

# 292 & 298 EDISON AVENUE MAZOUN INFINITII PAKOSHAYIMOOHK

## PUBLIC OPEN HOUSE

NOVEMBER 24<sup>TH</sup>, 2022

### WELCOME

Welcome to this Public Open House! Thank you for participating this evening, we encourage you to review the presentation boards.

Any member of our project team will be happy to answer any questions you may have and receive feedback.

### PROJECT TEAM



**Landmark**  
Planning & Design Inc.

The Manitoba Métis Federation (MMF) is the National Government of the Red River Métis. We are committed to developing vibrant communities for our Citizens and for all Manitobans. The MMF is developing a transitional home for our youth aged 16-25 to equip them with the skills they need to succeed as adults.

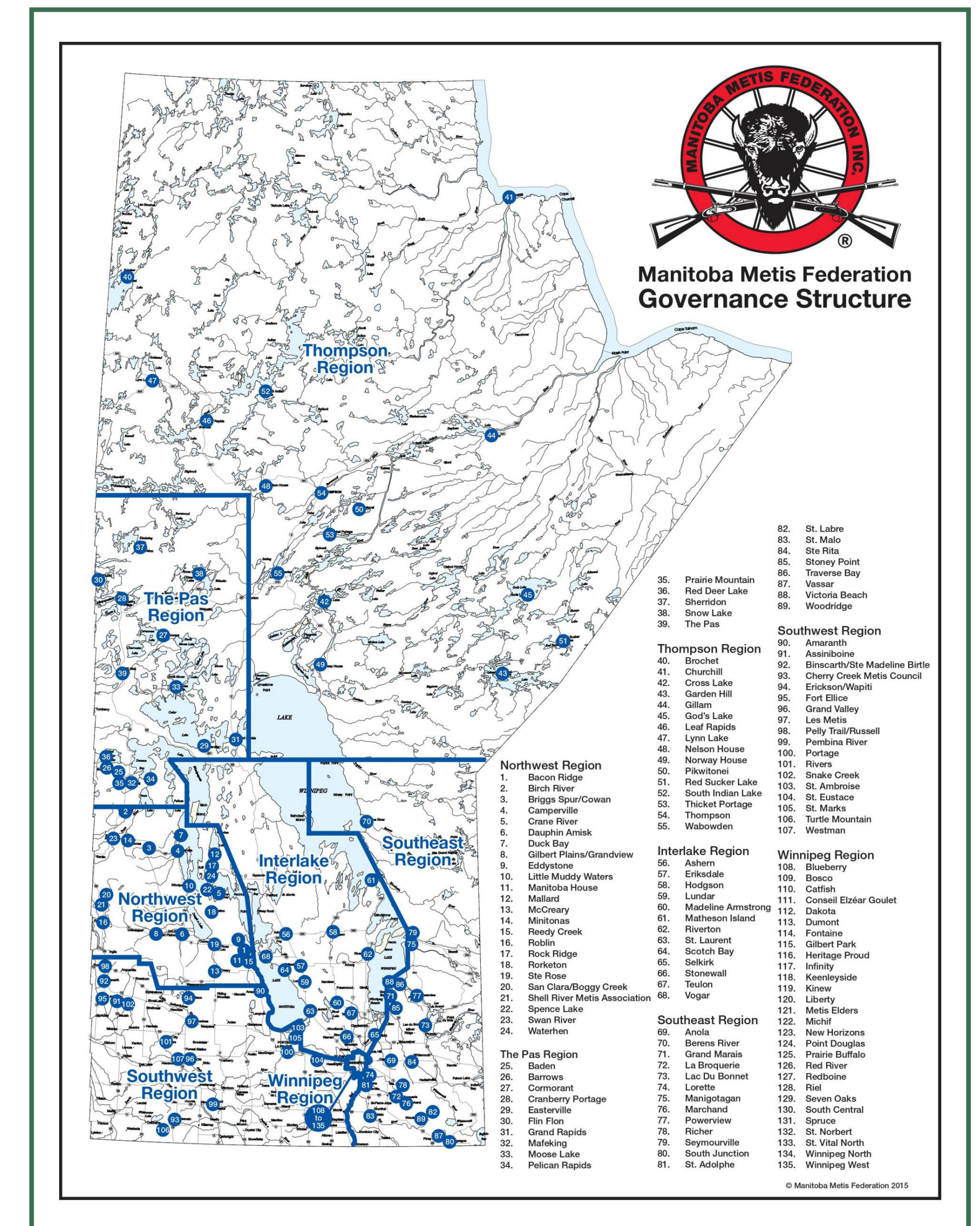
Landmark Planning & Design has been retained to help with the planning and engagement process of this potential housing project. We would like to receive your input and address any questions or concerns you may have as we navigate this process.





