

565-569 Watt St. & 545 Watt St.

Future housing development

**Meet and Greet
November 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, the City of Winnipeg:

- Picked priority sites for affordable housing on City-owned land.
- Evaluated expressions of interest and selected developers to build the projects.
- Are applying to change the land use from a Public Works yard to multi-family homes and community support services.
- Are requiring 30% of the units to meet the City's affordability criteria.
- Are working with developers closely throughout the process.

We're here today to:

- Explain affordable housing on City-owned sites.
- Explain the plan for developing 565-569 Watt St. and 545 Watt St.
- Introduce the developers to the community.
- Share information about the process.
- Answer your questions.
- Ensure the developers know about your community and your views.

How were the sites chosen?

We looked at the following criteria when choosing sites for affordable housing:



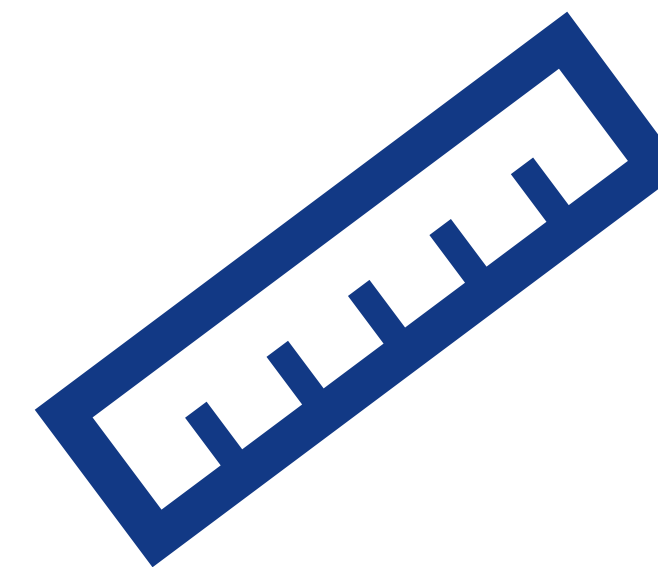
Located on City-owned land



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

Who is involved?

We are working together with key groups to make this happen.



City of Winnipeg

- Provides land.
- Leads land rezoning.
- Selects developers to lead design and development.

Futuremark Development

- Will lead development of multi-family buildings on 565-569 Watt St.
- Will design the building and lead any specific applications related to the development.
- Will work with Landmark Planning, a planning consulting firm, for further engagement meetings.

Elmwood Community Resource Centre

- Will lead the development of a mixed-use community hub on 545 Watt St.
- The project will include housing for community members, counselling supports, youth programming, employment supports, commercial kitchen, child minding and drop-in services.
- Supported by Inuka, a non-profit housing developer.
- Will design the hub and lead applications related to the development.

What type of housing?

Development at 565-569 Watt St. and 545 Watt St. will be multi-family housing.

We require that 30% of the units meet the City’s affordability criteria.

For a unit to be considered affordable, the developer must provide rents in one of the two following ways:

1. The rental rate cannot be more than 79% of the median market rental rate
- or
2. The rental rate must be provided at the Province of Manitoba affordable housing rates (includes heat, water, sewer)

2024 median rental rate for 1-bedroom unit in CMHC zone East Kildonan	Affordable rental rate (maximum 79% of median market rental rate)*
\$1,106 per month	\$874 per month

*subject to change based on changing rental rates

winnipeg.ca/wattstreethousing



565-569 Watt St.



