

2675 Portage Avenue

Potential Mixed-Use Development
Round Two Stakeholder Meeting
December 14th, 2023

Sturgeon
Creek
Park

PORTAGE AVENUE

Overview

- Who We Are
- What We Would Like To Do
- Planning and Policy Context
- Zoning Context
- Engagement Process
- What We Heard
- Planning and Design Considerations
- Preliminary Design Concept Recap
- Preferred Design Concept
- Next Steps
- Questions



Who are we? What would we like to do?

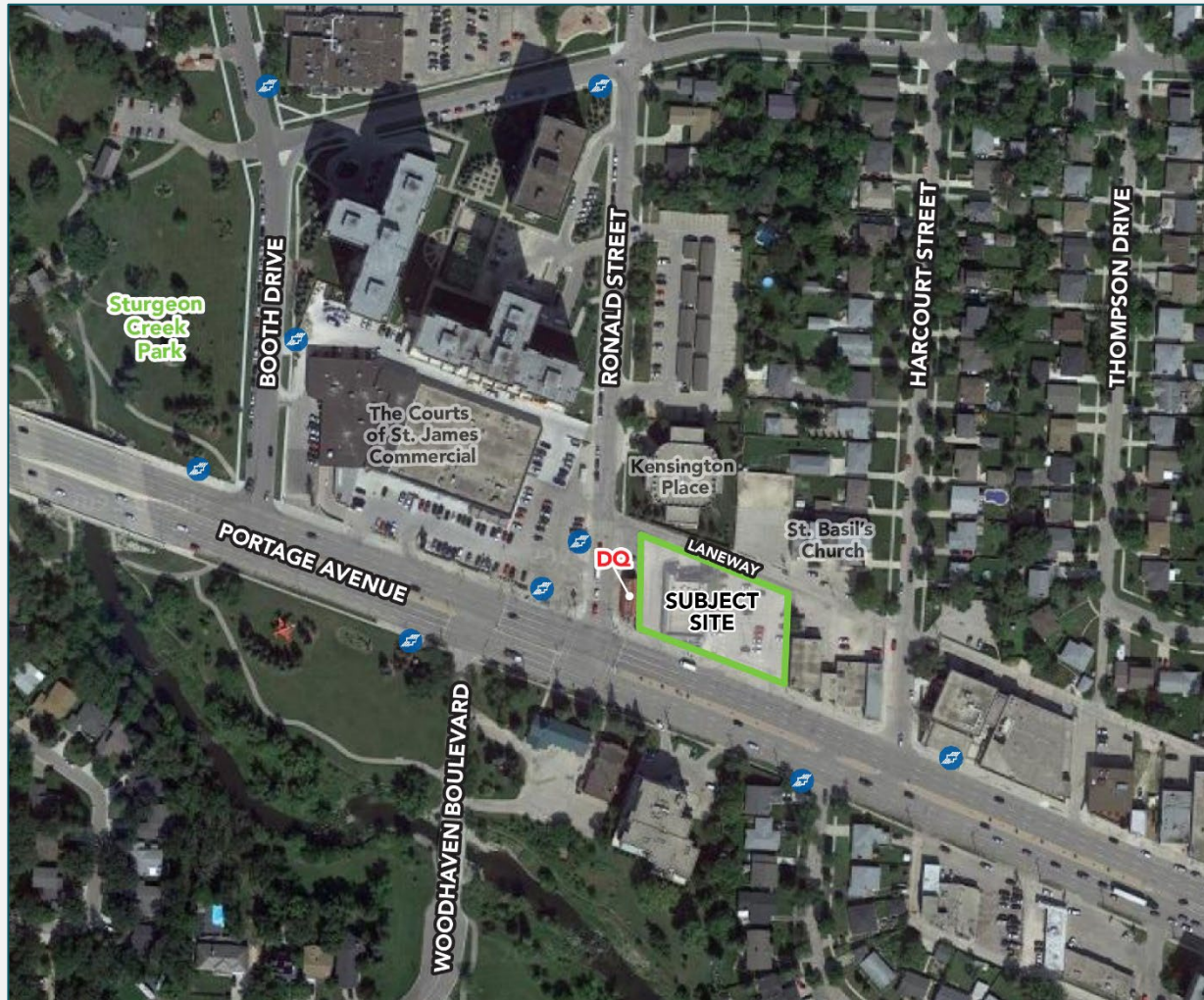
Paragon Design Build, a local developer and builder, is exploring the possibility of accommodating a mixed-use commercial and residential development at 2675 Portage Avenue.

Affinity Architecture has been retained to lead the site and building design process.

Landmark Planning & Design has been retained to lead an engagement and planning process for the proposal.



Site Context



The subject site is 36,176 sq. ft. (0.83 acres) in area and is bounded by the following:

- Northern boundary:
Rear Laneway, Kensington Place Residences, and St. Basil's Church
- Eastern boundary:
2655 Portage Avenue Commercial and other Commercial Units
- Southern boundary:
Portage Avenue, St. Andrew's Church, Woodhaven Park Residences and 200 Old Mill Road Single-Family Home
- Western boundary:
Dairy Queen and the Courts of St. James Commercial

