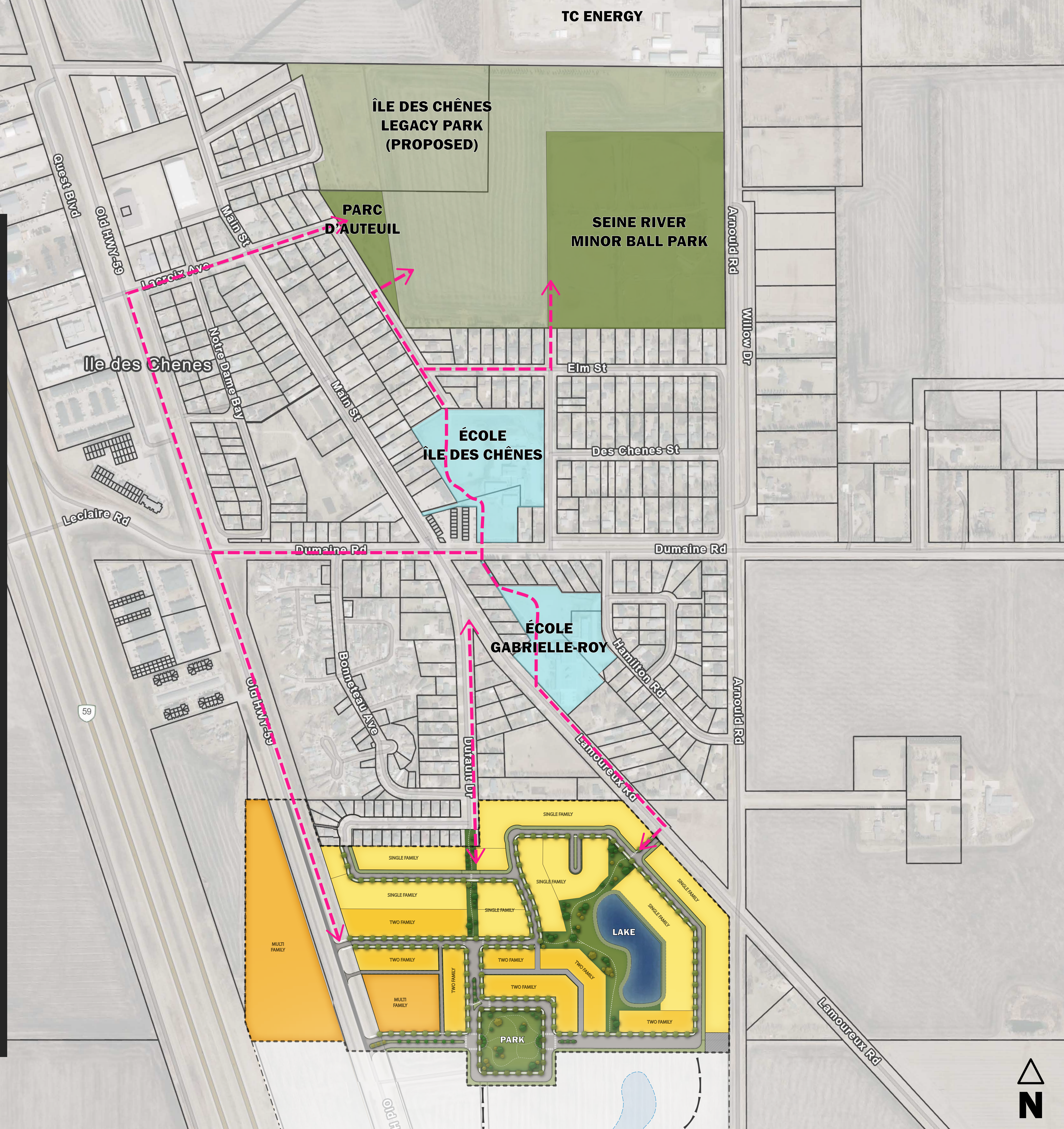


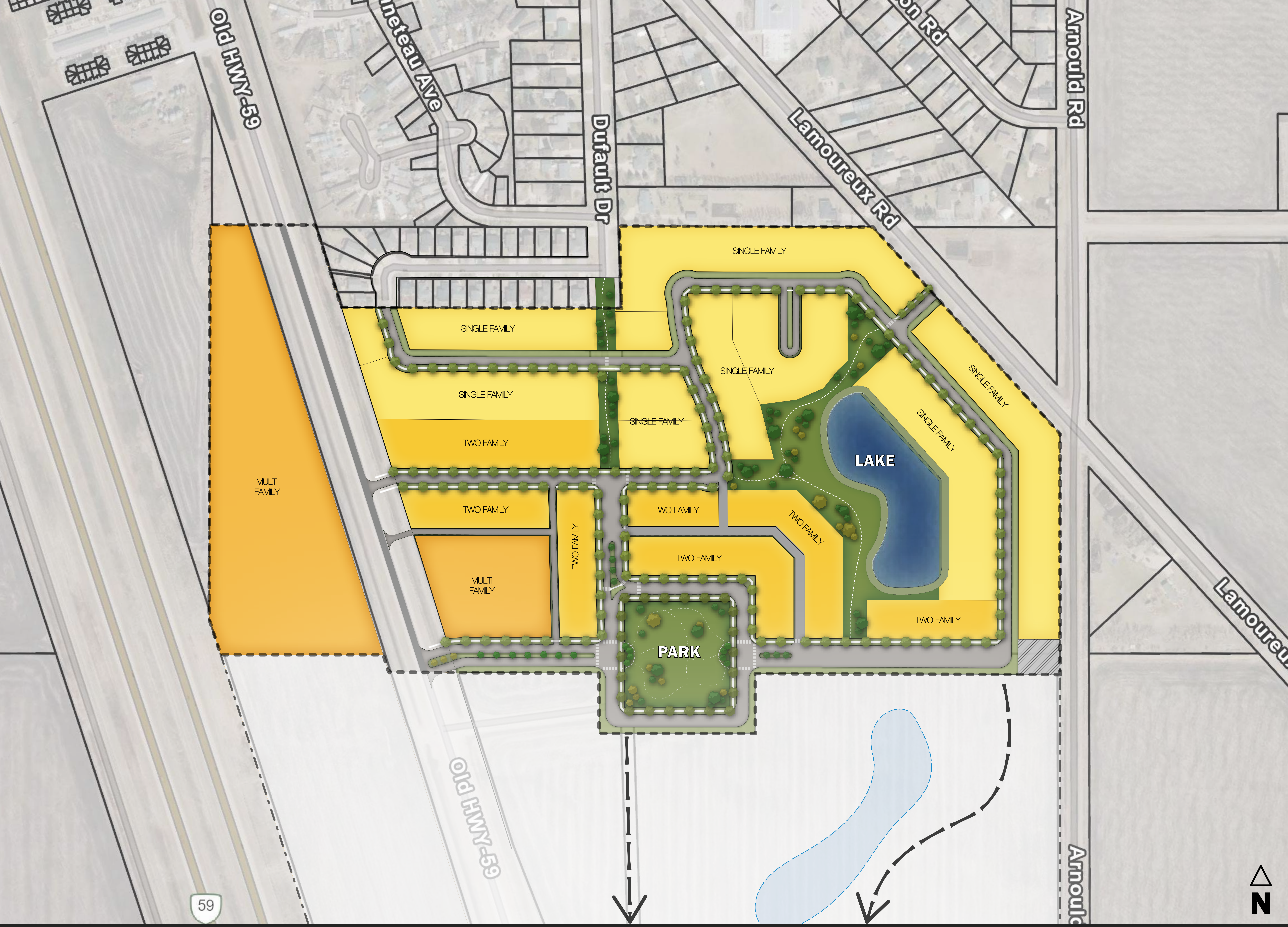
PREFERRED NEIGHBOURHOOD CONCEPT

This board illustrates the proposed neighbourhood in the context of Ile des Chênes.

