



RM of Springfield Mixed-Use Development in Dugald

Open House

March 2023



The purpose of today's open house is to:



» Present the development proposal.



» Provide an opportunity for you to share your input and ask questions.



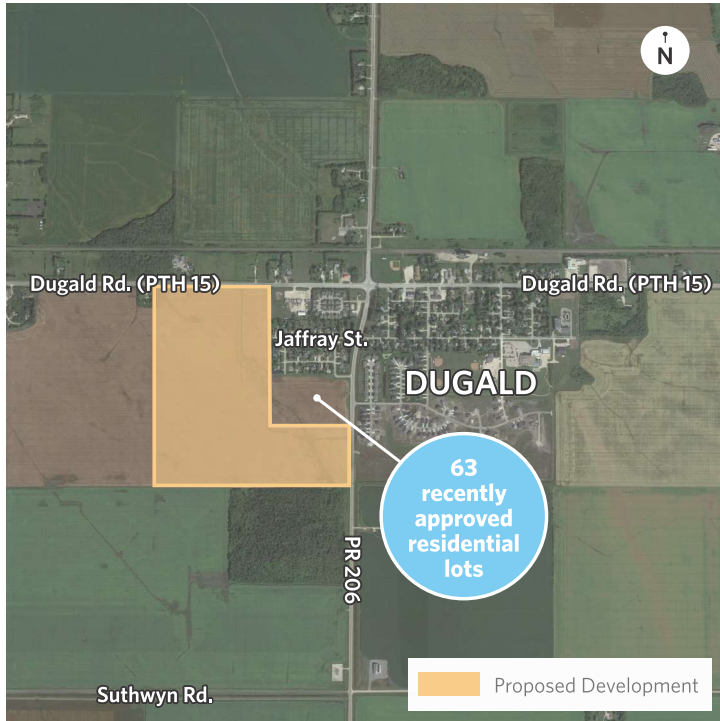
RDI

RDI is a Manitoba owned & operated land development company.

WSP

WSP Canada Inc. (WSP) has been retained to assist RDI in the planning and engineering design of the development.