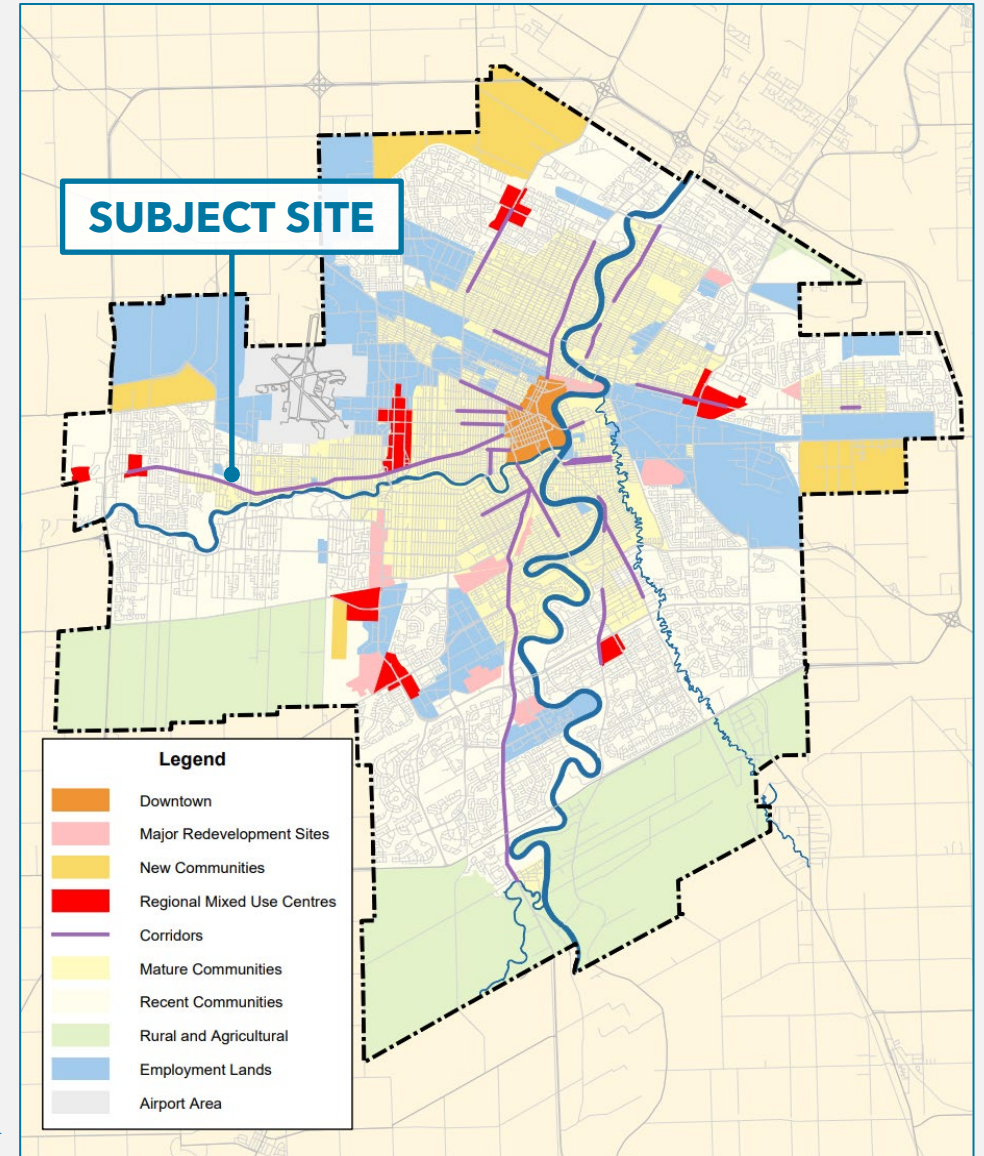
OurWinnipeg 2045 - Planning Context

OurWinnipeg 2045 is the overall development plan for Winnipeg. The Plan designates this area of the city as an “Established Neighbourhood - Recent Community”:

- Can accommodate infill development to increase housing choice, increase options for ‘aging in place’, and maximize the use of existing infrastructure.

Portage Avenue in this location is designated as a **Regional Mixed Use Corridor**:

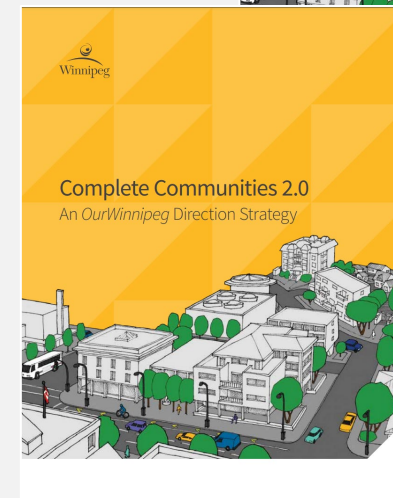
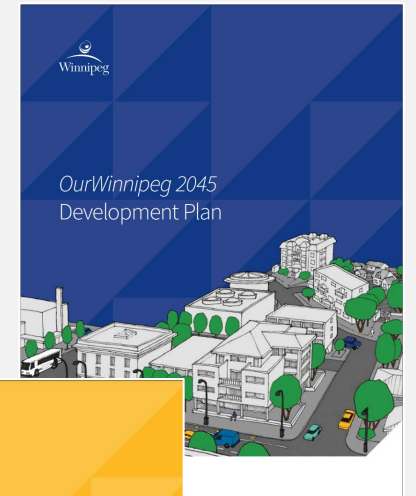
- Provide the best opportunity for mixed use intensification outside of Downtown.



OurWinnipeg 2045 - Policy Context

OurWinnipeg 2045 and *Complete Communities 2.0* include several policies and objectives that support a project like this one on Regional Mixed Use Corridors, including:

- Encourage strategic residential intensification on Corridors
- Provide diverse housing options to accommodate various household types, abilities, and stages of life
- Encourage development to enable a comfortable pedestrian environment and attractive public realm
- Use Corridors to provide local commercial amenities and opportunities for the surrounding neighbourhood
- Promote compact urban form and manage the extension of municipal services for new growth
- Promote the integration of land use and transportation
- Promote a fine-grained transparent street-level façade with active ground floor uses

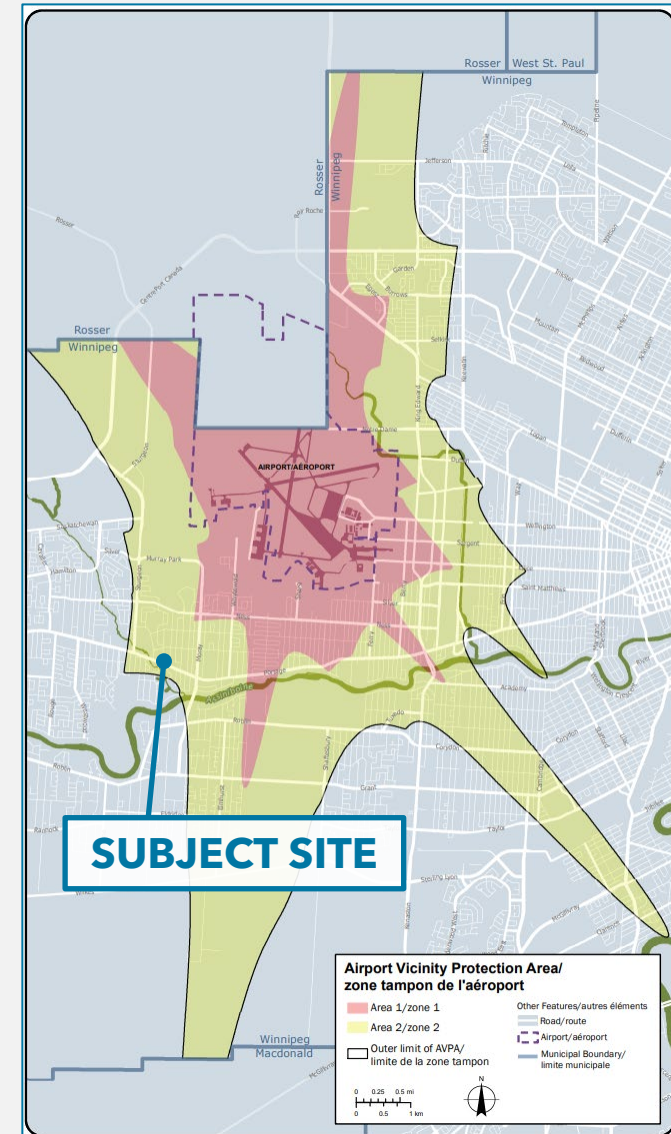


Airport Vicinity Protection Area - Policy Context

The subject site is located on the edge of Area 2 of the *Airport Vicinity Protection Area (AVPA)*. Any development within Area 2 would be required to provide sound mitigation to comply with the following regulations:

- Any new multi-family residential dwellings must be designed and constructed with components to achieve the following indoor sound levels, or less, with windows and doors closed:
 - Bedrooms: 35 decibels (dBA)
 - Living room, dining room and recreation rooms: 40 decibels (dBA)
 - Kitchen, bathroom, hallway and utility room: 45 decibels (dBA)

