

# SOUTH TRANSCONA PRECINCT 'S' SECONDARY PLAN OPEN HOUSE

**THE PURPOSE OF THIS OPEN HOUSE:** To provide information on the project so that we can obtain community input on the direction of development for South Transcona.

Two private developers are funding the process to develop a Secondary Plan for the South Transcona area. This plan is being guided by a Residents Advisory Group (RAG) that will help shape the form of development for this area. The plan will go to City of Winnipeg Council for consideration of approval.

**JUNE 26, 2024**

\*This development is not by the City of Winnipeg.

\*This project is being operated and developed privately.

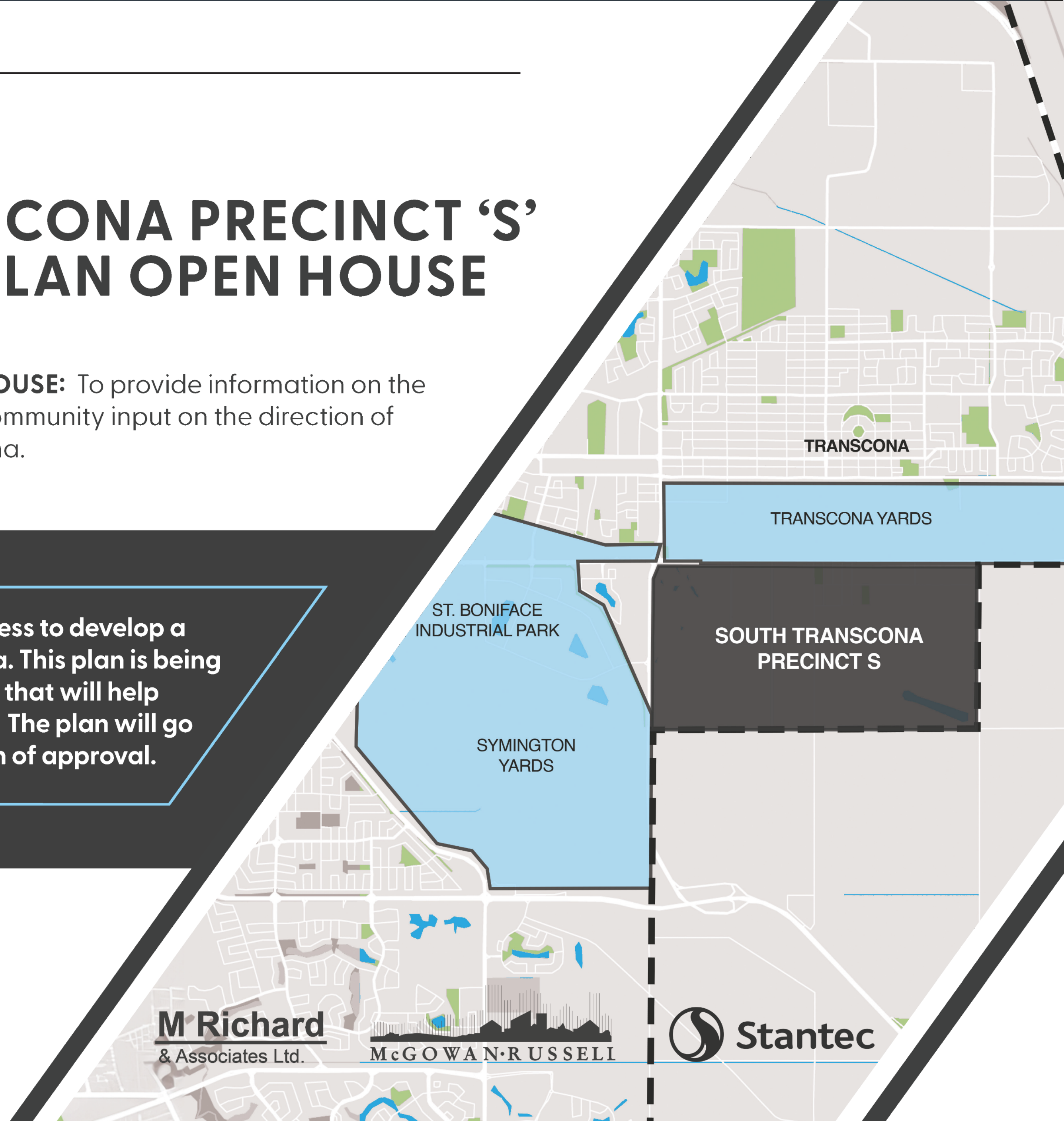
PRECINCT 'S' SECONDARY PLAN OPEN HOUSE

JUNE 2024

**M Richard**  
& Associates Ltd.

**McGOWAN • RUSSELL**

 **Stantec**



**Thank you for taking the time to participate!**

We would like to acknowledge that we are meeting on Treaty One territory, the traditional territory of the Anishinaabe, Cree, Oji-Cree, Dakota, and Dene peoples, and the homeland of the Métis nation.

The purpose of this open house is to provide information on the scope of the secondary plan and gather feedback.

- 1. INTRODUCE THE SOUTH TRANSCONA SECONDARY PLAN RESIDENTS ADVISORY GROUP (STSP-RAG)**
- 2. INFORM AREA RESIDENTS ON WHAT A SECONDARY PLAN IS**
- 3. PROVIDE BACKGROUND INFORMATION ON CITY POLICIES AND REQUIREMENTS FOR SOUTH TRANSCONA**
- 4. INFORM RESIDENTS ABOUT THE NEXT STEPS**

**We invite you to share your thoughts, concerns and ideas with us to help inform this development. Please take time to fill out a survey at the end.**





Frank DeMarchi



Fred Horbaty



Ian Laker



Jared Clarke



Johanne & Ron Drabchuk



Jonathan Allard



Louise Hedman



Russ Wyatt



William Andrushko

## What is the purpose of the RAG?

The South Transcona Secondary Plan Resident Advisory Group's role is to provide input and advice to the Project Team to guide the South Transcona Secondary Plan process. Although this group does not have formal authority to make decisions, they can make recommendations and provide feedback on materials to the Project Team to ensure the events and published documents are as informative and effective as possible.

