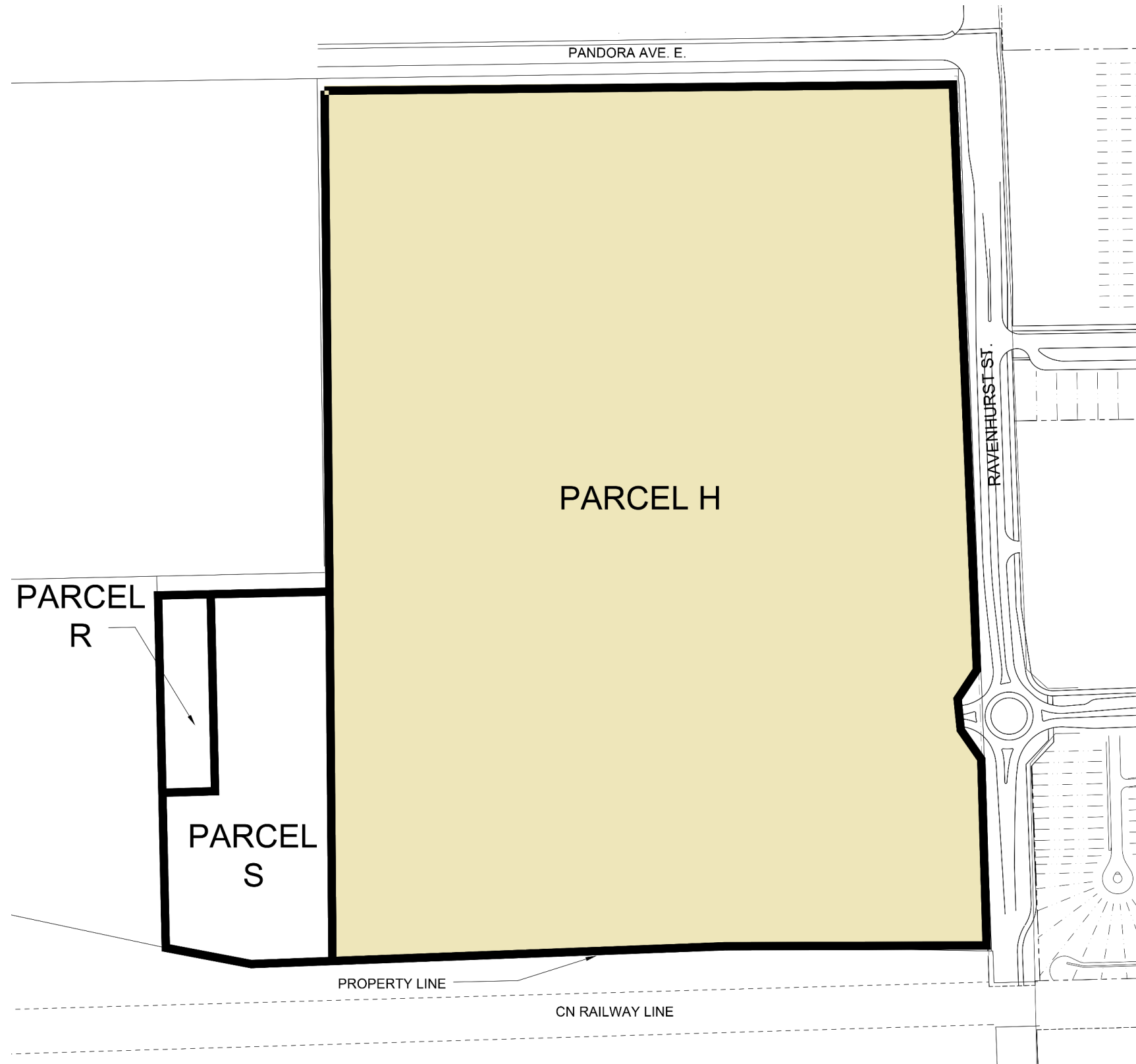


A subdivision process is underway to subdivide the larger piece of land (Parcel H ) to make the change from industrial to residential mixed-use that is being proposed. Parcels R & S will remain for light industrial land uses.



