

# WELCOME PROJECT INTRODUCTION

Welcome to the Open House for a proposed residential multi-family development north of Court Avenue.

The purpose of this Open House is to provide a project update, share a preferred land use concept, and outline next steps in the planning process. We would also like for you to share your feedback with us regarding the proposal.

We encourage you to review the presentation materials. Any member of the project team will be happy to respond to any questions, comments, or concerns that you may have at this time.



## PROJECT TEAM

### DEVELOPER

Whiteland Developers, a local developer, has made an application to subdivide and rezone the site so that it may eventually accommodate a new neighbourhood with single-family and two-family homes, parks, and multi-family development sites.

Whiteland recognizes that nearby residents and stakeholders may be interested in the potential redevelopment of this site.

### CONSULTANT

Landmark Planning & Design Inc. has led the planning and engagement process. We would like to continue to receive your feedback and respond to any questions or concerns you may have.

# CONTEXT

## NEIGHBOURHOOD AND ZONING

The subject site is +/- 20 acres in area and is bounded by the following:

- North: Single-family homes on Templeton Avenue and Waterside Development Corp's adjacent lands
- East: Courtview Landing apartment buildings
- South: Court Avenue and single-family homes
- West: Ecole Templeton School

The subject site is currently zoned R1-E (Residential Estate). In order to proceed with the proposal, the land would need to be subdivided and rezoned to various residential categories including R1-S (Residential Single-Family Small), R1-M (Residential Single-Family Medium), R2 (Residential Two-Family), RMF-S (Residential Multi-Family Small), RMF-M (Residential Multi-Family Medium), and RMF-L (Residential Multi-Family Large).

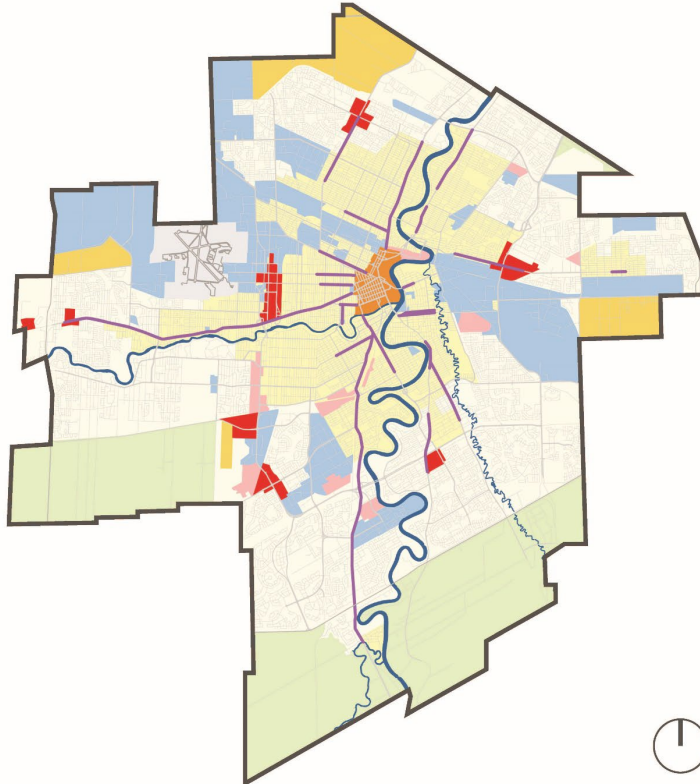
If approved, this development will add a variety of housing types and options to help create a more complete community, as well as introduce new municipal services and public reserve areas.



Lands immediately to the north are owned by another developer (Waterside Development Corp.) and are proposed to be developed in conjunction with this development. Both developers will collaborate and share costs of development infrastructure, including land drainage.

# PLANNING CONSIDERATIONS AND POLICY CONTEXT

*OurWinnipeg 2045*, the overall development plan for Winnipeg, designates every piece of land in the city for some form of land use. Court Avenue in this location is designated as a Recent Community.



Recent Communities are able to accommodate new development to increase housing choice, increase options for aging in place, and maximize the use of existing infrastructure.

