

Van Horne Waterfront – Development



COMMUNITY ENGAGEMENT
September 2026

Overview

- What would we like to do?
- Who are we?
- Planning Context
- Planning Considerations
- Preliminary Concepts
- Next Steps
- Questions

Who are we?

Fusion Capital Corporation, is in partnership with 276 Duke Street General Partner Ltd. (Accord Living) and its Limited Partners, including Kitchenuhmaykoosib Inninuwig (KI), Lac Seul First Nation, Slate Falls First Nation, and Wiimamaandaawinam Prosperity Incorporated (WPI). We are engaging with the public to find out what should be developed on the 10 acres and provide an opportunity for residents, nearby property owners, community Organizations, local business, waterfront users, and other interested members to share their views on what they would like to see on the Van Horne waterfront site.

JCP has been retained to lead the engagement and planning process. We would like to Receive your input, address any concerns or questions you may have.



Who are we?

TBT Engineering, an employee-owned, multidisciplinary engineering and consulting firm headquartered in Thunder Bay, Ontario. It is one of Northwestern Ontario's largest independent engineering firms and has expanded into a provincial presence.

Nelson Architecture Inc., a Kenora, Ontario architecture firm, has been retained to design the proposed masterplan, site and buildings.

Bridge Road Construction, is an established Canadian developer and builder focused Primarily on adult active living / 55+ housing in secondary and tertiary (rural and smaller-community) markets across the Canadian Prairies and Northwestern Ontario.



nelson|architecture



Our Success – The Accord at Duke Street

Fusion Capital Corporation partnered with Accord Living (KI First Nation, Lac Seul First Nation and Slate Falls Nation) had successfully completed a 48-unit apartment building, “The Accord” at 276 Duke Street, Dryden in January 2026.



Our Success – The Accord at Duke Street



Our Success – The Accord at Duke Street



The Van Horne Waterfront



City of Dryden – Mandatory RFP requirements

Mandatory RFP requirements # 861528

- Single Developer Partner.
- Sustainable long-term housing (minimum 300 units in Phase 1).
- Economic activity/new commercial or mixed-use space.
- Public access to waterfront + public boat launches.
- High-quality, innovative design that fits the existing community and preserves the Laura Howe Marsh + trail systems.
- A financially self-sustaining project that does not rely on heavy ongoing municipal subsidies.

The proposed development by Fusion Capital Corporation has met these mandatory requirements.

City of Dryden – Technical Studies Underway

- Environmental Impact Assessment – Phase I
- Environmental Site Assessment
- Archaeological Assessment
- Stormwater Management Report
- Geotechnical Assessment for Services, Paving & Buildings
- Seismic Testing and Reporting
- Topographic Survey
- Traffic Impact Study
- Housing Study
- Feasibility Study
- Site Assessment Study