# Welcome to the Public Open House for Canterbury West Proposed Amendments to Secondary Plans

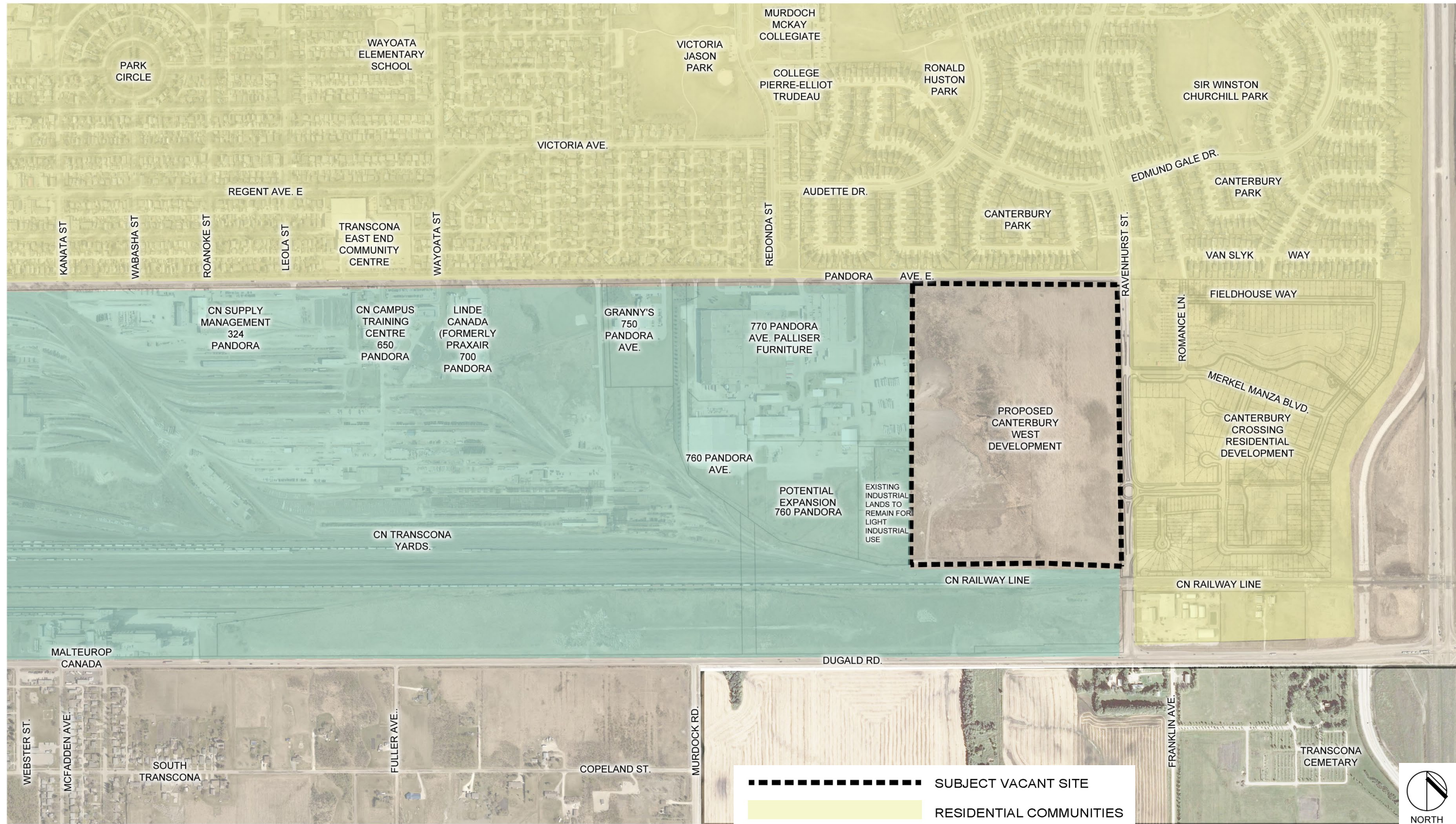
Thank you for joining us today.

**We are looking for your input on changing this site from industrial to residential mixed-use.**

Today we will be presented with information on:

- Results of the Residential Stakeholder Meetings and Industrial Stakeholder Meetings
- The Area Context
- Complete Communities 2.0 Proposed Amendment - Revised
- Transcona Yards Industrial Neighbourhood Area Redevelopment Plan Proposed Amendment - Revised
- The Conceptual Development Plan - Revised
- Next Steps

As you exit please fill out the questionnaire to provide your thoughts on the proposed amendments and conceptual plan.



Residential Stakeholder Meetings were held to gather feedback on changing the Canterbury West Site from industrial to residential mixed-use. There were three meetings:

- In-person at Kildonan Place Shopping Centre – April 9<sup>th</sup> from 10am-2pm
- Virtual Stakeholder Meeting - April 13<sup>th</sup> 1:30-3:00pm and 6:00-7:00pm

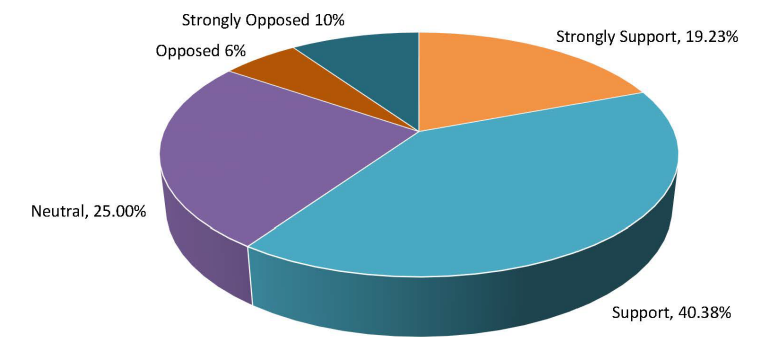
Neighbourhood residents were supportive of the proposed amendments to the Secondary Plans and the Proposed Conceptual Development Plan.