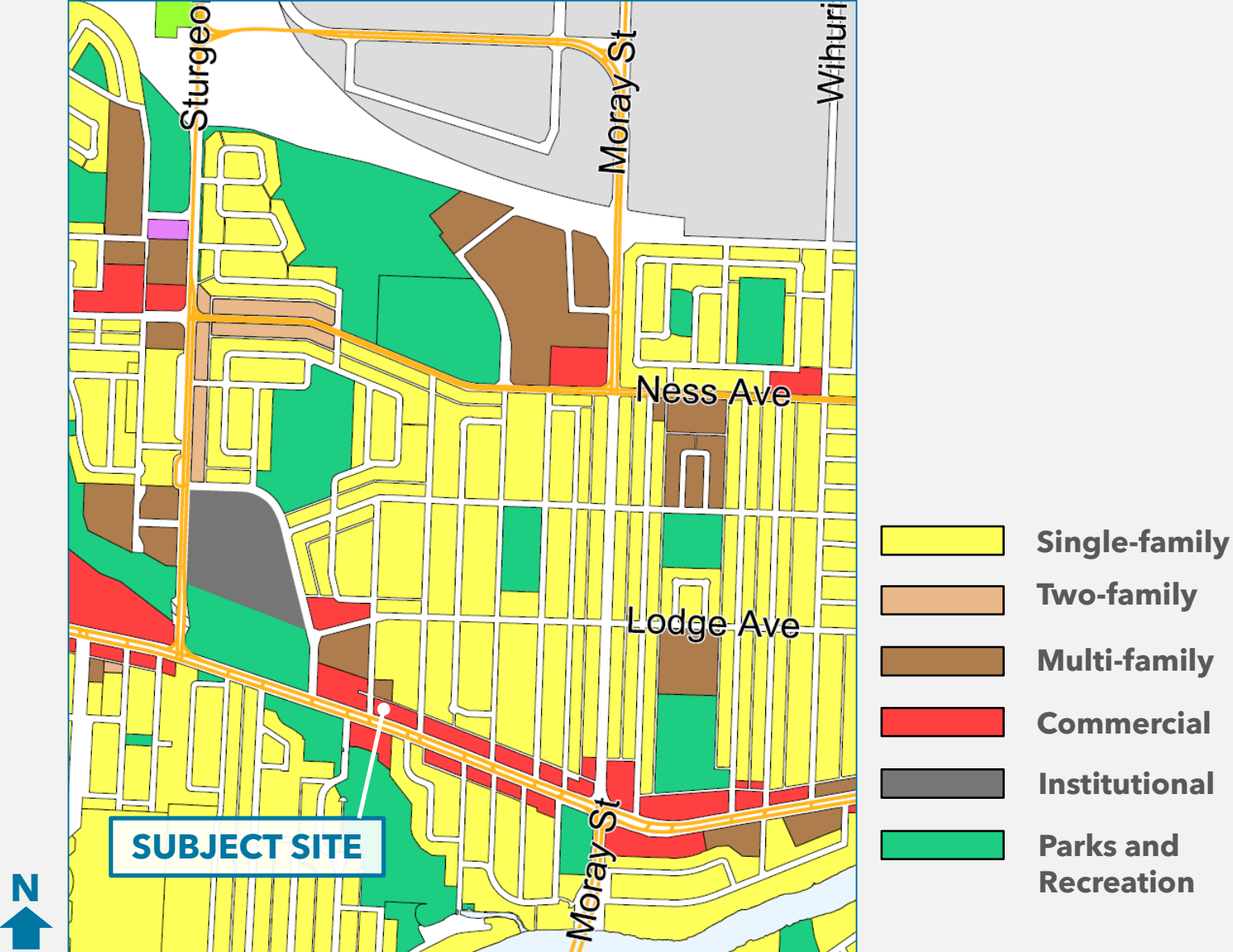
2675 PORTAGE AVENUE



Zoning Context

The Booth neighbourhood includes a mix of single-family (R1), two-family (R2), multi-family (RMF), commercial (C2, C3, C4), education and institutional (EI), and parks and recreation (PR1, PR2, PR3) zoning.

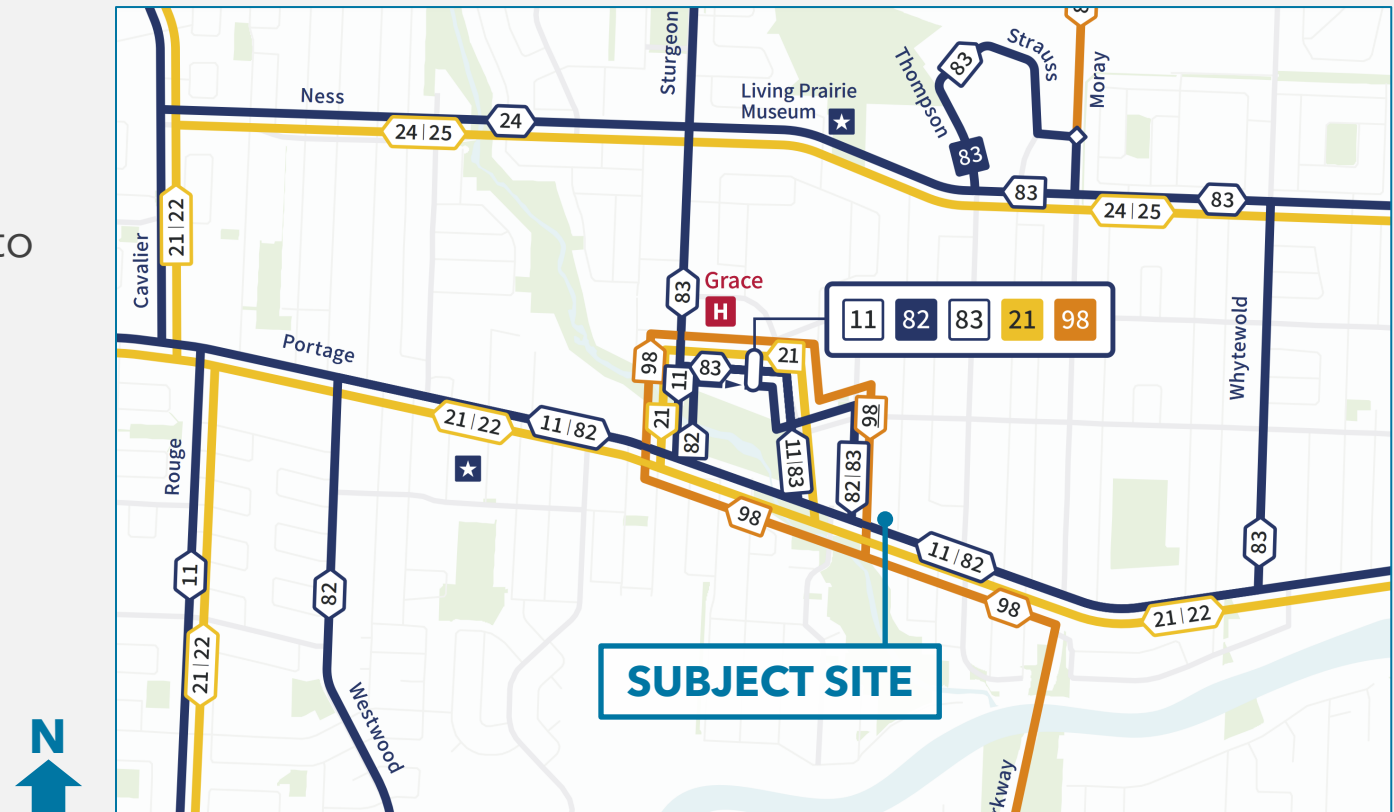
- The subject property is currently zoned Commercial (C2).
- Paragon would like to rezone the property to Residential Mixed-Use (RMU) to accommodate a mixed use multi-family development.



