

Rezoning for Supportive Housing

**Information Session
September 2025**



Background

Everyone needs a home that is safe, that meets their unique needs, and that they can afford. But cities across Canada, including Winnipeg, are struggling with problems related to the cost and availability of housing.

To respond quickly and effectively, we are:

- Picking five sites on City-owned land.
- Rezoning the land for supportive housing.
- Providing the land to partner organizations.
 - The Province will find a partner to design and build the supportive housing.
 - The Province will find partners to own and operate each building.
- Providing funding through the Housing Accelerator Fund (HAF) and Tax Increment Financing (TIF), subject to Council approval.

We're here today to:

- Explain how supportive housing works.
- Show where the new sites could be located.
- Share information about the rezoning process.
- Answer your questions.

Who is involved?

Many partners are working together to make this happen.

City of Winnipeg

- Provides land
- Leads land rezoning
- Provides funding support*
- Helps select a partner to lead design and development

Third-Party Development Partner

- Leads design and development process
- Constructs the buildings

*Subject to Council approval

Province of Manitoba

- Helps select a partner to lead design and development
- Selects non-profits to provide supportive services
- Provides capital and operating funding

Non-Profit Partners

- Own/lease lands or buildings
- Manage buildings
- Provide on-site support services

What is supportive housing?

Supportive housing is a type of affordable housing that helps people at certain life stages or with challenges like health issues, disabilities, or other barriers to housing. It helps people live more stable, independent and respectful lives.

Each site will include:

- Private rooms or suites — not a shelter or temporary stay
- Accessible rooms or suites
- Shared spaces for activities and programs
- A communal kitchen and dining area
- Staff on-site up to 24 hours to offer help when it's needed
- Office space for on-site staff



What kind of supports are provided?

Each housing site will have trained staff up to 24 hours a day, 7 days a week to help residents. Non-profit partners will be chosen by the Province of Manitoba to provide care and programs.

They help residents:

- Respond to emergencies
- Manage health needs
- Access mental health care
- Build daily living skills
- Connect to services in the community



Who will live in supportive housing?

Supportive housing is for anyone that needs both a home and support services to live.

At this stage, we're focusing on:

- Refugees and refugee claimants
- People leaving hospitals
- Youth exiting care
- People transitioning from encampments
- People at risk of or experiencing gender-based violence
- People with mental health needs that require residential care

The Province of Manitoba will choose which sites will be home to which groups.

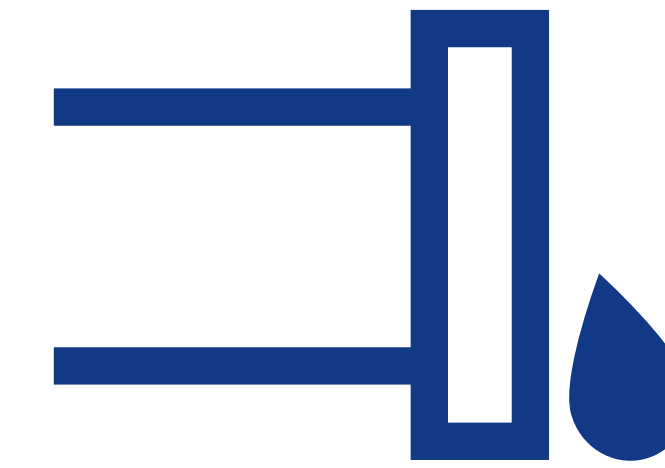


How were the sites chosen?

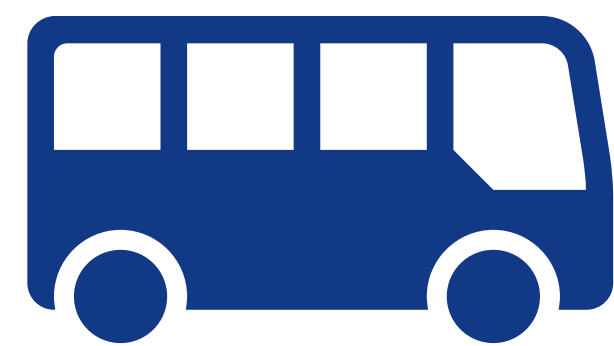
We looked at the following criteria when choosing sites:



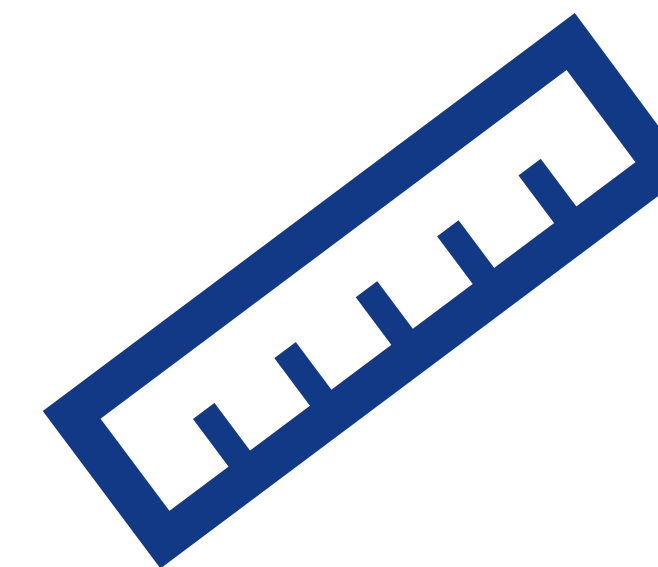
Located on City-owned land



Water and sewer capacity



Close to transit, parks, and other amenities



Large enough to support housing