Question 4 from survey:

Do you support the proposed Complete Communities 2.0 Secondary Plan change from Employment Lands to Recent Communities to permit a mixture of uses including single family residential, two-family residential, multifamily residential, parks and neighbourhood commercial?

**Strongly Support, Support or Neutral**  
Opposed

**84.61%**  
16%

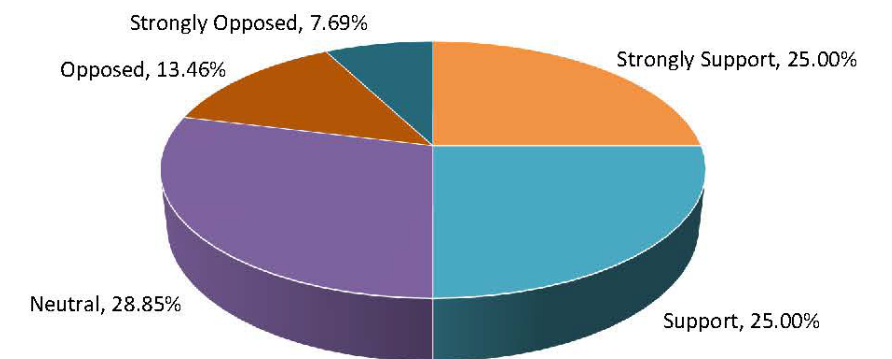


Question 5 from survey:

Do you support the Transcona Yards Industrial Neighbourhood Area Redevelopment Plan change to add single family residential, two-family residential, multifamily residential and parks to the list of permitted uses?

**Strongly Support, Support or Neutral**  
Opposed

**78.85%**  
21.15%

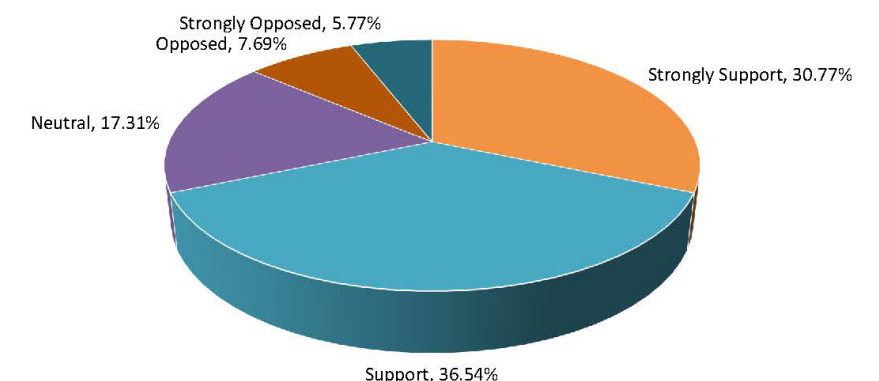


Question 6 from survey:

Do you support the proposed future change from General Industrial to a mixture of uses including single family residential, two-family residential, multifamily residential, parks and neighbourhood commercial?

**Strongly Support, Support or Neutral**  
Opposed

**84.62%**  
13.46%

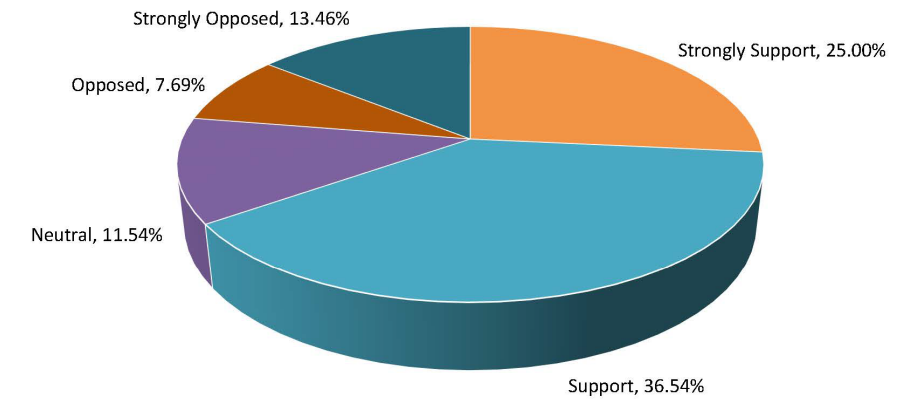


Question 7 from survey:

Do you support Single Family and Two-Family Residential land uses as part of the future Canterbury West Development?