Current Transit Context

The subject site is well-served by Winnipeg Transit:

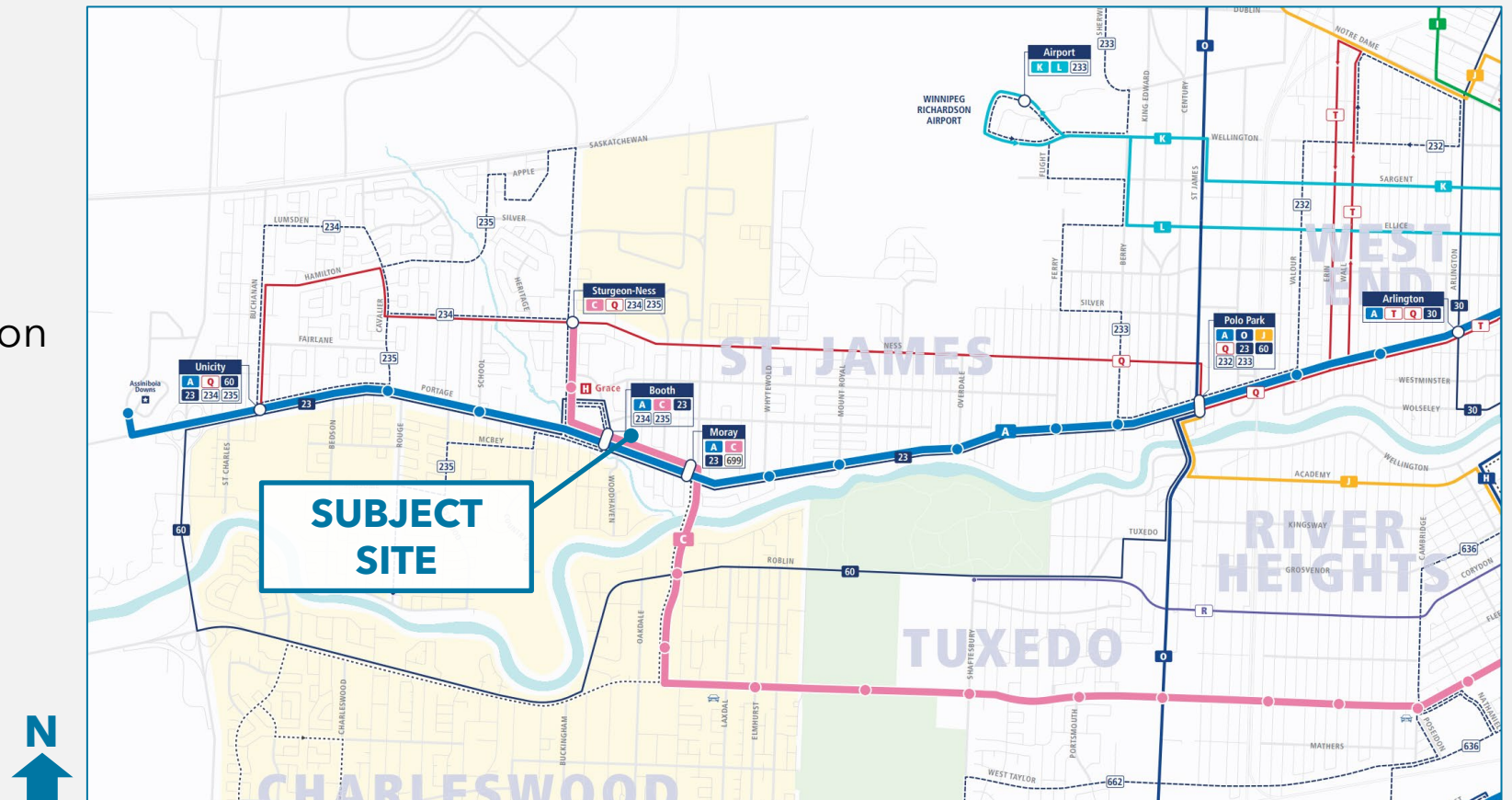
- Six routes are immediately adjacent to the property
 - Routes #11, #82, #83, #21, #22, and #98
- There are an additional two routes within a 1000m of the site
 - Routes #24 and #25



Transit Master Plan Context

Long-range Transit plans include the development of Portage Avenue and a portion of Sturgeon Road as a “Rapid Line” (high frequency, high-capacity transit service) as well as “Connector Routes” (regular bus service) and “Community Routes” (local bus service) connecting with the Primary Network.

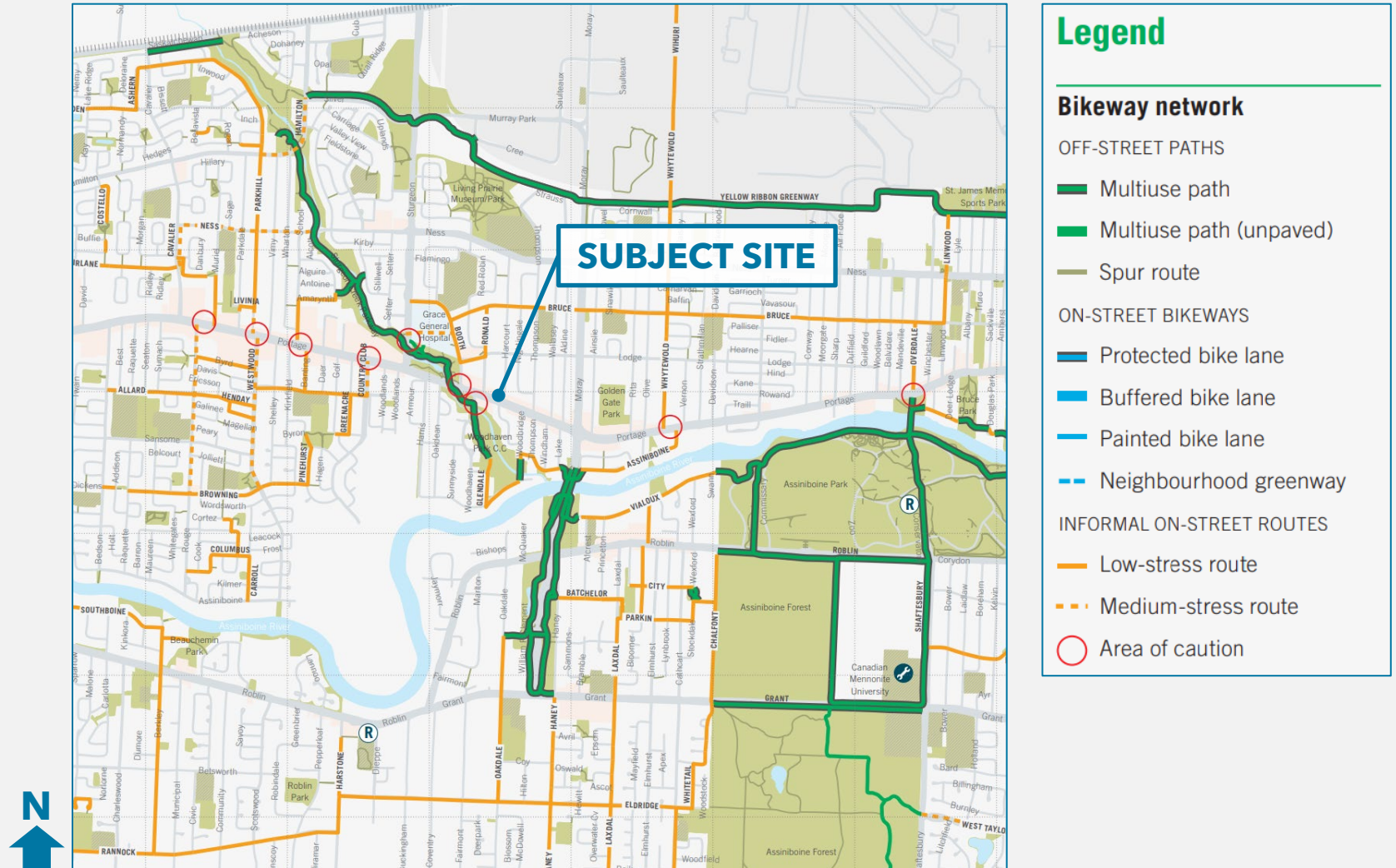
- City policy direction encourages intensification and growth on priority transit corridors, particularly near transit stations.



Active Transportation Context

The subject site is located in proximity to Winnipeg's existing and expanding active transportation network.