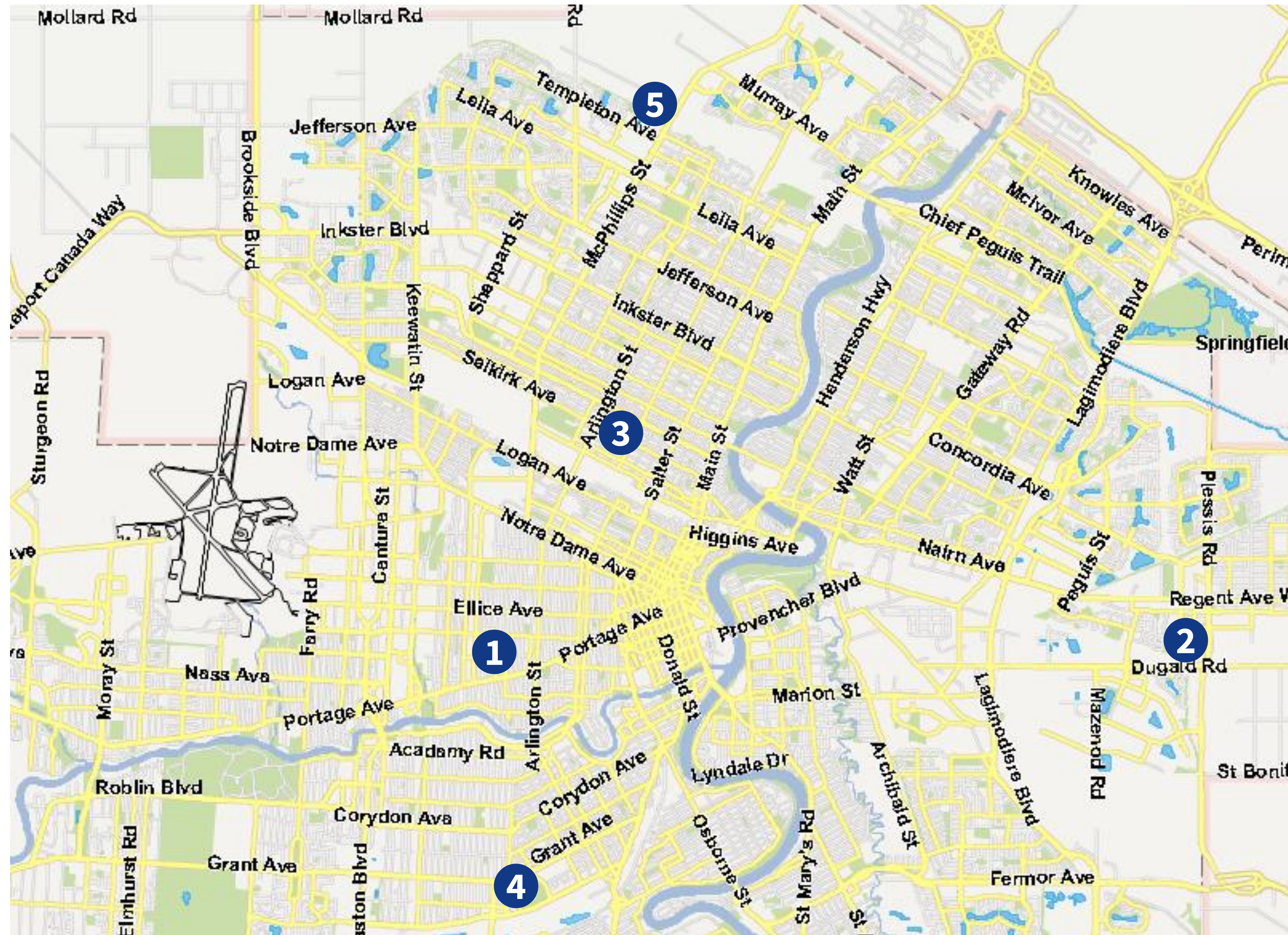


Near important community services



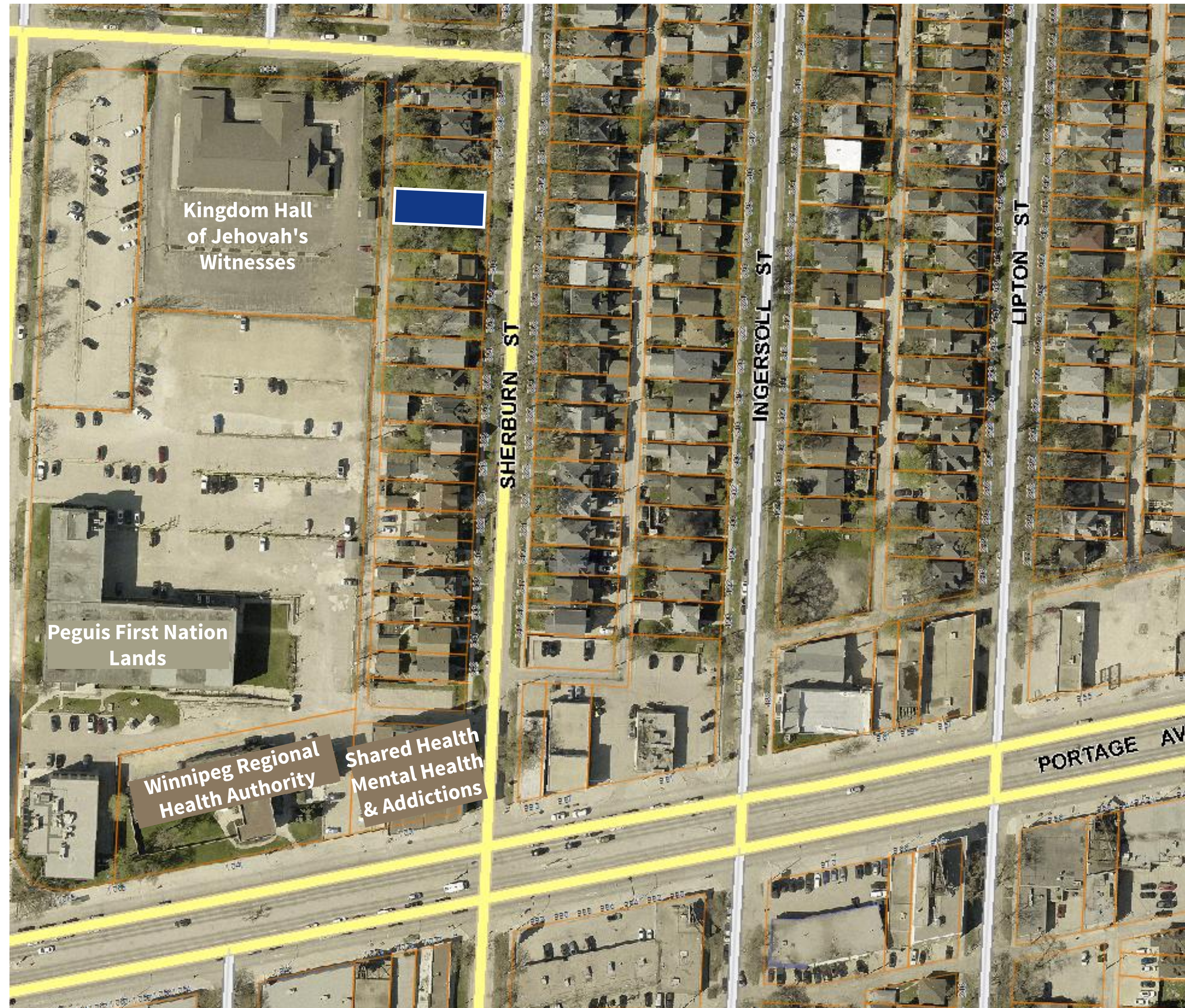
Located in a variety of neighbourhoods

Where are the proposed sites?