*OurWinnipeg 2045* and its land use direction strategy *Complete Communities 2.0* both have language supportive of this type of development in Recent Communities, including to:

- Encourage compatible residential development within Established Neighbourhoods to build more Complete Communities and align with the City's residential intensification target;
- Encourage residential development that positively contributes to neighbourhood character while expanding housing options for residents in a manner that is complementary to existing development;
- Increase the population within Established Neighbourhoods to contribute to the physical renewal and revitalization of older neighbourhoods;
- Encourage a variety of housing types and tenures to meet life-cycle housing needs and affordability ranges; and
- Encourage a mix of types, tenures, unit sizes, and housing types that enable aging in place.

# PLANNING

## PRECINCT E SECONDARY PLAN

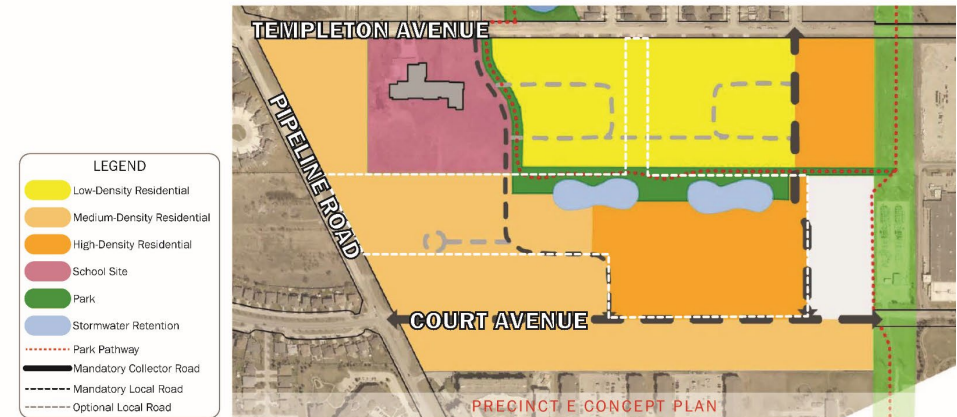
The subject site is located within the **Precinct E Precinct Plan** which is intended to ensure development occurs in a logical, integrated manner to create new neighbourhoods of high quality.

The area between Templeton Avenue and Court Avenue is within a Special Planning Area and requires a greater level of planning detail to ensure development remains appropriate and sensitive to existing and future surrounding uses. The City of Winnipeg worked with landowners to create a concept plan for the Special Planning Area to demonstrate how Precinct E could be developed in an orderly manner, including potential land uses and infrastructure.

The subject site is designated within the plan as Medium Density Residential, in which the predominant land use should be two-family homes and three-storey townhomes, and Higher Density Residential, in which the predominant land use should be two-family homes, townhomes, and low-rise apartment buildings.

The **Precinct Plan** includes objectives supportive of a project like this one:

- Create a cohesive community by integrating new development into the existing community;
- Accommodate existing and anticipated demand for housing and a diversity of housing types; and
- Ensure residential development occurs within an acceptable density range to reduce land use consumption and servicing costs.



# PROPOSAL SUBDIVISION LAND USE CONCEPT

This proposal is seeking to rezone the subject site into the following land uses, including six single-family lots, 72 two-family lots, four multi-family blocks, and public reserve space. Specific design proposals for multi-family buildings will require separate applications to be made in the future. Plan Approval will be required for future multi-family development.



RMF-S Zoning allows for multi-family development that is generally "walk up" style between 2-3 storeys.