- There are active transportation multi-use paths along Sturgeon Creek Park and Moray Avenue which connect to other cycling routes along Bruce Avenue and parallel to the Assiniboine River.



Development Examples (Paragon)

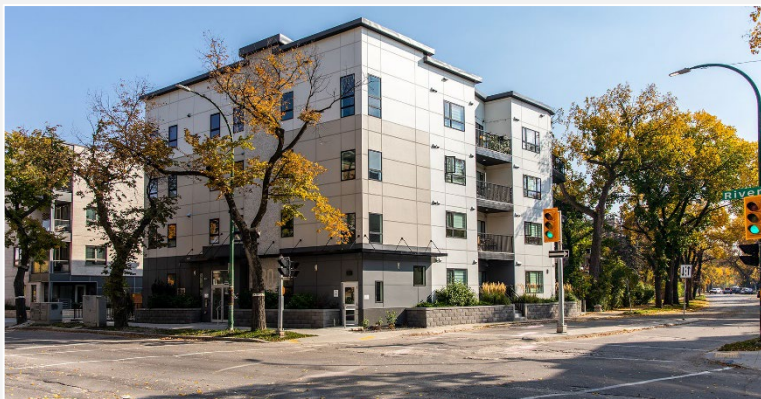
The following are examples of recent Paragon developments in Winnipeg:



1325 Jefferson Avenue



30 University Crescent



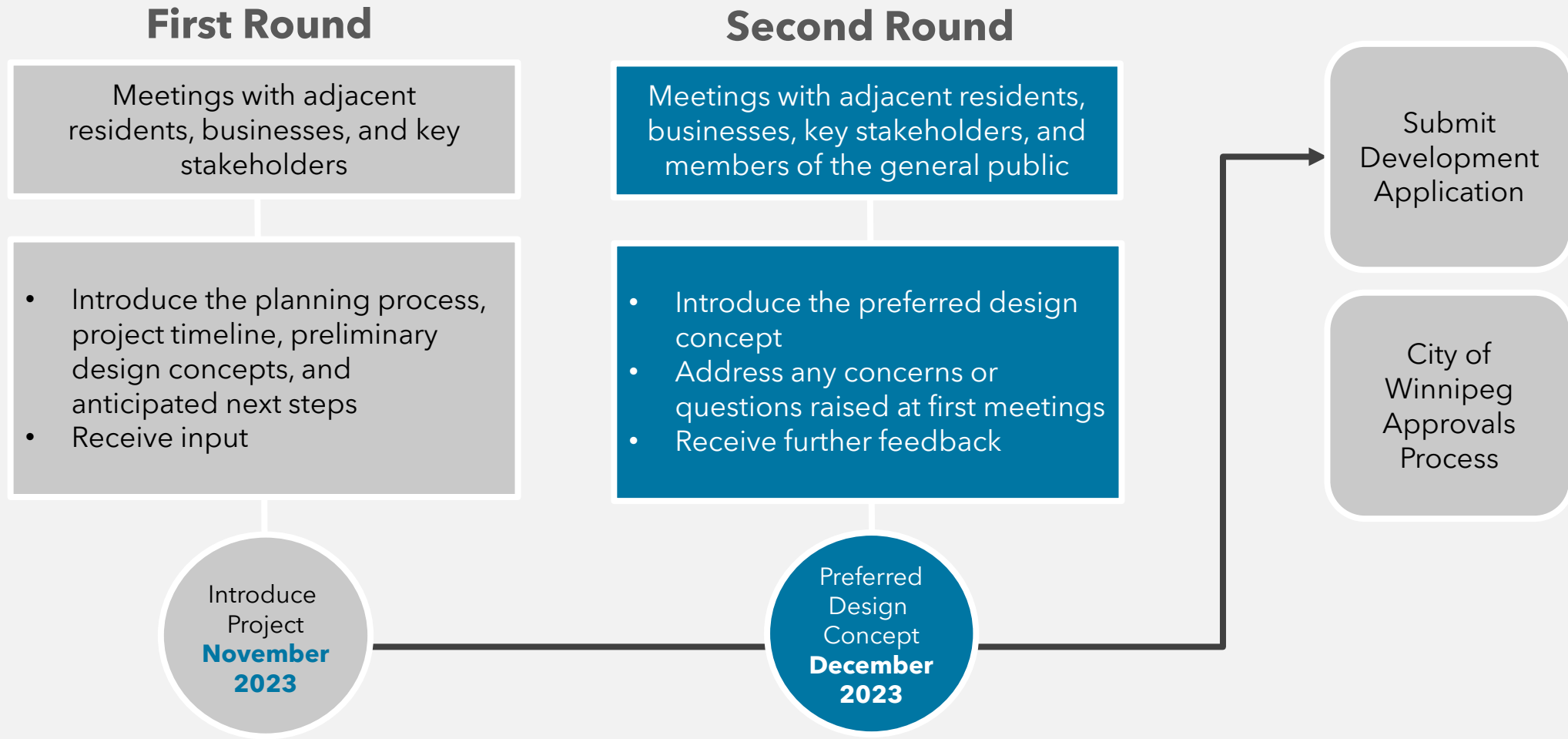
530 River Avenue



255 Bell Avenue

2675 PORTAGE AVENUE

Engagement Process



City of Winnipeg Pre-Application

The City of Winnipeg pre-application process allows an applicant to submit draft development concepts for review by relevant City departments, including Planning, Water & Waste, Public Works, Transit, and others. A pre-application was submitted for this project and we received the following input:

- ✓ Support for a rezoning to RMU, subject to various design considerations
- ✓ Recommendation to undertake a public consultation process
- ✓ Requirement to ensure the final design creates a quality pedestrian environment
- ✓ Requirement to undertake a Sun/Shadow Study to demonstrate potential shadow impacts
- ✓ Requirement to dedicate 4.5 feet of the subject property to widen the public lane right-of-way
- ✓ Confirmation the City will take cash in lieu of land dedication

What We Heard

At the initial stakeholder meetings in November 2023, key topics were raised by nearby residents and stakeholders. The Project Team has worked to address these concerns through the planning and design process. The Project Team is open to other ideas as they arise:

Height and Massing

- The proposed development features a seven-storey building. Earlier design concepts considered up to twelve storeys.
- The Portage Avenue right-of-way is approximately 131 feet, which the City uses to determine acceptable building heights.
- The proposal features a mix of materials, colours and articulation to reduce the scale and bulk of the building.
- Various street level design elements work to maintain a pedestrian-oriented environment.
- The proposed retail unit features floor to ceiling windows and signage to help maintain a pedestrian scale.

What We Heard

Shadows and Privacy

- A Sun/Shadow Study was prepared by the project architect to ensure any shadows generated by this proposal adhere to the City's sunshade requirements. The Study confirms the proposed development will comply with the City's standards.
- A combination of setbacks and window placement help to address potential privacy concerns.
- The proposed building is approximately 40 feet from the closest existing dwelling unit.

Unit Typology

- The preferred design concept features a combination of one- and two-bedroom dwelling units.
- If approved, 40% of dwelling units will be affordable under CMHC programming.

What We Heard

Traffic

- The public lane behind the development site will be widened by 4.5 feet.
- The proposed development will be reviewed by the City's Public Works Department. Preliminary discussions with Public Works indicate that traffic volumes will not be a concern at this location.

Parking

- The proposal features surface level parking off of the rear lane as well as underground parking.
- The proposal includes designated parking stalls for the retail unit.
- The proposed development is located on a quality transit corridor, which in the future is planned to be a rapid transit corridor.

What We Heard

Construction

- Paragon adheres to a set of courteous construction guidelines that ensure communication, courtesy and safety during the construction process, above and beyond the City's requirements for construction site maintenance.
- If approved, a construction management plan will be submitted to the City of Winnipeg prior to the release of building permits.
- Paragon will adhere to all City of Winnipeg requirements related to operation and maintenance during construction.