## Special Thank You

The project team are grateful to the amount of volunteer hours that the STSP-RAG members will be contributing.

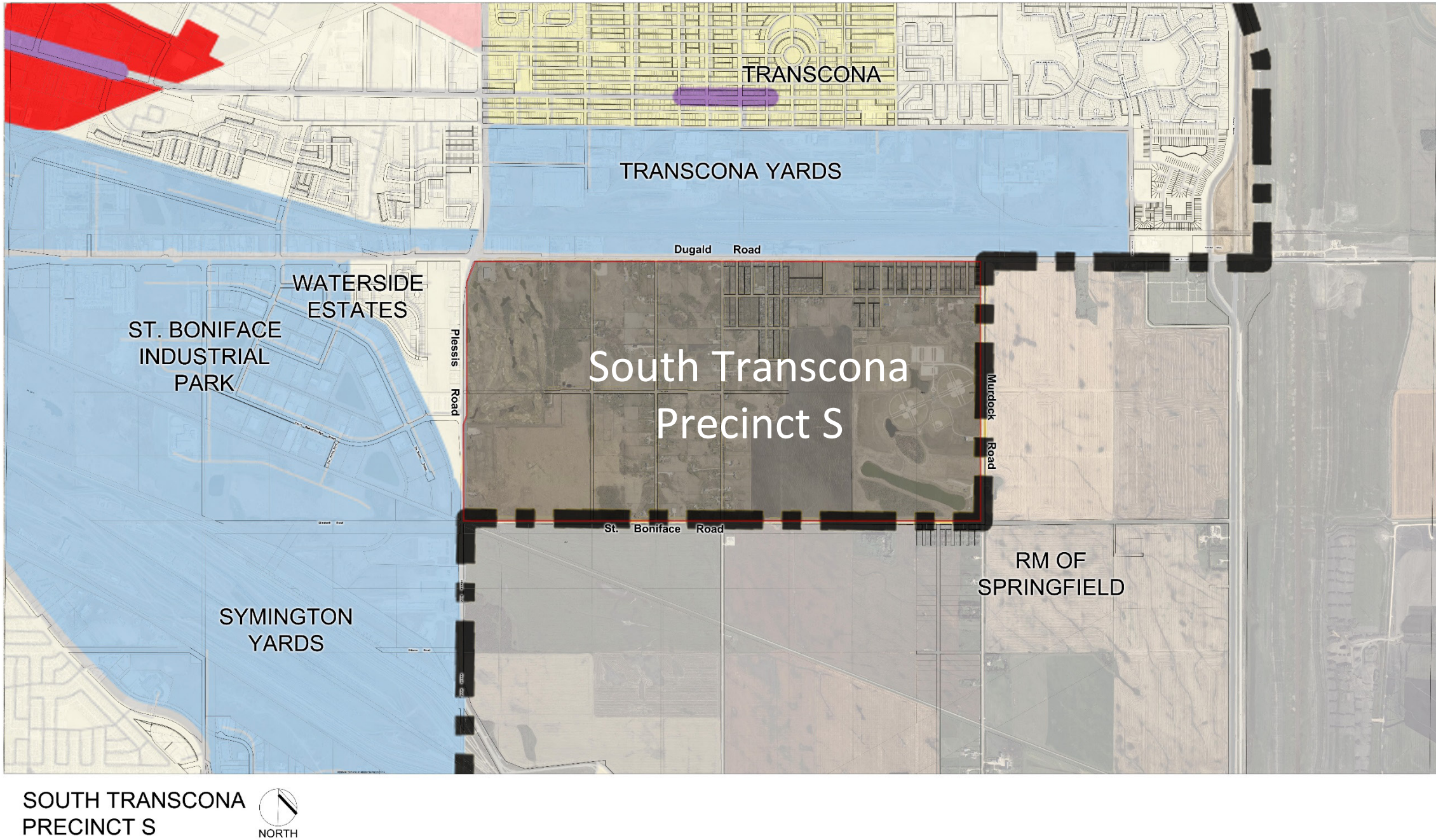
Thank you.