- 1 546 Sherburn St.
- 2 1168/1172 Plessis Rd.
- 3 626 Stella Ave.
- 4 75 Poseidon Bay
- 5 2546 McPhillips St.

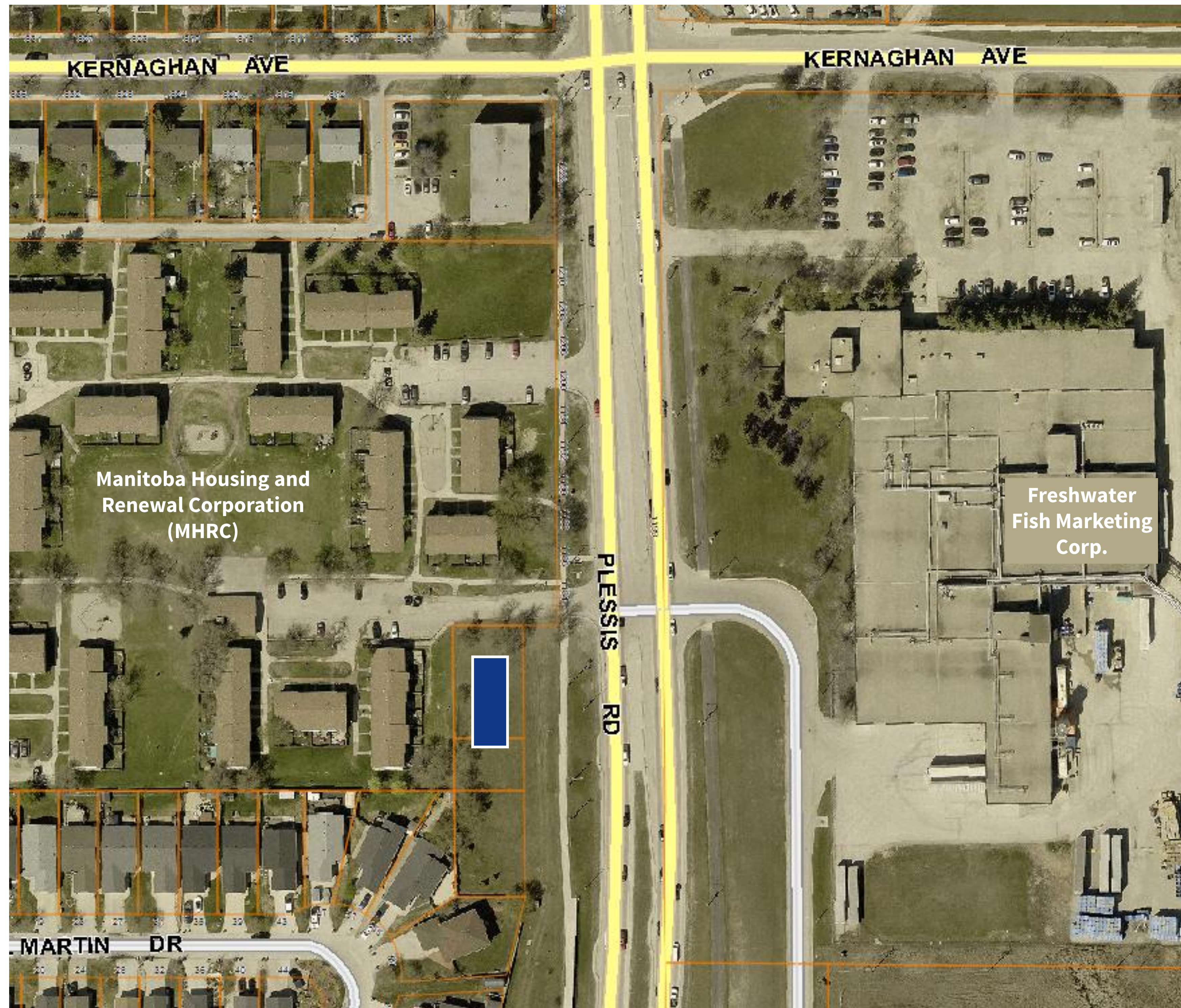
546 Sherburn St.