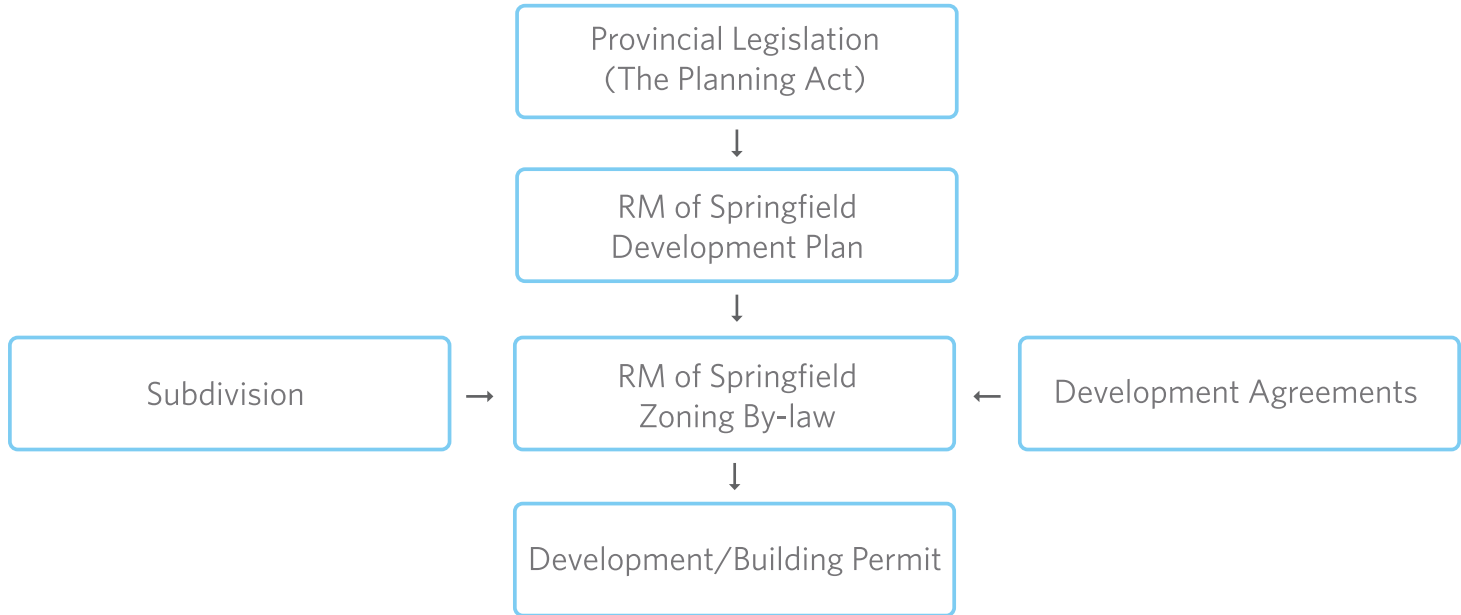
Subject Property

- » 116.97 acres on the south side of Provincial Trunk Highway 15 (Dugald Road) in Dugald.
- » A 6 minute drive (less than 8 km) from the Perimeter Highway.

Surrounding Area

- » A subdivision to create 63 residential lots on an adjacent property with frontage on Provincial Road 206 was recently approved by the RM.
- » Commercial and residential uses to the East and North, agricultural uses to the West.



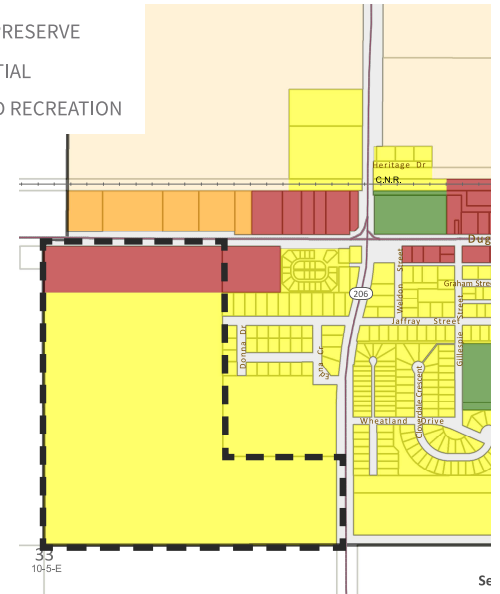
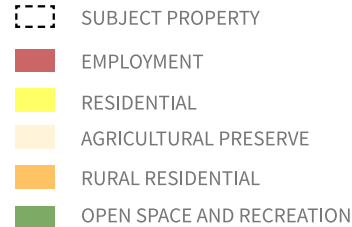


Employment

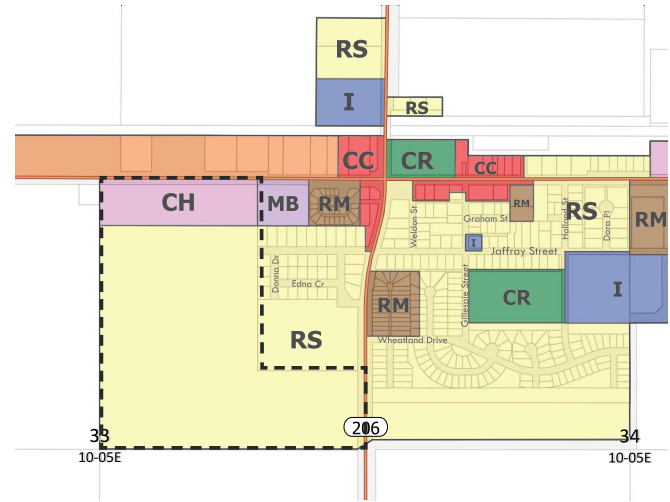
- » Applied to the northern portion adjacent to PTH 15 (Dugald Road).
- » Commercial development must be compatible with neighbouring land uses.
- » Highway commercial uses should be directed to major transportation routes (i.e. PTH 15).