<https://www.paragonliving.com/blog/how-to-be-respectful-infill-developers>

Planning and Design Considerations

The project team considered a variety of factors in the development of design concepts and evaluation of those concepts. These included:

- Resident, Business, and Stakeholder Input
- Site Access
- Traffic and Parking Considerations
- Setbacks, Shadows, and Privacy
- Pedestrian Connectivity
- Landscape and Urban Design Elements
- Transit and Active Transportation
- Market Considerations
- Servicing Constraints
- Garbage and Recycling Collection
- Building Design and Aesthetics
- Other matters as they arise

Preliminary Design Concepts

The Project Team initially prepared two preliminary design concepts for consideration, intended to illustrate the type, scale, and bulk of potential development options. Each preliminary design concept, shared with residents in November 2023, included the following features:

- A multi-storey residential and commercial building located at 2675 Portage Avenue near the corner of Portage Avenue and Ronald Street
 - Concept 1: Seven (7) Storeys
 - Concept 2: Twelve (12) Storeys
- Affordable dwelling units
- Underground and surface level parking

Preliminary Design Concept #1

7-Storey Concept



Preliminary Design Concept #1



2675 PORTAGE AVENUE

Preliminary Design Concept #2

12 Storey Concept



2675 PORTAGE AVENUE

Preliminary Design Concept #2



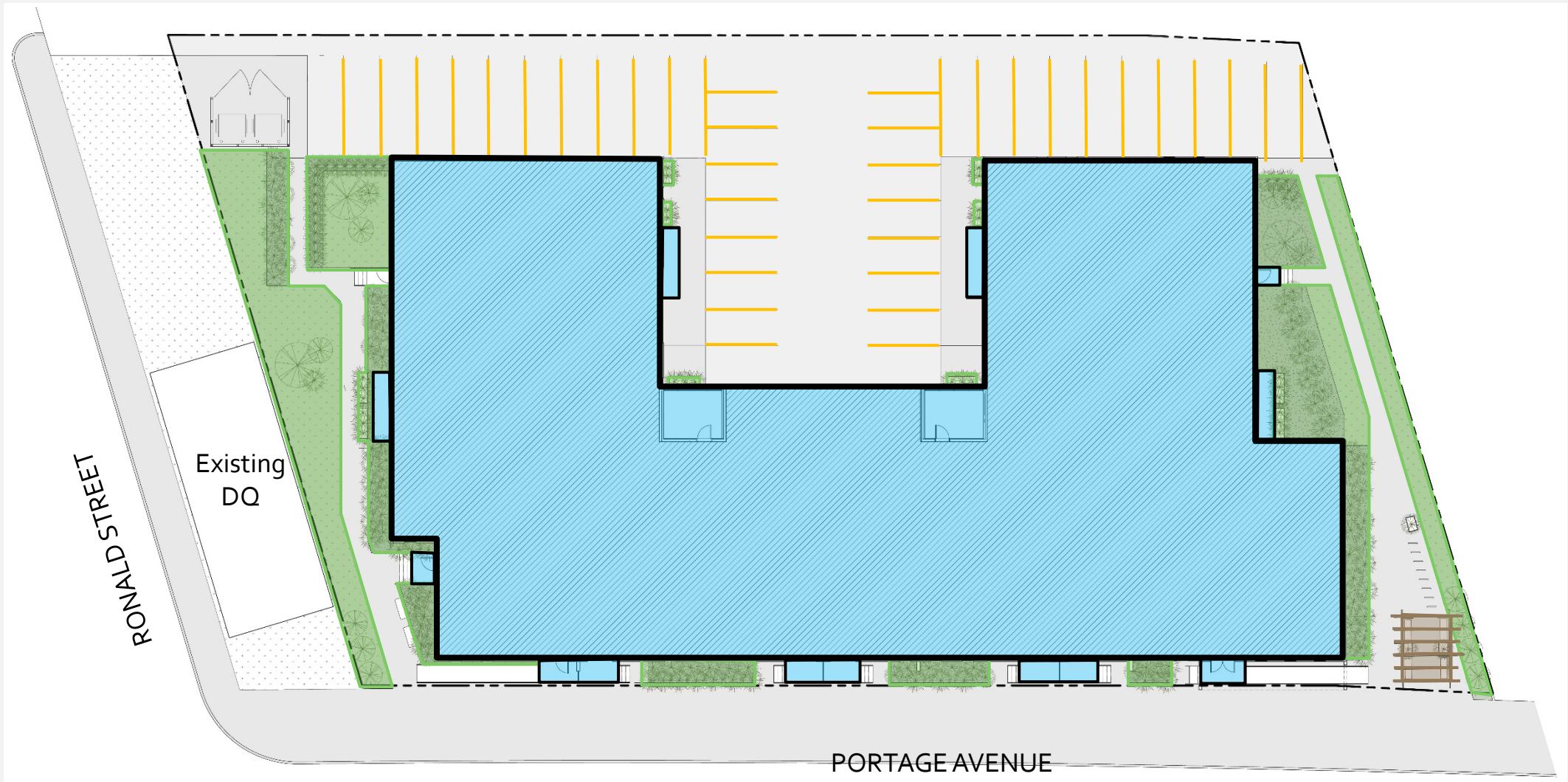
2675 PORTAGE AVENUE

Preferred Design Concept

Based on best practice, stakeholder feedback, and work with the design team, the Project Team has prepared the following preferred design concept:

- A seven storey mixed-use building
- One commercial unit at-grade (fronting onto Portage Avenue)
- 143 residential dwelling units
 - One- and two-bedroom units
 - Affordable housing units (40%) under CMHC programming
- 82 parking stalls
 - Designated parking for the CRU
- Bicycle parking
 - Secure indoor bike parking, as well as outdoor bike parking
- New landscaping throughout the site, on Portage Avenue, and covered seating areas for residents

Preferred Design Concept



Preferred Design Concept



Preferred Design Concept



Preferred Design Concept



Preferred Design Concept



Preferred Design Concept



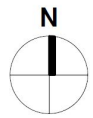
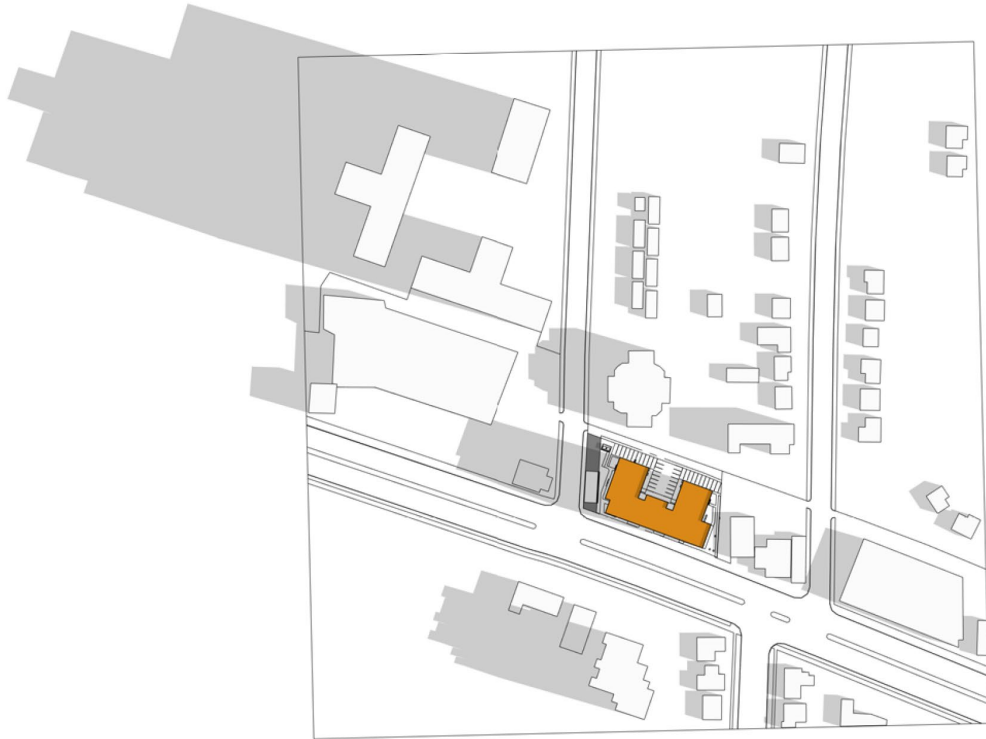
Preferred Design Concept