Example to show approximate size and location on site.

Potential size: 15-20 units
Potential height: 3 stories
Notes: Large side yards for greenspace with staff parking off the back lane.

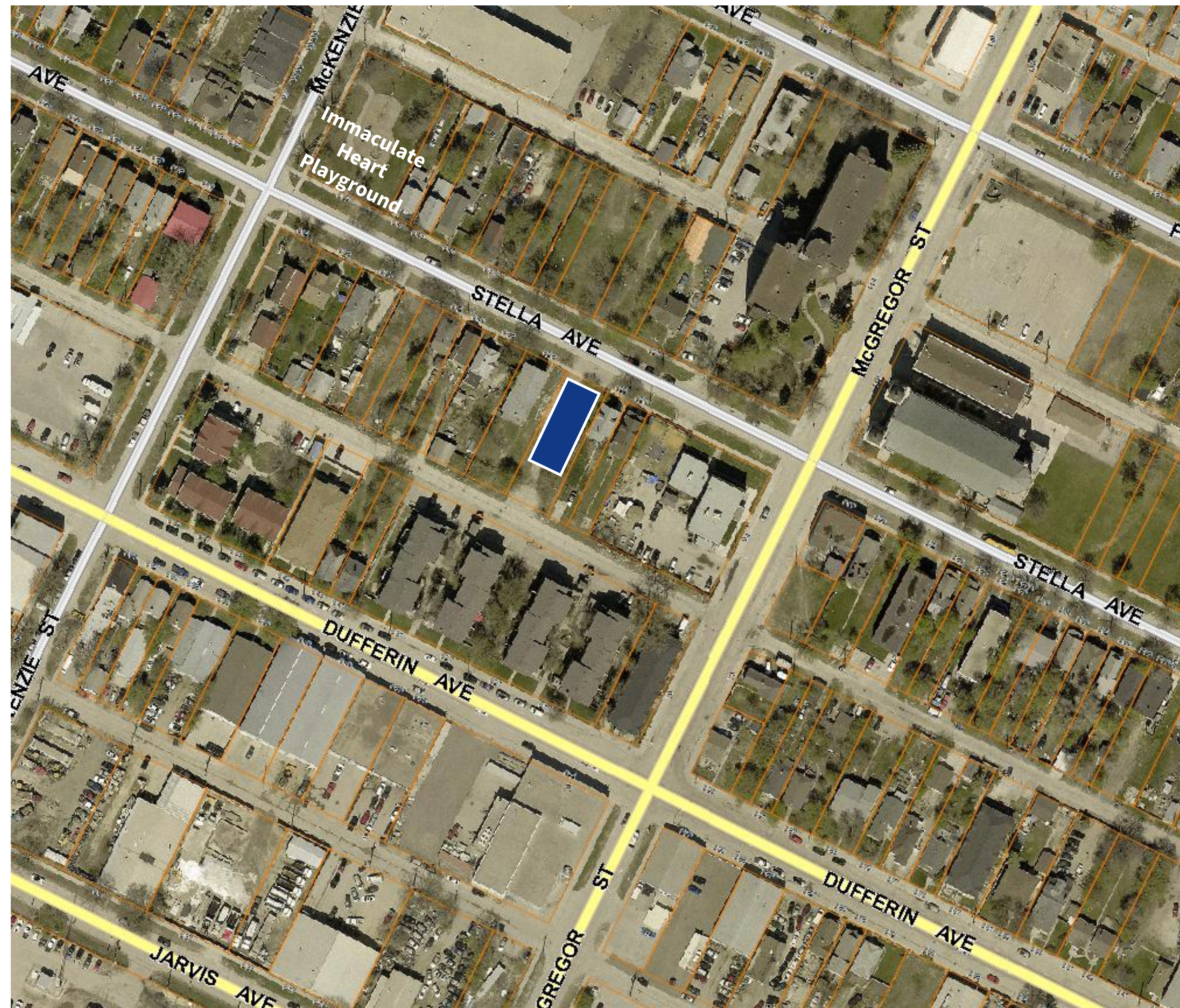
1168/1172 Plessis Rd.