Residential

- » Applied to the remainder of the site.
- » A range of housing types and densities are encouraged.
- » New developments are to provide road and active transportation connections to existing developments.



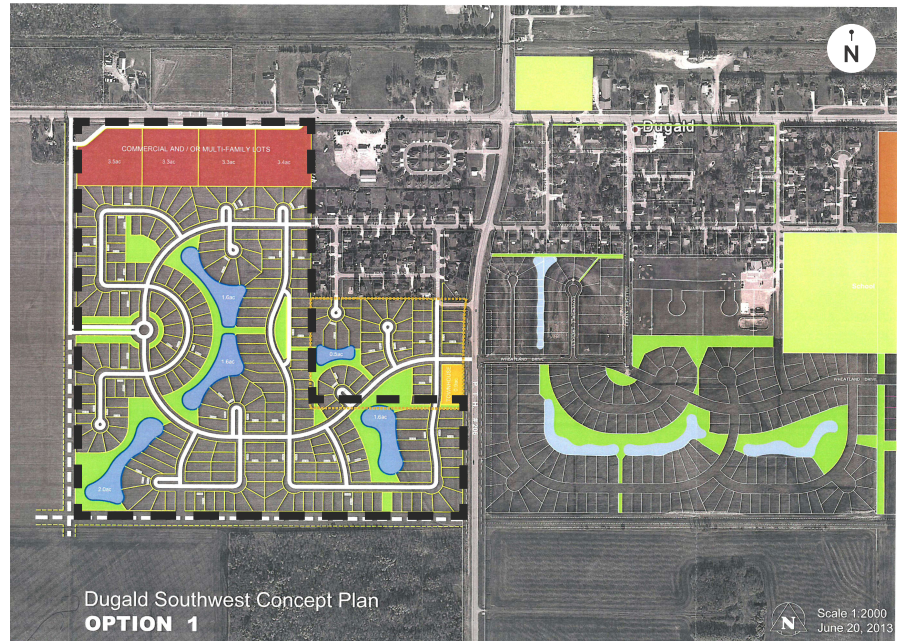
- » The RM is in the process of adopting a new Zoning By-law. It is assumed that this process will be complete by the time a formal application is made.
- » The **CH - Commercial Highway** zone is applied to the northern portion adjacent to PTH 15 (Dugald Road) and is intended to accommodate larger scale commercial development typically found in urban areas.
- » The remainder of the site is zoned **RS - Residential Single-Unit**, intended to accommodate primarily single-detached residential development in urban areas. Two-unit dwellings are a conditional use.



--- SUBJECT PROPERTY



- » The RM commissioned a concept plan in 2013 to illustrate how the subject property and adjacent sites could be developed.
- » The concept plan shows the main collector road through the development connecting to Jaffray Street.
- » The concept plan was developed for information purposes only.