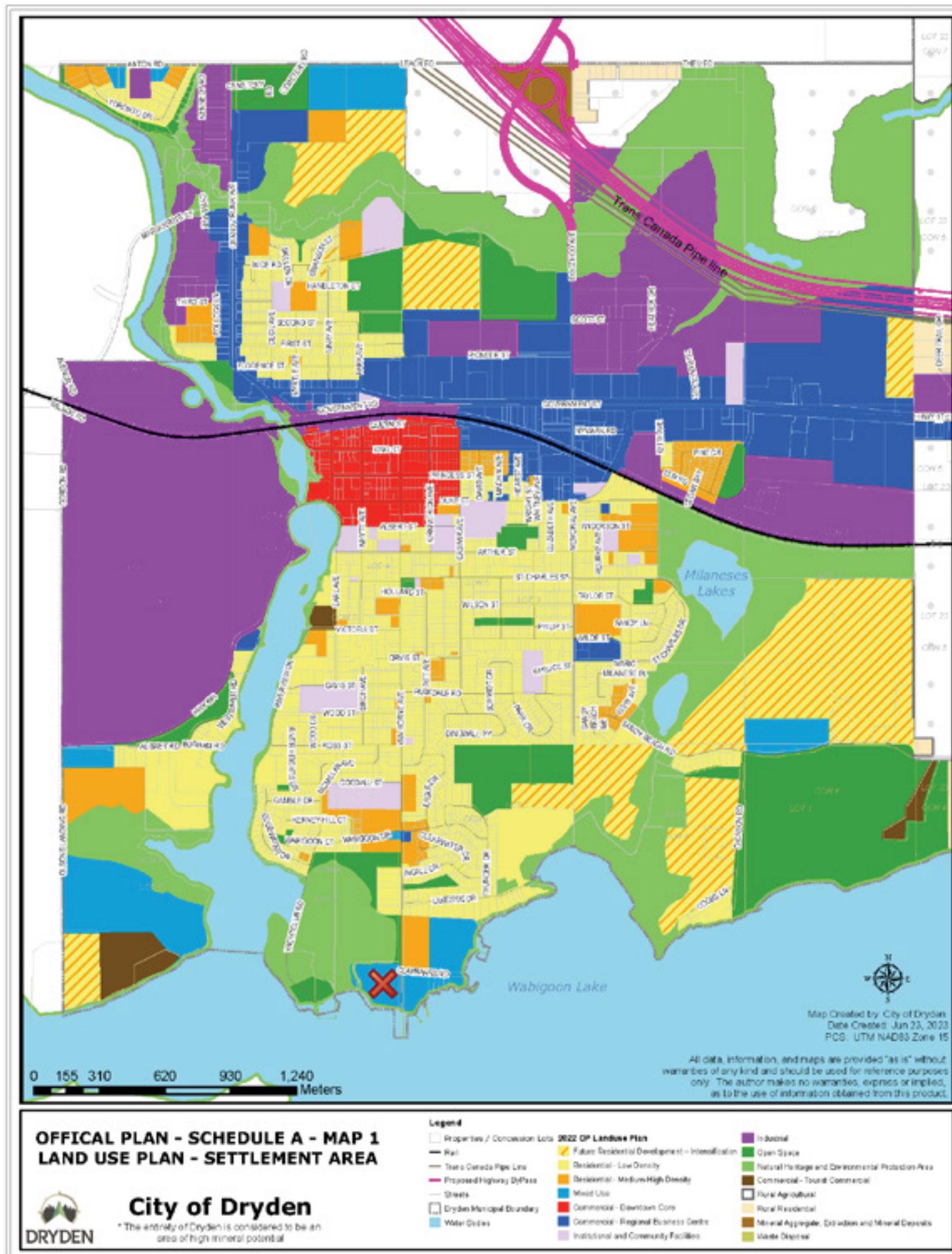
Official Plan – Settlement Area Map

Schedule A – Map 1

City of Dryden Official Plan Land Use Plan —
Settlement Area (OP Version 14, Approved July 24,
2023)

- The Van Horne waterfront site carries a **Mixed-Use** designation — permitting residential, tourist commercial, and retail uses
- Site fronts **Wabigoon Lake** at the foot of Van Horne Avenue — shown in the Water Bodies designation on Schedule A

The proposed development conforms with the Mixed-Use designation and supports the City's waterfront redevelopment objectives.



City of Dryden – Official Plan

Settlement Area

The Van Horne waterfront site is within the Settlement Area of the City of Dryden, as designated by the Official Plan (Version 14, Approved July 24, 2023).

Land Use Designation

The subject property carries a Mixed-Use designation under Section 4.1.2.2 of the Official Plan.

4.16.1 Mixed-Use Permitted Activities

- Waterfront redevelopment including tourist-related commercial, residential, and retail uses
- Multiple-unit residential development
- Commercial uses — retail, office, health services, accommodation, personal services, restaurants, and recreational uses.
- Other permitted uses — bar, bed & breakfast, cabin establishment, camping establishment, marina, medical facility, micro-brewery, place of entertainment, and tourist establishment

The Fusion Capital proposal conforms with these provisions — medium-density residential with complementary commercial.

Draft South Van Horne Master Plan

A City of Dryden led framework for evaluating future development of the South Van Horne waterfront.

PURPOSE & STATUS

- Responds to the Official Plan requirement for a waterfront Master Plan.
- Covers approximately 30 acres in two precincts; Precinct B remains contingent on Provincial disposition.
- Guides future proposals but does not itself grant development approval.

COMMUNITY OUTCOMES

A mixed-use neighbourhood with a range of housing and commercial uses.

Permanent public access to the Wabigoon Lake shoreline and continued public marine access.

Protection of the lake and Laura Howe Marsh, plus completion of the Signature Trail connection.

KEY DRAFT BENCHMARKS

~396

residential units

55 / 35 / 10

multi / detached / seniors

500–3,000 m²

commercial area

35%

open space

15 m

shoreline buffer

The Draft Master Plan will continue to evolve through public input, technical studies and City of Dryden approvals.

City of Dryden – 4.16 WMU Zoning Compliance

Waterfront Mixed-Use WMU

City of Dryden Zoning By-law

The proposed development will be in compliance for frontage, area, and setbacks.