## WHAT IS THE INTENT OF THIS PROJECT?

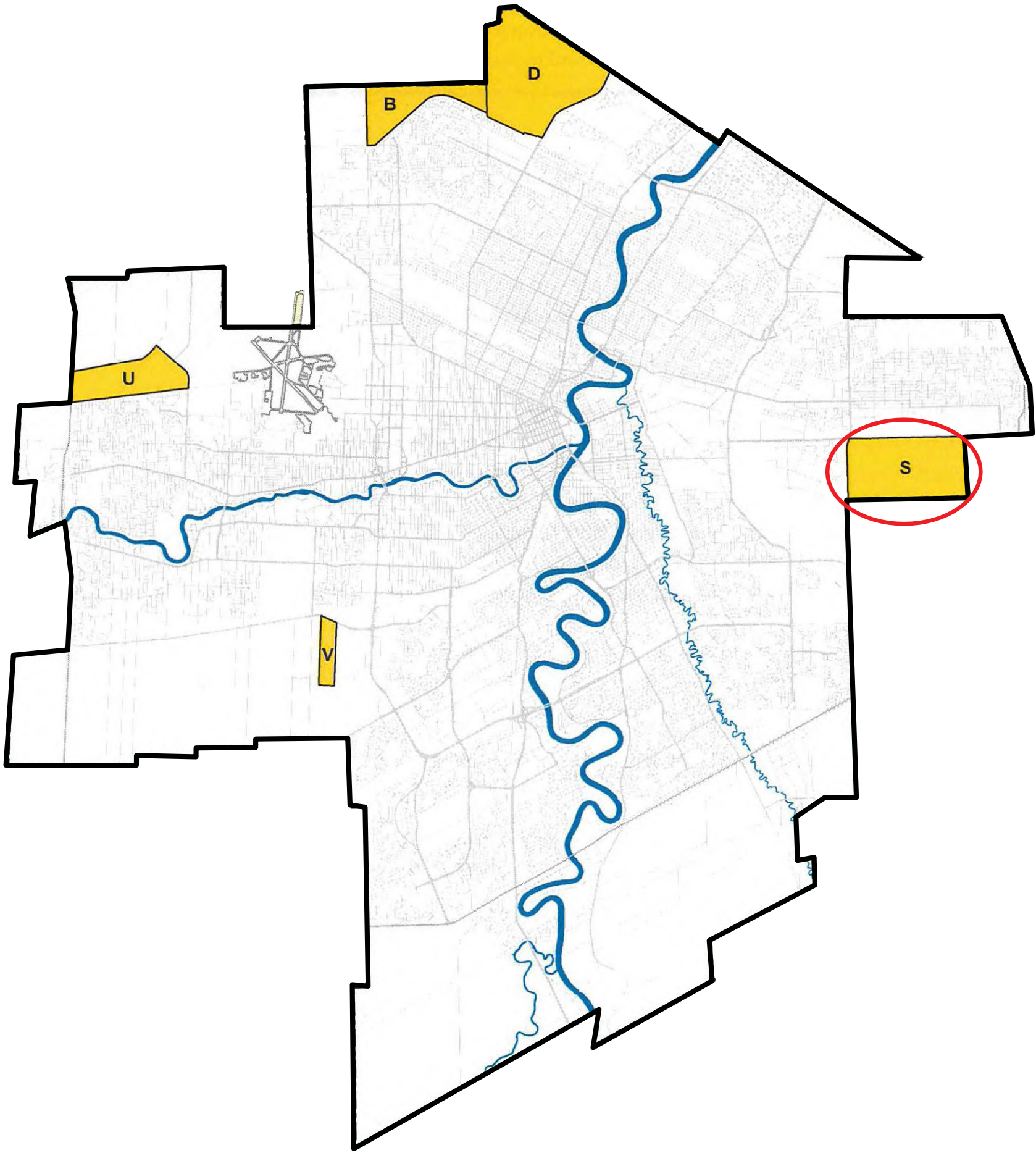
The South Transcona Secondary Plan is intended to introduce a comprehensive plan for **urbanized development with a full range of municipal services** within the Planning Area, and to establish appropriate policies to guide such development in accordance with Complete Communities Development Strategy 2.0.

This process is funded by two private developers: the Goldstone Group Limited and Taggart Properties Inc. that each have large land holdings in South Transcona. They have entered into a collaborative relationship with the City of Winnipeg for this project, but this is not a City-led project.





# SOUTH TRANSCONA    PRECINCT S - NEW COMMUNITIES VISION



*New Communities will continue to play an important role in accommodating the City's projected population growth. These New Communities will be planned as complete from the outset and will continue to achieve a high standard of sustainability in planning, design, construction and management.*

Winnipeg has several areas that are known as 'new communities' in *Complete Communities 2.0*. **These areas are where growth is expected to occur as the city develops.** Officially, these communities are known as 'Precincts', where South Transcona is known as *Precinct S*.

The City has a 'New Communities Plan' that requires Precincts to create a Precinct Plan to be presented to, and adopted by, Council as a Secondary Plan prior to any planning activities and major development in the Precinct.

A Precinct Plan includes things such as:

- A vision for the area;
- Anticipated population at full build-out;
- The alignment of the Primary Transit Network and the location of its stations, where applicable;
- Infrastructure alignment;
- Land use policies;
- Parks and open space;
- Road alignments;
- and much more...

Credit: City of Winnipeg. *Complete Communities 2.0*

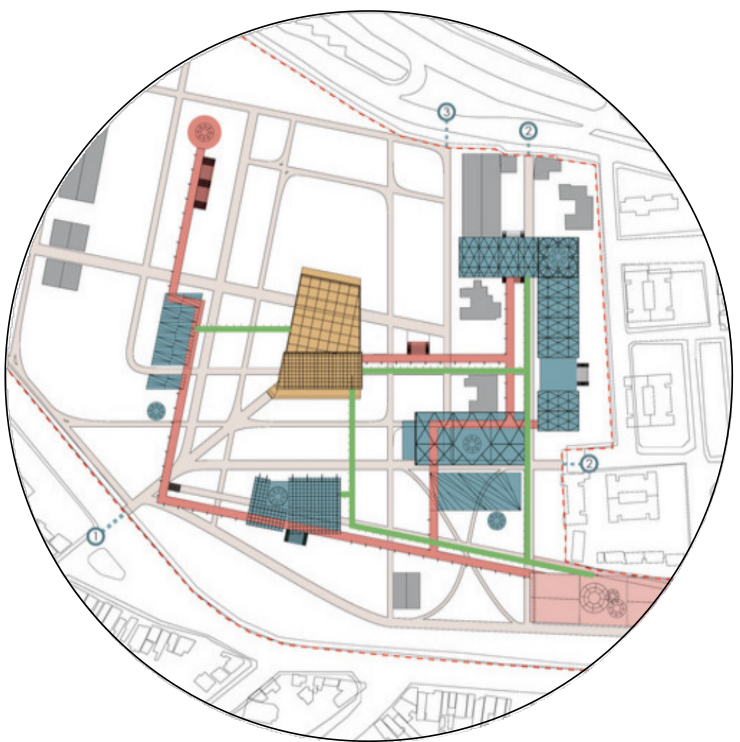


## A Complete Community includes, amongst other things:



Credit: City of Calgary

High quality local spaces with access to essential businesses and services.