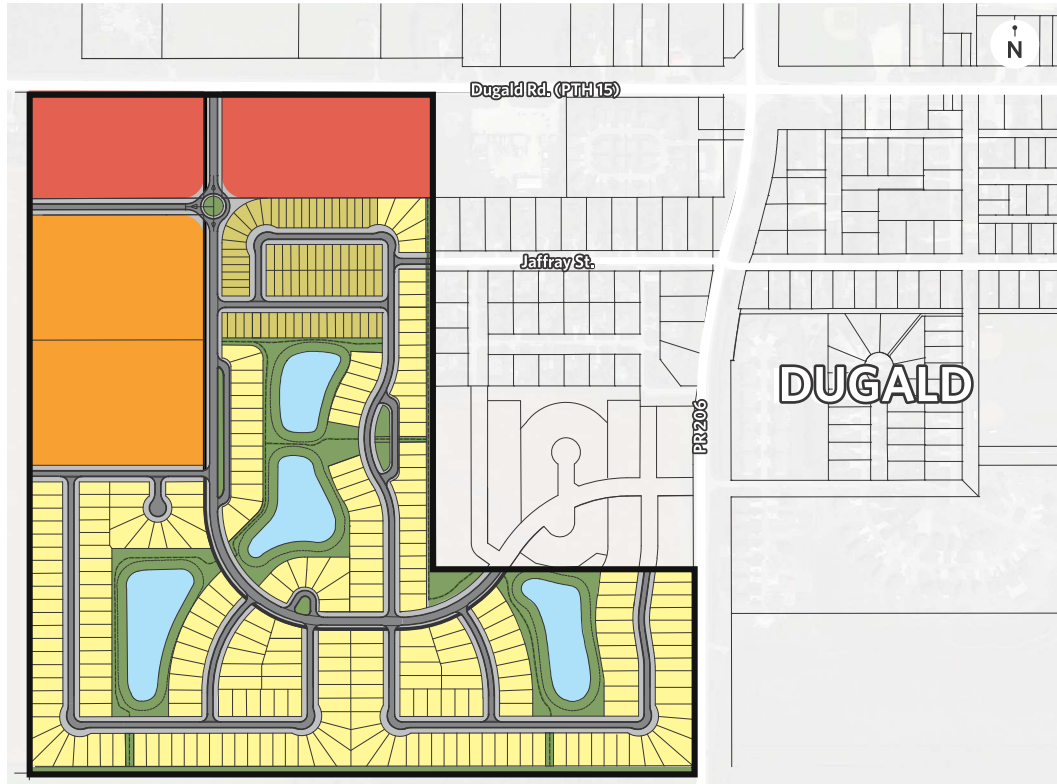
 SUBJECT PROPERTY



“ To create a mixed-use neighbourhood that expands the options for housing, recreational, and commercial amenities. Complementing and connecting the existing neighbourhoods.

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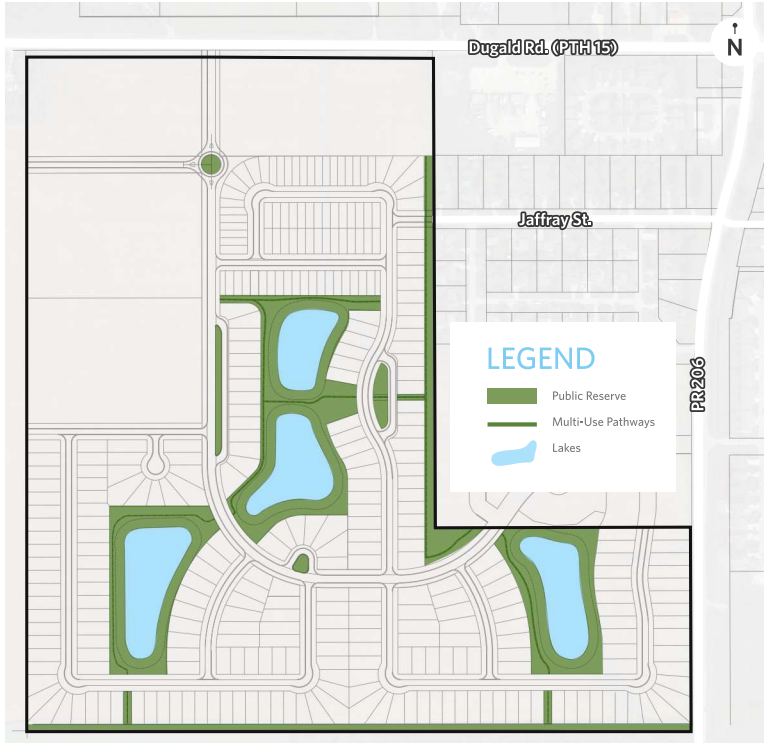


LEGEND

- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Commercial
- Public Reserve
- Multi-Use Pathways
- Lakes
- Roads
- Sidewalk

The proposed concept plan has been developed in consultation with RM administration.





Key Features

- » There is a public reserve buffer adjacent to all existing built homes (as of 2022).
- » Over 1.7km of multi-use pathways connect the site to open spaces, retention ponds, existing developments, and the undeveloped area to the south.
- » 19.77 acres of open space and lakes.