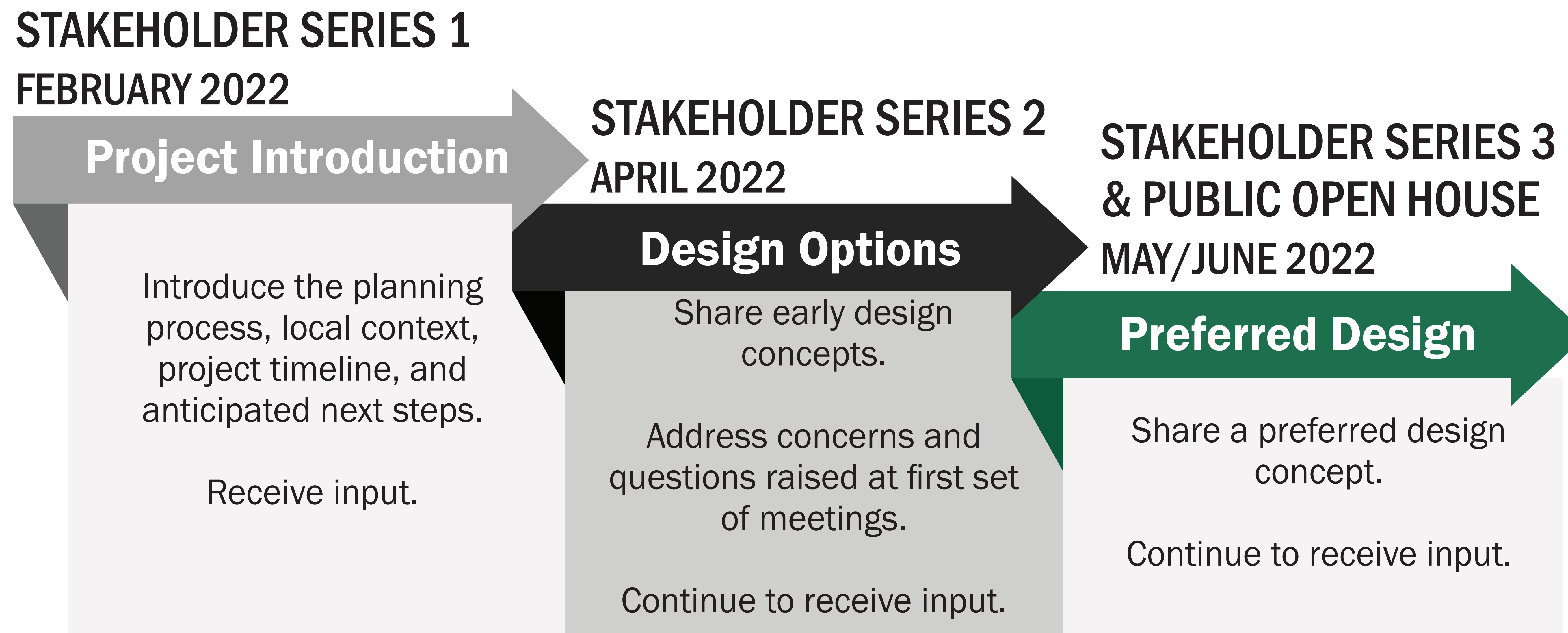
- The dashed lines indicate existing or potential future walking and cycling pathways.

This drawing should be considered concept only.

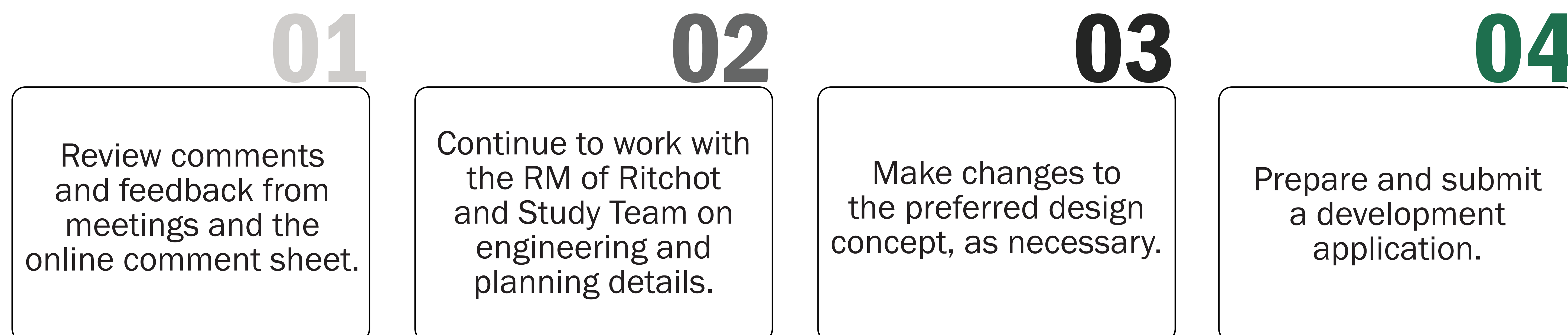




COMMUNITY PROCESS



NEXT STEPS



THANK YOU

We would like to thank you again for attending today's session. Your input is important to our planning process. Please take a few minutes to fill out a comment sheet and share your feedback with us:

<https://www.surveymonkey.com/r/IDCSouth3>

You may view project materials as well as access the survey by visiting the Ile des Chênes South Concept Planning Project Page on our website:

<https://www.landmarkplanning.ca/currentprojects>

If you have any further questions, please contact:

Brennan Johnson or **Donovan Toews**

at **RSVP@landmarkplanning.ca**

or **204-453-8008**