



# Proposed Residential Development: Pipeline Road at Templeton Avenue

March 8<sup>th</sup>, 2022 - Public Open House



# WELCOME



Thank you for attending this virtual open house.



The purpose of this open house is to provide stakeholders general information about a proposed residential development for lands within the Precinct E (Court Avenue) Precinct Plan area.



After the presentation we will provide an opportunity for attendees to ask questions and share their thoughts or concerns. An online comment form will also be available.

# WHO WE ARE



Whiteland Developers is a local development company that owns the Subject Site. They are exploring development opportunities for the site and recognize that nearby residents, property owners, and stakeholders may be interested in the potential development of this parcel.



Landmark Planning & Design has been retained to lead this engagement process and the planning approvals process. Our goal tonight is to introduce the planning process, timeline, and anticipated next steps. We would also like to receive your input, and address any concerns or questions you may have.



# SITE CONTEXT

- The subject site is approximately 21 acres in area and is located east of Pipeline Road and north of Court Avenue.
- Lands immediately to the north are owned by another developer and are proposed to be developed in conjunction with this development.
- Both developers will collaborate and share costs of infrastructure.



A

The site is bordered to the west by the new École Templeton K-5 School.

B

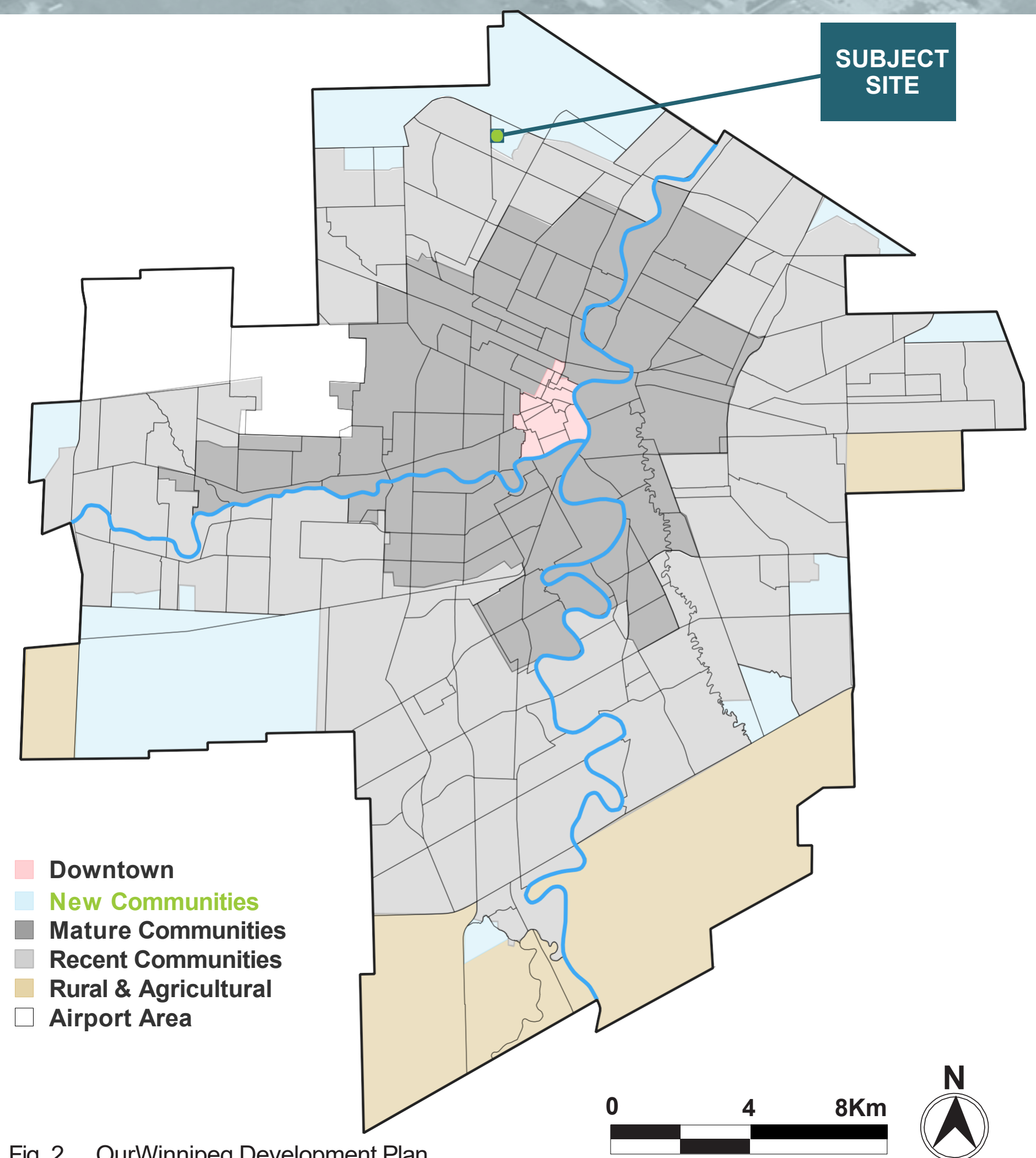
The site is bordered to the south by existing homes and Court Avenue.