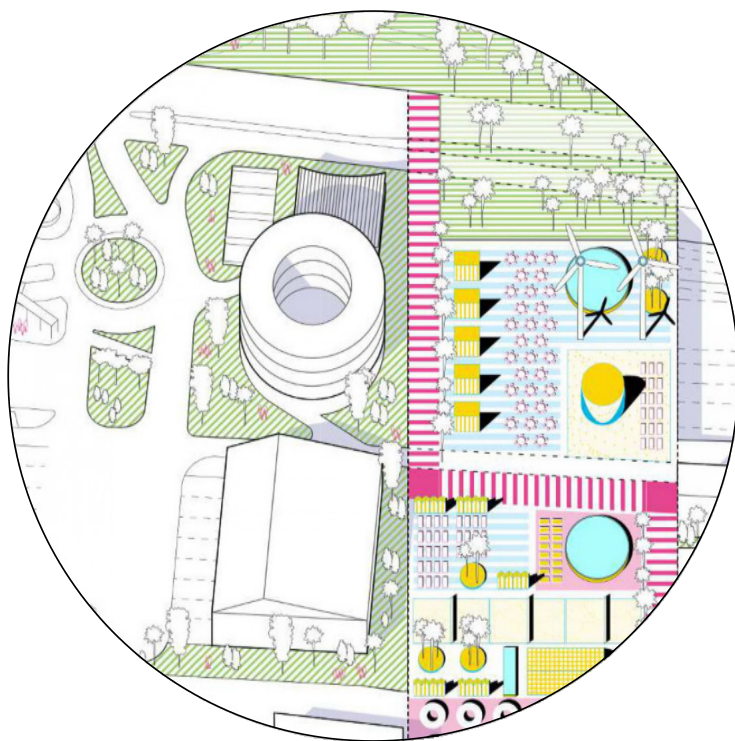
Credit: James Goering

Complete streets with access to public and active transportation (i.e. walking/hiking trails and cycling and pedestrian paths)



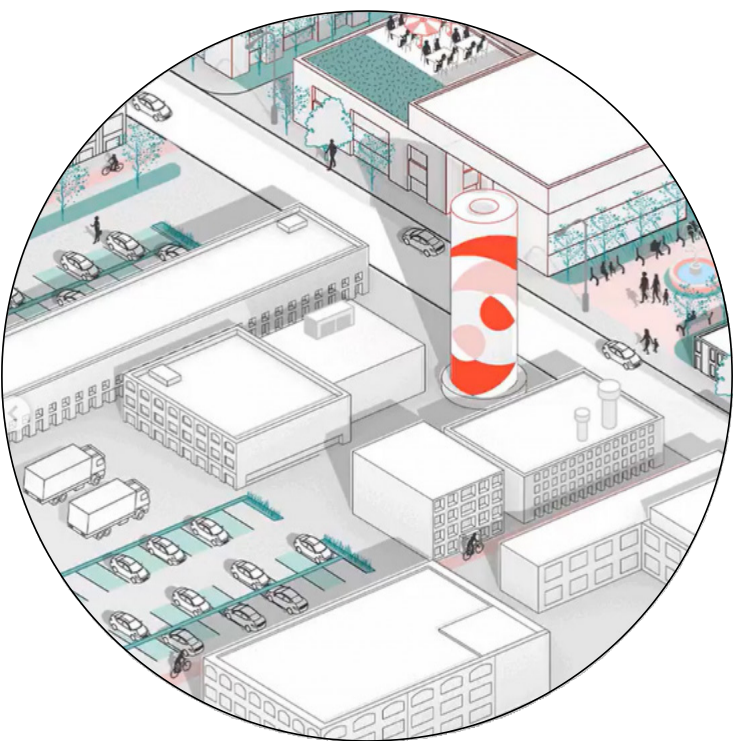
Credit: Deicke Richards

Different types of housing - apartments, houses, rentals and owned properties.



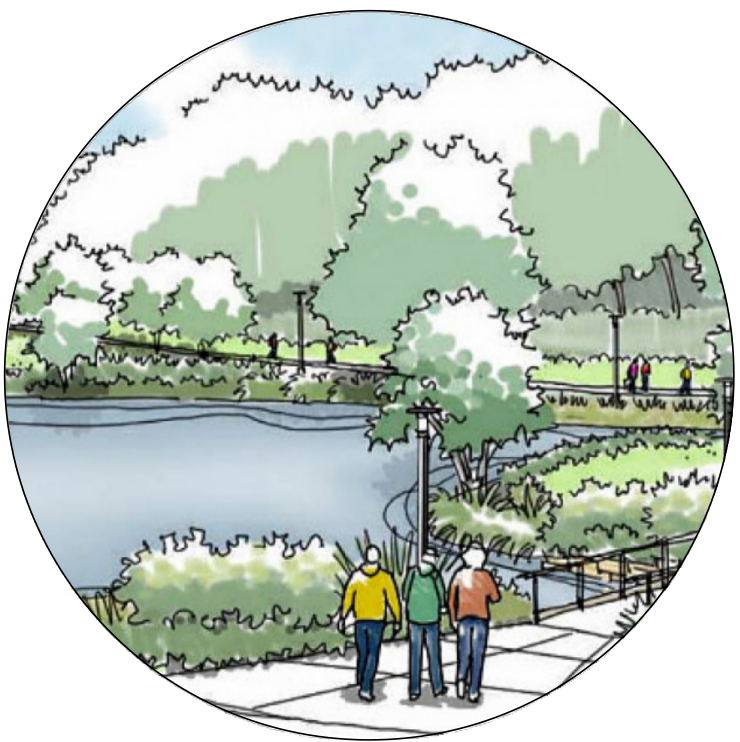
Credit: J. Torres, J. Ingles, et al.

Access to amenities like community and recreation centres, libraries, etc.



Credit: J. Torres, J. Ingles, et al.