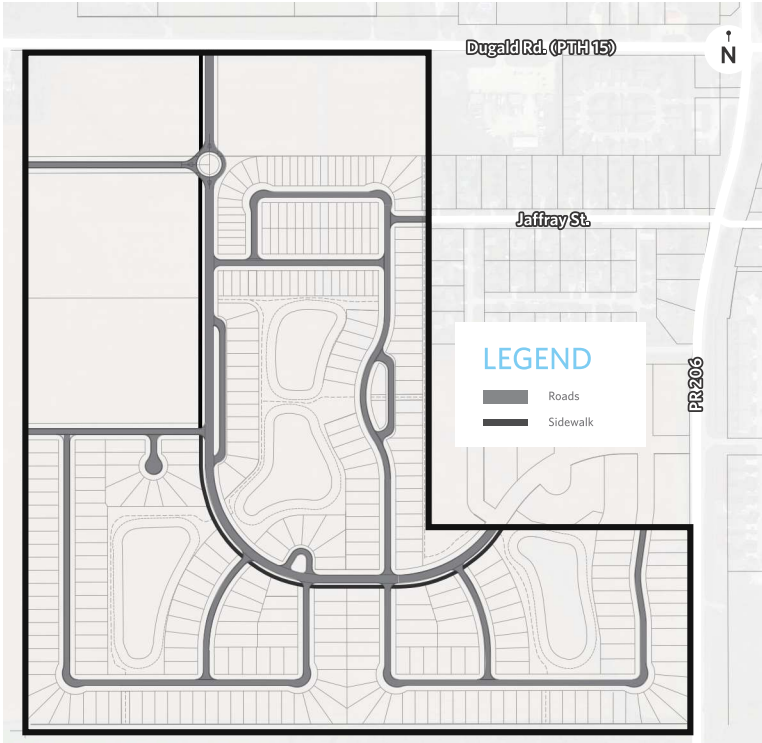
Open Space features to potentially include are:

- » Naturalized wetlands
- » Recreation park space
- » Amphitheatre
- » Walking trails
- » Playgrounds



Promoting active healthy living





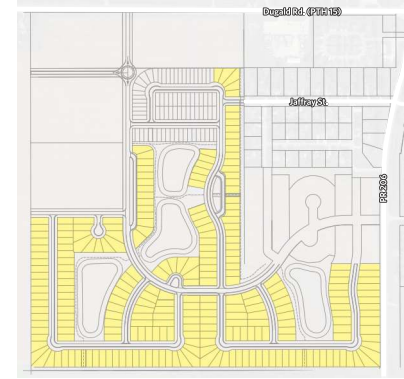
Key Features

- » Jaffray Street is extended in a way that **does not promote its use as a through-street.**
- » A collector road (with .77km of sidewalk on one side) services the entire development, connecting PR 206 to PTH 15.





KEY MAP



- » 250 single-unit lots are proposed, making this the predominant land use of the development.
- » Single-unit dwellings are the only type of use adjacent to existing residential development, and provide a transition to other uses.
- » The lots range in width from ~15.24m (50ft) to ~19.88m (65ft), and in area from ~503 sq.m (5,409 sq.ft) to ~1,034 sq.m (11,126 sq.ft).
- » **All lots exceed the minimum required area** (464.51 sq. m/5,000 sq. ft.) in the draft Zoning Bylaw, and most lots exceed the minimum required width (15.24 m /50 ft).





KEY MAP

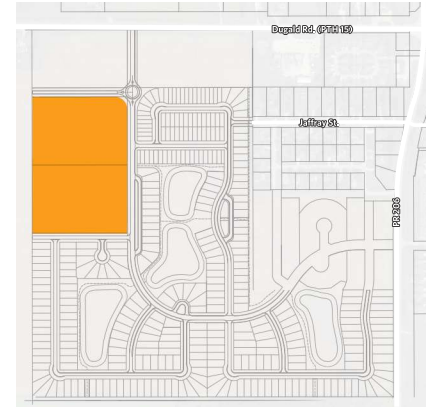


- » 76 lots are proposed.
- » These lots range in width from ~9.14m (30ft) to ~13m (43ft) and in area from ~305 sq.m (3,280 sq.ft) to ~419 sq.m (4,507 sq.ft).
- » Located between the commercial area and single-unit dwellings.
- » Expands the range of housing options available in Dugald and the RM.