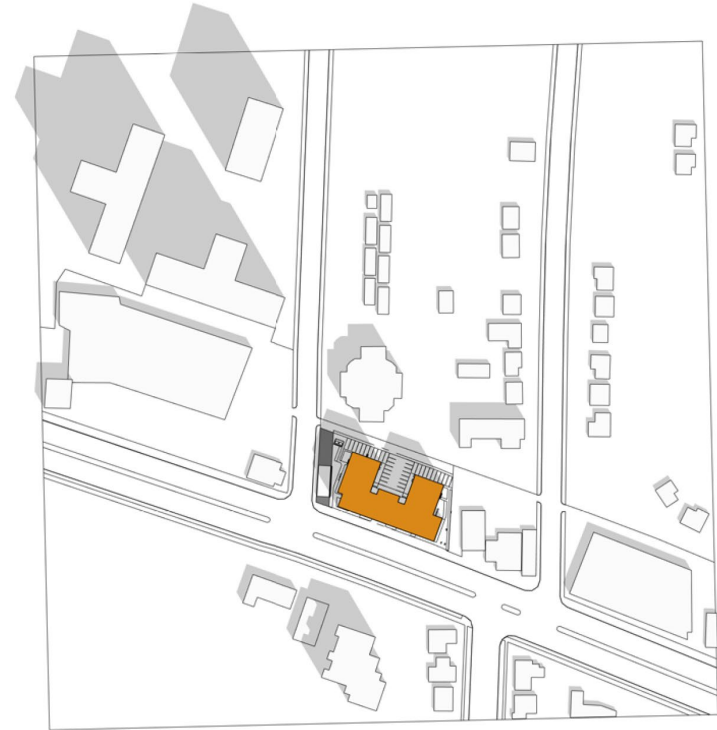
Preferred Design Concept



Shadow Study - Spring Morning

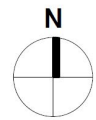
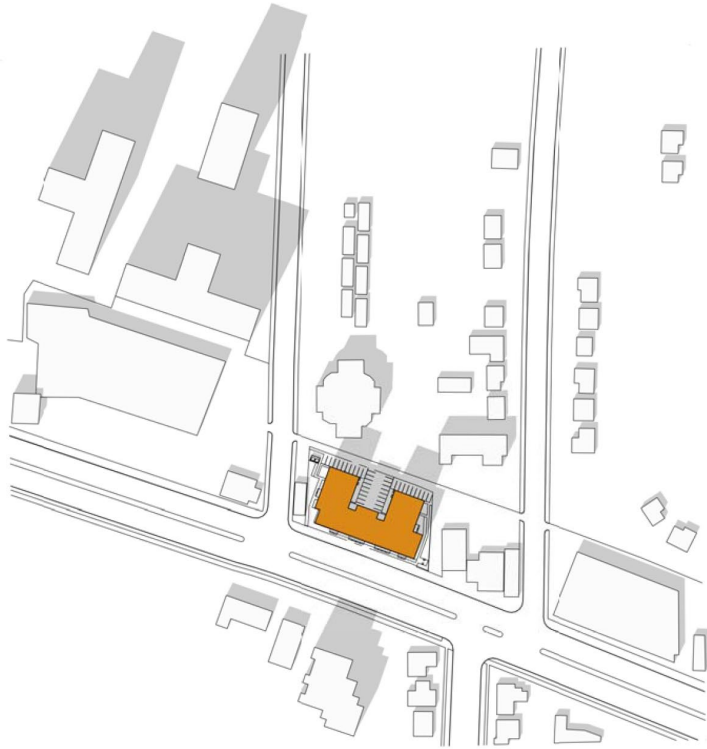


March 21st @ 9 A.M.

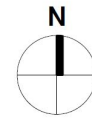
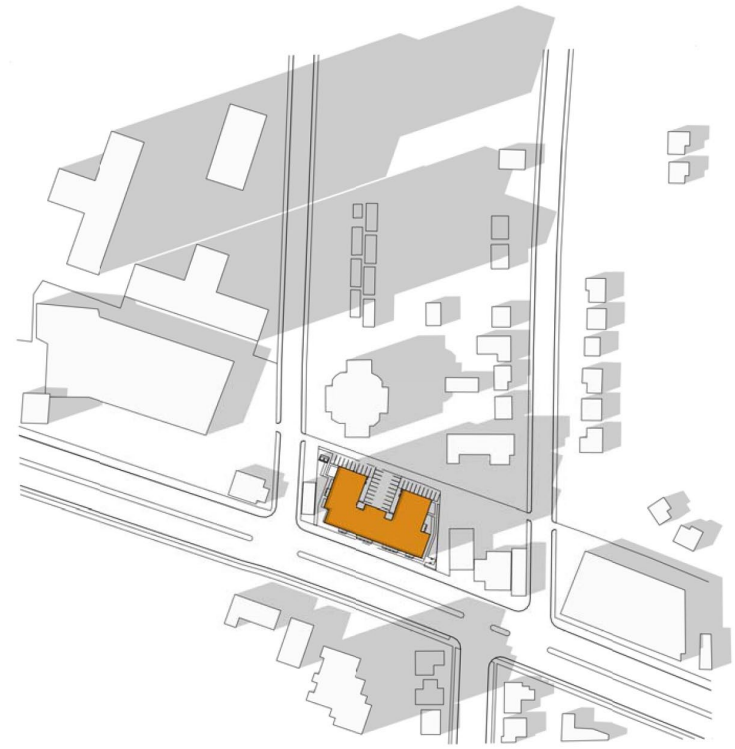


March 21st @ 12 P.M.

Shadow Study - Spring Afternoon

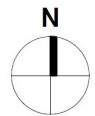
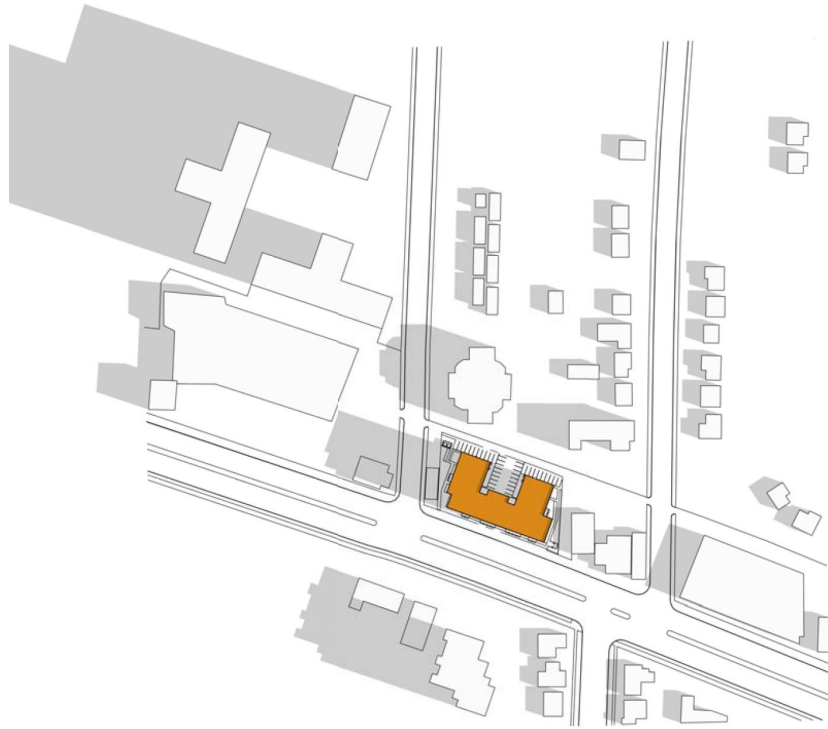


March 21st @ 3 P.M.