C

Whiteland Developers will collaborate with owners to the north on development infrastructure, including land drainage.

# PLANNING CONTEXT: OUR WINNIPEG

- **OurWinnipeg** is the overall development plan for Winnipeg. Every piece of land in the City is designated for some form of land use.
- **OurWinnipeg** designates this area of town as a “New Community”. The plan describes New Communities as large, undeveloped land areas identified for future urban development that are not currently serviced by a full range of municipal services (sewer, water, etc.):
  - New Communities require a planning process to create a vision for their future development.
  - The Precinct E (Court Avenue) Precinct Plan was established in accordance with the policies of *OurWinnipeg*.
  - Precinct E has some development within its boundaries but will require extensive servicing to reach full development.



# PLANNING CONTEXT: PRECINCT E CONCEPT PLAN

The Subject Site is within Precinct E, as noted in *OurWinnipeg*.

- The Precinct E (Court Avenue) Precinct Plan was adopted in 2014 and governs land use within the Precinct.
- The Precinct Plan guides development in the area through objectives, policies, and mapping. The plan considers:
  - Residential land use designations and housing
  - Parks and recreation
  - Transportation and transit
  - Servicing and infrastructure
  - Phasing and implementation

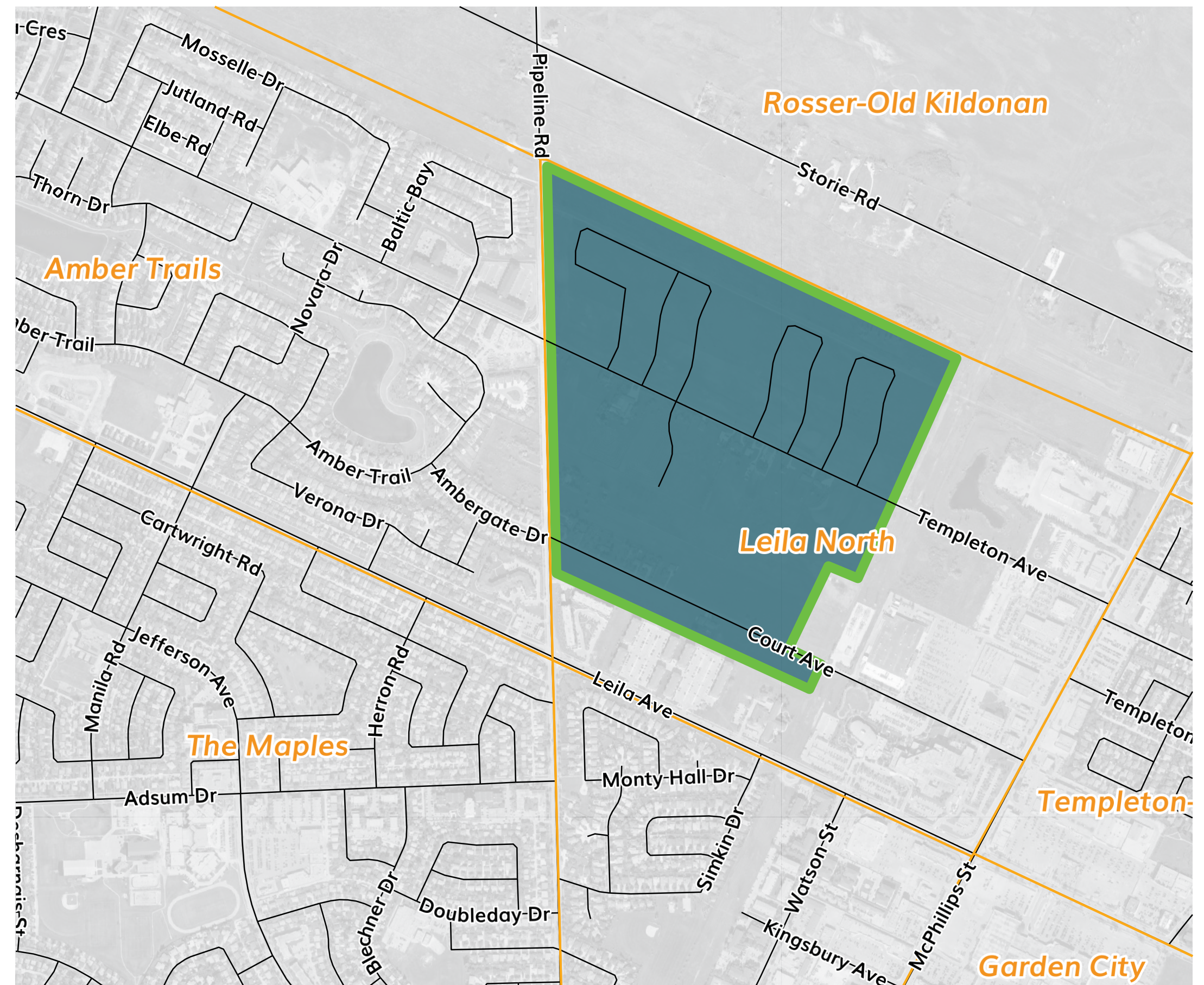
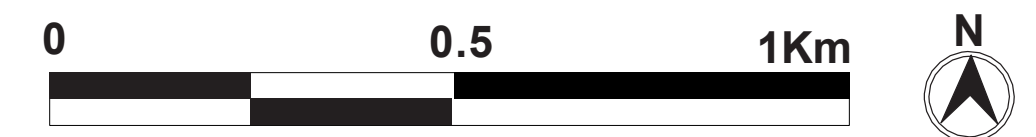


Fig. 3 Precinct E Area Delineation

■ Precinct E  
■ Subject Site



# PLANNING CONTEXT: PRECINCT E PRECINCT PLAN

The Subject Site is currently designated as “Medium Density Residential” and “Higher Density Residential”.

- Precinct Plan policies for the “Medium Density Residential” designation include:
  - Two-family housing and townhouses (three storeys or less) shall be the predominant land use.
  - Development density should be 4.0 units per gross developable acre or greater.
- Precinct Plan policies for the “Higher Density Residential” designation include:
  - Two-family housing, townhouses and low-rise apartments shall be the predominant land use.
  - Development density should be 10.0 units per gross developable or greater.
  - Local scale commercial uses are allowed on the main floors of buildings.