Example to show approximate size and location on site.

Potential size: 20-25 units
Potential height: 4 stories
Other: Preserve adjacent greenspace for parkland. Potential to share staff parking with MHRC.

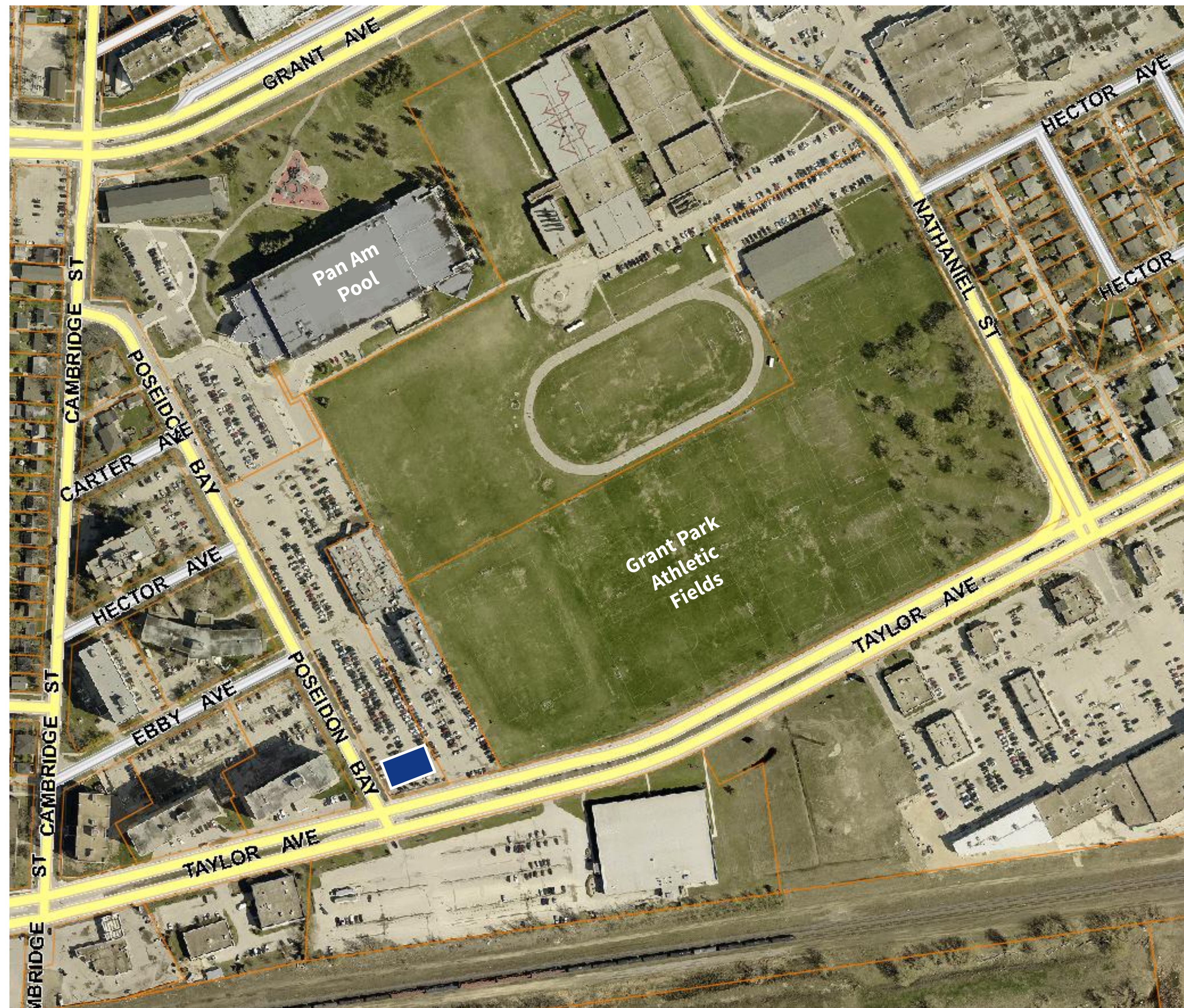
626 Stella Ave.