# MANITOBA MÉTIS FEDERATION NATIONAL GOVERNMENT OF THE RED RIVER MÉTIS

- MMF is committed to improving the lives of our Citizens and all Manitobans by developing new infrastructure, investing in the Manitoba economy, and providing programs and services to our Citizens.
- MMF Housing Department has successfully completed the development of multiple housing projects and childcare centres throughout the province.
- MMF continues to work on projects that support community growth and vibrancy and that contribute to the local economy.
- The removal of the current buildings and the construction of Mazoun Infinitii Pakoshayimoohk (Infinity House of Hope) will benefit the community of North Kildonan and our Red River Métis youth.
- Métis Child, Family and Community Services (MCFCS), an affiliate of the MMF, will be operating the Infinity House of Hope.





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# MMF AND MCFCS YOUTH PROGRAMS

## **Youth Entrepreneurship Program (YEP)**

Program aimed at youth between the ages of 18-29 to aid with skill development and financial support, bringing business ideas to life. MMF departments have multiple programs to help participants through the process to start their businesses.

## **Métis Employment and Training (MET)**

This program operates through funds provided by the Indigenous Skills and Employment Training Agreement with Canada. It links employment and training programming to labour market demands.

## **Rosedale Adolescent Inter-dependent Living Services (RAILS)**

RAILS is our current inter-dependent living program and has been successfully running for 10 years in the South Osborne area. It supports youth, ages 16-21, to live on their own with the support and guidance of staff available on site 24 hours a day. Staff mentor the youth in areas such as: budgeting, proper nutrition, smart shopping, educational support, personal health, and hygiene, as well as other independent living skills. Staff provide educational, employment, recreational and cultural activities in the Common Area.

## **Skills for Life**

The Skills for Life Team provides one-to-one and group supports to youth ages 15-21. Using cultural, educational and recreational components, staff are able to foster the learning of life skills needed such as budgeting, banking, resume building and job search, nutrition, cooking, personal care and safety. This program assists youth by helping them develop problem-solving skills and navigating other services through nonprofit or government programs.