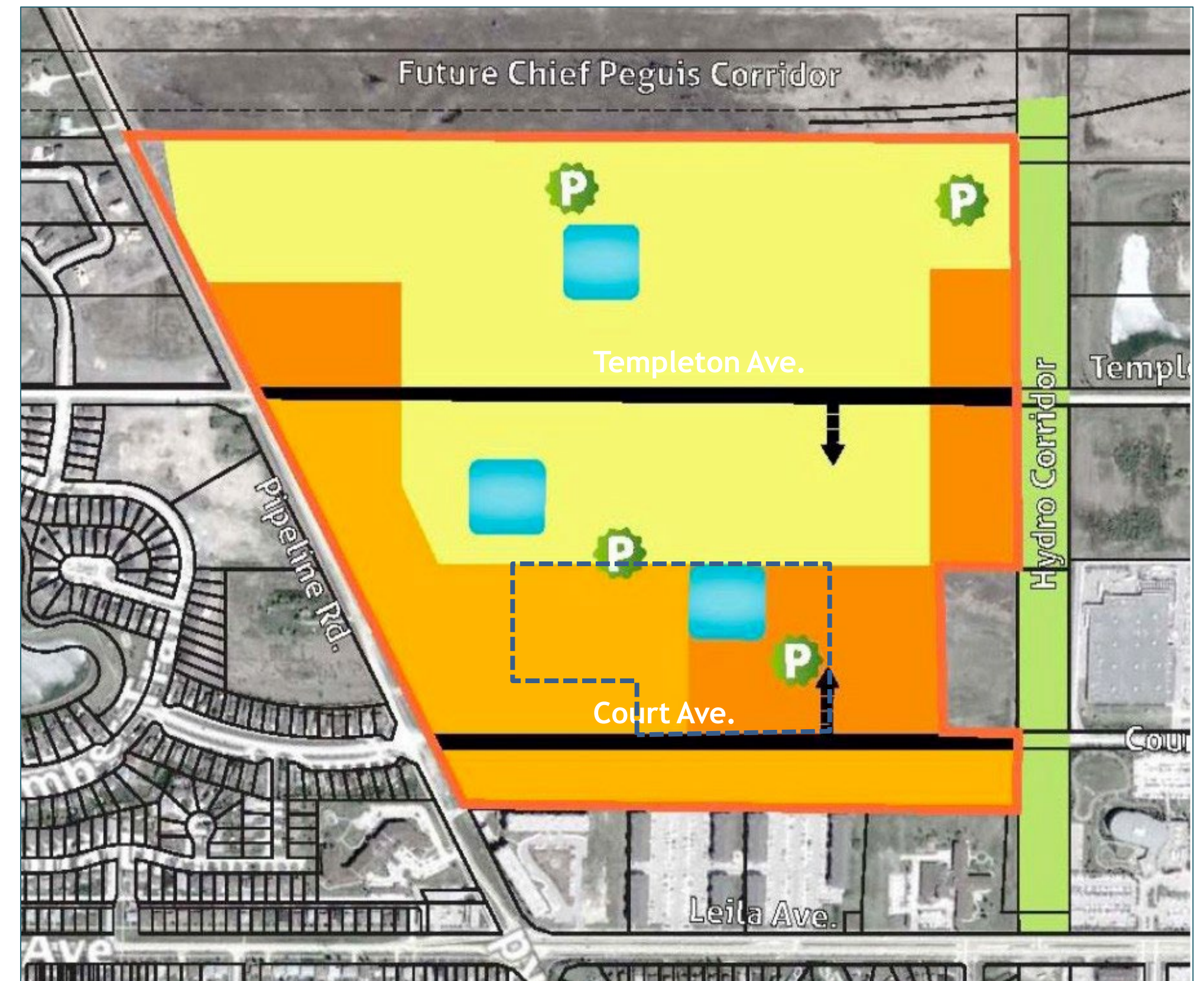
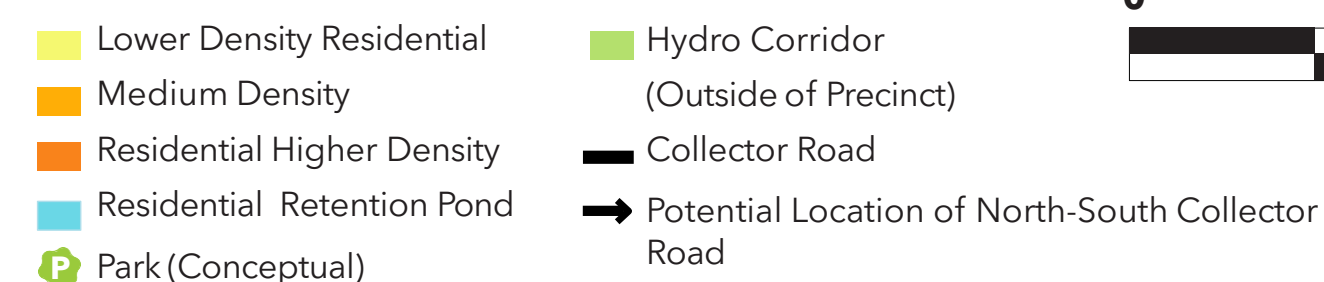