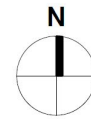
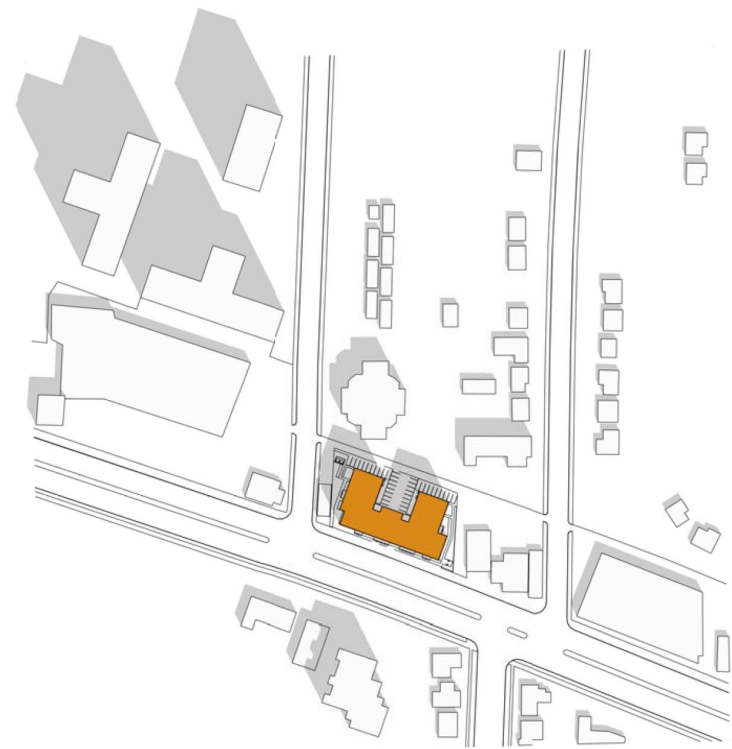


March 21st @ 6 P.M.

Shadow Study - Fall Morning

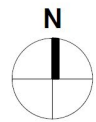
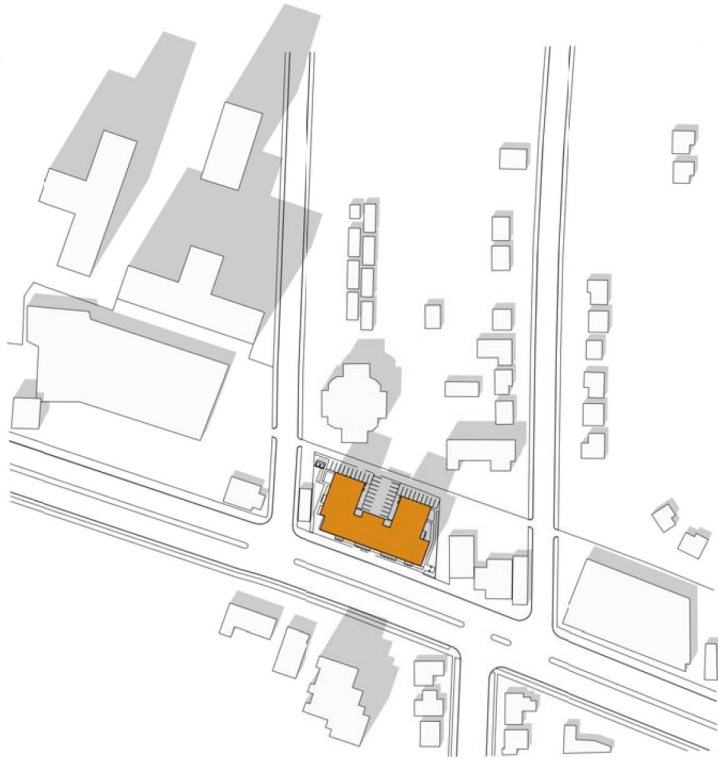


September 21st @ 9 A.M.

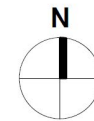
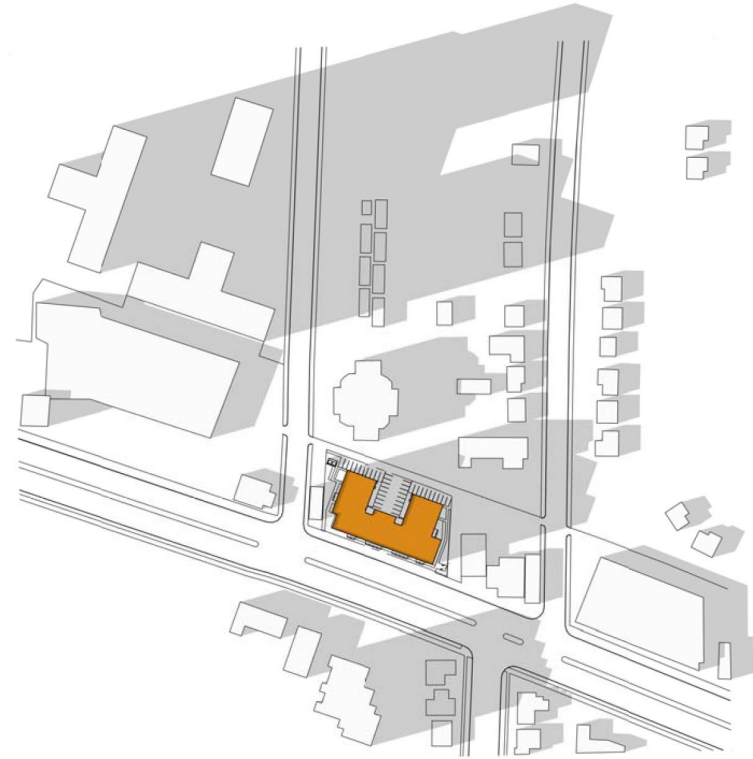


September 21st @ 12 P.M.

Shadow Study - Fall Afternoon



September 21st @ 3 P.M.



September 21st @ 6 P.M.

Next Steps

The next steps in the planning process include:

- Review comments and feedback from today's meetings
- Continue to work with City Departments (including Planning, Property & Development, Public Works, Water & Waste, and Transit)
- Revise the preferred design concept, as necessary
- Submit a development application to the City of Winnipeg (late December 2023 / early January 2024 - anticipated)
- Present the proposal to the Assiniboia Community Committee at a Public Hearing (Spring 2024 - anticipated)

Thank You! Questions?

Thank you for attending tonight's stakeholder meeting. Your feedback is important to us, please fill out an online comment sheet at the following link:

<https://www.surveymonkey.com/r/2675PortageR2>

**If you have any further questions,
please contact:**

Brennan Johnson
bjohnson@landmarkplanning.ca
204.453.8008
www.landmarkplanning.ca