Nearby employment opportunities



Credit: O'Boyle Cowell, Blalock & Associates

Access to green and open spaces like parks.



## WHAT IS A SECONDARY PLAN?

- Specialized plans unique to neighbourhoods
- Are visionary and policy documents that inform development and is also a By-law
- Used to create sustainable, complete neighbourhoods
- The Secondary Plan for South Transcona is a Local Area Plan or “Precinct Plan”

*Adoption of the Secondary Plan By-law does not require any person to alter the existing use of their property. Any future developments must comply with the Secondary Plan.*

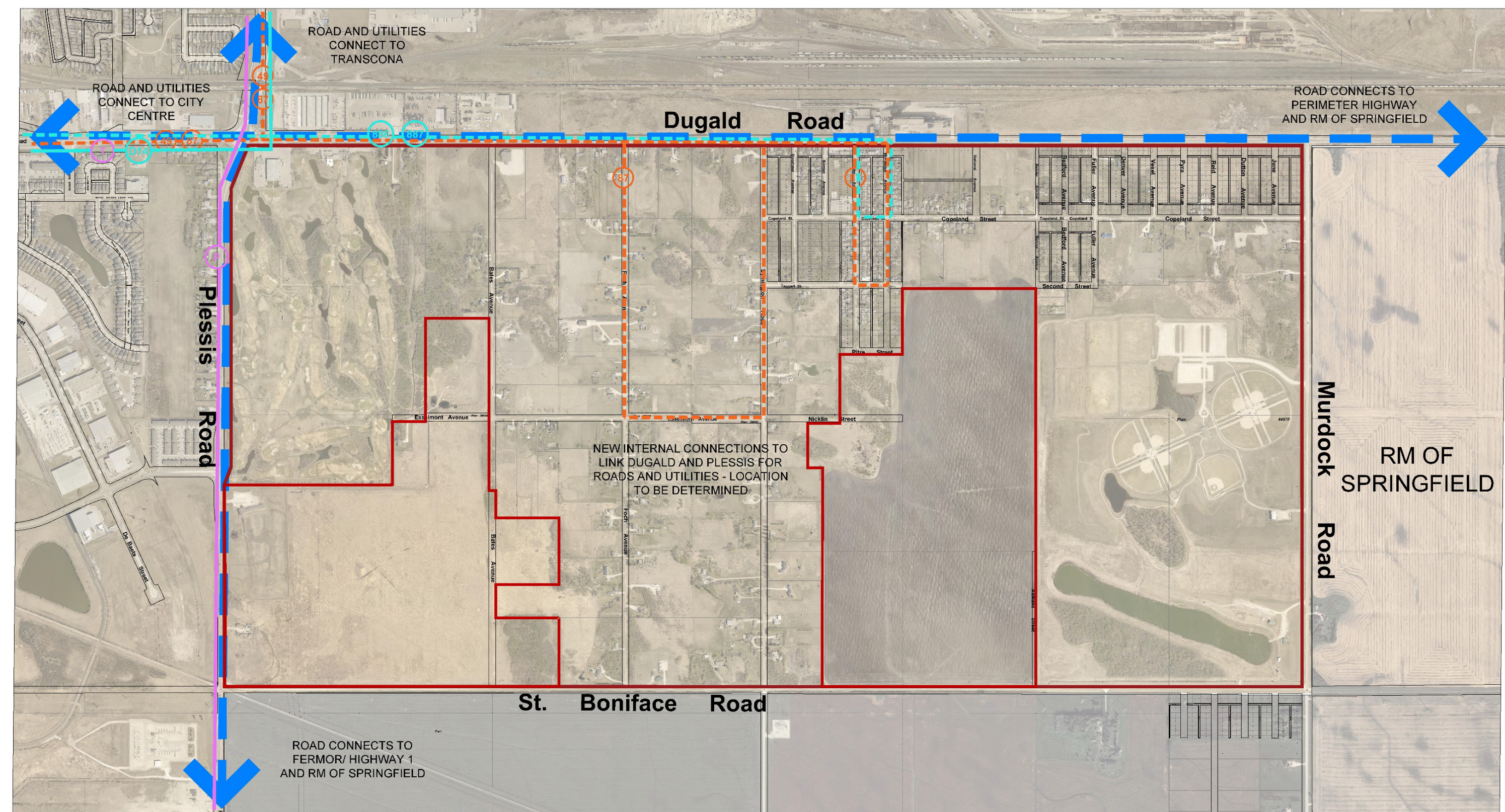
## Winnipeg's Complete Communities 2.0



Credit: City of Winnipeg. Complete Communities 2.0



The City requires the following Background Research Engineering Studies to support the Secondary Plan:



- 1) Transportation Impact study
- 2) Services study (water, sewer, land drainage)
- 3) Emergency Services study
- 4) Noise Impact study
- 5) Fiscal Impact Analysis

SOUTH TRANSCONA  
PRECINCT S



8

- 87 EXISTING TRANSIT ROUTE 87 CONNECTING TO KILDONAN PLACE
- 49 EXISTING TRANSIT ROUTE 49 CONNECTING TO DOWNTOWN
- 886/887 2025 PRIMARY TRANSIT NETWORK ROUTE 886/887 CONNECTING TO NAIRN AND ARHCIBALD
- D14 2025 PRIMARY TRANSIT NETWORK ROUTE D14 CONNECTING TO DOWNTOWN AND PORTAGE AT ERIN

- T TRANSIT MASTER PLAN ROUTE D14 BECOMES T FREQUENT LINE P CONNECTING TO KILDONAN PLACE, ST. VITAL CENTRE, UNIVERSITY OF MANITOBA AND BRIDGWATER
- P
- AREAS HELD BY DEVELOPERS

M Richard  
& Associates Ltd.