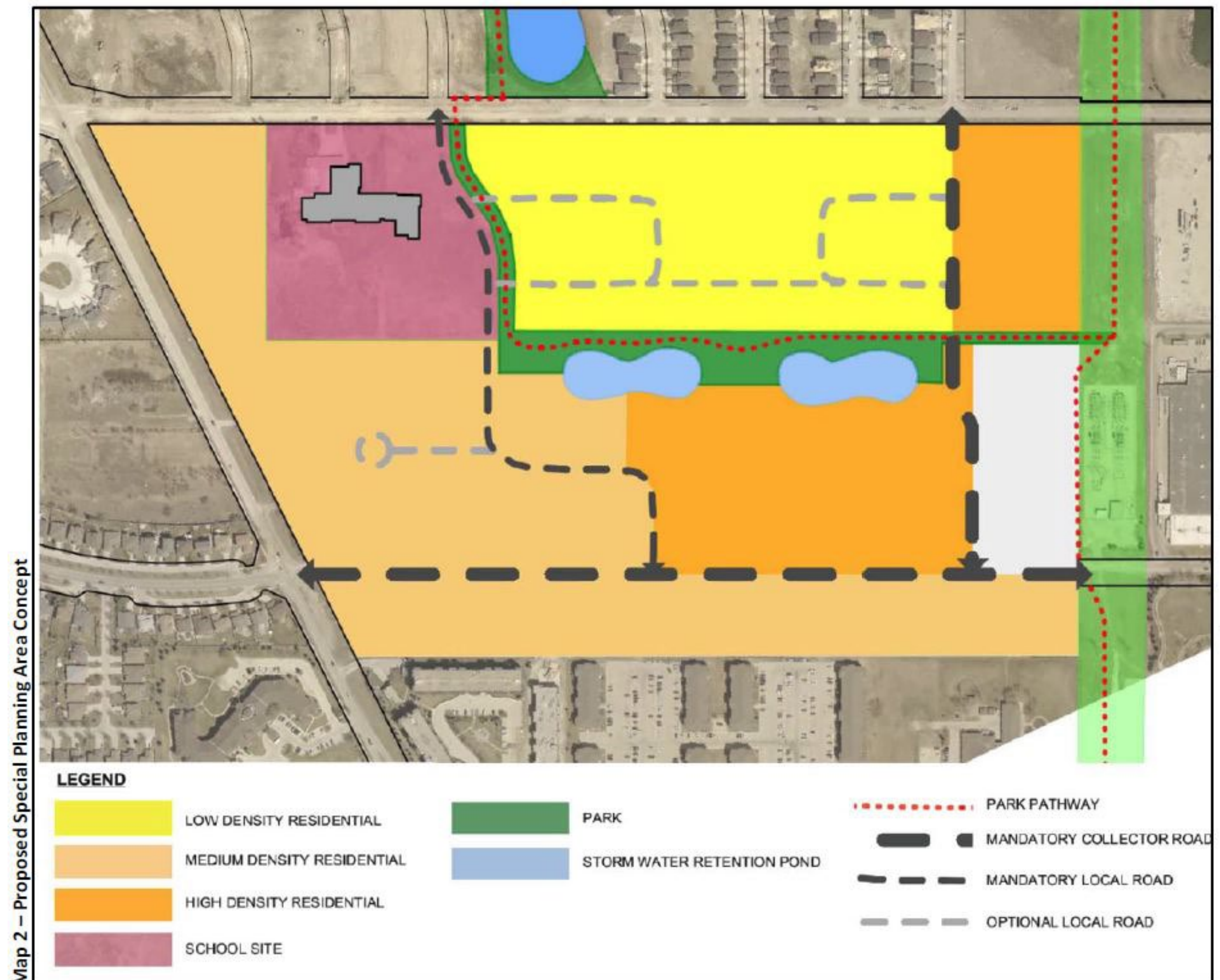
Fig. 4 Precinct E Land Use Designations



# PLANNING CONTEXT: PRECINCT E CONCEPT PLAN