## **Métis Spirit Program**

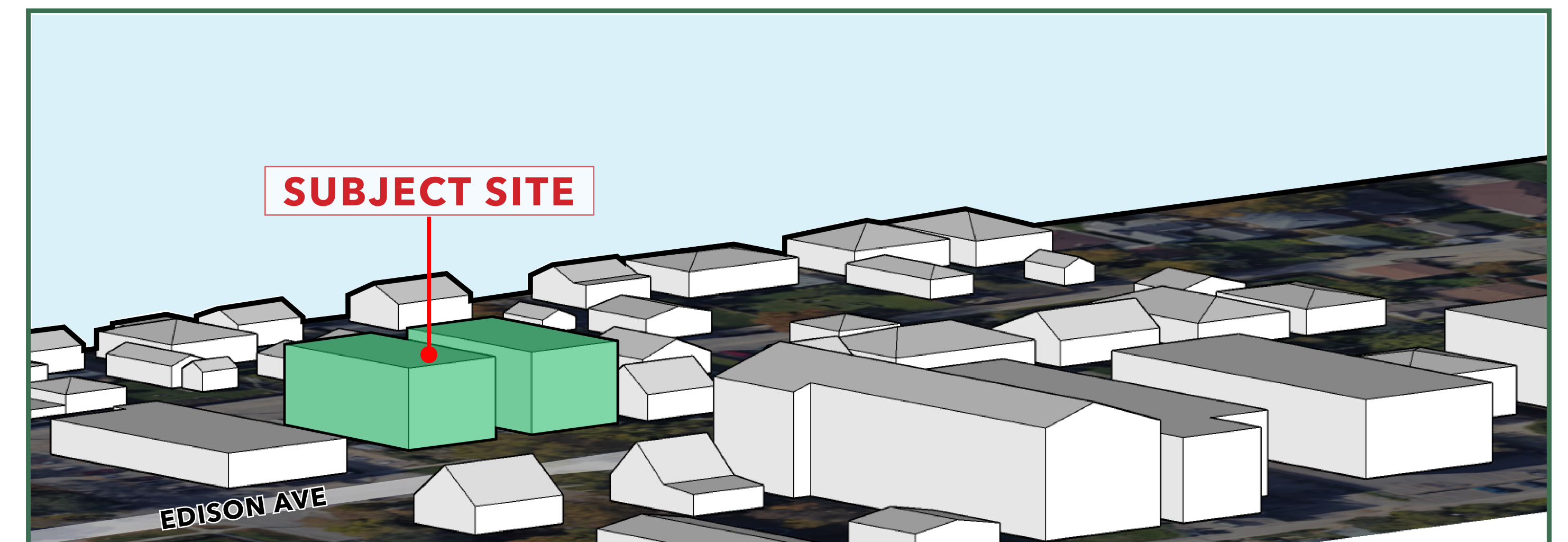
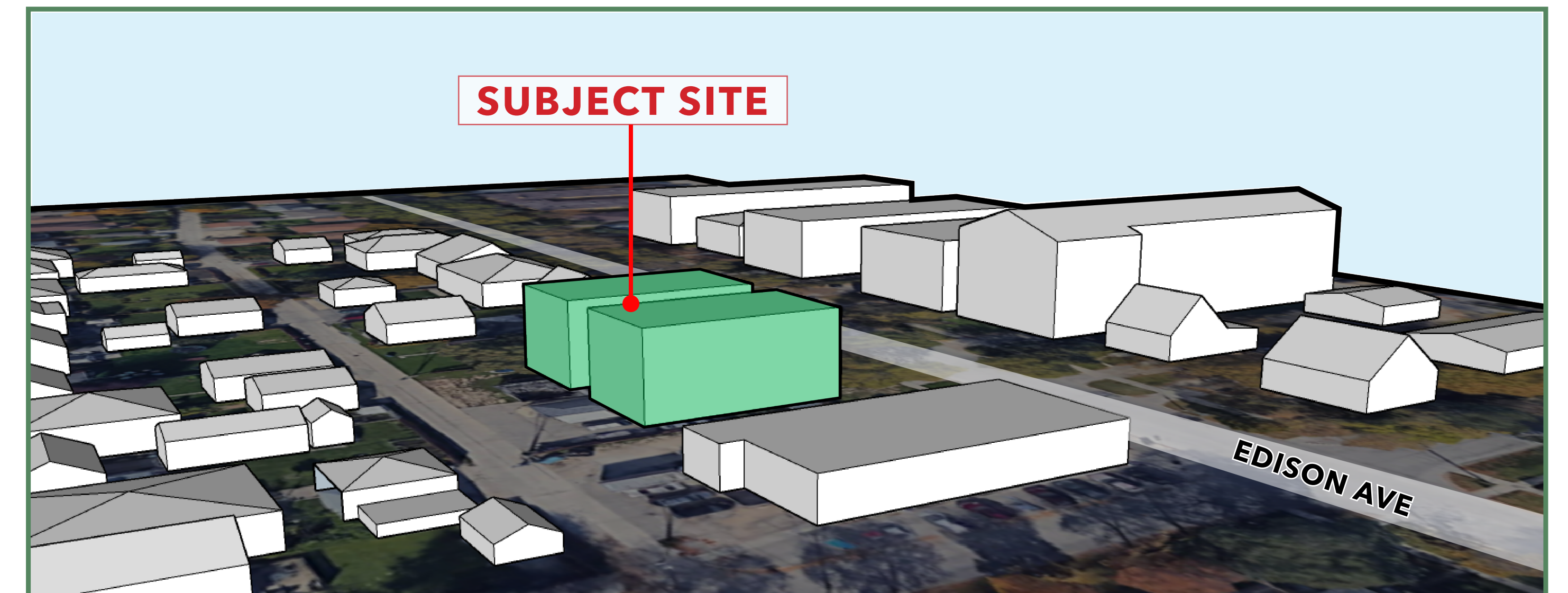
The Métis Spirit Worker engages with youth between the ages of 18 to 25. They are there to assist the young adults who voluntarily engage with this program. These young adults receive ongoing support, advocacy, and connections to community resources, homelessness support, employment and job readiness. The Métis Spirit Worker helps the young adult identify their goals and assists them in their achievement.