## The City requires the following to *support* the secondary plan:

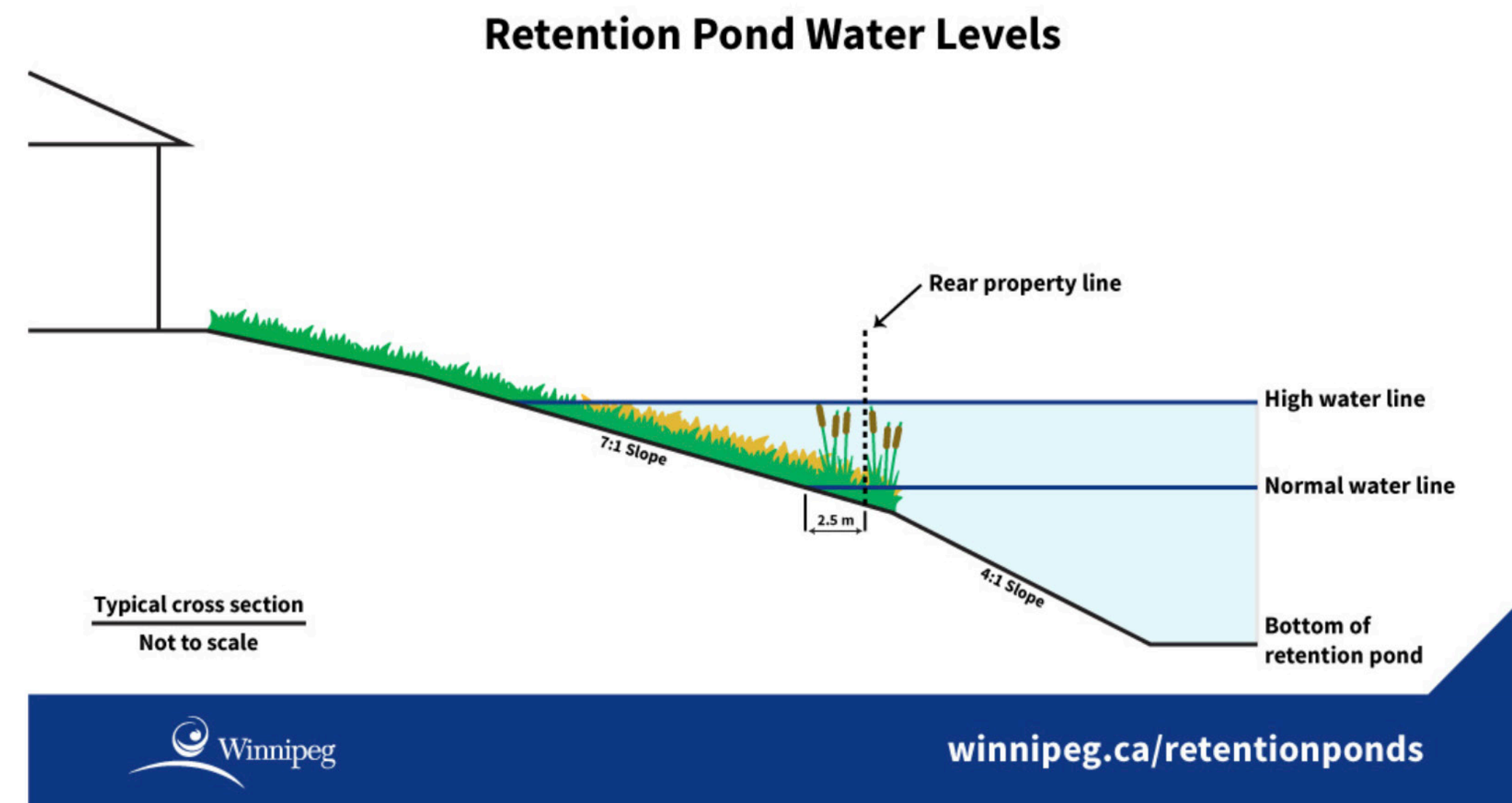
- 1) Major roadway (collector). Transit Route from Plessis Rd. to Dugald Rd. connecting to rapid transit
- 2) Major access on Plessis Rd. and Dugald Rd.
- 3) Other new major roadways connecting major roadway (item 1 above) to boundary roads
- 4) Additional local roads to improve accessibility and sustainability.
- 5) Active transportation and pathway system connecting parks, greenspace, natural areas, commercial areas, schools, community centre, etc.
- 6) Potential upgrading of Plessis Road and Dugald Road.



The City requires the following to *support* the secondary plan:

Design of:

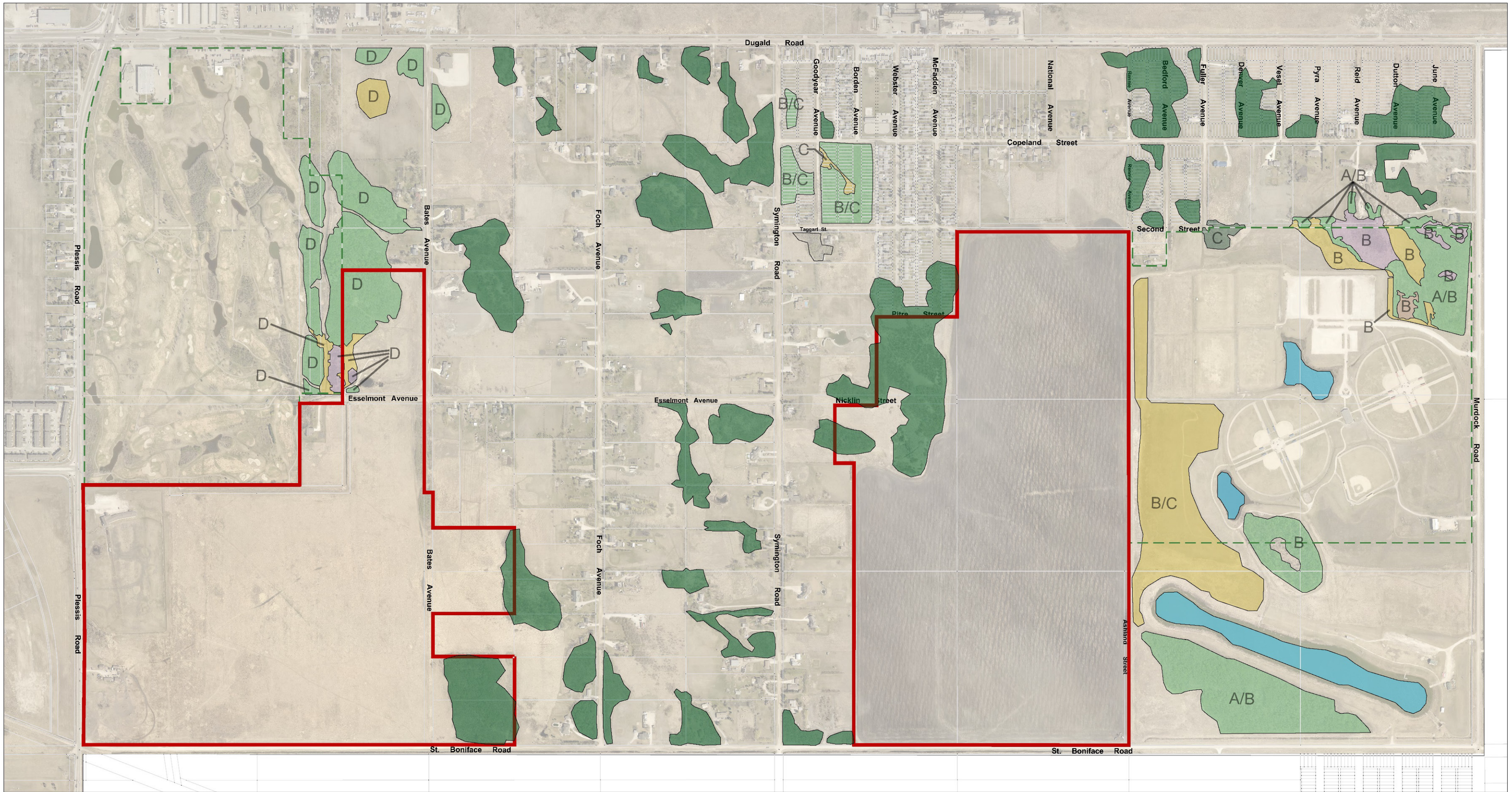
- 1) Watermains (water distribution)
- 2) Wastewater sewer lines (wastewater collecting)
- 3) Land drainage and lot grading
  - Land drainage sewer lines
  - Storm water retention (pond system style)





SOUTH TRANSCONA

NATURAL AREAS AND GREENSPACES



SOUTH TRANSCONA  
NATURAL AREAS PLAN

APRIL 30, 2024  
SCALE 1:4000

0 25 50 100 200 400m

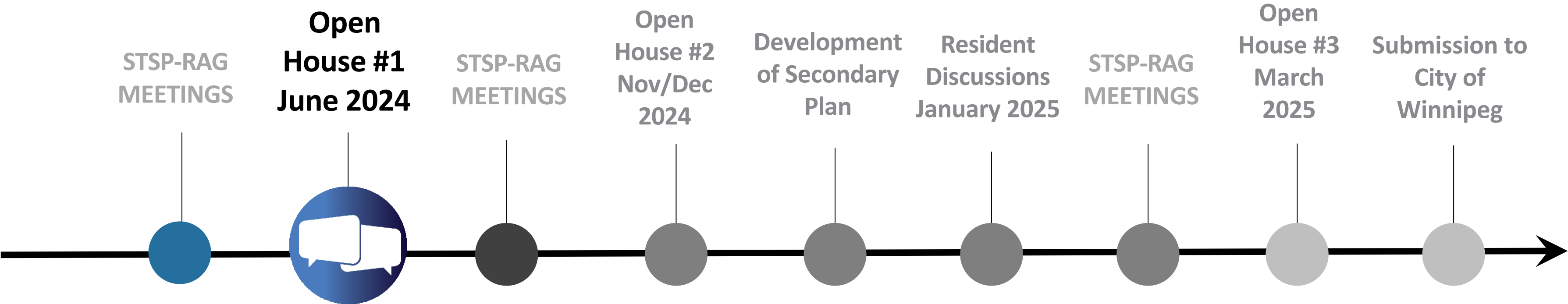
NORTH

- HABITAT CATEGORIES**
- ASPEN FOREST
  - PRAIRIE GRASSLAND
  - WETLAND
  - RIVER BOTTOM FOREST
  - POND
  - TREED AREAS TO BE CLASSIFIED

- HABITAT CLASS LEGEND**
- CLASS [A/B] A PLANT COMMUNITY REFLECTING THE NATURAL HERITAGE WITH LITTLE TO NO DISTURBANCE, FEW WEED SPECIES, AND SHOULD BE PRESERVED
  - CLASS [B/C] GOOD CHARACTERISTICS WITH LITTLE TO MODERATE DISTURBANCE AND SHOULD BE CONSIDERED FOR PRESERVATION AND POSSIBLY NATURALIZATION
  - CLASS [C] & [D] TO ONLY BE CONSIDERED FOR PRESERVATION BASED ON OTHER FACTORS THAN THE NATURAL HERITAGE ASSESSMENT

- OPEN SPACE LEGEND**
- MAJOR PUBLIC OPEN SPACE  
SEE "COMPLETE COMMUNITIES 2.0: AN OUR WINNIPEG DIRECTION STRATEGY", PAGE 120
  - AREAS HELD BY DEVELOPERS





The process to develop the Secondary Plan will continue for approximately 9-12 months to submission to the City of Winnipeg for approval. During that time there will be meetings with the STSP-RAG and City Departments to help formulate the secondary plan.

