

Background

We are working with developers to build affordable housing on priority City-owned properties.

545 Watt Street and 565-569 Watt Street are priority sites for affordable housing. Developers are building multi-family housing on these sites. At least 30 percent of the units will meet the City's affordability criteria.

On November 10, 2025, we invited the community to:

- Meet the developers
- Learn more
- Ask questions

The intent of this Meet and Greet was for residents to understand the development and the process and to help the developers better understand the community's values and views.

Promotion

Prior to the event, information was provided in letter form and project information was available on the webpage, including the storyboards. The Meet and Greet was promoted using the following methods:

- Project webpage – launched on October 28, 2025
- Posters placed around the development site – October 28, 2025
- 70 letters delivered to mailboxes of neighbouring homes – October 28, 2025 (See Appendix B for details)
- Additional letters and posters provided to neighbouring multi-family buildings – November 4, 2025 (See Appendix B for details)
- Emails were sent to nearby schools, community and faith organizations – October 28, 2025 (See Appendix B for details)

Event

City representatives and representatives from both developers were available to discuss the projects and answer questions. Storyboards and printed maps supported the discussion.

Representatives at the Meet and Greet:

City of Winnipeg	Three from Housing Accelerator Program One from the Office of Public Engagement
565-569 Watt St.	One from Futuremark Development Two from Landmark Planning
545 Watt St.	Two from Elmwood Community Resource Centre One from Inuka One from RCP Consulting Inc.

Residents were asked to sign in and were invited to complete a feedback form. Twenty residents attended the event.



Figure 1 Residents, Public Servants and Developers interacting at the Meet and Greet event

Feedback

At the event, residents asked questions about building heights, parking, privacy and car access. They also noted the condition of the lane.

Six feedback forms were submitted. Overall, the respondents found the information they were looking for and found the event and staff helpful. Responses to each question are in the tables below. There were only two additional comments on the feedback forms.

I found the information I was looking for.

Strongly agree	1
Agree	4
Neutral	1
Disagree	
Strongly disagree	

I found the staff at this event helpful.

Strongly agree	2
Agree	3
Neutral	1
Disagree	
Strongly disagree	

I had the opportunity to talk and/or ask questions.

Strongly agree	2
Agree	3
Neutral	1
Disagree	
Strongly disagree	

Please check all the boxes that best describe you:

I live near the site	6
I work near the site	
Park of neighbourhood group	
Own a business	
General interest	
Other: None	

How did you hear about this event?

Sign on site	4
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Letter in the mail	
In the news	
Word of mouth	1
Social media	
Email	
Through school or community organization	2
Other: Sign at my building	

What is your age group?

Under 18	
18-24	
25-40	
41-60	3
Over 60	3

Please provide the first three letters of your postal code:

R2K	5
R3C	1

Additional comments:

- About pets allowed even if there is a damage deposit set down.
- Smoking in suite.

Next steps

We will provide the developers with the feedback and the emails of those who provided consent to be contacted.

We will proceed with the application to rezone the land. The current site is a Public Works yard and we want to change it to multi-family housing and community support services. A public hearing is scheduled for November 20, 2025.

Appendices

Appendix A – Letter and poster

Appendix B – Neighbourhood promotion plan



October 28, 2025

Re: Join us at a Meet and Greet for housing on Watt Street

Dear Resident,

Cities across Canada are facing significant challenges with housing affordability and availability. Everyone needs a safe, affordable home that meets their unique needs. We're working with developers to build affordable housing on City-owned properties.

545 Watt Street and 565-569 Watt Street are priority sites for affordable housing. Developers are building multi-family housing on these sites. At least 30 percent of the units will meet the City's affordability criteria.

We invite you to:

- Meet the developers
- Learn more
- Ask questions

Meet and Greet

Date: Monday, November 10, 2025

Time: 5:30 p.m. to 7:30 p.m.

Location: Polson School, 491 Munroe Ave. - mini gymnasium

Format: Drop-in (come and go)

Light meal/refreshments to be provided

We will proceed with the application to rezone the land after the meet and greet. The current site is a Public Works yard and we want to change it to multi-family housing and community support services. A public hearing is scheduled for November 20, 2025. You can participate by submitting written comments or by speaking in support or opposition at the public hearing.