# MAZOUN INFINITII PAKOSHAYIMOOHK (INFINITY HOUSE OF HOPE)

- The MMF is proposing the Infinity House of Hope to serve as a transitional home for Red River Métis youth between the ages of 16-25 who age out of Child and Family Services (CFS) care.
- The goal of the project is to immerse Red River Métis youth in care in our culture with the support of Elders, mentors, and youth workers so they thrive as adults.
- The project will offer 24-hour supports, cultural services and skills-training while also providing a safe and secure place to live.
- Some of the services that will be offered include a cultural mentorship program, the Métis Spirit Program, therapy and Skills for Life, which will provide youth with one-to-one worker life skills lessons.





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# PROJECT RATIONALE

- The MMF provides programs for youth, employment and training, affordable housing programs, and health and wellness.
- In April 2019, the Government of Canada launched the Indigenous Homes Innovation Initiative to support innovative Indigenous-led housing ideas.
- The project is supported by this initiative. It will provide a transitional home for our youth who are aging out of care and need support to develop the skills they need for adulthood.



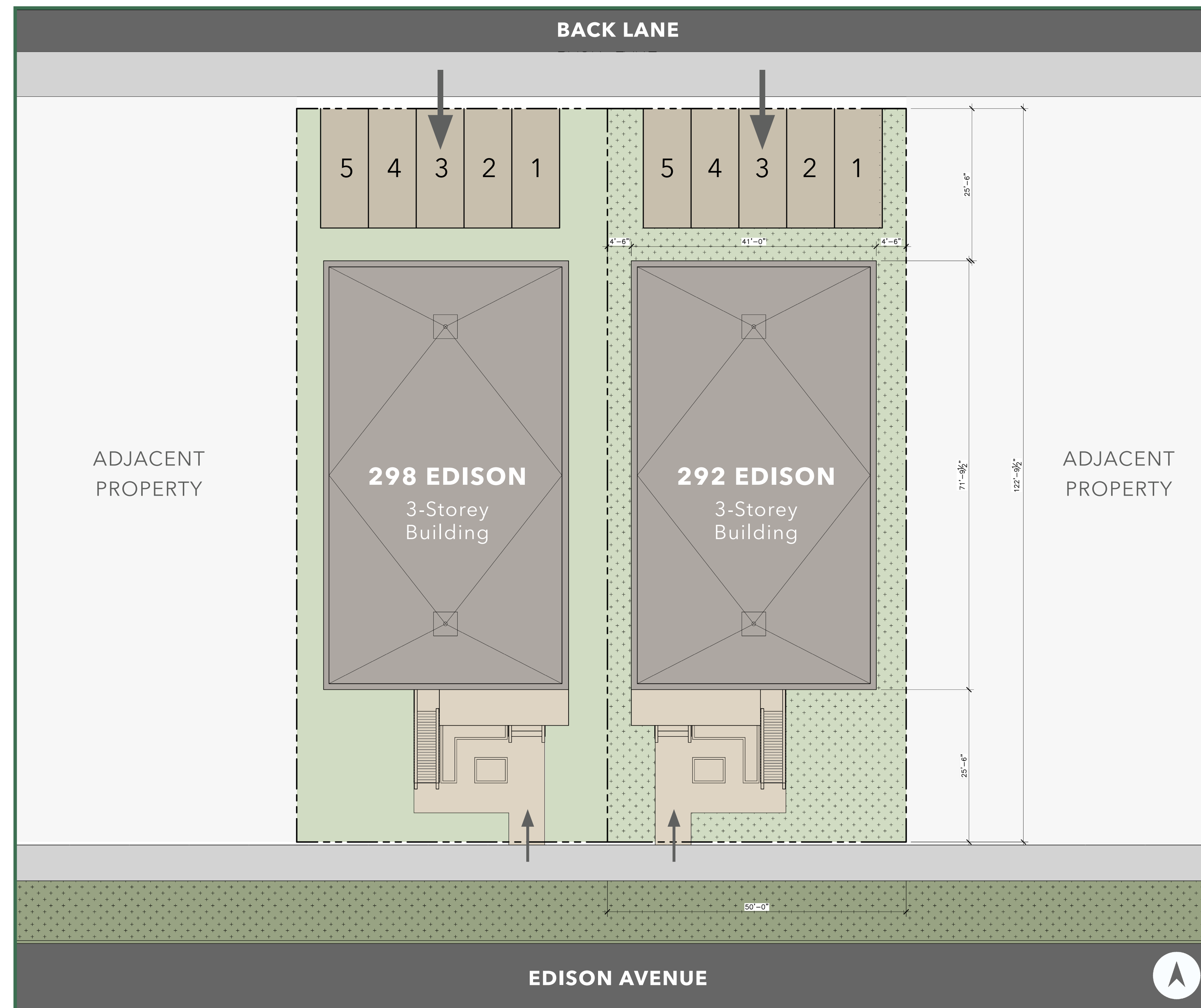


# PROPOSED DEVELOPMENT: INFINITY HOUSE OF HOPE

## DESIGN CONCEPT

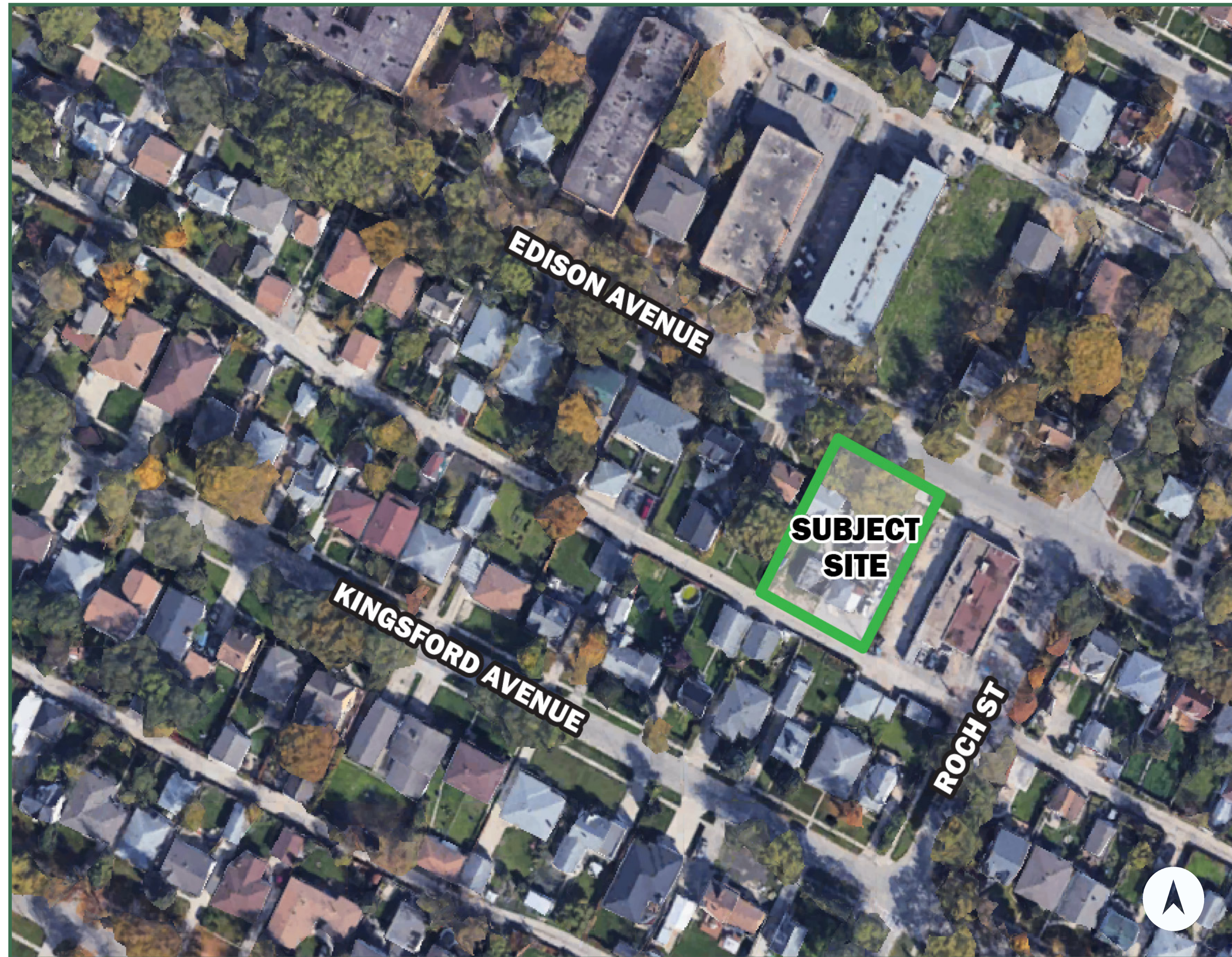
The project is proposed at 292 and 298 Edison Avenue and will be distributed in two 3-storey transitional homes. Each home will have:

- 6 one-bedroom apartments
- 1 Family Reunification Suite
- Common kitchen and teaching area
- Multipurpose room
- Self care room
- Therapy rooms
- Staff offices
- 5 off-street parking stalls per building





# SITE CONTEXT



The subject site is +/- 0.28 acres in area and is bounded by the following:

- Northern boundary: Multi-family residential buildings, single-family houses, and Edison Avenue.
- Eastern boundary: Commercial facility (The Bake Oven) and Roch Street.
- Western boundary: Single-family houses and Henderson Highway.
- Southern boundary: Back lane and single-family houses.

The subject site is well served by transit with routes 11, 40 and 90 operating on Edison. Additionally, numerous local and express routes run along Henderson Hwy located approximately 380m to the west.





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## SITE CONTEXT

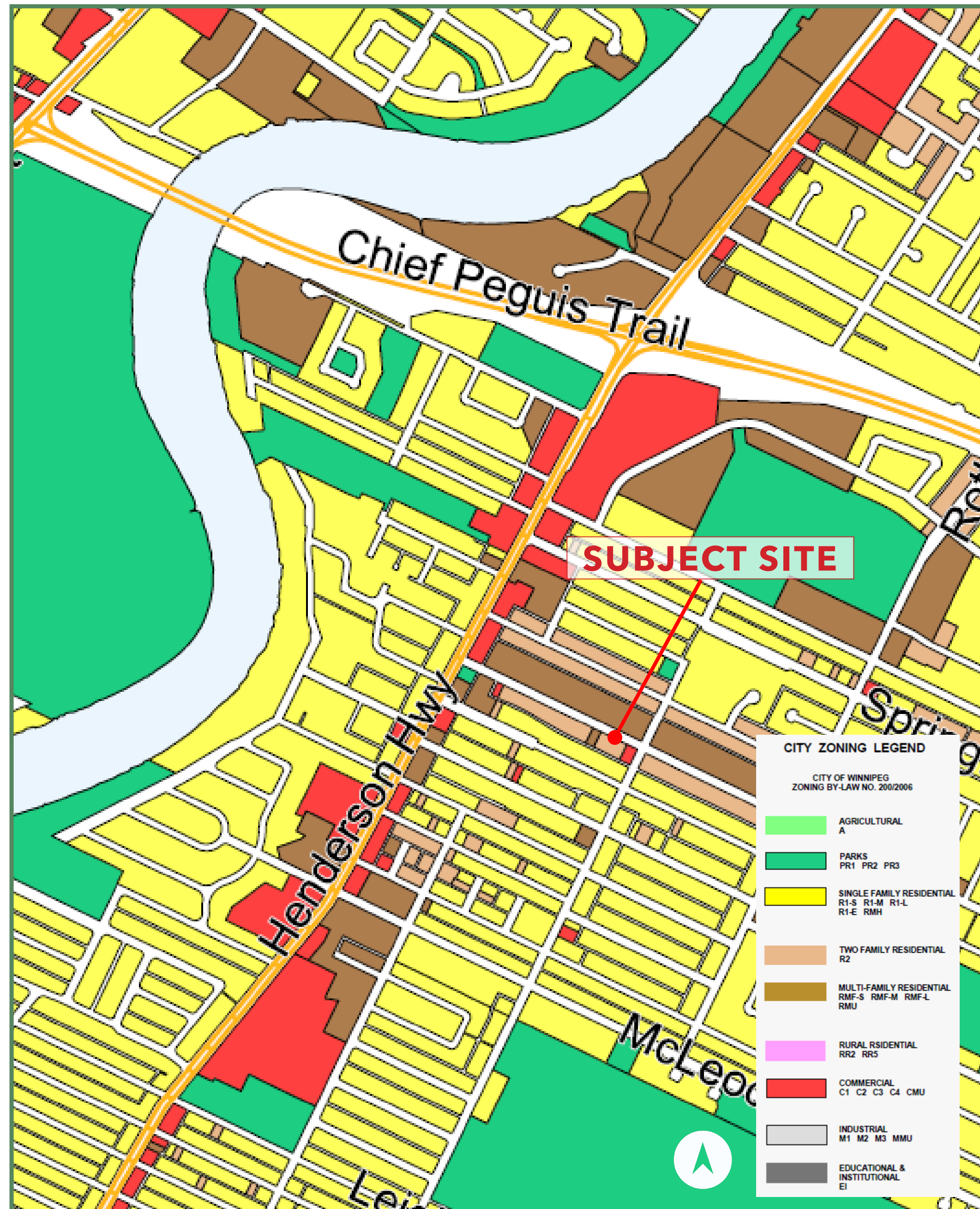
The subject site currently contains two single-family houses which are proposed to be demolished.