## THANK YOU FOR ATTENDING

Please remember to fill out a survey before you leave today. The survey will collect feedback on the needs of the community to ensure the proposed secondary plan meets the community’s vision for the neighbourhood.



## What is your vision for the future of South Transcona?

- Retail commercial?



- Road improvements?

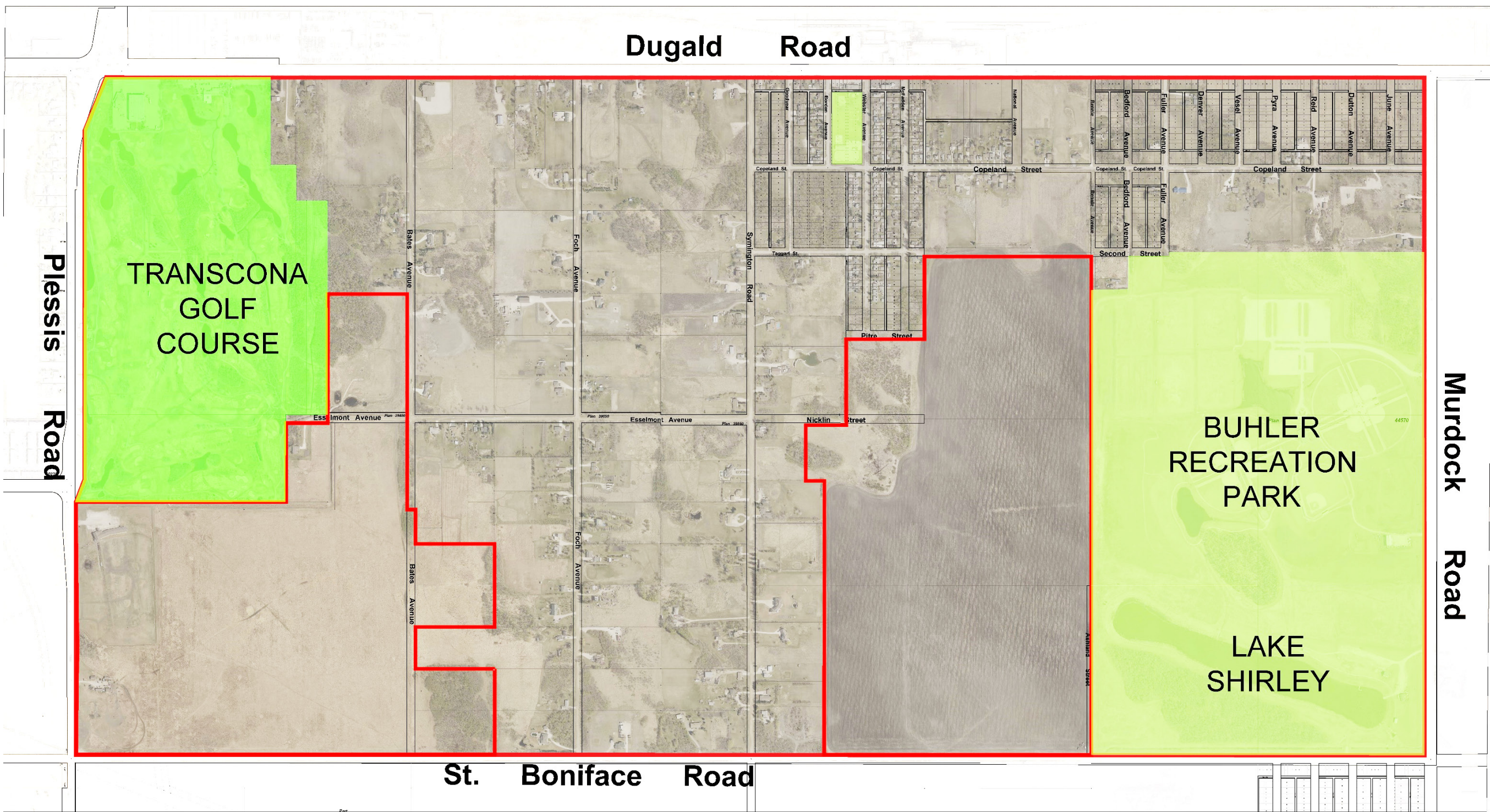


- Planned residential developments?



- Greenspaces and active transportation connections?

- Amenities?







We want to hear from you!

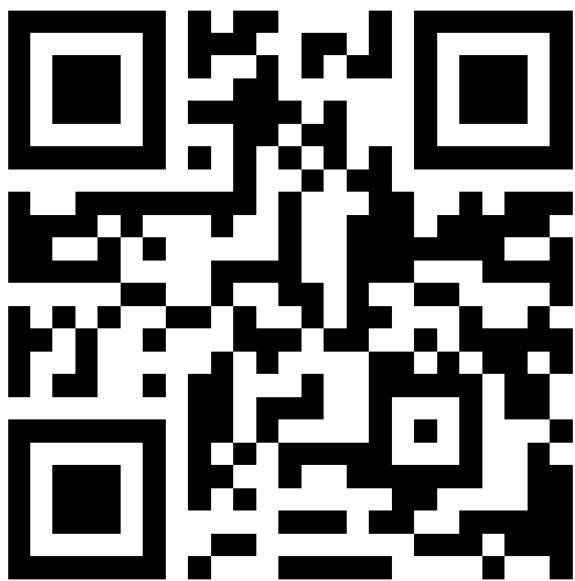
Please fill out the surveys on the table or online.

Website:



[www.mrichardassociates.ca/  
southtranscona](http://www.mrichardassociates.ca/southtranscona)

Survey:



[https://survey123.arcgis.com/  
share/03ff2e3bb86545e59359f  
d713d680300](https://survey123.arcgis.com/share/03ff2e3bb86545e59359fd713d680300)