**Strongly Support, Support or Neutral**  
Opposed

**73.08%**  
21.15%



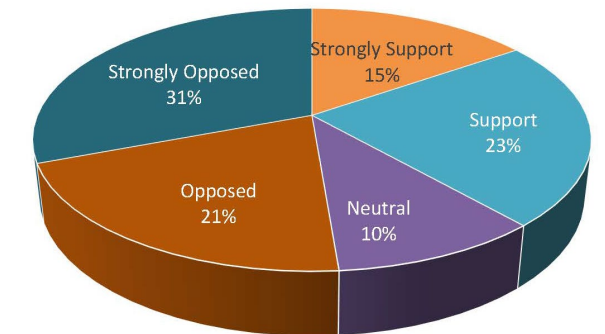
Question 8 from survey:

Do you support Multifamily Residential land uses as part of the future Canterbury West Development?

**Strongly Support, Support or Neutral**  
Opposed

**48.00%**  
52.00%

(Those opposed favored small scale over medium to large scale multifamily residential)

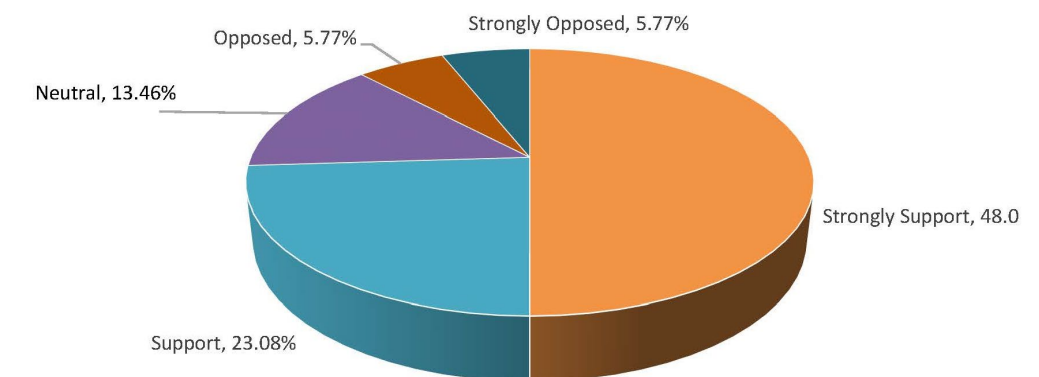


Question 9 from survey:

Do you support Neighbourhood Commercial as part of the future Canterbury West Development?

**Strongly Support, Support or Neutral**  
Opposed

**84.54%**  
11.54%

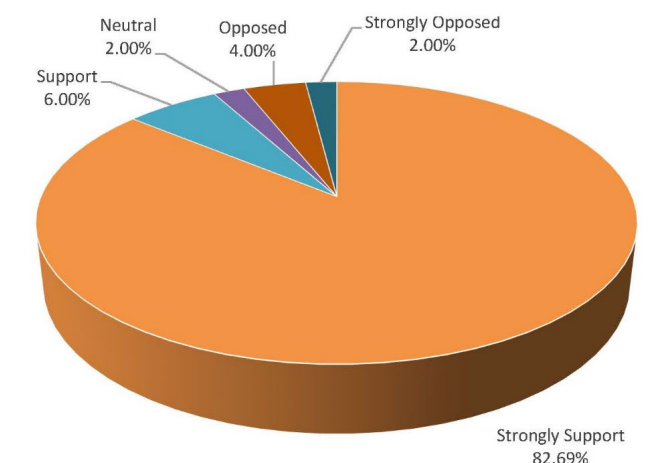


Question 10 from survey:

Do you support Parks as part of the future Canterbury West Development?

**Strongly Support, Support or Neutral**  
Opposed

**90.69%**  
6%



What We Heard	What We Did
<p>What type of buildings will be included in the multifamily area?</p>	<p>The original plan was to include low and medium rise multifamily residential. Residential stakeholder meeting results indicated that multifamily such as townhomes would be preferable. The proposed plan now includes low rise multifamily residential such as townhomes.</p>
<p>Participants are happy to see walking/cycling trails and paths linking up with the neighbouring community.</p>	<p>A multi-use pathway exists along the north side of Pandora Ave. E and the east side of Ravenhurst St. Within the Canterbury West development multi-use pathways are proposed providing connections between Pandora Ave. E and Ravenhurst and the proposed greenspace within the proposed development and linking with the multi-use paths and parks in the neighbouring communities.</p>
<p>Participants were pleased to see commercial amenities proposed for the site and suggested amenities such as a coffee shop and a bakery.</p>	<p>A proposed commercial area has been retained in the proposed plan at the corner of Pandora Ave. E. and Ravenhurst St.</p>
<p>Would there be road access from the residential properties to commercial space?</p> <p>Residents on the north side backing onto Pandora Ave. E. preferred road access off Ravenhurst or moving the Pandora Ave. E. access adjacent to the commercial site.</p>	<p>The Pandora access will be refined during the next step in the approval process.</p> <p>Access to the overall development and the proposed commercial property will be planned with City Public Works and the project traffic engineer in the future subdivision and rezoning process. Public engagements will be held at this phase to gather feedback on the proposed road locations.</p>
<p>Participants were pleased to see the proposed parks and greenspaces.</p>	<p>Large greenspaces are proposed for the proposed site and will be linked with pedestrian trails and paths to the surrounding neighbourhood parks and pathway systems.</p>