- The houses at 292 and 298 Edison date from the 1950's and 1930's, respectively.
- The houses required substantial investment and had fallen into disrepair.
- The houses have been vacant in recent years.
- The project will provide substantial investment in the area.





# PLANNING AND POLICY CONTEXT



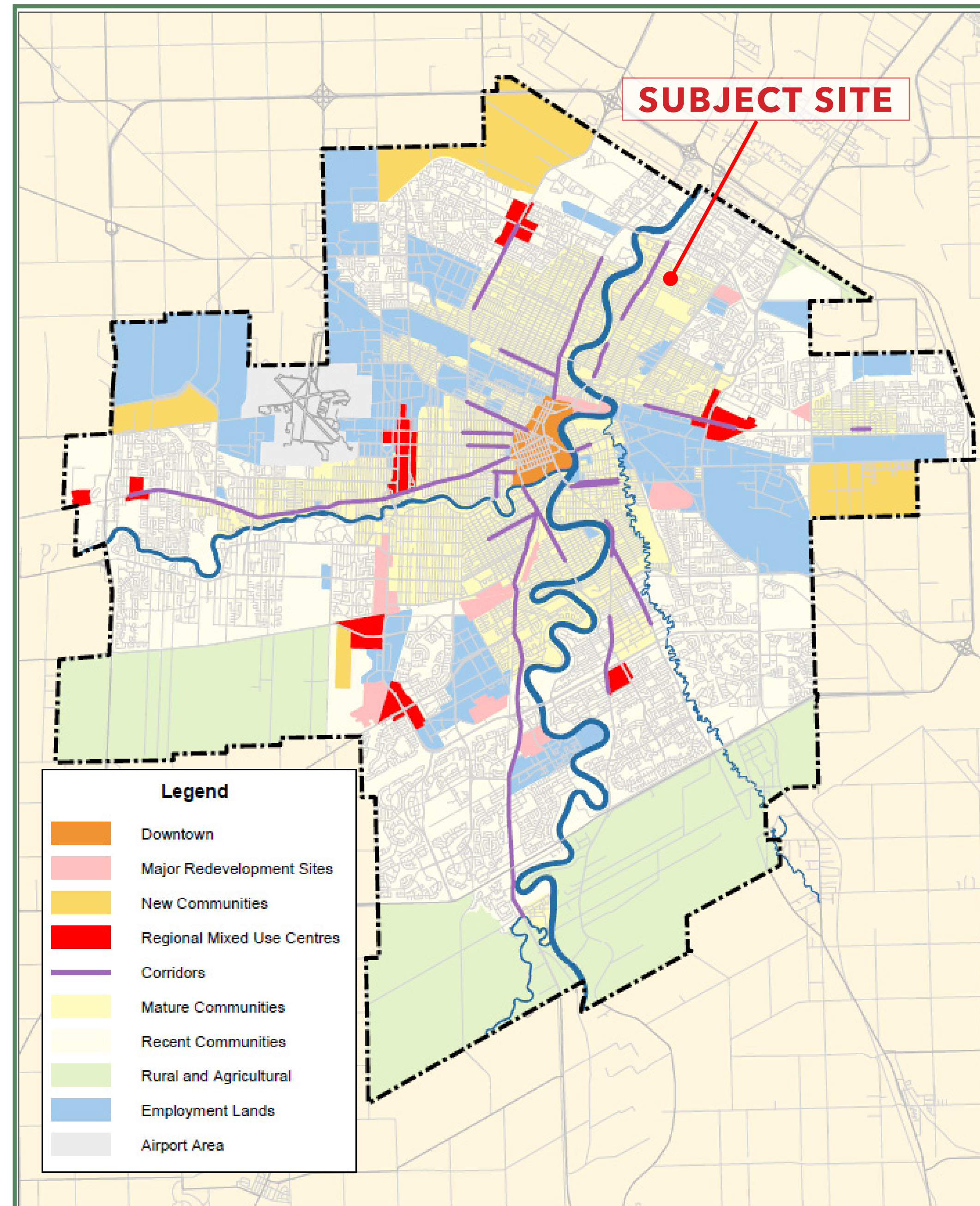
## Policy Direction - Zoning Bylaw

- The subject site is currently zoned Two Family Residential (R2).
- Multi-family dwellings and Social Service facilities are conditional uses in the R2 District.
- In order to accommodate the proposed development, Conditional Use and Variance applications will be required.
- Overall, the Infinity House of Hope is being proposed within the dimensional standards of the R2 zone.
- The subject site is surrounded by a diverse range of land uses and zoning districts, including single-family, two-family and multi-family residential and commercial.





# PLANNING AND POLICY CONTEXT



## Policy Direction - Development and Secondary Plans

- *OurWinnipeg 2045* and *Complete Communities 2.0* designate this site as a “Mature Community” - intended to accommodate growth in a context sensitive manner:
  - Accomodate infill development, increase housing choice, and make the best use of existing infrastructure;
  - Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods; and,
  - Support up to mid-rise residential development in Established neighbourhoods that is compatible with the neighbourhood context.
- Section 5 of *OurWinnipeg 2045* focuses on Social Justice and includes objectives and policies surrounding Affordable and Supportive Housing (5.2), Ending Homelessness (5.3), Reconciliation with Indigenous Peoples (5.4) and Equitable Access (5.6).





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# PLANNING CONSIDERATIONS

The project team considers a variety of factors in the preparation and refinement of the design concept:

- Resident and Stakeholder Input
- Site Access
- Setbacks and Privacy
- Parking
- City Goals and Policy Directions
- Servicing Constraints
- Architectural Design and Site Design
- Transit and Active Transportation
- Neighbourhood Context
- Construction Nuisances
- Other matters as they arise





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# DEVELOPMENT APPROVALS & NEXT STEPS

The following development approvals will be required in order to accommodate the INFINITY HOUSE OF HOPE:

- A conditional use (DCU) to allow for multi-family residential in the R2 zone;
- A conditional use (DCU) to allow for social service facility as accessory use in the R2 zone; and,
- A variance (DAV) to reduce the minimum required number of parking stalls.
  - The rationale for the proposed reduction will be demonstrated by a Parking Management Plan predicated on lower car ownership rates of the future residents.

## STEP 01

Review comments and feedback from meeting and the online comment sheet.

We are here

## STEP 02

Consider updates to plan based on stakeholder input and continue to work with the City of Winnipeg.

## STEP 03

Prepare and submit a development application.

## STEP 04

Conditional Use and Variance posting on site.

## STEP 05

Appeals Hearing if necessary.





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# THANK YOU

We would like to thank you again for attending today's session. Your input is important to our planning process. Please take a few minutes to fill out a comment sheet and share your feedback with us:

<https://www.surveymonkey.com/r/InfinityHouseOfHope>



You may view project materials as well as access the survey by visiting the INFINITY HOUSE OF HOPE project page at:

<https://www.landmarkplanning.ca/currentprojects>

If you have any further questions, please contact:

**Jeff Pratte** or **Carolina Herrera**

at [RSVP@landmarkplanning.ca](mailto:RSVP@landmarkplanning.ca)

or **204-453-8008**