Example to show approximate size and location on site.

Potential size: 15-20 units
Potential height: 3 stories
Other: Potential for staff parking off the back lane.

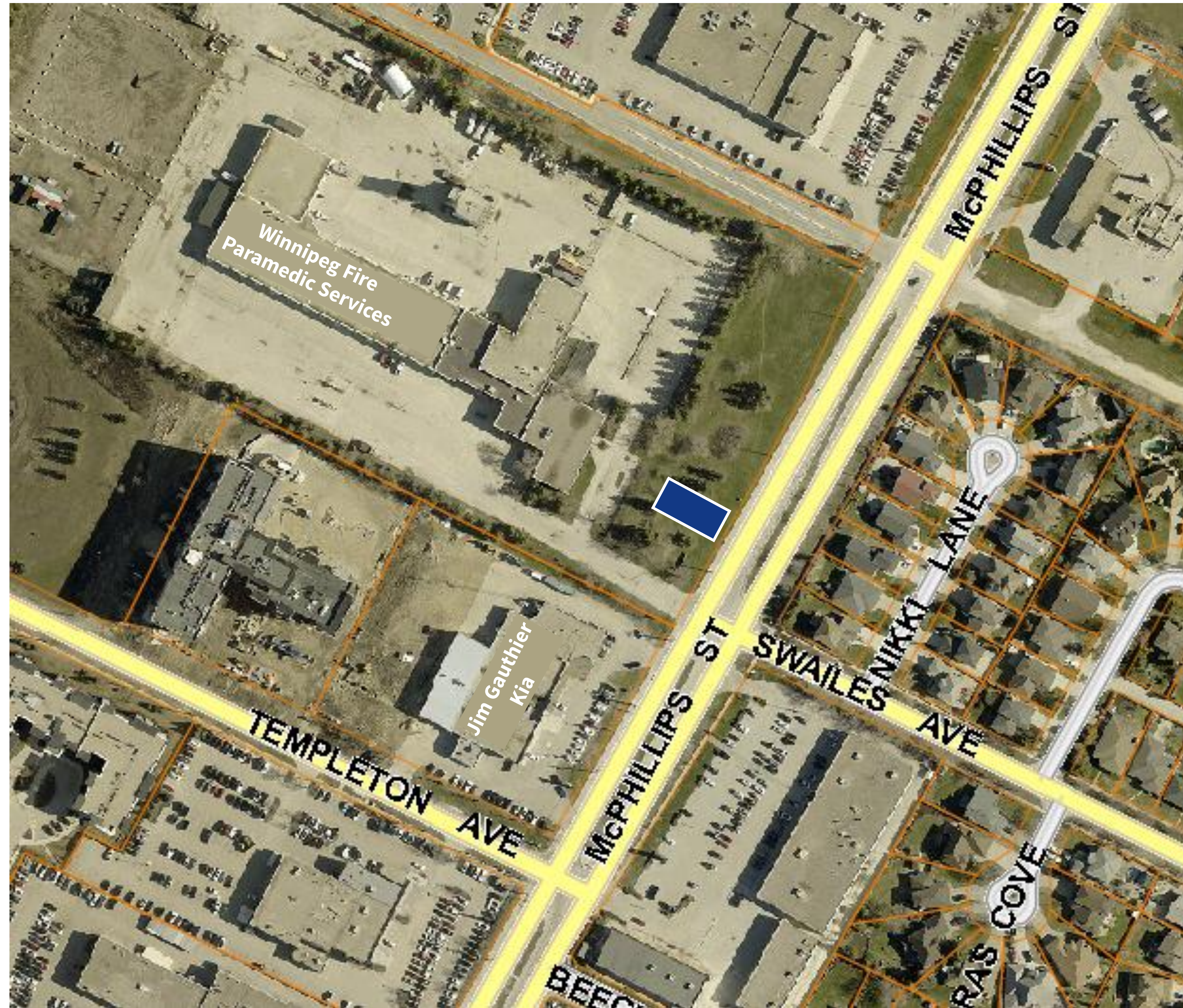
75 Poseidon Bay



Example to show approximate size and location on site.

Potential size: 20-25 units
Potential height: 4 stories
Other: Large side yards with landscaping.

2546 McPhillips St.



Example to show approximate size and location on site.

Potential size: 20-25 units
Potential height: 4 stories
Other: Landscaping, tree planting, and on-site staff parking.

Get involved

The City is supporting the project by providing land and leading the rezoning process.

During the rezoning:



One application is filed for the five sites.



Notices are posted on the sites and in the newspaper to inform residents.