What We Heard	What We Did
Security concern between Industrial and Residential properties	The properties would be separated by a berm and a fence situated on top of the berm.
Road access/vehicular connection is desired from Industrial properties at the west of the proposed Canterbury West development and Ravenhurst St.	All roads will be planned with the project traffic engineer and City Public Works in the future subdivision and rezoning phase of the project. Public Engagement will be held at this phase to gather feedback on the proposed road locations.
Servicing to meet all City of Winnipeg requirements	Project civil engineer has been engaged to ensure all City sewer, water and land drainage requirements are met.
CN discourages activity that is identified as sensitive as these uses may be incompatible with rail operations and facilities. They recommends a 300m setback for sensitive uses including residential land uses, from the rail yards.	The Conceptual Development Plan for Canterbury West illustrates the proposed 200m setback to residential land uses based on the precedent set in other residential mixed-use developments. These precedent developments undertook a noise study to support residential development at this 200m setback.

Complete Communities 2.0 Policies Identify the subject site as Employment Lands permitting General Industrial development as follows:

Goal 1

- 1.1 Ensure that General Industrial areas provide for light and medium industrial development, limited employment-supportive commercial uses to serve the needs of employees within the employment area, quasi-industrial uses that are more commercial in nature, and limited Small Office uses.



We are proposing an amendment to Complete Communities 2.0 to transition the Canterbury West Site from Employment Lands to Recent Communities designation

Recent Communities permits residential mixed use development as follows:

Goal 1

- 1.0 Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities

Goal 2

- 2.0 Design new development in Established Neighbourhoods to a high standard of urban design and construction

Goal 3

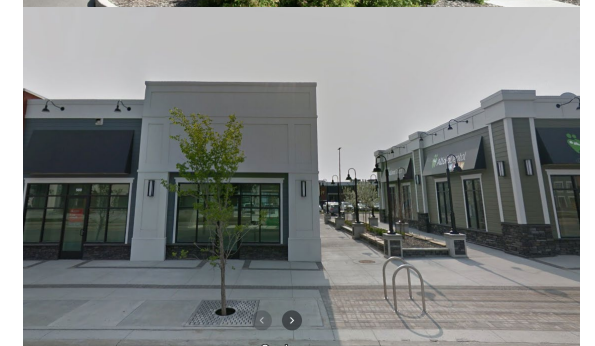
- 3.0 Ensure all communities provide a diversity of housing options and meet resident life-cycle housing needs

Goal 4

- 4.0 Ensure neighbourhoods accommodate a range of commercial services and amenities within walking distance to meet daily needs.

Goal 6

- 6.0 Ensure neighborhoods and communities are well served by parks, open spaces and recreational facilities that contribute to sustainability, wellness and active living.