KEY MAP

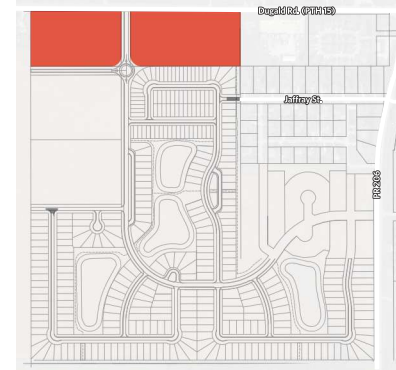


- » The plan features two 7.6 acre sites intended for multi-unit residential development.
- » Located on the far (west) side of the development, buffered from other existing and proposed residential uses.
- » This is envisioned as primarily townhouse units supplemented with low-rise residential buildings (up to 3 storeys).
- » A zoning amendment will be required to accommodate these uses.



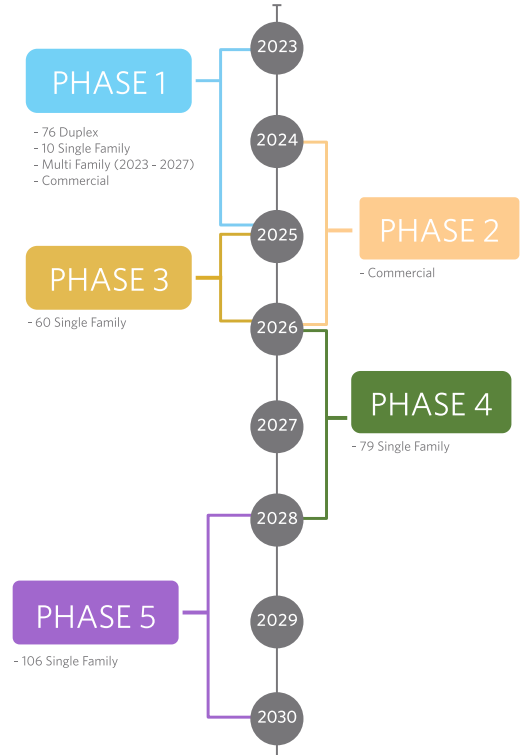
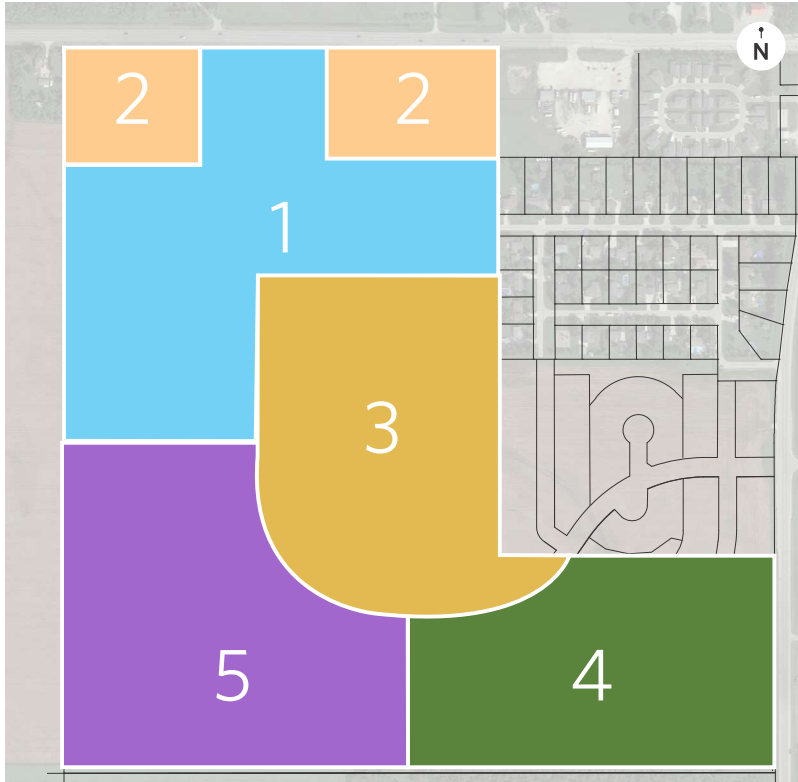


