



# MacBell Road Community Information Session

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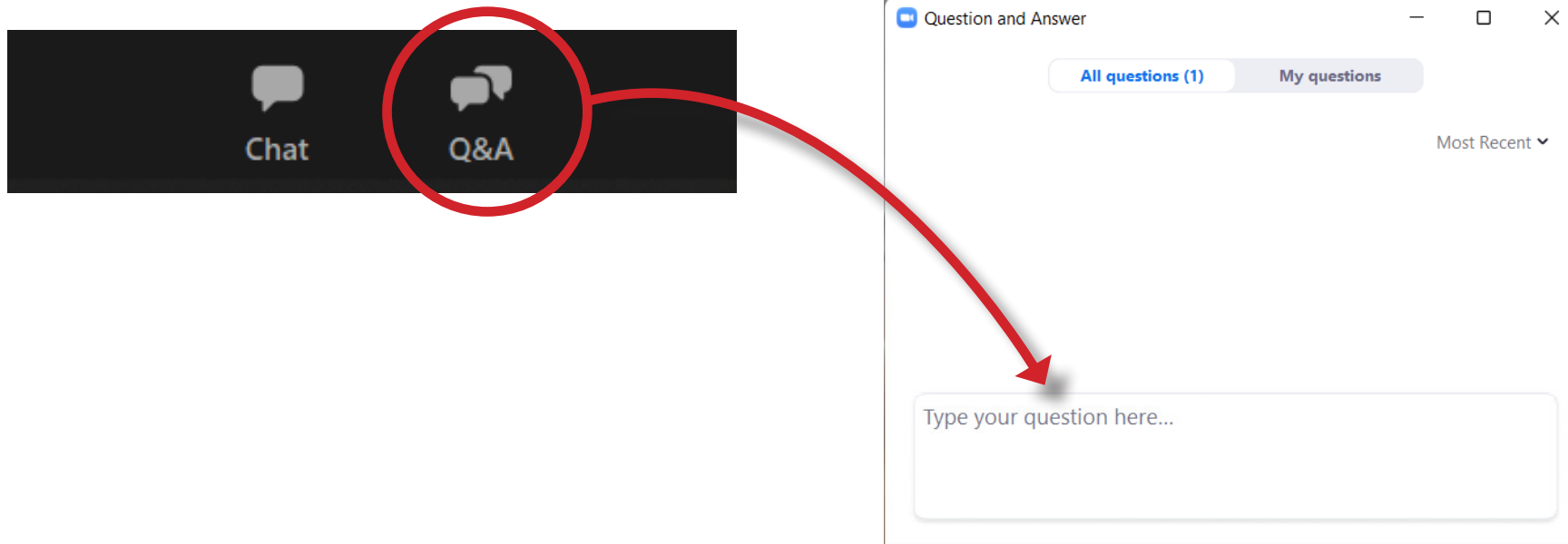
Thursday April 21, 2022

# Welcome - Before we begin

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## About this community information session

- We will be recording the entire event and collecting all written comments
- Presentation followed by a Question and Answer Period
- Any previously submitted questions will be answered during the Q&A period
- Please submit Questions and Comments through the Q&A button



# Overview

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## Who we are



***Richard + Wintrup Planning and Development*** – has been retained to lead the engagement and the rezoning and subdivision planning process.

## Agenda

- Area/Site Context
- Planning Context
- Proposed Development
- Next Steps
- Q&A period



# Area Context

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- Located in the Cloutier Drive Neighbourhood of the St. Norbert Ward area
- The neighbourhood is adjacent to the Red River and south of the Perimeter Hwy.
- Subject lands are south of Cloutier Drive and flank MacBell Road
- The Centennial Trail is within a 5-minute walk to the north





