

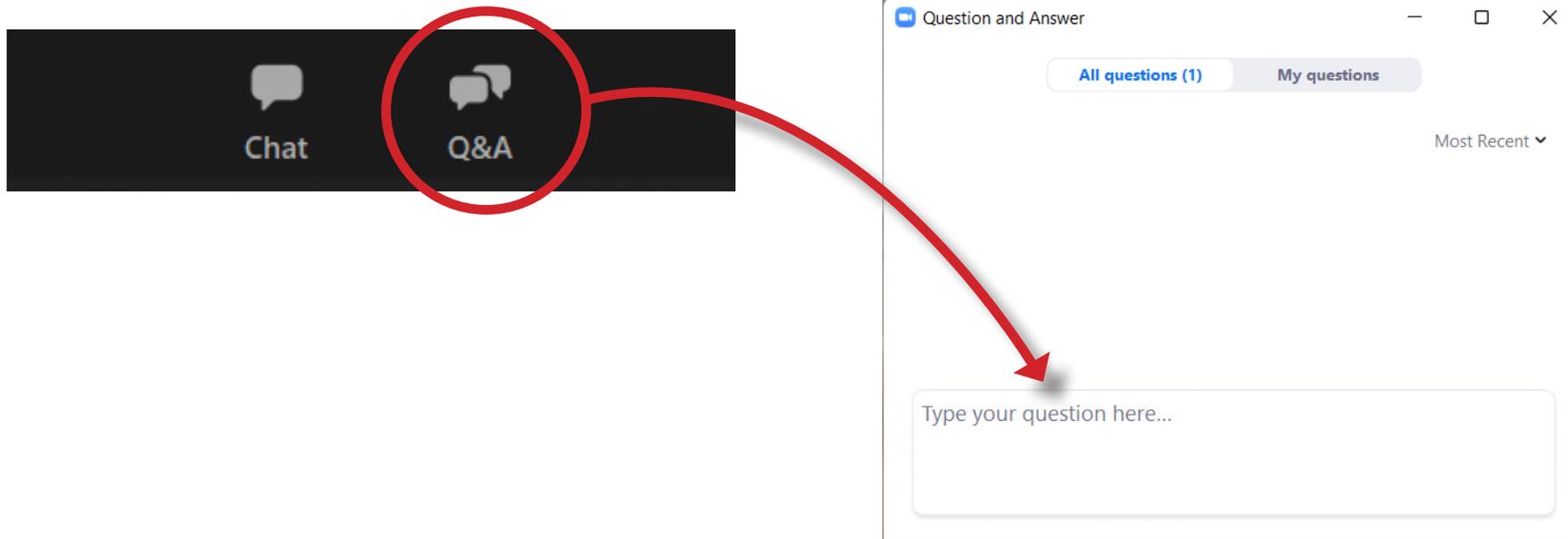
MacBell Road Community Information Session