Futuremark Development to lead

Potential size: approx. 250 units including 74 affordable units

Height: Up to 8 storeys

Notes: approximately 2-acre site

545 Watt St.



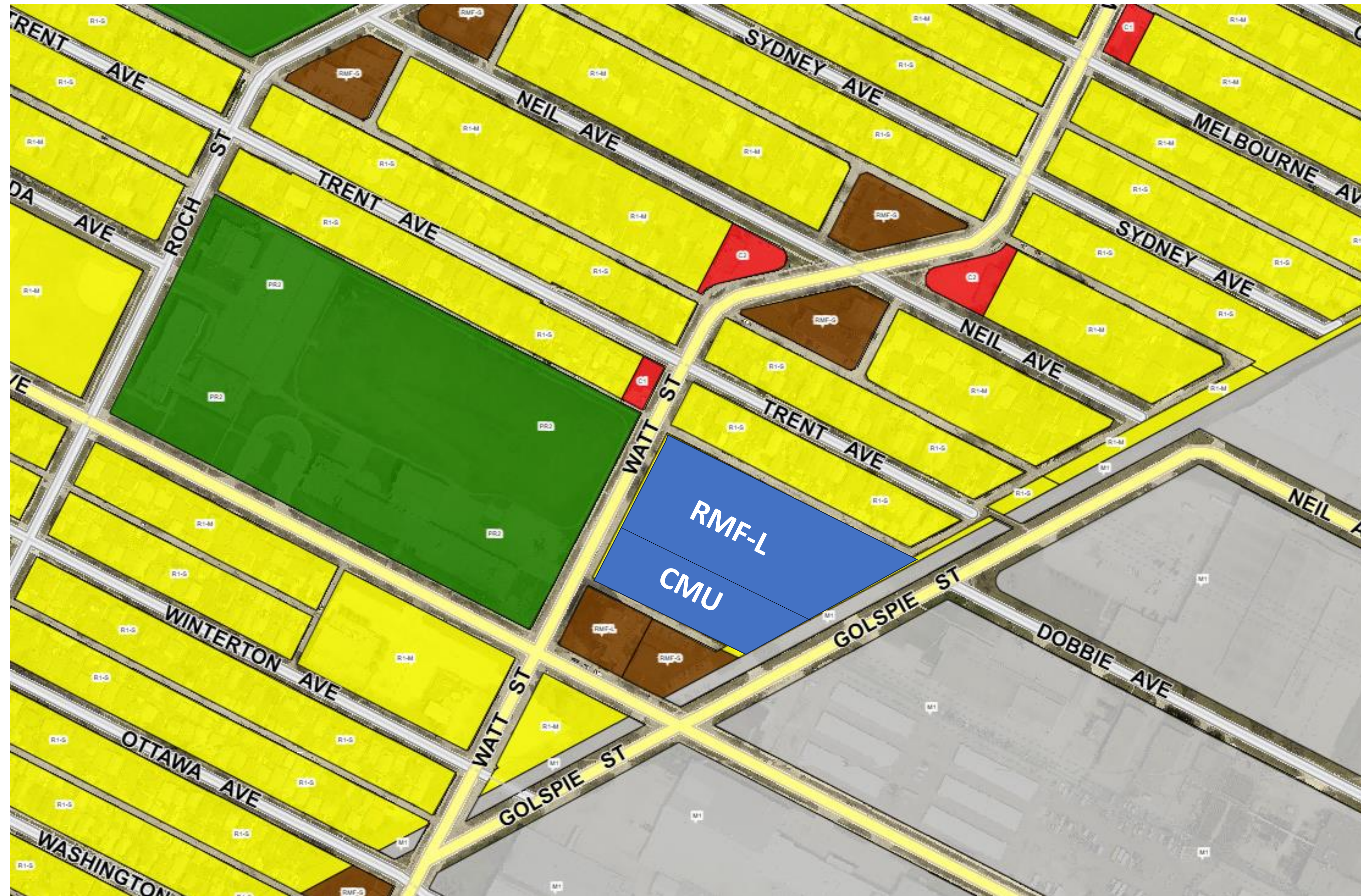
Elmwood Community Resource Centre and Inuka

Potential size: approx. 100 residential units
41 affordable units

Potential height: approximately 6-7 storeys

Notes: The approximately 1 acre site will include drop in-space, offices for community support services, expanded programming for counselling and child-minding