MATURE COMMUNITIES

RECENT COMMUNITIES

EXISTING EMPLOYMENT LANDS

LANDS TO BE REDESIGNATED FROM EMPLOYMENT LANDS TO RECENT COMMUNITIES

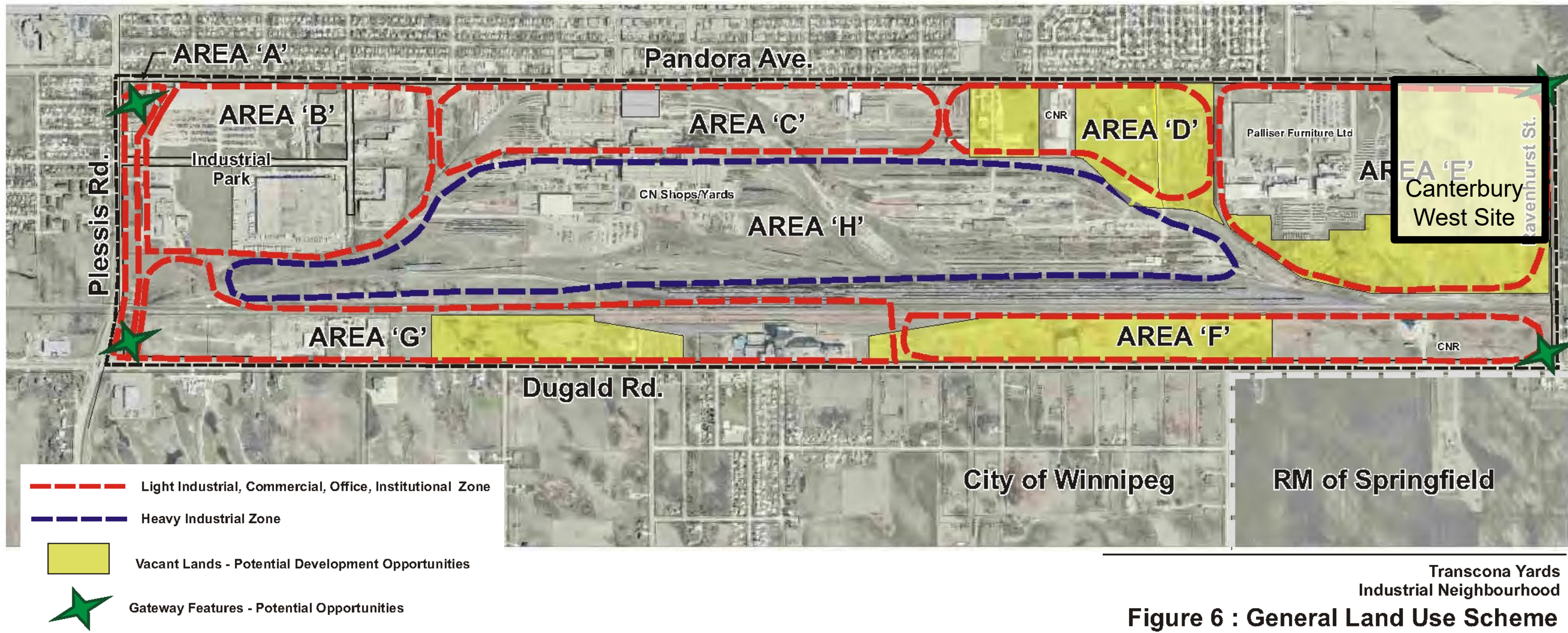
LANDS PROPOSED TO BE REDESIGNATED

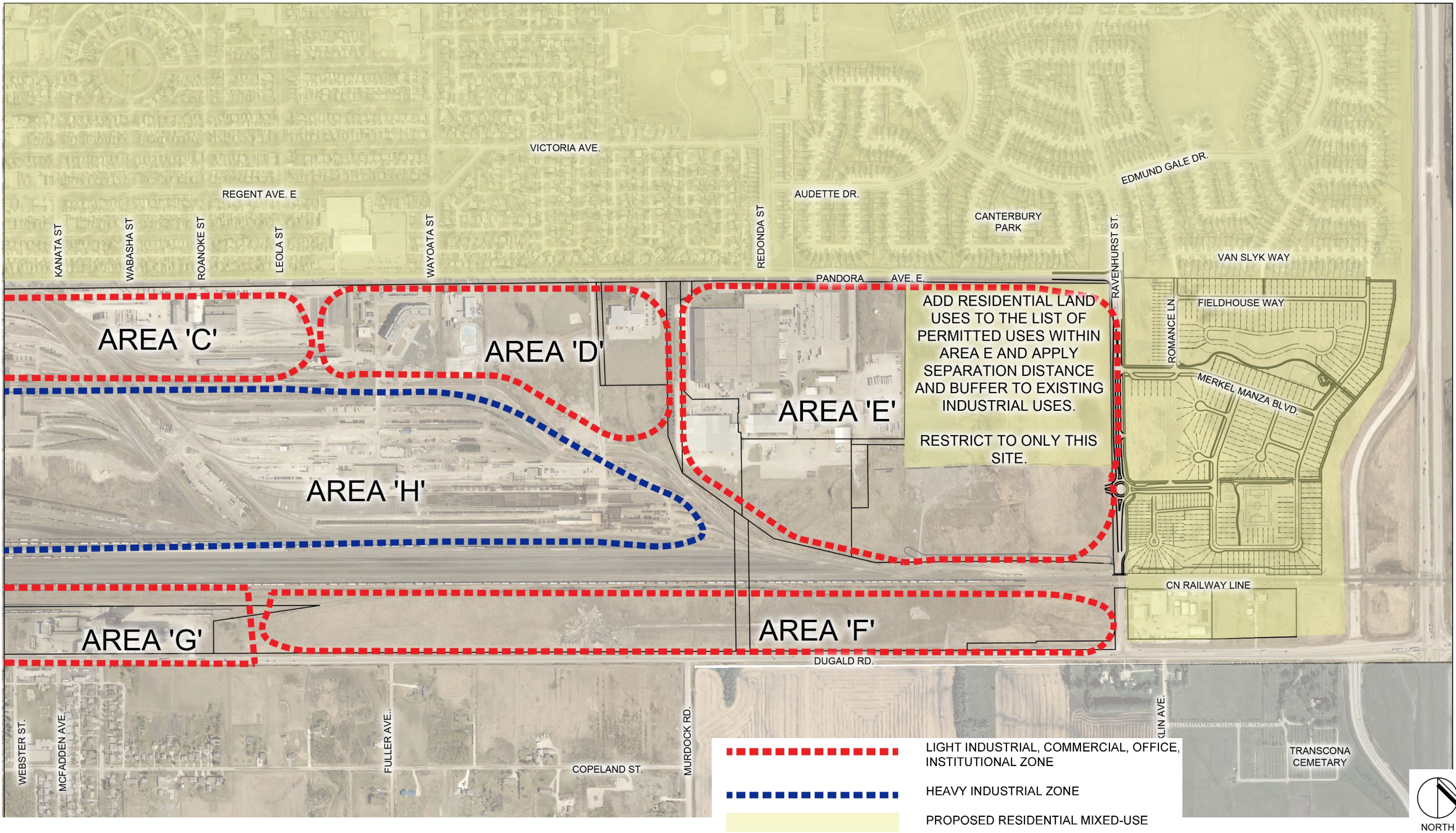
RECENT COMMUNITIES

EXISTING EMPLOYMENT LANDS



1. The subject property falls at a transitional boundary of the Transcona Yards Industrial Neighbourhood.
2. Existing Zoning M3. Heavy Industrial uses.
3. Area E. Land use restricted to light industrial, commercial, institutional and/or office uses should this area be redeveloped.
4. Area F. Land use restricted to light industrial, commercial, institutional and/or office uses should this area be redeveloped.