Thursday April 21, 2022

Welcome - Before we begin

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

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

- 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



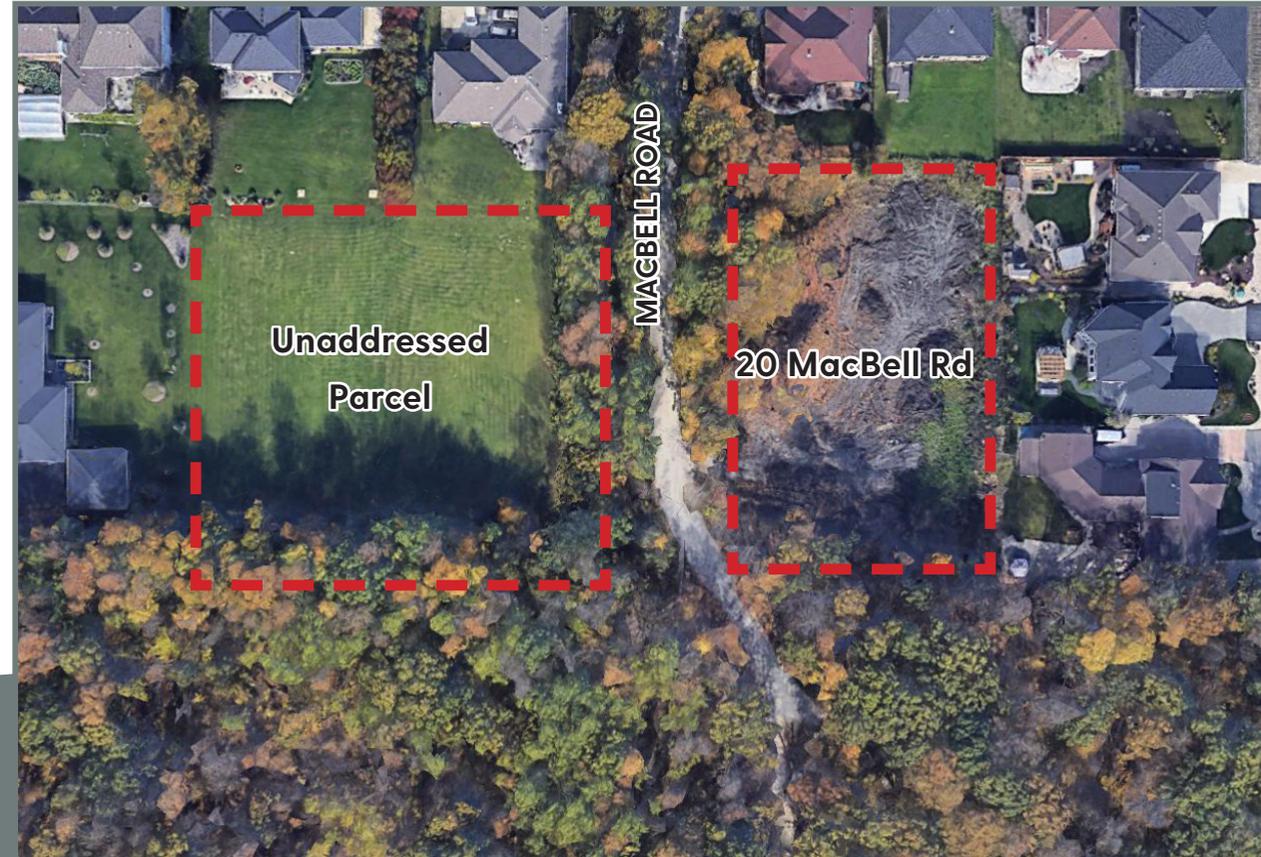
Site Context

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

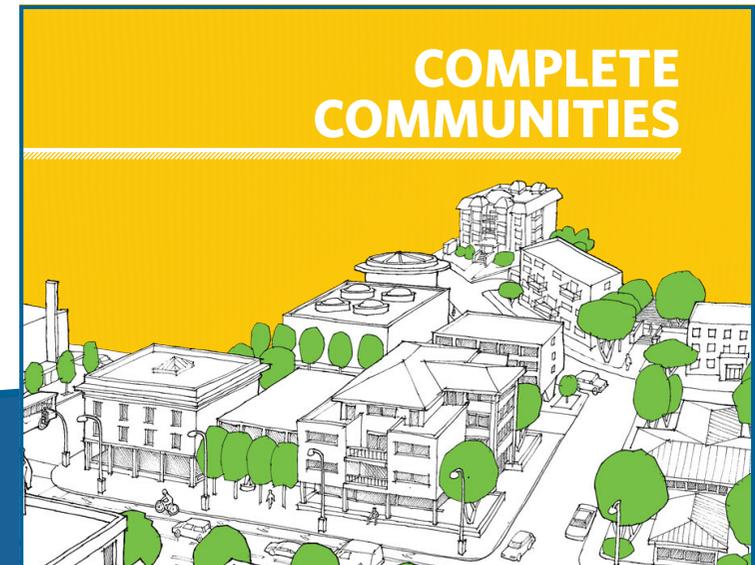
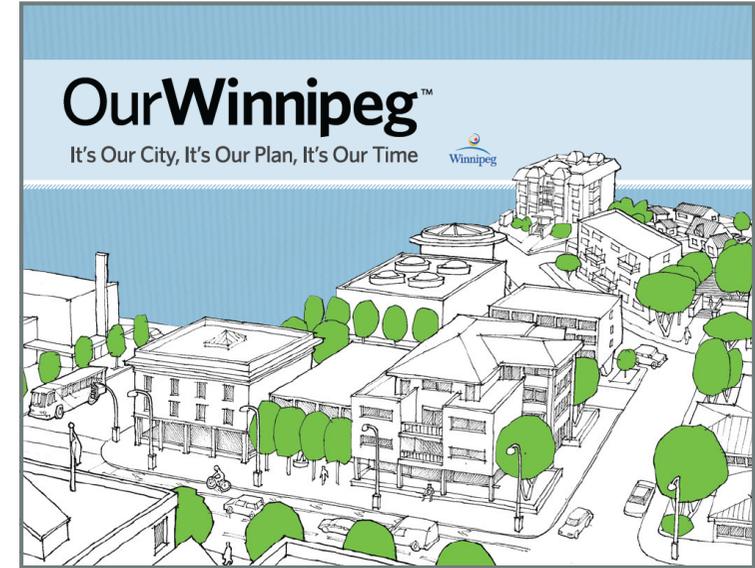


Planning Context

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

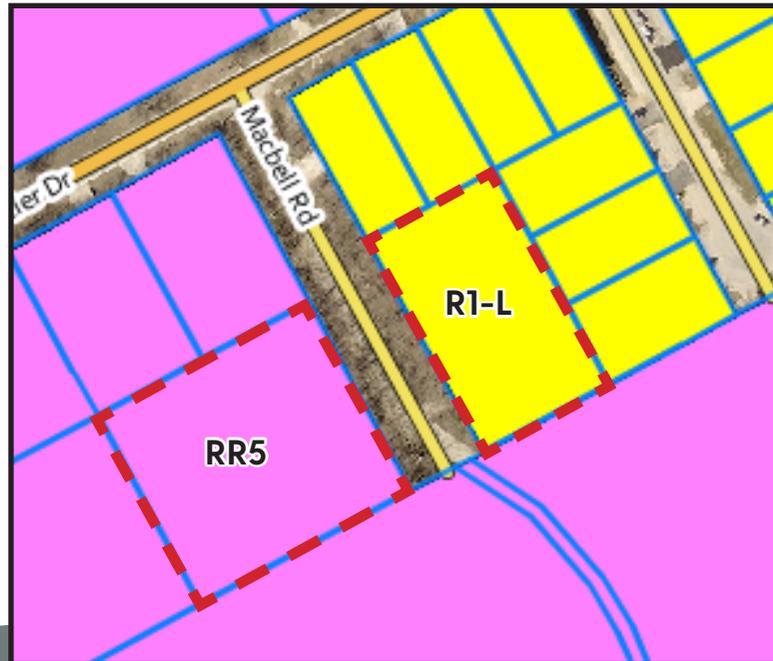


Planning Context

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



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



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

- 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?



If you have any further questions,
please contact:

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