# Site Context

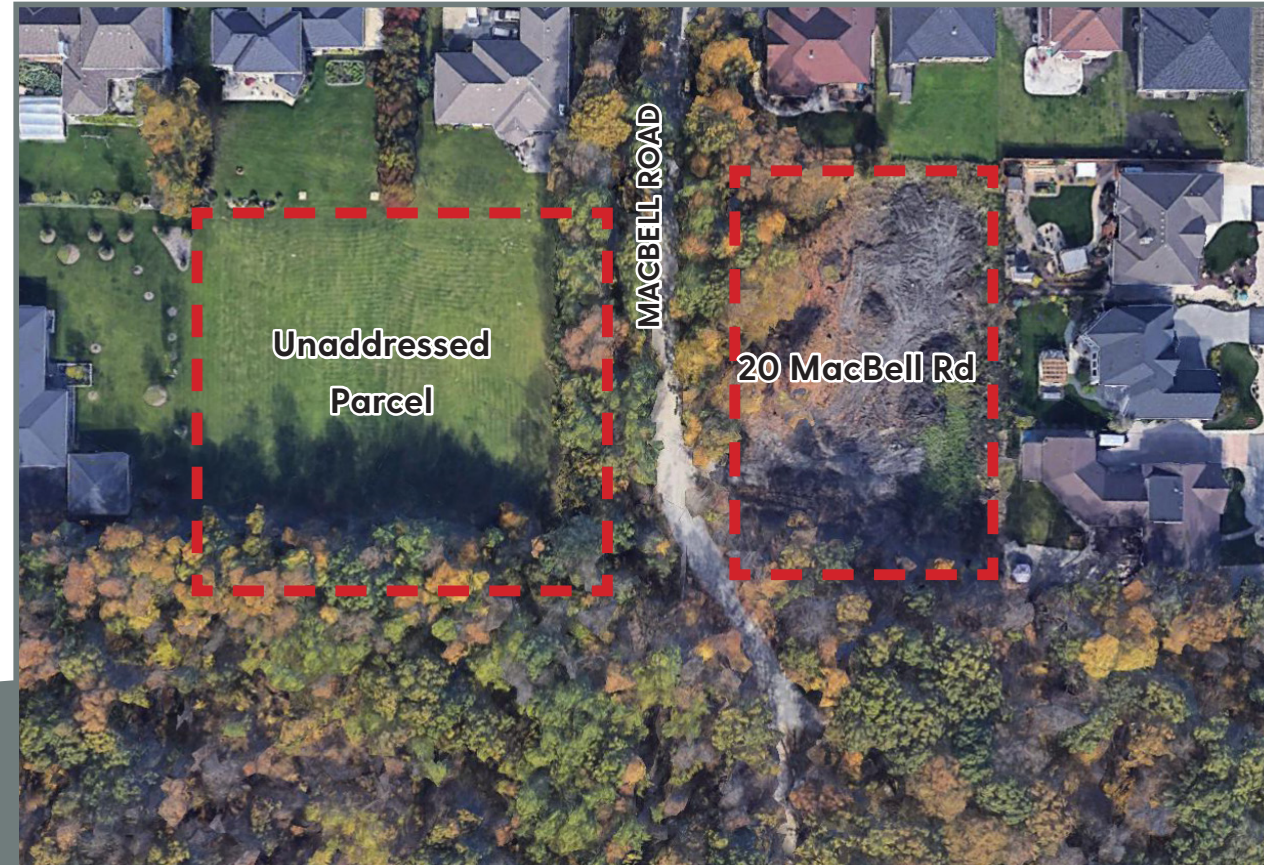
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## Unaddressed lot

- Zoned: RR5 (Rural Residential – 5 Acres)
- Land Area: 1.1 acres (47,916 sq. ft.)
- Current Use: Vacant

## 20 MacBell DR

- Zoned: R1-L (Residential - Single-Family Large)
- Land Area: 33,472 sq. ft.
- Currently Use: Vacant



# Planning Context

## OurWinnipeg and Complete Communities

Cloutier Drive neighbourhood is within a Area of Stability and designated as a Recent Community

- Recent Communities are areas that were planned after 1950
- They are primarily residential areas and contain a mix of low and medium density housing with nearby retail amenities.
- These areas can accommodate some infill development to increase housing choice, increase options for 'aging in place', and maximize the use of existing infrastructure