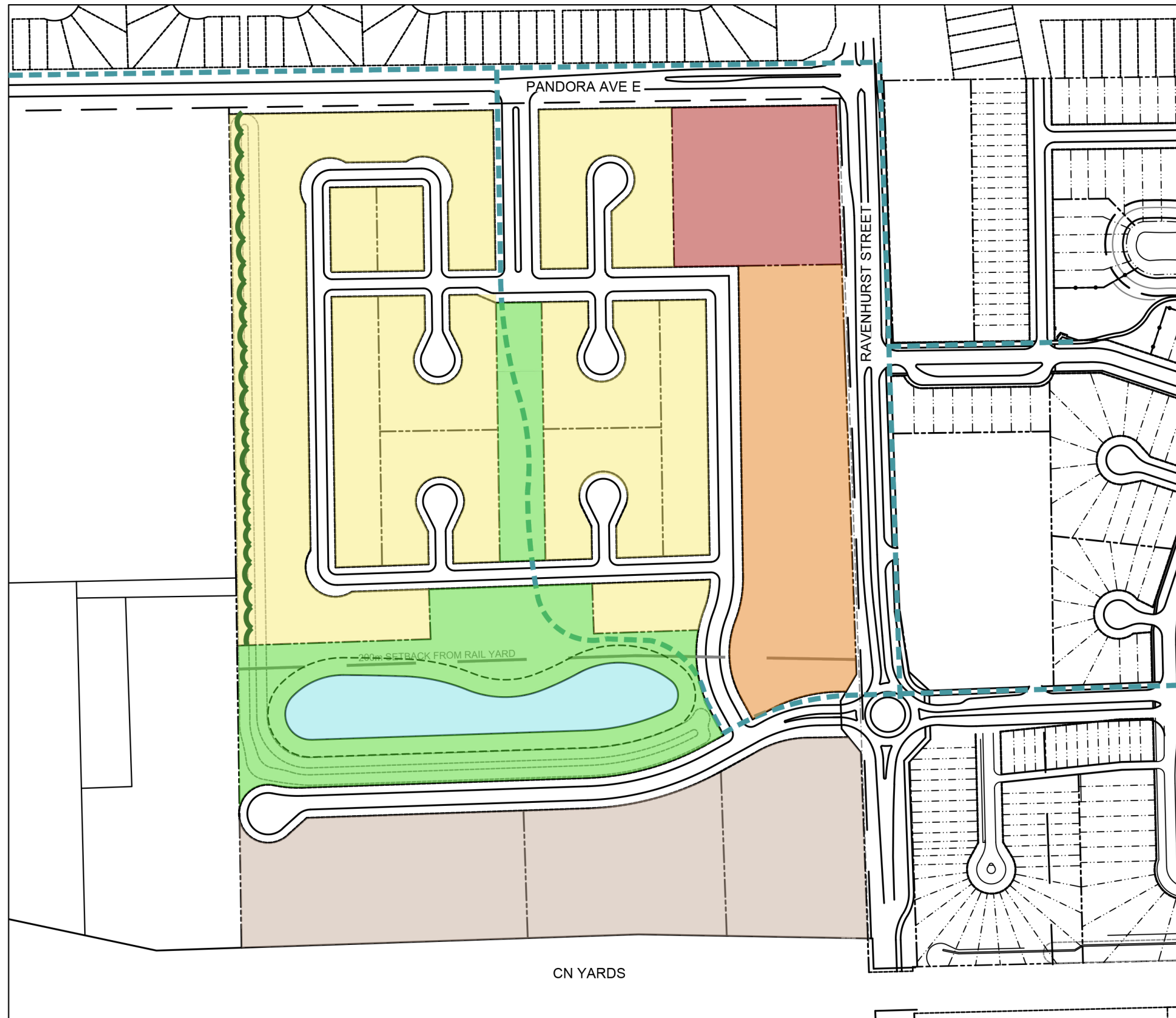




ADD RESIDENTIAL LAND USES TO THE LIST OF PERMITTED USES WITHIN AREA E AND APPLY SEPARATION DISTANCE AND BUFFER TO EXISTING INDUSTRIAL USES.  
RESTRICT TO ONLY THIS SITE.

- LIGHT INDUSTRIAL, COMMERCIAL, OFFICE, INSTITUTIONAL ZONE
- HEAVY INDUSTRIAL ZONE
- PROPOSED RESIDENTIAL MIXED-USE





LEGEND

- SINGLE/ TWO FAMILY RESIDENTIAL
- LOW RISE MULTI-FAMILY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- LIGHT INDUSTRIAL MIXED USE
- PARK
- POND
- AT PATHWAY
- BUFFER

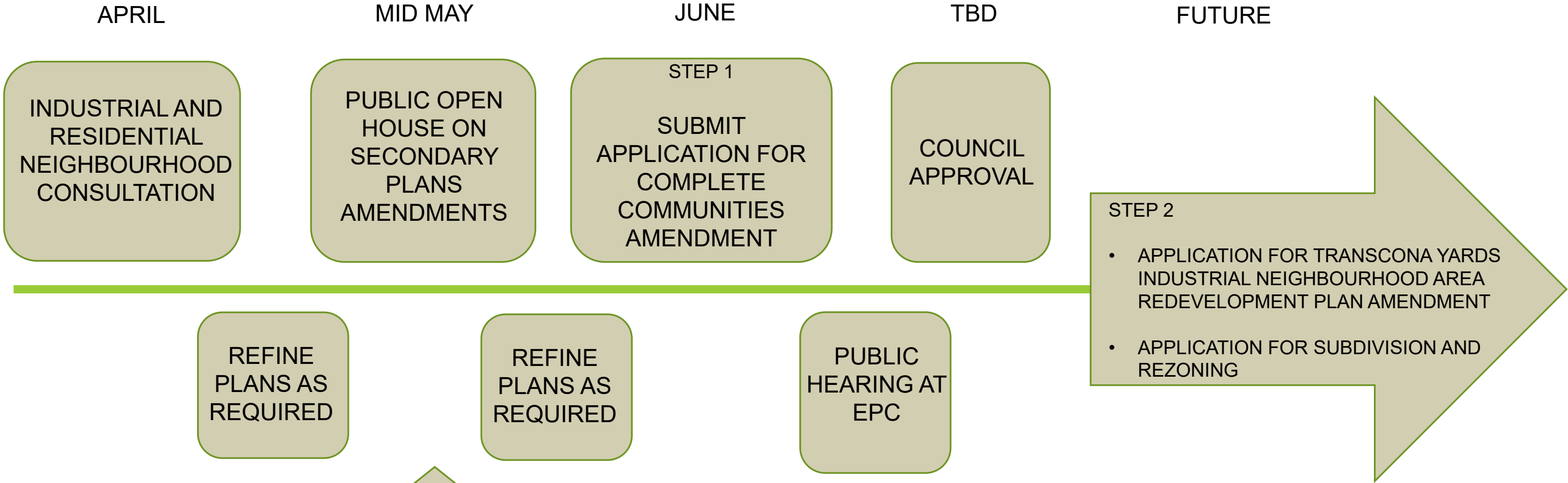
CONCEPTUAL DEVELOPMENT PLAN

MAY 2022



PRELIMINARY CONCEPT PLAN TO SHOW INTENT OF PROPOSED LAND USES IN MIXED USE DEVELOPMENT. ROAD AND SUBDIVISION DESIGN ARE NOT FINALIZED. - SUBJECT TO CHANGE

# NEXT STEPS FOR SECONDARY PLANS AMENDMENTS



WE ARE HERE

**THANK YOU FOR JOINING US TODAY**

Before you leave, please take a few minutes to fill out the questionnaire.