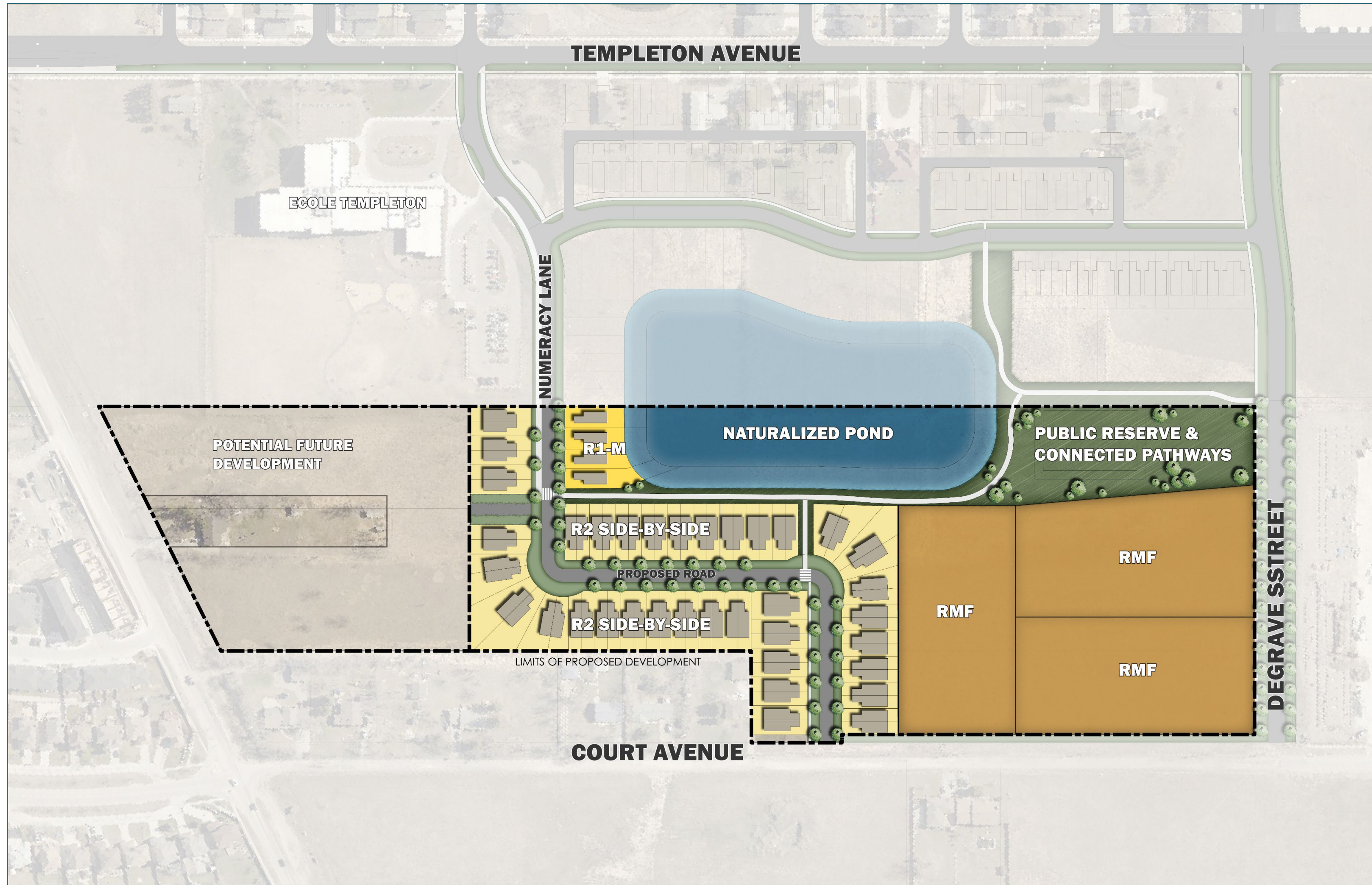
In 2018 a concept plan was adopted by the Lord Selkirk – West Kildonan Community Committee.