For more information, visit: winnipeg.ca/wattstreethousing. If you have questions or require alternate formats to participate, please contact HAF@winnipeg.ca or 204-986-8631.

Sincerely,

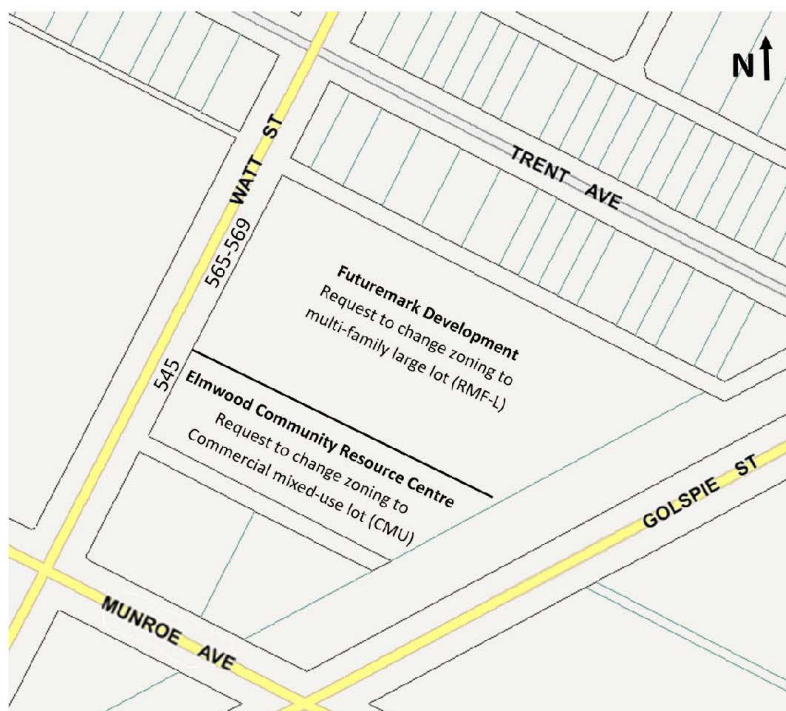
Richard Mahé
Land Enhancement Administrator
Housing Accelerator Fund Team
City of Winnipeg

—
Housing Accelerator Fund Team
510 Main St., Winnipeg, MB R3B 1B9

HAF@winnipeg.ca
winnipeg.ca/wattstreethousing

565-569 Watt St.	• Developer: Futuremark Development • Development: Approximately 247-unit multi-family apartment buildings • Details: ◦ Approximately 74 affordable units
545 Watt St.	• Developer: Elmwood Community Resource Centre (current leaseholder) • Development: Multi-family housing and community hub • Details: ◦ Approximately 100 residential units including approximately 41 affordable units ◦ Drop-in space, offices for community support services, and expanded programming for counselling and child-minding

Site map





Public Event – future housing development

We're working with developers to build multi-family housing. Right now, we're looking to do this on City-owned properties in your neighbourhood. At least 30 percent of the units will meet the City's affordability criteria.

SITES

- 565-569 Watt St.
- 545 Watt St.

Join us to:

- Meet the developers
- Learn more
- Ask questions

Early discussions will help the developers better understand the community's values and views before they plan and design.



Meet and Greet

Date: Monday, November 10, 2025

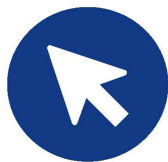
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FIND OUT MORE AND GET INVOLVED



Visit us online

winnipeg.ca/wattstreethousing



Send us an email

HAF@winnipeg.ca



Give us a call

204-986-8631



	Notification area
	70 letters delivered to homes. The homes in this area represent adjacent properties or those who may experience the most impact from the proposed development.
	200 letters and 3 posters provided to Kildonan Horizons building (505 Munroe Ave.) manager. 10 letters and 1 poster affixed to the front entrance of 511 Munroe Ave.
	Development site - Six weather-proof signs attached to fencing around the site to inform those who use or pass by the site.
Email notification	Emails sent to Chalmers Renewal Corporation, Holy Eucharist Parish, Winnipeg Rahma Islamic Centre, St. Alphonsus School, and the River East Transcona School Division