Proposed Residential and Commercial Land Use Policies

Proposed Residential Area Policies

- Single-family housing will be the predominant use of land. Secondary suites will be allowed subject to the necessary zoning approvals. Residential densities shall range between approximately 3.3 and 10.3 units per net acre.
- Transcona North will develop in multiple phases and stages. The first phase will involve lake construction and lot development on the east side of Redonda Street.
- The Residential Area will be served by public transit providing transit stops, under full development, within an approximate five-minute walking distance.
- The layout of individual subdivisions within the Residential Area will provide for future street connections and the provision of recreation pathways necessary for the staged completion of the community-wide transportation network.

Proposed Commercial (Multi-Family) Area Policies

Proposed land uses would include:

- Neighbourhood-scale retail and service commercial uses compatible with single family residential land use.
- Institutional, office and public uses that contribute to community livability.
- Neighbourhood scale medium density residential compatible with single family residential land use. Provided designs are approved for servicing and fire protection and market demand is favourable for development.
- Include safe and convenient pedestrian and bicycle circulation and access to sidewalks on adjacent streets and the larger Transcona North pedestrian and cycling network.
- Employ architectural design details such as façade articulation, glazing, and a variety of building materials in building design and construction.
- Will be shadow-planned for single-family residential development in the event that servicing capacities restrict commercial development.
- May include public facilities, features and amenities such as outdoor seating areas and public plazas that enhance the role of the Commercial Area as a community meeting place.

Images of typical neighbourhood-scale commercial developments