- The Concept Plan provides a higher level of detail for the Plan Area, including:
  - The required north-south collector road at the east of the site
  - The southward extension of Numeracy Lane from the School Site to Court Avenue
  - A public reserve and trail concept providing access east-west through the Plan Area to the School Site

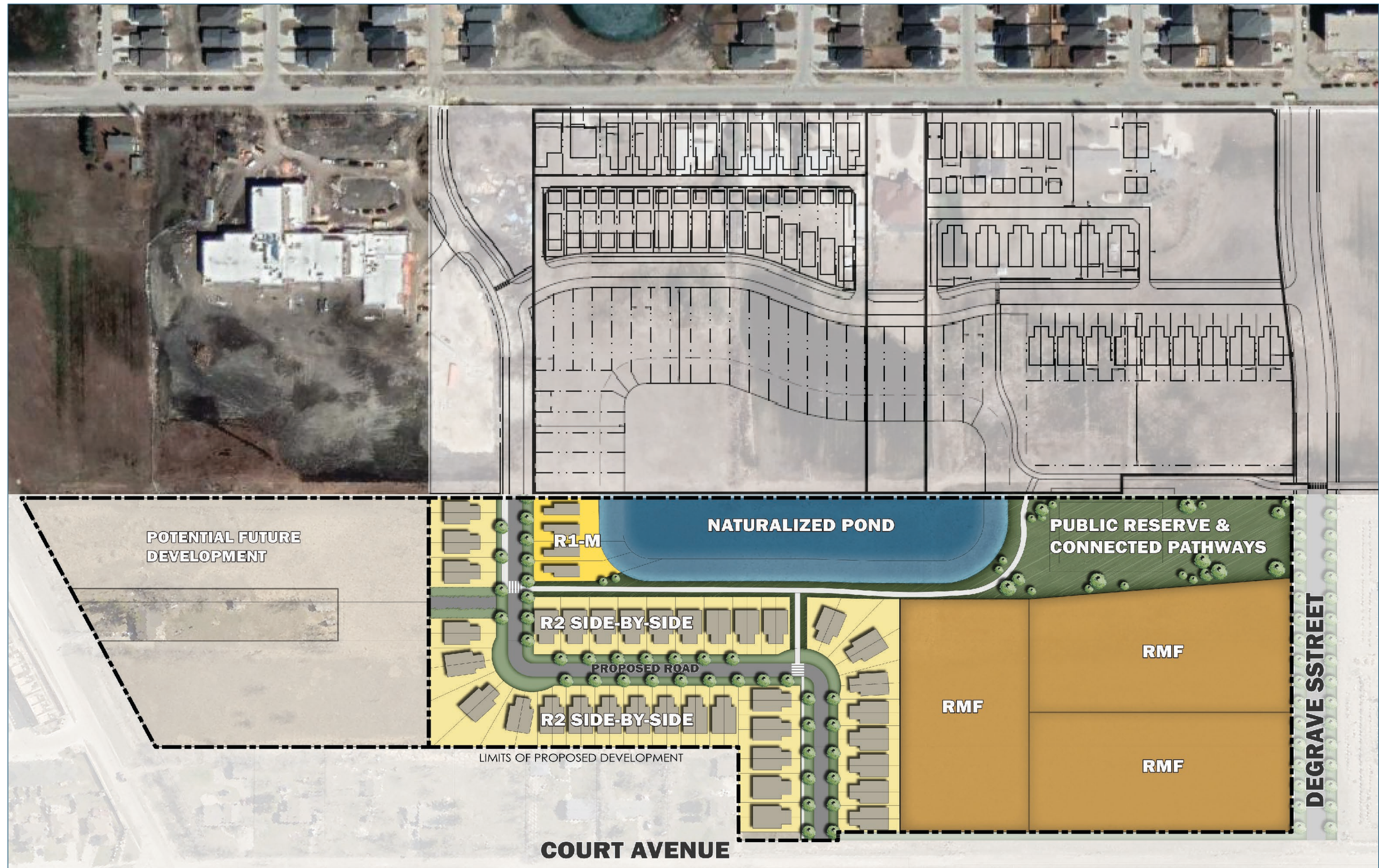




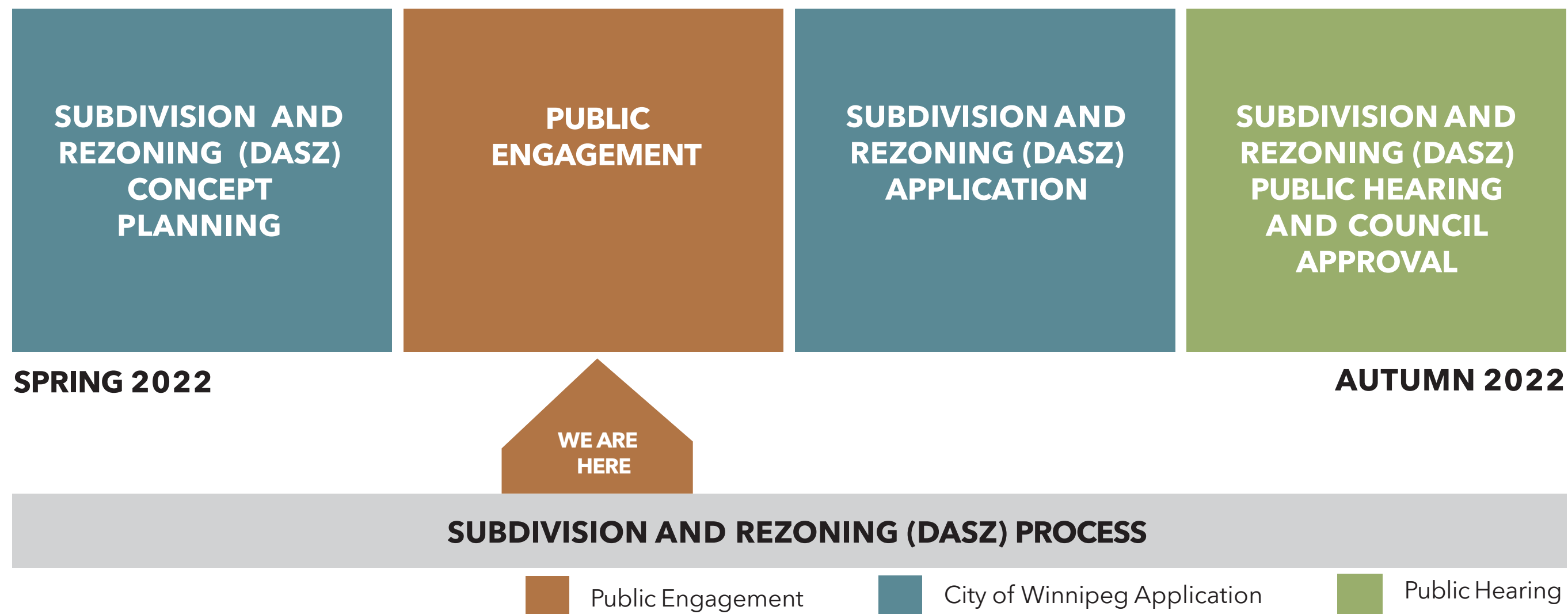
# DEVELOPMENT PROPOSAL



# DEVELOPMENT PROPOSAL



# NEXT STEPS



- The Project Team will review information and feedback received at this event, and address concerns where possible.
- Project Team will prepare a development concept for the Subject Site and pursue a subdivision and rezoning (DASZ) application.
- A subdivision and rezoning (DASZ) application would be filed with the City of Winnipeg, followed by a Public Hearing.



**Thank you** for attending today's session. Your feedback is important to us, so please fill out an online comment sheet at the following link:

**<https://www.surveymonkey.com/r/courtavenue>**

If you have any further questions, please contact:

**Jeff Pratte** or **Brennan Johnson**  
at **[RSVP@landmarkplanning.ca](mailto:RSVP@landmarkplanning.ca)**  
or **204-453-8008**