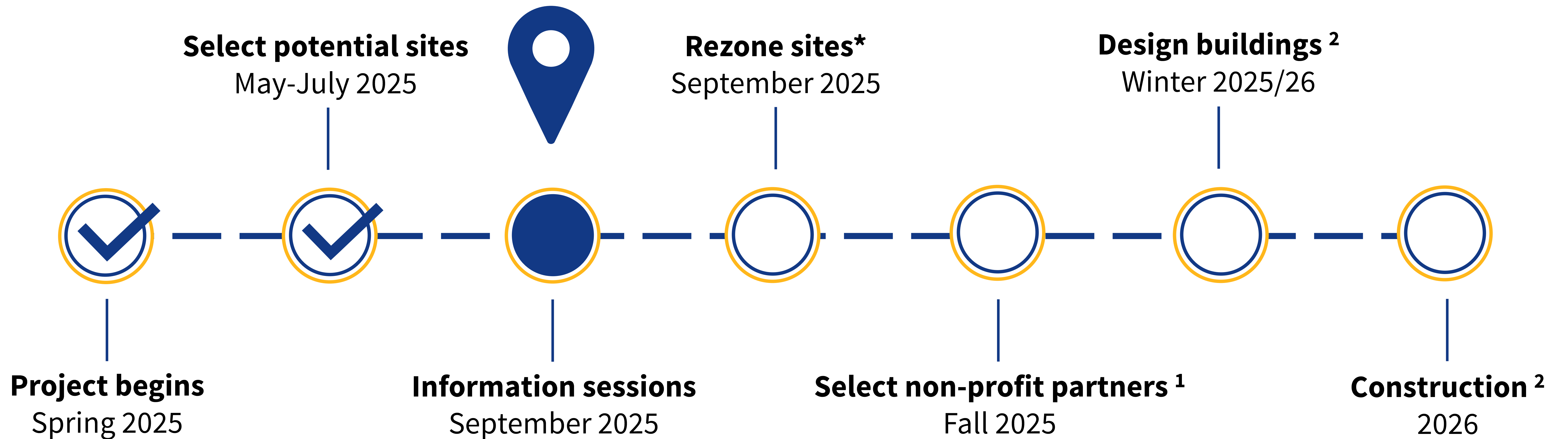
Residents can speak in support or opposition to the application at a public hearing.



City Council makes a final decision on the rezoning.

Timeline

We are here!



¹ Led by the Province of Manitoba

² Led by other partners

*Subject to Council approval

Next steps



The City will rezone the five sites in September 2025.

- Residents can provide input at the public hearing.



The Province and City will choose a partner to design and build the supportive housing.

- The buildings will follow a similar design that can be adjusted to fit each site.
- Planning and building them together will save time and money.



The Province will choose partners to provide support services at each site.

- The type of supportive housing and services will be selected for each site.