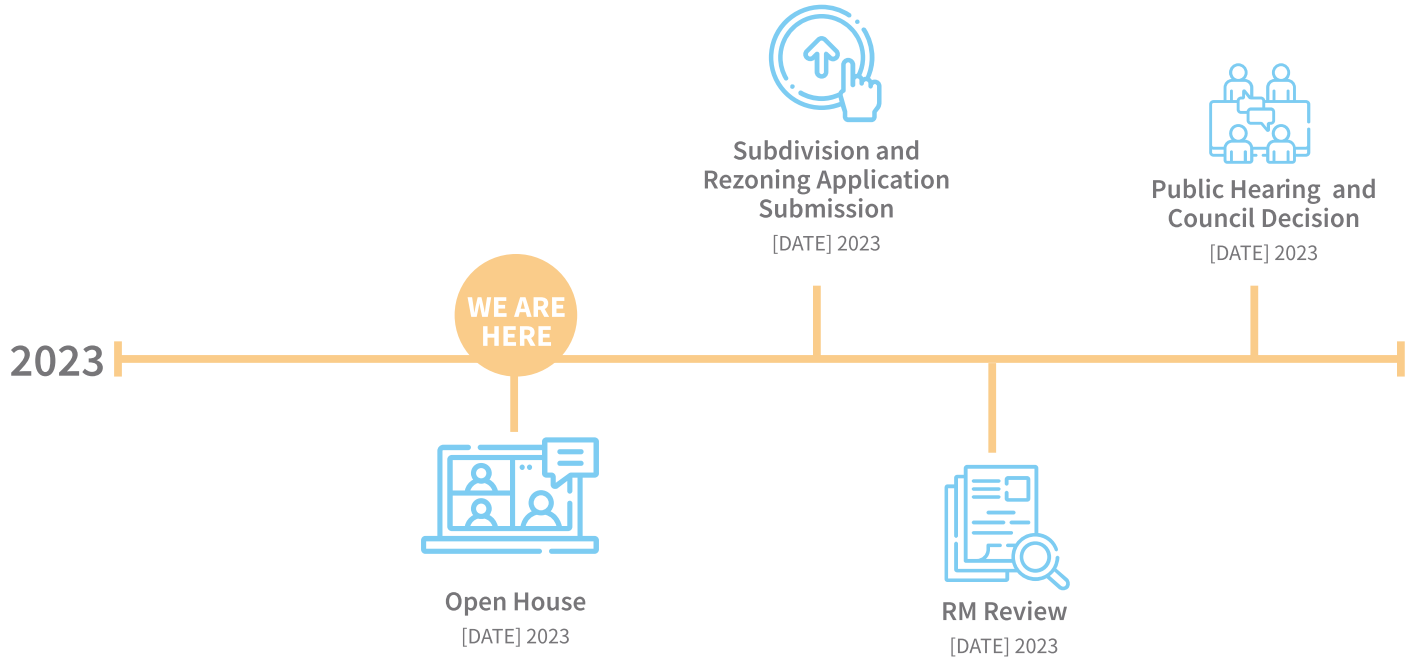
KEY MAP



- » The northernmost 14.6 acres adjacent to PTH 15 is currently zoned for commercial development.
- » Types of commercial uses are TBD but those envisioned include health services, day care, restaurant, retail, small grocery store, gas station, etc.
- » The commercial area will compliment and complete retail and service offerings in the community.







Thank you for attending.

Scan this QR code or use the link below to participate in a survey.



[insert link]

If you have any questions, please contact:

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204.259.5428 or **David.Paton@wsp.com**