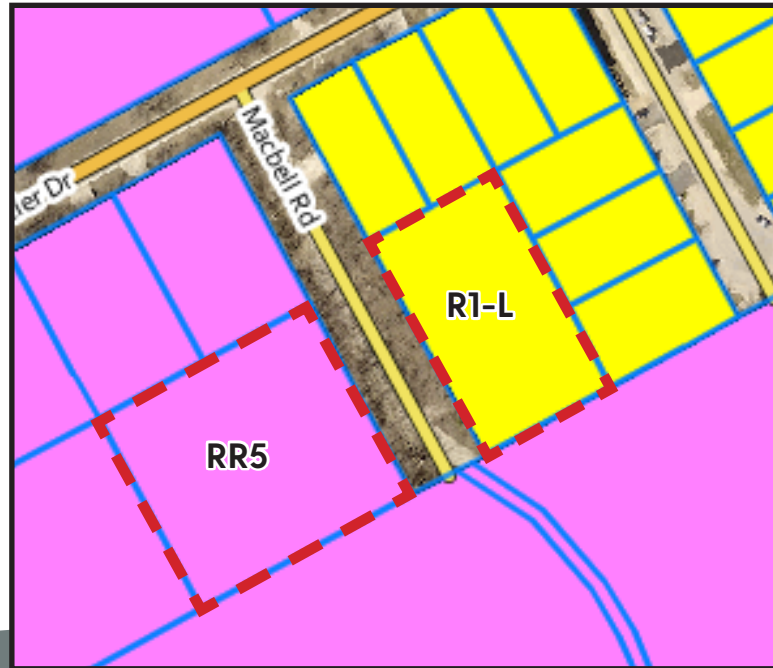
# Planning Context

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## Zoning

The Cloutier Drive neighbourhood has a diversity of residential zoned properties:

- Single-Family (R1),
- Rural Residential (RR), and
- Residential Multi-Family (RMF)



# Development Plan



The proposal is to create eight (8) new lots for the future sale to homebuilders of single-family dwellings

## Unaddressed lot

- Four (4), 52.56-foot-wide lots
- Each lot would be 12,299.04 sq. ft.
- Needs to be rezoned from RR5 to R1-L

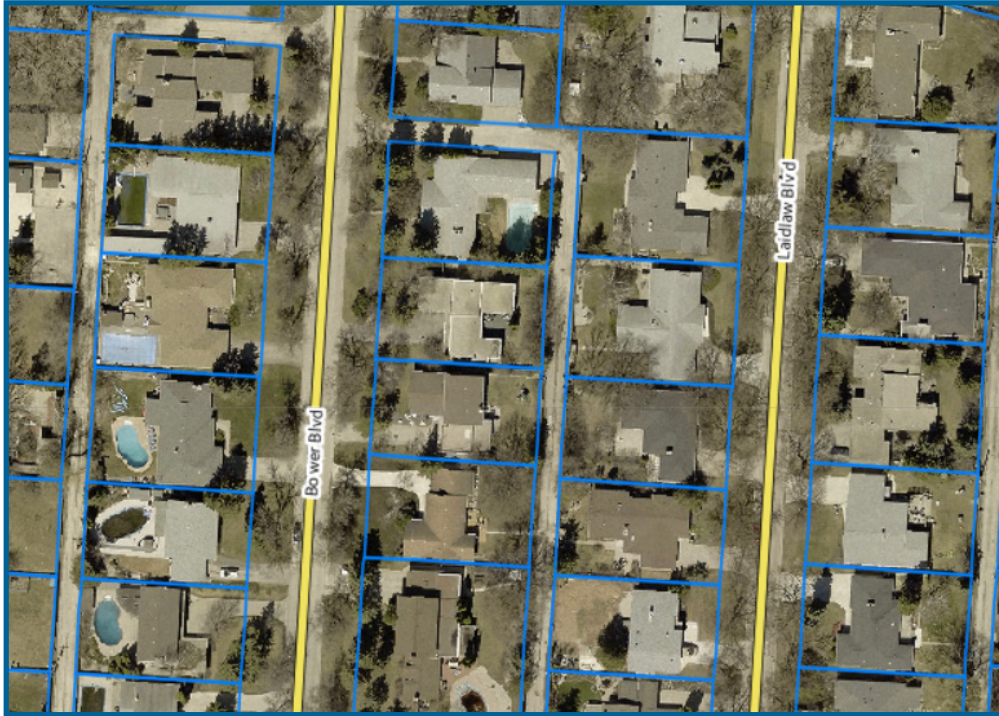
## 20 MacBell DR

- Four (4), 59.46-foot-wide lots
- Each lot would be 8,370.78 sq. ft.



# Lot Size Examples

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Old Tuxedo (Bower Blvd & Laidlaw Blvd)

Lot Area : 9,000 sq ft to 12,000 sq ft

Lot Width: 75ft - 85ft



Linden Woods (Royal Crest Dr)

Lot Area: 7,000 sq ft to 12,000 sq ft

Lot Width: 53 ft - 63 ft



# Lot Size Examples

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Waverley West (Lake Bend Rd & Eagle View Rd)

Lot Area : 5,000 sq ft to 13,000 sq ft

Lot Width: 49ft - 60ft



River Heights (Cambridge St & Kingsway Ave)

Lot Area: 6,000 sq ft to 10,000 sq ft

Lot Width: 50ft - 75ft



# Next Steps

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- Review comments and feedback from tonight's meeting
- Continue to work with the City of Winnipeg (Planning Department, Public Works and Water & Waste) on the submitted application
- Public Hearing - TBD

# Thank You! Questions?

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If you have any further questions,  
please contact:

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