Zoning Changes

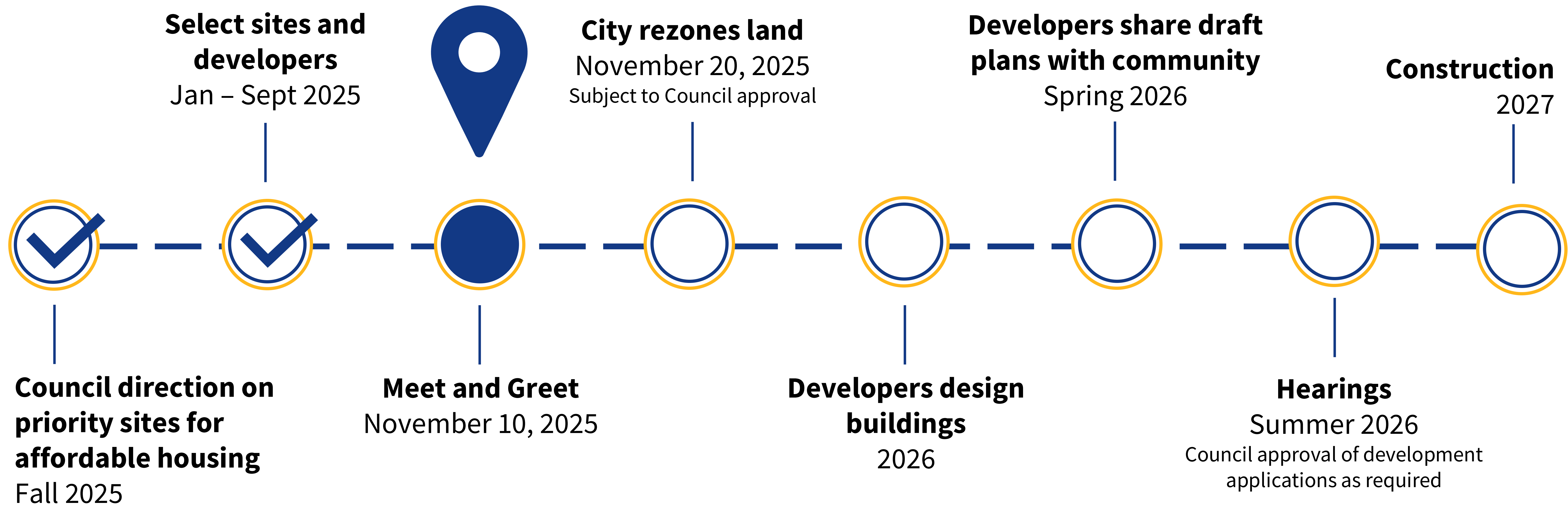


Currently, the neighbourhood includes a variety of zoning districts, including:

- Single family
- Multi-family (small and large)
- Manufacturing (light)
- Commercial (small and medium)
- Parks & Recreation (school site)
- If approved, this rezoning application will change the site to:
 - 1 multi-family large lot (RMF-L)
 - 1 Commercial mixed-use lot (CMU) to allow multi-family apartments and community support service uses

Timeline

We are here!



Get involved

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

Prior to the rezoning:



Meet the developers, ask questions and provide your thoughts before the site planning and design process begins.

Rezoning process:



The City applies to rezone the land to allow residential apartments and community uses.



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



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



City Council makes a final decision on the rezoning.

Other development applications

While zoning sets the overall rules for how the land can be used, a building's final design may need fine-tuning later.

Developers may, through a *variance application*, ask for design adjustments. These are considered through a separate public process.

Next steps



City hearing to consider the rezoning application is on November 20, 2025.

- Residents can provide input at the public hearing.
- Council will make the final decision.



If the rezoning application is accepted by Council, the developers will begin designing.

- Ongoing community consultations on building design concepts



Before construction, designs may require further approval hearings. The designs will need to be approved by Council or a committee of Council

- Residents will be notified and invited to participate.

Questions or comments

What should we know about your neighbourhood?

What questions do you have?

Add sticky notes here and let us know.

Contact

City of Winnipeg

HAF@winnipeg.ca

204-986-8631

Elmwood Community Resource Centre

ecrcccapitalproject@elmwoodcrc.ca