Proposed Land Uses

- Multi-family residential
- Hotel and Conference center
- Local and general commercial
- Generous public parkland — lake access and walking trails
- Parkland portion may receive an Open Space designation via by-law amendment

City of Dryden - Site Plan Control

Section 7.14

All developments are subject to the **City of Dryden Site Plan Control**, to help ensure context-sensitivity and high-quality site design.

What this means for the project:

- Detailed site plan approval required before construction
- Ensures compatibility with surrounding land uses and context
- Continued collaboration with City of Dryden Planning and Public Works departments

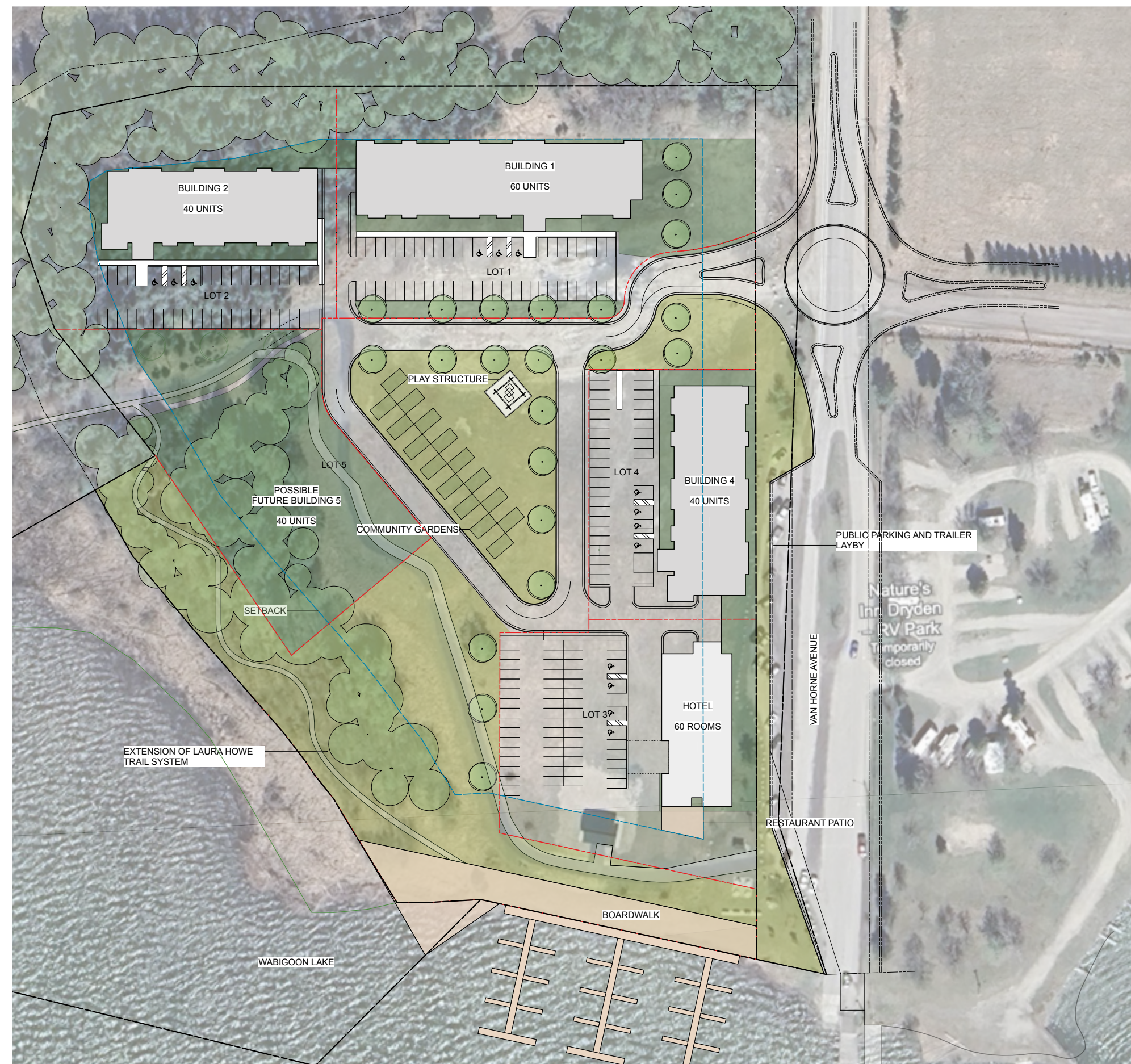
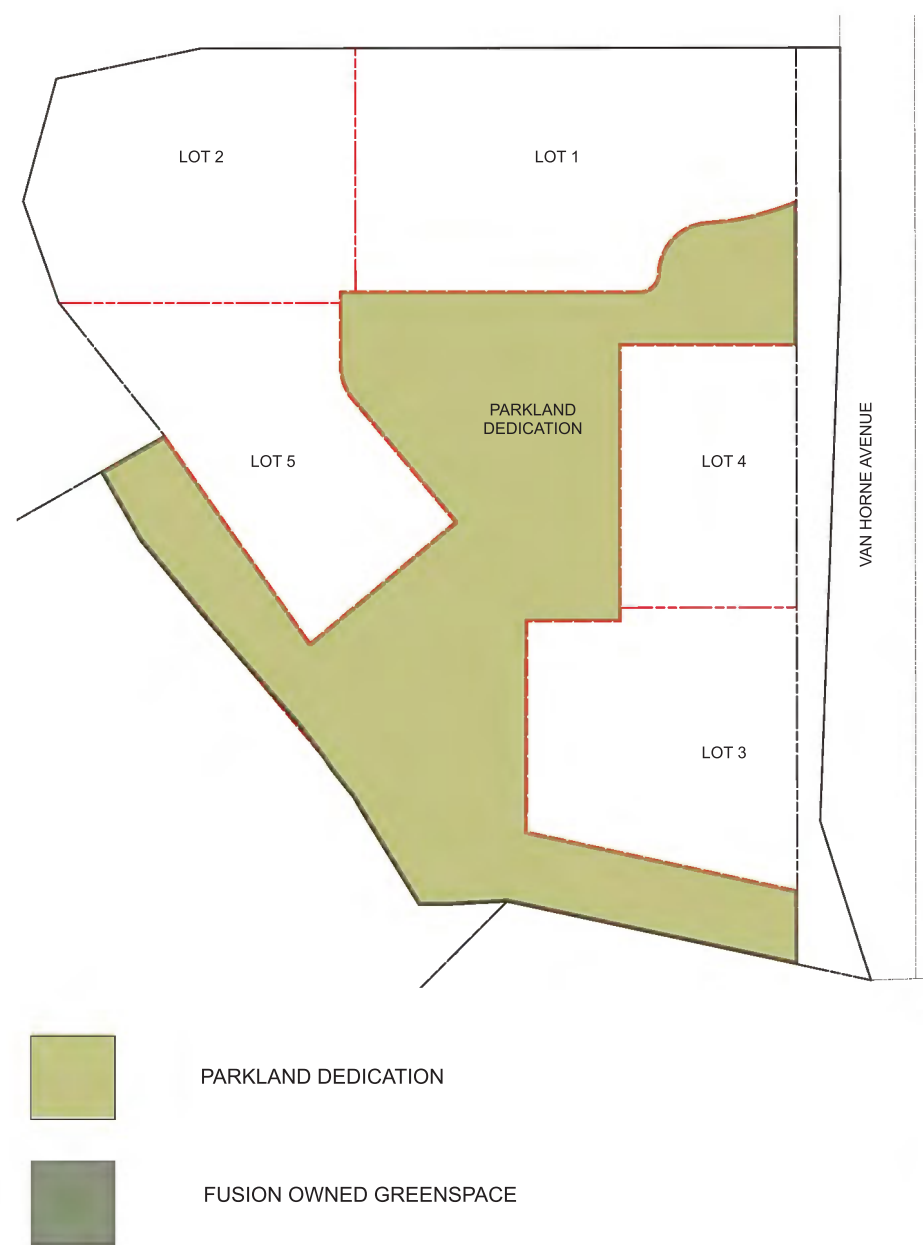
Introducing – The Landings at Van Horne



Preliminary Site Plan Concept

LAND DIVISION

The subject property is a lot in a registered plan of subdivision (Plan M-900, Lot 7). In order to proceed with any new development, a Deeming By-Law is required to further subdivide the land. It is proposed that 5 new lots be created for phasing purposes. The proposed development would commence with 60 units on the new Lot 1. Once complete, development would proceed on Lot 2, then Lot 3, etc., until all 5 lots are complete for a total of 240 units. The City of Dryden is exempt from Sections 51 and 53 of the Planning Act for land division, and proceed by way for Reference Plan for the creation of the new lots.



Final Site Plans will be shared as the concept is finalized.

Building Design Concepts



Next Steps

The next steps in the planning process include:

- 1** Review comments and feedback from today's Open House.
- 2** Continue to work with City of Dryden departments, including Planning and Public Works.
- 3** Finalize the design concept.
- 4** Communicate findings and updates with all participants

Thank You

Your feedback matters — please complete our survey and online comment sheet.



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