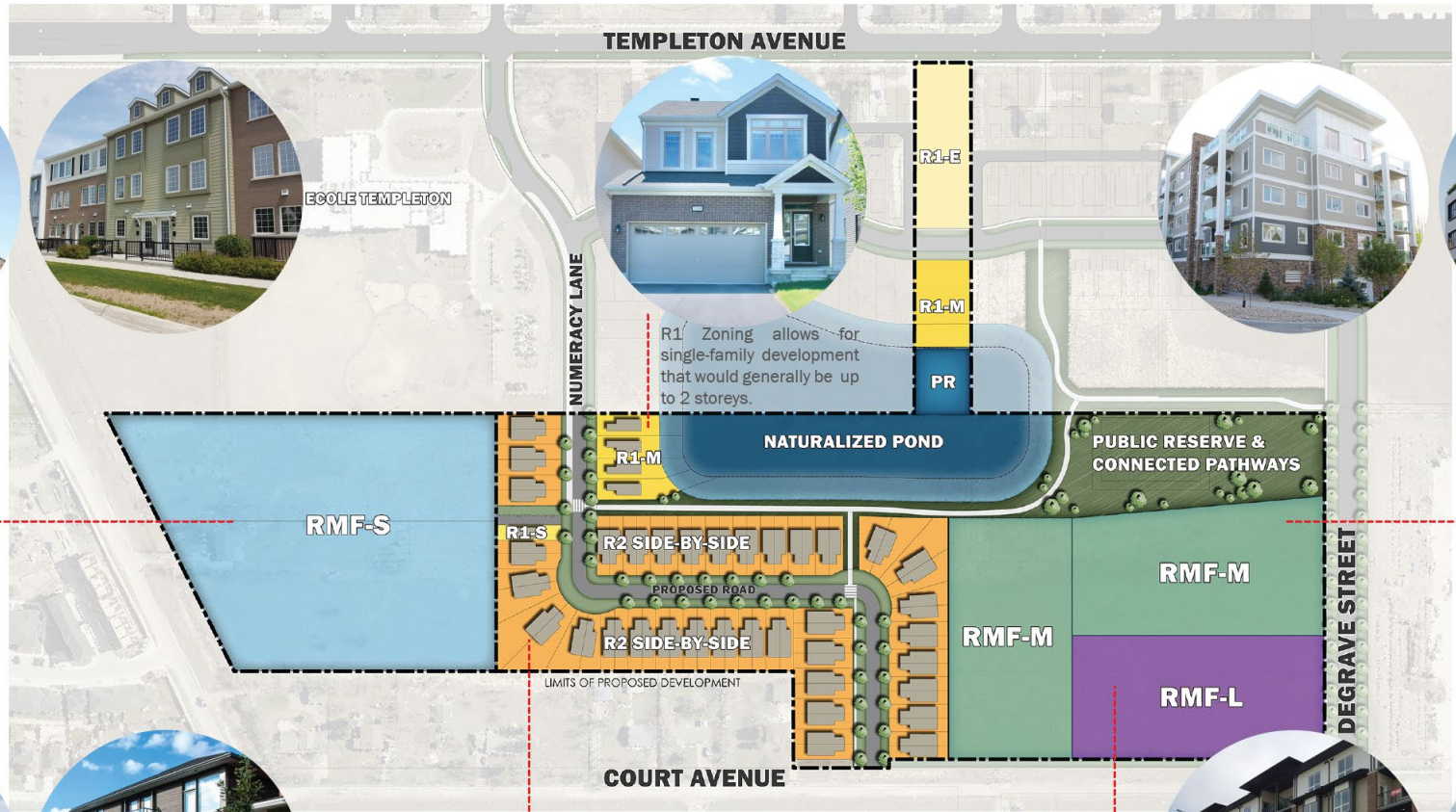
ECOLE TEMPLETON



R1 Zoning allows for single-family development that would generally be up to 2 storeys.



RMF-M Zoning allows for multi-family development that could be "walk up" or "apartment" style and is generally between 3-5 storeys.



R2 Zoning allows for two-family development that would generally be "side-by-side" style and up to 2 storeys.



RMF-L Zoning allows for multi-family development that would generally be "apartment" style and between 4-6 storeys.



# PROCESS

## PUBLIC ENGAGEMENT AND APPROVALS



### ROUND ONE OPEN HOUSE MARCH 2022

Meetings with adjacent residents and stakeholders to introduce the project team, outline the planning process, share a preliminary land use concept, and receive feedback.



### ROUND TWO OPEN HOUSE APRIL 2023

Meeting with adjacent residents and stakeholders to provide a project update, introduce a preferred land use concept, and continue to receive feedback.



### PUBLIC HEARING MAY 18<sup>TH</sup>, 2023

Presentation of proposal to the Lord Selkirk - East Kildonan Community Committee.

Formal City of Winnipeg approvals process.

## THANK YOU

Thank you for attending this Open House. Your feedback is important to us, please take the time to fill out one of the project surveys available at the sign-in table, or online via:

[www.surveymonkey.com/r/CourtAvenue](http://www.surveymonkey.com/r/CourtAvenue)



If you have any further questions, please contact:

Jeff Pratte or Brennan Johnson

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or 204-453-8008